February 2, 2021 Planning Commission Agendas

Please note that there are two agendas in this packet. The one titled "Presentation" is the format that we will be using at the Planning Commission.

The other agenda or "Common" agenda is the format that we normally use, but due to Covid-19 and the limited number of people that can be admitted we will defer to the "Presentation" agenda and allow the representatives to present all their items at one time.

SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
201 SPRING STREET
5:00 P.M.
FEBRUARY 2, 2021
Presentation Agenda

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes January 5, 2021

V. Election of Officers

VI. Tabled Items

A. C21-01 **Adan Soto Rivera**
1210-1218 South Thompson Street
Conditional Use for Unit 52 (food truck court) in a C-5
Presented by Adan Soto Rivera

B. L21-03 **Stronghold NWA**
3095 Wagon Wheel Road
B21-02 Variance for deviation of Commercial Design Standards
(A) Multiple Buildings in Commercial Centers
(B) Entryways & Architectural Features
Presented by Gavin Smith, Civil Engineering

C. W21-01 **Trey Thompson**
4078 Carriage Crossing Lane
Waiver of Sidewalk Requirement
Presented by Trey Thompson and Conner Homes

VII. Public Hearing – Rezoning

A. R21-03 **Merry Lee Phillips Trust (Starbucks)**
408 South Thompson Street
From C-2 to C-5
B21-12 Variance for deviation of Commercial Design Standards
(A) Entrances

Presented by Engineering Services, Inc.

B. R21-04 **Brian & Melanie Moore Trust (Cadence Crossing)**
7655 West Gibbs Road
From A-1 to PUD
PP21-01 West side of Gibbs Road, between Har-Ber Avenue and Nichols Road
B21-16 Variance for deviation of PUD size from 10 acres to 5 acres
Presented by Engineering Services, Inc.

C. R21-05 **Chancad, LLC (Rosedale Heights)**
529 East Don Tyson Parkway
From A-1 to SF-3
PP21-02 SW Corner of Don Tyson and S. Powell Street
Presented by Engineering Services, Inc.

D. R21-06 **Saul and Deris Calderon**
From A-1 to C-2
L21-11 3161 North Thompson Street
Presented by A Million Miracles Surveying, Eric Heller

E. R21-07 **David & Natasha Harris**
964 North Maestri Road
From A-1 to C-2
Presented by Tyler Carter and Bob Downum

F. R21-08 **Bryan and Shannon Passmore**
7132 Bur Oak Road
From A-1 to SF-1
C21-04 Tandem Lot in SF-1
B21-15 Variance for deviation of paved driveway requirement
Presented by Bryan and Shannon Passmore

G. R21-09 **Jackie and Sherry Moore**
3300 Clyde Lane
From A-1 to SF-2
Presented by Engineering Services, Inc.

VIII. Public Hearing – Conditional Use

A. C21-02 **Isabelle and Dominik Maerki**
8727 East Wagon Wheel Road
Conditional Use for Unit 36 (horses kept in residential area) in a SF-1
B21-11 Variance for deviation of fence and acreage
Presented by Isabelle and Dominik Maerki

B. C21-03 **Maria Hernandez**
4409 South Thompson Street
Use Unit 44 (Mobile Vending) in a C-2
B21-14 Variance for deviation of Food Truck size
Presented by Carla Himenez

IX. Preliminary Plats, Replats, & Final Plats

A. RP21-03 **Nancy Hagen**
Lots 14 & 15, Block 2, Carter Addition
Presented by Steve Butcher

B. PP21-01 **Cadence Crossing**
West side of Gibbs Road between
Har-Ber Avenue and Nichols Road
Presented by Engineering Services, Inc.

C. PP22-02 **Rosedale Heights**
SW corner of Don Tyson and &
South Powell Street
Presented by Engineering Services, Inc.

X. Large Scale Developments

A. L21-05 **Electric Avenue Townhomes**
NW Corner of Electric Avenue and Oriole Street
Presented by Engineering Services, Inc.

B. L21-07 **Springdale Moose Lodge #877 (Ritter Fiber Shelter)**
215 West Apple Blossom Avenue
Presented by Ritter Communications & 356 Solutions

C. L21-08 **Luther George Park**
300 Park Street
Presented by Spackman Mossop Michaels / City of Springdale

D. L21-09 **Edwars & J Landscaping, Inc.**
1186 Bulldog Avenue
Presented by James Geurtz

XI. Board of Adjustment

A. B21-06 **Allen Hart**
365 Old Wire Road
Variance for deviation of minimum lot width in a SF-2
Presented by Allen Hart

B. B21-10 **Karina Garcia Chavez (Gus Roofing)**
4211 Dixie Industrial Avenue
Variance for deviation of pavement requirement
Presented by Expedient Civil Engineering

C. B21-13 **Juan Araujo**
3187 Julio Road
Variance for deviation of the rear setback from 35' to 3'
Presented by Fransisca and Juan Araujo

XII. Planning Director's Report

XIII. Adjourn

SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
201 SPRING
5:00 P.M.
FEBRURY 2, 2021
Common Agenda

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Invocation

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III. Roll Call

IV. Approval of Minutes (1-5-2021)

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In C-5
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408 S. Thompson
From C-2 to C-5
Presented by Engineering Services, Inc.

B. R21-04 **Brian and Melanie Moore Trust (Cadence Crossing)**
529 E. Don Tyson Parkway
From A-1 to PUD
Presented by Engineering Services, Inc.

C. R21-05 **Chancad, LLC (Rosedale Heights)**
529 E. Don Tyson Parkway
From A-1 to SF-3
Presented by Engineering Services, Inc.

D. R21-06 **Saul and Deris Calderon**
3161 N. Thompson Street
From A-1 to C-2
Presented by A Million Miracles Surveying

E. R21-07 **David & Natasha Harris**
964 N. Maestri Road
From A-1 to C-2
Presented by Tyler Carter/Bob Downum

F. R21-08 **Bryan and Shannon Passmore**
7132 Bur Oak Road
From A-1 to SF-1
Presented by Bryan and Shannon Passmore

G. R21-09 **Jackie and Sherry Moore**
3300 Clyde Lane
From A-1 to SF-2
Presented by Engineering Services, Inc.

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Tandem Lot Split in SF-1
Presented by Bryan and Shannon Passmore

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Presented by Ritter Communications & 356 Solutions

C. L21-08 Luther George Park
300 Park Street
Presented by Spackman Mossop Michaels/City of Springdale

D. L21-09 Edwars & J Landscaping, Inc.
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Variance for deviation of rear setback from 35' to 3'
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Variance for deviation of paved driveway requirement
Presented by Bryan and Shannon Passmore

H. B21-16 **Brian & Melanie Moore Trust (Cadence Crossing)**
7655 West Gibbs Road
Variance for deviation of PUD size from 10 acres to 5 acres
Presented by Engineering Services, Inc.

XII. Planning Director's Report

XIII. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, January 5, 2021 at 5:00 p.m. in Council Chambers. It should be noted at this time that the meeting was also via Zoom.

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

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

Roll call was answered by:

Howard Austin
Gary Compton
Roy Covert – Vice-chairman
James David
Shannon Mueller
Peyton Parker – via Zoom
Kevin Parsley – Chairman
Ben Peters – Secretary via Zoom
Dale Tyler

Also in attendance was Patsy Christie, Director of Planning and Community Development via Zoom, Austin Thomas, Assistant Director of Planning and Community Development, Rick Berry, Senior Planner and Ryan Renauro, Assistant City Attorney.

Mr. Covert moved to approve the December 1, 2020 Planning Commission minutes. Mr. Compton seconded the motion. By a voice vote of all ayes and no nays the December minutes were approved unanimously.

Other

A. Amendment to the Springdale Code of Ordinance, Chapter 56 Landscape and Buffers by amending Sec. 56.31.(3) Perimeter Landscaping other than street frontage and Sec. 56—37
Presented by Patsy Christie

Ms. Christie said that Mr. Thomas would present this item.

Mr. Thomas said that Staff has talked with the commissioners regarding an amendment to Chapter 56. He said they are making the definitions better match some of the diagrams that are provided.

He said that change number five to preserve desirable trees has been changed to preserve new life were existing to cut down on the redundancy within that section.

They updated the definitions for irrigation systems and landscape architect adding State of Arkansas to that.

They removed the Bradford Pear from tree choices.

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

There were none.

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

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

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

Tabled Items

A. B20-67 Smith and Walker Enterprises, LLC
1386 E. Emma Avenue
A. Variance for deviation to increase hours of operation to 24/7
B. Variance for deviation from utility requirement
Presented by Victor Smith

Mr. Victor Smith and Mr. Joel Walker were present to answer any questions or comments. He said it is a self-service pet wash. He said it is basically a vending machine to wash your pets.

Mr. Parsley asked for Staff comments.

B. C20-23 Conditional Use for Use Unit 44 (Mobile Vending) in a C-2 zone
1386 E. Emma
Presented by Victor Smith

Ms. Christie read the Staff comments.

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.- **with condition Access are to be paved**

Acceptable Refuse and service areas, with particular reference to the item in 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.

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

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 property in the general district. **with condition**

- Extended hours of operation approved
- Utility connection approved
- Paving completed
- List attached

Mobile Vending – conditions for approval

- 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 violate any other city ordinances in connection with the vending operation
- Sites to remain clean and free of paper or refuse of any kind generated from the operation of the business with all trash or debris accumulating within twenty (20) feet of any vending stand to be collected and deposited into a trash container.

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

There were none.

Ms. Christie said the Commission needs to vote on the variances first.

It was decided to take the variances together.

Mr. Covert called for the vote.

VOTE:

YES: Compton, Covert, David, Mueller, Parker, Parsley, Peters, Tyler, Austin

NO: None

The variances were approved by a unanimous vote.

Ms. Mueller called for the vote for the Conditional Use.

VOTE:

YES: Covert, David, Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton

NO: None

The Conditional Use was approved by a unanimous vote.

Ms. Christie stated that Staff will prepare the Resolution that will go to Council on Tuesday, January 26, 2021 at 6:00 p.m. in Council Chambers.

Rezoning

A. R20-49 Dilpreet Singh
Approximately 600' south of the intersection of Elm Springs Road 40th Street, located behind 700 N. 40th Street
From A-1 to C-2
Presented by Morrison Shipley

Mr. Aaron St. Amant with Morrison Shipley was present on behalf of his client to answer any questions or comments.

Mr. St. Amant was not aware of this rezoning and was caught totally off guard.

Ms. Christie said that this rezoning is with a large scale that was approved in December and said she would read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Commercial.

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

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

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

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

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

There were none.

Mr. Covert called for the vote.

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

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that would go to Council on Tuesday, January 26, 2021 at 6:00 p.m. in Council Chambers.

B. R20-50 Almaraz SPC, LLC
1300 N. Thompson
From C-2 to C-5
Presented by Antonio Almaraz

Mr. Alondro Almaraz was present on behalf of Mr. Antonio Almaraz, who was also present, to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial.

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

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

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

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

She further stated that the applicant has been told that in order to make changes, there has to be adequate parking. She said any new uses introduced for this building, the parking will have to be looked at closely.

Mr. Danny Wright, with the Springdale Police Department, said his only comment that if it is rezoned to C-5 you can't change what some of the Use Units would be such as bars and taverns which is a Use Unit 18.

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

There were none.

Ms. Mueller called for the vote.

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

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, January 26, 2021 at 6:00 p.m. in Council Chambers.

C. R20-51 Dream Structures, LLC
North side of County Line Rd and between Lowell Road and North Oak Street
From A-1, SF-1 to MF-12
Presented by Steve Fisher/ Watkins, Boyer, Gray & Curry PLLC

Mr. Steve Fisher was present along with Will Kelser who was present via Zoom. Mr. Kelser said the subject property is 4.7 acres. He said they would like to rezone it to MF-12.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Medium Density Residential.

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

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

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

Stabilize property values and maintain the integrity of neighborhoods by protecting residential neighborhoods from non-residential influences and providing buffers between residential and non-residential uses.

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

There were none.

Mr. Covert called for the vote.

VOTE:
YES: Parker, Parsley, Tyler, Austin, Compton, Covert, David, Mueller
NO: None
RECUSE: Peters

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

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, January 26, 2021 at 6:00 p.m. in Council Chambers.

D. R20-52 Metaphase 1, LLC
Southwest corner of Don Tyson Blvd. &
Parkway Circle
From A-1 & C-2 to C-5
Presented by Crafton Tull

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

He said that this property is just North of Highlands Oncology Clinic. He said Highlands purchased it so that they can provide additional parking.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Regional Commercial.

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

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

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

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

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

There were none.

Mr. Covert called for the vote.

VOTE:

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

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff will prepare the Ordinance that will go to Council on Tuesday, January 26, 2021 at 6:00 p.m. in Council Chambers.

E. R20-53 PSAC, LLC (Pure Springdale)
NW intersection of Gene George Blvd. & Dearing Road
From PUD to revised PUD
Presented by Crafton Tull

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

Mr. Parsley asked for Staff comments.

Ms. Christie said that she did not have any problems with the changes. They are staying with the original intent and density of PUD. She further stated that all the covenant requirements remain as is.

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

There were none.

Mr. Compton called for the vote.

VOTE:

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

The revised rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff will prepare the Ordinance that will go to Council on Tuesday, January 26, 2021 at 6:00 p.m. in Council Chambers.

F. R21-01 Parkway Boulevard, LLC
Between 4022 S. 56th Street & 4200 S. 56th Street
From A-1 to MF-24
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present via Zoom, on behalf of his client.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Medium Density Residential and Commercial.

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

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

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.

Ms. Christie said Staff received one written comment from Travel and Transportation, LLC.

I am writing to express my concern over the rezoning of the property adjacent to my property which is located at 4200 S. 56th Street. Although I do not object to the high density multi-family residential district being proposed I do wish to request a commercial zone setback of approximately 300' to protect the property values that are frontage to 56th Street allowing the 300' of frontage to zone commercial to allow for long term business success due to both visibility and ease of access of features storefronts and the significance of values and commercial property frontage as valued nationally and allows for the adjacent property to maintain and to increase their future value. I want to reiterate my support for the rezoning of the 7.2 acres along the west side of south 56th Street situated between 4022 S. 56th and my property located at 4200 S. 56th Street to high density residential district the highway frontage 300' setback commercial use in order to maintain and grow the property values.

John B. Backus,
Travel and Transportation, LLC

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

There were none.

Mr. Parsley asked Mr. Brian Moore if his client would be interested in Mr. Backus' request.

Mr. Moore said that they are not as this owner is the same owner of the property to the north. He said it will end up being one big development.

Mr. Covert called for the vote.

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

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, January 26, 2021 at 6:00 p.m. in Council Chambers.

G. R21-02 Nancy Hagan
901 Young Street
From SF-2 to MF-4
Presented by Steve Butcher

Mr. Steve Butcher was present on behalf of Ms. Hagan to answer any questions or comments. He said that Ms. Hagan and her husband own the duplex to the north and own the property to the south. He said they want to put in a couple of duplexes on the property to be rezoned.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Commercial.

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

Protect the positive aspects of neighborhood character throughout the City.

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

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

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

A gentleman spoke but did not give his name. He said they have lived in the neighborhood for thirteen years and have witnessed crime in the area. He said he felt that another duplex would be detrimental to the area.

Mr. Marvin (could not understand his last name). He lives at 809A Young Street. He said he has lived there for about 18 years. He said that they have had to call the police on several occasions.

Mr. Parsley said he understood what he is saying but this is not the forum to discuss these types of problems.

Ms. Shauna Weisman who lives at 1000 Shipley; she is in agreement with what the two previous speakers have had to say. She said that the actual landowners are very disrespectful to their tenants.

Mr. Butcher asked to address the comments. He said that he is aware of some dispute between the landlord and tenants. He said that the Hagans plan to fence their duplexes.

Mr. Covert called for the vote.

VOTE:
YES: Austin, Compton, Covert, Mueller, Parker, Parsley, Peters, Tyler
NO: David

The rezoning was approved by a vote of seven (7) yes and one (1) no.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, January 26, 2021 at 6:00 p.m. in Council Chambers.

Public Hearing – Conditional Use

A. C20-23 Smith and Walker Enterprises, LLC
1386 E. Emma Avenue
Conditional Use for Unit 44 (Mobile Vending) in a C-2
Presented by Victor Smith

This was heard under the Tabled Items at the beginning of the meeting and was approved by a unanimous vote.

B. C21-01 Adan Soto Rivera
1210-1218 S. Thompson Street
Conditional Use for Unit 52 (Food truck court) in a C-5
Presented by Adan Soto Rivera

No one was present so this item was tabled to the February 2, 2021 meeting.

Preliminary Plats, Replats, & Final Plats

A. RP21-01 Casey's
2100 E. Robinson Avenue
Presented by Morrison Shipley

Mr. Aaron St. Armant with Morrison Shipley was present on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Mr. Thomas stated that Staff has no further comments regarding this replat.

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

There were none.

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

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

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

Ms. Christie stated for the record that if they want this replat to go to Council on Tuesday, January 12, 2021, they need to have the Ordinance into the Planning office no later than noon on Thursday, January 7, 2021.

B. RP21-02 NWA Holdings, LLC (Har-Ber Meadows)
Hwy. 412 & South 64th Street
Presented by Engineering Services, Inc.

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

Mr. Parsley asked for Staff comments.

Mr. Thomas said there some minor adjustments that need to be made to the acceptance and that Staff will be glad to work with Engineering Services, Inc. to work that out.

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

There were none.

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

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

The replat was approved by a unanimous vote.

Ms. Christie said that if Engineering Services, Inc. wants this replat to go to Council on Tuesday, January 12, 2021, the Ordinance needs to be in the Planning office by noon on Thursday, January 7, 2021.

Large Scale Developments

A. L21-01 The Steelyard
North of E. Mountain Road & directly across from Gray Drive
B21-04 Variance for deviation of paved parking requirements
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present via Zoom, on behalf of his client to answer any questions or comments. He said his client is proposing a 39,000 square foot building. It will be a metal fabrication and cutting shop.

Mr. Parsley asked for Staff comments.

Mr. Austin read the Staff comments.

Planning Comments

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
2. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
3. Will the developer bond for the sidewalk improvements along Mountain Rd. pending completion of the shown multi-use trail?
4. Taking into consideration the proposed future buildings and the likelihood that any perimeter plantings placed on the East of the building would be damaged during construction it seems reasonable to request a two year bond on the landscaping for this portion.

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**

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

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
  - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~
  - ~~Show existing and proposed contours.~~
- *106.1.3.3*

- Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)
- **Show FFE on all proposed structures. Remove the future building layouts that don't have a FFE listed or show how the grading will accommodate them and include the FFE.**

2. Chapter 107 – Stormwater Pollution

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
  - ~~Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.~~
  - ~~The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").~~
  - ~~The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.~~
  - Need to show details of sidewalks on the right-of-way.
    - **If the trail is being built as a replacement for a public sidewalk, it needs to be within the R.O.W. or within an easement.**

- *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 should extend the entire property boundary that abuts the street.**

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.

- ~~The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.~~
    - ~~Label all lights as Proposed or Existing~~
    - ~~Show the direction of the mast arm~~
    - ~~Show the size and type of lights based on the location and classification of the street~~
    - ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator~~
    - ~~Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing~~
        - **Any lighting that is to be maintained by the City needs to be within the R.O.W.**

5. Chapter 130 – Zoning Ordinance

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

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

6. Other:

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

- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Mr. Thomas asked Mr. Rush to speak to Planning comment three regarding bonding for the sidewalk pending completion of the multi-use trail.

Mr. Rush said the property owner has spoken with the NWA Trailblazers and they want to help however they can and if bonding is the best way then they will and they have also talked about grading for the trail to help.

Mr. Austin also asked about bonding for planting for two years.

Mr. Rush said that was reasonable and that he felt that his client would agree.

Mr. Parsley asked if Mr. Rush could talk about the variance for the paved parking.

Mr. Rush said that the variance is for gravel in the rear as it is essentially a storage area for steel products until they are used.

Mr. Mark Broadway who is a representative for the Steelyard spoke. He said the purpose for the gravel lot in the rear is for storage of product. He said that the trucks will enter the front of the building and will load and unload those trucks and exit by the rear. He said there are no plans for parking along the edge of the building at this time.

Mr. Austin asked Mr. Stith if there were any fire issues that they are concerned with.

Mr. Stith stated that he had talked with the Fire Marshall and that they had agreed to a geo grid with gravel.

Mr. Broadway said they are looking to installing geo grid under the gravel and under the main building because they determined that because of the soil that is what is needed.

Mr. Blake Holte with SFD said that in this particular case the gravel would be acceptable with a geo grid underlay with the understanding that if maintenance becomes a problem the Fire Department will exercise their ability to require an improved surface in the future.

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

There were none.

Mr. Covert called for the vote on the variance.

VOTE:

YES: David, Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton, Covert

NO: None

The variance was approved by a unanimous vote.

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

VOTE:

YES: Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton, Covert, David

NO: None

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

B. L21-02 Gus Roofing Company
4211 Dixie Industrial Avenue
B21-09 Variance for deviation of Commercial Design Standards
A. Facades and Exterior Walls
B. Roofs
Presented by Expedient Civil Engineering

Mr. Jason Ingalls was present on behalf of his client to answer any questions or comments. He said his client is looking to put in 5,800 and 2,400 sq. foot buildings. He will occupy one of the spaces and he will have three tenant spaces.

Mr. Parsley asked for Staff comments.

Mr. Thomas read the Staff comments.

Mr. Thomas asked about the perimeter landscaping.

Mr. Ingalls said that there are some existing plantings that they thought they could take credit for on the adjacent lot to the west. He said they realized that they will have to have plantings along there and they will get that shown on the revised drawings.

Mr. Ingalls said that the architect of record showed canopies on all windows and doors that face both the frontage to the street and along the customer parking side. There are planters and benches shown on the elevations.

Mr. Thomas asked if the building is a predominately prefabricated metal construction.

Mr. Ingalls said that it is.

Mr. Thomas asked Ms. Hollingshead with the Engineering Department if she had any comments.

Ms. Hollingshead said that the radius of the entrance curb should be contained on the property or within an easement. It looks like it encroaches on the next property.

Mr. Ingalls said that the property owner also owns the adjacent lot and will get that shown on the site plan.

Mr. Parsley asked if there were those in the audience that questions or comments.

There were none.

Mr. Peters asked if there were reasons other than cost that they can't meet the design standards.

Mr. Ingalls said that the building is only 112 feet long. He said he thought the architect of record tried to meet the standards by adding the canopies on the windows and doors. And he added that it is a relatively small building at 5800 square feet.

Mr. Parsley said he thought Mr. Peters was asking if there some additional items that could possibly be a part of the design standards.

Mr. Ingalls said there probably are and if Mr. Thomas could speak to that it would be helpful.

Ms. Christie stated that it is a commercial building not an industrial building.

Mr. Ingalls said that is correct.

Ms. Christie said that they are talking about a commercial building and not an industrial building. She said as a standard commercial building, it could have offices, retail or anything else as a standard commercial building.

Mr. Ingalls said that they do show a masonry wainscoting and efis and above that are the metal panels.

Ms. Christie asked about the south or rear of the building.

Mr. Ingalls said that the south side faces the backside of some duplexes and there are several existing trees that are in the ditch on the south side and they are also putting in a six foot wooden fence.

Mr. Peters said that if they put up a six foot fence in the rear, the residents will only see a metal building that is 112 feet long.

Mr. Ingalls said that if the commission's request is to look at the south wall, his client can certainly look into putting something different back there.

Mr. Parker said that we typically approve variances when there is a hardship and not when cost is a factor.

Mr. Parker asked to take the variances separately.

Mr. Covert called for the vote on variance A-facades and exteriors walls.

VOTE:

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

The variance for deviation of facades and exterior wall was denied by a unanimous vote.

Mr. Covert called for the vote for Variance B roof lines.

VOTE:

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

The variance for deviation of roof lines was denied by a unanimous vote.
Mr. David moved to approve the large scale development subject to Staff comments and with no variances. Mr. Covert seconded the motion.

VOTE:

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

The large scale development was approved subject to Staff comments and with no variances attached by a unanimous vote.

C. L21-03 Stronghold NWA
3095 Wagon Wheel Road
B21-02 Variance for deviation of Commercial Design Standards
A. Entrances
B. Parking Lot Orientation
C. Pedestrian Flow
D. Central Features & Community Spaces
E. Multiple Buildings in Commercial Centers
F. Outdoor Storage, Trash Collection and Loading Areas
G. Detail Features
H. Entryways
I. Landscaping
J. Screening
Presented by Gavin Smith, Civil Engineering

Mr. Gavin Smith with Civil Engineering was present on behalf of his client and Brett

Park, Architect, via Zoom.

Mr. Parsley asked for Staff comments.

Mr. Thomas read the comments.

Planning Comments

Large-Scale Comments:

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
2. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
3. This development has been given the number L21-03. This number should be placed on the plans and all future correspondence and plats pertaining to this development.

   (standard comment)

Landscaping Comments

1. Frontage Landscaping per Chapter 56. (Variance Item)
2. Existing canopy used to satisfy vegetative screening requirements on the Southern property line will be inspected at time of COO to confirm compliance with minimum standards.

Commercial Design Comments (Site)

1. Amenities (Variance Item)

Commercial Design Comments (Architectural)

1. Predominate Materials (Variance Item)
2. Building façades shall include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. o Color change o Texture change o Material module change o Expressions of architectural or structural bay through a change

in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib. (Variance Item)

3. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: o Canopies or porticos o Overhangs o Recesses/projections o Arcades o Raised corniced parapets over the door o Peaked roof forms o Arches o Outdoor patios o Display windows o Architectural details such as tile work and moldings which are integrated into the building structure and design o Integral planters or wing walls that incorporate landscaped areas and/or places for sitting

   (Variance Item)

Engineering Comments

1. **`Chapter 107 – Stormwater Pollution**

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

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

2. **Chapter 130 – Zoning Ordinance**

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

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

3. **Other:**

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

- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

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

There were none.

Mr. Peters wanted to know what the hardship other than cost for all the variances.

Mr. Smith said that they would be out of public view behind two buildings and they have screening on all the other sides and because of that he said that the money would be ill spent on the Design Standards.

Mr. David said specifically to the building itself speaking to the landscaping components.

Mr. Smith said that the buildings are not necessarily for commerce but boutique spaces for cabinet making. He said that the special amenities that would be offered to the public would not be used by the public.

Mr. David said he thought the frontage landscaping would have a significant impact in terms of public view.

Mr. Austin asked if they were saying that there is existing frontage landscaping on the northern side of this property that abutts Wagon Wheel.

Mr. Smith said that there a couple of bushes that were planted on either side of the entrance door.

Mr. Parsley said that there is no way that that won't be seen by the public. He further stated that he is struggling with the hardship as far as complying with the landscaping requirements. He said he has a problem with the building materials on a commercial lot. He noted that Mr. Smith is asking for a lot of variances.

Mr. Parker said that the number of variances go from A to J. He said normally a variance or two is within reason. He said he felt that they are not trying hard enough to be compliant. He further stated if it were one or two, he could at least understand what they were wanting, but to have ten (10) just isn't acceptable.

Mr. Dale Tyler agreed. He said that if they do vote on the variances, he wants to take them one at a time.

Mr. Compton said that he thinks submitting this many variances make all the work that has been put into the Commercial Design Standards go away.

Ms. Christie said that she wanted to caution the Commission about taking the variances one at time as that becomes designing at the table and that isn't the Commission's job.

After much discussion, it was decided to table the large scale and meet with Staff to decide how to proceed.

D. L21-04 Casey's
2100 East Robinson Ave.
B21-01 Variance for deviation of Commercial Design Standards
A. Entrances
B. Parking lot orientation
C. Pedestrian flow
D. Landscaping
Presented by Morrison Shipley

Mr. Doug Melton with Morrison Shipley was present on behalf of his client to answer any questions or comments. He said that they have worked with Staff with the site plan and the variances.

He said that the first variance speaks to the entrance. He said that the requirement for a secondary entrance creates issues when dealing with a convenience store which is safety and security. They try to keep one entrance only, so that all the traffic and pedestrian traffic enters from the front of the store. The staff can look out the front and see the pumps and people coming into the store.

He said that the second variance pertains to the proposed parking. They have exceeded the 60 per cent as they try to keep the parking in the front of the store so that staff can see and have visibility of the main street (U.S. 412).

The third variance in regard to the sidewalk connection; whereby they have a requirement of connecting to the City of Springdale public right-of-way sidewalk. There is a sidewalk on Oriole and on U.S. 412. His client doesn't like to place the sidewalk across the parking lot because of the amount of vehicular traffic in the parking lot. He said they worked with Staff and they are proposing an accessible ramp and sidewalk on the backside of the store which connect with the greenway trail.

He said on the last variance regarding landscaping. There is no foundation landscaping proposed. This is typical of convenience store. They try to keep the

sidewalks around the building clear as possible as it helps with vermin control and being able to keep the site cleaned and maintained as well as having vending machines, i.e., ice machines along the sidewalks.

Mr. Parsley said that in the past regarding the perimeter landscaping, the Commission has had the landscaping moved to different areas.

Mr. Thomas said that it has be addressed in the past and reassigned the landscaping to other parts of the site.

Mr. Parsley asked for Staff comments.

Mr. Thomas read the Staff comments.

Planning Comments

Large-Scale Comments:

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
2. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Landscaping Comments

1. No parking island landscaping shown. (Variance Item)

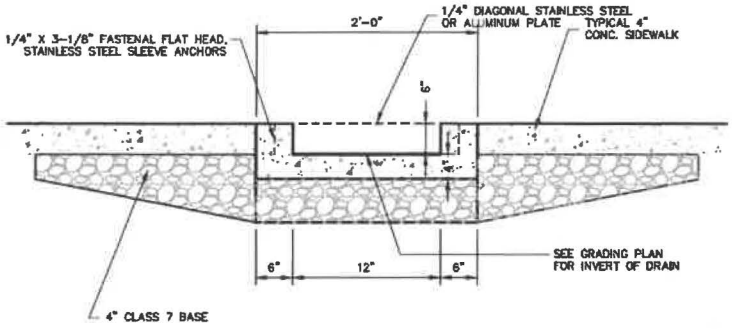
Commercial Design Standards (Site)

1. No pedestrian connection provided to 412 or Oriole. (Variance Item)
2. No building foundation landscaping shown. (Variance Item)

Engineering Comments

1. Chapter 106 – Stormwater Drainage

- **Please ensure discharge from pond and 24" RCP makes it to the gutter at Oriole through use of swale and under sidewalk drain**
  - **Example: Sidewalk underdrain added to plans. Capacity analysis attached on separate document.**



DRAINAGE GRATE AT SIDEWALK

2. Chapter 107 – Stormwater Pollution

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

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
    - **Add the word "Temporary" to all the items listed above, that are included in this project. Noted and added where appropriate on plans.**
- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval. **Noted.**

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

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

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

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

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

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

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

- **Please add this note to the site plan. Added to Erosion Control plan sheet.**

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

(Ord. No. 3258, § 1, 11-12-02)

- **Could the site drainage at the corner of the bike trail and Oriole Street, cause a potential for moisture to form across the trail causing a slick or hazardous condition on the trail? Addressed by addition of sidewalk underdrain.**
- **Please ensure that the hand rails on the sidewalk connection, to Dean's Trail from the building, stop at least 3' from the trail edge. Appropriate note added to ramp detail.**
- **Any trail repair should be completed from one existing joint to the next existing joint. The City can provide a detail for the repair. Noted on plans where appropriate.**
-

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - Label all lights as Proposed or Existing
    - Show the direction of the mast arm
    - Show the size and type of lights based on the location and classification of the street
    - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
    - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing
      - **Are there existing streetlights? Yes. They are labeled on the site plan and utility plan. Noted on plans as "Existing Street Lights". Look at NE corner of intersection of Oriole Street and Robinson Avenue.**

5. Chapter 130 – Zoning Ordinance

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

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

6. Other:

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

- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments. **Noted.**

Mr. Thomas spoke to the variance for no pedestrian connection provided to 412 or Oriole. He said that in the past those Casey's that they have done this that were abutting state highways and were able to keep some specific sight constraints on this site based on the size. However, they have been able to achieve that on some of the other Casey's in Springdale.

Mr. Melton said that that was correct. He said the unique nature of this site they are winding up with at least 60 percent of the site will remain greenspace because it is such an odd piece of property.

Mr. Thomas asked on that specific item if the developer would consider updating the plans to possibly accommodate a pedestrian connection internally on the site to Oriole or 412.

Mr. Melton said that if they bring anything back out on the east side they will be coming into a dead end sidewalk and they would be spinning them around back into the driveway. He said that possibly the only way would be to bring them out on the southeast corner of the site; then they would have to bring them across the driveway. He said that ADAG really discourages bring accessible pathways back out across the parking lot.

Mr. Thomas wanted to know with the trail connection on the north if it would be possible to have a walkway connection going to the west and tying on to Oriole.

Mr. Melton said that they couldn't make the grade back there.

Mr. Thomas asked if there could be some sort of canopies along the east and west façade.

Mr. Melton said that he would run it past his client.

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

There were none.

Mr. Covert called for the vote on all the variances.

VOTE:

YES: Tyler, Austin, Compton, Convert, David, Mueller, Parker, Parsley, Peters

NO: None

The variances were approved by a unanimous vote.

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

VOTE:

YES: Austin, Compton, Covert, David, Mueller Parker, Parsley, Peters, Tyler

NO: None

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

E. L21-06 Har-Ber Meadows Townhomes
Southside of Lynch's Prairie Cove
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present via Zoom on behalf of his client to answer any questions or comments. He said that they are proposing 33 townhomes in 7 buildings ranging from 3 to 7 units each on 2.8 acres.

Mr. Parsley asked for Staff comments.

Mr. Thomas asked if there was anyone present from the ARC at Har-Ber Meadows.

No one from the ARC was present.

Mr. Thomas read the Staff comments.

Large-Scale Comments:

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
2. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
3. Coordinate with adjacent property owner to the West to provide pedestrian crosswalk striping where internal walkway aligns.

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**

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

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

2. **Chapter 107 – Stormwater Pollution**

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

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

3. **Chapter 130 – Zoning Ordinance**

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

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

4. **Other:**

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

- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Ms. Christie asked if Staff had something in writing from the staff of the ARC of Har-Ber Meadows approving the look of the buildings.

Mr. Brian Moore with Engineering Services, Inc. addressed Ms. Christie. He said that he has the approval from the ARC subject to their attorney looking at the documents. He said he has a verbal o.k. but he could get Mr. Duke to send Patsy an email in the morning verifying the approval.

Ms. Christie said that Staff will need something in writing from the ARC stating that they have approved the designs of the buildings.

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

Mr. Curtis Lyster (?) said he had no problem with the development going in. He said that he is speaking for the lake. In the future, to prevent sediment from flowing into during construction and afterwards with the driveway with impervious surfaces and for future development across Sunset; it is all part of Har-Ber Lake watershed and is not one of the priorities watersheds for the IRW like Spring Creek or Clear Creek.

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

VOTE:

YES: Compton, Covert, David, Mueller, Parker, Parsley, Peters, Tyler, Covert

NO: None

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

Board of Adjustment

A. B21-01 Casey's
2100 E. Robinson Avenue
Variance for deviation of Commercial Design Standards
A. Entrances
B. Parking lot Orientation
C. Pedestrian Flow
D. Landscaping
Presented by Morrison Shipley

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

B. B21-02 Sronghold NWA
3095 Wagon Wheel Road
Variance for deviation of Commercial Design Standards
A. Entrances
B. Parking lot Orientation
C. Pedestrian Flow
D. Central Features & Community Spaces
E. Multiple Building in Commercial Centers
F. Outdoor Storage, Trash Collection & Loading Areas
G. Detail Features
H. Entryways
I. Landscaping
J. Screening
Presented by Gavin Smith, Civil Engineering

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

C. B21-03 Peaks at Springdale
1300 Cooper Drive
Variance for deviation of standard parking space size
Presented by Crafton Tull

This variance was withdrawn per the applicant.

D. B21-04 The Steelyard
North of East Mountain Road & directly across from gray Drive
Variance for deviation of paved parking requirements
Presented by Engineering Services, Inc.

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

E. B21-08 ESS Properties, LLC
5180 North Oak Street
Variance for deviation of drainage criteria for detention pond
Presented by Crafton Tull

Mr. Daniel Ellis with Crafton Tull was present via Zoom on behalf of his client to answer any questions or comments. He said that the request for a variance for the structure two feet above the current water surface elevation for detention pond. He said this is a part of a previously approved large scale and there is a shop building that is located west of the proposed detention. He said due to the topography and other existing structures and concrete slabs at this location it is not feasible to actually get the shop building raised up where it would be two feet above the 100 year water surface elevation for the detention that will be constructed for the office building.

Mr. Parsley asked for Staff comments.

Ms. Holingshead said that they have been working with Crafton Tull and that they, engineering, support this variance. She said that they came up with a compromise where a trickle channel will be developed.

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

There were none.

Ms. Mueller called for the vote.

VOTE:

YES: Covert, David, Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton

NO: None

The variance was approved by a unanimous vote.

F. B21-09 Karina Garcia Chavez (Gus Roofing)
4211 Dixie Industrial Avenue
Variance for deviation of Commercial Design Standards
A. Facades & Exterior Walls
B. Roofs
Presented by Expedient Civil Engineering

This variance was heard previously with the large scale. The large scale was approved but the variance was denied by a unanimous vote.

Waivers

A. W21-01 Trey Thompson
4078 Carriage Crossing Lane
Waiver of sidewalk requirement
Presented by Trey Thompson

Mr. Thompson was not present therefore this request will be forwarded to the February 2, 2021 Planning Commission meeting.

Planning Director Report 1-5-21

✓ Council actions in December

- Approved
  - Replat – Lots 1A & 2 Parkway Plaza Block 9
  - Final Plat – West Elm Estates
- Approved Sidewalk Waiver – Hwy 112 West Elm Estates
- Up held the Planning Commission's denial of the sidewalk waiver Bill Adams -- 1000 Lowell Rd & 204 & 206 Sanders Ave
- Vacated utility easement – Lot 2 Elm Springs Center Subdivision
- Vacated alley – Part of Block 5 Holcomb Addition
- Approved island annexation for 3 tract is Benton County (areas in around former Bethel Heights)
- 2021 Budget approved – new inspector position approved, $50 monthly addition for PC members

✓ Work Session

Work Session – Regular date would be January 19th – possibility of rescheduling to Monday January 28th to meet in joint session with City Council to discuss optional form based for the two areas adjacent to the downtown areas – Mill Street area and Powell Street Area

Adjourn

There being no further business the meeting was adjourned at 7:20 p.m.

_____

Kevin Parsley, Chairman

_____

Ben Peters, Secretary

_____

Patsy Christie, Director
Planning and Community Development

_____

Sharon Tromburg, Recording Secretary

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: January 5, 2021

Re: **C21-01 Conditional Use**

A request by Adan Soto Rivera for a Conditional Use Permitted on Appeal as a Use Unit 52 (Food Truck Court) in a Thoroughfare Commercial District (C-5) zoning district.

LOCATION
1210-1218 S. Thompson Street

EXISTING CONDITION
Undeveloped site. Commercial uses surround the tract in C-2 zoning.

SITE PLAN REVIEW REQUIRED: __X__ Yes _____No

Site plan does not address all issues as outlined Chapter 130, Article 6, Section 3.18.

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.

Unknown	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 items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.
Unknown	Refuse and service areas, with particular reference to the item in 1 and 2 above.
Unknown	Utilities, with reference to locations, availability and compatibility.

Unknown	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 and harmony with properties in the district.
Unknown	Yard requirements and other open space requirements.
Unknown	The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
Not shown On site plan	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.
Unacceptable	General compatibility with adjacent properties and other property in the general district:

With conditions as follows:
The location chosen is acceptable but the lack of required information on the site plan makes the conditional use unacceptable at this time.

P46

N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. C21-01
APPLICANT: Adan Soto Rivera
REQUEST: Conditional Use for a Use Unit 52 (Food Truck Court) located in C-5

PLANNING COMMISSION MEETING
December 18, 2020

File No. C21-01

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Adan Soto Rivera
   Address: 3001 Chadwick St
   Springdale AR 72764
   Phone: (479) 502-6763 Profit: ✓ Non-Profit ____

2. Property Location (street address or layman's description):
   1210-1218 S Thompson St
   Springdale AR 72764

3. Record Title Holder of Property: Adan Soto Rivera
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested ~~44~~ 52 in C5 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Site for food trucks. This will provide additional dining options for people that live or work near this area. It will also allow for job creation and/or entrepreneurs to start a new business here. These type of set ups have been sucessful in other NWA cities. I feel it would be a great addition to our town.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   I think it would be a welcome addition to the area.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

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

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

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

Signature of Record Property Owner(s)

x _____

_____

_____

Date: 12-3-20

Signature of Applicant

x _____

_____

_____

Date: 12-3-20

VERIFICATION

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

_____

_____

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 3rd day of _____,20 _____.

_____
Notary Public

My commission expires:_____

VICTOR VELAZQUEZ
Notary Public-Arkansas
Washington County
My Commission Expires 06-27-2025
Commission # 12690258

0 30 60

1 inch = 60 ft.

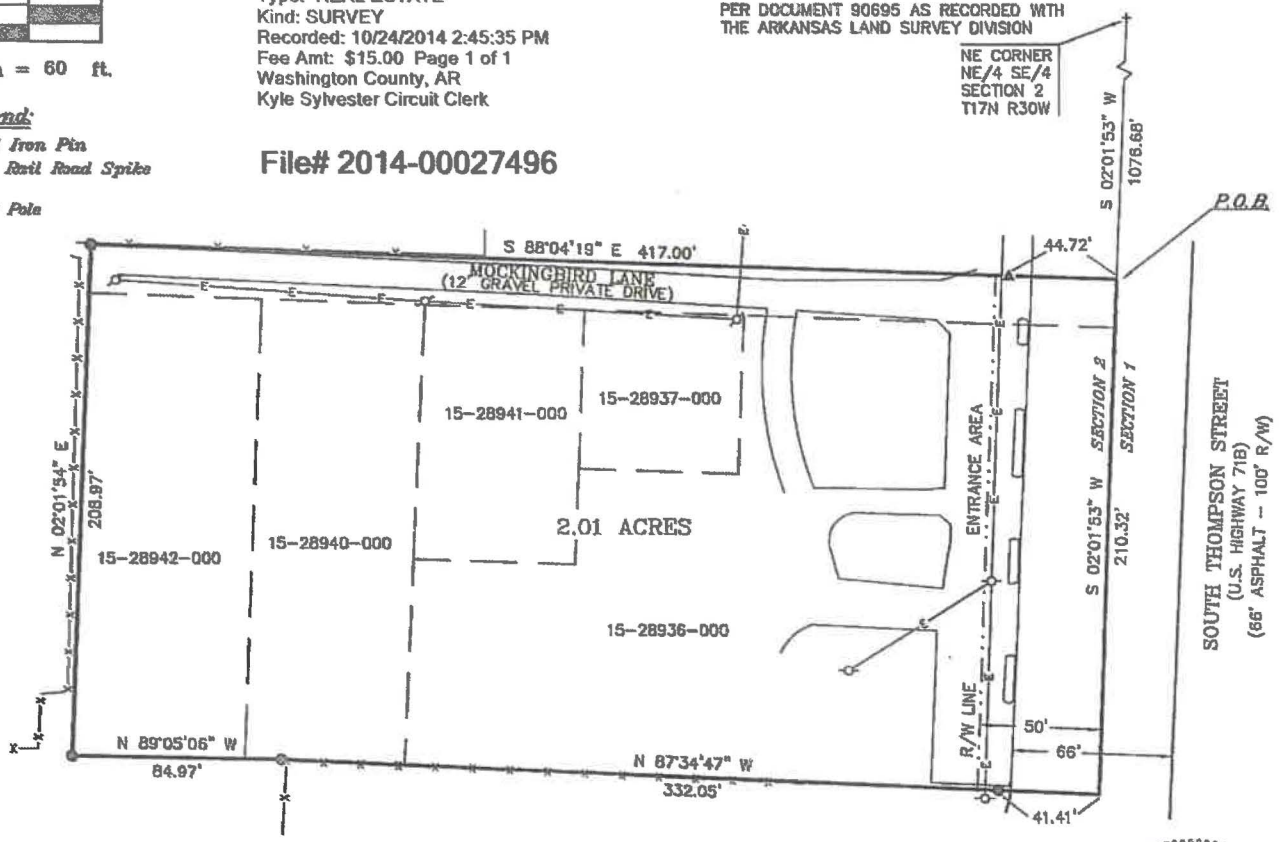
Type: REAL ESTATE
Kind: SURVEY
Recorded: 10/24/2014 2:45:35 PM
Fee Amt: $15.00 Page 1 of 1
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2014-00027496

Legend:
- ⊙ *Found Iron Pin*
- ▲ *Found Rail Road Spike*
- × *Fence*
- -o- *Power Pole*

BASIS OF BEARINGS: ARKANSAS–NORTH STATE PLANE GRID

NORTH



SURVEY DESCRIPTION

PART OF THE NE/4 OF THE SE/4 OF SECTION 2, TOWNSHIP 17, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE CORNER OF SAID NE/4 OF THE SE/4, THENCE ALONG THE APPROXIMATE CENTERLINE OF U.S. HIGHWAY 71 S 02°01'53" W 1076.68 FEET TO THE POINT OF BEGINNING, THENCE ALONG SAID CENTER LINE S 02°01'53"W 210.32 FEET, THENCE LEAVING SAID CENTERLINE N 87°34'47" W 332.05 FEET ALONG THE LINE COMMON WITH THE BURGER KING PROPERTY TO A FOUND IRON PIN, THENCE N 89°05'06" W 84.97 FEET TO A FOUND IRON PIN, THENCE N 02°01'54" E 208.97 FEET TO A FOUND IRON PIN, THENCE S 88°04'19" E 417.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.01 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF U.S. HIGHWAY 71 AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

THIS PROPERTY INCLUDES ALL OF PARCELS 15-28942-000, 15-28940-000, 15-28941-000, 15-28937-000 & 15-28936-000 AND THE 20 FOOT ALLEY (MOCKINGBIRD LANE) WHICH RUNS ALONG THE NORTH SIDE OF SAID PARCELS.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05143C0070F, DATED MAY 16, 2008.

THIS SURVEY WAS COMPLETED JUNE 21, 2014 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
Signature
G.E. BUESCHER

500-17N-30W-0-02-210-72-1181

SURVEY FOR:

ADAN SOTO RIVERA

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 479-750-1608 FAX 479-750-1629
Gene E. Buescher R.I.S. #1181

W.O. 14091	DRAWN BY: MBB	DATE: AUG. 22, 2014

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 2, 2021

RE: **L21-03** **Large Scale Development** **Stronghold NWA**

Variance (B21-02) for deviation of Commercial Design Standards

(A) Multiple Buildings in Commercial Centers

(B) Entryways & Architectural Features

Planning Comments

Large-Scale Comments:

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
2. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Landscaping Comments

Existing canopy used to satisfy vegetative screening requirements on the Southern property line will be inspected at time of COO to confirm compliance with minimum standards. (standard comment)

Commercial Design Comments (Architectural)

1. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: o Canopies or porticos o Overhangs o Recesses/projections o Arcades o Raised corniced parapets over the door o Peaked roof forms o Arches o Outdoor patios o Display windows o Architectural details such as tile work and moldings which are integrated into the building structure and design o Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
   (Variance Item)

Engineering Comments

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

2. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to insure that access is maintained.**

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

- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

X. Large Scale Developments

A. L21-03 Stronghold NWA

3095 Wagon Wheel Road
Presented by Gavin Smith, Civil Engineering

Engineering Comments:

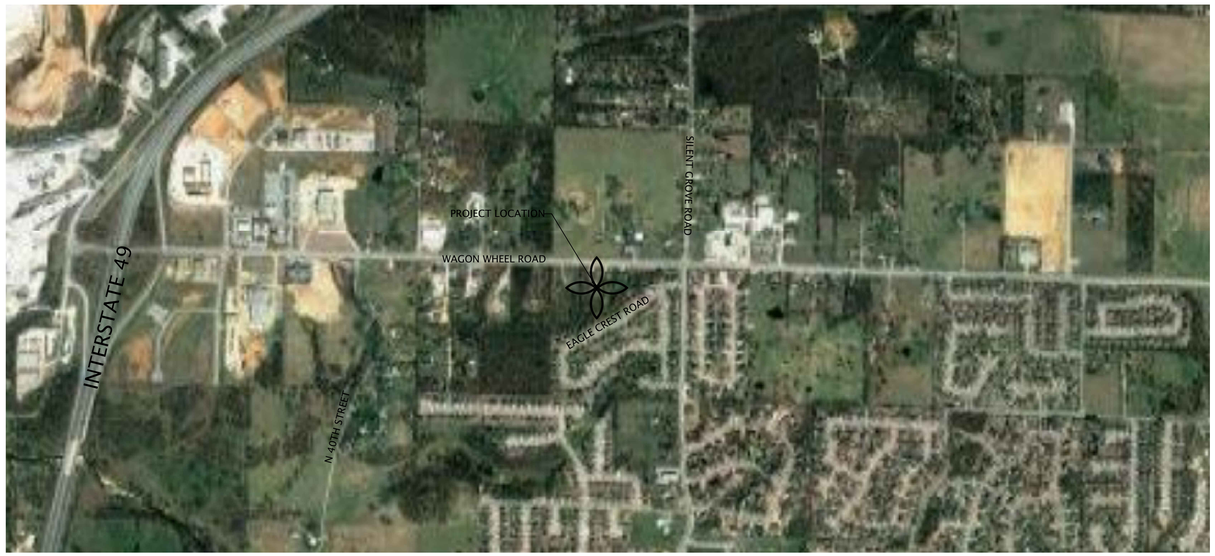
- Submit grading permit application

STRONGHOLD NWA SHOP

LARGE SCALE DEVELOPMENT # L21-03

SPRINGDALE ARKANSAS

SUBMITTED: NOVEMBER 25,2020
RE-SUBMITTED: DECEMBER 16,2020
RE-SUBMITTED: JANUARY 21, 2021



ZONING: C-2 GENERAL COMMERCIAL

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

LANDSCAPE BUFFER:
FRONT (NOT LESS THAN 10' WIDE)
SIDE IF RESIDENTIAL 5' W/ 6' OPAQUE SCREEN
LANDSCAPING SHALL BE 10% OF DEVELOPMENT AREA

GENERAL NOTES
1. LOCATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
6. ALL DISTURBED AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
7. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
8. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM
9. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8898 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
10. SURFACE MATERIALS DISTURBED BY THIS WORK TO BE RETURNED TO SIMILAR OR BETTER CONDITION.

ELEVATION DATUM
HORIZONTAL: NAD83 AR83-NF
VERTICAL: NAVD 88

FLOOD PLAIN CERTIFICATION
THIS PROJECT IS LOCATED ENTIRELY IN FEMA ZONE X
FIRM PANEL: 05007C0435J
EFFECTIVE DATE: 9/28/2007

OWNER & DEVELOPER
STRONGHOLD NWA
3095 WAGON WHEEL RD
SPRINGDALE, AR 72762
(479) 871-9213

ENGINEER
GAVIN SMITH CIVIL ENGINEERING LLC
31 E CENTER ST., SUITE 207
FAYETTEVILLE, AR 72701
(479) 935-0644
gavin@grsmithcivilengineering.com

PROJECT ADDRESS
3095 WAGON WHEEL RD
SPRINGDALE, AR 72762

VICINITY MAP

NTS

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

INDEX	SHEET
SITE PLAN	C101
UTILITY PLAN	C102
GRADING PLAN	C103
EROSION CONTROL PLAN	C104
UTILITY PROFILES	C201
SITE DETAILS	C501
UTILITY DETAILS	C502
DRAINAGE DETAILS	C503
EROSION CONTROL DETAILS	C504
LANDSCAPE PLAN	L101
TREE PRESERVATION PLAN	L102
LANDSCAPE DETAILS	L501

GAVIN R SMITH
CIVIL ENGINEERING
31 E CENTER STREET FAYETTEVILLE AR
(479) 935-0644
www.grsmithcivilengineering.com
gavin@grsmithcivilengineering.com

ISSUE DATE

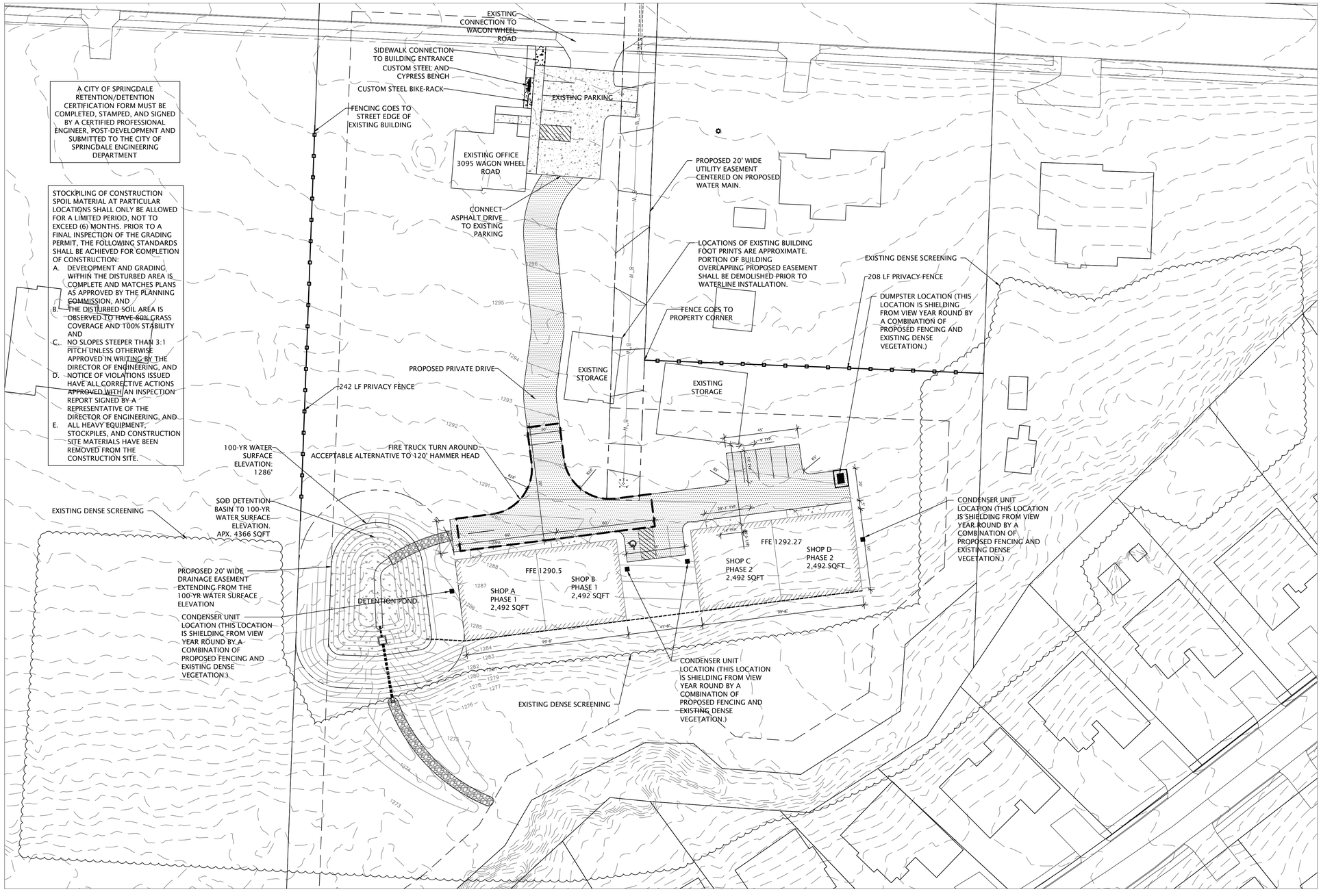
11/25/20 LSD SUBMISSION
12/16/20 LSD RE- SUBMISSION
1/21/21 LSD RESUBMISSION

COVER

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET

COVER



A CITY OF SPRINGDALE RETENTION/DETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY AND
C. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
D. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

1 SITE PLAN

NORTH

GRAPHIC SCALE 1" = 30'

GENERAL NOTES

1. LOCATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
6. ALL DISTURBED AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
7. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
8. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM
9. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 411 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
10. SURFACE MATERIALS DISTURBED BY THIS WORK TO BE RETURNED TO SIMILAR OR BETTER CONDITION.

LEGEND

- WATER VALVE
- FIRE HYDRANT
- 6" WATER MAIN
- 5' CONTOURS
- STREAM CENTER LINE
- BUILDING SETBACK
- RIGHT OF WAY
- ROAD
- PARCEL LINE
- PRIVACY FENCE
- ASPHALT PAVING
- PROPOSED BUILDING

SITE PLAN NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY REQUIREMENTS.
2. THE CITY DEPARTMENT OF ENGINEERING, AND THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS).
3. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN AND/OR PERMIT.
4. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MUTCD STANDARDS.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
7. THE DUTY OF THE OWNER OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
8. ANY SIGN OR FIXTURE REMOVED WITHIN THE RIGHT OF WAY, OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS.
9. CLEAR, GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS.
10. PEDESTRIAN RAMPS SHALL BE PROVIDED AT THE LOCATIONS SHOWN AND SHALL BE ADA COMPLAINT.
11. THE CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED PER THE SPECIFICATIONS.
12. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE AND THE ADJACENT RIGHT OF WAYS, AS REQUIRED, PRIOR TO BEGINNING WORK.
13. EXCEPT FOR STRIPPED TOPSOIL AND OTHER MATERIALS INDICATED TO BE STOCKPILED OR OTHERWISE REMAIN OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
14. SALVAGEABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES.
15. DO NOT COMMENCE SITE-CLEARING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL AND PLANT-PROTECTION MEASURES ARE IN PLACE.
16. SOIL STRIPPING, HANDLING, AND STOCKPILING: PERFORM ONLY WHEN THE TOPSOIL IS DRY OR SLIGHTLY MOIST.
17. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
18. LOCATE AND CLEARLY IDENTIFY TREES, SHRUBS, AND OTHER VEGETATION TO REMAIN, OR TO BE RELOCATED.
19. THE INTENT OF THE PROPOSED CONSTRUCTION IS TO PRESERVE AS MUCH OF THE EXISTING PAVEMENT, CURB AND GUTTER AND SIDEWALK AS POSSIBLE. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
20. INTERRUPTING EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
    a. NOTIFY OWNER NOT LESS THAN [TWO] 2 DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.
    b. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT OWNER'S WRITTEN PERMISSION.
21. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
22. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
23. STRIP TOPSOIL TO FULL DEPTH IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
24. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL, INCLUDING CLAY LUMPS, GRAVEL, AND OTHER OBJECTS MORE THAN 2 INCHES IN DIAMETER; TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.

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ISSUE DATE

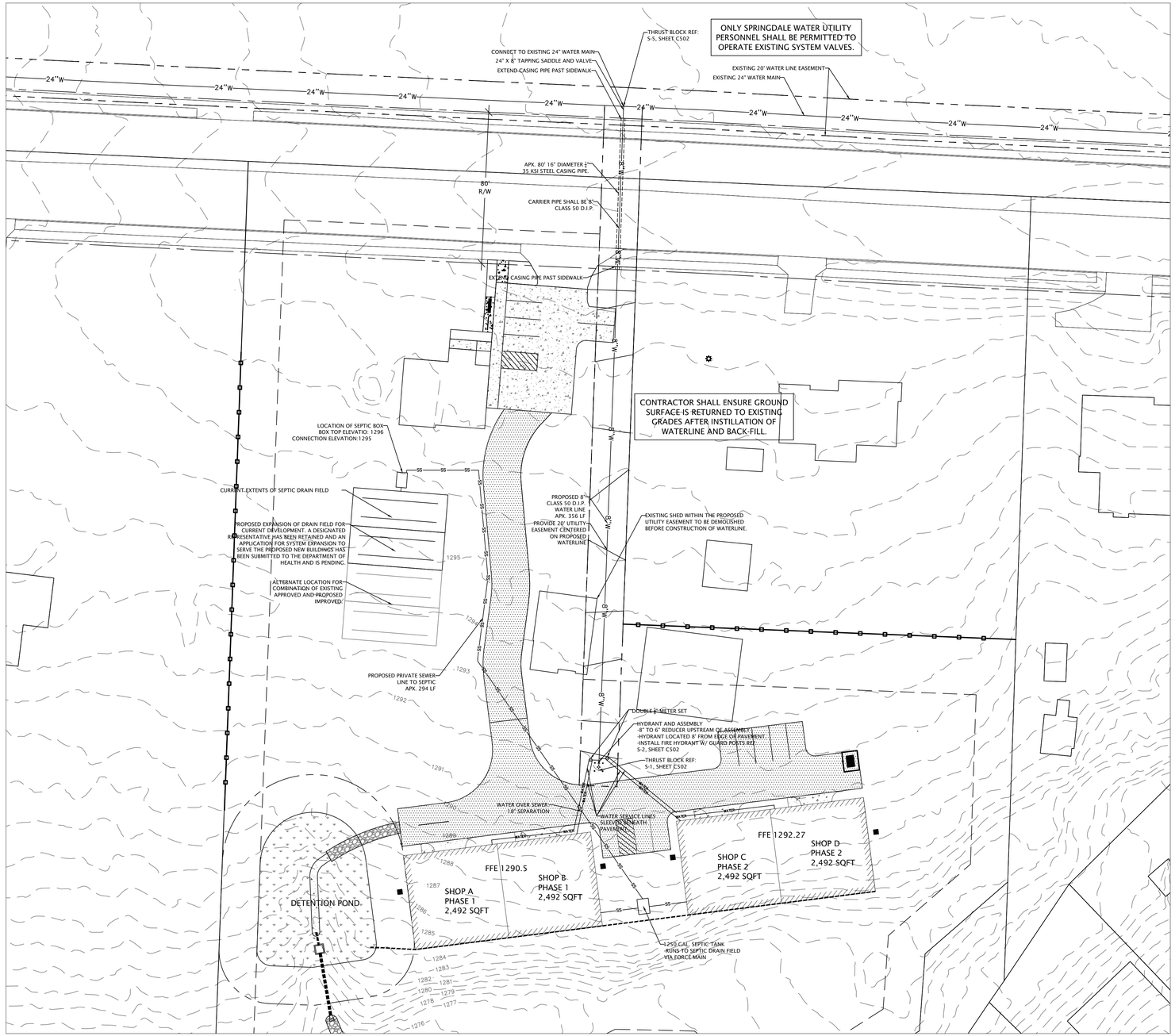
- 11/25/20 LSD SUBMISSION
- 12/16/20 LSD RE- SUBMISSION
- 1/21/21 LSD RESUBMISSION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18921
GAVIN R. SMITH
PRELIMINARY

SITE PLAN

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET
C 101



1 UTILITY PLAN

UTILITY PLAN NOTES

1. CONTRACTOR SHALL PROTECT EXISTING UTILITIES NOT DEEMED FOR REMOVAL FROM DAMAGE.
2. ALL UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, AND APPLICABLE REGULATORY AGENCIES.
3. SEE THE DETAILS SHEET AND CONTRACT SPECIFICATIONS FOR SPECIFIC UTILITY DETAILS AND UTILITY SERVICE DETAILS.
4. ALL UTILITIES SHALL TERMINATE 4' FROM THE BUILDING UNLESS OTHERWISE NOTED.
5. SEE THE MECHANICAL PLANS FOR WATER AND SANITARY CONNECTION 4' FROM THE BUILDING.
6. ALL UTILITY PIPE BEDDING SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE CITY.
7. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF SPRINGDALE WATER UTILITY. SPRINGDALE WATER UTILITY DEPARTMENT OF ENGINEERING MUST BE NOTIFIED 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, OR WORK IMPACTING UTILITIES.
8. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THE SITE, AS REQUIRED, PRIOR TO BEGINNING WORK.
9. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF SPRINGDALE WATER UTILITY.

ALL WATER LINE, FIRE LINE AND SEWER LINE DESIGN AND CONSTRUCTION ASSOCIATED WITH THIS PROJECT SHALL BE IN ACCORDANCE WITH THE SPRINGDALE WATER UTILITY'S

SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES ADOPTED MARCH 10TH 1987 BY ORDINANCE NO. 1640 AMENDED AUGUST 27TH, 2014 BY RESOLUTION NO. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION

UTILITY LEGEND

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- 8"W — WATER MAIN
- SS — SEWER LINE
- WATER — WATER SERVICE LINE
- PROPOSED EASEMENT
- PROPOSED EASEMENT

NORTH

30 15 0 30 60

GRAPHIC SCALE 1" = 30'

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STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

UTILITY PLAN

SHEET
C 102

1 GRADING PLAN

GRADING PLAN NOTES

1. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4-INCHES OF TOPSOIL MIXED WITH 2-INCHES OF COMPOST (FOR A TOTAL OF 6-INCHES), AND SOD OR SEED. THESE AREAS SHALL BE WATERED BY THE CONTRACTOR UNTIL THE SOD OR SEED IS GROWING IN A HEALTHY MANNER. SEE LANDSCAPE PLAN FOR MORE INFORMATION.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THE PROJECT.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
5. CONSTRUCTION REVIEW, INSPECTION, AND OBSERVATION OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED AS A REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
6. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE, AS REQUIRED, PRIOR TO BEGINNING WORK.
7. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN AND/OR PERMIT.
8. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
9. TRAFFIC: MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING EARTH MOVING OPERATIONS.
   a. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
   b. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY OWNER OR AUTHORITIES HAVING JURISDICTION.
10. DO NOT CONDUCT WORK ON ADJOINING PROPERTY UNLESS DIRECTED BY ENGINEER.
11. DO NOT COMMENCE EARTH-MOVING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES ARE IN PLACE.
12. INSTALL DETECTABLE WARNING TAPE ABOVE CONSTRUCTED UTILITIES. DETECTABLE WARNING TAPE IS DEFINED AS: ACID- AND ALKALI-RESISTANT, POLYETHYLENE FILM WARNING TAPE MANUFACTURED FOR MARKING AND IDENTIFYING UNDERGROUND UTILITIES, A MINIMUM OF 6 INCHES WIDE AND 4 MILS THICK, CONTINUOUSLY INSCRIBED WITH A DESCRIPTION OF THE UTILITY, WITH METALLIC CORE ENCASED IN A PROTECTIVE JACKET FOR CORROSION PROTECTION, DETECTABLE BY METAL DETECTOR WHEN TAPE IS BURIED UP TO 30 INCHES DEEP; COLORED AS FOLLOWS:
   a. RED: ELECTRIC.
   b. YELLOW: GAS, OIL, STEAM, AND DANGEROUS MATERIALS.
   c. ORANGE: TELEPHONE AND OTHER COMMUNICATIONS
   d. BLUE: WATER SYSTEMS.
   e. GREEN: SEWER SYSTEMS.
13. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.
14. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTH MOVING OPERATIONS.
15. PROTECT SUBGRADES AND FOUNDATION SOILS FROM FREEZING TEMPERATURES AND FROST. REMOVE TEMPORARY PROTECTION BEFORE PLACING SUBSEQUENT MATERIALS.
16. IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.
17. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
   a. EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL GRADE JUST BEFORE PLACING CONCRETE REINFORCEMENT. TRIM BOTTOMS TO REQUIRED LINES AND GRADES TO LEAVE SOLID BASE TO RECEIVE OTHER WORK.
   b. EXCAVATION FOR UNDERGROUND TANKS, BASINS, AND MECHANICAL OR ELECTRICAL UTILITY STRUCTURES: EXCAVATE TO ELEVATIONS AND DIMENSIONS INDICATED WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. DO NOT DISTURB BOTTOM OF EXCAVATIONS INTENDED AS BEARING SURFACES.
18. EXCAVATIONS AT EDGES OF TREE- AND PLANT-PROTECTION ZONES:
   a. EXCAVATE BY HAND TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES. USE NARROW-TINE SPADING FORKS TO COMB SOIL AND EXPOSE ROOTS. DO NOT BREAK, TEAR, OR CHOP EXPOSED ROOTS. DO NOT USE MECHANICAL EQUIPMENT THAT RIPS, TEARS, OR PULLS ROOTS.
19. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
   a. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
   b. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
20. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.

GRADING LEGEND

+ 212.00	PROPOSED ELEVATION
+ TS 212.50	PROPOSED TOP OF STEP
+ EX 212.50	EXISTING ELEVATION
	EXISTING CONTOUR
600	PROPOSED CONTOUR
	STORM PIPE
	STORM STRUCTURE

NORTH

30 15 0 30 60

GRAPHIC SCALE 1" = 30'

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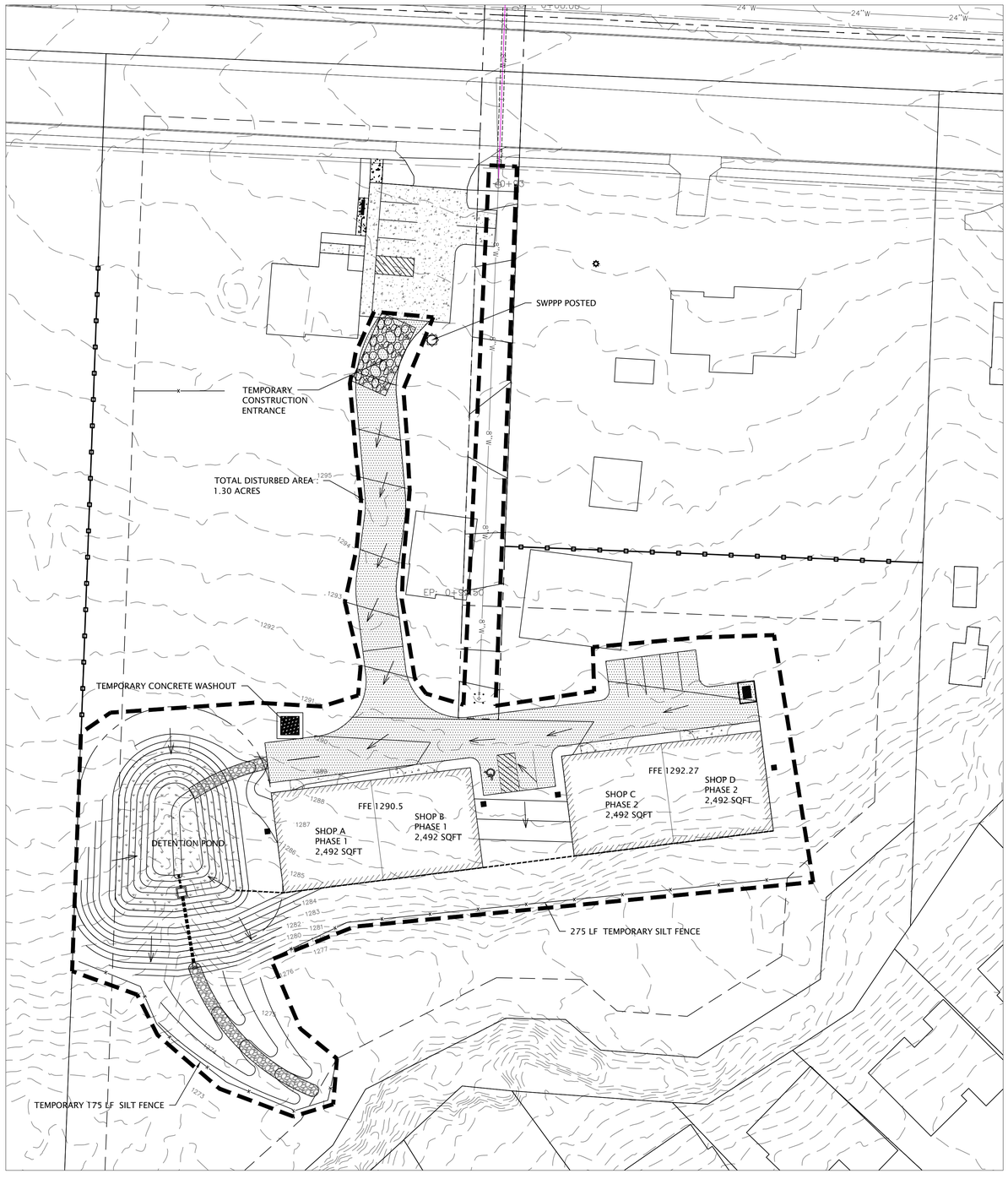
PRELIMINARY

GRADING PLAN

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET
C 103



1 EROSION CONTROL PLAN

EROSION CONTROL NOTES

1. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE SITE. SAID ROCK ENTRANCE PADS SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND THE PROJECT DETAILS.
3. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON COMPLETION OF CLEARING AND GRUBBING.
4. THE INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
   a. INSTALL SILT FENCE AROUND THE PERIMETER OF THE SITE, AND THE ROCK CONSTRUCTION ENTRANCE(S).
   b. INSTALL SILT FENCE AND INLET PROTECTION AROUND, AND WITHIN, ALL STRUCTURES.
   c. CLEAR AND GRUB.
   d. SURFACE FEATURE REMOVALS.
   e. ROUGH GRADING OF THE SITE.
   f. STABILIZE DENUDED AREAS AND STOCKPILES.
   g. FINE GRADING OF THE SITE
   h. INSTALL TOPSOIL, COMPOST AND SEED.
   i. REMOVE ACCUMULATED SEDIMENT FROM STRUCTURES.
   j. WHEN ALL CONSTRUCTION ACTIVITIES ARE COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL WITHIN 30 DAYS OF FINAL STABILIZATION.
10. THE LOCATION OF THE AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
11. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
12. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND COMPLY WITH THE GOVERNING AGENCY'S DISPOSAL REQUIREMENTS.
13. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE, AS REQUIRED, PRIOR TO BEGINNING WORK.
14. AFTER CONSTRUCTION BEGINS, SOIL SURFACE STABILIZATION SHALL BE APPLIED WITHIN 7 DAYS TO ALL DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN UNDISTURBED FOR PERIODS LONGER THAN AN ADDITIONAL 21 CALENDAR DAYS.
15. WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, PERMANENT OR TEMPORARY SOIL SURFACE STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS AND SOIL STOCKPILES.
16. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS OR MORE MUST BE STABILIZED BY SEEDING, SODDING OR MULCHING. TYPE OF SLOPE DAYS TO STABILIZE STEEPER THAN 3:1 7 DAYS 10:1 TO 3:1 7 DAYS FLATTER THAN 10:1 7 DAYS
17. WHEN STABILIZATION MEASURES ARE STOPPED DUE TO SNOW COVER OR ARID CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE. SOIL STABILIZATION MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO SURFACE ROUGHENING, TEMPORARY OR PERMANENT VEGETATION, MULCHING, SODDING, LANDSCAPING AND EROSION CONTROL BLANKETS.
18. STABILIZATION MEASURES TO BE USED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND ESTIMATED DURATION OF USE.
19. EXISTING TURF OUTSIDE OF THE CONSTRUCTION LIMITS SHALL NOT BE DISTURBED. ANY TURF SHALL BE RE-ESTABLISHED.
20. ALL STREETS AND PARKING LOTS ADJACENT TO THE SITE SHALL BE CLEANED AND/OR SWEPT AT THE END OF EACH WORKING DAY.
21. TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
22. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL PERMANENT REVEGETATION IS ESTABLISHED.

EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE
- STRAW WATTLE
- INLET PROTECTION
- ROCK CHECK DAM
- CONCRETE WASHOUT
- SWPPP POSTED HERE
- LINEAR SEDIMENTATION POND
- TEMPORARY ONSITE FILL STORAGE
- CONSTRUCTION ENTRANCE
- POST DEVELOPMENT FLOW DIRECTION

NORTH

30 15 0 30 60

GRAPHIC SCALE 1" = 30'

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STATE OF ARKANSAS
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No. 18921
GAVIN R. SMITH
PRELIMINARY

EROSION CONTROL PLAN

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET
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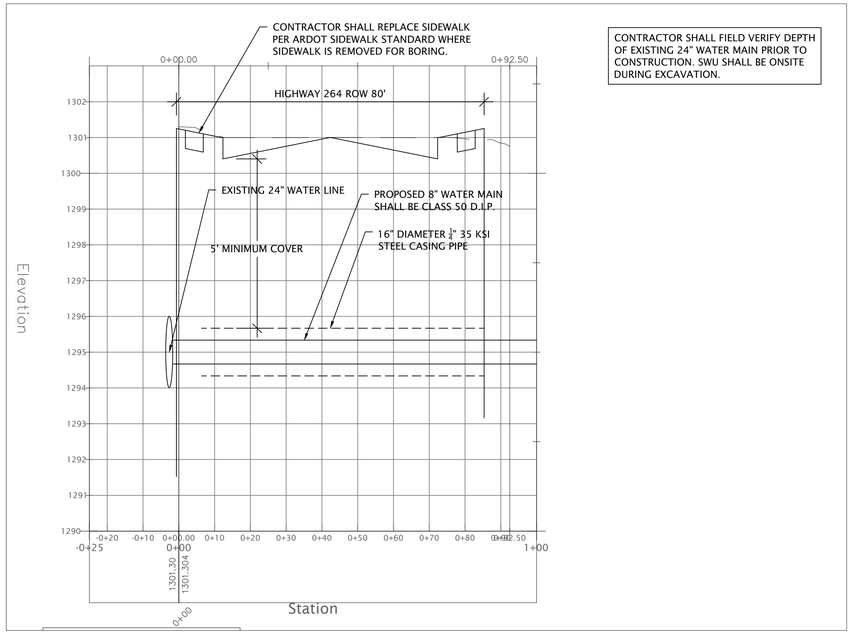

CONTRACTOR SHALL FIELD VERIFY DEPTH OF EXISTING 24" WATER MAIN PRIOR TO CONSTRUCTION. SWU SHALL BE ONSITE DURING EXCAVATION.

1 JACK AND BORE PROFILE

2 1 0 2 4
VERTICAL SCALE 1" = 2'

20 10 0 20 40
HORIZONTAL SCALE 1" = 20'

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1/8/21 SWU REDLINES
1/21/21 LSD RESUBMISSION

STATE OF ARKANSAS
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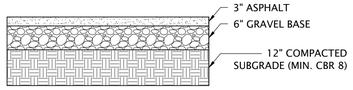
UTILITY PROFILES

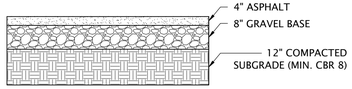
STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET
C 201



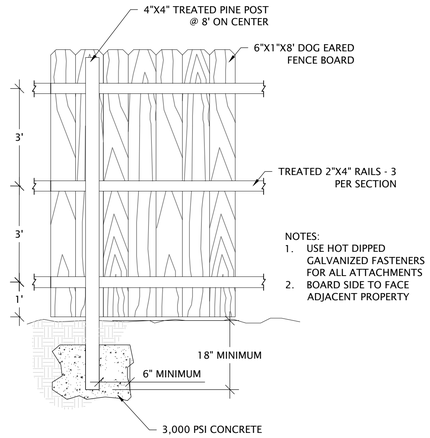
NOTES:
1. ASPHALT SHALL SHALL BE HMAC TYPE II.
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

1 STANDARD DUTY ASPHALT PAVING
NTS



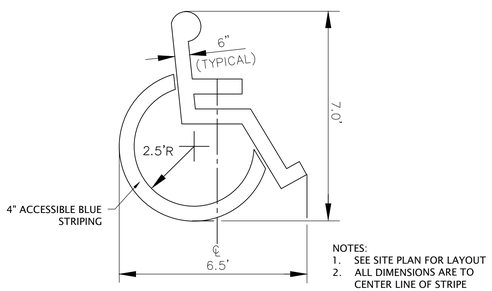
NOTES:
1. ASPHALT SHALL SHALL BE HMAC TYPE II.
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

2 HEAVY DUTY ASPHALT PAVING
NTS



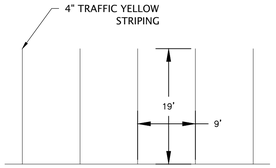
NOTES:
1. USE HOT DIPPED GALVANIZED FASTENERS FOR ALL ATTACHMENTS
2. BOARD SIDE TO FACE ADJACENT PROPERTY

3 PRIVACY FENCE DETAIL
NTS

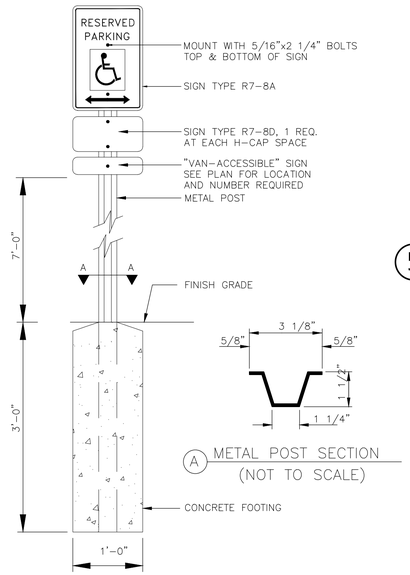


NOTES:
1. SEE SITE PLAN FOR LAYOUT
2. ALL DIMENSIONS ARE TO CENTER LINE OF STRIPE UNLESS OTHERWISE INDICATED.

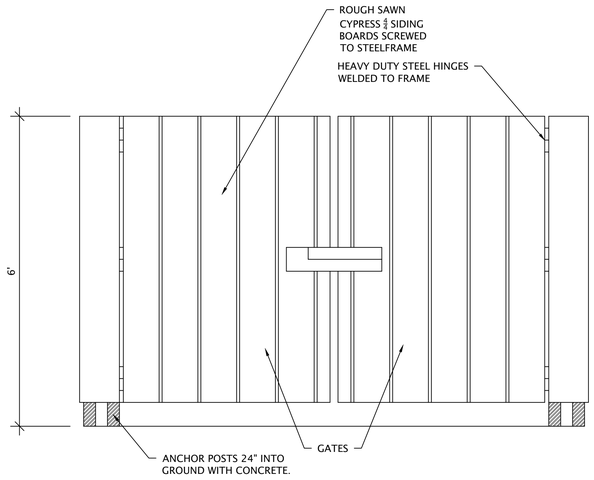
4 ACCESSIBLE PARKING GLYPH



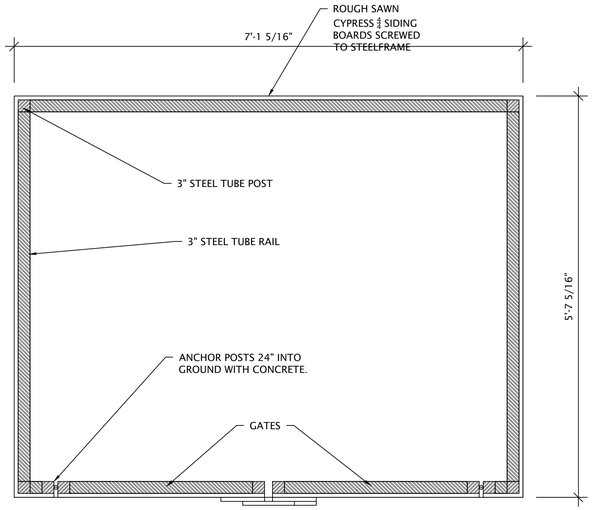
5 TYPICAL PARKING STRIPING



6 ACCESSIBLE SIGN DETAIL

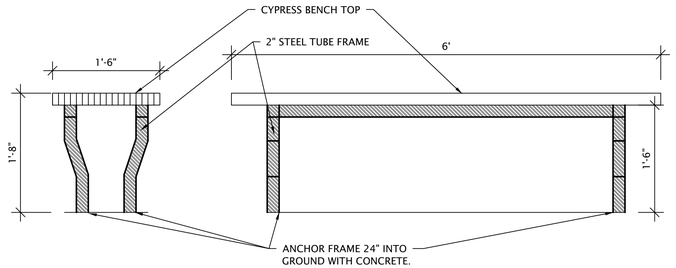


FRONT VIEW

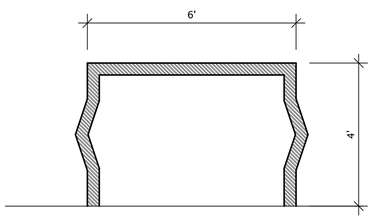


PLAN VIEW

5 DUMPSTER ENCLOSURE



6 CUSTOM STEEL & CYPRESS BENCH



7 CUSTOM STEEL BIKE-RACK

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SITE DETAILS

STRONGHOLD SHOP
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PROJECT #L21-03

SHEET
C 501

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UTILITY DETAILS

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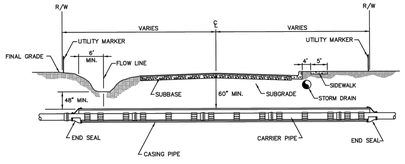
PROJECT #L21-03

SHEET
C 502

NOTES:

1. ENCASEMENTS ON NON-CONTROLLED ACCESS HIGHWAYS SHALL EXTEND FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE AS PRACTICAL OR AS REQUIRED BY THE DISTRICT ENGINEER, AS A MINIMUM, ENCASEMENTS SHALL EXTEND 6 FEET BEYOND THE TOE OF SLOPE IN ANY EMBANKMENT SECTION, THE FLOW LINE OF ANY PARALLEL DITCHES, OR BACK OF ANY CURB AS APPLICABLE.
2. ENCASED CROSSINGS OF PARTIALLY CONTROLLED OR FULLY CONTROLLED ACCESS HIGHWAYS SHALL BE ENCASED THE FULL WIDTH OF THE CONTROL OF ACCESS.
3. ENCASEMENTS SHALL HAVE A MINIMUM COVER OF 48 INCHES MEASURED VERTICALLY FROM THE FLOW LINE OF FARM LAND DITCHES OR 60 INCHES MEASURED VERTICALLY FROM THE HIGHWAY SURFACE, WHICHEVER PROVIDES THE GREATER COVER.
4. CARRIER PIPE FOR WATER LINES SHALL BE SPECIAL CLASS 50 DIP AS SPECIFIED, AND CARRIER PIPE FOR SEWER LINES SHALL BE SPECIAL CLASS 50 DIP, EPOXY LINED AS SPECIFIED.
5. ENCASEMENT PIPE SHALL BE WELDED OR SEAMLESS STEEL PIPE, WITH A MINIMUM THICKNESS OF 0.25 INCHES AND A MINIMUM YIELD STRENGTH OF 35,000 PSI, OR AS OTHERWISE SPECIFIED.
6. THE ANGLE OF THE CROSSING SHALL BE AS NEAR AS PERPENDICULAR TO THE HIGHWAY AS POSSIBLE.
7. WITH THE EXCEPTION OF SERVICE LINES, A MARKER BEARING THE UTILITY OWNER'S NAME SHALL BE PLACE AT EACH RIGHT-OF-WAY LINE WHERE CROSSED.
8. CASING PIPE SHALL BE SEALED AT THE ENDS WITH A FLEXIBLE END SEAL, AS SPECIFIED.
9. CROSSING THROUGH DRAINAGE STRUCTURES SHALL NOT BE PERMITTED.
10. HIGHWAY BORINGS SHALL MAINTAIN CONFORMANCE TO THE LATEST VERSION OF THE AHTD UTILITY ACCOMMODATION POLICY.



TYPICAL HIGHWAY BORING
(SEWER LINE SHOWN...WATER LINE SIMILAR)
N.T.S.

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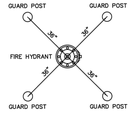
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

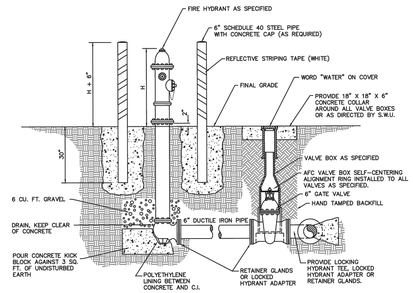
DRAWN BY: KMJ/JNK | DRAWING NO: S-32 | DATE: AUGUST 2014



PLAN VIEW

NOTES:

1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM APPROVED EQUAL PRIMER AND FINAL COAT. PAINTS APPROVED FOR FINAL ACCEPTANCE COORDINATE WITH SWU TO DETERMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 718 OF THE STANDARD SPECIFICATIONS.



FIRE HYDRANT WITH GUARD POSTS
(GUARD POST ONLY AS REQUIRED)
N.T.S.
S-2

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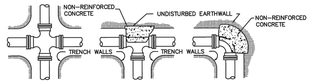
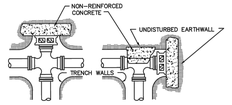
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMJ/JNK | DRAWING NO: S-2 | 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"	1	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"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING
N.T.S.

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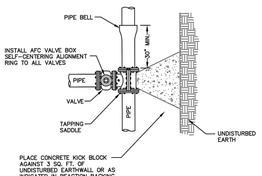
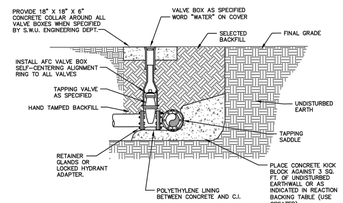
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE
N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

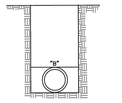
DRAWN BY: CAG | DRAWING NO: S-5 | DATE: AUGUST 2014

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH
N.T.S.

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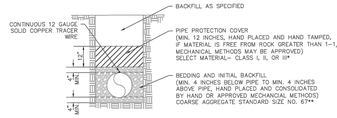
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



PVC PRESSURE
WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 5")
N.T.S.

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448, MAXIMUM EMBEDMENT PARTICLE SIZE SHALL NOT EXCEED 3/4 IN. FOR ANGULAR ROCK OR 1-1/2 IN. FOR ROUNDED ROCK

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

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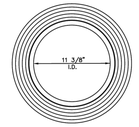
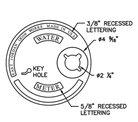
STANDARD DETAILS FOR WATER CONSTRUCTION

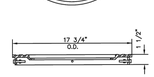
DRAWN BY: JSB | DRAWING NO: S-49 | DATE: SEPTEMBER, 2020

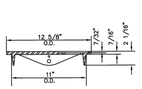
METER BOX RING
MATERIAL: CAST IRON



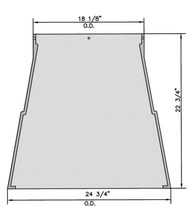


OFFSET PLUG W/PIN
MATERIAL: ASTM A48 CL35B
NO. 32196998

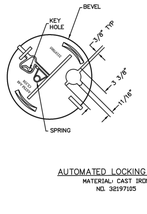




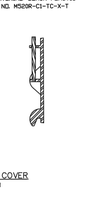
MXU ANTENNAE
MATERIAL: BLACK PLASTIC
NO. MS20R-C1-TC-X-T



METER BOX
MATERIAL: WHITE PLASTIC
BOX WITH RING
EAST JORDAN IRON WORKS
34924 A-TYPE
18X24X24D
OR APPROVED EQUAL



AUTOMATED LOCKING COVER
MATERIAL: CAST IRON
NO. 32197105



STANDARD METER BOX
N.T.S.

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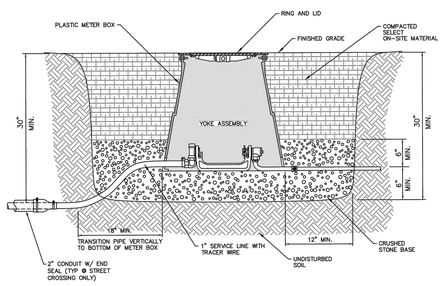
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



STANDARD METER BOX INSTALLATION
SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)
N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE
3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

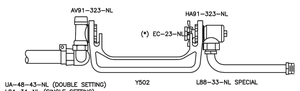
DRAWN BY: TLS | DRAWING NO: S-23 | DATE: OCTOBER 2014

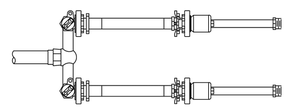
SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY. McDONALD
1	INLET CONNECTION	LA4-34-NL	P-15531N	74779M-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	74604Y 3/4X02
1	YOKE BAR	Y502	H-5020	14-2
1	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X60X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		

DOUBLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY. McDONALD
1	ANGLE U BRANCH	UA48-43-65-NL	P-15369N	708T2M 1X3/4X6.5
2	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	74604Y 3/4X02
2	YOKE BAR	Y502	H-5020	14-2
2	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
2	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X60X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		





TYPICAL 5/8" DOUBLE METER SETTING
YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE P.J. TO 3/4" CTS PLASTIC OR MIP
N.T.S.

NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-23-NL ARE PROVIDED BY THE DEPARTMENT.

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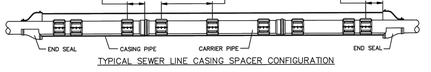
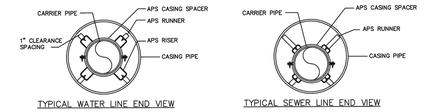
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-25 | DATE: AUGUST 2014



TYPICAL SEWER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE END VIEW TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS
N.T.S.

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSIM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER = 4 RUNNERS
   16" TO 36" DIAMETER = 6 RUNNERS
   38" TO 48" DIAMETER = 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   STAINLESS STEEL = 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER = 8" WIDTH
   16" AND LARGER DIAMETER = 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

ENCASEMENT/CARRIER PIPE SIZING CHART

WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.06	12"
8"	9.05	13.31	18"
10"	13.20	15.62	20"
12"	13.20	17.88	20"
14"	15.30	20.25	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

* ALL ENCASEMENT PIPE SHALL BE NEW AND HAVE A MINIMUM WALL THICKNESS OF 0.25 INCHES.

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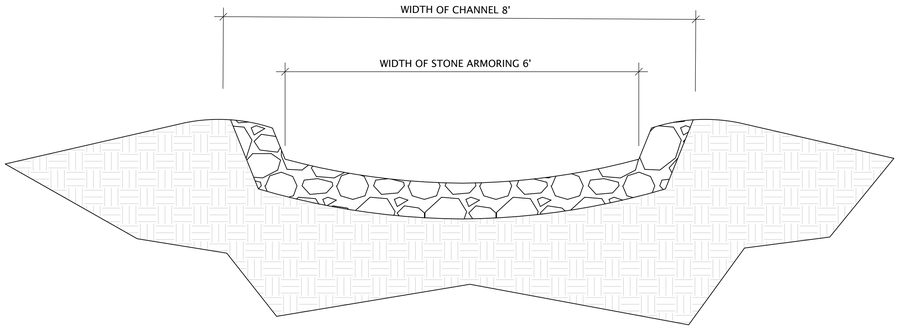
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

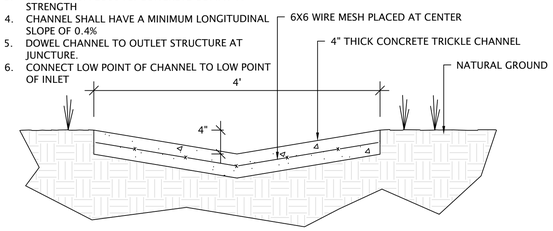
DRAWN BY: KMJ/JNK | DRAWING NO: S-31 | DATE: MARCH 2008



1 ARMORED DRAINAGE CHANNEL

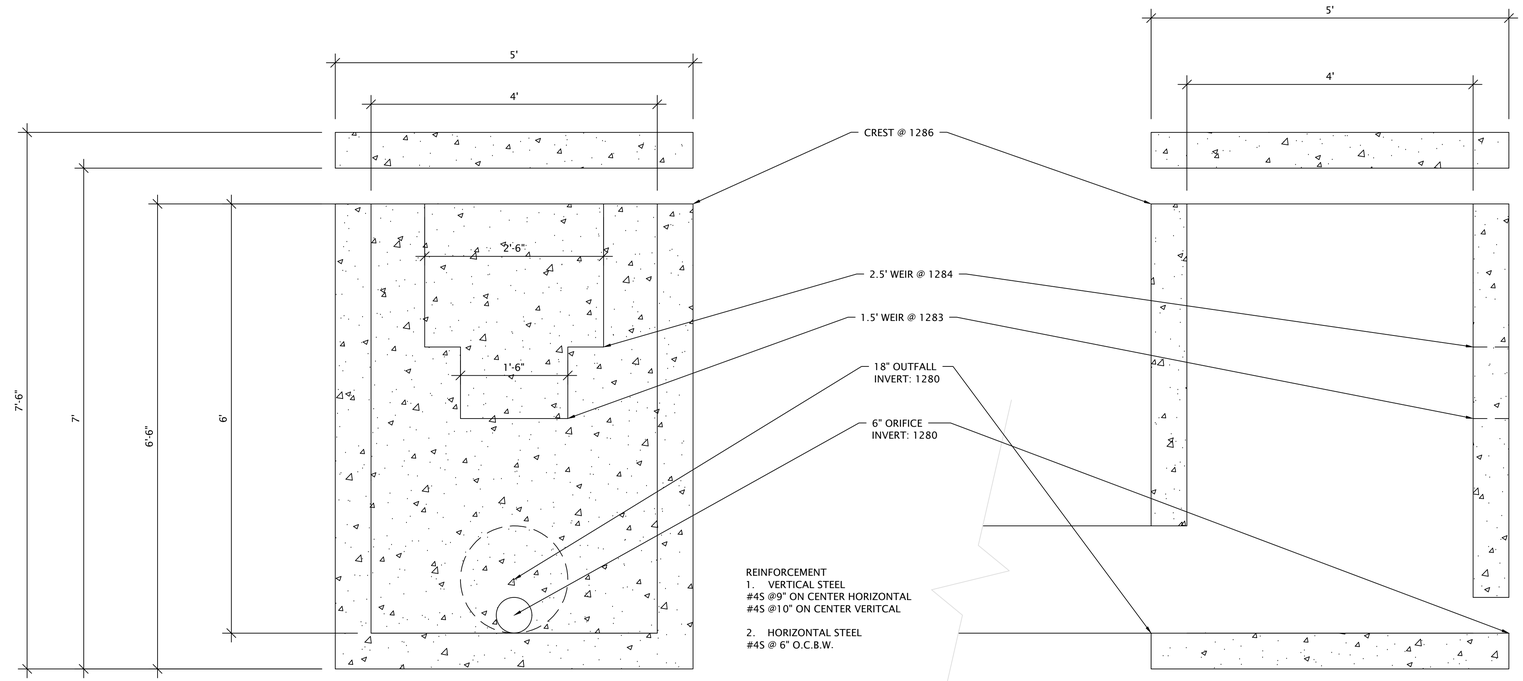
NTS

NOTES
1. SITUATE CHANNEL FOR POSITIVE DRAINAGE TO OUTLET.
2. PROVIDE EXPANSION JOINTS EVERY 100'
3. USE MINIMUM 2500 PSI CONCRETE COMPRESSIVE STRENGTH
4. CHANNEL SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 0.4%
5. DOWEL CHANNEL TO OUTLET STRUCTURE AT JUNCTURE.
6. CONNECT LOW POINT OF CHANNEL TO LOW POINT OF INLET



3 CONCRETE TRICKLE CHANNEL

NTS



2 POND OUTFALL STRUCTURE

NTS

GAVIN R SMITH
CIVIL ENGINEERING
31 E CENTER STREET FAYETTEVILLE AR
(479) 935-0644
www.grsmithcivilengineering.com
gavin@grsmithcivilengineering.com

ISSUE DATE

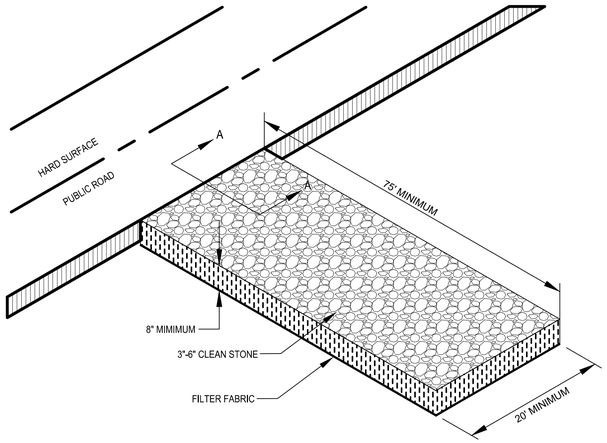
11/25/20 LSD SUBMISSION
12/16/20 LSD RE- SUBMISSION
1/21/21 LSD RESUBMISSION

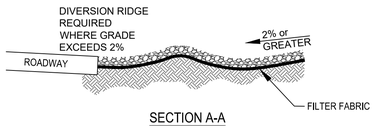
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18921
GAVIN R. SMITH
PRELIMINARY

STRONGHOLD SHOP DRAINAGE DETAILS

SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET
C 503





SECTION A-A

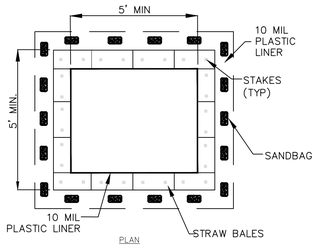
NOTES:

1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON
   PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM (NO POWER BROOM) AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.
4. IF WHEEL WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

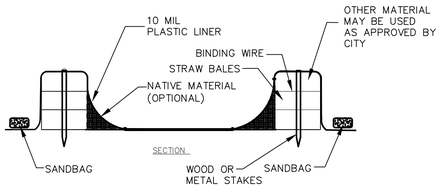
1 STABILIZED CONSTRUCTION ENTRANCE

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.

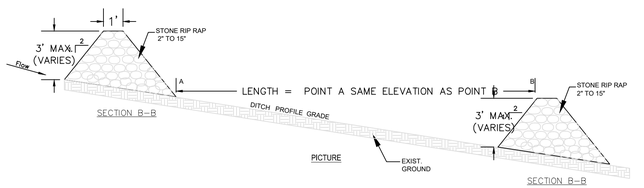


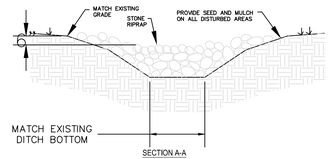
PLAN



SECTION

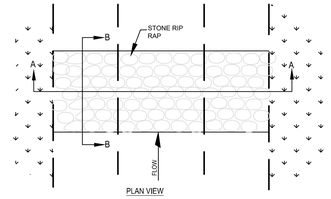
3 CONCRETE WASHOUT



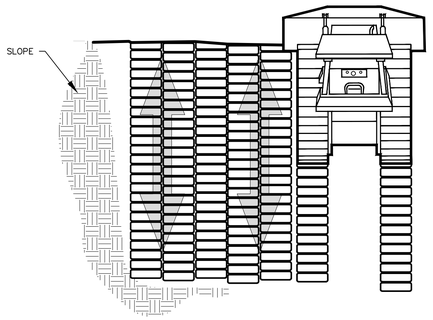


INSTALLATION:
1. EXCAVATE KEY-WAY (IF REQUIRED)
2. A GEOTEXTILE FABRIC SHALL BE INSTALLED OVER THE SOIL SURFACE WHERE THE ROCK IS TO BE PLACED (IF REQUIRED).
3. ROCK DIAMETERS SHOULD BE 2" TO 15" IN DIAMETER
4. ROCK DITCH CHECKS SHOULD NOT EXCEED 3 FEET
5. STONES SHOULD BE PLACED UP THE CHANNEL BANKS TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK
6. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY AND NOT JUST DUMPED TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAMN IS LOWER THAN THE EDGES
7. MAXIMUM SPACING BETWEEN MULTIPLE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK IS THE SAME AS THE TOP OF THE DOWNSTREAM CHECK

INSPECTION:
- INSPECT ROCK DITCH CHECKS EVERY (7) CALENDAR DAYS AND WITH-IN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" PRECIPITATION.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 THE ORIGINAL CHECK HEIGHT
- IN THE CASE OF GRASS-LINED DITCHES OR SWALES, ROCK DITCH CHECKS SHOULD BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE. IF THE SLOPE IS 4% OR LESS,
- THE AREA BENEATH THE ROCK DITCH CHECKS SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER THE CHECK DAM REMOVAL

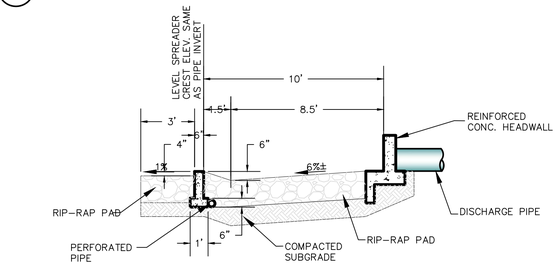


5 ROCK CHECKDAM

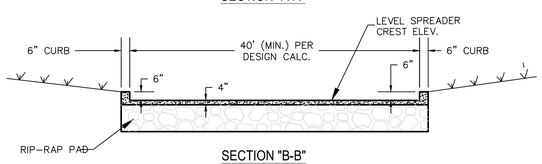


NOTES:
1. ONCE THE SLOPE HAS BEEN SHAPED TO FINAL GRADE, A FINAL PASS WITH A TRACKED
   VEHICLE SHALL BE MADE PERPENDICULAR TO THE GRADE (UP AND DOWN THE SLOPE) AS SHOWN.

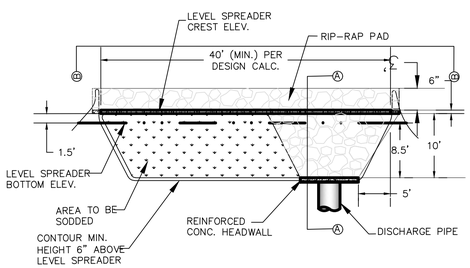
8 SOIL ROUGHENING



SECTION "A-A"



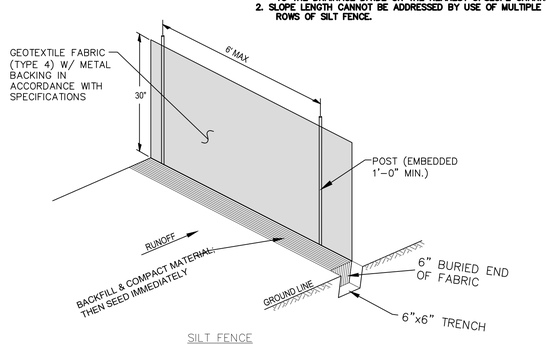
SECTION "B-B"



2 LEVEL SPREADER

Maximum Slope Length for Silt Fence		
Slope	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.



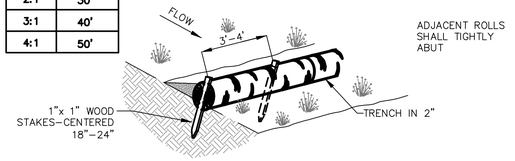
SILT FENCE

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.

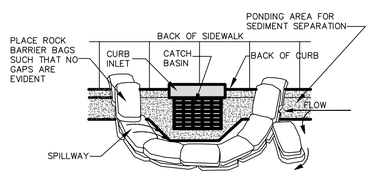
4 SILT FENCE

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.

6 STRAW WATTLE



NOTES:
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

7 INLET PROTECTION

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ISSUE DATE

11/25/20 LSD SUBMISSION
12/16/20 LSD RE- SUBMISSION
1/21/21 LSD RESUBMISSION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18921
GAVIN R. SMITH
PRELIMINARY

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

EROSION CONTROL DETAILS

SHEET
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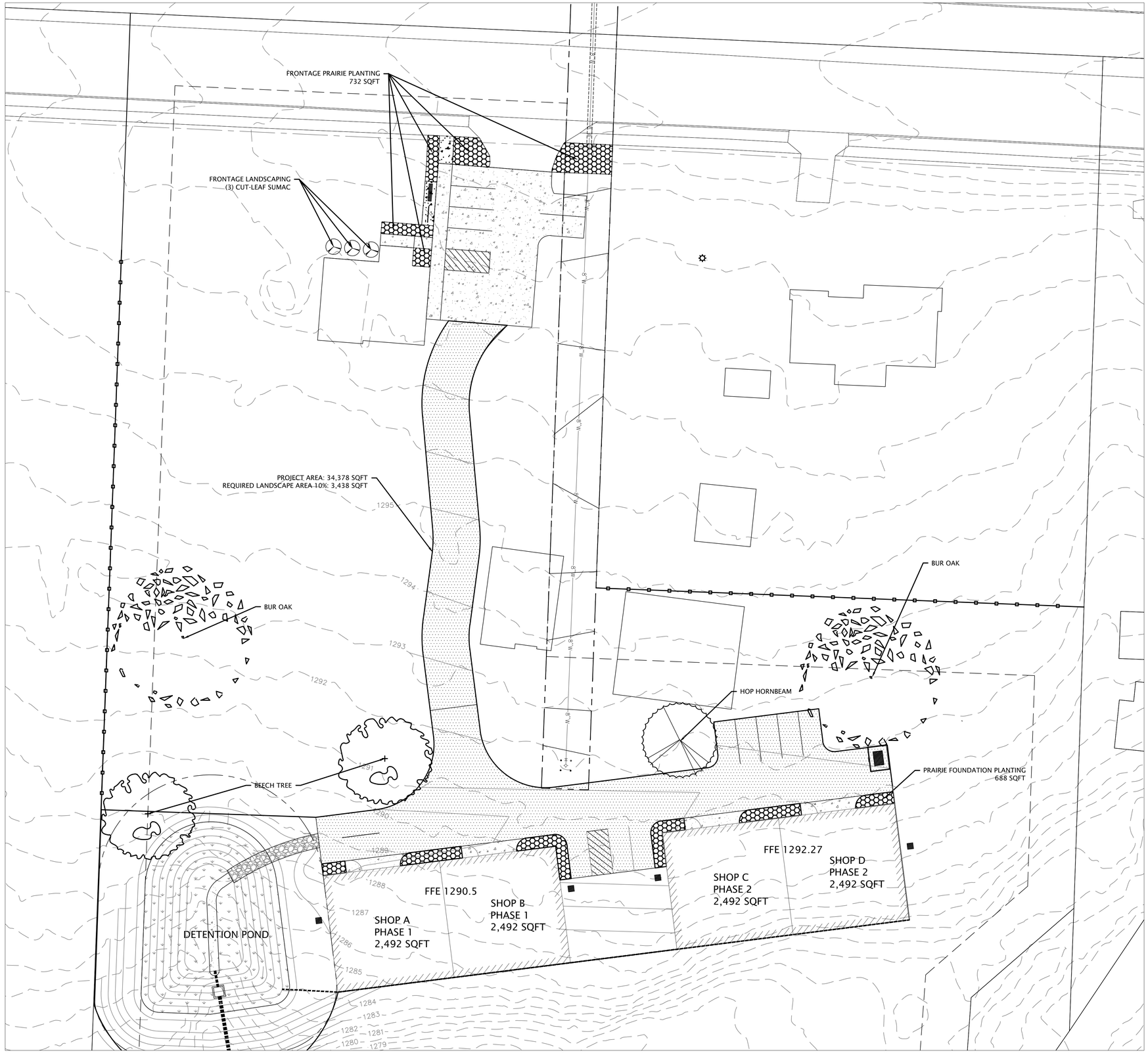

1 LANDSCAPING PLAN

SCALE: 1" = 20'

TREE LEGEND

#	SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	MATURE SIZE	NOTES
1		Bur oak	Quarcus macrocarpa	2" CALIPER 8' TALL	60'-80' SPREAD 60'-80' TALL	Ozark Native Upland Drought Tolerant
2		Beech	Fagus grandiflora	2" CALIPER 8' TALL	40' SPREAD 50'-70' TALL	Ozark Native Lowland
3		Hop Hornbeam	Ostrya viriniana	2" CALIPER 8' TALL	35'-50' SPREAD 35'-50' TALL	Ozark Native Upland Drought Tolerant
4		Cut-leaf Smooth Sumac	Rhus glabra v. lacinata	2" CALIPER 8' TALL	40' SPREAD 50'-70' TALL	Ozark Native Upland Drought Tolerant

PRAIRIE PERENNIALS & GRASSES

#	QTY	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	SPACING	NOTES
1	17	Butterfly Weed	Ascelpias tuberosa	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 8.33% OF PLANTING Drought Tolerant
2	17	Purple Cone Flower	Echinacea purpurea	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 8.33% OF PLANTING Drought Tolerant
3	17	Wild Quinine	Parthenium integrifolium	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 8.33% OF PLANTING Drought Tolerant
4	17	Black Eyed Susan	Rudbeckia hirta	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 8.33% OF PLANTING Drought Tolerant
5	103	Little Blue Stem	Shizachyrium scoparium	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 50% OF PLANTING Drought Tolerant
6	17	Rattle Snake Master	Eryngium yuccifolium	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 8.33% OF PLANTING Drought Tolerant
7	17	Gay Feather	Liatris pycnostachya	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 8.33% OF PLANTING Drought Tolerant

NOTES: THE FOUNDATION PLANTING AREA IS 688 SQFT IN TOTAL. PLANTS SHOULD BE PLANTED ON A HEXAGONAL CLOSE PACK ARRAY WITH 2' RADII. DISTRIBUTE PLANTS EVENLY. TO THE GREATEST DEGREE POSSIBLE DO NOT PLANT LIKE ADJACENT TO LIKE.

GENERAL NOTES

1. LOCATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
6. ALL DISTURBED AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
7. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
8. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM
9. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 811 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
10. SURFACE MATERIALS DISTURBED BY THIS WORK TO BE RETURNED TO SIMILAR OR BETTER CONDITION.

LANDSCAPE PLANTING NOTES

1. REFER TO CIVIL UTILITY AND GRADING AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION. REFER TO CIVIL GRADING PLANS FOR GRADING INFORMATION.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
3. VERIFY PLANT COUNTS AND SQUARE FOOTAGES: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
4. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
7. TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING.
8. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
9. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
10. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS TREES AND SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
11. FINISH GRADES OF PLANTER AREAS SHALL BE 2 INCHES BELOW ADJACENT PAVING OR TOP OF WALL UNLESS OTHERWISE NOTED. 14. PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS.
12. REMOVE ENTIRE WIRE CAGE FROM ROOTBALL.
13. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.

SOIL PREPARATION

1. CONTRACTOR TO CONDUCT A SOIL EVALUATION TO DETERMINE THE SOIL'S COMPOSITION, COMPACTION RATE, NUTRIENT QUALITIES, ORGANIC CONTENT, PH LEVELS, AND WATER HOLDING CAPABILITIES. THE IDEAL PARTICLE SOIL MIX IS APPROXIMATELY 45% SAND, 40% SILT, 10% CLAY AND 5% ORGANIC MATERIAL WITH A PH LEVEL NEAR SEVEN.
2. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.
3. CONTRACTOR TO DE-COMPACT SOILS IN PLANTING AREAS BY ROTO-TILLING, DISKING OR RIPPING TO A DEPTH OF 6 -8" MINIMUM AND PREFERABLY A DEPTH OF 12"-18". DE-COMPACTION OF SMALLER PLANTER AREAS, SUCH AS THOSE IN PARKING LOT AREAS, MAY REQUIRE THE REMOVAL OF THE COMPACTED SOIL TO A DEPTH OF 18" OR MORE AND THEN RE-INSTALLED LOOSELY WITH REQUIRED AMENDMENTS. ALWAYS REMOVE DEBRIS OVER 2" IN SIZE FROM THE SOIL.
4. WHEN PERFORMING SOIL DE-COMPACTION, MULTIPLE PASSES ACROSS THE AREA WILL BE REQUIRED AND, WHEN POSSIBLE, SHOULD BE AT VARYING ANGLES TO ENSURE ADEQUATE COVERAGE. WHEN USING DISC OR RIPPING EQUIPMENT, IT IS REQUIRED THAT THE FINAL PASSES OVER THE AREA BE MADE WITH A ROTO-TILLER TO BREAK UP ANY LARGE CLUMPS TO MAKE FINAL GRADING EASIER.
5. AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING. SOIL AMENDMENT MAY INCLUDE INORGANIC MATERIAL SUCH AS SAND, SILT OR CLAY, WHICH HELP IMPROVE SOIL TEXTURE. ORGANIC MATERIAL SUCH AS COMPOST, MANURE, AND PEAT MOSS MAY ALSO BE USED AND HELP IMPROVE SOIL STRUCTURE. OTHER AMENDMENTS SUCH AS FERTILIZER IMPROVE NUTRIENT CONTENT AND SULFUR ADJUSTS THE SOIL PH LEVEL. SULFUR SHALL BE INCORPORATED AT THE RATE OF ONE POUND OF SULFUR PER 100 SQUARE FEET.
6. ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL AND AN ADDITIONAL SOIL TEST WILL BE TAKEN TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.
7. DURING THE REMAINDER OF THE LANDSCAPE INSTALLATION, VARIOUS AREAS OF THE SITE MAY BE RE-COMPACTED DUE TO THE USE OF EQUIPMENT AND VEHICLES. THIS COMPACTION IS TYPICALLY LIMITED TO THE UPPER 4'-6" OF THE SOIL. PRIOR TO THE INSTALLATION OF PLANT MATERIAL IN THESE AREAS, THE COMPACTION SHALL BE REDUCED TO 80% OR LESS USING PREVIOUSLY DESCRIBED METHODS.

20 10 0 20 40

GRAPHIC SCALE 1" = 20'

NORTH

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STATE OF ARKANSAS
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No. 18921
GAVIN R. SMITH
PRELIMINARY

LANDSCAPE PLAN

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET

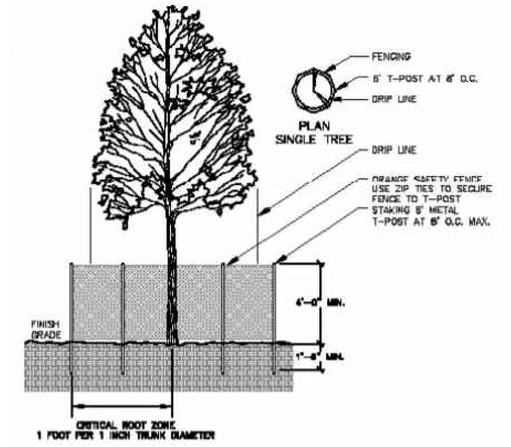
L 101

EXISTING TREES TO BE PRESERVED

1. 30" OAK
2. 30" OAK
3. 30" OAK
4. 48" OAK
5. 30" OAK
6. 30" OAK
7. 24" OAK
8. 24" DOUBLE TRUNK OAK
9. 32" OAK
10. 30" OAK
11. 16" OAK
12. 28" OAK
13. 30" OAK
14. 30" OAK
15. 16" DOUBLE TRUNK OAK
16. 30" OAK
17. 30" OAK
18. 30" OAK
19. 36" OAK
20. 30" OAK
21. 36" SYCAMORE

1 TREE PRESERVATION PLAN

SCALE: 1" = 20'



1 TREE PRESERVATION FENCING

GAVIN R SMITH
CIVIL ENGINEERING

31 E CENTER STREET FAYETTEVILLE AR
(479) 935-0644
www.grsmithcivilengineering.com
gavin@grsmithcivilengineering.com

ISSUE DATE

1/21/21 LSD RESUBMISSION

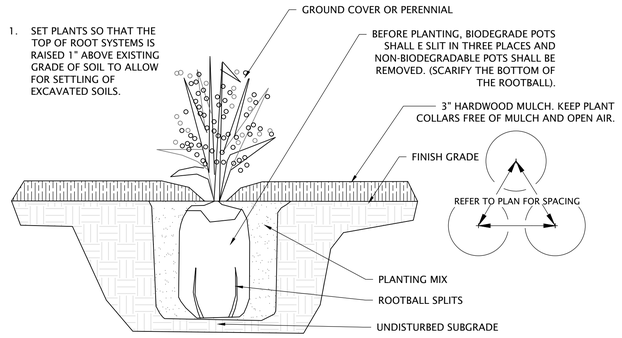
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18921
GAVIN R. SMITH
PRELIMINARY

TREE PRESERVATION PLAN

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

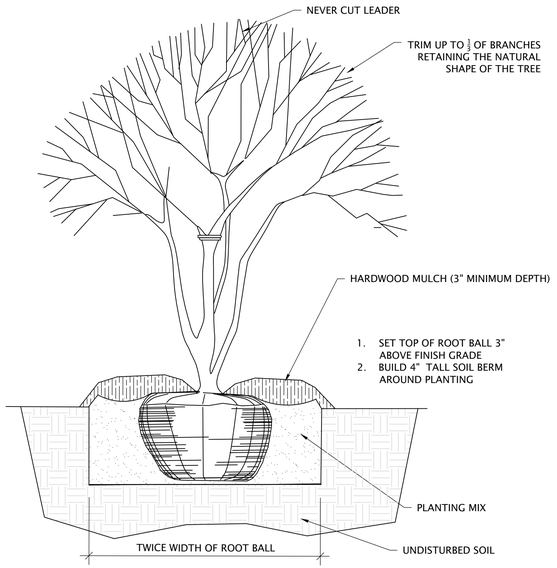
SHEET

L 102



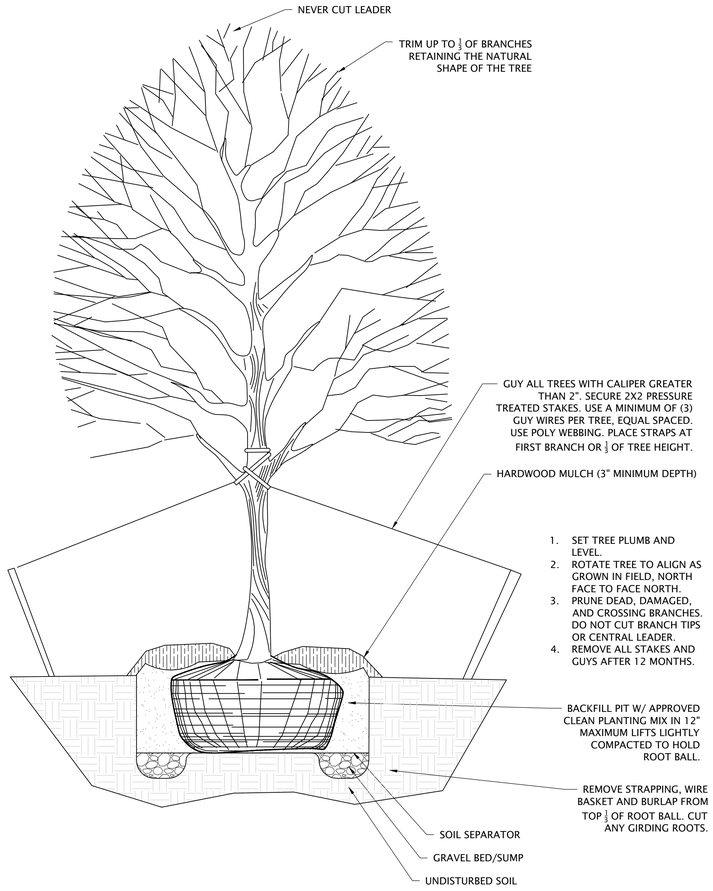
1 PERENNIAL PLANTING

NTS



2 SHRUB PLANTING

NTS



3 TREE PLANTING

NTS

GAVIN R SMITH
CIVIL ENGINEERING

31 E CENTER STREET FAYETTEVILLE AR
(479) 935-0644
www.grsmithcivilengineering.com
gavin@grsmithcivilengineering.com

ISSUE DATE

11/25/20 LSD SUBMISSION
12/16/20 LSD RE- SUBMISSION
1/21/21 LSD RESUBMISSION

LANDSCAPE DETAILS

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET

L 501

CITY OF SPRINGDALE, ARKANSAS

FILE NUMBER: B21-02

DATE: _____

APPLICATION FOR VARIANCE
COMMERCIAL DESIGN STANDARDS
BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Street Address/Location of Request: 3095 WAGON WHEEL RD

Applicant Name: Stronghold NWA

Address: 3095 WAGON WHEEL RD

City: SPRINGDALE State: AR Zip: 72701

Phone: 479 871 9213 Fax: — Email: —

☐ Property Owner ☑ Owner's Representative ☐ Contract Purchaser

Represented by: Garin Smith, PE

Address: 31 E center st suite 207

City: Fayetteville State: AR Zip: 72701

Phone: 479 935 0644 Fax: — Email: garin@gvsmithcivileng.com

Legal Description: ☑ (Check if attached)

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

Check item(s) for which variance is requested:

- ☑ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way

- ☑ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

- ☑ **PEDESTRIAN FLOW**
  - ☑ 5' sidewalk along all sides of lot abutting public right-of-way
  - ☑ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☑ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☑ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☑ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

- ☑ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☑ Provision of at least 2 central features
  - ☑ Direct access to public sidewalk network

- ☑ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☑ Use of similar building materials
  - ☑ Use of similar architectural styles or theme

- ☑ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - ☑ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☑ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

N/A ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☑ **DETAIL FEATURES**

- ☑ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☑ At least one element repeating horizontally
- ☑ Elements repeat at intervals of more than 30' horizontally or vertically
- ☑ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☐ **ROOFS** – change in height every 100 liner feet in building length

☐ **MATERIALS AND COLORS**

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

☑ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☑ **LANDSCAPING**

- ☑ Entryway landscaping
- ☑ Parking lot landscaping
- ☑ Perimeter parking area landscaping
- ☐ Building foundation landscaping

☑ **SCREENING**

- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☑ Required screening fence or wall maximum height 8', high quality materials
- ☑ Required screening fence or wall maximum continuous length of 50'

☐ **LIGHTING**

- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy

☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

SEVERAL REQUESTED: This is a shop building space for boutique crafts such as cabinetry. This area is not for sales & is not for the general public to access. ~~That's it~~

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

This is a setting for the industrial arts, especially wood working & needs solid/durable finishes & materials. It is not feasible to match the existing house & not feasible to create site elements that invite the public from the ROW.

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

The proposed site & arch improvements meet & exceed the spirit of the ordinances. & The intended use is slightly outside of the uses targetted by ordinance.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

This is the rear & landlocked portion of a larger property. This is isolated from the publics eye. This increases employment & specialization of industry, while not creating visual blight use in the community.

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

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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 11/25/2020

N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. B21-02
APPLICANT: Stronghold NWA
REQUEST: Variance for deviation of commercial design standards

PLANNING COMMISSION MEETING
January 5, 2021

From: trey.connerhomesllc@gmail.com [mailto:trey.connerhomesllc@gmail.com]
Sent: Wednesday, December 23, 2020 11:01 AM
To: 'Sharon Tromburg'
Subject: RE: 4078 Carriage Crossing Ln.

Please let this email serve as a request to waive the sidewalk requirements for address 4078 Carriage crossing lane. Also let me know if you need another copy of the plot plan showing the setbacks.

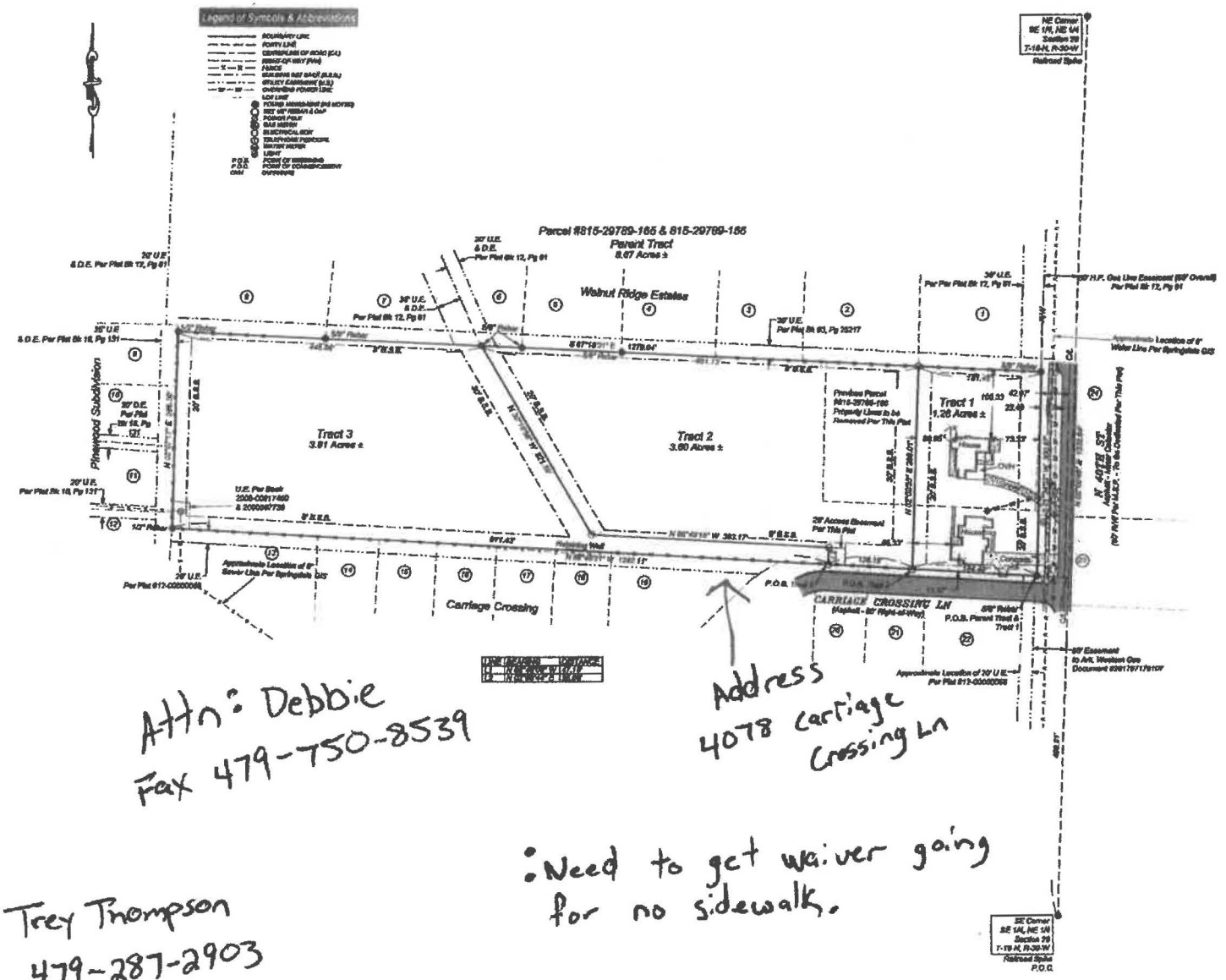
Trey Thompson

Project Manager

Cell: 479-287-2903

Trey.connerhomesllc@gmail.com

INFORMAL PLAT OF NEGRETE TRACTS



Vicinity Map (N.T.S.)

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

0 100 200

1 INCH = 100 FEET

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 16TH DAY OF APRIL, 2019.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1534
B. GLEWE

IF THIS SIGNATURE ON THIS SEAL IS NOT IN CYAN/BLUE, AND NOT BLUE IN COLOR, THEN IT SHOULD BE ASSUMED THAT THIS PLAT HAS BEEN ALTERED. THE ABOVE DESCRIPTION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWinc.com
Certificate of Authorization No. 1534

DRAWN BY & DATE	REVISED ON:	SURVEYED ON:
M.B. 04-16-2019	B.G.	T.C.
COUNTY & STATE: WASHINGTON COUNTY, ARKANSAS	JOB NUMBER:	19-1578

LOCATION: 2262 & 2310 N 40TH ST, SPRINGDALE, AR

PLAT PREPARED FOR: ANNA NEGRETE

PAGE 2 OF 2

Attn: Debbie
Fax 479-750-8539

Trey Thompson
479-287-2903

: Need to get waiver going for no sidewalk.

W21-01

P74

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: February 2, 2021

Re: **R21-03** **Rezone**

A request by Merry Lee Phillips Revocable Trust for Planning Commission approval of a zone change from General Commercial District (C-1) to Thoroughfare Commercial District (C-5) for a tract of land containing .665 acres.

LOT LOCATION AND SIZE

The .665 acre tract is located at 408 N. Thompson, northwest corner of the intersection of Thompson Street and Maple Avenue.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W and the building	50'
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20'
Rear setback	20'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The requested zoning of this tract is a C-5 thoroughfare commercial district. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, transient sleeping accommodations, and eating and drinking establishments. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping center since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

Uses permitted: - 1, 4, 5, 16, 17, 18, 19, 20, 21, 22, 27, 31, 38
Conditional Uses Permitted on Appeal: - 2, 3, 12, 23,24, 30, 33, 35
Temporary Uses: - 32

DEVELOPMENT CRITERIA

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

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

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

iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that is cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:

   b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
   c. No permanent open display will be permitted on sidewalks, or public right-of-way.
   d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
   e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-5 district a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-5 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

There shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30'	
Front setback if parking is allowed between R-O-W and the building	50'	
Side setback	0	(subject to applicable fire and building codes)
Side setback when contiguous to a residential district	20'	

Rear setback 20'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a commercial use. The area to the north, south and east contain commercial uses in C-2 zoning. The area to the east contains a commercial use in the Form Based Code District Neighborhood Center Type 2.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Downtown District.

The Master Street Plan indicates Thompson Street as an arterial and Maple Avenue as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

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

Protect the positive aspects of neighborhood character throughout the City.

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

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

N

0 15 30 60 90 120 Feet

For Location Reference Only

FILE NO. R21-03
APPLICANT: Merry Lee Phillips
REQUEST: Rezone parcels from C-2 to C-5

PLANNING COMMISSION MEETING
February 2, 2021

File No. R21-03

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Merry Lee Phillips Revocable Trust
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-Five (35), in Township Eighteen (18) North, of Range Thirty (30) West, described as follows: Commencing at the Southwest corner of said forty-acre tract and running thence East on the South line of said forty acre tract 60 1/2 rods or 998 1/4 feet to a Walnut tree on said line where a cement post is placed for a marker for a beginning corner of the lands hereby conveyed; thence running North 115 feet, thence East to the middle of Thompson Street on the West boundary line of Deaver's Addition to Springdale; thence South 2 degrees west with the middle of said Street or Highway to the South line of said forty-acre tract; thence West 315 feet or to the place of beginning. LESS AND EXCEPT the South twenty (20) feet thereof, and also EXCEPT that portion on the East side of the said tract now in U. S. Highway 71.

Layman's Description: 408 S. Thompson St.
Northwest corner of Maple Avenue & US 71B (Thompson Street)

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

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

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

FROM (current zoning) C-2

TO (proposed zoning) C-5

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

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

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is coffee restaurant with drive-through.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Effects are expected to be minimal. Stormwater will not be increased to adjoining properties. Traffic impacts will be minimal, as Thompson Street already sees 21000 vehicles per day pre-development (per Arkansas DOT).

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

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

Authorized Representative: Engineering Services, Inc.

Address: 1207 S. Old Missouri Road / PO Box 282, Springdale, AR 72765-0282

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 4137 N. Bentwood Ln Fayetteville, AR 72703-4568

TELEPHONE: 479-530-2000 DATE: _____

VERIFICATION

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

Merry Lee Phillips Revocable Trust

James A. "Jim" Phillips, Co-Trustee

Merry Lee Phillips, Co-Trustee

Acknowledgements

State of Arkansas) ss
County of Washington)

EMILY HARRISON
MY COMMISSION # 12388756
EXPIRES: September 8, 2024
Washington County

SUBSCRIBED AND SWORN TO before me, a Notary Public, appeared James A. "Jim" Phillips this 22nd day of December, 2020.

Notary Public

State of Arkansas) ss
County of Washington)

EMILY HARRISON
MY COMMISSION # 12388756
EXPIRES: September 8, 2024
Washington County

SUBSCRIBED AND SWORN TO before me, a Notary Public, appeared Merry Lee Phillips this 22nd day of December, 2020.

Notary Public

CITY OF SPRINGDALE, ARKANSAS

FILE NUMBER: B21-12
DATE: 1/13/21

APPLICATION FOR VARIANCE
COMMERCIAL DESIGN STANDARDS
BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Street Address/Location of Request: 408 S. Thompson Street

Applicant Name: Merry Lee Phillips Revocable Trust

Address: 4137 N. Bentwood Lane

City: Fayetteville State: AR Zip: 72703-4568

Phone: 479-530-2000 Fax: _____ Email: jim@slausa.com

☒ Property Owner ☐ Owner's Representative ☐ Contract Purchaser

Represented by: Brandon Rush, Engineering Services, Inc.

Address: 1207 S. Old Missouri Road / PO Box 282

City: Springdale State: AR Zip: 72765-0282

Phone: 479-751-8733 Fax: _____ Email: brush@engineeringservices.com

Legal Description: ☒ (Check if attached)

A part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-Five (35), in Township Eighteen (18) North, of Range Thirty (30) West, described as follows: Commencing at the Southwest corner of said forty-acre tract and running thence East on the South line of said forty acre tract 60 1/2 rods or 998 1/4 feet to a Walnut tree on said line where a cement post is placed for a marker for a beginning corner of the lands hereby conveyed; thence running North 115 feet, thence East to the middle of Thompson Street on the West boundary line of Deaver's Addition to Springdale; thence South 2 degrees west with the middle of said Street or Highway to the South line of said forty-acre tract; thence West 315 feet or to the place of beginning. LESS AND EXCEPT the South twenty (20) feet thereof, and also EXCEPT that portion on the East side of the said tract now in U. S. Highway 71.

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

Check item(s) for which variance is requested:

- ☒ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way

- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

- ☐ **PEDESTRIAN FLOW**
  - ☐ 5' sidewalk along all sides of lot abutting public right-of-way
  - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☐ Provision of at least 2 central features
  - ☐ Direct access to public sidewalk network

- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☐ Use of similar building materials
  - ☐ Use of similar architectural styles or theme

- ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☐ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

- ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - ☐ Minimum 3' depth
  - ☐ Minimum of 20 contiguous feet within each 100' of façade length
  - ☐ Extends 20% of the façade

- ☐ **DETAIL FEATURES**
  - ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - ☐ At least one element repeating horizontally
  - ☐ Elements repeat at intervals of more than 30' horizontally or vertically
  - ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

- ☐ **ROOFS** – change in height every 100 liner feet in building length

- ☐ **MATERIALS AND COLORS**
  - ☐ Predominate exterior materials high quality materials
  - ☐ Façade color – low reflectance, subtle, neutral or earth tone

- ☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

- ☐ **LANDSCAPING**
  - ☐ Entryway landscaping
  - ☐ Parking lot landscaping
  - ☐ Perimeter parking area landscaping
  - ☐ Building foundation landscaping

- ☐ **SCREENING**
  - ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
  - ☐ Exterior ground-mounted or building-mounted equipment
  - ☐ Rooftop equipment
  - ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
  - ☐ Required screening fence or wall maximum height 8', high quality materials
  - ☐ Required screening fence or wall maximum continuous length of 50'

- ☐ **LIGHTING**
  - ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
  - ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
  - ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
  - ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
  - ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
  - ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy

☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Requesting to have single public entrance rather than the two dictated by the frontage of a corner lot. See architectural elevations for single entrance.

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

The proposed development is designed as a drive-through with only limited outdoor seating for customers on a small site. Almost all indoor space is dedicated to food and drink preparation for drive-through customers. Installing a second door will provide almost no benefit to customers while reducing available space for food/drink preparation in favor of a vestigial doorway.

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

Granting this variance will allow the same customer access (since almost all will be drive-through traffic) without requiring a vestigial door simply because this is a corner lot, allowing the developer to make full use of the indoor space for food and drink preparation for drive-through customers.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

See attached page

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Intent per CDS is, "Large retail buildings should feature multiple entrances. Multiple building entrances reduce walking distance from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenience where certain entrances offer access to individual stores, or identified departments in a store. Multiple entrances also mitigate the effect of the unbroken walls and neglected areas that often characterize building façades that face bordering land uses."

This is not a large retail building.
The small site already offers good access to pedestrian and bicycle traffic - a second door will not appreciably reduce travel time or distance from the public sidewalk.
This building will not have departments, and is a single enterprise wholly occupying the building.
Other architectural elements are provided intending to add visual interest and mitigate the effects of unbroken walls. These elements are intended to provide better mitigation than a rarely-used doorway would.

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

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

APPLICANT SIGNATURE(S) Jim Phillips

Merry Lee Phillips

DATE: 1/13/2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: February 2, 2021

Re: **R21-04 Rezone**

A request by Brian and Melonie Moore Trust for Planning Commission approval of a zone change from Agricultural District (A-1) to Planned Unit Development (PUD) for a tract of land containing 4.95 acres.

LOT LOCATION AND SIZE

The 4.95 acre tract is located at 7655 W. Gibbs Road, west side of Gibbs Road, north of Har-Ber Avenue.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a PUD Planned Unit Development district. The District is established to permit the subdivision of land and zoning review into one process. The combination review permits a development proposal to be acted upon simultaneously by the developer and the city. This system is advantageous when the developer that plats the land and provides access and utilities also provides the amenities that make the overall project marketable. An additional advantage is that the approved PUD plan remains intact even if transfer in ownership occurs. The approved PUD plan represents a commitment by both the developer and the city.

The PUD process permits more flexibility in the choice of building types, the arrangement of varied land uses, and the use of generalized rather than specific development regulation. By permitting and encouraging the use of such procedures the planning commission and the city council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the city. The PUD should:

(1) Facilitate and encourage a maximum of social and community interactions and activity among those who live, shop, play and work there.

(2) Provide open space not only for traditional private use in setbacks and yards surrounding structures, but also conveniently located with respect to points of residential and commercial concentration for the general benefit of the community and public as places for relaxation, recreation and social activity.
(3) Provide a comprehensive, multi-modal circulation system separated from vehicular roadways which links residential, non-residential and open space areas
(4) Preserve the natural environment by minimizing the grading necessary for construction.
(5) Achieve a maximum of safety, convenience and amenity for both the residents of the PUD and the residents of neighboring areas and assure compatibility with existing and proposed surrounding land uses.

The development plan may be submitted in conjunction with the rezoning of the site or prior to the development of the site.

Uses permitted: - 1, 4, 8, 9,10, 11, 12, 13, 16, 17, 18, 19,20, 22, 27, 29
Conditional Uses Permitted on Appeal: - 2, 3, 6,7,15, 28

ACCESSORY USES

See Article 6, Section 2.7 of this chapter for residential uses and Article 6, Section 3.1 for commercial uses.

SITE PLAN REVIEW

When a proposal is made to develop a Planned Unit Development, a PUD Site Plan review shall be required. See Article 6, Section 5 of this chapter for the Planned Unit Development application review procedure.

DENSITY, BULK, AREA AND YARD REGULATIONS

Density. PUD densities may be determined on the basis of any and all of the following considerations; the densities designated by the land use plan, the densities of surrounding development, the densities allowed under the various zoning districts, the urban development goals and other policies of the city, topography and character of the natural environment and the impact of a given density on the specific site and adjacent properties. The city also has the discretion to consider any other relevant factors.,

Lot size. There shall be no minimum standards for lot size although existing standards of zoning and subdivision regulations may be used as a guide.

Setback. There shall be no minimum standard although existing standards of the zoning and subdivision regulations will be used as a guide.

OFF-STREET PARKING

See Article 7 of this chapter.

ENCLOSURE OF USES

All commercial uses shall be restricted to closed buildings except parking lots, plant nurseries, temporary farmers markets and craft fairs, promotional events, and normal pump island fuel services. In addition, outdoor display of merchandise is allowed in an area equal to one-half (1/2) of the façade area of the front of the building as long as said display of merchandise is stored inside the building or other completely enclosed structure after normal working hours.

SCREENING AND LANDSCAPING

In order to enhance the integrity and attractiveness of the development, and when deemed necessary to protect adjacent properties, the planning commission shall require landscaping and screening as part of a PUD. The nature and extent of screening and landscaping shall be determined by the planning commission in relation to the overall character of the development and its specific location. The required screening shall be submitted to the planning commission as part of the final development plan. Landscape plans shall show the general location, type and quality (size/age) of plant material. Screening plans shall include typical details of fences, berms and plant material to be used.

OPEN SPACE

Due to the flexibility allowed in development density, well-designed open space is an important factor in providing for innovative design and visual attractiveness. A minimum of fifteen (15) percent of gross residential areas shall be designated as common usable open space.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling The area to the north, east and west contains single family dwellings in A-1 zoning. The area to the south is being developed into a single family subdivision in SF-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates medium density residential.

The Master Street Plan indicates Gibbs Road as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

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

Protect the positive aspects of neighborhood character throughout the City.

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

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

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

Development Plan for
CADENCE CROSSING P.U.D.
Planned Unit Development
December 30, 2020

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

General Eligibility and Staging Requirements

1. Location: The intent is to apply the PUD district to the approximately 5.0 acres included in the project, all of which are within the municipal limits of Springdale. The Comprehensive Land Use Plan designates this area for Medium Density Residential.

2. Ownership: The property is owned by the Brian and Melonie Moore Trust, u/t/d March 5, 2010. Warranty deed 2014-14026 establishing current ownership is included in the application materials.

3. Project size: The subject property is 5.0 acres in size. A variance of the required 10 acre minimum size for a PUD is requested.

4. Staging: The 5.0 acres shown in the attached plans represents the entirety of the project. The developer does not anticipate bringing any additional/other properties into the PUD.

Project will be constructed as a single phase.

Developer intends to begin construction as quickly as is practical once construction plans are approved by all appropriate regulatory entities. Anticipated timeframe to complete infrastructure construction is eighteen months from City Council PUD approval.

APPLICATION REVIEW PROCEDURES

1. Three Phases:

a. A preapplication conference with planning and community development staff. – A pre-application conference has been held with the planning department staff.

b. The preliminary development plan is submitted for review and approval by the planning department staff along with the preliminary plat, rezoning application, and other supporting materials. Following staff review and revisions, revised application materials will be reviewed and potentially approved by Planning Commission and City

Council.

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

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

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

6. Size: Subject property is 5.0 acres in size. Legal description of the property is included below:

SURVEY DESCRIPTION PARCEL NO. 815-33683-120:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 31; THENCE ALONG THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4, N03°08'21"E A DISTANCE OF 659.28 FEET TO A FOUND 5/8 INCH REBAR IN WEST GIBBS ROAD AND THE **POINT OF BEGINNING**; THENCE LEAVING SAID EAST LINE AND WEST GIBBS ROAD, N86°26'38"W A DISTANCE OF 550.19 FEET TO A FOUND IRON PIN WITH UNREADABLE CAP; THENCE N03°50'22"E A DISTANCE OF 394.00 FEET TO A FOUND 5/8 INCH REBAR; THENCE S86°26'00"E A DISTANCE OF 545.38 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 IN SAID WEST GIBBS ROAD; THENCE ALONG SAID EAST LINE AND WEST GIBBS ROAD, S03°08'21"W A DISTANCE OF 393.91 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.95 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF WEST GIBBS ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

7. Project Name: Cadence Crossing Planned Unit Development

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

1. Development Strategy – Intent is to develop a 5.0 acre site as a PUD with twenty-six single-family residential lots. The entire subdivision will be residential with no commercial uses proposed or allowed. Developer intends to build and sell or lease homes on all lots. However, developer reserves the right to sell lots as market conditions warrant.

All homes will face either the central primary street or toward Gibbs Road and all will include

rear load garages with driveway access from the alleyways which run along the rear of the lots.

Typical lot size is 35' wide by 100'-110' feet long.

2. Permitted Uses: The entire development will be strictly residential in nature. No commercial or industrial uses are proposed or allowed for this development. Specific Use Units allowed in Cadence Crossing PUD are:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities
Use Unit 8 – Single Family Dwellings
Use Unit 9 – Zero Lot Line
Use Unit 34 – Model Home/Temporary Marketing Office

3. Site Development Requirements

A) Density, Bulk, Area and Yard Regulations

Density – 26 Single Family Lots / 5.0 Acres = 5.2 Units / Acre

Green Space (15% Minimum by City Code)
1.0 Acres Provided / 5.0 Acres = 20% Provided

Lot size - Single Family Residential: 35' Wide x 100'-110' Deep Typical

B) Building Setbacks

Front Setback:	10 Feet
Side Setback:	0 Feet
Rear:	15 Feet

CADENCE CROSSING PUD CONCEPT AND NARRATIVE

Applicant proposes a Planned Unit Development (PUD) with 26 single family residential lots on 5.0 acres in northwest Springdale. The subject property is 7655 West Gibbs Road, Washington County Parcel 815-33683-120, which is situated along the west side of West Gibbs Road and approximately 600 feet north of Har-Ber Avenue.

This property is designated for Medium Density Residential use on the City's Comprehensive Land Use Plan.

The intent of the development is to provide twenty-six rear load, single family homes along a central, primary street. The development includes a large open green space area at the south end with a play structure and pavilion.

The project is being proposed as a Planned Unit Development to provide a style of housing not widely available in the area. The lots and houses in this development will be similar to those found along the west end of Har-Ber Meadows PUD between Jones Road and JTL Parkway. These houses feature an attractive streetscape due to the reduced front building setback and absence of front load garages, with utility pedestals, trash collection, and driveways out of sight behind the homes. Developer is seeking to create a similar aesthetic in the proposed development. The proposed PUD will include zero lot line houses with rear load garages accessing rear alleyways in a similar configuration to the Har-Ber Meadows houses. The spacing of houses, reduced front yards, and absence of driveways along the primary street will create an inviting space with a strong sense of community. It is difficult to achieve this concept within the City's standard zoning districts.

It is not anticipated the development will strain public services or infrastructure in the area. This area includes multiple schools, shopping, eating, health care, and other services a short distance from the proposed development. Fire Station 7 is located less than half a mile from the subject property. Har-Ber Avenue, Jones Road, Highway 112, and Highway 412 are all major vehicular corridors near the development. An existing 8" gravity sewer main is located at the southeast corner of the development, and an existing 6" water main runs along the east side of Gibbs Road. Due to the relatively small number of new homes proposed, the abundance of services available in the area, and level of infrastructure present, the proposed development is not anticipated to strain City services or adversely impact surrounding properties.

Proposed building setbacks within the PUD are not typical of standard residential zoning districts in the City. The proposed setbacks will allow the single family homes to be built on the lots as shown in the Preliminary Plat with small side and front yards to emulate the look and feel of the Har-Ber Meadows homes discussed above.

The front building setback is proposed to be ten feet, which is significantly less than the typical Springdale residential setback of thirty feet. However, since the homes all feature rear load garages, one of the primary reasons for needing a large front setback (sufficient driveway length to avoid vehicles in driveways blocking sidewalks/streets) is removed in this development. The

proposed setbacks will still allow for a substantial front yard and landscaping for these units and provide space for water and sewer infrastructure.

Side setbacks are proposed to be zero feet from interior lot lines rather than the eight foot setback more common for Springdale residential zoning districts. This will allow for homes to be built on the proposed lots in a zero lot line configuration which is an important element of the overall concept for this development.

Rear setbacks are proposed to be fifteen feet, which is identical to the rear setback for lots 24 through 35 in Har-Ber Meadows, Phase XVIII.

Each home is required to have a rear load garage with capacity for at least two vehicles. Front loading garages or direct driveway access to West Gibbs Road or the central street are prohibited. The covenants will provide requirements regarding any accessory structures to be placed on the lots.

Primary use of the development is single family homes, with no commercial or industrial use units allowed in the development. The following specific use units will be allowed in the development:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities
Use Unit 8 – Single Family Dwellings
Use Unit 9 – Zero Lot Line
Use Unit 34 – Model Home/Temporary Marketing Office

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

Developer intends to build then sell or lease homes on all lots. However, depending on market demand, developer reserves the right to sell lots. Plans and elevations of sample single family homes, duplexes, and townhouses which are similar in appearance/materials to the types of homes developer will build in this subdivision are enclosed with this development plan. To facilitate marketing and selling homes, developer may operate a temporary sales office and up to two model homes at a time in the development.

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

The residents of the PUD will have access to several amenities. The development will have sidewalks along the central street and along Gibbs Road. 20% of the property will be reserved as a large open POA lot with parking, a tot-lot with play structure, and a pavilion with picnic benches and barbecue grill. An access easement between lots mid-block will allow pedestrians

to access the POA lot from the central street without having to walk to the end of the development.

Home builder will be responsible for installation of one tree per lot during house construction. Installation of the tree is a requirement prior to issuance of Certificate of Occupancy. Developer will install trees and landscaping in common areas as shown on landscape plans. Builder and developer shall provide a standard one year warranty for each tree they install. All trees installed by developer and/or home builder shall be one of the following species:

- Alle Elm (Ulmus americana)
- Northern Red Oak (Quercus rubra)
- Shumard Oak (Quercus shumardii)
- Sugar Maples (Acer saccharum)
- Chinese Pistache (Pistachia chinensis)

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

A) East Section of Street A: The portion of Street A between Gibbs Road and the first intersection with the alleyways has no lots fronting it and includes a median with curb and gutter through the middle of the street. This portion of the street will have a 60' wide right-of-way and measure 50' from back of curb to back of curb. Sidewalk will be installed along both sides of the street.
B) West Section of Street A: The portion of Street A between the two intersections with alleyways has lots fronting the street and does not include a median. This portion of the street will have a 51' wide right-of-way and measure 29' from back of curb to back of curb. Sidewalk will be installed along both sides of the street.
C) Alley A and Alley B: The proposed alleys will be 15' wide and have a 20' wide right-of-way. No curb and gutter or sidewalks are proposed for the alleys.

In addition to the interior streets, the project will also include improving the west side of West Gibbs Road to master street plan requirements. This will include dedicating right-of-way, widening the street, adding curb and gutter, installing sidewalk, and installing drainage improvements where necessary.

Project includes a single street connection to West Gibbs Road.

Signage for the subdivision will consist of a single monument sign at the intersection of Street A with Gibbs Road. The exterior of the sign will be constructed with primarily stone, brick, and/or metal and developer will install landscaping along the sign in accordance with the landscape plan.

Developer intends to begin construction as quickly as possible once the PUD and construction plans are approved. It is anticipated that construction of subdivision infrastructure will be complete within eighteen months of City Council approval of the PUD.

The property is in the A-1 zoning district, as are the adjacent properties to the west, north, and east. The adjacent property to the south is SF-2, and the adjacent property diagonally to the southeast is SF-1.

The proposed development is compatible with existing and future land uses in this area. The development consists of single family residential lots, which is the dominant land use in this area. There are several existing residential developments in the vicinity, most of which are in the SF-2 district. It is compatible with the nearby institutional uses, which include Hellstern Middle School and Har-Ber High School. Other nearby properties that have not been developed and remain in the A-1 district appear to be primarily single family as well.

DECLARATION OF COVENANTS OF ASSURANCE AND RESTRICTIONS OF THE CADENCE CROSSING SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS

KNOW ALL MEN BY THE PRESENTS:

WITNESS:

WHEREAS, the undersigned is the owner of all of property referenced in Exhibit A, attached hereto and incorporated herein, which property has been subdivided into the lots of Cadence Crossing Subdivision to the City of Springdale and is reflected upon a plat of said subdivision which plat, on_____,_____was recorded and filed in the Plat Records of Washington County, Arkansas, in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and bears document number_____, and which plat is made a part of this Declaration, by reference, and this Declaration is likewise made a part by reference of said plat; and,

NOW, THEREFORE, the Developer declares that the real property described herein, and the soon-to-be-created lots on such property and in said Cadence Crossing Subdivision, are and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth or as hereinafter changed or amended.

ARTICLE I

PROPERTY SUBJECT TO THIS DECLARATION

1.1. The real property which is, and shall be held, transferred, sold, conveyed and occupied subject to this Declaration, is located and situated in Washington County, Arkansas, and which subdivision is located on the following lands, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

ARTICLE II

DEFINITIONS

2.1. The following terms as used in this Declaration of Covenants of Assurance and Restrictions are defined as follows:

a. "Declaration" means this Declaration of Covenants of Assurance and Restrictions for Cadence Crossing Subdivision to the City of Springdale, Arkansas.

b. "Property" means the Cadence Crossing Subdivision to the City of Springdale, Arkansas, as the same may be shown on the plat referenced hereinabove and recorded in Washington County, Arkansas.

c. "Lot" means any numbered Lot designated on the Plat of the property, except as may be herein excepted.

d. "Plat" means the map of the plat of Cadence Crossing Subdivision to the City of Springdale, Arkansas, as it is recorded.

e. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot subject to this Declaration, except that such term shall not mean Developer regardless of whether Developer has a fee simple interest in any lot.

f. "Developer" shall mean and refer to Chancad, LLC.

g. "Subdivision" shall mean Cadence Crossing Subdivision to the City of Springdale, Arkansas, as per plat on file in the office of the Circuit Clerk, and Ex-Officio Recorder of Washington County, Arkansas.

h. "Association" shall mean and refer to Cadence Crossing Homeowners Association, organized and existing pursuant to the laws of the State of Arkansas.

i. "Common Properties" shall mean and refer to those real properties owned by or hereafter acquired by the Association including, but not limited to, the Detention Basins, as the same are shown on the Plat. Common properties are intended to be devoted to the common use and enjoyment of owners of the properties. The Association shall maintain all Common Properties.

j. "ARC" shall mean and refer to the Architectural Review Committee as established and maintained by the Association. Initially, the ARC shall consist of members of Chancad, LLC, who shall serve until their resignation. Should anyone from Chancad, LLC resign, the person to replace them shall be determined by a majority vote of Lot Owners with Developer having votes as provided in Section 3.18. The Association may change the number and composition of the ARC by a majority vote of Lot Owners with Developer having votes as provided in Section 3.18.

ARTICLE III

RESTRICTIONS ON RESIDENTIAL LOTS

3.1. Fences: Only fences constructed of wood or wrought iron may be installed. There shall be no other fences allowed. In no event shall any fence be built which would detract from the appearance or obstruct visibility of the entry signs to the Property. All privacy fences

shall be constructed so that the framing shall be toward the inside of the Owner's Lot and shall be constructed at a height of six (6) feet to maintain uniformity. Any fence, once constructed, must be maintained by the property owner who had it constructed or their successor-in-interest.

3.2. Nuisances: No noxious or offensive activities or nuisances shall be permitted on any Lot or Parcel.

3.3. Signs: No person shall erect or maintain upon any Lot, or improvement thereto, any sign or advertisement, except a real estate sign when the property is listed for sale, provided, however, that this restriction shall not apply to Developer during development and construction of the Subdivision.

3.4. Animals: No animals shall be kept or maintained on any Lot except the usual household pets which shall be kept reasonably confined so as not to become a nuisance and all Owners shall comply with applicable laws, ordinances and regulations concerning animals.

3.5. Garbage and Refuse Disposal: No Owner shall accumulate on his or her Lot litter, refuse or garbage, except in approved receptacles. All Owners shall be required to have a mandatory trash pick up as provided or required by the City of Springdale, Arkansas.

3.6. Limited Access: There shall be no access to any Lot on the perimeter except from designated streets or roads within the Subdivision.

3.7. Drilling and Mining: No drilling, refining, quarrying or mining operations of any kind shall be permitted on any Lot.

3.8. Communication Towers and Satellite Dishes: No communications mast, tower, or structure may be installed on any Lot, except that satellite dishes may be installed only on the rear roof of a dwelling and shall not exceed the height of the lowest roof ridge line of such dwelling.

3.9. Parking on the Streets: Parking on the street is allowed, but only on one side, as indicated on the Plat.

3.10. Recreational Vehicles and Boats: Recreational and camping vehicles, trailers and boats may not be stored or parked on the Lots.

3.11. Minimum Square Footage: All Dwellings in the Subdivision shall have a minimum of eight hundred (800) square feet of heated area on the first floor, and thirteen hundred (1300) square feet overall, for all floors. The minimum square footage requirements is exclusive of garages, porches, patios and decks. Irrespective of other provisions regarding amendments of these covenants, the minimum square footage requirements cannot be amended except with the express approval of the Developer.

3.12. Restriction of Type of Dwelling: There shall be no Dwellings erected on any Lot other than a detached single family dwelling having an enclosed garage.

3.13. Approval of Plans by ARC: All plans for improvements to be constructed on each Lot shall be first submitted for review and approval by the ARC. Approval by the ARC must be obtained in writing before construction of any improvement on any Lot begins and any variances to the improvement initially approved must be authorized in writing by the chairman of the ARC. Developer is exempt from this requirement to obtain written approval from the ARC.

3.14. Exterior of Dwellings: All exterior walls of all Dwellings erected on the Lots shall be finished with high quality materials. Primary building materials will include brick, stone, manufactured stone, wood, and concrete siding (such as Hardy brand). Soffits and fascia may be covered with steel, aluminum or concrete composition materials. All roof pitches shall be a minimum of 6/12 pitch. No metal roofs shall be permitted. Roofs shall be covered with shingles using architectural composition or better.

3.15. Lot maintenance and sod: All Lots shall be maintained, mowed and kept free of noxious weeds whether they be improved or unimproved. Further, upon construction of a dwelling, the Owner shall sod the entire Lot, provided, however, that this section shall not apply to Developer during construction and development of the Subdivision. If Owner allows grass to grow such that it is more than 4 inches high, Developer or Association, shall have the right, but not the obligation, to have it mowed without giving notice to the Owner and shall charge Seventy Five Dollars ($75.00) or the amount it costs Developer or Association to have it mowed, whichever is greater.

3.16. Platted easements: All Lots are subject to easements that are shown on the Plat, including, but not limited to, easements for fences and entry signs.

3.17. Covenants to Run with the Land: All covenants and restrictions set forth in this Declaration are to run with the land and shall be binding on all parties, their successors, heirs and assigns, for a period of thirty (30) years from the date this Declaration is recorded; provided, however, that any time after the date this Declaration is recorded, the covenants and restrictions may be amended at any time by the record owners of at least sixty (60) percent of the total Lots in the Subdivision. The Developer shall have four (4) votes per Lot which Developer owns. All other Lot owners shall have one (1) vote per Lot. Such amendments shall be made and executed by said record owners so as to be recorded with the registrar of deeds of Washington County, Arkansas.

Provided, further, that after the expiration of the thirty (30) year period set forth above and any time within six (6) months from said expiration, a majority of the Lots, through their record owners, may express their intention, in writing, so drafted and executed as to be recorded with the registrar of deeds in Washington County, Arkansas, that they no longer care for the covenants, and the same shall then be terminated. In the event that no action is taken within the prescribed time, this Declaration shall continue for additional periods of ten years, and for any such ten year period, said covenants may be terminated in accordance with the terms for the original termination.

It is further provided that this Declaration may be amended after its execution, either by adding to or taking from said Declaration in their present form, providing that said amendment or amendments shall be incorporated in a written instrument executed by no less than a majority of the Lots, through their record owners, and which instrument shall be capable of being recorded as

above referred to under the same terms and conditions thereof.

3.18. Sex Offender Restriction: No person who is required to register as a sex offender pursuant to the Sex Offender Registration Act of 1997, Arkansas Code Ann. §§12-12-901, et seq., as amended from time to time or any other similar federal, state or local law, regulation, or ordinance may rent, reside in, own or occupy any Lot or Dwelling in the subdivision either permanently or temporarily.

ARTICLE IV

HOMEOWNERS ASSOCIATION AND COVENANT AND PLAN FOR MAINTENANCE AND OTHER ASSESSMENTS

4.1. Homeowners Association: Cadence Crossing Homeowners Association (referred to herein as "Association") has been or will be formed as an unincorporated association. All Lot Owners must be members of the Association and each shall automatically become a member of the Association upon the conveyance of a lot to him or her. The Association shall be governed by By-Laws accepted and approved by the Association.

All association memberships will pass with Lot ownership in the Subdivision. All Lots will carry one (1) vote in the Association, except that the Developer shall have four (4) votes per Lot which Developer owns.

4.2. Creation of Lien: Each Owner of any Lot of the Subdivision, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed, contract of purchase, or other conveyance, shall be deemed to covenant and agree to pay to the Association: (1) Annual assessments or charges; (2) special assessments for capital improvements and other

purposes, such assessments to be fixed, established and corrected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. In no event shall an annual or special assessment be applicable at any time to any lot owned by the Developer and the Developer shall not be obligated to pay any annual or special assessment.

4.3. Purpose of Assessments: The assessments levied pursuant hereto by the Association shall be used for the purposes of acquisition, improvement and maintenance of the Common Properties, services and facilities devoted to this purpose and related to the use and enjoyment of the common properties, insurance thereon, and repair, replacement, and modifications thereto, and for the cost of labor, equipment, materials, management and supervision thereof. In addition, assessments may also be used for expenses related to the necessary and reasonable operation of the Association, including, but not limited to, collection of assessments and related costs and enforcement of the covenants and restrictions of the Subdivision.

4.4. Basis and Maximum of Annual Assessments: The annual assessment for each lot shall be $50.00. An Owner's first such assessment shall be prorated and paid to the Association at closing according to time of conveyance of a Lot to the Owner. The annual assessment may be increased, as hereinafter provided, by a majority vote of the votes entitled to be cast by the members of the Association for the next succeeding "assessment year" (beginning January 1) and at the end of each such period of one year for each succeeding period of one year. At no time shall the annual assessment per lot be increased more than twenty-five percent (25%) above the prior year's annual assessment. Said annual assessment shall be payable in advance on the 1st day of January each year. The Board of Directors may, after consideration of current maintenance costs and future needs of the Association, fix the actual assessment for any year at a lesser amount.

4.5. Special Assessments for Capital Improvements: In addition to the annual assessments authorized hereinabove, the Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the common properties, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 2/3 of the votes entitled to be cast by members of the Association who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be mailed to all members at the last known address of each member at least fifteen (15) days in advance and shall set forth the purpose of the meeting.

4.6. Change in Basis of Maximum of Annual Assessments: Subject to the limitations of other sections of this Article, and for the purposes therein specified, the Association may change the maximum and basis of the assessments fixed by this Article prospectively for any such period, provided that any such change shall have the assent of 2/3 of the votes entitled to be cast by members who are voting in person or by proxy, at a meeting duly called for this purpose, where a quorum is present, written notice of which shall be mailed to all members at the last known mailing address of each voting member at least fifteen (15) days in

advance and shall set forth the purpose of the meeting.

4.7. Quorum for any Action Authorized Under This Article: The quorum of any action authorized by this Article, the presence at the meeting of members, or of proxies, entitled to cast fifty percent (50%) of all votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in this Article

4.8. Late Payment of Assessments: As hereinabove provided, each annual assessment shall be due and payable on the 1st day of January of each year. In the event of default as to any payment (annual or special), and if the default is not remedied within ninety (90) days, the Association shall have the option of taking such action as permitted by law or equity and by this Declaration and the By-laws of the Association. An additional late charge of ten percent (10%) shall be assessed on any payment which is more than ninety (90) days delinquent. Costs of collection of the assessment, including reasonable attorney's fees therefor, shall also be assessed.

The due date of any special assessment under this Article shall be fixed in the resolution of the members of the Association authorizing such assessments, with the same option on the part of the Association in the event of default.

4.9. Duties of the Board of Directors: In addition to the other duties of the Board of Directors as may be set forth herein or in the By-laws of the Association, the said Board of Directors shall fix the date of any special assessment against each lot for any special assessment period at least thirty (30) days in advance of such special assessment, written notice of the special assessment shall thereupon be sent to every member subject thereto at the last known mailing address of such member.

The Secretary of the Association, upon demand at any reasonable time, shall furnish to any member liable for said assessment a certificate in writing signed by an officer of the Association, setting forth whether said assessments have been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

4.10. Effect of Non-Payment of Assessment and the Lien Remedies of the Association: If the assessments (annual or special) are not paid on the date when due, then such assessment shall be come delinquent as provided in this Article and shall, together with such interest, late charges thereon and costs of collection thereof as herein provided, thereupon become a continuing lien on the lot which shall bind such lot in the hands of the then owner, its successors, heirs, devisees, personal representatives and assigns. If the assessment is not paid as provided herein, it shall bear interest from date of delinquency at the maximum rate of interest allowed by law, not to exceed ten percent (10%) per annum, and the Association may foreclose the lien against said lot, and there shall be added to the amount of such assessment the cost of attorney fees in connection with any court proceedings arising therefrom, together with all court costs, late charges and expenses incurred by the Association.

4.11. Subordination of the Lien or Mortgages: The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or first deed of trust now or

hereafter placed upon the lots subject to assessment; provided however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such lot pursuant to a Decree of Foreclosure, or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve such lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment.

4.12. Suspension of Rights of Membership: Prior to the foreclosure of any lien upon any lot subject to this Declaration, the Board of Directors of the Association may elect to suspend all membership rights of any member or members of the Association who are delinquent in any payment due to the Association for more than thirty (30) days, with such suspension to continue for so long as any such delinquency exists. Further, the Board of Directors may suspend membership rights for a period not to exceed thirty (30) days for the infraction of any rules or regulations by the member, family of the member or guest of the member, relating to the use of any of the common properties. Suspension of membership rights shall be effective from the date that notice of suspension is mailed to the member via U.S. Certified mail, return receipt requested, postage prepaid, to the last known address of the said member.

4.13. Cancellation and Hearing: The said Board of Directors may elect to permanently cancel the membership and all membership rights of any member who is delinquent in any payment due to the Association for more than ninety (90) days or when such member, family of the member, or guest of the member are guilty of repeated or flagrant violation(s) after a hearing conducted by said Board of Directors, which notice of such hearing mailed to such member at least thirty (30) days in advance of said hearing date, and further provided that such member may appeal any such decision of said Board of Directors to the membership of the Association by such affected member calling a special meeting of the membership of the Association by notice mailed to each member at least ten (10) days in advance of the desired special meeting date, and said notice setting forth the time, date, place and purpose of said meeting. A majority vote of the votes entitled to be cast by the members of the Association attending such special meeting shall be necessary to override the decision of the Board of Directors, and all votes shall be by secret ballot. Notice shall be mailed by the member via U.S. Certified mail, postage prepaid, return receipt requested.

4.14 Detention Ponds: The Association shall have the responsibility of maintaining the Detention Ponds situated on the Common Properties and shall use assessments as provided in this Article IV for such purpose.

ARTICLE V

PROPERTY RIGHTS OF THE COMMON PROPERTIES

5.1. Members' Easement for Enjoyment: Subject to the provision of this article and related provisions set forth elsewhere herein, every member shall have a right of enjoyment in and to the Common Properties, subject to the rules and regulations governing such use as promulgated, from time to time, by the Association. Such right and easement shall be appurtenant to and shall pass with the conveyance of title to every lot.

5.2. Extent of Members' Rights of Enjoyment: The rights of easements of

enjoyment created hereby shall be subject to the following:

a. The right of the Association to borrow money for the purpose of acquiring, constructing, improving and maintaining the common properties and in aid thereof to mortgage said properties or execute a deed of trust or other instrument covering said properties. In the event of default upon any such mortgage, the lender shall have a right, after taking possession of such properties, to charge service or use charges, admission and other fees as a condition to continued enjoyment by the members, and if necessary to have other relief as permitted by law; and,

b. The right of the Association to take such steps as are reasonably necessary to protect the above-described properties against foreclosure; and,

c. The right of the Association to suspend or permanently cancel the rights of any member and membership in the Association; and,

d. The right of the Association to charge reasonable service or use charges, admission and other fees for the use, service and enjoyment of the common properties; and,

e. The right of the Association to limit the number of members per lot who may be entitled to the benefit of the easement of enjoyment as to the common properties by reason of ownership of a lot; and

f. The right of individual members to have exclusive use of any of the common properties as from time to time may be granted by the Board or its designate;

g. The right of the Association to pass and enforce rules and regulations related to use, control and maintenance of the common properties and the areas situate thereon.

ARTICLE VI

MISCELLANEOUS

6.1. Violations: If the parties hereto, or their heirs, successors or assigns or any other person shall violate or attempt to violate any of the covenants or restrictions herein while said covenants or restrictions are still in force, it shall be lawful for any person or persons owning any interest in any Lot or Lots in the Subdivision, as well as the Association, to prosecute any violation or attempted violation of any such covenant or restriction, either to prevent the person from doing so or to recover damages or other penalties and costs, including reasonable attorney's fees for such violation.

6.2 Notices: Any notice required to be sent to any Owner under the provisions

of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Owner on the records of the Association at the time of such mailing.

6.3 Additional Phases: The Developer reserves, unto itself, the right, without joinder, vote or consent of any Owner, Builder or Mortgagee, to file additional plats in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas to add additional phases which shall be subject to this Declaration. With regard to such additional phases, Developer further reserves, unto itself, in its sole discretion, the right, without joinder, vote or consent of any Owner, Builder or Mortgagee, to change the minimum square footage as stated in Section 3.12 herein.

6.4. Severance: Invalidation of any one of these covenants by judgment or court order shall, in no way, affect any other provisions herein contained.

6.5. Waiver: Failure of any of the parties, their heirs, successors or assigns, to exercise any of the options contained herein upon breach by the other party, its heirs, successors or assigns, subject to this Declaration, shall not constitute a waiver of that party's right to exercise such option upon future breach.

6.6. Any changes to these covenants shall require City Council approval.

IN WITNESS WHEREOF, the undersigned has set its hand and seal this_____day of April, 2020.

DEVELOPER:

_____

By: _____
_____, Member

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, appeared in person the within named_____, to me personally known, who stated that he was a Member of_____, an Arkansas limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this_____day of April, 2020.

My Commission Expires:

_____

_____
Notary Public

EXHIBIT "A" TO
DECLARATION OF COVENANTS OF ASSURANCE
AND RESTRICTIONS OF
THE CADENCE CROSSING SUBDIVISION
IN THE CITY OF SPRINGDALE

SURVEY DESCRIPTION PARCEL NO. 815-33683-120:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 31; THENCE ALONG THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4, N03°08'21"E A DISTANCE OF 659.28 FEET TO A FOUND 5/8 INCH REBAR IN WEST GIBBS ROAD AND THE **POINT OF BEGINNING**; THENCE LEAVING SAID EAST LINE AND WEST GIBBS ROAD, N86°26'38"W A DISTANCE OF 550.19 FEET TO A FOUND IRON PIN WITH UNREADABLE CAP; THENCE N03°50'22"E A DISTANCE OF 394.00 FEET TO A FOUND 5/8 INCH REBAR; THENCE S86°26'00"E A DISTANCE OF 545.38 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 IN SAID WEST GIBBS ROAD; THENCE ALONG SAID EAST LINE AND WEST GIBBS ROAD, S03°08'21"W A DISTANCE OF 393.91 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.95 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF WEST GIBBS ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. R21-04
APPLICANT: Brian and Melonie Moore
REQUEST: Rezone parcels from A-1 to PUD

PLANNING COMMISSION MEETING
February 2, 2021

File No. R21-04

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Brian Moore & Melonie Trust

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

Legal Description:

SURVEY DESCRIPTION PARCEL NO. 815-33683-120:
PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 31; THENCE ALONG THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4, N03°08'21"E A DISTANCE OF 659.28 FEET TO A FOUND 5/8 INCH REBAR IN WEST GIBBS ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE AND WEST GIBBS ROAD, N86°26'38"W A DISTANCE OF 550.19 FEET TO A FOUND IRON PIN WITH UNREADABLE CAP; THENCE N03°50'22"E A DISTANCE OF 394.00 FEET TO A FOUND 5/8 INCH REBAR; THENCE S86°26'00"E A DISTANCE OF 545.38 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 IN SAID WEST GIBBS ROAD; THENCE ALONG SAID EAST LINE AND WEST GIBBS ROAD, S03°08'21"W A DISTANCE OF 393.91 FEET TO THE POINT OF BEGINNING, CONTAINING 4.95 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF WEST GIBBS ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

Layman's Description:

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) PUD

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

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

2. **Develop** the property _____(Yes or No), and if so, the proposed use is Single Family residential development.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: No effect is anticipated due to the small size of this development.

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

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

Authorized Representative: Engineering Services, Inc.

Address: P.O. Box 282, Springdale, AR 72765

PETITIONER/OWNER**SIGNATURE**

MAILING ADDRESS: C/O P.O. Box 282, Springdale, AR 72765

TELEPHONE: C/O 479-318-7248 DATE: 12/24/2020

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 24th day of December, 2020.

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

Notary Public

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 2, 2021

RE: **PP21-01** **Preliminary Plat** **Cadence Crossing**

Variance (B21-16) for deviation of PUD size from 10 acres to 5 acres

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Planning Comments

1. This property will need to be rezoned from A-1 to PUD.
   - Please remove "proposed zoning"
2. Need to indicate/show any adjacent plats/parcels with ownership & addresses. If any of the adjacent properties are platted please indicate the subdivision/tract name.
3. Need a legend identifying all symbols used.
   - Please provide legend on green space map
4. Need to identify the zoning of all the adjacent properties.
5. Need to show the location and names of all streets.
   - Please provide names for streets
6. Need a certification of ownership and signature blanks with notary.
7. Note the total linear feet of street being dedicated per street classification.
8. Need dimensions of right-of-way sufficient to reproduce the plat on the ground.
   - Specifically, Gibbs Rd

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - 106.1 - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
     - Requires a 1"=200' minimum scale 2-foot contour map.
     - Show existing and proposed contours.

- *106.1.3.3*
    - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)

2. **Chapter 106 – Stormwater Drainage**
- *106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
    - **Revise drainage report and plan set to reflect the addition of a detention pond**
- *106.5.3*** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.
    - **Add trickle channel to pond**
- *106.5.4.10*** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
    - **Show 20' drainage easement around pond**
    - **Easements shall be filed before acceptance and approval of plans.**
- *106.5.4.11.1*** - A General Note is needed on the Site Plan stating that "A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department."
    - **Add note above**
    - **Show 100 Year WSE in pond**
- **Check that adjacent lot is not too close to the pond, need 20' of separation between top of pond and structures**

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

- *107.3.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - ~~Sidewalks are required one-foot (1') inside the right-of-way line.~~
    - ~~Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.~~
    - ~~The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").~~
    - ~~The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.~~
    - ~~Need to show details of sidewalks on the right-of-way.~~
- ~~*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.~~
    - **At the end of the street where does a vehicle go if both alleys are one way toward the street?**
    - **Can you flip the sidewalk and green space on the parking side of the street? If the sidewalk remains next to the curb, the sidewalk needs to be 6' wide.**

4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- *112.3 (3)* - *Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.
    - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.

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

- **Please add a note that the developer coordinates with the local utility provider for streetlight installation.**

5. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to insure that access is maintained.**

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

   - *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
201 SPRING STREET
5:00 P.M.
FEBRUARY 2, 2021
Engineering Summary

IX. Preliminary Plats, Replats, & Final Plats

A. PP21-01 **Cadence Crossing**
West side of Gibbs Road, between Har-ber Avenue and Nichols Road
B21-16 Variance for deviation of PUD size from 10 acres to 5 acres
Presented by Engineering Services, Inc.

Engineering Comments:
- Revise drainage report to include addition of detention pond
- Show Drainage easement
- Revise radii to meet fire dept requirements
- Alley ROW width does not meet Master Street Plan
- Access Easement between lots 12 and 13 should extend to R/W line
- Additional street comments to follow with full set of street construction plans
- Submit Grading Permit application

PRELIMINARY PLAT PLANS

FOR

CADENCE CROSSING SUBDIVISION

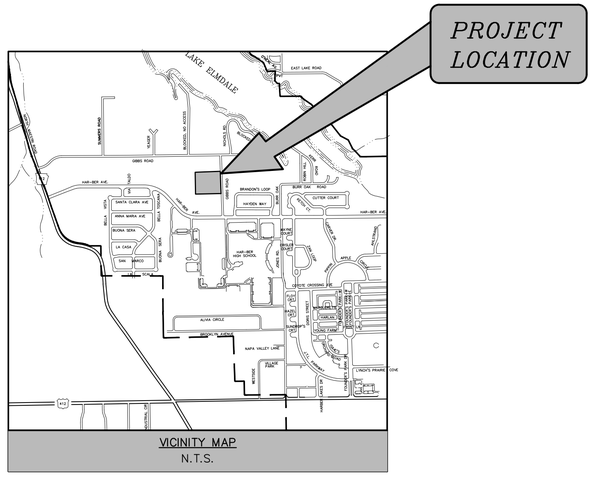
IN THE CITY OF

SPRINGDALE, ARKANSAS

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	PRELIMINARY PLAT
2	GREEN SPACE MAP
3	TYPICAL DETAILS
4–5	WATER AND SANITARY SEWER DETAINS
6	STORM WATER POLLUTION PREVENTION PLAN
7	STORM WATER POLLUTION PREVENTION DETAILS

FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05143C0055F, PANEL 55 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: May 16, 2008.



January 21, 2021

BY

ENGINEERING SERVICES INC.

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

BLAKE A. MURRAY, P.E. No. 17178
ENGINEERING SERVICES, INC.

NOTES :

1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640 AMENDED AUGUST 27, 2017 BY THE SPRINGDALE WATER AND SEWER COMMISSION.
3) REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- EX. EASEMENT LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- 1369 EX. CONTOUR
- 1368 PROPOSED CONTOUR
- OHU — OHU — OHU — EX. OVERHEAD POWER LINE
- G — G — G — G — G — EX. GAS LINE
- SS — SS — SS — SS — EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- W — W — W — W — EX. WATER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. TELEPHONE BOX
- EX. GAS METER
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- W^8 — W^8 — W^8 — PROPOSED WATERLINE
- HR PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- SS^8 — PROPOSED SEWER MANHOLE & PIPE
- SS^8 — SS^8 — SS^8 — PROPOSED SANITARY SEWER PIPE

OWNER : BRIAN MOORE & MELONIE TRUST
6033 NANCY'S VISTA TER
SPRINGDALE, AR 72762

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

EXISTING ZONING : A-1

PROPOSED ZONING : PUD

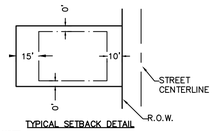
SETBACKS : FRONT SETBACK = 10'
SIDE SETBACK = 0'
REAR SETBACK = 15'

NET AREA: 5.0 ACRES
GROSS AREA: 4.08 ACRES

PROPOSED LOTS: 27 (26 BUILDABLE)

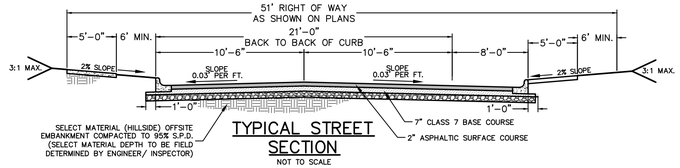
FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05143C0055F, PANEL 55 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: May 16, 2008.



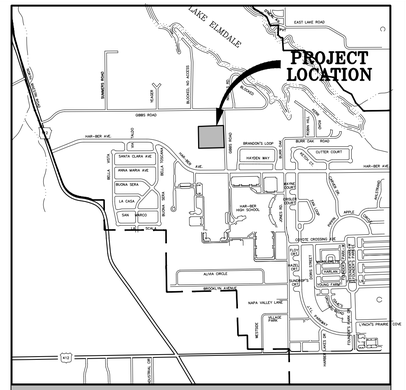
TYPICAL SETBACK DETAIL

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



TYPICAL STREET SECTION
NOT TO SCALE

NOTES :
1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG GIBBS ROAD SHALL BE A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
4. MODIFIED CURB REQUIRED AT ALL DRIVES.
5. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
6. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
7. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
8. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
9. STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR.
10. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
11. THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
12. NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE.
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.
14. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND A HEAVY EQUIPMENT, STOCKPILES AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
15. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
16. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
17. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPMENT, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO THIS OFFICE PRIOR TO THEIR CONSTRUCTION.
19. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
20. REMOVAL OF THE EXISTING BUILDING WILL REQUIRE A DEMOLITION PERMIT FROM THE BUILDING DEPARTMENT PRIOR TO ISSUING A DEMOLITION PERMIT, AN INSPECTION FOR ASBESTOS CONTAINING MATERIALS MUST BE PERFORMED BY A LICENSED ASBESTOS INSPECTOR AND A NOTICE OF INTENT MUST BE SUBMITTED TO THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY – AIR DEVISION – ASBESTOS SECTION, HTTP://WWW.ADEQ.STATE.AR.US/AIR/PROGRAM/ (501) 682-0773.
21. EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
22. PLEASE BE ADVISED THAT THE FIRE HYDRANT PLACEMENT, FIRE HYDRANT LOCATION, FIRE FLOW CAPACITY, AND OTHER ITEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE FIRE DEPARTMENT, STATE FIRE CODE, OTHER AGENCIES, OR JURISDICTIONS.
23. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISION.
24. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AD BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MANY FROM TIME TO TIME BE AMENDED.
25. THE SITE AREA OF DISTURBANCE IS GREATER THAN 0.5 ACRES. A GRADING PERMIT APPLICATION, A SWPPP DELINEATING ALL ANTICIPATED DISTURBED AREAS, A PLAN IN THOSE AREAS TO ACHIEVE FINAL STABILIZATION (WHICH AT MINIMUM MUST PROVIDE 80% GRASS COVERAGE AND 100%STABILIZATION), A DUST CONTROL PLAN WITH APPROPRIATE BMPS DESIGNED TO CONTROL DUST, AND AND APPROPRIATE FEE AS SHOWN ON THE APPLICATION MUST BE SUBMITTED TO THE CITY OF SPRINGDALE STORM WATER MANAGER FOR REVIEW PRIOR TO RECEIVING FINAL PLAN APPROVAL.
26. PHASING ON LARGER CONSTRUCTION SITES 5 ACRES OF MORE MUST BE UTILIZED TO ALLOW ONLY DISTURBANCE ON NEAR TERM CONSTRUCTION AREAS. CONSTRUCTION SITES REQUIRING CUTTING AND FILLING MUST BE SEEDED ONCE THE CUTTING AND FILLING ACTIVITY IS FINISHED.
27. LOTS 1-6 SHALL NOT HAVE ACCESS OFF OF GIBBS RD.
28. ALL STREET LIGHT INSTALLATION SHALL BE COORDINATED WITH THE LOCAL UTILITY PROVIDER.



VICINITY MAP
N.T.S.

SURVEY DESCRIPTION PARCEL NO. 815-33683-120:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

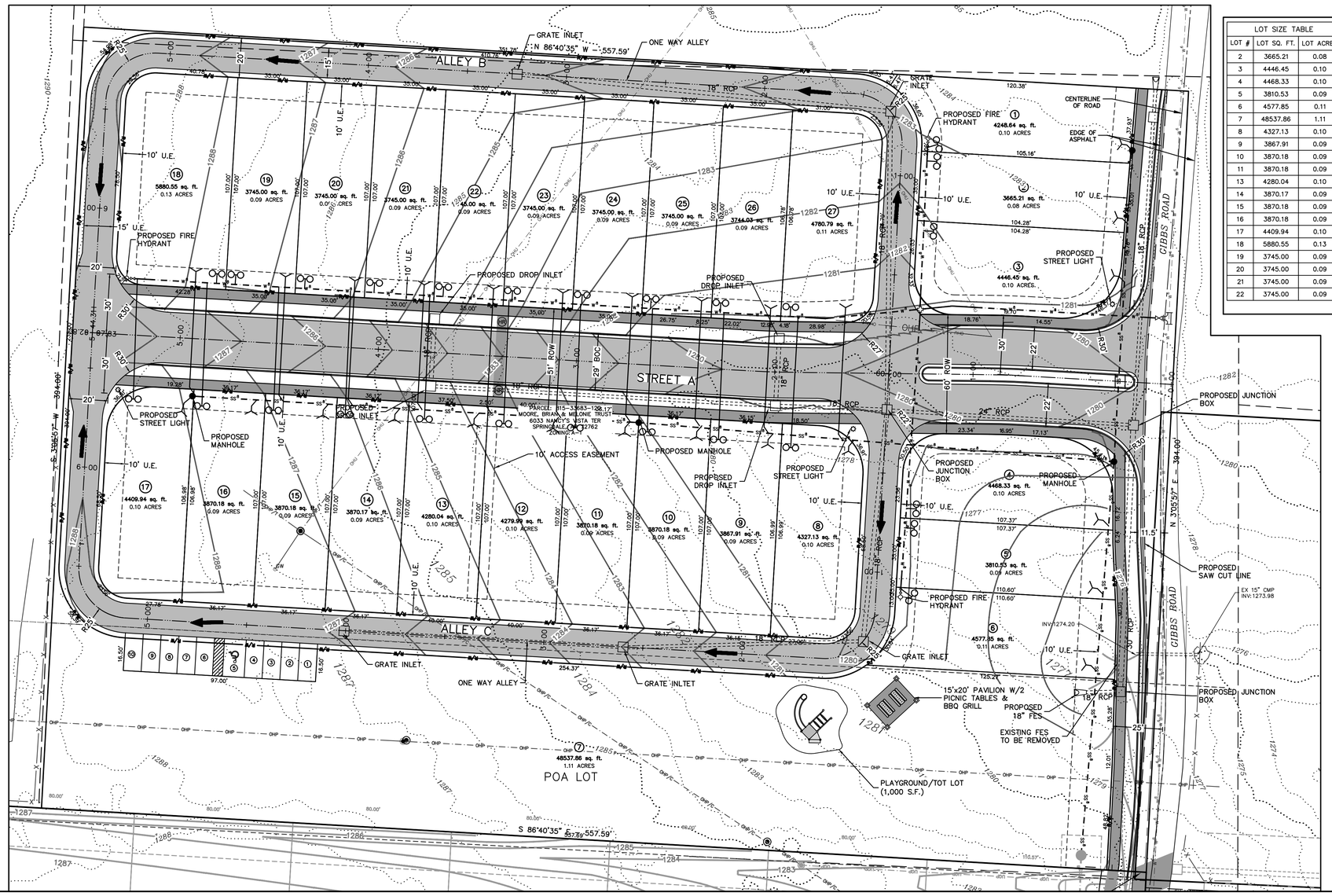
COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 31; THENCE ALONG THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4, N03°08'21"E A DISTANCE OF 659.28 FEET TO A FOUND 5/8 INCH REBAR IN WEST GIBBS ROAD AND THE **POINT OF BEGINNING**; THENCE LEAVING SAID EAST LINE AND WEST GIBBS ROAD, N86°26'38"W A DISTANCE OF 550.19 FEET TO A FOUND IRON PIN WITH UNREADABLE CAP; THENCE N03°50'22"E A DISTANCE OF 394.00 FEET TO A FOUND 5/8 INCH REBAR; THENCE S86°26'00"E A DISTANCE OF 545.38 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 IN SAID WEST GIBBS ROAD; THENCE ALONG SAID EAST LINE AND WEST GIBBS ROAD, S03°08'21"W A DISTANCE OF 393.91 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.95 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF WEST GIBBS ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

NOTES :

THE SITE AREA OF DISTURBANCE IS GREATER THAN 0.5 ACRE. A GRADING PERMIT APPLICATION, A SWPPP DELINEATING ALL ANTICIPATED DISTURBED AREAS, A PLAN IN THOSE AREAS TO ACHIEVE FINAL STABILIZATION (WHICH AT MINIMUM MUST PROVIDE 80% GRASS COVERAGE AND 100% STABILIZATION), A DUST CONTROL PLAN WITH APPROPRIATE BMPS DESIGNED TO CONTROL DUST, AND AN APPROPRIATE FEE AS SHOWN ON THE APPLICATION MUST BE SUBMITTED TO THE CITY OF SPRINGDALE STORMWATER MANAGER FOR REVIEW PRIOR TO RECEIVING FINAL PLAN APPROVAL.

PHASING ON LARGER CONSTRUCTION SITES 5 ACRES OR MORE MUST BE UTILIZED TO ALLOW ONLY DISTURBANCE ON NEAR TERM CONSTRUCTION AREAS. CONSTRUCTION SITES REQUIRING CUTTING AND FILLING MUST BE SEEDED ONCE THE CUTTING AND FILLING ACTIVITY IS FINISHED.

"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."



LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
2	3665.21	0.08
3	4446.45	0.10
4	4468.33	0.10
5	3810.53	0.09
6	4577.85	0.11
7	48537.86	1.11
8	4327.13	0.10
9	3867.91	0.09
10	3870.18	0.09
11	3870.18	0.09
13	4280.04	0.10
14	3870.17	0.09
15	3870.18	0.09
16	3870.18	0.09
17	4409.94	0.10
18	5880.55	0.13
19	3745.00	0.09
20	3745.00	0.09
21	3745.00	0.09
22	3745.00	0.09

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
23	3745.00	0.09
24	3745.00	0.09
25	3745.00	0.09
26	3744.03	0.09
27	4780.79	0.11

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

PP21-01

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

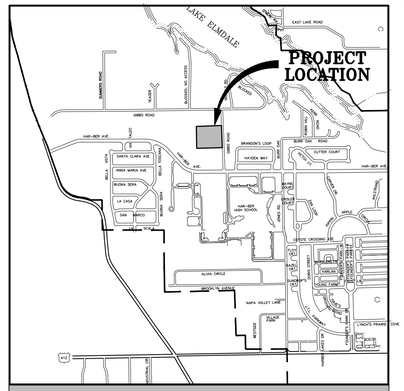
PRELIMINARY PLAT
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

COPYRIGHT 2021 ENGINEERING SERVICES, INC. 11/2021 3:51 PM

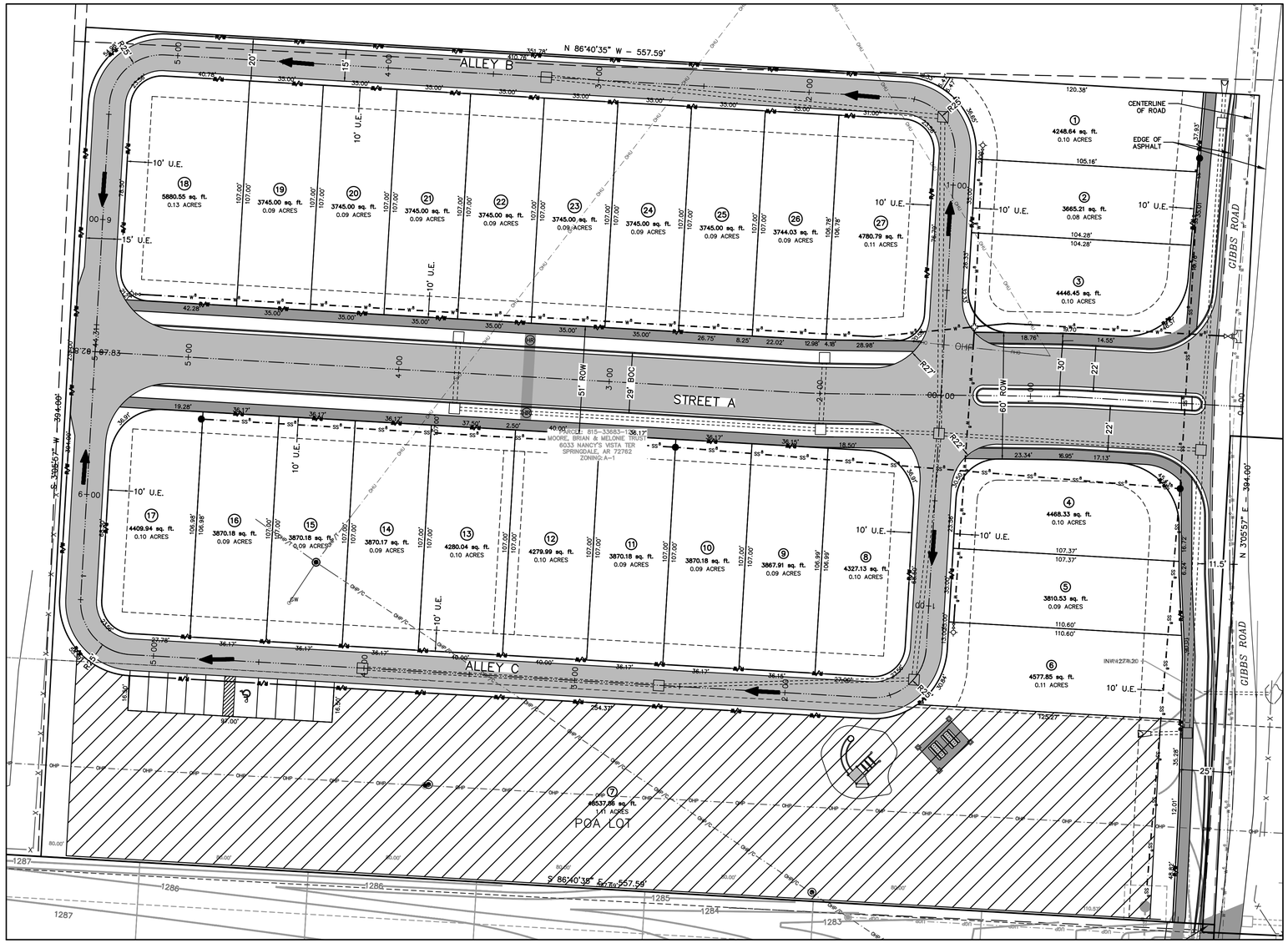
SCALE: 1"=30'
DATE: Jan 21, 2021
ENGINEER: BAM
DRAWN BY: JDH
W.O. #: 20975

1



VICINITY MAP
N.T.S.

CALCULATIONS	
TOTAL AREA (ACRES)	4.95
TOTAL GREEN SPACE REQUIRED (ACRES)	0.99 (20%)
TOTAL GREEN SPACE PROVIDED (ACRES)	1.02 (21%)
TOTAL LOTS	27



GRAPHIC REPRESENTATION ONLY
SCALE 1"= 30'
0 15' 30' 60'

PP21-01

ENGINEERING SERVICES INC.
1770 E. MISSOURI
SPRINGDALE, ARKANSAS 72764

GREEN SPACE MAP
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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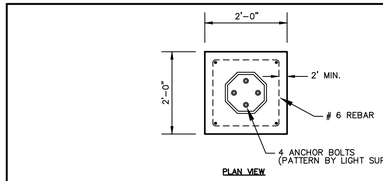
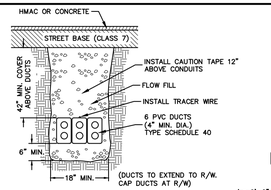
SCALE: 1"=30'
DATE: Jan 21, 2021
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 20975

2

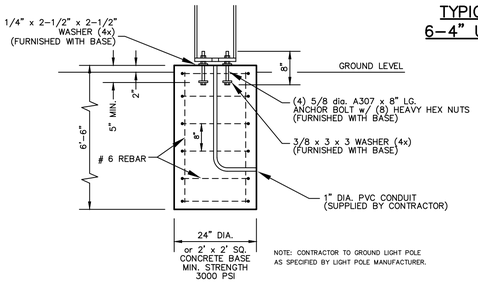


PLAN VIEW



TYPICAL SECTION 6-4" UTILITY DUCTS

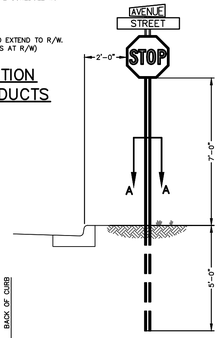
NOT TO SCALE



SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE

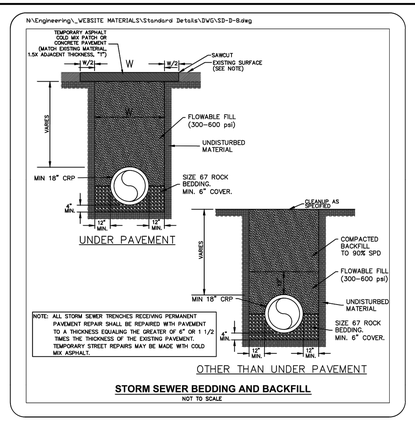


STOP SIGN DETAIL

NOT TO SCALE

SECTION A–A
U-CHANNEL SIGN SUPPORT

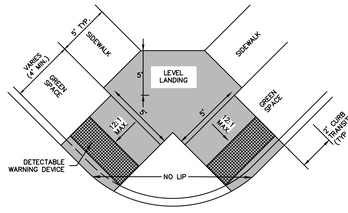
NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS



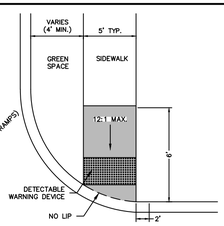
STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: BNB APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	



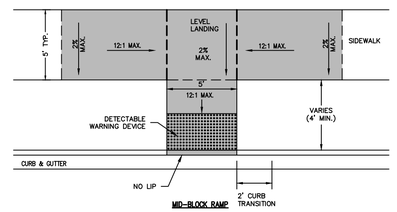
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

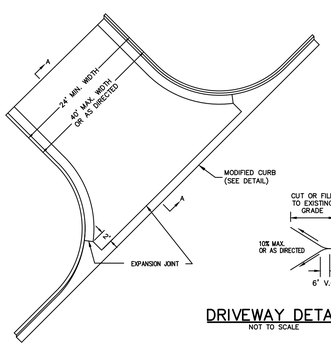
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.

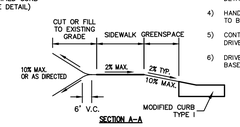


MID-BLOCK RAMP

HANDICAP RAMP DETAILS

NOT TO SCALE





SECTION A–A

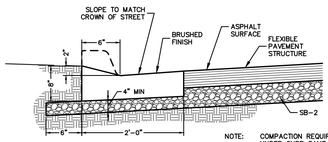
DRIVEWAY DETAIL

NOT TO SCALE

JOINT SEALER DETAIL

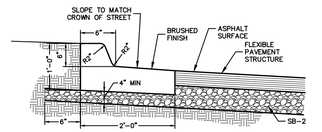
NOTES:

1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



MODIFIED CONCRETE CURB & GUTTER

NOT TO SCALE



STANDARD 6" CONCRETE SPILL CURB & GUTTER

NOT TO SCALE

STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE

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

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

PLAN

NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER, STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.

PLAN

NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
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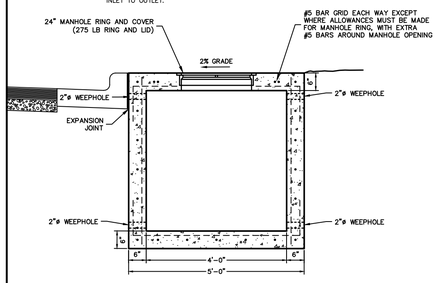
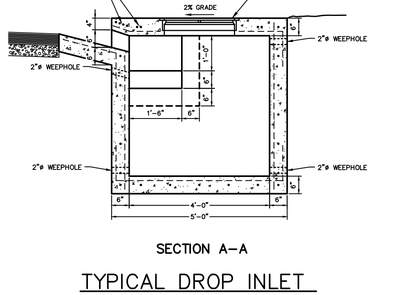


SECTION A–A

TYPICAL JUNCTION BOX

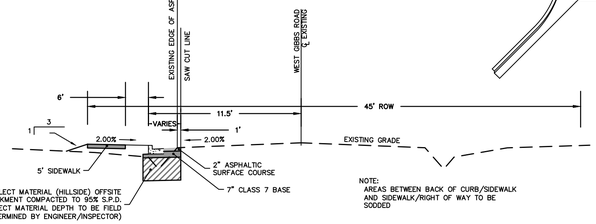
NOT TO SCALE



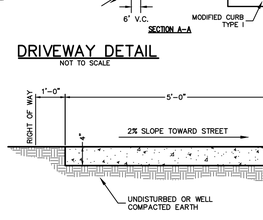
SECTION A–A

TYPICAL DROP INLET

NOT TO SCALE

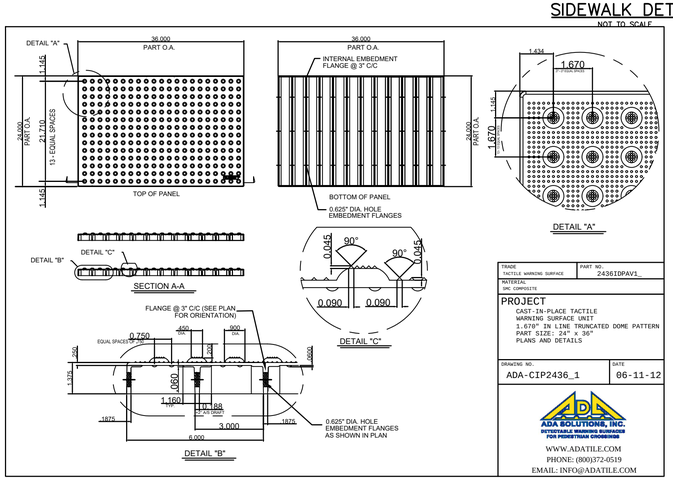


WIDENING DETAIL WEST GIBBS RD (LOCAL STREET)



SIDEWALK DETAIL

NOT TO SCALE



TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1_
MATERIAL: SMC COMPOSITE	

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

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

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES
FOR PUBLIC FACILITIES

WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM

TYPICAL SECTION ALLEY – 16'

NOT TO SCALE

TYPICAL DETAILS
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

ESI
ENGINEERING SERVICES INC.
1703 E. MAPLE, SUITE 1
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

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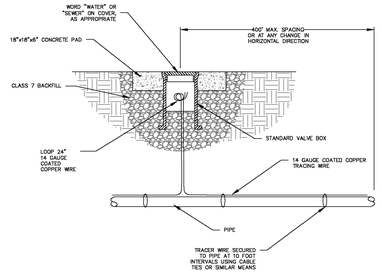
SCALE: N.T.S.
DATE: Jan 21, 2021
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 20975

PP21-01

3



TRACING WIRE CONNECTION PORT

N.T.S.

SPRINGDALE WATER UTILITIES

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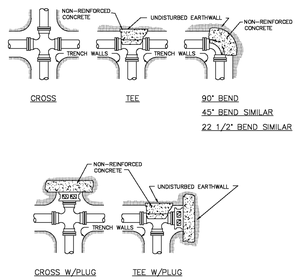
MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAC | DRAWING NO: M-1 | DATE: AUGUST 2014



NOTES:

1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SIZED AS 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 1 TON/SQ. FT. BEARING. IF A SOIL OF LESS THAN 1 TON/SQ. FT. IS REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

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

REACTION BACKING

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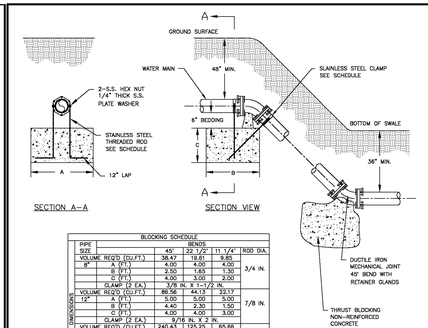
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



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

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

NOTES:

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

VERTICAL TIE-DOWN BLOCKING

N.T.S.

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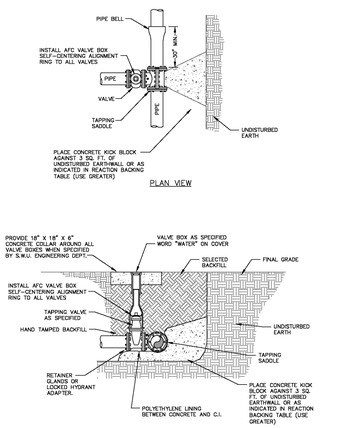
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



TAPPING SADDLE & VALVE

N.T.S.

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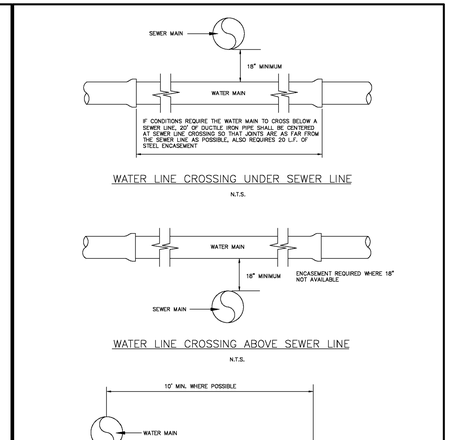
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAC | DRAWING NO: S-5 | DATE: AUGUST 2014



SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

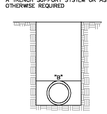
DRAWN BY: CAC | DRAWING NO: S-6 | DATE: MARCH 2008

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

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN AND/OR/IN ADD. INCLUDED AS THE TABLE ABOVE. ADDITIONAL TRENCH WIDTH 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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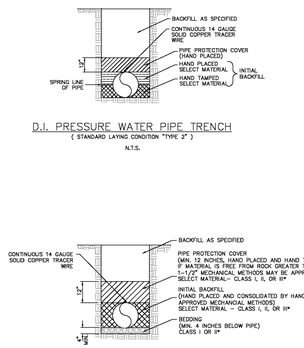
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

SPRINGDALE WATER UTILITIES

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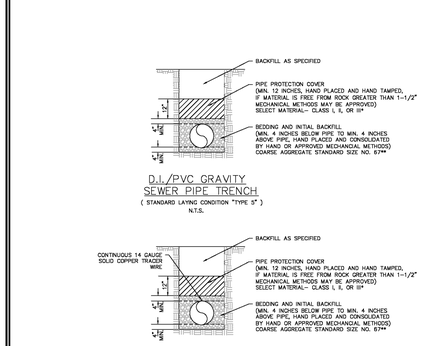
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

SPRINGDALE WATER UTILITIES

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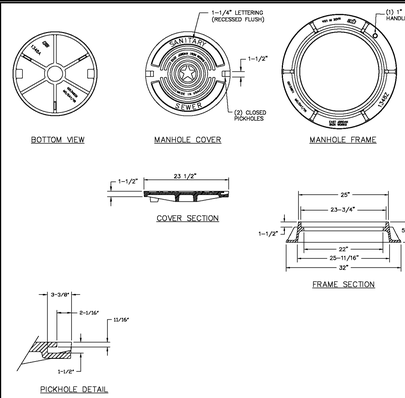
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE

MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES

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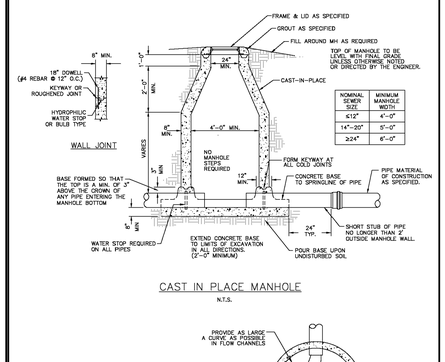
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-7 | DATE: MARCH 2008



SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-11 | DATE: MARCH 2008

ENGINEERING SERVICES INC.
1703 S. MAIN STREET
SPRINGDALE, ARKANSAS 72764

WATER AND SANITARY SEWER DETAILS
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.

DATE: Jan 21, 2021

ENGINEER: BAM
DRAWN BY: TCE

W.O. #: 20975

PP21-01

4

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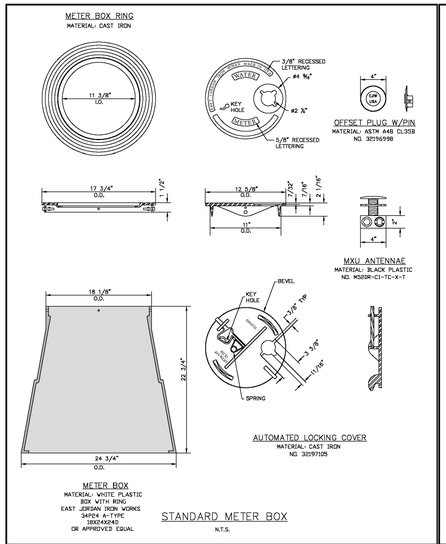


STANDARD METER BOX

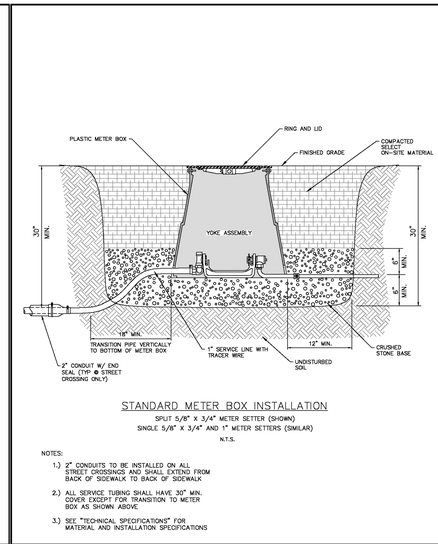
N.T.S.

SPRINGDALE WATER UTILITIES

520 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

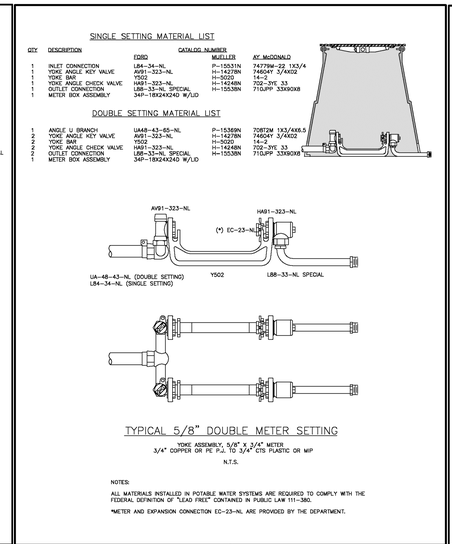
DRAWN BY: TLS | DRAWING NO: S-23 | DATE: OCTOBER 2014

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-34-NL	P-15531N	74779W-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV81-323-NL	H-14278N	74604Y 3/4KG2
1	YOKE BAR	Y502	H-5020	14-2
1	YOKE ANGLE CHECK VALVE	HA81-323-NL	H-14248N	702-3YE .33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90XB
1	METER BOX ASSEMBLY	34P-18X24X240 W/LID		

DOUBLE SETTING MATERIAL LIST

1	ANGLE U BRANCH	UA48-43-65-NL	P-15369N	70872M 1X3/4X65.5
2	YOKE ANGLE KEY VALVE	AV81-323-NL	H-14278N	74604Y 3/4KG2
2	YOKE BAR	Y502	H-5020	14-2
2	YOKE ANGLE CHECK VALVE	HA81-323-NL	H-14248N	702-3YE .33
2	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90XB
1	METER BOX ASSEMBLY	34P-18X24X240 W/LID		



TYPICAL 5/8" DOUBLE METER SETTING

YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE P.L. TO 3/4" CTS PLASTIC OR MIP

N.T.S.

NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTOR EC-23-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES

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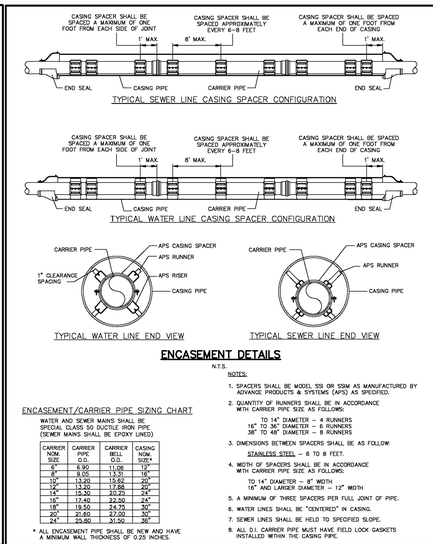
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-25 | DATE: AUGUST 2014



TYPICAL SEWER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE END VIEW

TYPICAL SEWER LINE END VIEW

ENCASEMENT/CARRIER PIPE SIZING CHART

WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.08	16"
8"	9.05	13.51	18"
10"	11.20	15.62	20"
12"	13.36	17.83	22"
14"	15.30	20.03	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

* ALL ENCASEMENT PIPE SHALL BE NEW AND HAVE A MINIMUM WALL THICKNESS OF 0.25 INCHES.

ENCASEMENT DETAILS

N.T.S.

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSIM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   - TO 14" DIAMETER – 4 RUNNERS
   - 16" TO 36" DIAMETER – 6 RUNNERS
   - 36" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   - STAINLESS STEEL – 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   - TO 14" DIAMETER – 8" WIDTH
   - 16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

SPRINGDALE WATER UTILITIES

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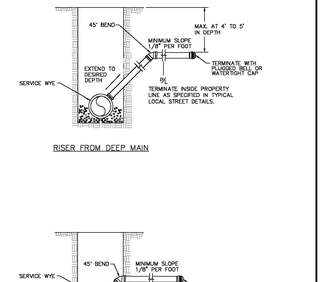
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KML/JNK | DRAWING NO: S-31 | DATE: MARCH 2008



SEWER SERVICE CONNECTIONS

N.T.S.

SPRINGDALE WATER UTILITIES

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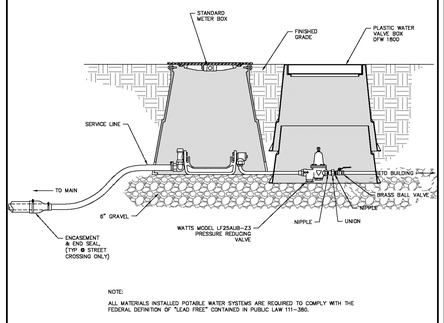
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



NOTE:

ALL MATERIALS INSTALLED POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

RESIDENTIAL PRESSURE REDUCING VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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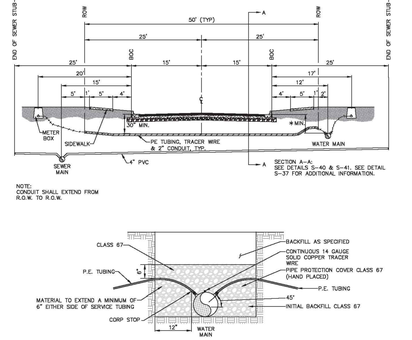
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAC | DRAWING NO: S-28 | DATE: AUGUST 2014

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
30'	50'	15' BOC	13' BOC	23' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	15' BOC	13' BOC	28' BOC	18' BOC	21' BOC
60'	80'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

(#) PIPE SIZE	MIN DEPTH
6"-10"	36"
12"-14"	48"
16" AND UP	60"



TYPICAL LOCAL STREET SECTION/LAYOUT

30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)

N.T.S.

SPRINGDALE WATER UTILITIES

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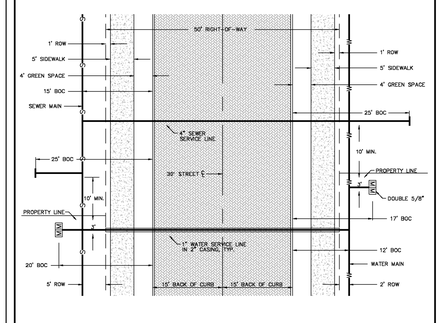
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JSB | DRAWING NO: S-29 | DATE: JANUARY 2017

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
30'	50'	15' BOC	14' BOC	27' BOC	19' BOC	22' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	16' BOC	13' BOC	26' BOC	18' BOC	21' BOC
60'	80'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT RWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.



TYPICAL LOCAL STREET PLAN VIEW

30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)

N.T.S.

SPRINGDALE WATER UTILITIES

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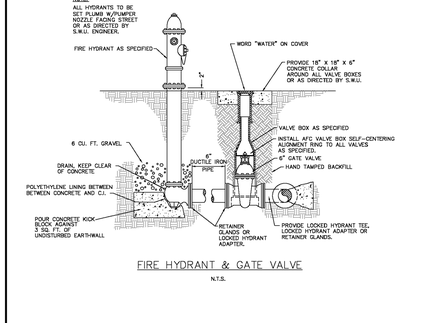
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-30 | DATE: MARCH 2008

NOTE:
ALL HYDRANTS TO BE ALL PLUMB & PLUMBED NOT LESS THAN LEADING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI | DRAWING NO: S-1 | DATE: MARCH 2008

ENGINEERING SERVICES INC.
1703 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

WATER AND SANITARY SEWER DETAILS
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

DATE: Jan 21, 2021

ENGINEER: BAM
DRAWN BY: TCE

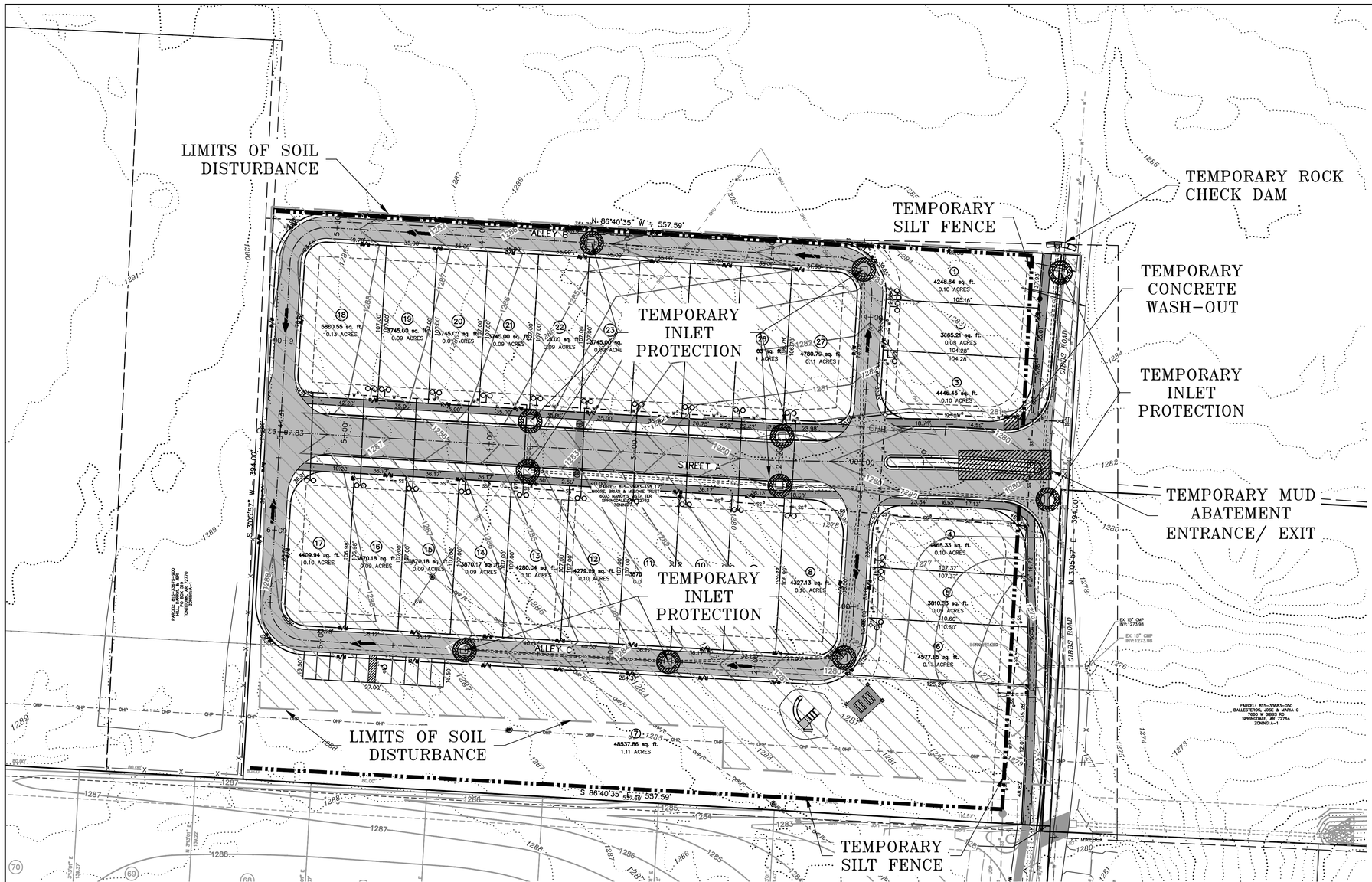
W.O. #: 20975

PP21-01

5

PP21-01

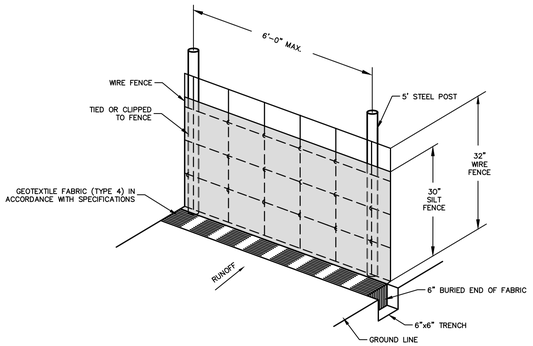
TOTAL DISTURBED AREA: 4.48 ACRES


LIMITS OF SOIL DISTURBANCE
TEMPORARY ROCK CHECK DAM
TEMPORARY SILT FENCE
TEMPORARY CONCRETE WASH-OUT
TEMPORARY INLET PROTECTION
TEMPORARY MUD ABATEMENT ENTRANCE/ EXIT
TEMPORARY INLET PROTECTION
TEMPORARY INLET PROTECTION
LIMITS OF SOIL DISTURBANCE
TEMPORARY SILT FENCE
ALLEY B
STREET A
ALLEY C
GIBBS ROAD
N 86°40'35" W 557.59'
S 86°40'35" W 557.59'
S 3°05'52" W 394.00'
N 3°05'52" E 394.00'
4246.64 sq. ft. 0.10 ACRES
3065.21 sq. ft. 0.08 ACRES
4446.45 sq. ft. 0.10 ACRES
4468.33 sq. ft. 0.10 ACRES
3810.23 sq. ft. 0.09 ACRES
4577.83 sq. ft. 0.11 ACRES
4780.79 sq. ft. 0.11 ACRES
48537.86 sq. ft. 1.11 ACRES
5869.55 sq. ft. 0.13 ACRES
3745.00 sq. ft. 0.09 ACRES
4409.94 sq. ft. 0.10 ACRES
3870.18 sq. ft. 0.09 ACRES
4280.04 sq. ft. 0.10 ACRES
4279.28 sq. ft. 0.10 ACRES
4327.13 sq. ft. 0.10 ACRES
PARCEL: 815-33875-000
HALL, RUSSELL & BETTY
TRS: 21-20S-12W
ZONING: A-1
PARCEL: 815-33883-050
BALLESTEROS, JOSE & MARIA G
7660 W GIBBS RD
SPRINGDALE, AR 72764
ZONING: A-1
EX 15" CMP INV:1273.98
EX 15" CMP INV:1273.98
EX 15" CMP INV:1273.98

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.



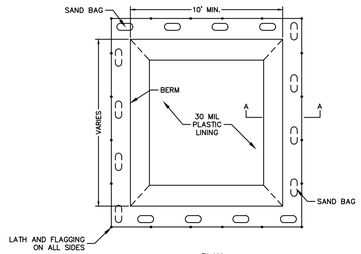
SILT FENCE NOTES

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

SECTION A – A



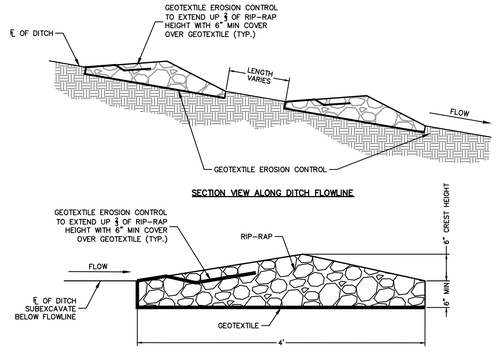
PLAN

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



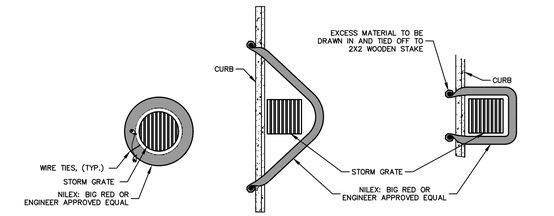
SECTION VIEW ALONG DITCH FLOWLINE

SECTION VIEW OF CHECK DAM

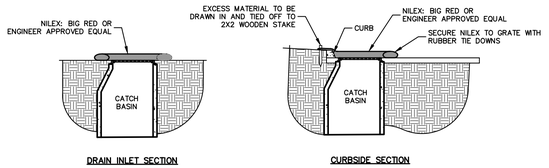
NOTES:

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

ROCK CHECK DAM



DRAIN INLET PLAN | CURBSIDE OPTION "A" PLAN | CURBSIDE OPTION "B" PLAN



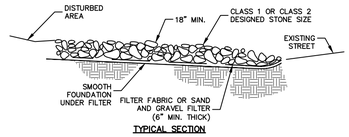
DRAIN INLET SECTION | CURBSIDE SECTION

NOTES:

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

INLET PROTECTION

NOT TO SCALE



TYPICAL SECTION

NOTES:

1) MINIMUM THICKNESS SHALL BE 18". THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE

PP20–XX

ENGINEERING SERVICES INC.
1500 S. 48TH STREET, SUITE 210
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.

DATE: Jan 21, 2021

ENGINEER: BAM
DRAWN BY: JDH

W.O. #: 20975

7

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☐ Fee Paid ($75) ☐*Cash* ☐*Check* ☐*CC*
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B2416

☐*A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Brian and Melonie Moore Trust, u/t/d March 5, 2010

Applicant's Mailing Address:

P.O. Box 282 — Street Address or P.O. Box
Springdale, AR 72765 — City, State & Zip Code
479-236-3590 — Telephone Number

Property Owner's Name
(If different from Applicant): Brian and Melonie Moore Trust, u/t/d March 5, 2010

Property Owner's Mailing Address:
(If different from Applicant):

6033 Nancy's Vista Terrace — Street Address or P.O. Box
Springdale, AR 72762 — City, State & Zip Code
479-236-3590 — Telephone Number

Address of Variance Request: 7655 West Gibbs Road – Parcel No. 815-33683-120

Zoning District: Current: A-1 – Agricultural District Proposed: PUD – Planned Unit Development

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES: [X] *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK: [ ] *Not Applicable*

*Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed. **Any attachments must be labeled as "Exhibit A, B, C" etc.***

Applicant requests a variance requirement in Chapter 130, Article 6, Section 5.1, Item 3, that a minimum of 10 acres is required for a Planned Unit Development to allow proposed PUD on approximately 5.0 acre tract.

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

The proposed concept for this development would be extremely difficult to achieve through rezoning to a conventional zoning district. Property being developed is smaller than required for PUD. In all other respects the proposed development is in line with PUD requirements and will be an attractive, valuable addition to this portion of the City.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

The right to develop the property.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

Applicant has owned the property for several years and has not altered the size or shape of the property subsequent to purchasing it.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance 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.

VERIFICATION

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

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13th day of January, 2021.

Notary Public

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

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: February 2, 2021

Re: **R21-05** **Rezone**

A request by Chancad, LLC (Brian Moore) for Planning Commission approval of a zone change from Agricultural District (A-1) to Medium Density Single Family Residential District (SF-3) for a tract of land containing 2.16 acres.

LOT LOCATION AND SIZE

The 2.16 acre tract is located at 529 E. Don Tyson Parkway, south side of E. Don Tyson Parkway west of Powell Street.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a SF-3 Medium Density Single Family Residential District. The district is designed to provide an appropriate district for existing developed areas occupied by smaller scale single-family dwellings and to provide more compact single family residential development, to promote more efficient use of land and utilities, and to promote the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.

(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an SF-3 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. For Use Unit 36, See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than seven thousand (7,000) square feet. In addition, there shall be a minimum lot width of not less than sixty (60) feet on a public street at the front setback line.
(2) DENSITY. Six (6) units per acre
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq.ft.)			Interior	Corner	
						Interior	Exterior
One Family	60	7,000	30	20	8/8	8	30
Zero lot line	60	7,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area is surrounded by single family dwellings in SF-2 District.

LAND USE PLAN AND MASTER STREET PLAN

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

The Master Street Plan indicates Don Tyson Parkway as a major collector.

STAFF COMMENTS AND RECOMMENDATIONS

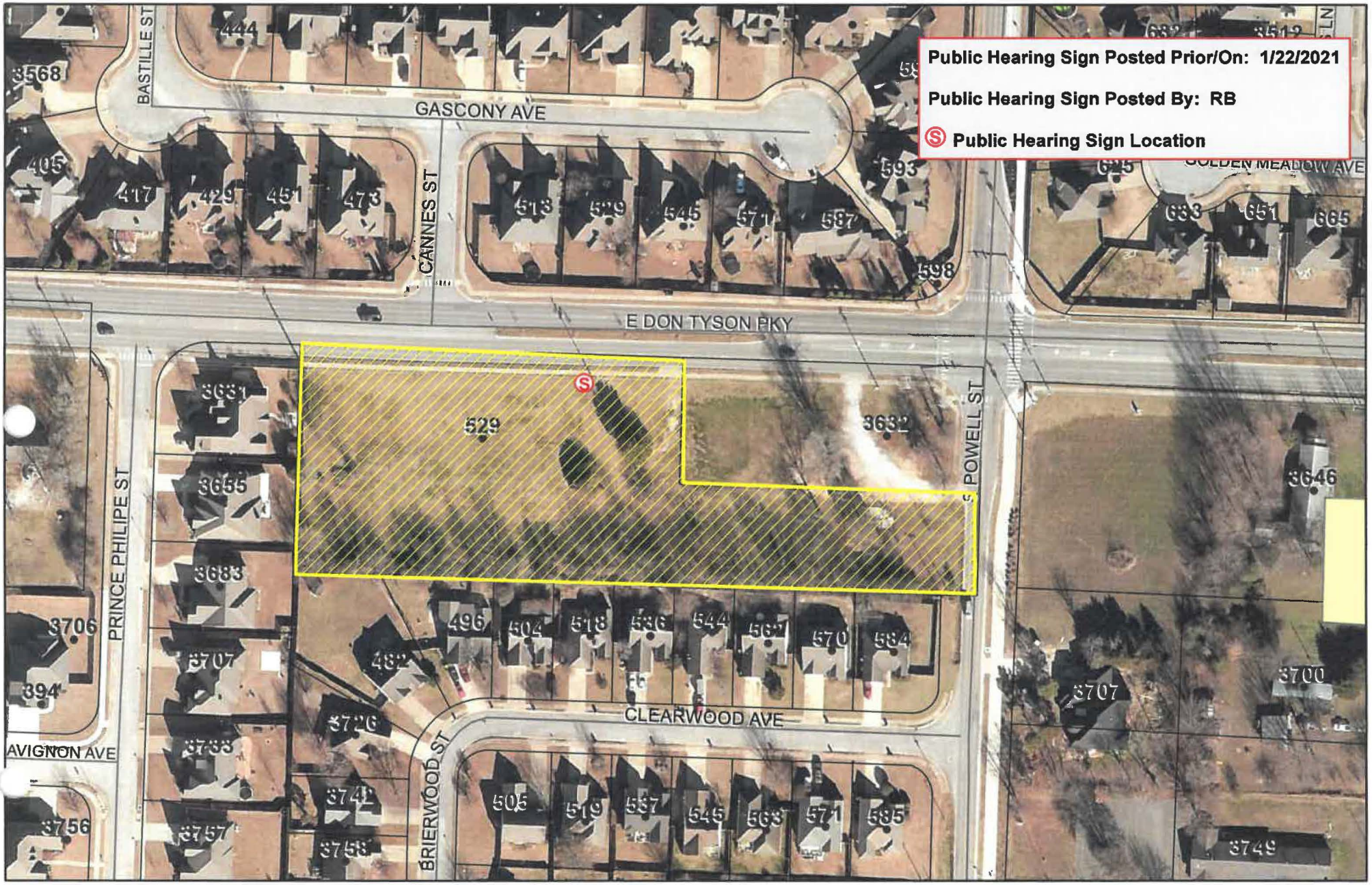
The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Protect the positive aspects of neighborhood character throughout the City.

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

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

Stabilize property values and maintain the integrity of neighborhoods by protecting residential neighborhoods from non-residential influences and providing buffers between residential and non-residential uses.



N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. R21-05
APPLICANT: Chancad, LLC
REQUEST: Rezone parcels from A-1 to SF-3

PLANNING COMMISSION MEETING
February 2, 2021

File No. R21-05

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Chancad LLC
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF WALNUT GROVE ADDITION AS SHOWN IN PLAT BOOK 14 AT PAGE 37 OF THE WASHINGTON COUNTY RECORDS, SAID POINT BEING A FOUND ALUMINUM CAP IN CONCRETE "PLS 969" ON THE WESTERLY RIGHT OF WAY LINE OF POWELL STREET; THENCE ALONG THE NORTH LINE OF SAID WALNUT GROVE ADDITION, N87°40'16"W A DISTANCE OF 620.07 FEET TO THE NORTHWEST CORNER OF SAID WALNUT GROVE ADDITION AND A FOUND 5/8 INCH REBAR; THENCE LEAVING SAID NORTH LINE, AND ALONG THE EAST OF RENAISSANCE SOUTH SUBDIVISION, N02°08'31"E A DISTANCE OF 194.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST DON TYSON PARKWAY AND A SET "MAG" NAIL IN A CONCRETE WALK; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S87°36'22"E A DISTANCE OF 68.71 FEET TO A SET "MAG" NAIL IN A CONCRETE WALK; THENCE S88°27'49"E A DISTANCE OF 295.02 FEET TO A POINT IN SAID CONCRETE WALK FROM WHICH A FOUND 1/2 INCH REBAR FALLS S02°37'29"W A DISTANCE OF 1.71 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, S02°37'29"W A DISTANCE OF 109.84 FEET TO A FOUND 5/8 INCH REBAR; THENCE S87°54'10"E A DISTANCE OF 257.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF POWELL STREET AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S02°02'34"W A DISTANCE OF 89.86 FEET TO THE POINT OF BEGINNING, CONTAINING 2.16 ACRES (94,217 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

Layman's Description:

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) SF-3

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

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

2. **Develop** the property _____(Yes or No), and if so, the proposed use is Single Family residential development.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Due to the small size of the proposed development, it is not anticipated that there will be any substantial impacts.

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

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

Authorized Representative: Engineering Services, Inc.

Address: P.O. Box 282, Springdale, AR 72765

PETITIONER/OWNER **SIGNATURE** _____

MAILING ADDRESS: C/O P.O. Box 282, Springdale, AR 72765

TELEPHONE: C/O 479-318-7248 DATE: December 24, 2020

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 24th day of December, 2020.

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

Notary Public

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 2, 2021

RE: **PP21-02** **Preliminary Plat** **Rosedale Heights**

Planning Comments

1. Property will need to be rezoned accordingly (currently A-1; plat says SF-3 is intended).
   - Rezone is on February 2021 Planning Commission Agenda
2. Remove signature blocks on page 2.

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
     - Requires a 1"=200' minimum scale 2-foot contour map.
     - Show existing and proposed contours.

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

3. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - Label all lights as Proposed or Existing
    - Show the direction of the mast arm
    - Show the size and type of lights based on the location and classification of the street
    - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
    - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing
- *112.7 - Street Design Standards*
  - ~~Sight Distance: 90-ft Ordinary / 70-ft hilly~~
  - ~~Max grades w/in 100-ft of intersection: 4%~~
  - ~~Min intersection angle: 75°~~
  - Min curb radius ~~25-ft~~ **28-ft** minor St / 50-ft collector St
  - The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.

4. **Chapter 130 – Zoning Ordinance**

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

- *130.7.9* Entrance/Exit Drives
  - Need to note that modified curb is required at the drives and a modified curb detail.
- *130.7.6.1 ADA* requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - **This note is left in place throughout the design process to insure that access is maintained.**

5. **Other:**

- *Permitting* - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the

Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

B. PP21-02 Rosedale Heights
SW Corner of Don Tyson and S. Powell Street
Presented by Engineering Services, Inc.

Engineering Comments:
- Modified curb required at drive
- Determine whether a streetlight is needed
- Submit Grading Permit application

PRELIMINARY PLAT PLANS

TO SERVE

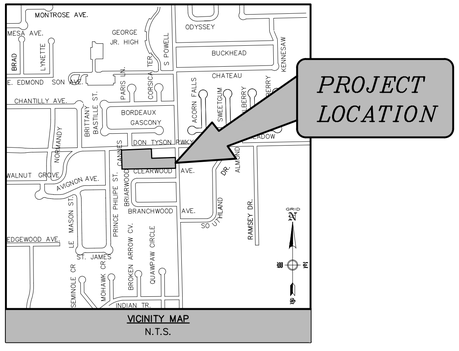
ROSEDALE HEIGHTS

IN THE CITY OF

SPRINGDALE, ARKANSAS

PP21-02

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	PRELIMINARY PLAT
2	TYPICAL DETAILS
3	STORM PLAN AND PROFILE
4–5	WATER AND SANITARY SEWER DETAILS
6	POND DETAIL
7	STORM WATER POLLUTION PREVENTION PLANS
8	STORM WATER POLLUTION PREVENTION DETAILS



January 20, 2021

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS

SPRINGDALE, ARKANSAS

PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

BLAKE A. MURRAY, P.E. No. 17178
ENGINEERING SERVICES, INC.

NOTES :

1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640 AMENDED AUGUST 27, 2017 BY THE SPRINGDALE WATER AND SEWER COMMISSION.
3) DISCLAIMER: REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

PARCEL: 815-29339-270

SURVEY DESCRIPTION PARCEL NO. 815-29339-270:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF WALNUT GROVE ADDITION AS SHOWN IN PLAT BOOK 14 AT PAGE 37 OF THE WASHINGTON COUNTY RECORDS, SAID POINT BEING A FOUND ALUMINUM CAP IN CONCRETE "PLS 969" ON THE WESTERLY RIGHT OF WAY LINE OF POWELL STREET; THENCE ALONG THE NORTH LINE OF SAID WALNUT GROVE ADDITION, N87°40'16"W A DISTANCE OF 620.07 FEET TO THE NORTHWEST CORNER OF SAID WALNUT GROVE ADDITION AND A FOUND 5/8 INCH REBAR; THENCE LEAVING SAID NORTH LINE, AND ALONG THE EAST OF RENAISSANCE SOUTH SUBDIVISION, N02°08'31"E A DISTANCE OF 194.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST DON TYSON PARKWAY AND A SET "MAG" NAIL IN A CONCRETE WALK; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S87°36'22"E A DISTANCE OF 68.71 FEET TO A SET "MAG" NAIL IN A CONCRETE WALK; THENCE S88°27'49"E A DISTANCE OF 295.02 FEET TO A POINT IN SAID CONCRETE WALK FROM WHICH A FOUND 1/2 INCH REBAR FALLS S02°37'29"W A DISTANCE OF 1.71 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, S02°37'29"W A DISTANCE OF 109.84 FEET TO A FOUND 5/8 INCH REBAR; THENCE S87°54'10"E A DISTANCE OF 257.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF POWELL STREET AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S02°02'34"W A DISTANCE OF 89.86 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.16 ACRES (94,217 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

CHANCAD LLC

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE, FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LAW OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

_____

AUTHORIZED REPRESENTATIVE *DATE*

OWNER: CHANCAD, LLC
P.O. BOX 773
SPRINGDALE, AR 72765

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

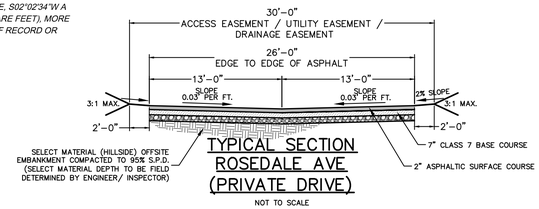
WORK ORDER #: 20969

CITY ZONING: SF-3

SETBACKS: FRONT - 30'
SIDE - 8'
REAR - 20'

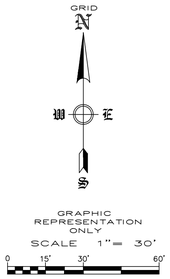
FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0070 F, PANEL 70 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.



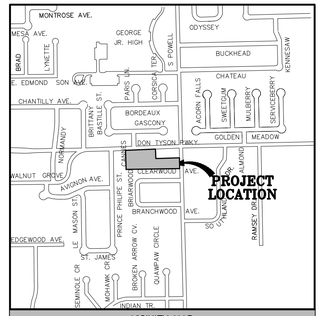
TYPICAL SECTION
ROSEDALE AVE
(PRIVATE DRIVE)

NOT TO SCALE



NOTES :

1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG E. DON TYSON PKWY. AND S. POWELL ST. SHALL BE A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
4. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
5. 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.
6. MODIFIED CURB REQUIRED AT ALL DRIVES.
7. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
8. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
9. 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.
10. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
11. STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR.
12. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
13. LOT 9 IS TO BE USED FOR A DETENTION POND. THE ENTIRETY THE LOT IS A DRAINAGE EASEMENT.
14. THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
15. NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE.
16. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION.
17. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND A HEAVY EQUIPMENT, STOCKPILES AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
18. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
19. 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.
20. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPMENT, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO THIS OFFICE PRIOR TO THEIR CONSTRUCTION.
19. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
20. REMOVAL OF THE EXISTING BUILDING WILL REQUIRE A DEMOLITION PERMIT FROM THE BUILDING DEPARTMENT PRIOR TO ISSUING A DEMOLITION PERMIT, AN INSPECTION FOR ASBESTOS CONTAINING MATERIALS MUST BE PERFORMED BY A LICENSED ASBESTOS INSPECTOR AND A NOTICE OF INTENT MUST BE SUBMITTED TO THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY – AIR DIVISION – ASBESTOS SECTION, HTTP://WWW.ADEQ.STATE.AR.US/AIR/PROGRAM/ (501) 682-0773.
21. EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
22. PLEASE BE ADVISED THAT THE FIRE HYDRANT PLACEMENT, FIRE HYDRANT LOCATION, FIRE FLOW CAPACITY, AND OTHER ITEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE FIRE DEPARTMENT, STATE FIRE CODE, OTHER AGENCIES, OR JURISDICTIONS.
23. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISION.
24. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AD BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MANY FROM TIME TO TIME BE AMENDED.
25. THE SITE AREA OF DISTURBANCE IS GREATER THAN 0.5 ACRES. A GRADING PERMIT APPLICATION, A SWPPP DELINEATING ALL ANTICIPATED DISTURBED AREAS, A PLAN IN THOSE AREAS TO ACHIEVE FINAL STABILIZATION (WHICH AT MINIMUM MUST PROVIDE 80% GRASS COVERAGE AND 100%STABILIZATION), A DUST CONTROL PLAN WITH APPROPRIATE BMPS DESIGNED TO CONTROL DUST, AND AND APPROPRIATE FEE AS SHOWN ON THE APPLICATION MUST BE SUBMITTED TO THE CITY OF SPRINGDALE STORM WATER MANAGER FOR REVIEW PRIOR TO RECEIVING FINAL PLAN APPROVAL.
26. PHASING ON LARGER CONSTRUCTION SITES 5 ACRES OF MORE MUST BE UTILIZED TO ALLOW ONLY DISTURBANCE ON NEAR TERM CONSTRUCTION AREAS. CONSTRUCTION SITES REQUIRING CUTTING AND FILLING MUST BE SEEDED ONCE THE CUTTING AND FILLING ACTIVITY IS FINISHED.



VICINITY MAP
N.T.S.

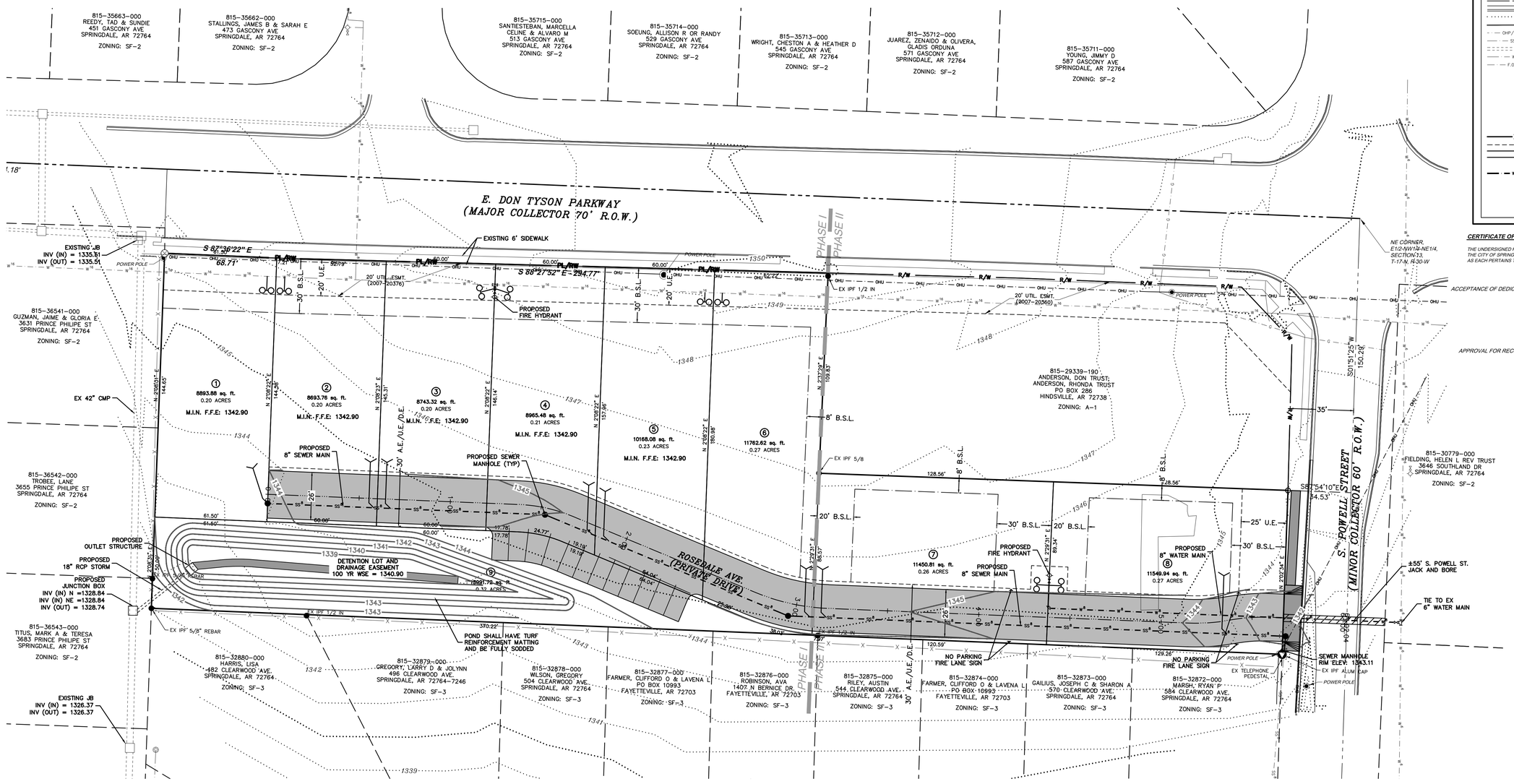
LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- 1369 EX. CONTOUR
- 1368 PROPOSED CONTOUR
- OHP/T EX. OVERHEAD POWER LINE
- SS EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- W EX. WATER LINE
- F.O. EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. WATER METER
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS		
		CITY CLERK CITY OF SPRINGDALE
		MAYOR CITY OF SPRINGDALE
APPROVAL FOR RECORDING		
		SECRETARY, PLANNING
		DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION



PP21-02

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

PRELIMINARY PLAT
ROSEDALE HEIGHTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

COPYRIGHT 2021 - ENGINEERING SERVICES, INC. - 20210121 3:51 PM

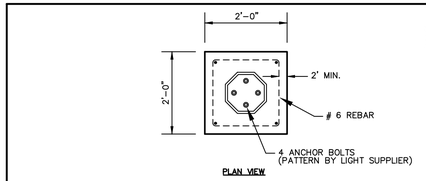
SCALE: 1"=30'

DATE: Jan 20, 2021

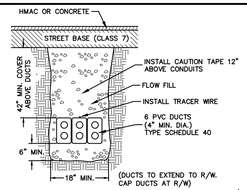
ENGINEER: BAM
DRAWN BY: TCE

W.O. #: 20969

1

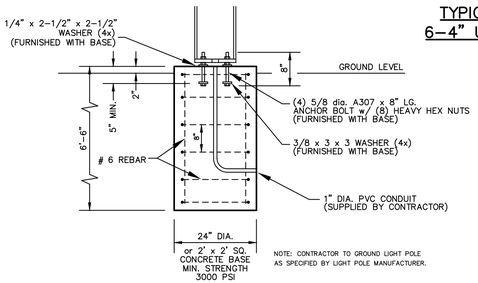


PLAN VIEW



TYPICAL SECTION 6-4" UTILITY DUCTS

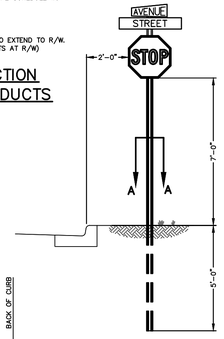
NOT TO SCALE



SECTION VIEW

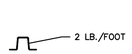
LIGHT POLE FOOTING DETAIL

NOT TO SCALE



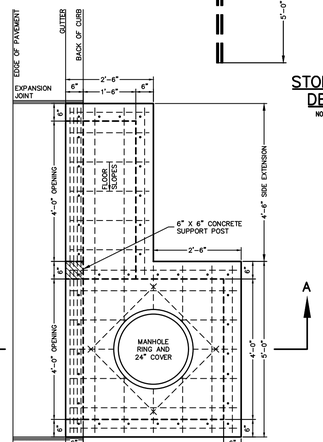
STOP SIGN DETAIL

NOT TO SCALE



SECTION A–A
U-CHANNEL SIGN SUPPORT

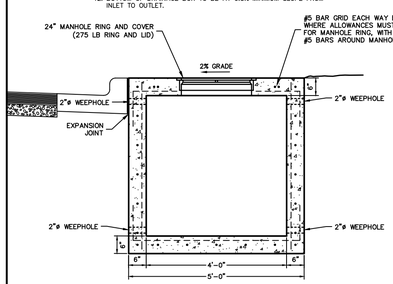
NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS



PLAN

NOTES:

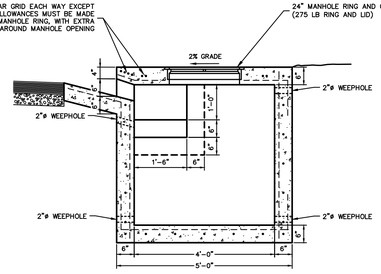
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE–COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'–0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A–A

TYPICAL JUNCTION BOX

NOT TO SCALE



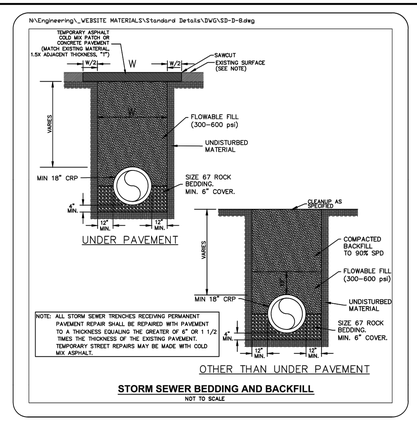
SECTION A–A

TYPICAL DROP INLET

NOT TO SCALE

NOTES:

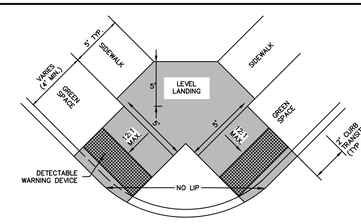
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1–1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1–1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'–0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE–COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'–0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



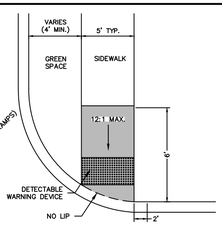
STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: BNB APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	



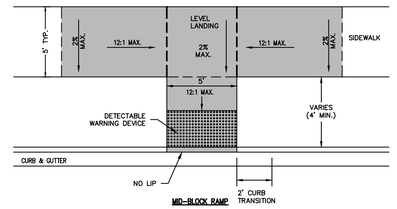
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

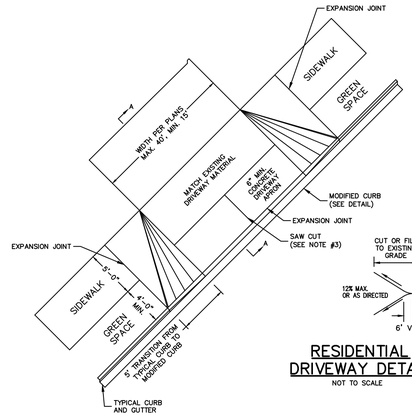
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

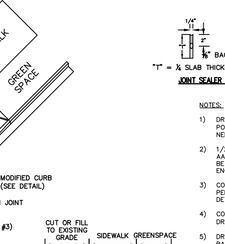
HANDICAP RAMP DETAILS

NOT TO SCALE

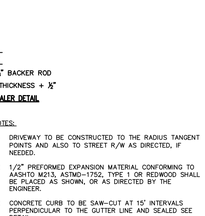


RESIDENTIAL DRIVEWAY DETAIL

NOT TO SCALE



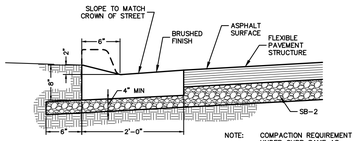
SECTION A–A



JOINT SEALER DETAIL

NOTES:

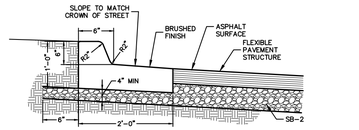
1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD–1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW–CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
5) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

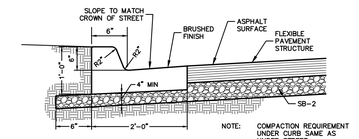
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

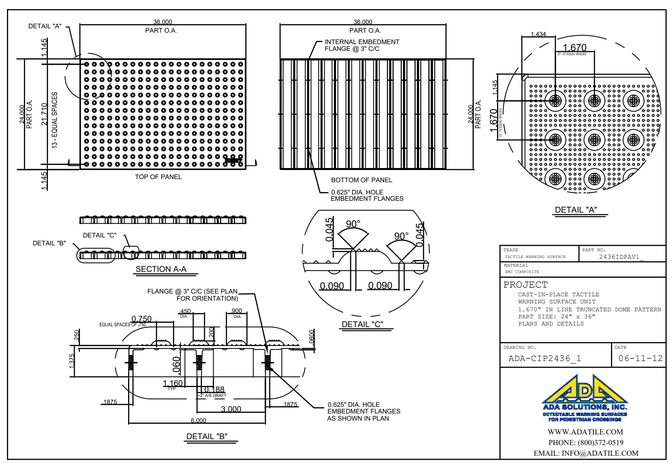
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



DETAIL "B"

TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1
INSTALLER:
MFG: COMPOSITE

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

DRAWING NO.	DATE
ADA–CIP2436_1	06–11–12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES FOR PEDESTRIAN CROSSINGS
WWW.ADATILE.COM
PHONE: (800)372–0519
EMAIL: INFO@ADATILE.COM

ESI
ENGINEERING SERVICES INC.
1707 E. ROOSEVELT
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
ROSEDALE HEIGHTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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ALL DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ESI AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF ESI.

SCALE: N.T.S.
DATE: Jan 20, 2021
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 20969

PP21–02

2

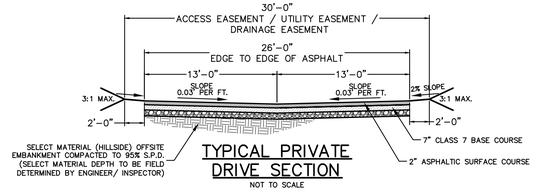
OWNER: CHANCAD, LLC
P.O. BOX 773
SPRINGDALE, AR 72765

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

WORK ORDER #: 20969

CITY ZONING: SF-3

SETBACKS: FRONT - 30'
SIDE - 8'
REAR - 20'

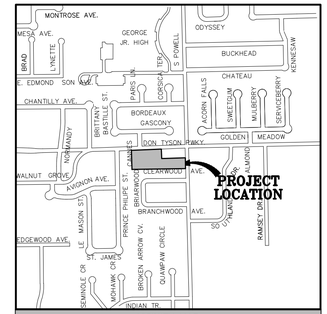


TYPICAL PRIVATE DRIVE SECTION
NOT TO SCALE

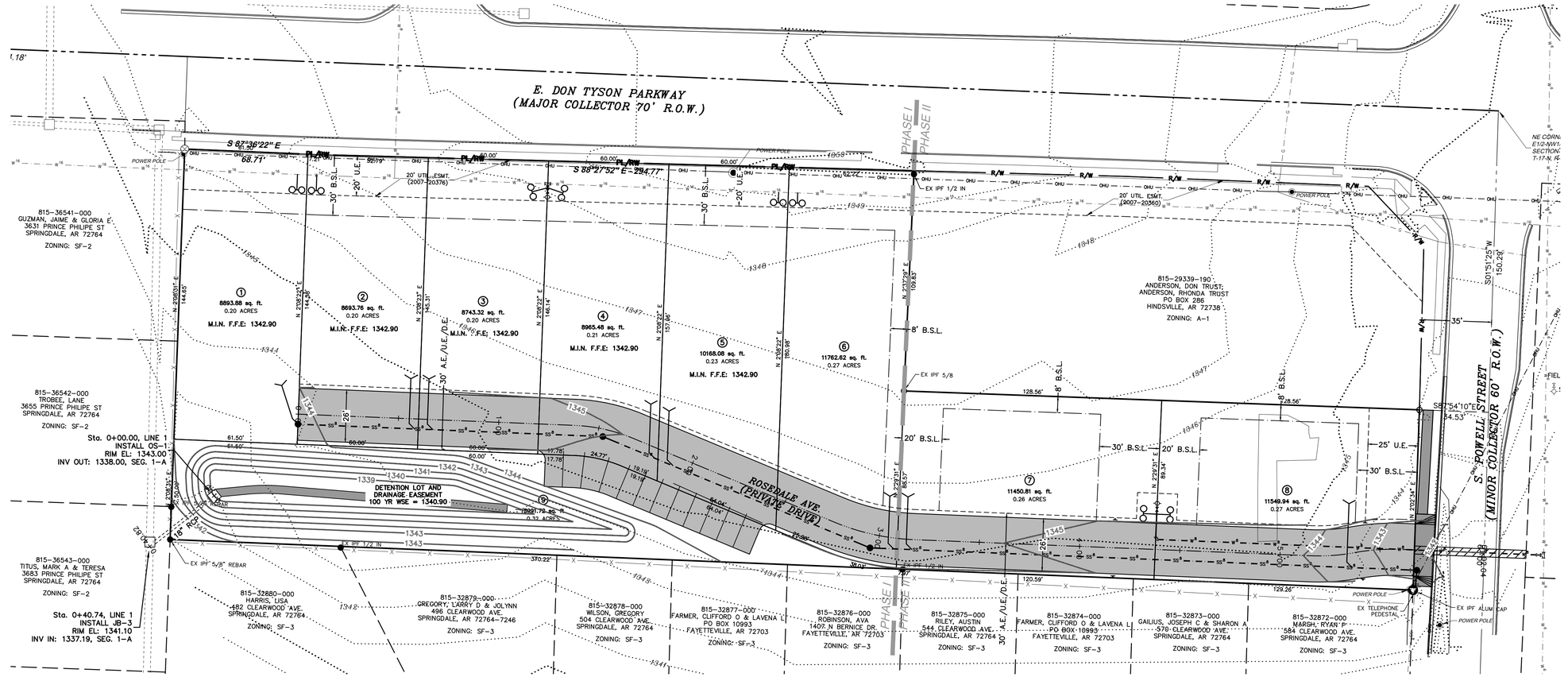
LEGEND	
JB	JUNCTION BOX
DI	DROP INLET
FES	FLARED END SECTION
HGL	HYDRAULIC GRADE LINE
RCP	REINFORCED CONCRETE PIPE

NOTE:

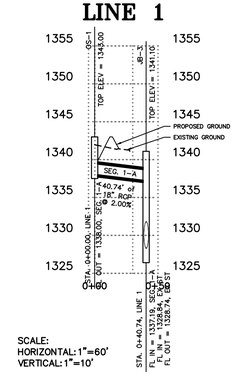
ALL STORM DRAIN SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE SPECIFIED.



VICINITY MAP
N.T.S.



LINE 1



SCALE:
HORIZONTAL:1"=60'
VERTICAL:1"=10'

PP21-02

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

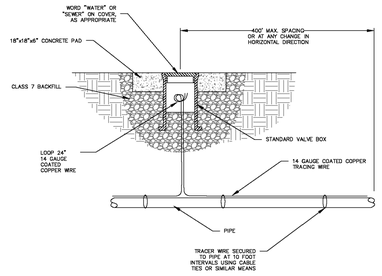
STORM PLAN AND PROFILE
ROSEDALE HEIGHTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ENGINEERING SERVICES, INC. - 2021-0101 3:11 PM
H:\2020\20969 ROSEDALE HEIGHTS\DWG\20969-COVER.DWG

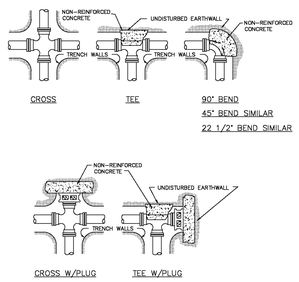
SCALE: 1"=30'
DATE: Jan 20, 2021
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 20969

3



TRACING WIRE CONNECTION PORT

N.T.S.



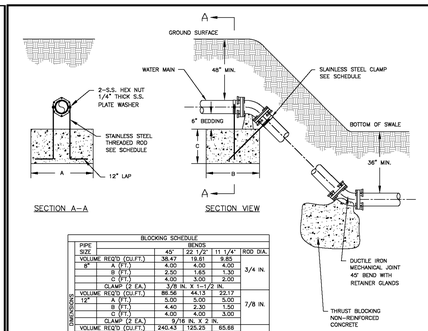
REACTION BACKING TABLE				
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59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

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 1 TON/SQ. FT. BEARING PRESSURE OF 2,000 LB/SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING

N.T.S.



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

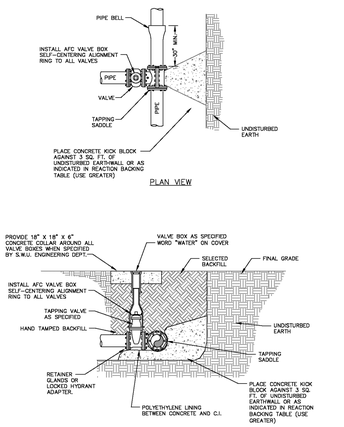
VOLUME CALCULATED ON TEH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

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

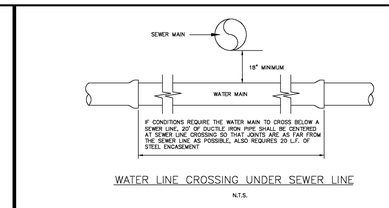
VERTICAL TIE-DOWN BLOCKING

N.T.S.



TAPPING SADDLE & VALVE

N.T.S.



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

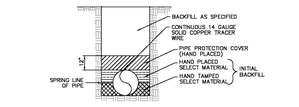
TRENCH WIDTH SCHEDULE

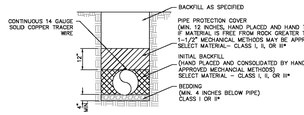
NOTES:

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

TYPICAL PIPE TRENCH

N.T.S.

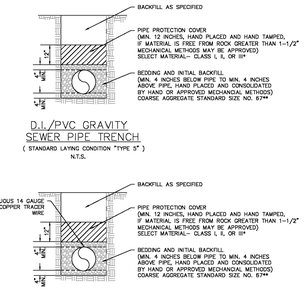




NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

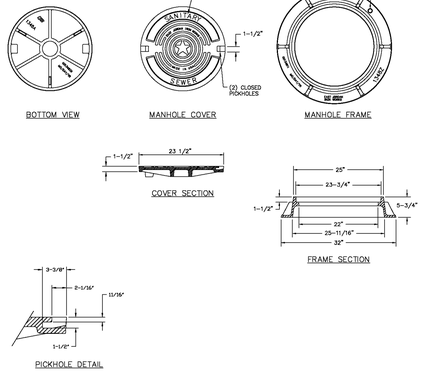
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448



NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448



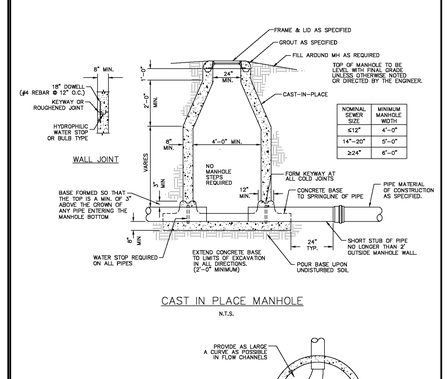
MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)



NOTES:

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

MANHOLE BOTTOM

FOR 6" THROUGH 24" SEWER MAINS

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

N.T.S.

ESI
ENGINEERING SERVICES INC.
1703 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
ROSEDALE HEIGHTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S

DATE: Jan 18, 2021

ENGINEER: BAM
DRAWN BY: TCE

W.O. #: 20969

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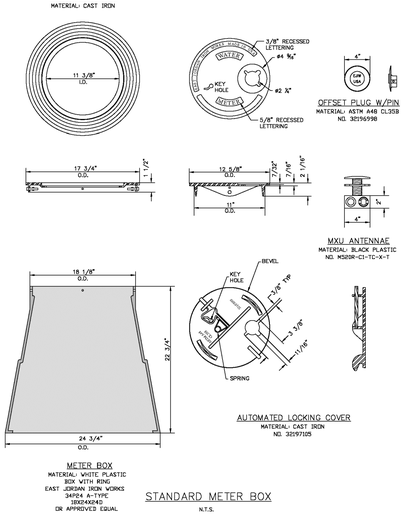
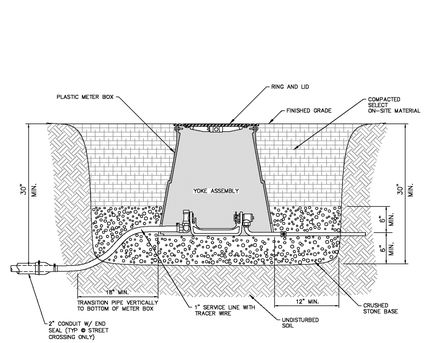
PP21-02

4



STANDARD METER BOX

N.T.S.



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK.

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE.

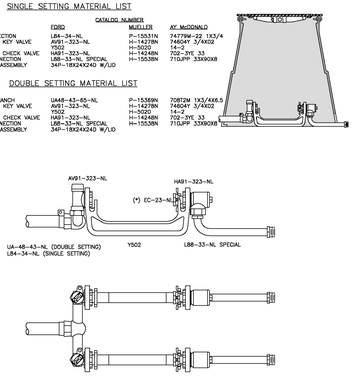
3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY. McDONALD
1	INLET CONNECTION	LB4-34-NL	P-15531N	7477BW-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV81-323-NL	H-14278N	74604Y 3/4X02
1	YOKE BAR	Y502	H-5020	14-2
1	YOKE ANGLE CHECK VALVE	HA81-323-NL	H-14248N	702-3YE .33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90XB
1	METER BOX ASSEMBLY	34P-18X24X240 W/LID		

DOUBLE SETTING MATERIAL LIST

1	ANGLE U BRANCH	UA48-43-65-NL	P-15369N	70872M 1X3/4X65.5
2	YOKE ANGLE KEY VALVE	AV81-323-NL	H-14278N	74604Y 3/4X02
2	YOKE BAR	Y502	H-5020	14-2
2	YOKE ANGLE CHECK VALVE	HA81-323-NL	H-14248N	702-3YE .33
2	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90XB
1	METER BOX ASSEMBLY	34P-18X24X240 W/LID		



TYPICAL 5/8" DOUBLE METER SETTING

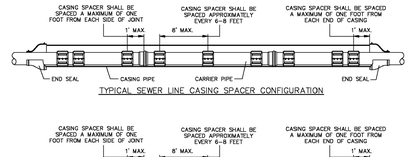
YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE P.L. TO 3/4" CTS PLASTIC OR MIP

N.T.S.

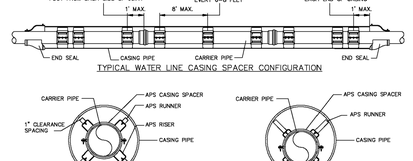
NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

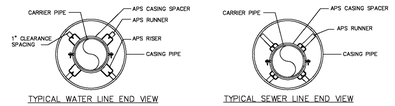
*METER AND EXPANSION CONNECTOR EC-23-NL ARE PROVIDED BY THE DEPARTMENT.



TYPICAL SEWER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE END VIEW

TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

ENCASEMENT/CARRIER PIPE SIZING CHART

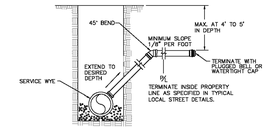
WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.08	16"
8"	9.05	13.51	18"
10"	11.20	15.62	20"
12"	13.36	17.82	24"
14"	15.30	20.03	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

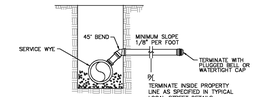
* ALL ENCASEMENT PIPE SHALL BE NEW AND HAVE A MINIMUM WALL THICKNESS OF 0.25 INCHES.

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSIM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   - TO 14" DIAMETER – 4 RUNNERS
   - 16" TO 36" DIAMETER – 6 RUNNERS
   - 36" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   - STAINLESS STEEL – 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   - TO 14" DIAMETER – 8" WIDTH
   - 16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.



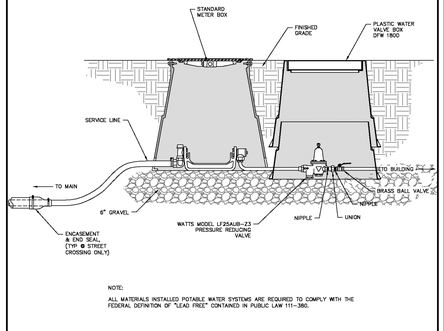
RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.



NOTE:

ALL MATERIALS INSTALLED POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

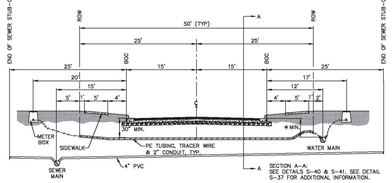
RESIDENTIAL PRESSURE REDUCING VALVE

N.T.S.

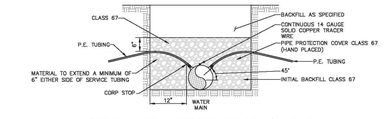
WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
30'	50'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	18' BOC	13' BOC	28' BOC	18' BOC	21' BOC
60'	80'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

(#) PIPE SIZE	MIN DEPTH
6"-10"	36"
12"-14"	48"
16" AND UP	60"



NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.



TYPICAL LOCAL STREET SECTION/LAYOUT

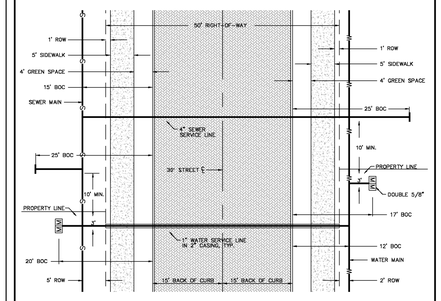
30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)

N.T.S.

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
30'	50'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	16' BOC	13' BOC	26' BOC	18' BOC	21' BOC
60'	80'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.

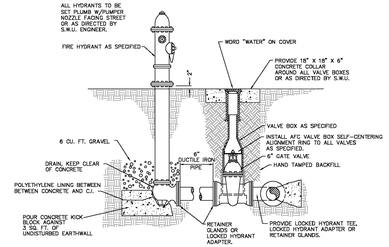


TYPICAL LOCAL STREET PLAN VIEW

30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)

N.T.S

NOTE:
ALL HYDRANTS TO BE PAINTED WITH PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



FIRE HYDRANT & GATE VALVE

N.T.S.

ESI ENGINEERING SERVICES INC.
P.O. BOX 1145
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
ROSEDALE HEIGHTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

DATE: Jan 18, 2021

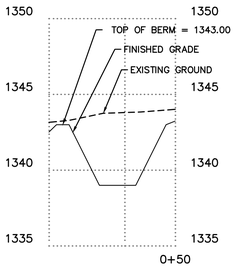
ENGINEER: BAM
DRAWN BY: TCE

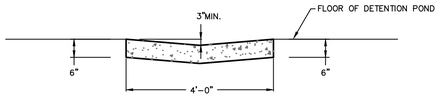
W.O. #: 20969

PP21-02

5

POND





CONCRETE TRICKLE CHANNEL

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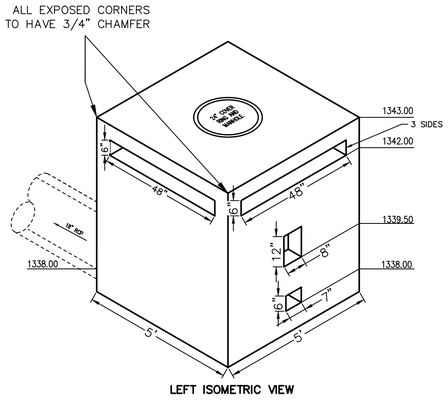
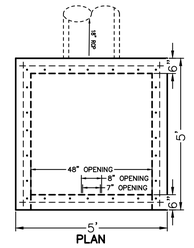
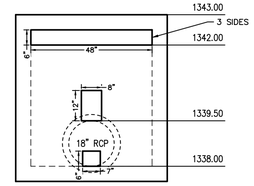


LEFT ISOMETRIC VIEW

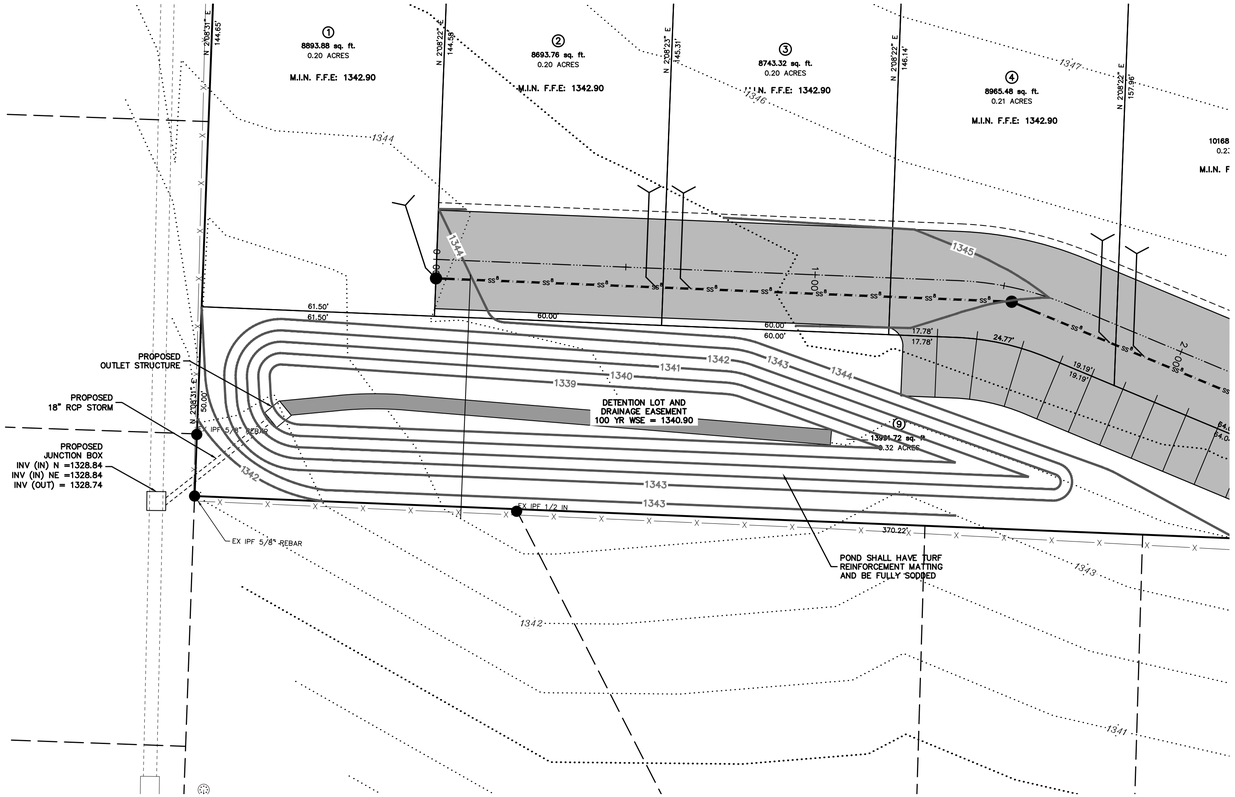


PLAN



FRONT ELEVATION

OUTLET STRUCTURE–POND A–1



GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1"= 20'

0 10' 20' 40'

PP21–02

ENGINEERING SERVICES INC.
1302 S. 48TH STREET, SUITE 103
SPRINGDALE, ARKANSAS 72764

POND DETAILS
ROSEDALE HEIGHTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=20'

DATE: Jan 20, 2021

ENGINEER: BAM
DRAWN BY: TCE

W.O. #: 20969

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NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6: THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3:. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 2.16 ACRES

OWNER: CHANCAD, LLC
P.O. BOX 773
SPRINGDALE, AR 72765

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

WORK ORDER #: 20969

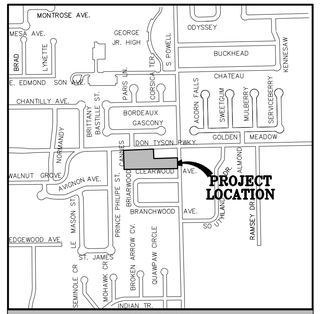
CITY ZONING: SF-3

FEMA FLOOD PLAIN ZONE:

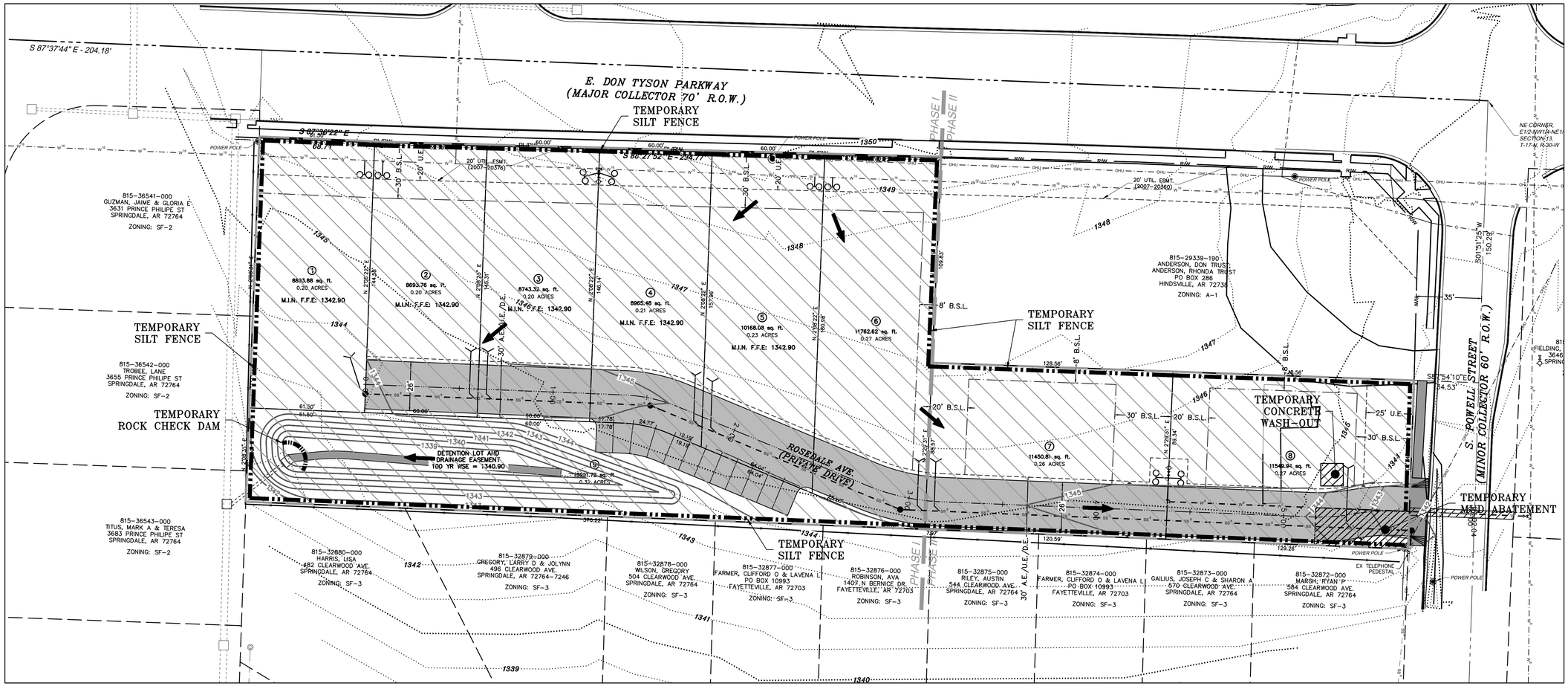
THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X", (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

LEGEND

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



VICINITY MAP
N.T.S.



GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

PP21-02

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

STORM WATER POLLUTION PREVENTION PLAN
ROSEDALE HEIGHTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Jan 18, 2021
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 20969

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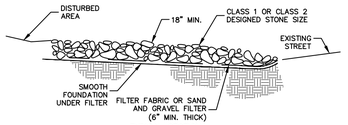


TYPICAL SECTION

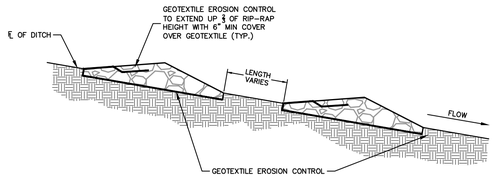
NOTES:

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

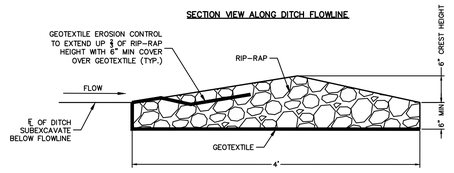
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE

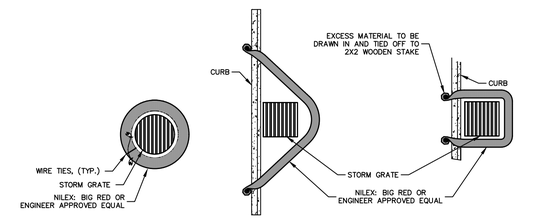


SECTION VIEW OF CHECK DAM

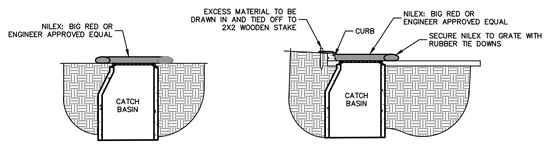
NOTES:

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

ROCK CHECK DAM



DRAIN INLET PLAN | CURBSIDE OPTION "A" PLAN | CURBSIDE OPTION "B" PLAN



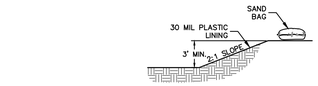
DRAIN INLET SECTION | CURBSIDE SECTION

NOTES:

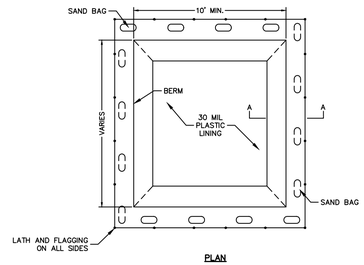
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE



SECTION A – A



PLAN

NOTES:

1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.

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

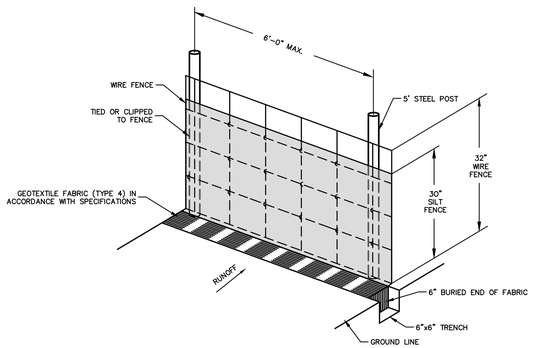
CONCRETE WASH-OUT AREA

NOT TO SCALE

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

NOTES:

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



SILT FENCE NOTES

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

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE

PP21-02

ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
ROSEDALE HEIGHTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S

DATE: Jan 18, 2021

ENGINEER: BAM
DRAWN BY: TCE

W.O. #: 20969

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: February 2, 2021

Re: **R21-06 Rezone**

A request by Saul and Deris Calderon for Planning Commission approval of a zone change from Agricultural District (A-1) to General Commercial District (C-2) for a tract of land containing 4.62 acres.

LOT LOCATION AND SIZE

The 4.62 acre tract is located at 3161 N. Thompson Street, east side of N. Thompson Street north of County Line Road.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W 50' and the building	
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20'
Rear setback	20'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The areas to the north, east and west contains commercial uses in C-2 and C-6 Districts. The area to the south contains an undeveloped area and commercial uses in C-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Regional Commercial use.

The Master Street Plan indicates Thompson Street as an arterial.

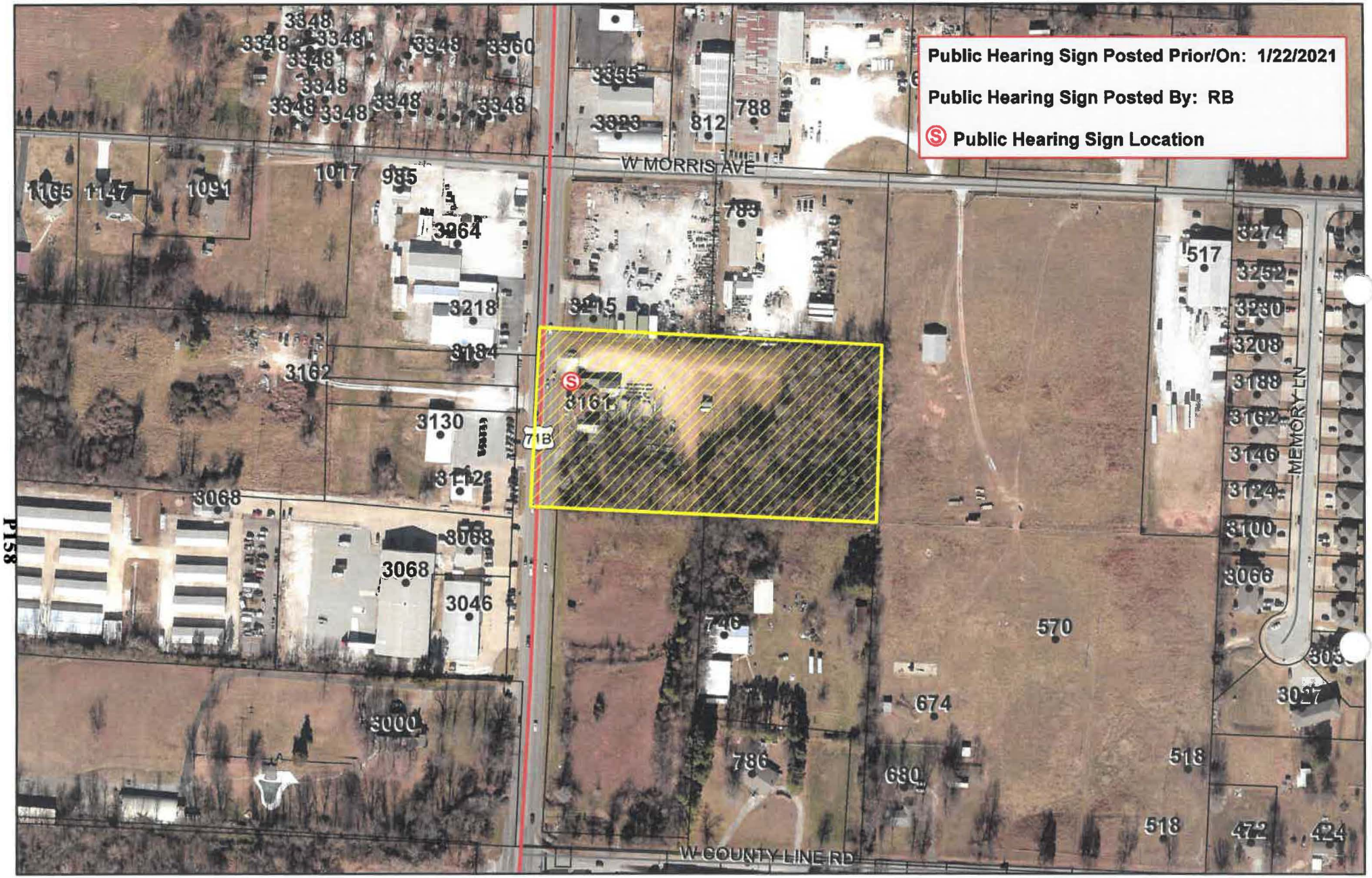
STAFF COMMENTS AND RECOMMENDATIONS

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

Protect the positive aspects of neighborhood character throughout the City.

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

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



N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. R21-06
APPLICANT: Saul & Deris Calderon
REQUEST: Rezone parcels from A-1 to C-2

PLANNING COMMISSION MEETING
February 2, 2021

File No. R21-06

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Saul and Deris Calderon
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

The S1/2 of the NW1/4 of the SW1/4 of SW1/4 of Section 24, Township 18 North of Range 30 West, Benton County, Arkansas.
Subject to a 14 foot wide easement over and across the SE corner of the above described land.
Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.

Layman's Description:

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) C-2

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Commercial Business of any kind. A landscaping business as shown in attachment is the proposed project rezone request.

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

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

Authorized Representative: A Million Miracles Surveying, C/o Eric Heller

Address: 129 W Boles St, Ste A, Fayetteville Ar 72701

PETITIONER/OWNER**SIGNATURE**

MAILING ADDRESS: 129 W Boles St, Ste A, Fayetteville Ar 72701

TELEPHONE: 1-479-387-4361 DATE: 12-31-2020

VERIFICATION

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

SIGNATURE
(Property Owner)

Saul and Deris Calderon

Digitally signed by Saul and Deris Calderon
DN: C=US, E=calderonlawn@yahoo.com, OU=Owner, CN=Saul and Deris Calderon
Location: 3961 Bridlewood Dr, Springdale AR 72761
Reason: I agree to the terms defined by the placement of my signature on this document
Contact info: 479-856-5448
Date: 2020.12.31 15:57:30-06'00'

(Property Owner)

State of Arkansas)
) ss.
County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this _____day of _____, 20_____.

Notary Public

Planning and Community Development Division City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 2, 2021

RE: **L21-11** **Large Scale Development** **Saul and Deris Calderon**

Planning Comments

Large-Scale Comments:

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
2. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Landscaping Comments

1. Existing mature canopy shown to be preserved will be inspected at the time of COO to confirm compliance with minimum perimeter landscaping requirements. (standard comment)

Commercial Design (Site)

1. All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenances surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways. No material change shown, provide stamped or scored concrete.

Commercial Design Comments (Architectural)

1. Provide overall material percentage calculations to accompany elevations. The building as shown appears to meet all of the required breaks and articulations but we will need to know what the predominate materials are prior to PC.

Engineering Comments

1. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
     -
2. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
     - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
     - ~~The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").~~
     - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
     - Need to show details of sidewalks on the right-of-way.
       - **Coordinate with ARDOT for driveway, they may require a DR-1 instead of our standard.**

3. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to insure that access is maintained.**

4. **Other:**
   - **Add this disclaimer statement to the title page**

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

- **The disclaimer that is to be added to the cover sheet is only the paragraph above.**

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

- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

E. L21-11 **Saul & Deris Calderon**
3161 North Thompson Street
Presented by A Million Miracles Surveying, Eric Heller

Engineering Comments:

- Coordinate driveway with ARDOT

LARGE SCALE DEVELOPMENT OF CALDERON LANDSCAPE HOME OFFICE & SHOP BUILDING SPRINGDALE, AR

GENERAL NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING, IF THE CLEARANCES ARE LESS THAN APPROVED ON THE PLANS AS SHOWN THE MINIMUM CLEARANCE IS 18", IF THE SEWER LINE IS ABOVE THE WATER MAIN, A 20' STEEL ENCASEMENT, BEING 10' EACH SIDE OF THE CENTERLINE IS REQUIRED. CONTACT A MILLION MIRACLES SURVEYING PLLC @1-479-387-4361 or eric@amms-pll.com, OR MATT CASEY, THE ENGINEER OF RECORD mcasey43073@gmail.com 1-479-790-9019 PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. NEITHER, A MILLION MIRACLES SURVEYING, PLLC NOR MATT CASEY, THE ENGINEER OF RECORD ACCEPTS RESPONSIBILITY FOR THE IMPLEMENTATION OF SAID ITEMS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CALL ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) or 811 BEFORE YOU DIG.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION FOR ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT. THIS IS OF HIGH IMPORTANCE AS THE
- ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF BOTH THE CITY OF SPRINGDALE, AND THE STATE OF ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY SPECIFICATIONS.
- IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT (SWPPP) MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER LINE REQUIRED BY CITY OF SPRINGDALE
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
- THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
- THE CONTRACTOR SHALL INCLUDE IN THE APPROVED CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS. IT IS ALSO A REQUIREMENT THAT TOPSOIL IS NOT SOLD WITH THE OWNERS CONSENT.
- THE DEVELOPER/HOME BUILDER IS RESPONSIBLE FOR ALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
- A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811 TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY A MILLION MIRACLES SURVEYING, PLLC 1-479-387-4361 or eric@amms-pll.com IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
- THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY A MILLION MIRACLES SURVEYING, PLLC @1-479-387-4361 or eric@amms-pll.com IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
- SPRINGDALE ELECTRIC NOTE: 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.

Typical Abbreviation List:

Abbrev.	Description		
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewalk (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	FH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South

Contact Information:

DEVELOPER / PROPERTY OWNER:
Tax ID: PARCEL # 21-00260-000

PHYSICAL PROPERTY ADDRESS
3161 N THOMPSON
SPRINGDALE, AR

CALDERON, SAUL & DERIS
3961 BRIDLEWOOD DR
SPRINGDALE AR 72764
Deed: Inst#L201947784 (09/11/2019)

PROJECT MANAGEMENT BY
A MILLION MIRACLES SURVEYING, PLLC
C/O ERIC HELLER
129 WEST BOLES STREET, SUITE A
FAYETTEVILLE, ARKANSAS 72701

CIVIL ENGINEER
MATT CASEY
286 N ELM SPRINGS RD
SPRINGDALE, AR 72762
ENGINEERING AR. LIC #12174

LAND SURVEYOR
A MILLION MIRACLES SURVEYING, PLLC
129 WEST BOLES STREET, SUITE A
FAYETTEVILLE, ARKANSAS 72701

ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
CONTACT: ADAM PARKER
(501) 661-2623 OFFICE

WATER UTILITY COMPANY IN SPRINGDALE, ARKANSAS
526 Oak Ave, Springdale, AR 72764
(479)-751-5751 OFFICE

Private Utility Information:

Black Hill Energy:
Josh Knight,
1301 Federal Way, PO Box 2129
Lowell, AR 72745
(479) 333-7005
Joshua.knight@blackhillscorp.com

AT&T:
Scott Seaman,
627 White Road,
Springdale AR 72766,
(479) 442-1967 or
Layne Rhodes,
lr159@att.com, (479) 442-1977

Cox Communications:
Kip Smith,
4901 S. 48th Street,
Springdale, AR 72762,
(479) 717-3796.
kip.smith@cox.com

SHEET SET:

COVER SHEET	C0.0
SITE/UTILITY PLAN	C0.1
LANDSCAPE PLAN	C0.2
EROSION PLAN	C0.3
GRADING PLAN	C0.4
PROJECT DETAILS	C0.5
CITY OF SPRINGDALE DETAILS/DETAILS	C0.6
ELEVATION VIEWS	A3.0
ELECTRICAL SITE LIGHTING PHOTOMETRICS	E1.0
ELECTRICAL SITE LIGHTING PHOTOMETRICS	E1.1
ELECTRICAL SITE LIGHTING	E1.2
NOTES, SCHEDULES AND RISER	

ORIGINAL WARRENTY DEED 21-00260-000
The S1/2 of the NW1/4 of the SW1/4 of SW1/4 of Section 24, Township 18 North of Range 30 West, Benton County, Arkansas.
Subject to a 14 foot wide easement over and across the SE corner of the above described land.
Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.

*** DISCLAIMER ***

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

- Construct-ability Review - At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

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

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATE NAD 83, NORTH ZONE.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.10424 MATTHEW DAVID CASEY

CERTIFICATE OF AUTHORIZATION A MILLION MIRACLES SURVEYING P.L.L.C No. 3323 ARKANSAS

LICENSED PROFESSIONAL SURVEYOR STATE OF ARKANSAS No. 1519 SIGNATURE Michael D. Miller

FLOOD CERTIFICATION
THE EASTERN PORTION OF THE HEREIN DESCRIBED TRACT IS WITHIN THE 100 YEAR FLOOD ZONE PER F.I.R.M. MAP NUMBER 05007C0435J, REVISED DATE 09/08/2007.

DATE: January 25, 2021

NO.	DATE	REVISION

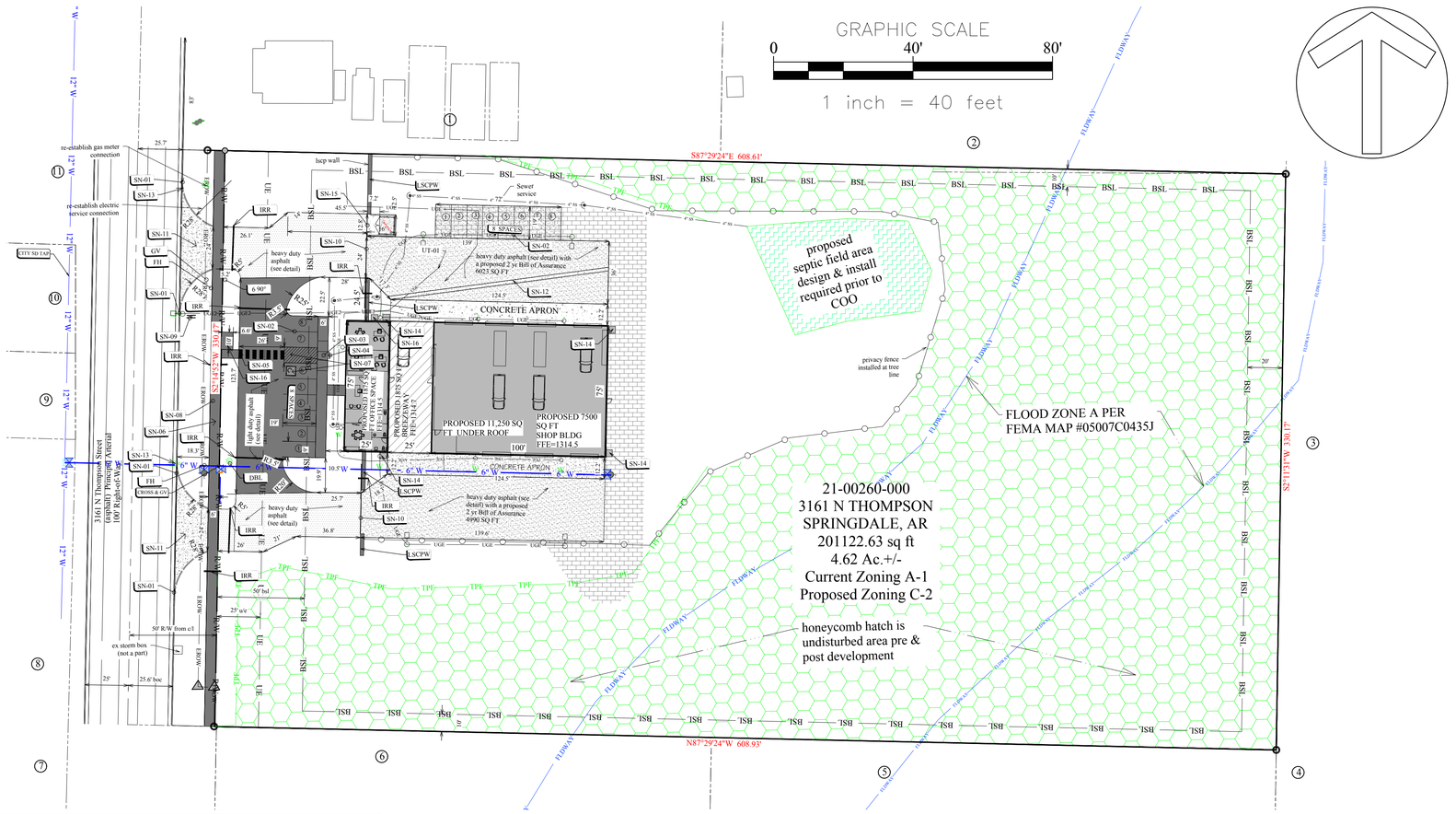
21-00260-000
Large Scale Development of: Calderon Landscaping shop building
Development by: CALDERON, SAUL & DERIS
3161 N THOMPSON
SPRINGDALE, AR

A Million Miracles Surveying, PLLC
129 W Boles St., Ste A
Fayetteville, Ar. 72701
eric@amms-pllc.com
PH (479) 387-4361

Project No. 2018-28	Scale N/A
Date: 1/25/2021	
Sheet Description: COVER SHEET	
Sheet # C0.0	

City of Springdale Job L21-11

H:\million miracles surveying\2021-projects\John Starnes\01-Calderon Landscape\Civil Drawings\21-1501-SPRINGDALE-Title Sheet.dwg Plotted On 25/01/2021 Plotted By Eric Heller



GENERAL UTILITY NOTES

1. THERE ARE NO PROPOSED PUBLIC UTILITY IMPROVEMENTS

SITE INFORMATION	SQ FT	AC.	% OF SITE TOTAL
SITE AREA LESS DEDICATED RIGHT-OF-WAY	201,122 S.F. OR	4.62 ACRES	100%
SIDEWALK AREA	549 S.F. OR	0.012 ACRES	
BUILDING & DRIVEWAY AREA	42,162 S.F. OR	0.97 ACRES	
EXISTING HARDSCAPE AREA	**49326 S.F. OR**	**1.12 ACRES**	**21.0%**
TOTAL HARDSCAPE AREA	**42,711 S.F. OR**	**0.98 ACRES**	**21.0%**
SOFTSCAPE AREA	**158,411 S.F. OR**	**3.64 ACRES**	**79.0%**

GENERAL NOTES

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

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

PAYMENT FOR ELECTRIC SERVICES

Lights located on the property are private, the perpetual owner of the property located at 3161 N Thompson will be responsible for the electric bill

Streetlights along N Thompson will be installed per City requirements, lighting plan submittal upon 1st site/utility plan review comments

- REFER TO ELECTRIC PLANS SHOWN ON SITE PLAN FOR REFERENCE
- UT-01 - REFERENCE THRU PE CELL AND CONTACTOR AND/OR TIME CLOCK AS DIRECTED

REFERENCE DOCUMENTS:
PLAT OF SURVEY BK 9 PG 300
WARRANTY DEED INST #L201947784

ZONING
C2

SETBACK TABLE

SETBACK (ft)	TYPE
50'	FRONT WITH PARKING
30'	FRONT NO PARKING
10'	SIDE
20'	REAR

FLOOD CERTIFICATION

THE EASTERN PORTION OF THE HEREIN DESCRIBED TRACT IS WITHIN THE 100 YEAR FLOOD ZONE PER F.I.R.M. MAP NUMBER 05007C0435J, REVISED DATE 09/08/2007.

OWNER/DEVELOPER
21-00260-000
CALDERON, SAUL & DERIS
3961 BRIDLEWOOD DR
SPRINGDALE AR 72764
Deed: Inst#L201947784 (09/11/2019)

PROPERTY ADDRESS
3161 N THOMPSON
SPRINGDALE, AR

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

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

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

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ELECTRIC SYMBOLS
REFER TO ELECTRIC PLANS SHOWN ON SITE PLAN FOR REFERENCE

- Wall lights
- Parking Lot Posts & light
- Proposed underground electric

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

ADJACENT PROPERTY OWNERS

1) 21-00259-001
JEREZ, MARILIN
3927 GEORGIA ST
SPRINGDALE AR 72764
C-6

2) 21-00259-000
WILLIS PROPERTIES LLC
P O BOX 14788
OKLAHOMA CITY OK 73113
C-2

3) 21-00265-000
MARKS TRUST, BOBBY G & DORIS G
2030 E OVERLAND LOOP
FAYETTEVILLE AR 72703-5292
C-2

4) 21-00265-001
SERRANO, JOSE ANTONIO MEZA
680 W COUNTY LINE RD
SPRINGDALE AR 72764
A-1

5) 21-00261-000
LEWIS, JIMMY D & GAYLE L
786 W COUNTY LINE RD
SPRINGDALE AR 72764-8002
C-2

6) 21-00264-000
E C BARTON & COMPANY
PO BOX 16360
JONESBORO AR 72403-6705
C-2

7) 21-00237-000
MARKS TRUST, BOBBY G & DORIS G
2030 E OVERLAND LOOP
FAYETTEVILLE AR 72703-5292
MF-12

8) 21-00233-000
COMMUNITY AUTO MART LLC
1734 RIDGEVIEW DR
SPRINGDALE AR 72762
C-6

9) 21-00232-001
STITH, GARY & WENDY
3659 TANGLEWOOD DR
SPRINGDALE AR 72764-117
MF-12

10) 21-00234-000
COMMUNITY AUTO MART LLC
1734 RIDGEVIEW DR
SPRINGDALE AR 72762
C-2

11) 21-00236-000
STRAIGHT, ODDY W ESTATE
3218 N THOMPSON ST
SPRINGDALE AR 72764-8029
C-2

Site General Notes:

- REMOVE ALL VEGETATION AND TOPSOIL FROM BUILDING FOOTPRINT AND STORE FOR LATER USE. REGRADE AND FURNISH ADDITIONAL TOPSOIL AS REQUIRED. SEED AND STRAW ALL AREAS DISTURBED BY CONSTRUCTION.
- SLOPE FINISH GRADES, SIDEWALKS, AND PAVING AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS ON SITE AND REPORT ALL MAJOR DISCREPANCIES TO ENGINEER OF RECORD.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SPRINGDALE REGULATIONS.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE FACE OF CURB, FACE OF BUILDING OR CENTERLINE OF STRIPE.
- REFER TO PROJECT DETAILS FOR REGULAR DUTY ASPHALT, HEAVY DUTY ASPHALT, AND CONCRETE PAVING DETAILS.
- ALL PARKING SPACES INDICATED AS HANDICAPPED SPACES SHALL RECEIVE HANDICAP PAVEMENT MARKINGS, AND SHALL BE IN ACCORDANCE WITH ADA STANDARDS OR THE CITY OF SPRINGDALE REGULATIONS, WHICHEVER IS MORE RESTRICTIVE. REFER TO DETAIL SHEETS.
- ALL SIGNAGE, PAVEMENT MARKINGS, AND PARKING LOT STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
- DIMENSIONS ARE MEASURED FROM THE BACK OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.
- LAYOUT OF SITE PLAN IS BASED ON AND LIMITED TO SURVEY INFORMATION.
- ALL PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING FLOOR PLANS AND DIMENSIONS, WALL SECTIONS, DOOR OPENINGS, BUILDING UTILITY ENTRANCE POINTS, ETC. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THAT THE CIVIL SITE PLANS BUILDING LAYOUT DOES NOT MATCH THE ARCHITECTURAL DRAWINGS.
- ALL PAVEMENT INDICATED SHALL BE STANDARD DUTY BITUMINOUS PAVEMENT UNLESS OTHERWISE NOTED ON PLAN. THE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVEMENT SECTION DETAIL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN ON THE PLANS AND NOTIFY THE ENGINEER OF ANY IRREGULARITIES BEFORE CONSTRUCTION STARTS.
- ALL RAMPS SHALL HAVE DETECTABLE TRUNCATED DOME PANELS PER A.D.A. AND CITY STANDARDS AND THE DETAIL SHEET

Site Plan Notes:

SN-01	Match existing curb, replace any busted curb
SN-02	4" Painted White striping (typical)
SN-03	Accessible Ramp in Sidewalk
SN-04	Standard MUTCD Handicapped Sign
SN-05	Standard 2' White thermoplastic striping per ADA standards , & All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenances surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways.
SN-06	6' wide sidewalk length of property
SN-07	Standard 45° yellow striping & blue chair per ADA standards
SN-08	Ex Business pole & sign to be relocated & updated with new sign
SN-09	Ex Street sign (not to be disturbed)
SN-10	20' Rolling gate non-see thru gate that rolls towards building
SN-11	Utilize existing driveway space updated per Springdale City Detail SD-B-3
SN-12	2' Wide concrete trickle channel
SN-13	2' x 5' Proposed Public streetlight mast arm to face towards N Thompson street.
SN-14	Roof Drain tie in Holding tank Part #CE-275 tote
SN-15	Padlocked Gate with Key supplied to City Waste Disposal Dept.
FH	Install Fire Hydrant Assembly per City Standard Detail
GV	6" GV on main per City Standard Detail
CITY SD TAP	12"x6" tapping sleeve, with 6" gate valve on live 12" line Installed by City of Springdale at owners expense
CROSS & GV	Install 6" Tee & G.V. on end of C-900 waterline, w/Cap & Plug w/thrust blocking per City detail. All hooked together to avoid a blowout on future line extension South
In-W/tpr	Install 2" Sleeve for 5/8 service line for irrigation to landscaped area owned and maintained by the POA
DBL	Double Meter Set 1-Irrigation 5/8", 2-Domestic Service 5/8"
LSCPW	Decorative Landscape Wall, confirm materials with City Architectual Review prior to install
IRR	2" Irrigation Sleeves
SN-16	Proposed park bench on concrete pad see & proposed bike rack on concrete pad see C0.5
SN-17	Proposed park bench on concrete pad see & proposed bike rack on concrete pad see C0.5

Existing Features:

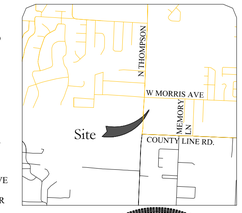
Feature	Description
	Property Line
EROW	Ex Right-Of-Way Line
	Centerline
12" W 12" W	Existing Waterline
	Ex heavy vegetation to remain
	Power pole
	Found iron pin
	Ex r/w marker
	Ex gas valve
	Set iron pin
	Sewer Cleanout
W	2" Water Service Line to Meter

Proposed Features:

Feature	Description
R/W	Proposed Right-of-Way
	Ex Gravel area to remain
	Concrete Sidewalk (See Site Plan For Dimensions)
	Heavy duty asphalt area installed
	Heavy duty asphalt area behind privacy fence 2yr surety bond
	Light duty asphalt area
	2' wide concrete trickle channel
UE UE	Utility Easement Line
BSL BSL	Building Setback Line
6" W	Pr 6" Public Watermain Ext.
WS WS	Water Service Line
4" SS	Sewer Service Line to Septic
	Proposed Fence

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

DATE PROFESSIONAL LAND SURVEYOR



CERTIFICATE OF AUTHORIZATION
A MILLION MIRACLES SURVEYING P.L.L.C
No. 3323
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1519
SIGNATURE
Michael D. Mann

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.10424
MATTHEW DAVID CASEY

NO.	DATE	REVISION

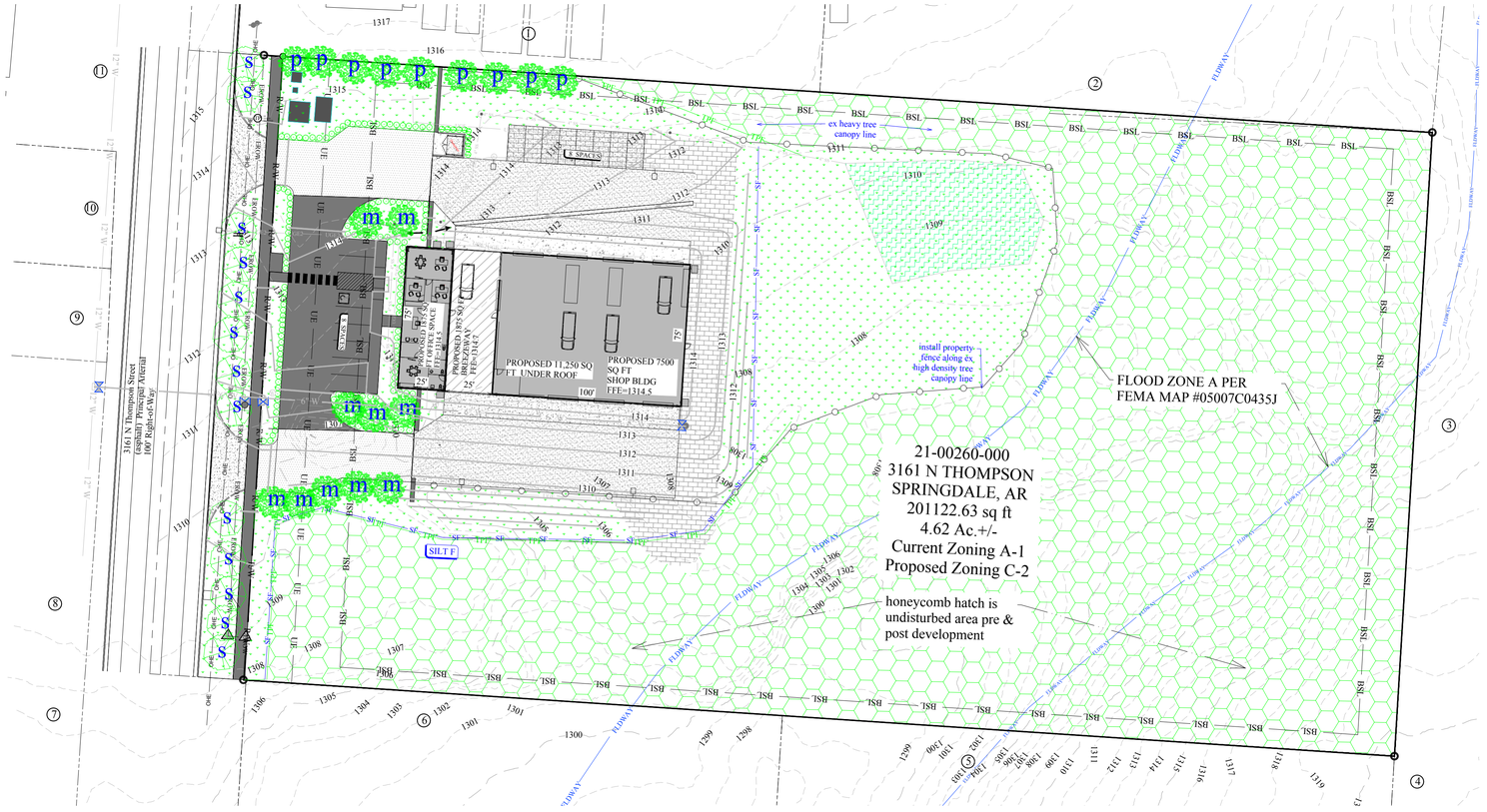
21-00260-000
Large Scale Development of: Calderon Landscaping
Development by: shop building
CALDERON, SAUL & DERIS
3161 N THOMPSON
SPRINGDALE, AR

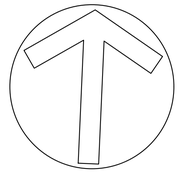
A Million Miracles Surveying, PLLC
129 W Boles St., Ste A
Fayetteville, Ar. 72701
eric@amms-pllc.com
PH (479) 387-4361

Project No.	Scale
2021-JS01	1"=40'
Date:	1/25/2021
Sheet Description	SITE & UTILITY PLAN
Sheet #	C0.1

City of Springdale L21-11

H:\million miracles surveying\2021-projects\John Starnes\01-Calderon Landscape\Civil Drawings\21-JS01 SPRINGDALE-PR.dwg Plotted On 25/01/2021 Plotted By Eric Heller

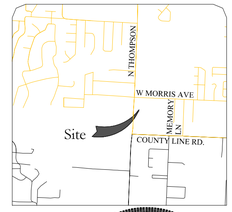




GRAPHIC SCALE

0 40' 80'

1 inch = 40 feet



Landscape Notes:

1. Contractor shall confirm the location of all utilities prior to starting any work. The contractor is responsible for contacting Arkansas one-call to confirm all utilities.
2. All plants must be healthy, vigorous and free of pests and disease.
3. Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
4. All plants must be container grown or balled and burlapped as indicated on the plant list.
5. All required trees shall be 2" minimum caliper, with a single dominate central trunk. Multi-trunk trees will not be acceptable without prior approval from urban forestry.
6. All trees must be straight trunked and full headed, unless specified otherwise, and must meet all requirements specified on plans.
7. All trees and shrubs shall be installed per standard city of Sprindale planting details.
8. All plants are subject to the approval of the landscape architect before, during, and after construction.
9. All planting areas must be completely mulched with a 4" layer of organic hardwood Mulch shall be not be placed immediately adjacent to tree trunks, but shall be kept at least 3" from root collar at the soil line.
10. All proposed planting areas covered by grass shall have the sod completely removed before planting begins.
11. All planting beds shall be contained by edging material other than vegetation.
12. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc. Which occurs as a result of the landscape construction at no cost to the owner.
13. The contractor is responsible for verifying all quantities shown on these plans before pricing the work.
14. The contractor is responsible for fully maintaining all planting material (including but not limited to: watering, spraying, mulching, fertilizing, etc.) In all planting areas and lawn areas until the work is accepted in total by the owner.
15. The contractor shall completely guarantee all plant material for a period of one (1) year beginning on the date of total acceptance. The contractor shall promptly make all replacements before or at the end of the guarantee period.
16. Any plant material which dies, turns brown, or defoliates (prior to total acceptance of the shall be promptly removed from the site and replaced with material of the same species, quantity, and size and meeting all plant list specifications.
17. Notify landscape architect or designated representative of any layout discrepancies prior to any planting. Locate all utilities and site lighting conduits before construction begins.
18. All disturbed areas shall be seeded with a grass seed mix consisting of 70% turf type fescue, 20% perennial rye, and 10% Bermuda grass at 5 pounds per 1,000 square feet.
19. All areas to be seeded shall receive 4" of topsoil and be graded per the grading plan.
20. Irrigation shall be either an underground automatic system or shall utilize hose bibs every 100' as required by Sprindale landscape ordinance.
21. Maintenance: the current owner of the property shall be responsible for the ongoing maintenance of required landscaping.
22. Replacement landscaping: required landscaping that dies or is damaged shall be removed and replaced by the current owner of the property. The owner shall have 60 days from the receipt of written notice issued by the city to remove and replace any required landscaping that dies or is damaged.
23. Two (2) year maintenance surety shall be deposited for each required street and mitigation tree.
24. Maintain 5' min. horizontal separation between tree plantings and utility lines.
25. All planting details are according to Sprindale Landscape Manual.

Temp & Perm Controls:

Feature	Key	Description
SF	SILT F	Silt Fence
TPF	TREE	Tree Preservation And Protection, Limits of Construction

Tree Canopy Legend

- Existing canopy line
- Heavy Canopy to be Preserved / Tree Protection / Undisturbed Area
- on disturbed areas install sod or establish vegetative growth to City standards

Existing Features:

Feature	Description
	Property Line
EROW	Ex Right-Of-Way Line
	Centerline
	Power pole
	Found iron pin
	Ex r/w marker
	Ex gas valve

Proposed Features:

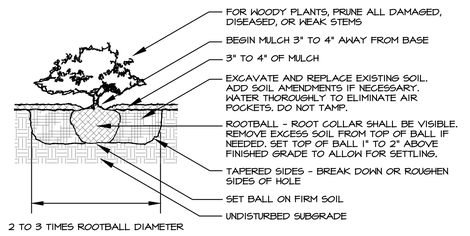
Feature	Description
R/W	Proposed Right-of-Way
	Ex Gravel area to remain
	Concrete Sidewalk (See Site Plan For Dimensions)
	Heavy duty asphalt area installed
	Heavy duty asphalt area behind privacy fence 2yr surety bond
	Light duty asphalt area
	Ex heavy vegetation to remain
	2' wide concrete trickle channel
UE	Utility Easement Line
BSL	Building Setback Line
WS	Water Service Line
4" SS	Sewer Service Line
	Proposed Fence
	Set iron pin
	Sewer Cleanout
W	2" Water Service Line to Meter

PLANT SCHEDULE

NO.	SYM.	COMMON NAME / Botanical Name	SIZE/SPACING/ REMARKS
13 Street Trees	S	Undecided, Must be low height trees as they are under overhead power lines (must be approved by City)	8-10' B&B AS SHOWN
9 Perimeter Trees	P	Undecided, Must be low height trees as they are under overhead power lines (must be approved by City)	12-14' B&B AS SHOWN
10 Parking lot trees	M	Undecided, (must be approved by City)	12-14' B&B AS SHOWN
181		Undecided, (must be approved by City)	4 GALLON 3' O.C.
13		Undecided, (must be approved by City)	4 GALLON 3' O.C.

ELECTRIC SYMBOLS
REFER TO ELECTRIC PLANS SHOWN ON SITE PLAN FOR REFERENCE

- Wall lights
- Parking Lot Posts & light
- Proposed underground electric



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.

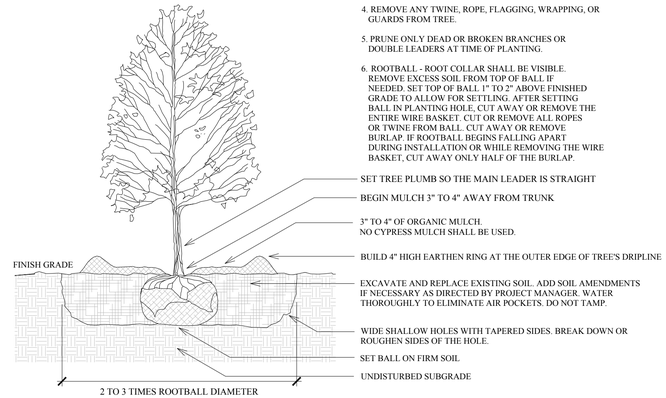
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.

3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.

4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.

5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.

6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP.



Tree Planting Detail
Scale: N.T.S.

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MATTHEW DAVID CASEY

NO.	DATE	REVISION

Large Scale Development of: 21-00260-000 Calderon Landscaping shop building

Development by: CALDERON, SAUL & DERIS
3161 N THOMPSON
SPRINGDALE, AR

A Million Miracles Surveying, PLLC
129 W Boles St., Ste A
Fayetteville, Ar. 72701
eric@ammms-pllc.com
PH (479) 387-4361

Project No.	Scale
2021-JS01	1"=40'

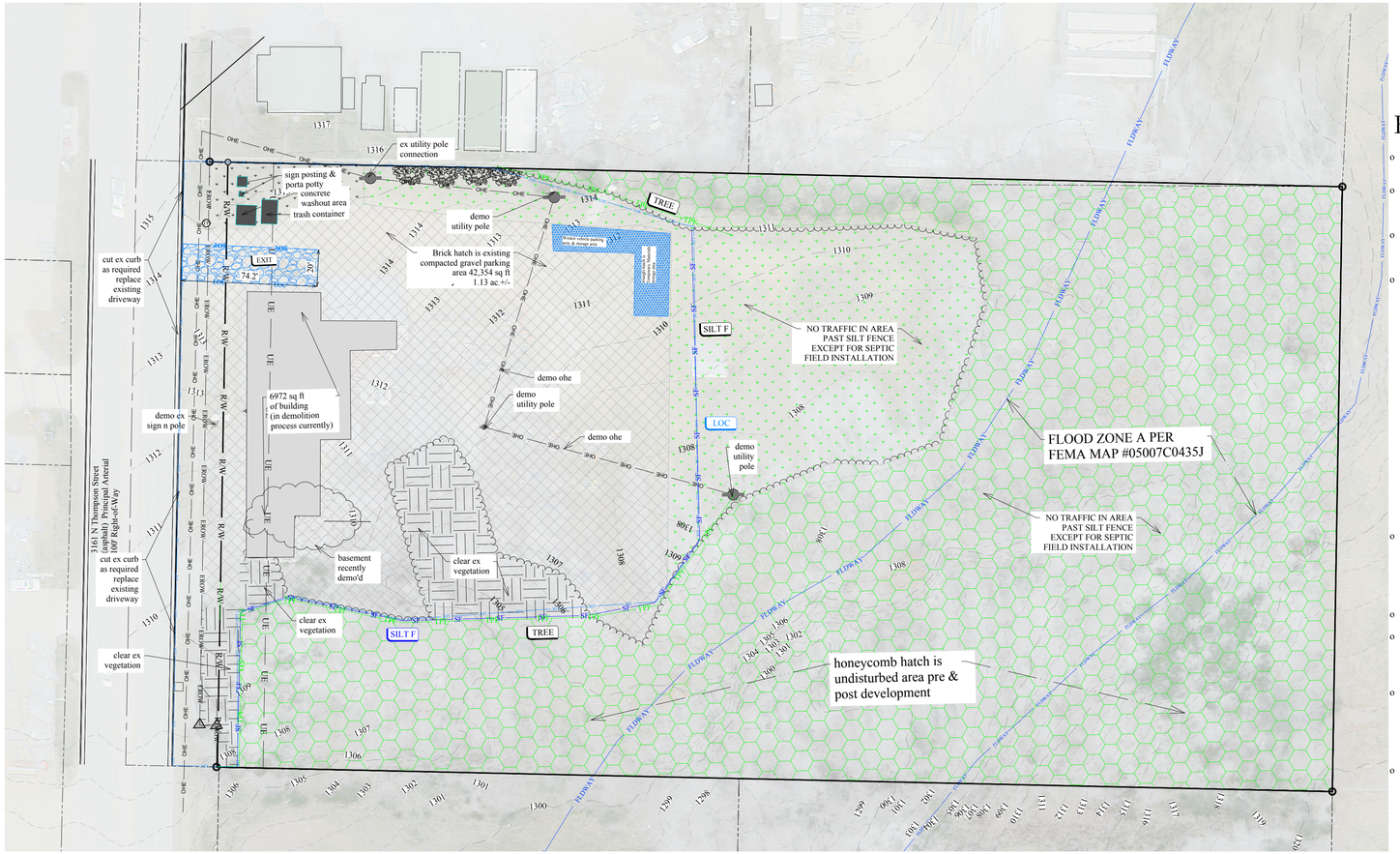
Date: 1/25/2021

Sheet Description: LANDSCAPE PLAN

Sheet # C0.2

City of Springdale L21-11

H:\million miracles surveying\2021-projects\John Starnes\01-Calderon Landscape\Civil Drawings\21-JS01 SPRINGDALE-PR.dwg Plotted On 25/01/2021 Plotted By Eric Heller



Note:

* See Survey For Existing Features Legend.

* See Cover Sheet For Abbreviation List.

Temp & Perm Controls:

Feature	Key	Description
TPF	TREE	Orange Snow Fence (tree protection)
SF	SILT F	Silt Fence
LOC	LOC	Limits of Construction (68,872 sq ft)
	EXIT	Entrance / Exit
		Existing gravel hardscape
		Existing bldg hardscape
		Existing vegetation to be cleared and sodded or seeded
		Existing Heavy vegetation to remain
		Existing open grass are not to be disturbed

Existing Features:

Feature	Description
	Property Line
R/W	Right-Of-Way Line
	Centerline
BSL BSL	Building Setback Line
	Power pole
	Found iron pin
	Set iron pin
	Gas Meter

General Grading Notes:

PRE-CONSTRUCTION:

× Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.

× Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.

× A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

× Information concerning underground utilities was obtained from available records and field conditions when possible. the contractor must determine the exact location and elevation of all existing utilities by digging test pits by hand at all utility crossings well in advance of trenching. if the clearances are less than specified on the plans or 18", whichever is less, contact engineer of record prior to proceeding with construction.

× The contractor shall include in his contract price the removal and disposal of any excess topsoil he determines is not required to perform the final grading and landscaping operations.

GENERAL:

× Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.

× Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.

× Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.

× Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.

× Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.

× Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.

× Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

× All demolition shall be in accordance with local, state, and federal regulations.

× All sidewalks and sidewalk crossings shall have 2% cross slopes (maximum).

STORM SYSTEM:

× All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.

× Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).

× Storm system is measured from the center of the box and from the end of the flared end sections.

× Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.

× All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:

× Contractor shall scarify any area to receive top soil to a min. depth of 3".

× All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ'S Construction General Permit (ARR150000).

× Once the site has reached final stabilization in accordance to the requirements set forth in adeq's construction general permit, the contractor shall file a notice of termination.

× All downspots from the bldgs to have splash pads installed

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

GRAPHIC SCALE

0 40' 80'

1 inch = 40 feet

Erosion Control Notes:

o All disturbed areas shall receive 4 inches of top soil and re-vegetated. *Vegetation must be established to minimize erosion prior to issuance of certificate of occupancy.*

o 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.

o Permanent improvements such as streets, storm sewers, curb and gutters, and other features for control of runoff shall be scheduled coincidental to removing vegetative cover from the area so that large areas are not left exposed beyond the capacity of temporary control measures. .

o *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. 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.

o *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.

o *Dust*. Where excessive dust may become a problem, a plan for spraying water on heavily traveled dirt areas shall be addressed.

o *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.

o *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.

o *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.

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete washout area.
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc., denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact either the civil engineer of record, or a representative of the design team to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving. Including sub-grade prep & base installation
6. Pave site.
7. Install inlet protection devices as structures are installed. .
8. Finish grade the Lots to close to final grade as shown. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

Erosion General Notes:

A. The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.

B. Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.

D. Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.

E. Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.

F. Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.

G. General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.

H. All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.

I. Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.

J. Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.

K. Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or stormwater discharge into drainage ditches or waters of the state or u.S.

L. All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.

M. Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.

N. Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.

O. If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.

P. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.

Q. Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.

R. On-site soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.

S. Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.

T. Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, rock check dams, etc.) to prevent erosion.

U. All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

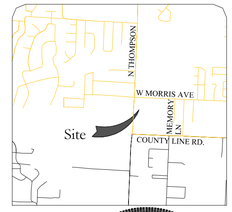
Demolition Notes:

- Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted.
- Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete.
- The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility to locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- Contractor shall remove all buildings, pavement, curbs, trees, light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted.
- If required, contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line.
- If required, the Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal per the Designated Utility Company's Requirements.
- It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.



CERTIFICATE OF AUTHORIZATION
A MILLION MIRACLES SURVEYING P.L.L.C
No. 3323
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1519
SIGNATURE
Michael D. Milam

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.10424
MATTHEW DAVID CASEY

NO.	DATE	REVISION

Large Scale Development of: Calderon Landscaping shop building
Development by: CALDERON, SAUL & DERIS
3161 N THOMPSON
SPRINGDALE, AR

21-00260-000

A Million Miracles Surveying, PLLC
129 W Boles St., Ste A
Fayetteville, Ar. 72701
eric@ammspllc.com
PH (479) 387-4361

Project No.	Scale
2021-JS01	1"=40'

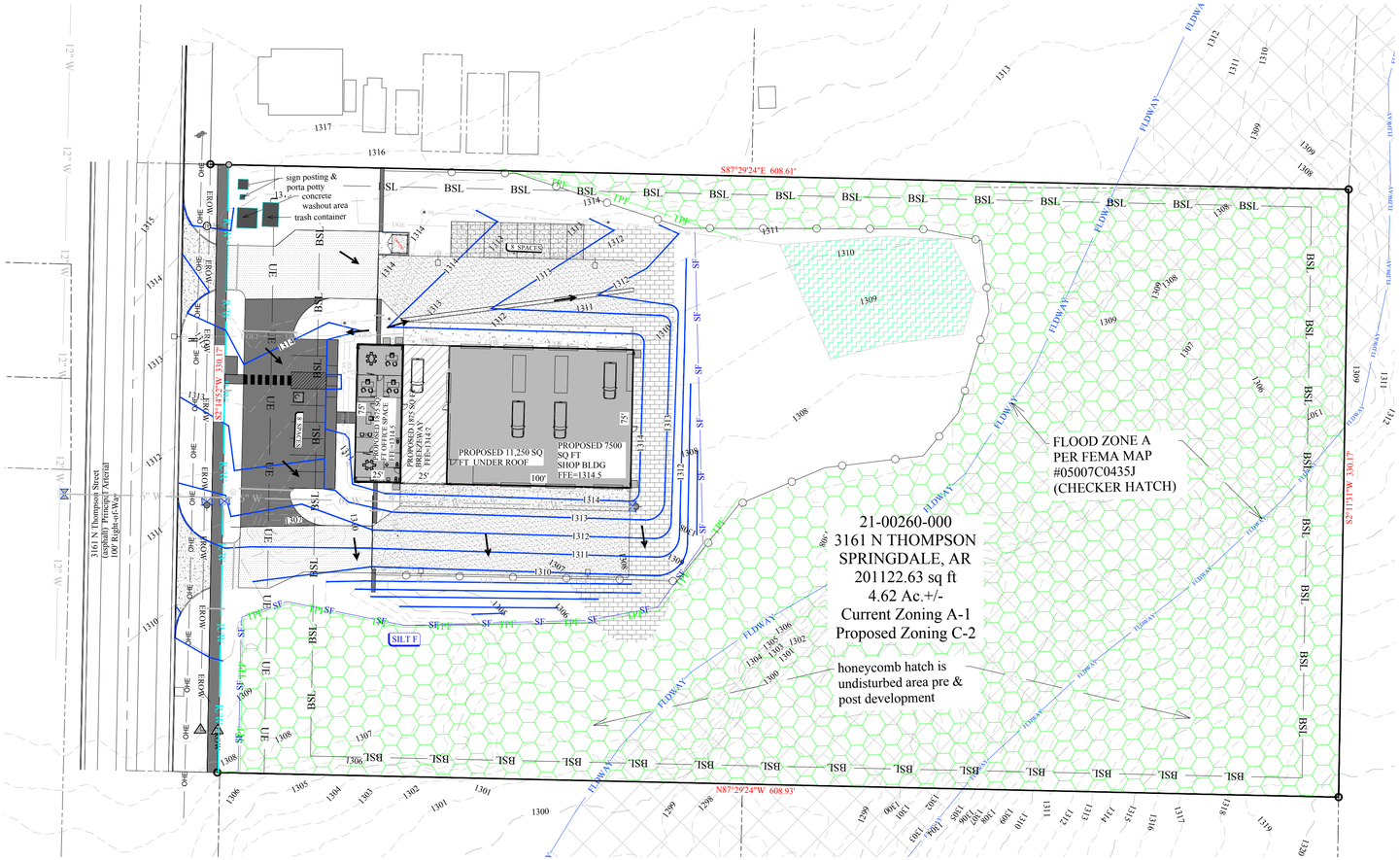
Date: 1/25/2021

Sheet Description: EROSION PLAN

Sheet # C0.3

City of Springdale L21-11

H:\million miracles surveying\2021-projects\John Starnes\01-Calderson Landscape\Civil Drawings\21-JS01 SPRINGDALE-PR.dwg Plotted On 25/01/2021 Plotted By Eric Heller



Existing Features:

Feature	Description
	Property Line
EROW	Ex Right-Of-Way Line
	Centerline
	Power pole
	Found iron pin
	Ex r/w marker
	Ex gas valve
	Ex water meter

Proposed Features:

Feature	Description
R/W	Proposed Right-of-Way
	Ex Gravel area to remain
	Concrete Sidewalk (See Site Plan For Dimensions)
	Heavy duty asphalt area installed
	Heavy duty asphalt area behind privacy fence 2yr surety bond
	Light duty asphalt area
	Ex heavy vegetation to remain
	2' wide concrete trickle channel
UE UE	Utility Easement Line
BSL BSL	Building Setback Line
WS WS	Water Service Line
4" SS	Sewer Service Line
	Proposed Fence
	Set iron pin
	Sewer Cleanout
W	2" Water Service Line to Meter
	Existing Contours
	Proposed Contours

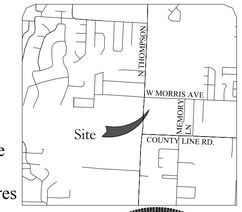
ELECTRIC SYMBOLS
REFER TO ELECTRIC PLANS SHOWN ON SITE PLAN FOR REFERENCE

	Wall lights
	Parking Lot Posts & light
UGE UGE	Proposed underground electric

Temp & Perm Controls:

Feature	Key	Description
SF	SILT F	Silt Fence
LOC	LOC	Limits of Construction (68,872 sq ft)
	TREE	Orange Snow Fence (tree protection)

GRAPHIC SCALE
0 40' 80'
1 inch = 40 feet



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SIGNATURE
Michael D. Mann

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.10424
MATTHEW DAVID CASEY

General Grading Notes:

PRE-CONSTRUCTION:

- Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.
- Information concerning underground utilities was obtained from available records and field conditions when possible. the contractor must determine the exact location and elevation of all existing utilities by digging test pits by hand at all utility crossings well in advance of trenching. if the clearances are less than specified on the plans or 18", whichever is less, contact engineer of record prior to proceeding with construction.
- The contractor shall include in his contract price the removal and disposal of any excess topsoil he determines is not required to perform the final grading and landscaping operations.

GENERAL:

- Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).
- All demolition shall be in accordance with local, state, and federal regulations.
- All sidewalks and sidewalk crossings shall have 2% cross slopes (maximum).

STORM SYSTEM:

- All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
- Storm system is measured from the center of the box and from the end of the flared end sections.
- Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:

- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ'S Construction General Permit (ARR150000).
- Once the site has reached final stabilization in accordance to the requirements set forth in adeq's construction general permit, the contractor shall file a notice of termination.
- All downspots from the bldgs to have splash pads installed

NO.	DATE	REVISION

21-00260-000
Large Scale Development of: Calderon Landscaping shop building
Development by: CALDERON, SAUL & DERIS
3161 N THOMPSON
SPRINGDALE, AR

A Million Miracles Surveying, PLLC
129 W Boles St., Ste A
Fayetteville, Ar. 72701
eric@amms-pllc.com
PH (479) 387-4361

Project No.	Scale
2021-JS01	1"=40'

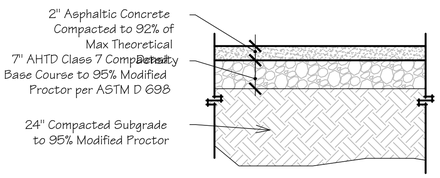
Date: 1/25/2021

Sheet Description: GRADING PLAN

Sheet # C0.4

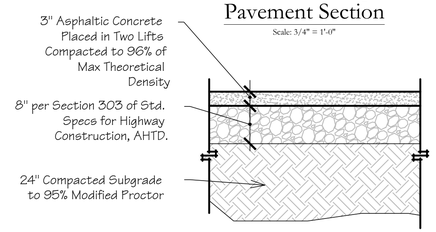
City of Springdale L21-11

H:\million miracles surveying\2021-projects\John Starnes\01-Calderon Landscape\Civil Drawings\21-JS01 SPRINGDALE-PR.dwg Plotted On 25/01/2021 Plotted By Eric Heller



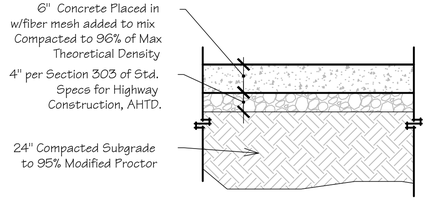
Standard Duty Asphalt Pavement Section

Scale: 3/4" = 1'-0"



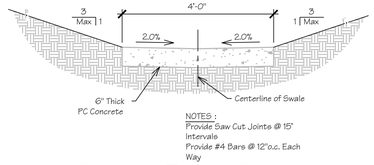
Heavy Duty Asphalt Pavement Section

Scale: 3/4" = 1'-0"



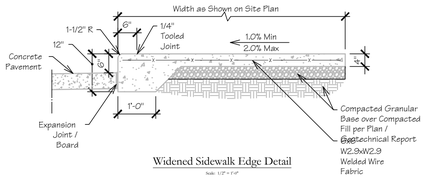
Concrete Pavement Section

Scale: 3/4" = 1'-0"



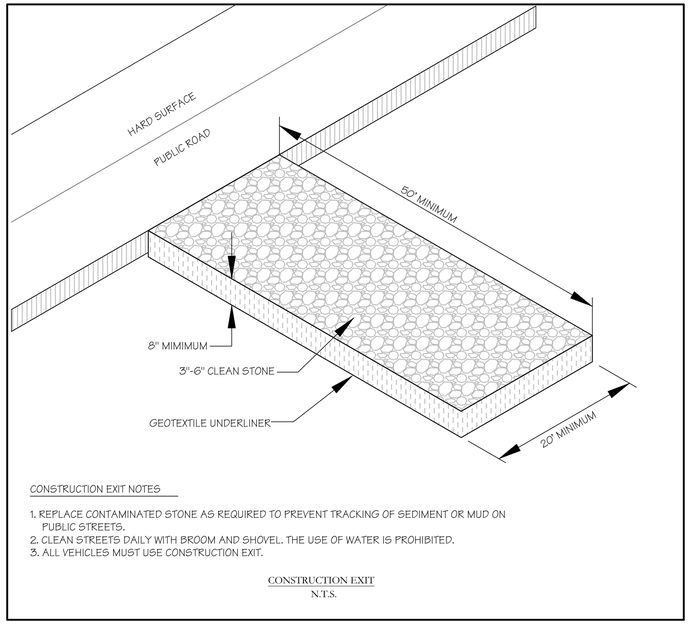
Concrete Trickle Channel

Scale: 1/2" = 1'-0"



Widened Sidewalk Edge Detail

Scale: 1/2" = 1'-0"



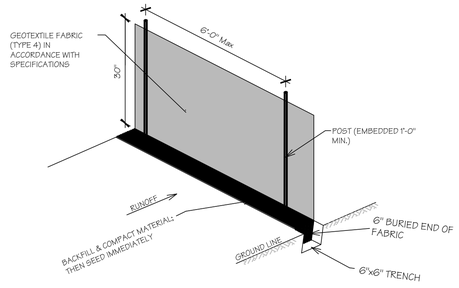
CONSTRUCTION EXIT NOTES

1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.

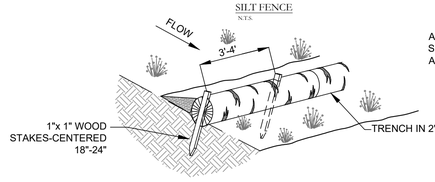
CONSTRUCTION EXIT
N.T.S.

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 2 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



SILT FENCE
N.T.S.

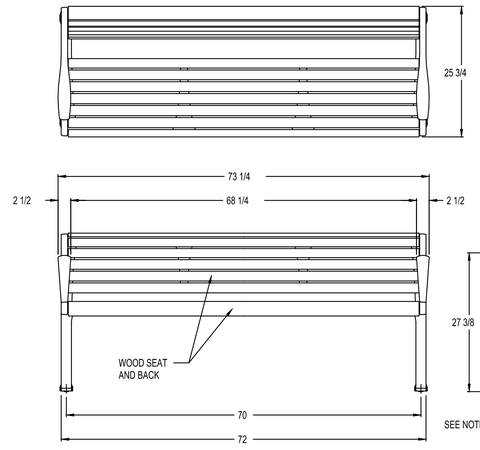


ADJACENT ROLLS SHALL TIGHTLY ABUT

INSTALLATION NOTES

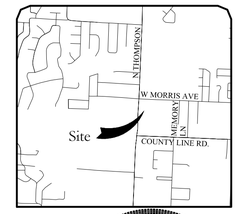
1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP.. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE DETAIL
N.T.S.



NOTE:
FREESTANDING OR SURFACE MOUNT OPTIONS. CORROSION-RESISTANT ANCHORING HARDWARE SUPPLIED BY OTHERS. 13/32" HOLES WITH COUNTERBORE PROVIDED FOR SOCKET HEAD CAP SCREWS.

BENCH DETAILS (OR OTHER STYLE APPROVED BY CITY)
DESCRIPTION: 70" WOOD SEAT ON ALUMINUM FRAME
WOOD SELECTION: IPE NO FINISH
POWDERCOAT COLOR: GLOSS BLACK FRAME
HARDWARE: STAINLESS STEEL
FEATURES: FREESTAND / SURFACE MOUNTABLE



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Project No.	Scale
2021-JS01	N/A

Date: 1/3/2021

Sheet Description: DETAILS

Sheet # C0.5

City of Springdale N21-xx

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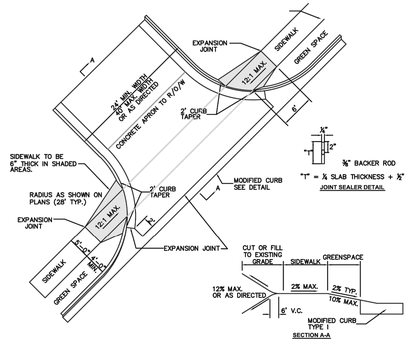


1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE I OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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

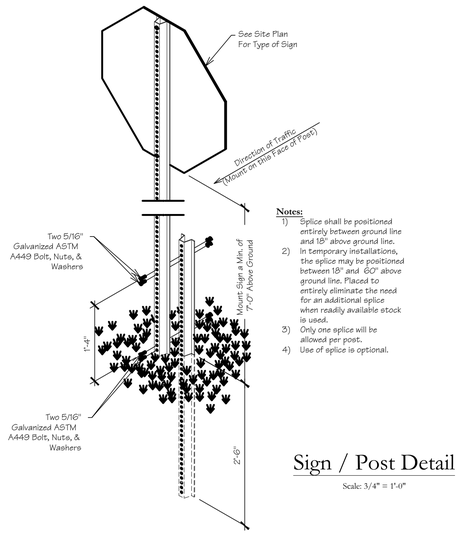
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

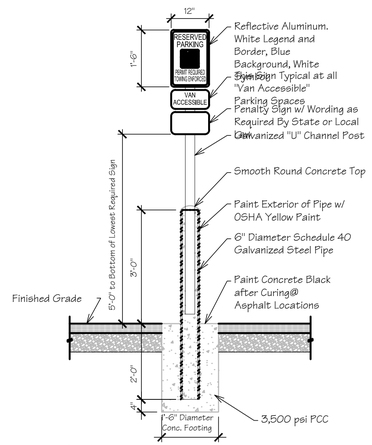
FILE NO. SD-B-3

SPRINGDALE
WE'RE MAKING IT HAPPEN



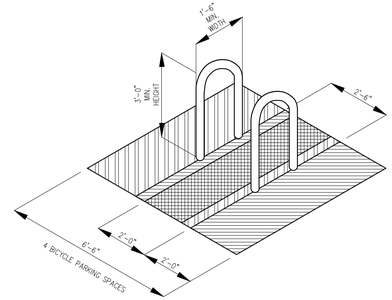
Notes:
1) Splice shall be positioned entirely between ground line and 18" above ground line.
2) In temporary installations, the splice may be positioned between 18" and 60" above ground line. Placed to entirely eliminate the need for an additional splice when readily available stock is used.
3) Only one splice will be allowed per post.
4) Use of splice is optional.

Sign / Post Detail
Scale: 3/4" = 1'-0"

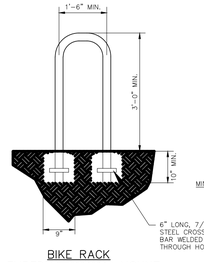


One At Each Handicap Space. Where Handicap Spaces Face Each Other Without Walkway, There Shall Be One Post With Signs Mounted Both Sides

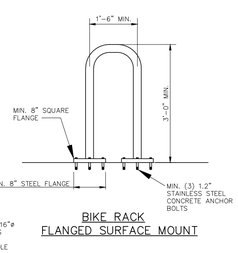
ADA Sign Detail
Scale: 1/2" = 1'-0"



NOTE: 2 RACKS EQUAL 4 PARKING SPACES



BIKE RACK
EMBEDED ANCHOR MOUNT



BIKE RACK
FLANGED SURFACE MOUNT

TYPICAL BIKE RACK LAYOUT
N.T.S.

SPECIFICATIONS:

DESIGN: Each rack shall be an inverted U-type rack designed with either extended legs for embedment in concrete footing, or with a steel flange for bolting onto paved surface. The apex of the U shall be 2'-9" – 3'-0" above the ground. The legs of the U-shape shall be 1'-6" on center.

A) WITH EMBEDMENT: The rack legs shall extend 9" into the concrete footing. Before applying finish, the pipe shall be drilled 3" above the base and fitted with 6" long, 7/16" diameter steel cross bar. This cross bar shall be welded into place, lies horizontally and acts as an anchor.

B) WITH FLANGED MOUNT: A pre-drilled, steel flange, minimum 3/8" thick and minimum 8" square, shall be welded to the bottom of each leg before final finish is applied. The flange shall have a minimum of three (3) bolt holes. Each bolt hole shall accept a 1/2" diameter steel bolt.

MATERIALS: Racks are to be constructed of 1 1/2" schedule 40 steel pipe (1.90"x0.145" wall). The pipe shall be bent in one piece (not welded in sections).

FINISHES: The pipe shall have PVC coating, powdercoat finish or hot-dipped galvanized finish applied after the flange has been welded in place (surface mount method) or the anchoring cross bar has been fitted in a drilled hole (embedment method).

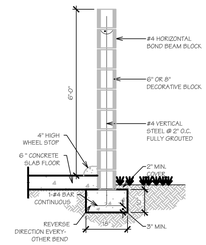
A) With embedment: The rack shall be embedded in a min. of 9" diameter, 10" deep concrete footing.

ANCHORING THE RACK: Paving is to required, however, racks shall be securely anchored to the concrete slab by the following methods:

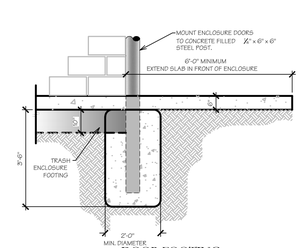
B) With flanged mount: Rack shall be anchored with 3 1.2" stainless steel anchor bolts, 1/2" in diameter.

Local Bicycle parking suppliers:
(this list implies no endorsement)

Razorback Awning & Ironworks, Fayetteville 444-1145
Great Southern Metals Co., Fayetteville 521-3166
Diversified, Little Rock 1-800-334-9193

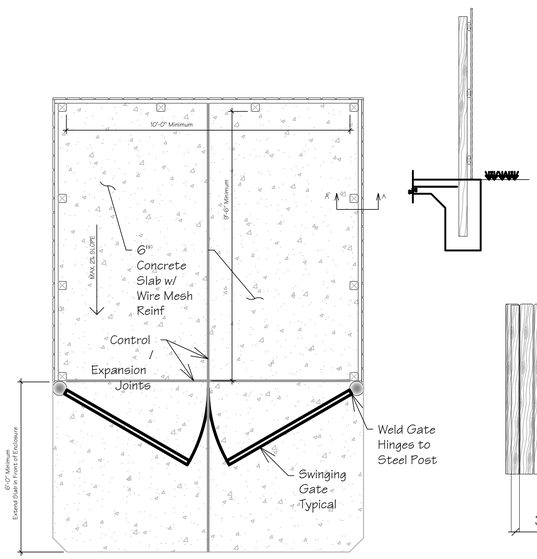


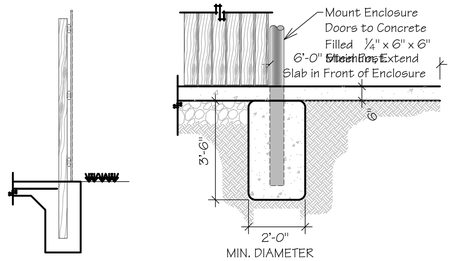
BLOCK ENCLOSURE

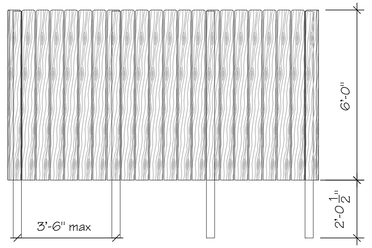


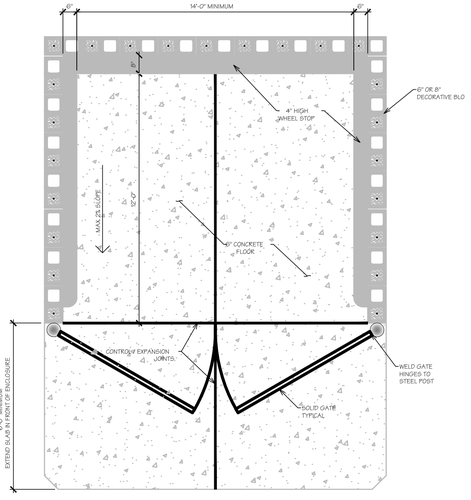
DOOR FOOTING

Notes:
1) Walls are to be of decorative block, masonry, or similar materials. (Not precision block)
2) Gates are to be of solid construction.
3) Pedestrian access is required if in residential or multi-tenant areas. Consult with the Planning Department for those requirements.
4) Double swing gates shall have the swivel spots outside of the opening area of the enclosure. Swivel points shall be attached to concrete filled steel posts/ columns at ends of walls.
5) Enclosure shall be on a level pad at ground level. The area between the pad and the pick up area shall be a paved area 6' deep for the width of the enclosure and shall not exceed a grade of 2 percent.
6) Commercial enclosures shall be configured to allow the enclosure of two-three yard dumpsters.
7) Industrial enclosures shall be configured to allow the enclosure of three-three yard dumpsters.
8) Each bay shall have a separate pair of gates/doors that comply with item #2 above.
9) Minimum wall and gate height to be 6'-0"

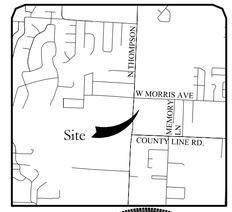








PLAN VIEW



CERTIFICATE OF AUTHORIZATION
A MILLION MIRACLES SURVEYING P.L.L.C
No. 3323
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1519
SIGNATURE
Michael D. Miller

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10424
MATTHEW DAVID CASEY

NO.	DATE	REVISION

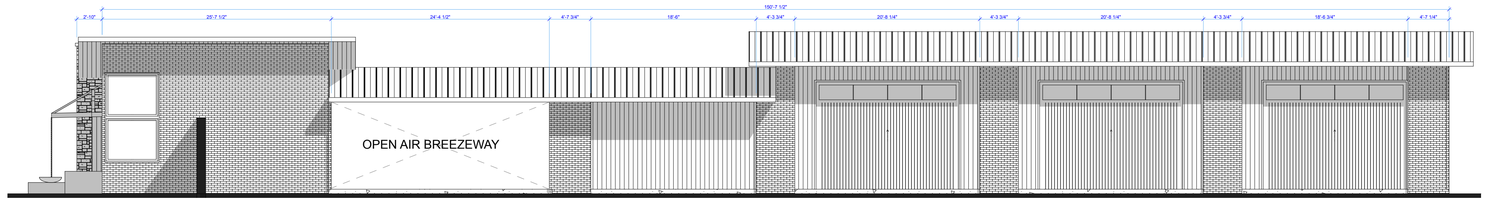
21-00260-000
Large Scale Development of: Calderon Landscaping
Development by: shop building
CALDERON, SAUL & DERIS
3161 N THOMPSON
SPRINGDALE, AR

A Million Miracles Surveying, PLLC
129 W Boles St., Ste A
Fayetteville, Ar. 72701
eric@amms-pllc.com
PH (479) 387-4361

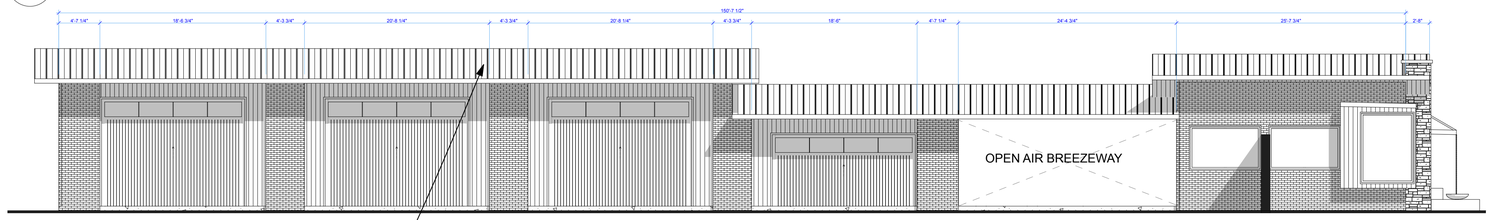
Project No. 2021-JS01
Scale N/A
Date: 1/3/2021
Sheet Description DETAILS
Sheet # C0.6

City of Springdale N21-xx

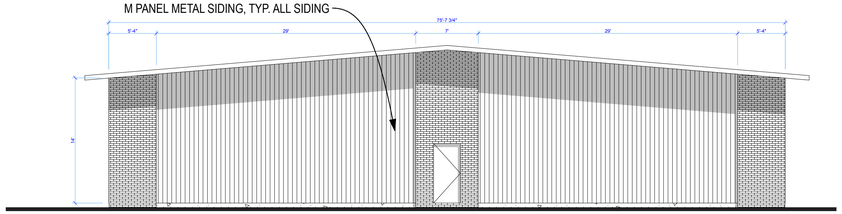
H:\million miracles surveying\2021-projects\John Starnes\Civil Drawings\21-JS01 SPRINGDALE-details.dwg Plotted On 03/01/2021 Plotted By Eric Heller



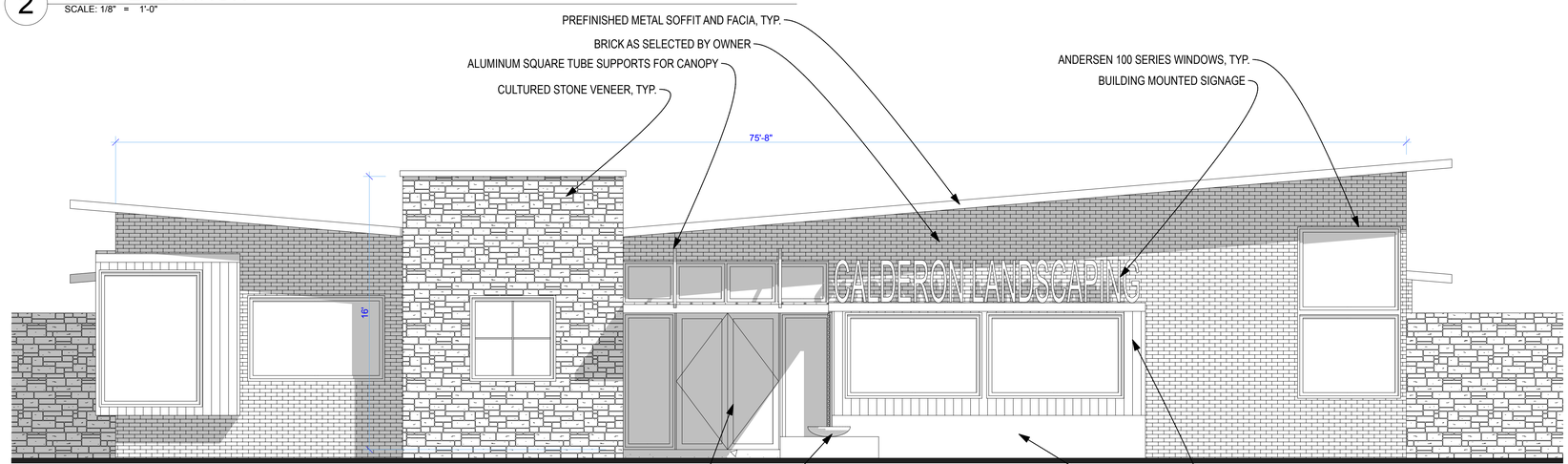
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS

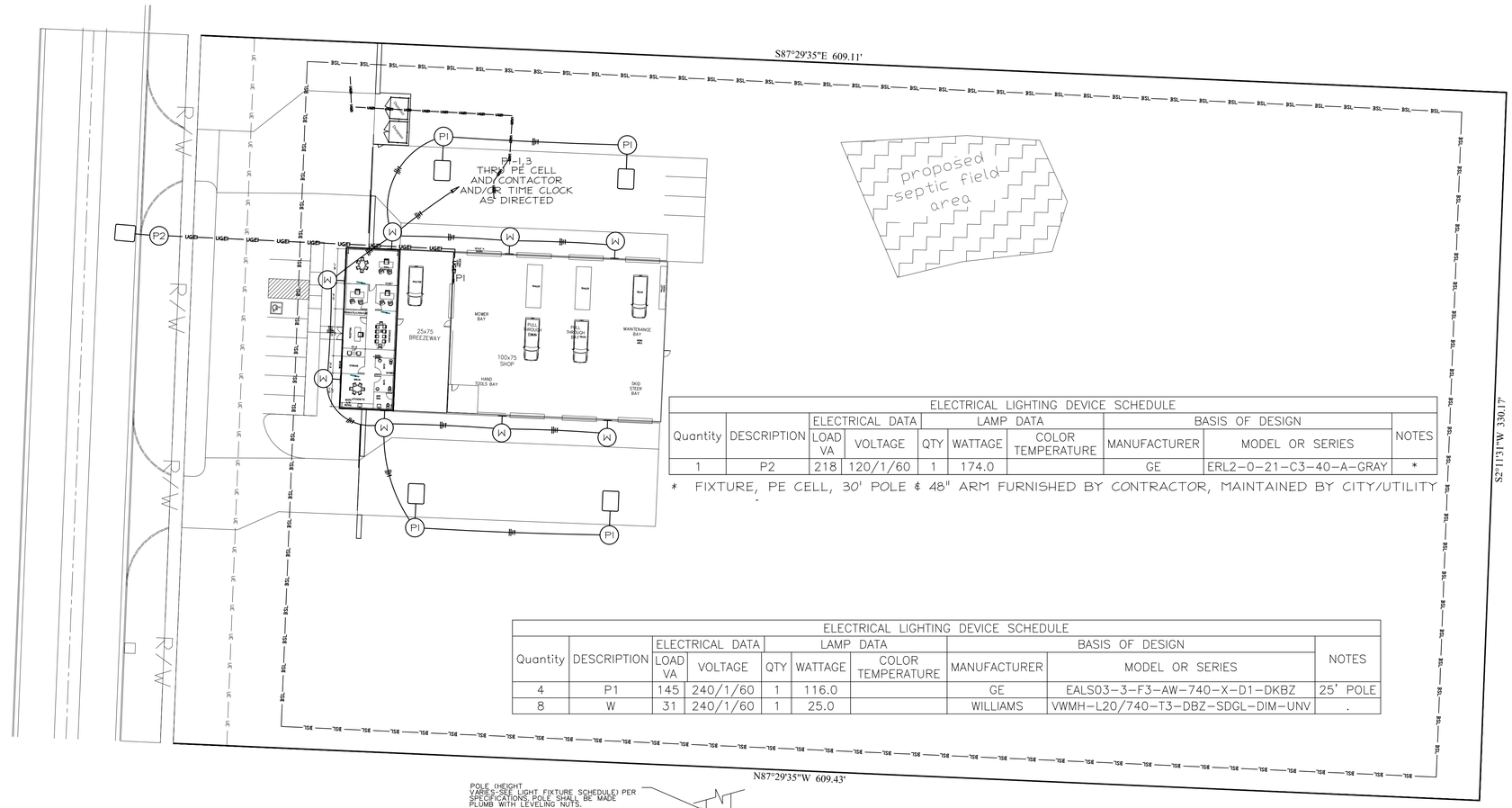
john starnes, architect
100 N. Dixieland, Suite D2, PMB 172
Rogers, AR 72756
voice 479.466.3874
info@jstarnes.com

Calderon Landscaping
3161 N. Thompson
Springdale, Arkansas 72762

ELEVATIONS
08.19.2020

A3.0

FOR REVIEW ONLY



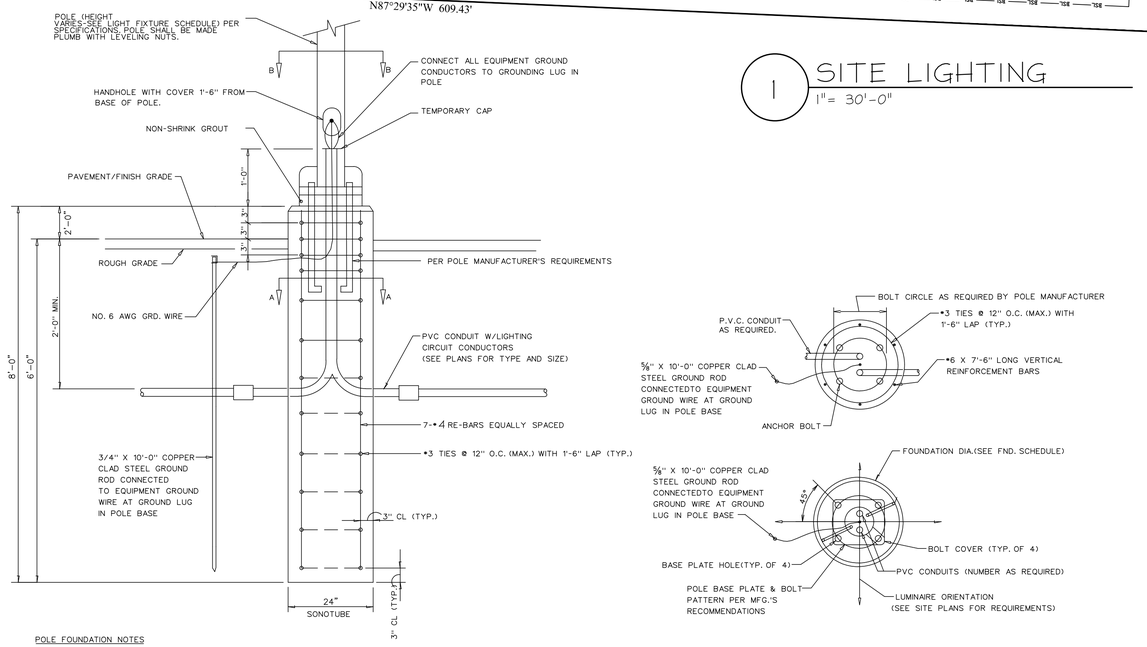
ELECTRICAL LIGHTING DEVICE SCHEDULE									
Quantity	DESCRIPTION	ELECTRICAL DATA		LAMP DATA			BASIS OF DESIGN		NOTES
		LOAD VA	VOLTAGE	QTY	WATTAGE	COLOR TEMPERATURE	MANUFACTURER	MODEL OR SERIES	
1	P2	218	120/1/60	1	174.0		GE	ERL2-0-21-C3-40-A-GRAY	*

* FIXTURE, PE CELL, 30' POLE & 48" ARM FURNISHED BY CONTRACTOR, MAINTAINED BY CITY/UTILITY

ELECTRICAL LIGHTING DEVICE SCHEDULE									
Quantity	DESCRIPTION	ELECTRICAL DATA		LAMP DATA			BASIS OF DESIGN		NOTES
		LOAD VA	VOLTAGE	QTY	WATTAGE	COLOR TEMPERATURE	MANUFACTURER	MODEL OR SERIES	
4	P1	145	240/1/60	1	116.0		GE	EALS03-3-F3-AW-740-X-D1-DKBZ	25' POLE
8	W	31	240/1/60	1	25.0		WILLIAMS	VWMH-L20/740-T3-DBZ-SDGL-DIM-UNV	.

1 SITE LIGHTING
1"= 30'-0"

NOT FOR CONSTRUCTION
FOR REVIEW ONLY



POLE FOUNDATION NOTES

1. PROVIDE 3500 PSI MIN. @ 28 DAYS COMPRESSIVE STRENGTH CONCRETE.
2. CONTRACTOR SHALL NOTIFY OWNERS GEOTECHNICAL ENGINEERING CONSULTANT PRIOR TO POURING CONCRETE IF SOFT OR LOOSE SOIL LAYERS ARE ENCOUNTERED DURING THE DRILLING PROCESS.
3. CONTRACTOR SHALL REMOVE WATER, IF PRESENT IN DRILLED SHAFT HOLE BEFORE CONCRETE IS POURED.
4. FOUNDATION EXCAVATION SHALL BE BY AUGER SIZE (AS SHOWN ON SCHEDULE) IN UNDISTURBED OR PROPERLY COMPACTED FILL PER PROJECTSPECIFICATIONS.
5. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2500 PSF
6. ALL ANCHORAGE HARDWARE SHALL BE HOT-DIPPED GALVANIZED, INCLUDING LOCK WASHERS, LEVELING NUTS AND ANCHOR BOLTS.
7. FINISH TOP OF FOUNDATION WITH 1" X 1" CHAMFER ALL AROUND.
8. VERTICAL AND HORIZONTAL REINFORCING STEEL SHALL BE EPOXY COATED AND FIELD TIED DURING INSTALLATION, WELDING NOT PERMITTED.

2 POLE BASE DETAIL
N.T.S,

Jan 18, 2021

CERTIFICATE OF AUTHORIZATION
FORWARD ENGINEERS, PLLC
No. 2920
ARKANSAS

FORWARD ENGINEERS
P.O. Box 3096
Rogers, AR 72757-3096
www.fwdengineers.com
105 West Elm Street, Suite 205
Rogers, AR 72756
(479) 282-1028

CALDERON LANDSCAPING
3161 N. THOMPSON
SPRINGDALE, AR 72762

REVISIONS:

PROJECT:	200811
DRAWN:	RMJ
CHECKED:	RMJ
DATE:	TBD

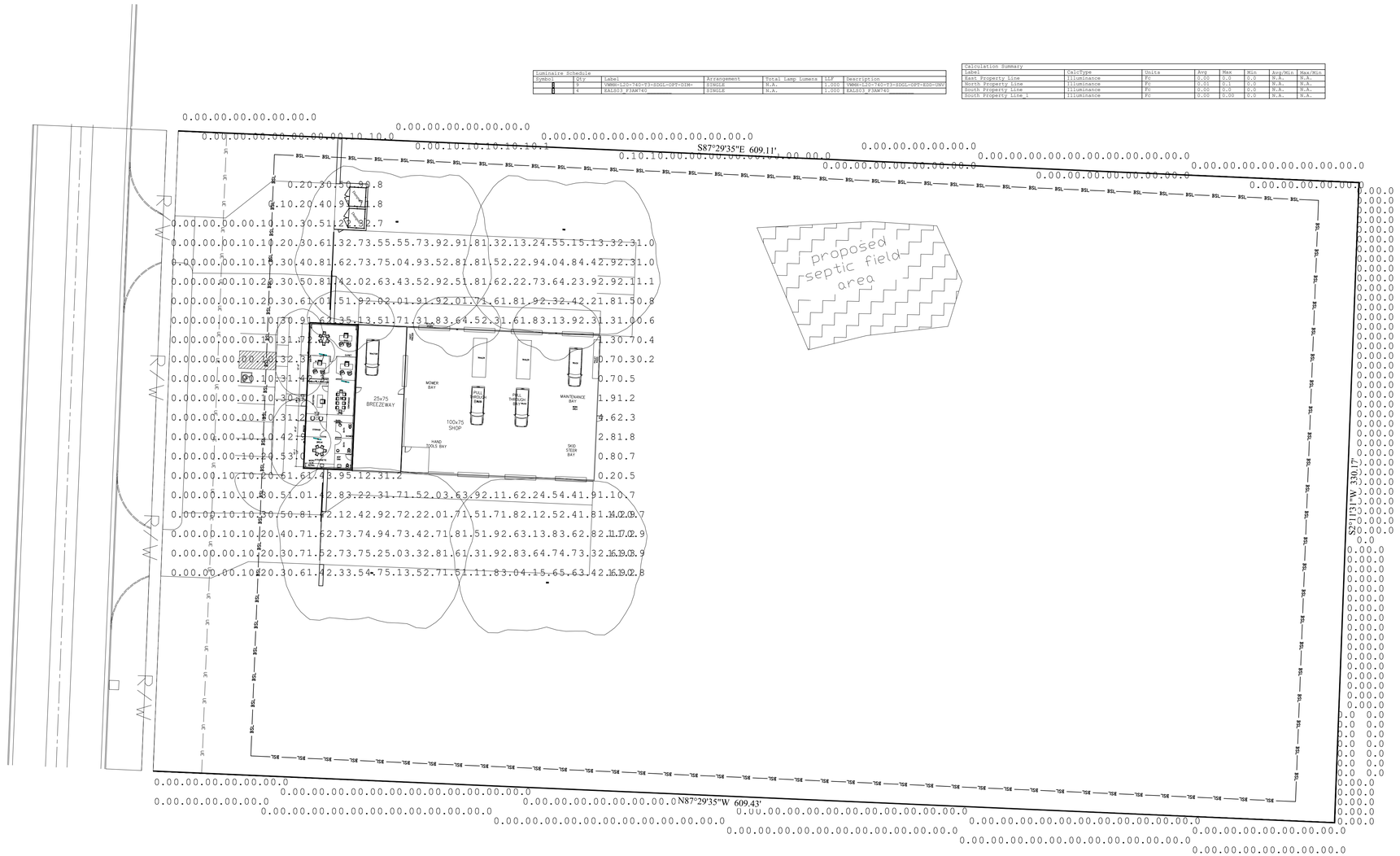
ELECTRICAL SITE LIGHTING

SHEET:
E1.0

FOR REVIEW ONLY

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	9	VWRW-L20-740-T3-EDGL-OPT-DIM-	SINGLE	N.A.	1.000	VWRW-L20-740-T3-EDGL-OPT-EDD-UNV
	4	EAL803_P3AM740	SINGLE	N.A.	1.000	EAL803_P3AM740

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
North Property Line	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
South Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
South Property Line_1	Illuminance	Fc	0.00	0.00	0.0	N.A.	N.A.



1 SITE LIGHTING PHOTOMETRICS
1"= 30'-0"

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2918
ROBERT W. JONES

Jan 18, 2021

CERTIFICATE OF AUTHORIZATION
FORWARD ENGINEERS, PLLC
No. 2920
ARKANSAS

FORWARD ENGINEERS
P.O. Box 3096
Rogers, AR 72757-3096
www.fwdengineers.com
105 West Elm Street, Suite 205
Rogers, AR 72756
(479) 282-1028

CALDERON LANDSCAPING
3161 N. THOMPSON
SPRINGDALE, AR 72762

REVISIONS:

PROJECT:	200811
DRAWN:	RMJ
CHECKED:	RMJ
DATE:	TBD

ELECTRICAL SITE LIGHTING PHOTOMETRICS

SHEET: E1.1

PANEL P1

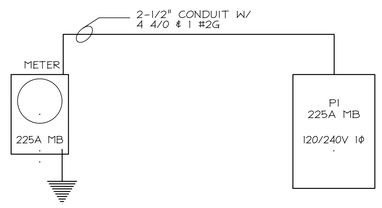
VOLTAGE (L-N):	120	ENCLOSURE TYPE:	----
VOLTAGE (L-L):	240	MOUNTING:	RECESSED
PHASES, WIRES:	1 ϕ, 3 W	AIC RATING:	0
MINIMUM BUS CAPACITY (A):	225 A	NOTES:	----
MAIN O.C. DEVICE (A):	225 A		

CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA) A	PHASE LOADS (VA) B	POLE	TRIP AMPS	DESCRIPTION	CKT NO
1,3	SITE LIGHTS	20	2	1448	218	1	20	STREET LIGHT	2
1,3	SITE LIGHTS	20	2		0	1	20	----	4
5	----	20	1	0		1	20	----	6
7	----	20	1		0	1	20	----	8
9	----	20	1	0		1	20	----	10
11	----	20	1		0	1	20	----	12
13	----	20	1	0		1	20	----	14
15	----	20	1		0	1	20	----	16
17	----	20	1	0		1	20	----	18
19	----	20	1		0	1	20	----	20
21	----	20	1	0		1	20	----	22
23	----	20	1		0	1	20	----	24
25	----	20	1	0		1	20	----	26
27	----	20	1		0	1	20	----	28
29	----	20	1	0		1	20	----	30
31	----	20	1		0	1	20	----	32
33	----	20	1	0		1	20	----	34
35	----	20	1		0	1	20	----	36
37	----	20	1	0		1	20	----	38
39	----	20	1		0	1	20	----	40
				CONNECTED LOAD PHASE TOTALS (VA)					
				1666		0			

	CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
Lighting	1.7	1.25	2.1
TOTAL:	1.7		2.1
LOAD (AMPS):	6.9		8.7

DEMAND LOAD	2.1 KVA
SPARE CAPACITY	51.9 KVA
SPARE CAPACITY	216.3 AMPS
SPARE CAPACITY	96 %

SERVICE ϕ PANEL SIZE MAY CHANGE WITH BUILDING ELECTRICAL COMPLETED.



SERVICE ϕ PANEL SIZE MAY CHANGE WITH BUILDING ELECTRICAL COMPLETED.

1 RISER PARTIAL
N.T.S.

LIGHTING FIXTURES

- (A) LIGHTING FIXTURE WITH LED, H.I.D. OR INCANDESCENT LAMP, CEILING OR PENDENT MOUNTED. A DENOTES FIXTURE TYPE.
- (A) LIGHTING FIXTURE WITH LED, H.I.D. OR INCANDESCENT LAMP. WALL OR BRACKET MOUNTED. SAME NOTATIONS AS ABOVE.
- (A) FLUORESCENT OR LED STRIP LIGHTING FIXTURE. SAME NOTATIONS AS ABOVE.
- (A) FLUORESCENT OR LED LAYIN OR SURFACE MOUNTED LIGHTING FIXTURE. SAME NOTATIONS AS ABOVE.
- (A) FLOODLIGHTING FIXTURE WITH LED OR H.I.D. LAMP. WALL OR SURFACE MOUNTED. ARROW INDICATES DIRECTION OF BEAM. SAME NOTATION AS ABOVE.
- (X) EXIT LIGHT FIXTURE. SURFACE, PENDENT OR CEILING MOUNTED. ARROWS, WHERE SHOWN, INDICATE DIRECTION OF EGRESS. SINGLE OR DOUBLE FACE AS NOTED PER FIXTURE DESCRIPTION. SAME NOTATIONS AS ABOVE.
- (AE) FLUORESCENT OR LED LAYIN OR SURFACE LIGHTING FIXTURE CONNECTED TO EMERGENCY AC POWER SYSTEM OR WITH BATTERY/INVERTER PACK. SAME NOTATIONS AS ABOVE.
- BATTERY UNIT. 12 VOLT DC OR EXTERNALLY SUPPLIED EMERGENCY POWER. COMPLETE WITH TWO ADJUSTABLE HEADS.
- (AX) LIGHTING FIXTURE WITH LED, H.I.D. OR INCANDESCENT LAMP. (WALL MOUNTED). 'Ax' DENOTES FIXTURE TYPE. CONNECTED TO AC EMERG. SYSTEM.
- (AX) LIGHTING FIXTURE WITH LED OR H.I.D. OR INCANDESCENT LAMP. CEILING OR PENDANT MOUNTED. 'Ax' DENOTES FIXTURE TYPE. CONNECTED TO AC EMERG. SYSTEM.
- (AX) LIGHTING FIXTURE WITH LED OR H.I.D. OR INCANDESCENT LAMP. RECESSED 'Ax' DENOTES FIXTURE TYPE. CONNECTED TO AC EMERG. SYSTEM.

RECEPTACLES ϕ SWITCHES

- DUPLEX RECEPTACLE
  NOTATIONS: WP - WEATHERPROOF COVER PLATE (PER SPECS)
  GFI - GROUND FAULT CIRCUIT INTERRUPTED (PER SPECS)
  EWC - DENOTES WATER DRINKING FOUNTAIN
- SPECIAL PURPOSE OUTLET AS NOTED ON DRAWINGS.
- SPECIAL PURPOSE 3ϕ OUTLET AS NOTED ON DRAWINGS.
- $_{OS}$ OCCUPANCY SENSOR SWITCH
- $ TOGGLE SWITCH, SINGLE POLE.
- $_3$ THREE WAY SWITCH
- $_M$ MANUAL MOTOR STARTER WITH THERMAL OVERLOAD PROTECTION. TOGGLE TYPE WITH PILOT LIGHT.
- $_{DTCO}$ TOGGLE SWITCH. DOUBLE THROW - CENTER OFF
- $_2$ TWO POLE SWITCH.
- $_4$ FOUR WAY SWITCH.
- $_{DM}$ DIMMER LUTRON DVSTV-453PH-WH

JUNCTION BOXES ϕ SPECIAL DEVICES

- (J) JUNCTION BOX - SIZE IN ACCORDANCE WITH N.E.C.
- PB PULL BOX - SIZE AS NOTED ON DRAWINGS.
- (S) SMOKE DETECTOR

CONDUIT ϕ WIRE

- CONDUIT ϕ WIRE RUN SWITCH LEG WITH GROUND.
- CONDUIT ϕ WIRE RUN HOT, NEUTRAL, GROUND AND ISOLATED GROUND.
- CONDUIT ϕ WIRE RUN SWITCH LEG, HOT, NEUTRAL AND GROUND.
- LP-1 6,8,10 'HOME RUN' TO PANELBOARD. CIRCUIT NUMBER AS INDICATED BY LETTERS ϕ NUMERALS. THREE HOT, THREE NEUTRAL AND GROUND.
- LOW VOLTAGE CABLE

MISCELLANEOUS

- (T) TRANSFORMER, DRY TYPE, KVA ϕ PHASE RATING AS SHOWN ON 1 LINE.
- PANEL BOARD, VOLTAGE ϕ PHASE AS SHOWN
- MAIN DISTRIBUTION PANEL (MDP), VOLTAGE ϕ PHASE AS SHOWN
- DISTRIBUTION PANEL (DP), VOLTAGE ϕ PHASE AS SHOWN
- WP NON-FUSED DISCONNECT - SWITCH. WP DENOTES WEATHER PROOF.
- TELEPHONE OUTLET
- TELEPHONE/DATA OUTLET
- (M) ELECTRIC MOTOR.
- (WH) WATER HEATER
- (T) THERMOSTAT
- TV TV OUTLET MOUNTED @ 6' 8" AFF U.N.O.

GENERAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALONG WITH ALL STATE AND LOCAL CODES ϕ ORDINANCES.
2. EQUIPMENT, MATERIAL ϕ DEVICES INDICATED SHALL BE AS DESCRIBED IN THE ELECTRICAL CONSTRUCTION SPECIFICATIONS. THIS DOCUMENT MUST BE REVIEWED FOR NECESSARY INFORMATION BEFORE PURCHASE OR INSTALLATION OF ANY ITEM.
3. WHEN A DETAIL IS INDICATED, A TYPICAL STANDARD DETAIL HAS BEEN FURNISHED AS A PART OF THE ELECTRICAL CONSTRUCTION SPECIFICATIONS OR A SIMILAR DETAIL HAS BEEN INCLUDED ON THE DRAWINGS INDICATED. THESE DETAILS MUST BE REVIEWED FOR NECESSARY INFORMATION BEFORE THE PURCHASE OR INSTALLATION OF THAT ITEM.
4. MINIMUM CONDUIT SIZE SHALL BE 1/2 INCH TRADE SIZE, UNLESS NOTED OTHERWISE.
5. EQUIPMENT ENCLOSURE TYPES SHALL BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED.
6. THE INSTALLATION OF RACEWAYS, CABLE TRAYS OR OTHER ELECTRICAL EQUIPMENT MAY BECOME AN OBSTACLE TO OTHER TRADES. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ELECTRICAL WORK WITH OTHER TRADES TO AVOID INTERFERENCES.
7. ALL WIRING LARGER THAN #10 TO BE TYPE THHN STRANDED COPPER, UNLESS NOTED OTHERWISE.
8. IF REQUIRED, A FIRE ALARM SYSTEM SHALL BE DESIGNED AND INSTALLED BY A FIRE ALARM CONTRACTOR LICENSED IN THE STATE OF ARKANSAS.
9. ALL HOME RUNS OVER 75' SHALL BE INCREASED ONE SIZE. ALL HOME RUNS OVER 150' SHALL BE INCREASED TWO SIZES.

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 2918 ROBERT M. JONES

Jan 18, 2021

FOR REVIEW ONLY

CERTIFICATE OF AUTHORIZATION FORWARD ENGINEERS, PLLC No. 2920 ARKANSAS

FORWARD ENGINEERS
P.O. Box 3096
Rogers, AR 72757-3096
www.fwdengineers.com
105 West Elm Street, Suite 205
Rogers, AR 72756
(479) 282-1028

CALDERON LANDSCAPING
3161 N. THOMPSON
SPRINGDALE, AR 72762

REVISIONS:

PROJECT:	200811
DRAWN:	RMJ
CHECKED:	RMJ
DATE:	TBD

ELECTRICAL SITE LIGHTING NOTES, SCHEDULES AND RISER

SHEET: E1.2

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: February 2, 2021

Re: **R21-07 Rezone**

A request by David and Natasha Harris for Planning Commission approval of a zone change from Agricultural District (A-1) to General Commercial District (C-2) for a tract of land containing 4.78 acres.

LOT LOCATION AND SIZE

The 4.78 acre tract is located at 964 Maestri Road (Highway 112), ease side of Highway 112 on bother side of Har-Ber Avenue.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W and the building	50'
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20'
Rear setback	20'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north contains a residential use in A-1 zoning. The area to the east is undeveloped on the north side of Har-Ber Avenue. The tract to the east on the south side of Har-Ber Avenue is being developed as a single family subdivision in R-E zoning. The area to the west is in the City of Tontitown.

LAND USE PLAN AND MASTER STREET PLAN

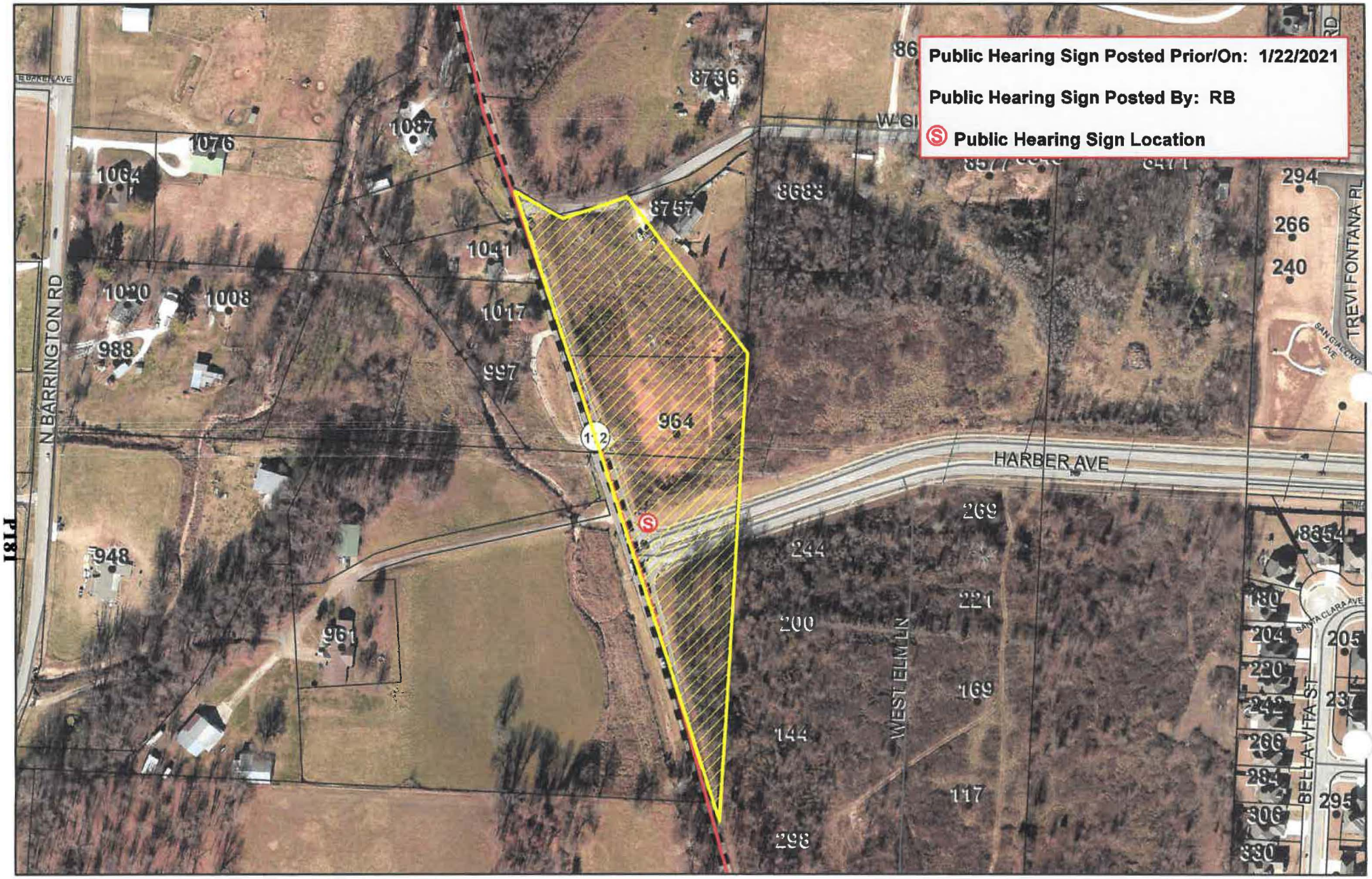
The adopted Comprehensive Land Use Plan Low Density Residential Use.

The Master Street Plan indicates Maestri Road (Highway 112) as an arterial and Har-Ber Avenue as a major collector.

STAFF COMMENTS AND RECOMMENDATIONS

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

A downgrade to an O-1 Neighborhood Office District would allow for the construction of a structure not to exceed 5000 square feet and in a design that compliments the surrounding developments and serves as a buffer. The rezoning of this property a commercial district would require concurrence by the City of Tontitown.



P181

N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. R21-07
APPLICANT: David & Natasha Harris
REQUEST: Rezone parcels from A-1 to C-2

PLANNING COMMISSION MEETING
February 2, 2021

File No. R21-07

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by DAVID HARRIS & NATASHA HARRIS
The record property owner(s), petitioning to rezone the following described area:

Legal Description: 3 PARCELS
815-30834-400 (1.76 ACRES)
815-30834-300 (1.50 ACRES)
815-30834-600 (1.52 ACRES)
→SEE ATTACHED FOR LEGAL DESCRIPTIONS & SURVEY.

Layman's Description: 964 N. MAESTRI RD (N. HWY. 112), SPRINGDALE, AR. 72762

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) C-2

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: BUYER IS PLANNING TO BUILD AN OFFICE BUILDING WITH LITTLE EFFECT TO SURROUNING PROPERTIES

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

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

Authorized Representative: Tyler Carter

Address: 1313 E. Rachel Lane Rogers, AR 72758

PETITIONER/OWNER **SIGNATURE** [signature]

MAILING ADDRESS: 22499 Dink Rd Springdale AR 7276

TELEPHONE: 479 236 0220 DATE: 1/9/20

VERIFICATION

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

SIGNATURE
(Property Owner) DAVID HARRIS

(Property Owner) NATASHA HARRIS

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 11 day of January, 2021.

William Allen
Notary Public
Benton County, Arkansas
My Comm. Exp. August 16, 2026
Commission No. 12698670

Notary Public

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: February 2, 2021

Re: **R21-08 Rezone**

A request by Bryan and Shannon Passmore for Planning Commission approval of a zone change from Agricultural District (A-1) to Low Density Single Family Residential District (SF-1) for a tract of land containing 5.1 acres.

LOT LOCATION AND SIZE

The 5.1 acre tract is located at 7132 Bur Oak Road, north west corner of Bur Oak Road and Jones Road.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a SF-1 Low Density Single Family Residential District. The district is established in order to provide areas in the city for development of single-family residences on lots not less than ten thousand (10,000) square feet in area with a minimum frontage on a public street of eighty (80) feet.
Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than ten thousand (10,000) square feet. In addition, there shall be a minimum lot width of not less than eighty (80) feet on a public street at the front setback line.
(2) DENSITY. less than four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	80	10,000	30	20	8/8	8	30
Zero-lot line	80	10,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling. The area to the north and east contain residential uses in A-1 zoning. The area to the east and south contain single family dwellings in SF-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

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

The Master Street Plan indicates Bur Oak Road as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

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

Protect the positive aspects of neighborhood character throughout the City.

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

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

P189

N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. R21-08
APPLICANT: Bryan & Shannon Passmore
REQUEST: Rezone parcels from A-1 to SF-1

PLANNING COMMISSION MEETING
February 2, 2021

File No. R21-08

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale code of Ordinances, as amended, by Bryan K. Passmore and Shannon R. Passmore the record property owners, petitioning to rezone the following described area:

Legal Description: See Attached Legal Description

Layman's Description: 5.1 acres located at 7132 Bur Oak Road. Includes Washington County parcels 815-33683-030 and 815-33683-040.

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

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

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

FROM (current zoning) A-1 (Agricultural District)

TO (proposed zoning) SF-1 (Low Density Single Family Residential District)

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: No effects are anticipated. Rezoning will allow owner to create a 1 acre tract to build a house on for a family member. Target zoning district and proposed use are compatible with surrounding existing 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 application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

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

Authorized Representative: _____

Address: _____

PETITIONER/OWNER: _____
(Bryan Passmore and Sharon Passmore)

MAILING ADDRESS: 7132 Bur Oak Road, Springdale, AR 72762

TELEPHONE: (479) 841-3210 DATE: _____

VERIFICATION

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

(Property Owner Signature – Bryan K. Passmore)

(Property Owner Signature – Shannon R. Passmore)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13th day of January, 2021.

Notary Public

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

File No. C21-04

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Bryan K. Passmore and Shannon R. Passmore
   Address: 7132 Bur Oak Road, Springdale, AR 72762

   Phone: (479) 841-3210 Profit: ✓ Non-Profit

2. Property Location (street address or layman's description):
   5.1 acres located at 7132 Bur Oak Road. Includes Washington County parcels 815-33683-030 and 815-33683-040.

3. Record Title Holder of Property: Bryan K. Passmore and Shannon R. Passmore
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested Tandem Lot in SF-1 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Applicant requests a conditional use allowing a 1 acre tandem lot as shown in the Informal Plat. Tandem lot will have access to Bur Oak Road via an access easement. Property is currently in the A-1 District, but a rezoning petition is being submitted concurrently to place it in the SF-1 District. Purpose of the request is to prepare the lot for construction of a home for a family member.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   No adverse effects are anticipated. Request will not impact any adjacent properties. Proposed low density residential use of the tandem lot is compatible with surrounding existing land uses.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

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

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

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

Signature of Record Property Owner(s) Signature of Applicant

B Passmore

Date: 1/13/2021 Date:

VERIFICATION

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

Bryan Passmore

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 13th day of January, 20 21.

Notary Public

My commission expires: 2-3-2025

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

P195

N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. C21-04
APPLICANT: Bryan & Shannon Passmore
REQUEST: Conditional Use for a Tandem Lot Split in SF-1

PLANNING COMMISSION MEETING
February 2, 2021

Staff Use Only

☐ Fee Paid ($75) ☐*Cash* ☐*Check* ☐*CC*
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-15

☐*A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Bryan K. Passmore and Shannon R. Passmore

Applicant's Mailing Address:

7132 Bur Oak Road
Street Address or P.O. Box

(479) 841-3210
Telephone Number

Springdale, AR 72762
City, State & Zip Code

Property Owner's Name
(If different from Applicant): Same

Property Owner's Mailing Address:
(If different from Applicant):

Street Address or P.O. Box

Telephone Number

City, State & Zip Code

Address of Variance Request: 7132 Bur Oak Road, Springdale, AR 72762

Zoning District: Current: A-1 – Agricultural District Proposed: SF-1 Low Density Single Family Res.

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed. ***Any attachments must be labeled as "Exhibit A, B, C" etc.***

Applicant requests a variance deleting the paving requirement for the existing and proposed driveway access for proposed Tract 2B on the Informal Plat. Driveway will provide access for a proposed single family home.

The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds ALL of the following:

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

The proposed home will be accessed from Bur Oak Road via an existing shared gravel driveway serving two existing homes. Approximately 150 feet of additional gravel driveway is proposed to be constructed to reach Tract 2B from the connection of the existing shared driveway. Use of an existing driveway already in use to access homes as well as the total length of the proposed driveway are the special circumstances.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

The right to develop the property.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

Applicant proposed to use an existing shared driveway which is gravel. The existing gravel driveway has been used for residential access for approximately nine years.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance 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.

VERIFICATION

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

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13th day of January, 2021.

Notary Public

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

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: February 2, 2021

Re: **R21-09** **Rezone**

A request by Jackie and Sherry Moore for Planning Commission approval of a zone change from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2) for a tract of land containing 4.6 acres.

LOT LOCATION AND SIZE

The 4.6 acre tract is located at 3300 Clyde Lane, west side of Clyde Lane.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a SF-2 Low/Medium Density Single Family Residential District. The district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than eight thousand (8,000) square feet. In addition, there shall be a minimum lot width of not less than seventy (70) feet on a public street at the front setback line.
(2) DENSITY. Four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	70	8,000	30	20	8/8	8	30
Zero-lot line	70	8,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling. The tract is surrounded are contains single family dwellings in A-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Low Density Residential.

The Master Street Plan indicates Clyde Lane as a local street.

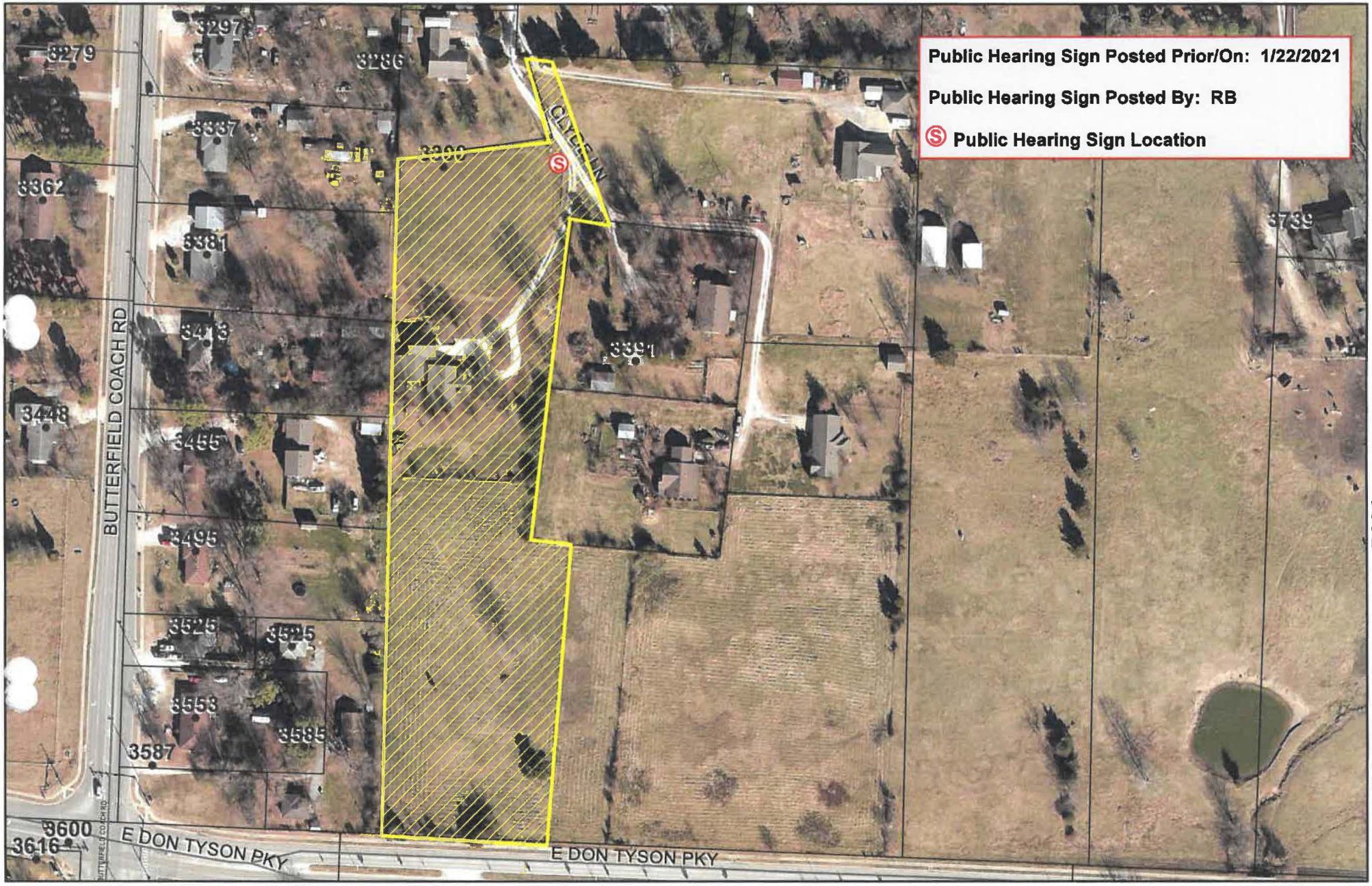
STAFF COMMENTS AND RECOMMENDATIONS

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

Protect the positive aspects of neighborhood character throughout the City.

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

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



N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. R21-09
APPLICANT: Jackie & Sherry Moore
REQUEST: Rezone parcels from A-1 to SF-2

PLANNING COMMISSION MEETING
February 2, 2021

File No. R21-09

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by JACKIE MOORE AND SHERRY MOORE
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Layman's Description:

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) SF-2

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

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

2. **Develop** the property YES (Yes or No), and if so, the proposed use is SINGEL FAMILY RESIDENTIAL LOTS.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: THE EFFECT OF REZONING FROM A-1 TO SF-2 WOULD HAVE A MINIMAL EFFECT ON THE SURROUNDING PROPERTIES.

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

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

Authorized Representative: C. Craig Davis, PLS/Engineering Services, Inc.

Address: 1207 S. Old Missouri Road, Springdale, AR 72764
cdavis@engineeringservices.com

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 3300 CLYDE LANE, SPRINGDALE, AR 72764

TELEPHONE: 479-263-1828 DATE: 1-13-2021

VERIFICATION

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

SIGNATURE
(Property Owner) Sherry Moore

Jackie Moore
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13th day of January, 2021.

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

Notary Public

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: February 2, 2021

Re: **C21-02**

A request by Dominik and Isabelle Maerki for a Conditional Use Permitted on Appeal as a Use Unit 36 (Horses kept in a residential area) in a Low Density Single Family Residential District (SF-1).

LOCATION

8727 E. Wagon Wheel Road

EXISTING CONDITIONS

Single family dwelling on a 1.49 acre tract

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.

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.

Acceptable	Refuse and service areas, with particular reference to the item in 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 and harmony 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. **Size of tract does not Meet minimum requirements for keeping of horses; however the applicant has Entered into a lease agreement with the Springdale Water & Sewer Commission for use of 2.7 acres of the Benton Farm Property to meet the required minimum lot size of 3 acres.**
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 property in the general district. **Subject to the terms of the lease agreement**

FILE NO. C21-02
APPLICANT: Isabelle & Dominick Maerki
REQUEST: Conditional Use for a Use Unit 36 (Horses kept in a residential area) located in SF-1

PLANNING COMMISSION MEETING
February 2, 2021

N
0 25 50 100 150 200 Feet
For Location Reference Only

C21-02

APPLICATION FOR CONDITIONAL USE

RESPONSES TO QUESTIONS 1-10

1a. Dominik Maerki and Isabelle Maerki, husband and wife—(Isabelle Maerki primary contact)

1b. Address: P. O. Box 8068, Fayetteville, AR 72703. Phone: (479) 879-6258

Address as of Hearing on Application: 8727 E. Wagon Wheel Road, Springdale, AR 72762

2. 8727 E. Wagon Wheel Road, Springdale, AR 72762

3. Marty Thiesse and Melanie Thiesse, husband and wife (Copy of the Warranty Deed where the Thiesses took title is attached as Exhibit "A"; Sale Contract is attached as Exhibit "B")

4. Use Unit 36 (Horses kept in residential areas) in SF-1 Zoning District

5. We are applying for a conditional use permit to keep a horse at our new residence which we are taking title to on January 25, 2021. This particular conditional use fits well in this neighborhood, as the property is surrounded by neighbors with horses and cattle, all of which are zoned A-1. (This property was previously zoned A-1 prior to 2017 when the current title holder had it rezoned to SF-1 so that they could build a residence on a lot that was less than 2 acres). Having a horse at this location would cause no disruption to the general area, as it is well-suited to the land. The property is 1.49 acres, at least 0.45 acres of which we would be using for grazing, in addition to the 2.7 acres of pastureland to the South which we are currently leasing from the Springdale Water Department (see lease attached at Exhibit "C"). There would be a total of 3.15 acres of grazing land, which is over the 3.0 acres required by zoning ordinances in this instance. (Please see the Variance Request submitted with this Application to permit the leased pasture to be counted towards the requisite 3.0 acres for this particular Use Unit. Also included in the same Variance application is a request related to fencing).

6. There would be no negative effects on the neighborhood and its residents. There are horses at the residence directly across the street, at the residence to the northeastern diagonal, and at the residence two houses over to the West. There are also cattle directly to the South on a separate piece of pastureland owned by the Water Department, which adjoins the land we are leasing. Allowing this particular use would leave the character of the neighborhood unchanged and only serve to allow productive use of the pastureland included in the described property. Applicant is proposing to build a horse/hay shelter (on the leased premises, which has already been approved by the Water Department) and a new fence safe for horses such that the property, animals, and neighbors are all kept secure.

7. N/A—However, a recent survey of 8727 E. Wagon Wheel Road is attached for informational purposes on Exhibit "D"

8. See certified list of adjacent property owners attached as Exhibit "E"

9. See Form of Notice to be mailed to adjacent property owners attached as Exhibit "F"—an actual copy with certified mailing receipts will be provided by applicant according to the normal procedures

10. See Site Plan for Fencing attached as Exhibit "G" (including both a large drawing and a separate aerial photo/sketch drawn to scale of 1 inch to 100 feet)

Signature of Record Property Owner(s)

Mark & Melanie Thiesse

Date: 1/11/21

Signature of Applicant

D. Markli

Date: 1/11/2021

VERIFICATION

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

Mark & Melanie Thiesse

D. Markli

STATE OF ARKANSAS)

) SS

COUNTY OF BENTON)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 11th day of January, 2021.

STATE OF ARKANSAS NOTARY PUBLIC

MIRANDA REYNOLDS
MY COMMISSION # 12705464
EXPIRES: September 12, 2028
Benton County

Miranda Reynolds

Notary Public

My Commission Expires: 9/12/2028

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21 - 11

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement*

APPLICATION FOR VARIANCE

ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Dominik Maerki and Isabelle Maerki

Applicant's Mailing Address:

P.O. Box 8068
Street Address or P.O. Box

(479)879-6258
Telephone Number

Fayetteville, AR 72703
City, State & Zip Code

Property Owner's Name
(If different from Applicant): Marty Thiesse and Melanie Thiesse

Property Owner's Mailing Address:
(If different from Applicant):

8727 E. Wagon Wheel Rd.
Street Address or P.O. Box

(479)283-8833
Telephone Number

Springdale, AR 72762
City, State & Zip Code

Address of Variance Request: 8727 E. Wagon Wheel Rd., Springdale, AR 72762

Zoning District: SF-1

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES: ☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK: ☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

Chapter 130, Article 6. — Specifically:

① Section 2.3: Requesting fencing in front and side yard be permitted to be over 3 feet tall (4.5 feet) for Conditional Use Permit to have a horse.

② Section 2.13: Requesting existing Long-Term Lease with City Water Dept. be counted towards the 3.0 acreage requirement, bringing property to 3.15 acres.

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):** SEE ATTACHED

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):** SEE ATTACHED

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):** SEE ATTACHED

B21-11

APPLICATION FOR VARIANCE

RESPONSES TO QUESTIONS 1-3

1. In order for a Conditional Use Permit to be granted for Use Unit 36 (horses kept in a residential district), which is being applied for contemporaneously with this application, the two requested variances are necessary—(a) for a horse to be safely kept on the property, the fencing must be over 3 feet high (4.5 feet); and (b) the 2.7 acres of leased property directly to the South must be considered as a part of the total acreage available for horse grazing on the property (amounting to 3.15 or more acres when considered with the available acreage from the applicant's residential property itself). (A copy of the Lease is attached as Exhibit "C"). There are horses and cattle kept in this general area by many neighbors; thus, having a taller fence that is visible from the front/side yard would not be detrimental to the overall appearance of the area, as it would blend in well.

2. This property is the only one in the immediate area zoned SF-1, so it cannot be directly compared with "other properties in the *same district*" since the neighbors are all zoned A-1. Neighbors all around keep livestock on their property, and allowing the applicant to use this particular property in the same way would do no harm to others. If the applicant is not granted these particular variances, the applicant would be deprived of using the entire property (the residence plus the leased pastureland) for its highest and best use.

3. Applicant is seeking a Conditional Use Permit as is its right under the existing City Ordinances. For such Conditional Use to be granted, the two requested variances are necessary. The applicant's Conditional Use application lays out the reasons the permit should be granted, and those same reasons are incorporated here. The variances requested in this application are the most limited exceptions necessary to allow for the applicant's desired use of the property.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance 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.

VERIFICATION

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

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 11th day of January, 2021.

Miranda Reynolds
Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MIRANDA REYNOLDS
MY COMMISSION # 12705464
EXPIRES: September 12, 2028
Benton County

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: February 2, 2021

Re: **C21-03**

A request by Dominik and Isabelle Maerki for a Conditional Use Permitted on Appeal as a Use Unit 36 (Horses kept in a residential area) in a Low Density Single Family Residential District (SF-1).

LOCATION

8727 E. Wagon Wheel Road

EXISTING CONDITIONS

Single family dwelling on a 1.49 acre tract

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.

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.

Not shown On site plat	Refuse and service areas, with particular reference to the item in 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.
Not shown on site plan	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
Acceptable	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 property in the general district **with the following conditions:**

a. Operate between the hours of 10:00 p.m. and 7:00 a.m.
b. No obstruction of parking spaces required for the operation of any other use on the site.
c. Maintain on the site a minimum of three parking spaces designated for their use.
d. If a health certificate is required, display the health certificate in a manner visible to customers.
e. No obstruction of pedestrian or motor vehicle traffic flow.
f. No obstruction of traffic signals or regulatory signs .
g. No vending upon a public way.
h. Sound any device that produces a loud and raucous noise in violation of city ordinance or violate any other city ordinances in connection with the vending operation.
i. 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 with twenty (20) feet of any vending stand collect and deposit into a trash container.

P220

FILE NO. C21-03
APPLICANT: Maria Hernandez
REQUEST: Conditional Use for a
Use Unit 44 (mobile vending site/food truck) located in C-2

N
0 25 50 100 150 200 Feet
For Location Reference Only

PLANNING COMMISSION MEETING
February 2, 2021

SITE PLAN
NORTHWEST ATHLETIC CLUB
4409 SOUTH THOMPSON
SPRINGDALE, AR 72764

File No. C21-02

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Maria Hernandez
   Address: 114 Pierce St
   Springdale, AR 72764
   Phone: 479 825-1239 Profit: ____ Non-Profit ✓

2. Property Location (street address or layman's description):
   4409 South Thompson St. Springdale, AR 72764

3. Record Title Holder of Property: Robert Slusarek, Lois Slusarek
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested unit #44 in C2 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   mobile vending site, food truck

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   They would be able to drive by and pickup some good authentic mexican/Salvadoran food, and go home, eat safely with there family's.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

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

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

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

Signature of Record Property Owner(s) _____

Date: 12/12/2020

Signature of Applicant MARIA E HERNANDEZ

Date: 12-12-2020

VERIFICATION

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

_____

_____

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 12 day of December, 20 20.

_____
Notary Public

My commission expires: May 27, 2024

Carla K Jimenez
NOTARY PUBLIC
Benton County, Arkansas
Commission #12399254
My Commission Expires May 27, 2024

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-14

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Maria Hernandez

Applicant's Mailing Address:

114 Pierce Ave
Street Address or P.O. Box

4792251739
Telephone Number

Springdale AR 72764
City, State & Zip Code

Property Owner's Name
(If different from Applicant): Robert Slusarek, Lois Slusarek

Property Owner's Mailing Address:
(If different from Applicant):

4409 S Thompson St
Street Address or P.O. Box

479 200 5651
Telephone Number

Springdale, AR 72764
City, State & Zip Code

Address of Variance Request: 4409 s Thompson St Springdale AR 72764

Zoning District: C2

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

Variance for deviation of measurements of food truck.
to increase size of structure

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

This truck has a great storage area which makes it out of size. The materials that would go into storage would be plates cups, straws etc, Materials that dont need refrigator

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

Would have to sell purchased truck investment and buy another.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

N/A

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance 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.

VERIFICATION

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

Maria E Hernandez
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

Carla K Jimenez
NOTARY PUBLIC
Benton County, Arkansas
Commission #12399254
My Commission Expires May 27, 2024

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12 day of January, 2021.

Notary Public

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 2, 2021

RE: **RP21-03** **Replat** **Lots 14 & 15, Block 2 Carter Addition**

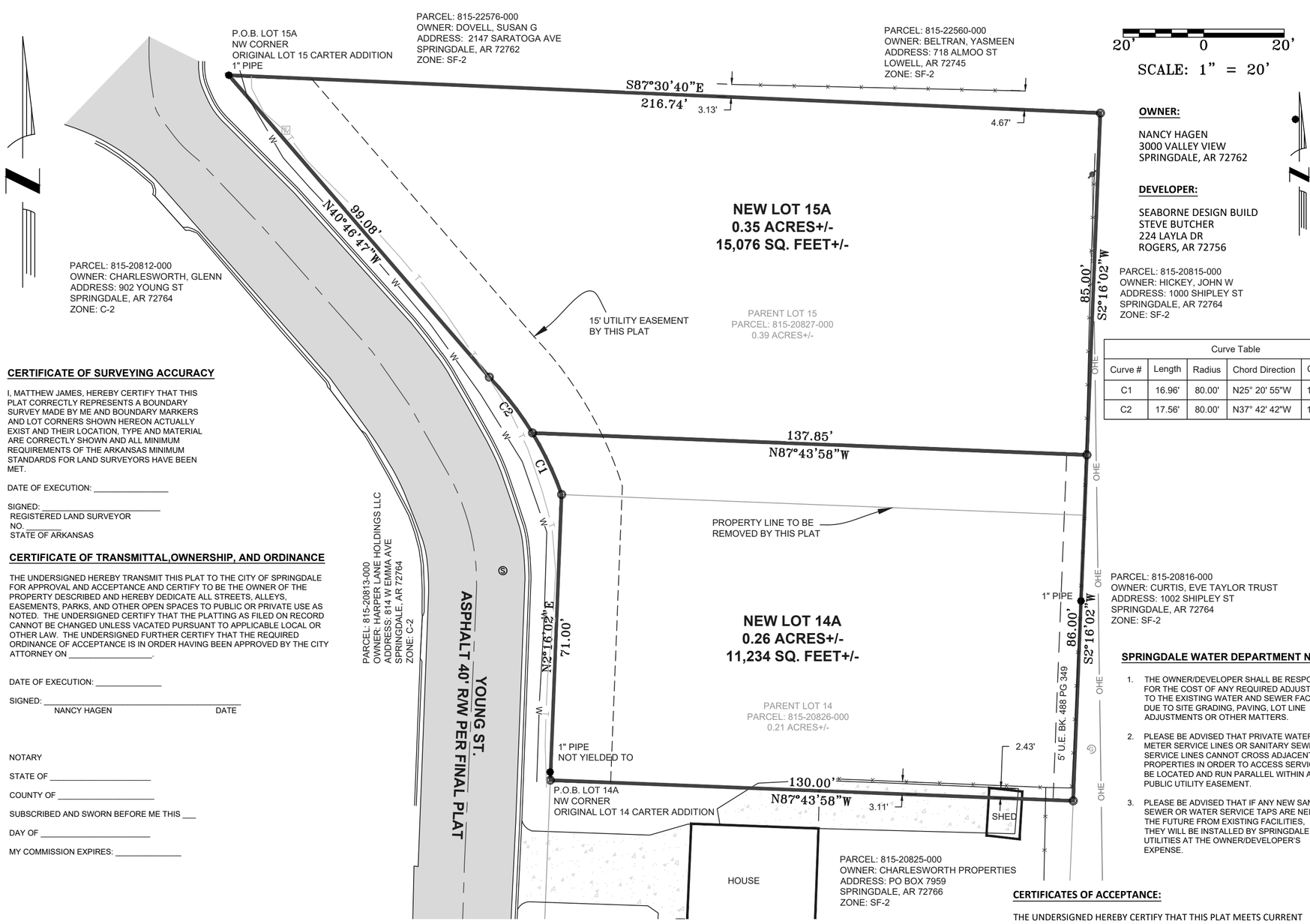
Planning Comments

1. Please provide the legal description for all easements being dedicated via this plat.
2. Remove "Two Family" from the MF-4 building setbacks chart.
3. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
4. Need a resolution stating that _____ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.

Engineering Comments

- **Add required Signatures.**
-

N:\Planning\Debbie\Forms\MemoPC.doc



OWNER:

NANCY HAGEN
3000 VALLEY VIEW
SPRINGDALE, AR 72762

DEVELOPER:

SEABORNE DESIGN BUILD
STEVE BUTCHER
224 LAYLA DR
ROGERS, AR 72756

Vicinity Map
N.T.S.

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	16.96'	80.00'	N25° 20' 55"W	16.93'
C2	17.56'	80.00'	N37° 42' 42"W	17.53'

CERTIFICATE OF SURVEYING ACCURACY

I, MATTHEW JAMES, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

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

CERTIFICATE OF TRANSMITTAL,OWNERSHIP, AND ORDINANCE

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

DATE OF EXECUTION: _____

SIGNED: _____
NANCY HAGEN DATE

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ___

DAY OF _____

MY COMMISSION EXPIRES: _____

SPRINGDALE WATER DEPARTMENT NOTES

1. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
2. PLEASE BE ADVISED THAT PRIVATE WATER METER SERVICE LINES OR SANITARY SEWER SERVICE LINES CANNOT CROSS ADJACENT PROPERTIES IN ORDER TO ACCESS SERVICE OR BE LOCATED AND RUN PARALLEL WITHIN A PUBLIC UTILITY EASEMENT.
3. PLEASE BE ADVISED THAT IF ANY NEW SANITARY SEWER OR WATER SERVICE TAPS ARE NEEDED IN THE FUTURE FROM EXISTING FACILITIES, THEY WILL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.

CERTIFICATES OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	_____ CITY CLERK
		_____ MAYOR
APPROVAL FOR RECORDING	_____	_____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	_____	_____ SECRETARY, PLANNING COMMISSION
	_____	_____ CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	_____	_____ ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	____	_____ DIRECTOR OF ENGINEERING & PUBLIC WORKS

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 2014, Page 00014672 at the Office of the Circuit Clerk Washington County, Arkansas.
4. The contractor/owner 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 MF-4.
11. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
12. Subsurface and environmental conditions were not examined nor considered a part of this survey.
13. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
14. (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 05143C0070F. Revised date 05/16/2008.

PARENT LOT 14 DESCRIPTION:

LOT 14, BLOCK 2, CARTER ADDITION, SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON 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.

PARENT LOT 15 DESCRIPTION:

LOT 14, BLOCK 2, CARTER ADDITION, SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON 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.

NEW LOT 14A DESCRIPTION:

PART OF LOT 14, BLOCK 2, CARTER ADDITION, SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST (NW) CORNER OF THE ORIGINAL SAID LOT 14; THENCE SOUTH 87°30'40" EAST A DISTANCE OF 216.74 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 02°16'02" WEST A DISTANCE OF 85.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 87°43'58" WEST A DISTANCE OF 137.85 FEET TO A SET 5/8" REBAR PLS 1845; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET A CHORD BEARING OF NORTH 37°42'42" WEST A CHORD DISTANCE OF 17.53 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 40°46'47" WEST A DISTANCE OF 99.08 FEET TO THE POINT OF BEGINNING CONTAINING 0.35 ACRES OR 15,076 SQUARE FEET MORE OR LESS.

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.

NEW LOT 15A DESCRIPTION:

PART OF LOT 14 AND LOT 15, BLOCK 2, CARTER ADDITION, SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST (SW) CORNER OF THE ORIGINAL SAID LOT 15; THENCE NORTH 02°16'02" EAST A DISTANCE OF 71.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET A CHORD BEARING OF NORTH 25°20'55" WEST A CHORD DISTANCE OF 16.93 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 87°43'58" EAST A DISTANCE OF 137.85 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 02°16'02" WEST A DISTANCE OF 86.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 87°43'58" WEST A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.26 ACRES OR 11,234 SQUARE FEET MORE OR LESS.

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.

MF-4 BUILDING SETBACKS:					
	FRONT	BACK	SIDE		
			INTERIOR	CORNER	
				INTERIOR	EXTERIOR
TWO FAMILY	30'	20'	8'/8'	8'	30'

CITY PROJECT NUMBER: RP21-03

CERTIFICATE OF AUTHORIZATION · ARKANSAS SURVEYOR · JAMES LAYOUT SERVICES, LLC NO. 2389

REPLAT OF CARTER ADDITION
CREATING LOTS 14A & 15A, BLOCK 2
OF CARTER ADDITION

JLS

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

REGISTERED PROFESSIONAL LAND SURVEYOR · STATE OF ARKANSAS NO. 1845 · SIGNATURE · MATTHEW D. JAMES

Recording Information

Job Number: 20-359 PLA
Field Work: NA
Drawn By: NR
Checked By: NA
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 12/14/2020
Scale: 1"=20'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (5/8" REBAR W/CAP)
- 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 (XX.XX')
- RECORD BEARING (XX°XX'XX")
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- TREE LINE
- WOOD FENCE
- CHAIN LINK FENCE
- FENCE
- PAINTED STRIPE
- TELEPHONE LINE
- EXISTING WATER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- TELEVISION CABLE
- PROPERTY LINES
- BUILDING SETBACK
- UTILITY POLE (WITH GUY WIRE)

SHEET NO.
1 OF 1

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 2, 2021

RE: **L21-05** **Large Scale Development** **Electric Avenue Townhomes**

Planning Comments

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
4. This development has been given the number L21-05. This number should be placed on the plans and all future correspondence and plats pertaining to this development.
   (standard comment)

Landscaping Comments

1. Existing vegetation shown to be preserved and utilized towards perimeter landscaping requirements will be inspected at the time of COO to confirm compliance. (standard comment)
2. Provide shrub plantings at seven for every 25' linear ft. along frontage per Chapter 56.

3. Provide dumpster foundation landscaping.
4. Building foundations shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground cover for a minimum width of three feet (3') to a hard surface with the exception of access points. (MFD)

Multi-Family Design Comments

1. Provide exhibit indicating which areas are being counted towards the provided common space percentage.
2. Provide sidewalk connectivity for the full length of Kingsley Circle.
3. Provide pedestrian connection to the ROW on the Eastern drive.
4. Minimum Width – all on-site pedestrian walkways and sidewalks shall be a minimum of five feet (5') wide, except walkways adjacent to a parking area, where cars may overhang the walkway, shall be a minimum of seven feet (7') wide. Provide dimensions.
5. Provide HVAC locations and screening methods.

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
     - Requires a 1"=200' minimum scale 2-foot contour map.
     - Show existing and proposed contours.
   - *106.1.3.3*
     - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)

2. **Chapter 106 – Stormwater Drainage**
   - **4 ft of greenspace should be maintained between sidewalk and back of curb**
   - **Trickle channel note shows up, but trickle channel itself is not shown**
   - **Determine whether energy dissipation is needed at Line 2 outlet to pond due to slope**

3. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
     - **Add the word "Temporary" to all the items listed above, that are included in this project.**

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

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

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

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

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

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

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

- **Note is repeated twice on the plan, remove one.**

- *107.3.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
    - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
    - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
    - Need to show details of sidewalks on the right-of-way.

- **Sidewalks should extend the entire length of any property boundary that abuts a street R.O.W.**
- **Sidewalks should adhere to all the items listed above.**
-

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

5. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.
-

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - Label all lights as Proposed or Existing
    - Show the direction of the mast arm
    - Show the size and type of lights based on the location and classification of the street
    - ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator~~
    - ~~Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing~~
- *112.7* - *Street Design Standards*
  - ~~Sight Distance: 90-ft Ordinary / 70-ft hilly~~
  - ~~Max grades w/in 100-ft of intersection: 4%~~
  - ~~Min intersection angle: 75°~~
  - Min curb radius ~~25-ft~~ **28-ft** minor St / 50-ft collector St
  - The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.
    - **Include a sheet with dimensions.**
-

6. **Chapter 130 – Zoning Ordinance**

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

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

- **This note is left in place throughout the design process to insure that access is maintained.**

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

   - *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

A. L21-05 **Electric Avenue Townhomes**
NW Corner of Electric Avenue and Oriole Street
Presented by Engineering Services, Inc.

Engineering Comments:
- 4 ft of greenspace should be maintained between sidewalk and back of curb
- Trickle channel note shows up, but trickle channel itself is not shown
- Determine whether energy dissipation is needed at Line 2 outlet to pond due to slope

PRELIMINARY PLANS FOR THE

ELECTRIC AVENUE APARTMENTS

LARGE SCALE DEVELOPMENT

IN

SPRINGDALE, ARKANSAS

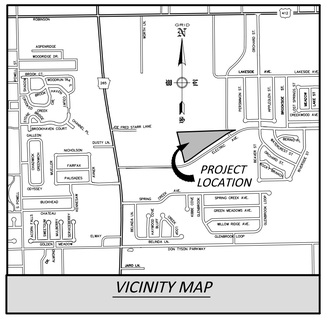
L21-05

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479-575-1424
OZARKS ELECTRIC MIKE PHIPPS – 479-684-4696
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479-751-5751
COX COMMUNICATION CHRIS BYRD – 479-751-2000
AT&T LAYNE RHODES – 479-442-1977
SPRINGDALE FIRE DEPARTMENT BLAKE HOLTE – 479-750-8190

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	OVERALL LAYOUT
2	EXISTING CONDITIONS
3-4	TYPICAL DETAILS
5	STORM PLAN
6	STORM PROFILES
7	PAVING PLAN
8	UTILITY PLAN
9	SANITARY SEWER PROFILES
10-12	UTILITY DETAILS
13	LIGHTING PLAN
14	LANDSCAPE PLAN
15	STORM WATER POLLUTION PREVENTION PLAN
16	STORM WATER POLLUTION PREVENTION DETAILS

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP - CALL BEFORE YOU DIG!

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER HOWEVER, THE CITY OF SPRINGDALE RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION, IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.



VICINITY MAP

January 21, 2021

BY
ENGINEERING SERVICES INC.

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

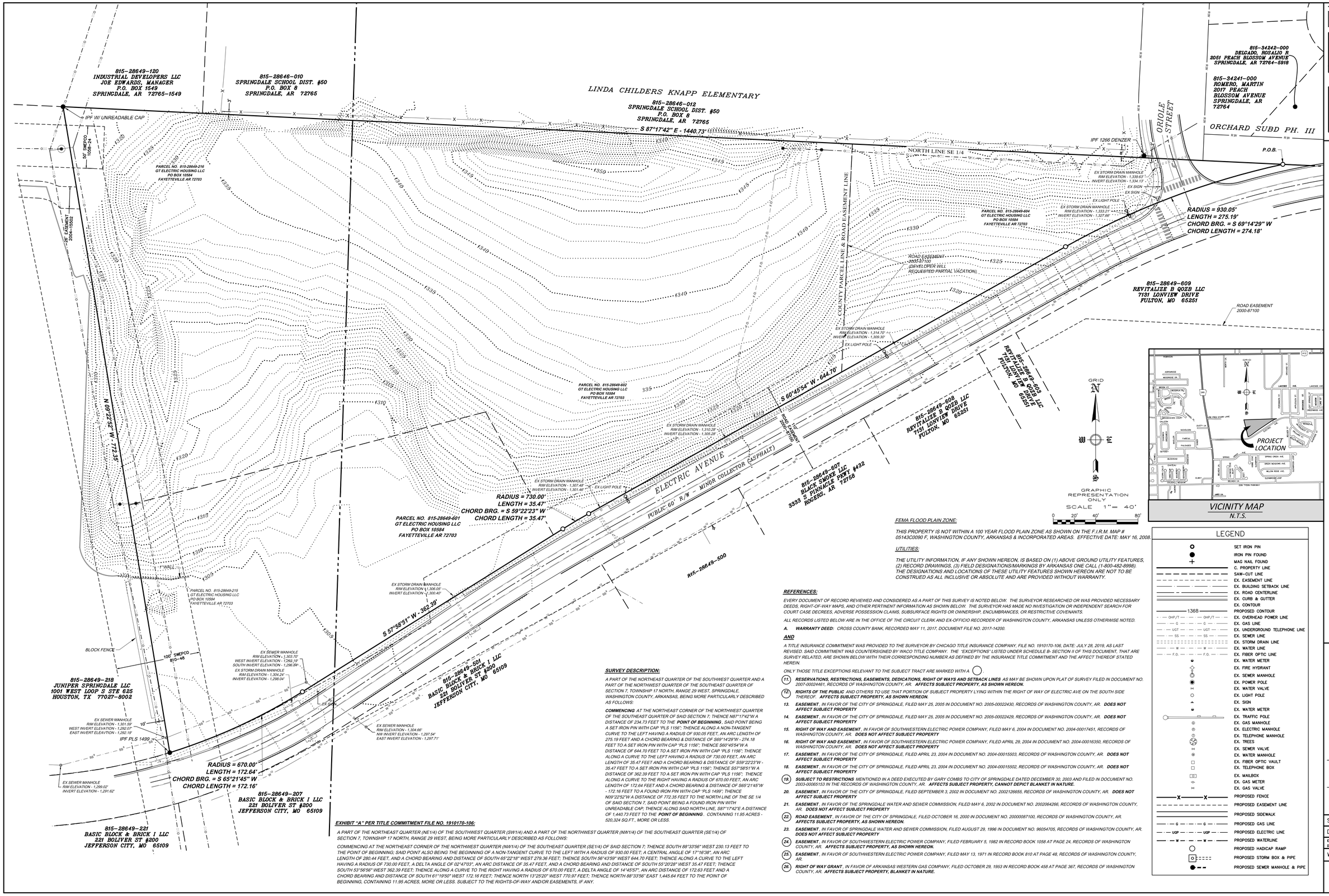
PRELIMINARY

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

NOTES :

1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.

2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINACNE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION.



VICINITY MAP
N.T.S.

SURVEY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 29 WEST, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, THENCE N87°17'42"W A DISTANCE OF 234.73 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 930.05 FEET, AN ARC LENGTH OF 275.19 FEET AND A CHORD BEARING & DISTANCE OF S69°14'29"W - 274.18 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S60°45'54"W A DISTANCE OF 644.70 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 35.47 FEET AND A CHORD BEARING & DISTANCE OF S59°22'23"W - 35.47 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S57°58'51"W A DISTANCE OF 362.39 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 172.64 FEET AND A CHORD BEARING & DISTANCE OF S65°21'45"W - 172.16 FEET TO A FOUND IRON PIN WITH CAP "PLS 1499"; THENCE N09°22'52"W A DISTANCE OF 772.35 FEET TO THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 7, SAID POINT BEING A FOUND IRON PIN WITH UNREADABLE CAP; THENCE ALONG SAID NORTH LINE, S87°17'42"E A DISTANCE OF 1,440.73 FEET TO THE **POINT OF BEGINNING**. CONTAINING 11.95 ACRES - 520,324 SQ.FT., MORE OR LESS.*

EXHIBIT "A" PER TITLE COMMITMENT FILE NO. 1910170-106:

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 29 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 7; THENCE SOUTH 88°33'56" WEST 230.13 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 930.00 FEET; A CENTRAL ANGLE OF 17°16'38", AN ARC LENGTH OF 280.44 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 65°22'18" WEST 279.36 FEET; THENCE SOUTH 56°43'59" WEST 644.70 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 730.00 FEET, A DELTA ANGLE OF 02°47'03", AN ARC DISTANCE OF 35.47 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 55°20'28" WEST 35.47 FEET; THENCE SOUTH 53°56'56" WEST 362.39 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 670.00 FEET, A DELTA ANGLE OF 14°45'57", AN ARC DISTANCE OF 172.63 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 61°19'50" WEST 172.16 FEET; THENCE NORTH 13°25'20" WEST 770.97 FEET; THENCE NORTH 88°33'56" EAST 1,445.64 FEET TO THE POINT OF BEGINNING, CONTAINING 11.95 ACRES, MORE OR LESS. SUBJECT TO THE RIGHTS-OF-WAY AND/OR EASEMENTS, IF ANY.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0090 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON (1) ABOVE GROUND UTILITY FEATURES, (2) RECORD DRAWINGS, (3) FIELD DESIGNATIONS/MARKINGS BY ARKANSAS ONE CALL (1-800-482-8998). THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

*A. **WARRANTY DEED:** CROSS COUNTY BANK, RECORDED MAY 11, 2017, DOCUMENT FILE NO. 2017-14200.*

AND

A TITLE INSURANCE COMMITMENT WAS PROVIDED TO THE SURVEYOR BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 1910170-106, DATE: JULY 28, 2019, AS LAST REVISED. SAID COMMITMENT WAS COUNTERSIGNED BY WACO TITLE COMPANY. THE "EXCEPTIONS" LISTED UNDER SCHEDULE B- SECTION II OF THIS DOCUMENT, THAT ARE SURVEY RELATED, ARE SHOWN BELOW WITH THEIR CORRESPONDING NUMBER AS DEFINED BY THE INSURANCE TITLE COMMITMENT AND THE AFFECT THEREOF STATED HEREIN.

ONLY THOSE TITLE EXCEPTIONS RELEVANT TO THE SUBJECT TRACT ARE MARKED WITH A ◯.

*11. **RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES** AS MAY BE SHOWN UPON PLAT OF SURVEY FILED IN DOCUMENT NO. 2007-00024461, RECORDS OF WASHINGTON COUNTY, AR. **AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.***

*12. **RIGHTS OF THE PUBLIC** AND OTHERS TO USE THAT PORTION OF SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF ELECTRIC AVE ON THE SOUTH SIDE THEREOF. **AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.***

*13. **EASEMENT**, IN FAVOR OF THE CITY OF SPRINGDALE, FILED MAY 25, 2005 IN DOCUMENT NO. 2005-00022430, RECORDS OF WASHINGTON COUNTY, AR. **DOES NOT AFFECT SUBJECT PROPERTY***

*14. **EASEMENT**, IN FAVOR OF THE CITY OF SPRINGDALE, FILED MAY 25, 2005 IN DOCUMENT NO. 2005-00022429, RECORDS OF WASHINGTON COUNTY, AR. **DOES NOT AFFECT SUBJECT PROPERTY***

*15. **RIGHT OF WAY AND EASEMENT**, IN FAVOR OF SOUTHWESTERN ELECTRIC POWER COMPANY, FILED MAY 6, 2004 IN DOCUMENT NO. 2004-00017451, RECORDS OF WASHINGTON COUNTY, AR. **DOES NOT AFFECT SUBJECT PROPERTY***

*16. **RIGHT OF WAY AND EASEMENT**, IN FAVOR OF SOUTHWESTERN ELECTRIC POWER COMPANY, FILED APRIL 29, 2004 IN DOCUMENT NO. 2004-00016350, RECORDS OF WASHINGTON COUNTY, AR. **DOES NOT AFFECT SUBJECT PROPERTY***

*17. **EASEMENT**, IN FAVOR OF THE CITY OF SPRINGDALE, FILED APRIL 23, 2004 IN DOCUMENT NO. 2004-00015503, RECORDS OF WASHINGTON COUNTY, AR. **DOES NOT AFFECT SUBJECT PROPERTY***

*18. **EASEMENT**, IN FAVOR OF THE CITY OF SPRINGDALE, FILED APRIL 23, 2004 IN DOCUMENT NO. 2004-00015502, RECORDS OF WASHINGTON COUNTY, AR. **DOES NOT AFFECT SUBJECT PROPERTY***

*19. **SUBJECT TO RESTRICTIONS** MENTIONED IN A DEED EXECUTED BY GARY COMBS TO CITY OF SPRINGDALE DATED DECEMBER 30, 2003 AND FILED IN DOCUMENT NO. 2003-00065153 IN THE RECORDS OF WASHINGTON COUNTY, AR. **AFFECTS SUBJECT PROPERTY, CANNOT DEPICT BLANKET IN NATURE.***

*20. **EASEMENT**, IN FAVOR OF THE CITY OF SPRINGDALE, FILED SEPTEMBER 3, 2002 IN DOCUMENT NO. 2002126655, RECORDS OF WASHINGTON COUNTY, AR. **DOES NOT AFFECT SUBJECT PROPERTY***

*21. **EASEMENT**, IN FAVOR OF THE SPRINGDALE WATER AND SEWER COMMISSION, FILED MAY 6, 2002 IN DOCUMENT NO. 2002064266, RECORDS OF WASHINGTON COUNTY, AR. **DOES NOT AFFECT SUBJECT PROPERTY***

*22. **ROAD EASEMENT**, IN FAVOR OF THE CITY OF SPRINGDALE, FILED OCTOBER 16, 2000 IN DOCUMENT NO. 20000087100, RECORDS OF WASHINGTON COUNTY, AR. **AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.***

*23. **EASEMENT**, IN FAVOR OF SPRINGDALE WATER AND SEWER COMMISSION, FILED AUGUST 29, 1996 IN DOCUMENT NO. 96054705, RECORDS OF WASHINGTON COUNTY, AR. **DOES NOT AFFECT SUBJECT PROPERTY***

*24. **EASEMENT**, IN FAVOR OF SOUTHWESTERN ELECTRIC POWER COMPANY, FILED FEBRUARY 5, 1982 IN RECORD BOOK 1058 AT PAGE 24, RECORDS OF WASHINGTON COUNTY, AR. **AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.***

*25. **EASEMENT**, IN FAVOR OF SOUTHWESTERN ELECTRIC POWER COMPANY, FILED MAY 13, 1971 IN RECORD BOOK 810 AT PAGE 48, RECORDS OF WASHINGTON COUNTY, AR.*

*26. **RIGHT OF WAY GRANT**, IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, FILED OCTOBER 29, 1953 IN RECORD BOOK 458 AT PAGE 367, RECORDS OF WASHINGTON COUNTY, AR. **AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.***

LEGEND

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

ENGINEERING SERVICES INC.
1551 S. 48TH STREET, SUITE 100
SPRINGDALE, ARKANSAS 72764

EXISTING CONDITIONS
ELECTRIC AVENUE TOWNHOMES
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1" = 40'
DATE: Jan 21, 2021
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 19947

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C:\USERS\BJR\DESKTOP\19947 EXISTING CONDITIONS.DWG

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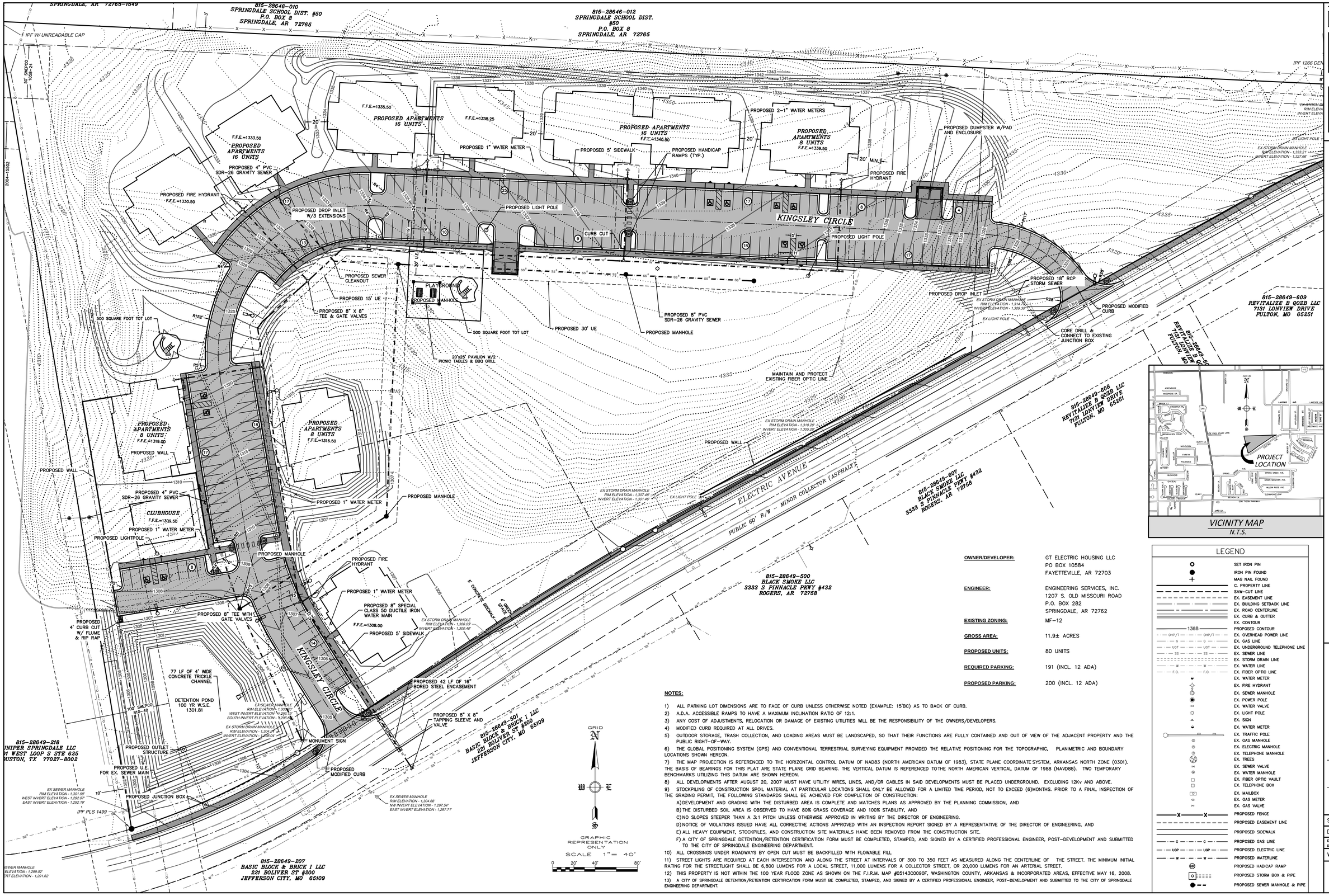
LARGE SCALE DEVELOPMENT
ELECTRIC AVENUE TOWNHOMES
SPRINGDALE, ARKANSAS

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



VICINITY MAP
N.T.S.

OWNER/DEVELOPER:	GT ELECTRIC HOUSING LLC PO BOX 10584 FAYETTEVILLE, AR 72703
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
EXISTING ZONING:	MF-12
GROSS AREA:	11.9± ACRES
PROPOSED UNITS:	80 UNITS
REQUIRED PARKING:	191 (INCL. 12 ADA)
PROPOSED PARKING:	200 (INCL. 12 ADA)

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.
   F) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
10) ALL 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) THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, EFFECTIVE MAY 16, 2008.
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.

LEGEND

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

REVISION	DATE	DESCRIPTION

SCALE: 1" = 40'
DATE: Jan 21, 2021
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 19947

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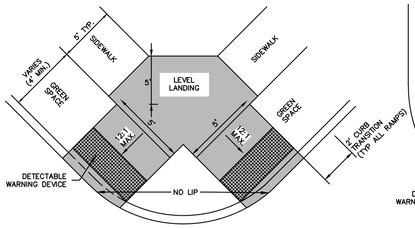
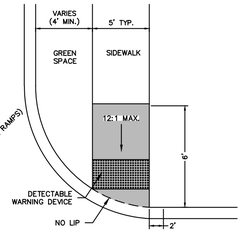


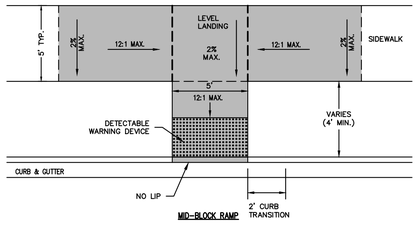
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

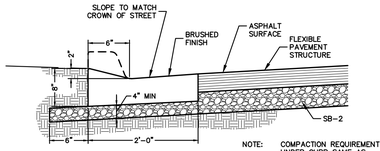
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

HANDICAP RAMP DETAILS

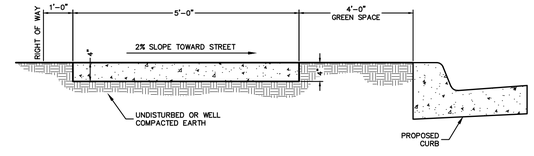
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

NOT TO SCALE

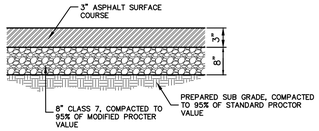


NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

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

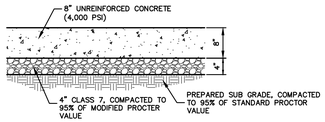
SIDEWALK DETAIL

NOT TO SCALE



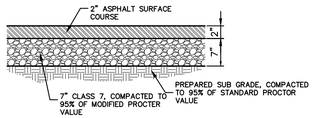
HEAVY DUTY PAVING

NOT TO SCALE



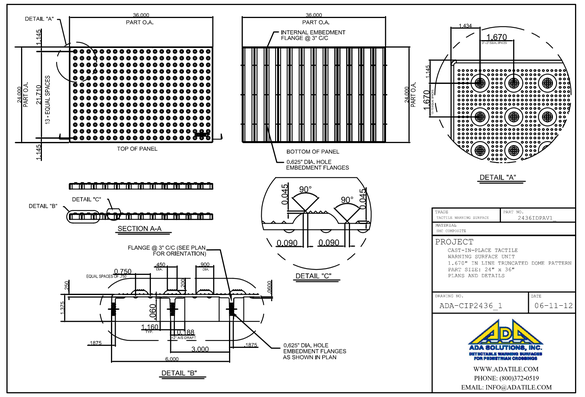
CONCRETE PAD FOR DUMPSTER

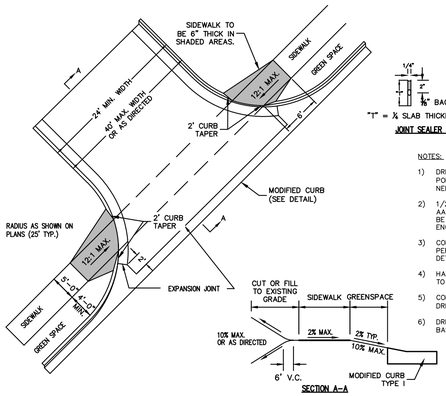
NOT TO SCALE



LIGHT DUTY PAVING

NOT TO SCALE





SECTION A-A

DRIVEWAY DETAIL

NOT TO SCALE

JOINT SEALER DETAIL

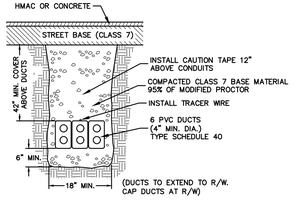
NOTES:

1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

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

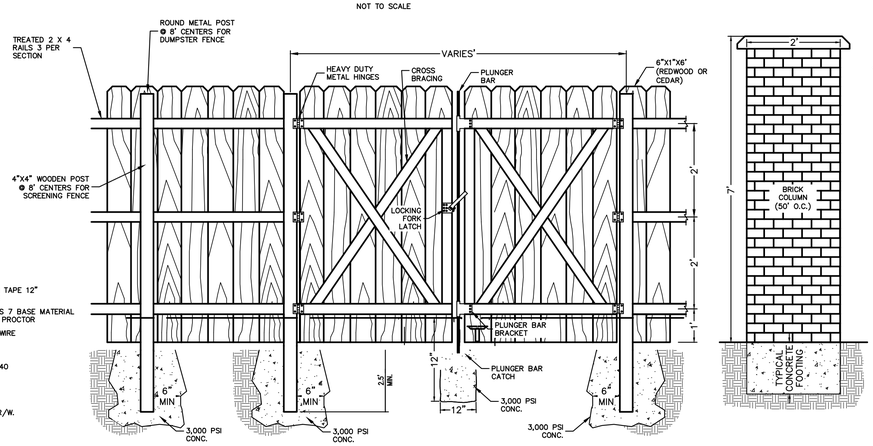
HANDICAP PARKING SIGN

NOT TO SCALE



TYPICAL SECTION 6-4" UTILITY DUCTS

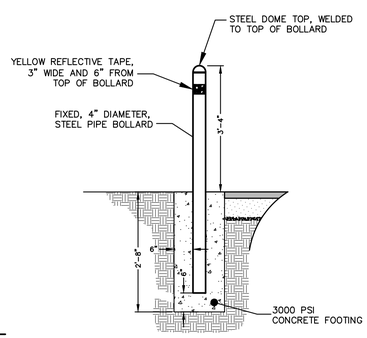
NOT TO SCALE



USE 6 GALV. NAILS PER BOARD.
SOLID BOARD SIDE TO FACE STREET.
HVAC SCREENING SHALL BE 5' TALL.

DUMPSTER & SCREENING FENCE DETAIL

NOT TO SCALE



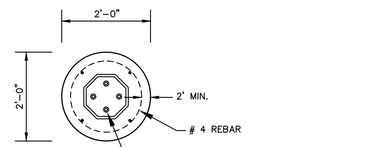
FRONT VIEW

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

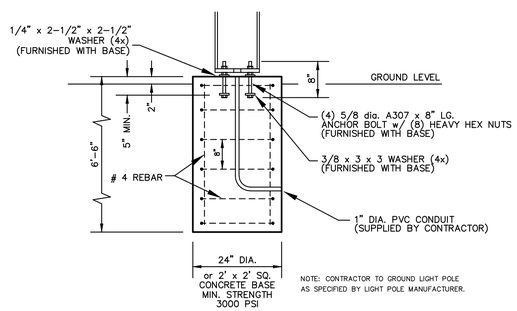
NOTE:
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BENJAMIN MOORE HUNTER GREEN METAL ENAMEL.

STANDARD BOLLARD

NOT TO SCALE



PLAN VIEW

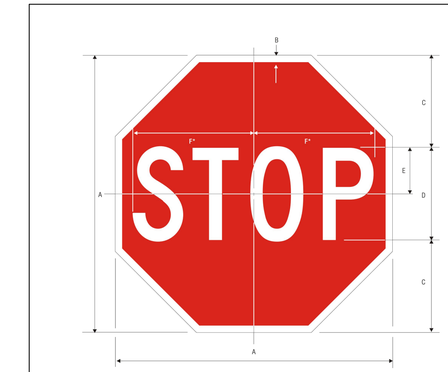


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE



R1-1
STOP

*Reduce spacing 40%

	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
C	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

COLORS: LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

1-1

ESI
ENGINEERING SERVICES INC.
1701 E. JOYCE BLVD. STE. 100
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
ELECTRIC AVENUE TOWNHOMES
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© ENGINEERING SERVICES INC. 2021

SCALE: 1" = 40'

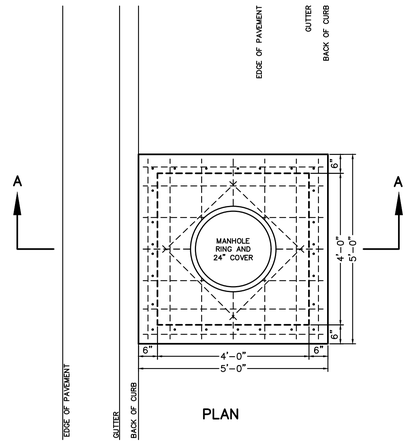
DATE: Jan 21, 2021

ENGINEER: TJA
DRAWN BY: BJR

W.O. #: 19947

3

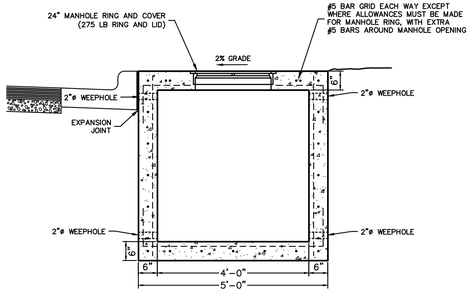
L21-05



PLAN

NOTES:

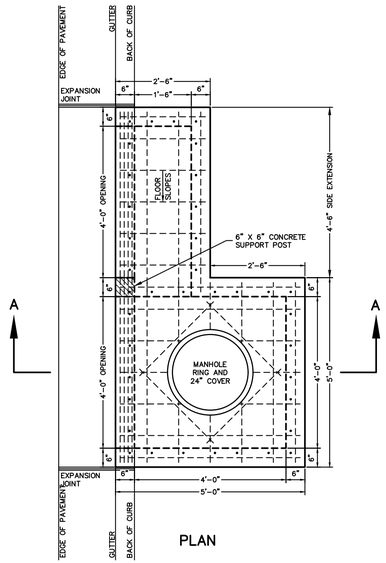
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER, STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A-A

TYPICAL JUNCTION BOX

NOT TO SCALE



PLAN

NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
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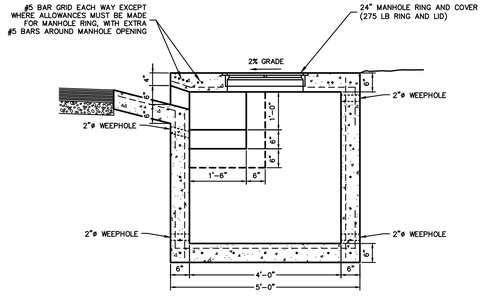
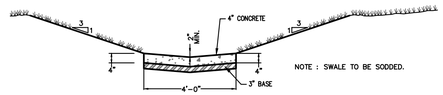
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER, STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A-A

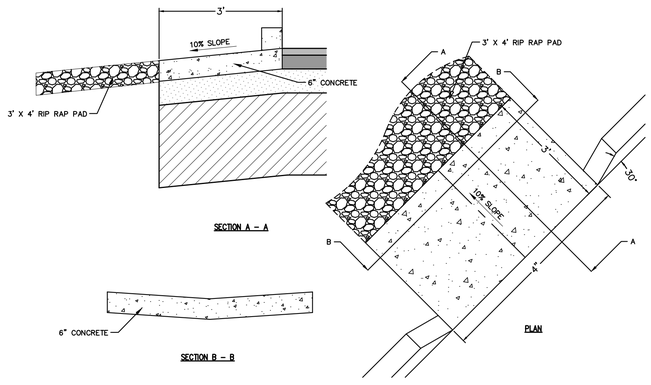
TYPICAL DROP INLET

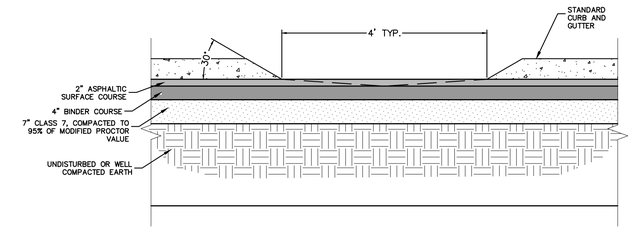
NOT TO SCALE



4' CONCRETE TRICKLE CHANNEL

NOT TO SCALE





CROSS SECTION AT CURB

TYPICAL 4' CURB CUT

NOT TO SCALE

ESI
ENGINEERING SERVICES INC.
1500 DOUGLAS DRIVE, SUITE 100
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
ELECTRIC AVENUE TOWNHOMES
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 1/21/2021 1:05 PM
C:\2021\21-05\Electric Ave Townhomes\Detail\21-05 Details.dwg

SCALE: 1" = 40'

DATE: Jan 21, 2021

ENGINEER: TJA
DRAWN BY: BJR

W.O. #: 19947

L21-05

4

ENGINEERING SERVICES INC.
3701 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

STORM PLAN
ELECTRIC AVENUE APARTMENTS
SPRINGDALE, ARKANSAS

JOE EDWARDS, MANAGER
P.O. BOX 1549
SPRINGDALE, AR 72765-1549

815-28646-010
SPRINGDALE SCHOOL DIST. #50
P.O. BOX 8
SPRINGDALE, AR 72765

815-28646-012
SPRINGDALE SCHOOL DIST. #50
P.O. BOX 8
SPRINGDALE, AR 72765

IPF W/ UNREADABLE CAP

50' SWEPCO 3984-1/002

26' EASEMENT 3984-1/002

KINGSLEY CIRCLE

Sta. 0+00.00, LINE 2
INSTALL DI 2-1
(EXTENSIONS: 3)
RIM EL: 1334.40
INV OUT: 1328.43, SEG. 2A

18" RCP

Sta. 1+48.69, LINE 2
INSTALL DI 2-2
RIM EL: 1328.00
INV IN: 1322.31, SEG. 2A
INV OUT: 1322.31, SEG. 2B

Sta. 2+50.57, LINE 2
INSTALL DI 2-3
RIM EL: 1321.67
INV IN: 1317.04, SEG. 2B
INV OUT: 1317.04, SEG. 2C

15" RCP

Sta. 4+24.69, LINE 2
INSTALL DI 2-4
RIM EL: 1309.68
INV IN: 1304.59, SEG. 2C
INV OUT: 1304.59, SEG. 2D

PROPOSED 4' CURB CUT W/ FLUME & RIP RAP

Sta. 5+90.24, LINE 2
INSTALL FES 2-6
RIM EL: 1300.25
INV IN: 1298.00, SEG. 2E

24" RCP

Sta. 5+50.06, LINE 2
INSTALL DI 2-5
RIM EL: 1306.68
INV IN: 1301.75, SEG. 2D
INV OUT: 1301.25, SEG. 2E
INV IN: 1301.75, SEG. 4A

18" RCP

RINGSIDE CIRCLE

Sta. 0+59.06, LINE 4
INSTALL DI 4-1
RIM EL: 1305.77
INV OUT: 1302.56, SEG. 4A

EX STORM DRAIN MANHOLE
RIM ELEVATION - 1,306.05'
INVERT ELEVATION - 1,300.40'

EX STORM DRAIN MANHOLE
RIM ELEVATION - 1,304.28'
INVERT ELEVATION - 1,299.04'

815-28649-218
JUNIPER SPRINGDALE LLC
1001 WEST LOOP S STE 625
HOUSTON, TX 77027-8002

Sta. 0+00.00, LINE 3
INSTALL OS 3-1
RIM EL: 1303.10
INV OUT: 1297.51, SEG. 3A

EX SEWER MANHOLE
RIM ELEVATION - 1,301.59'
WEST INVERT ELEVATION - 1,292.07'
EAST INVERT ELEVATION - 1,292.19'

IPF PLS 1499

77 LF OF 4' WIDE CONCRETE TRICKLE CHANNEL

Sta. 0+52.99, LINE 3
INSTALL JB 3-2
RIM EL: 1303.03
INV IN: 1297.25, SEG. 3A
INV IN: 1297.25, SEG. EX-2
INV OUT: 1297.25, SEG. EX

815-28649-207
BASIC BLOCK & BRICK I LLC
221 BOLIVER ST #200
JEFFERSON CITY, MO 65109

815-28649-501
BASIC BLOCK & BRICK I LLC
221 BOLIVER ST #200
JEFFERSON CITY, MO 65109

Sta. 0+00.00, LINE 1
INSTALL DI 1-1
RIM EL: 1327.80
INV OUT: 1316.60, SEG. 1A

EX STORM DRAIN MANHOLE
RIM ELEVATION - 1,314.70'
INVERT ELEVATION - 1,309.30'

Sta. 0+70.02, LINE 1
INSTALL JB 1-2
ON EXISTING LINE
RIM EL: 1314.70
INV IN: 1309.30, SEG. 1A

815-28649-608
REVITALIZE B QOZB LLC
7131 LONVIEW DRIVE
FULTON, MO 65251

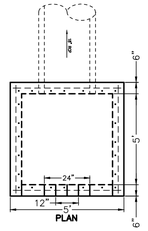
815-28649-609
REVITALIZE B QOZB LLC
7131 LONVIEW DRIVE
FULTON, MO 65251

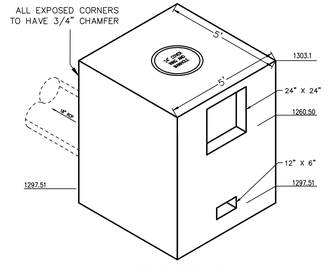
ELECTRIC AVENUE
PUBLIC 60' R/W - MINOR COLLECTOR (ASPHALT)

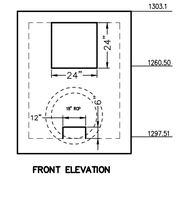
815-28649-500
BLACK SMOKE LLC
3333 S PINNACLE PKWY #432
ROGERS, AR 72758

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 40'
0 20' 40' 80'







OUTLET STRUCTURE

REVISION	DATE	DESCRIPTION

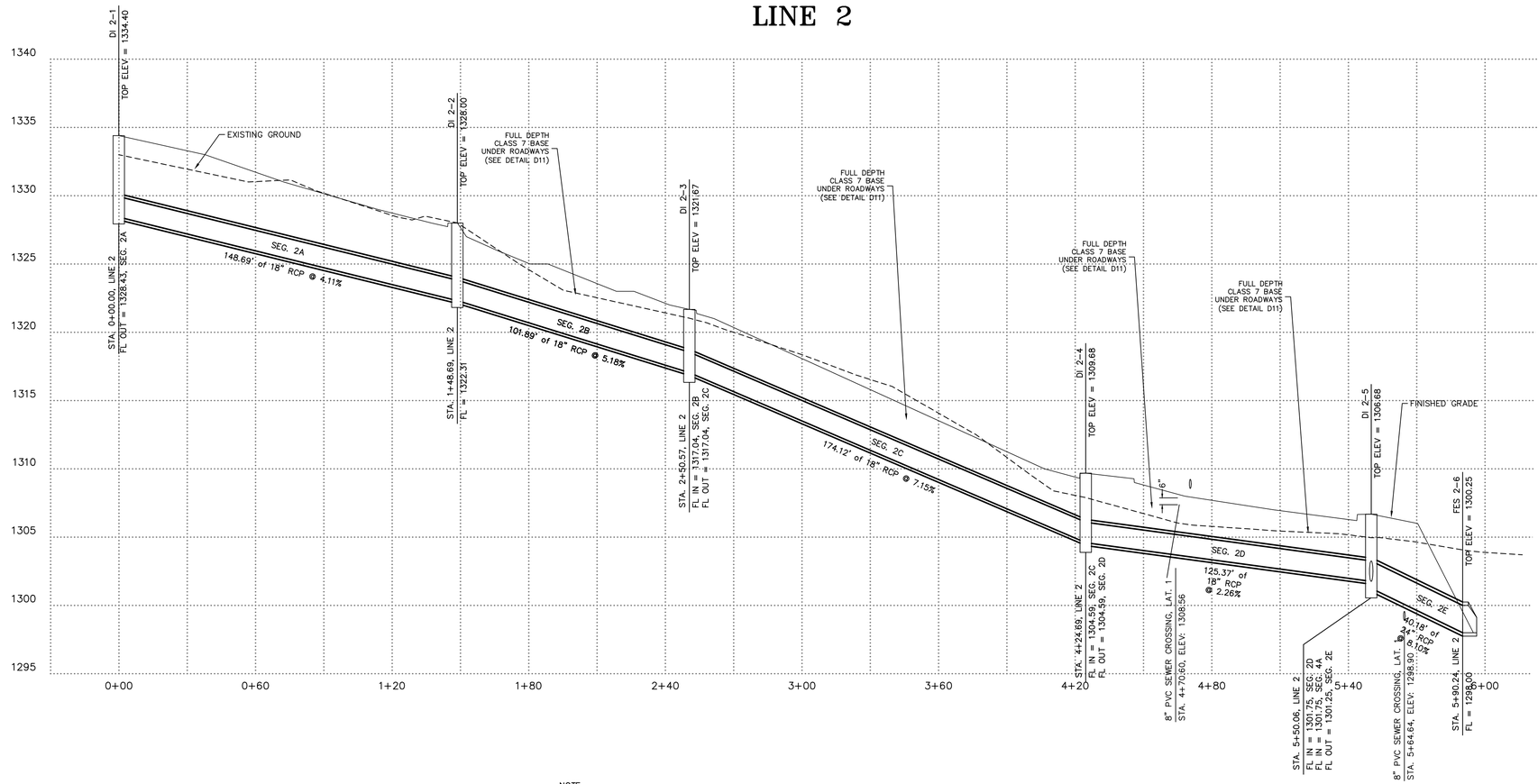
© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 10/7/2021 4:39 PM
C:\ESI\19947 - ELECTRIC AVE SPRINGDALE\19947 LAYOUT.DWG

SCALE: 1"=40'
DATE: Jan 21, 2021
ENGINEER: BJR
DRAWN BY: JDH
W.O. #: 19947

L21-05

5

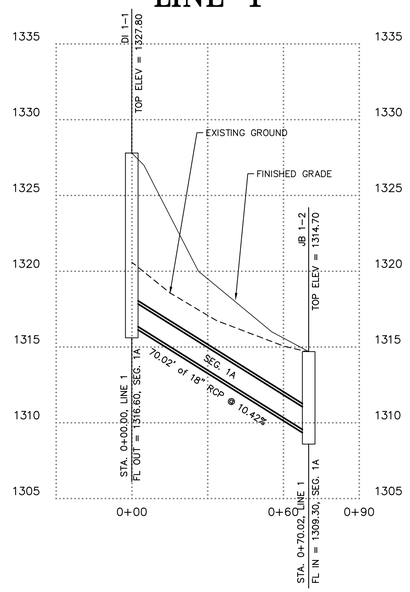
LINE 2



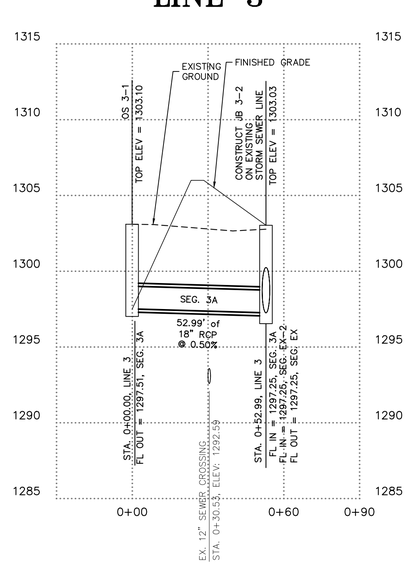
LEGEND		
JB	=	JUNCTION BOX
DI	=	DROP INLET
AI	=	AREA INLET
RCP	=	REINFORCED CONCRETE PIPE
HERCP	=	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE

NOTE:
ALL STORM DRAIN UNDER PAVEMENT SHALL BE BACKFILLED FULL-DEPTH WITH CLASS 7 BASE.

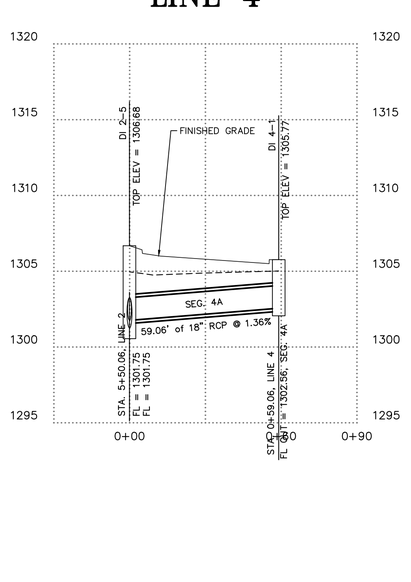
LINE 1



LINE 3



LINE 4



L21-05

ENGINEERING SERVICES INC.
1501 E. HIGHWAY 412, SUITE 1
SPRINGDALE, ARKANSAS 72764

STORM PROFILES
ELECTRIC AVENUE APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Jan 21, 2021
ENGINEER: BJR
DRAWN BY: JDH
W.O. #: 19947

6

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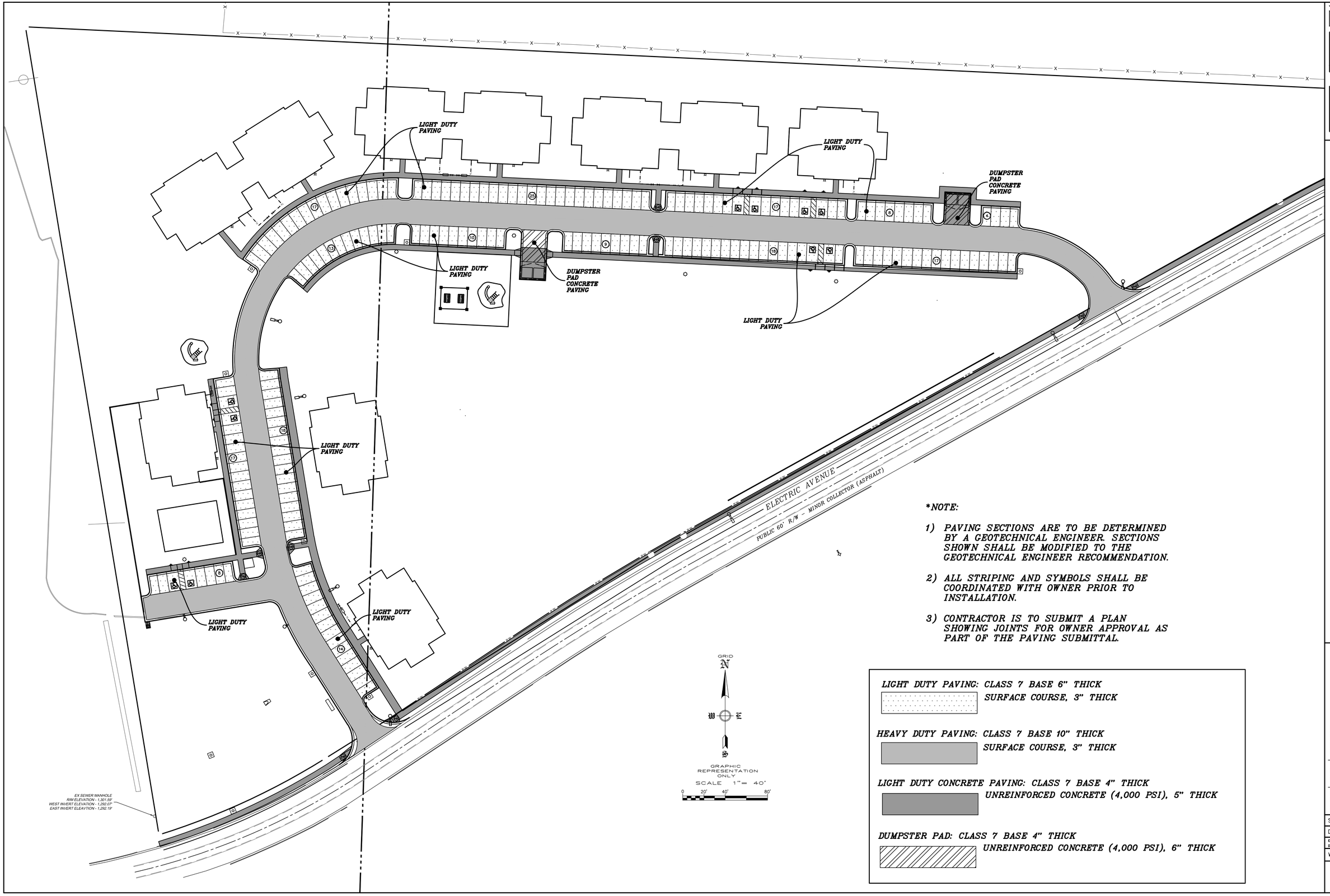

*NOTE:

1) PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.

2) ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.

3) CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.

LIGHT DUTY PAVING: CLASS 7 BASE 6" THICK
SURFACE COURSE, 3" THICK

HEAVY DUTY PAVING: CLASS 7 BASE 10" THICK
SURFACE COURSE, 3" THICK

LIGHT DUTY CONCRETE PAVING: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 5" THICK

DUMPSTER PAD: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 6" THICK

ENGINEERING SERVICES INC.
1501 N. CARAWAY ROAD, SUITE 101
JONESBORO, ARKANSAS 72401
SPRINGDALE, ARKANSAS 72764

PAVING PLAN
ELECTRIC AVENUE TOWNHOMES
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

COPYRIGHT ESI ENGINEERING SERVICES, INC. - 01/21/2021 - 2:58 pm
J:\2019\19947 Electric Ave Townhomes\19947 Electric Ave.dwg

SCALE: 1" = 40'
DATE: Jan 21, 2021
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 19947

7

ENGINEERING SERVICES INC.
1707 S. THOMPSON
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
ELECTRIC AVENUE APARTMENTS
SPRINGDALE, ARKANSAS

815-28649-120
INDUSTRIAL DEVELOPERS LLC
JOE EDWARDS, MANAGER
P.O. BOX 1549
SPRINGDALE, AR 72765-1549

815-28646-010
SPRINGDALE SCHOOL DIST. #50
P.O. BOX 8
SPRINGDALE, AR 72765

815-28646-012
SPRINGDALE SCHOOL DIST. #50
P.O. BOX 8
SPRINGDALE, AR 72765

IPF W/ UNREADABLE CAP

8" SWEPCO 1095-34

20' EASEMENT 2004-14068

PROPOSED 6" FIRE HYDRANT
N: 671258.81
E: 688610.16

PROPOSED 6" FIRE HYDRANT
N: 671296.49
E: 688792.14

PROPOSED 6" FIRE HYDRANT
N: 671287.58
E: 688981.13

PROPOSED 6" FIRE HYDRANT
N: 671278.12
E: 689182.78

PROPOSED 6" FIRE HYDRANT
N: 671089.50
E: 688552.88

PROPOSED 6" FIRE HYDRANT
N: 670889.52
E: 688687.96

6" FIRE HYDRANT ASSEMBLY
N: 670879.87
E: 688673.57
8" 22.5° BEND

FIRE METER
4" FIRE LINE
1" DOMESTIC METER
FDC
DEMARCATION VALVE
4" PVC SEWER SERVICE
4" PVC SEWER SERVICE W/ BACKWATER VALVE

KINGSLEY CIRCLE

ELECTRIC AVENUE
PUBLIC 60' R/W - MINOR COLLECTOR (ASPHALT)

18" RCP
24" RCP
8" PVC (SDR-26)
4" PVC (SDR-26)

STA. 5+16.67, WATER MAIN 1
INSTALL 8" X 8" TEE,
2-8" GATE VALVES,

STA. 6+37.77, WATER MAIN 1
INSTALL 8" X 8" TEE,
2-8" GATE VALVES,

STA. 8+26.97, WATER MAIN 1
INSTALL 8" X 8" TEE,
2-8" GATE VALVES,

STA. 10+34.05, WATER MAIN 1
INSTALL 8" GATE VALVE,
END AND CAP
END MAIN 1

STA. 10+28.84, WATER MAIN 1
INSTALL 8" X 8" TEE,
2-8" GATE VALVES,

Sta. 5+39.54, LATERAL 1
INSTALL MANHOLE No. 1-4
RIM ELEV: 1333.97
8" PVC FL IN: 1322.56(E), LAT. 1
8" PVC FL OUT: 1320.46(S), LAT. 1

Sta. 8+75.66, LATERAL 1
INSTALL MANHOLE No. 1-5
RIM ELEV: 1338.43
8" PVC FL OUT: 1330.41(W), LAT. 1

STA. 5+61.74, WATER MAIN 1
INSTALL 8" 45° BEND

STA. 4+59.23, WATER MAIN 1
INSTALL 8" 45° BEND

STA. 4+51.46, WATER MAIN 1
INSTALL 8" 45° BEND

Sta. 1+22.66, LATERAL 2 (PRIVATE)
INSTALL MANHOLE No. 2-1
RIM ELEV: 1319.08
4" PVC FL OUT: 1312.19(S), LAT. 2

Sta. 1+88.93, WATER MAIN 1
INSTALL 8" X 6" TEE,
2-8" GATE VALVES,

Sta. 1+37.71, LATERAL 1
INSTALL MANHOLE No. 1-2
RIM ELEV: 1313.90
8" PVC FL IN: 1306.81(NE), LAT. 1
4" PVC FL IN: 1306.81(N), LAT. 2
8" PVC FL OUT: 1302.75(SE), LAT. 1

Sta. 3+01.37, LATERAL 1
INSTALL MANHOLE No. 1-3
RIM ELEV: 1317.72
8" PVC FL IN: 1313.38(N), LAT. 1
8" PVC FL OUT: 1313.28(SW), LAT. 1

41' 20" BORED STEEL ENC.

Sta. 0+00.00, LATERAL 1
INSTALL MANHOLE No. EX. 1-1
RIM ELEV: 1303.70
8" PVC FL IN: 1295.18(NW), LAT. 1
8" PVC FL IN: 1296.84(SE), LAT. EX.
12" PVC FL OUT: 1293.19(W), LAT. EX

STA. 0+00.00, WATER MAIN 1
INSTALL 12" X 8" TAPPING SLEEVE & VALVE,
BEGIN WATER MAIN 1
(CONTRACTOR TO VERIFY DIMENSIONS AND MATERIAL PRIOR TO ORDERING PARTS)

EX SIGN
EX LIGHT POLE

EX SEWER MANHOLE
RIM ELEVATION - 1,301.59'
WEST INVERT ELEVATION - 1,292.07'
EAST INVERT ELEAVTION - 1,292.19'

EX SEWER MANHOLE
RIM ELEVATION - 1,304.66'
NW INVERT ELEVATION - 1,297.54'
EAST INVERT ELEVATION - 1,297.71'

EX SEWER MANHOLE
RIM ELEVATION - 1,303.00'
WEST INVERT ELEVATION - 1,293.10'
SOUTH INVERT ELEVATION - 1,296.83'

IPF PLS 1499

815-28649-218
JUNIPER SPRINGDALE LLC
1001 WEST LOOP S STE 625
HOUSTON, TX 77027-8002

815-28649-500
BASIC BLOCK & BRICK I LLC
521 BOULDER BLVD #200
JEFFERSON CITY, MO 65109

815-28649-500
BLACK SMOKE LLC
3333 S PINNACLE PKWY #432
ROGERS, AR 72758

815-28649-507
BLACK SMOKE LLC
3333 S PINNACLE PKWY #432
ROGERS, AR 72758

815-28649-508
REVTAX128 B 002B LLC
7131 LORVIEW DRIVE
FULTON, MO 65251

815-28649-509
REVTAX128 B 002B LLC
7131 LORVIEW DRIVE
FULTON, MO 65251

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 40'
0 20' 40' 80'

LEGEND
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE

NOTES:

1) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
2) FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
3) THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
4) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
5) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6) ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES.
7) CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
8) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
9) ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
10) ALL SEWER MAIN SHALL BE PVC SDR 26 HEAVY WALL SEWER PIPE.
11) ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
12) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
13) SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
14) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
15) LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE.
16) ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
17) STREET LIGHTS ALONG ELECTRIC AVE SHALL BE A MINIMUM OF 6,800 LUMENS, PUBLIC, AND MAINTAINED / BILLED TO THE CITY. THERE IS NO KNOWN MAST ARM. POLE AND FIXTURES SHALL BE BY UTILITY COMPANIES SPECIFICATIONS. ALL OTHER LIGHTS ON-SITE SHALL BE PRIVATE AND MAINTAINED/BILLED TO THE OWNER.
18) STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
19) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
20) SEWER BACKWATER VALVES TO BE INSTALLED ON PRIVATE SERVICE LINE BY LICENSED PLUMBER WHERE APPLICABLE.
21) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Jan 21, 2021
ENGINEER: BJR
DRAWN BY: JDH
W.O. #: 19947

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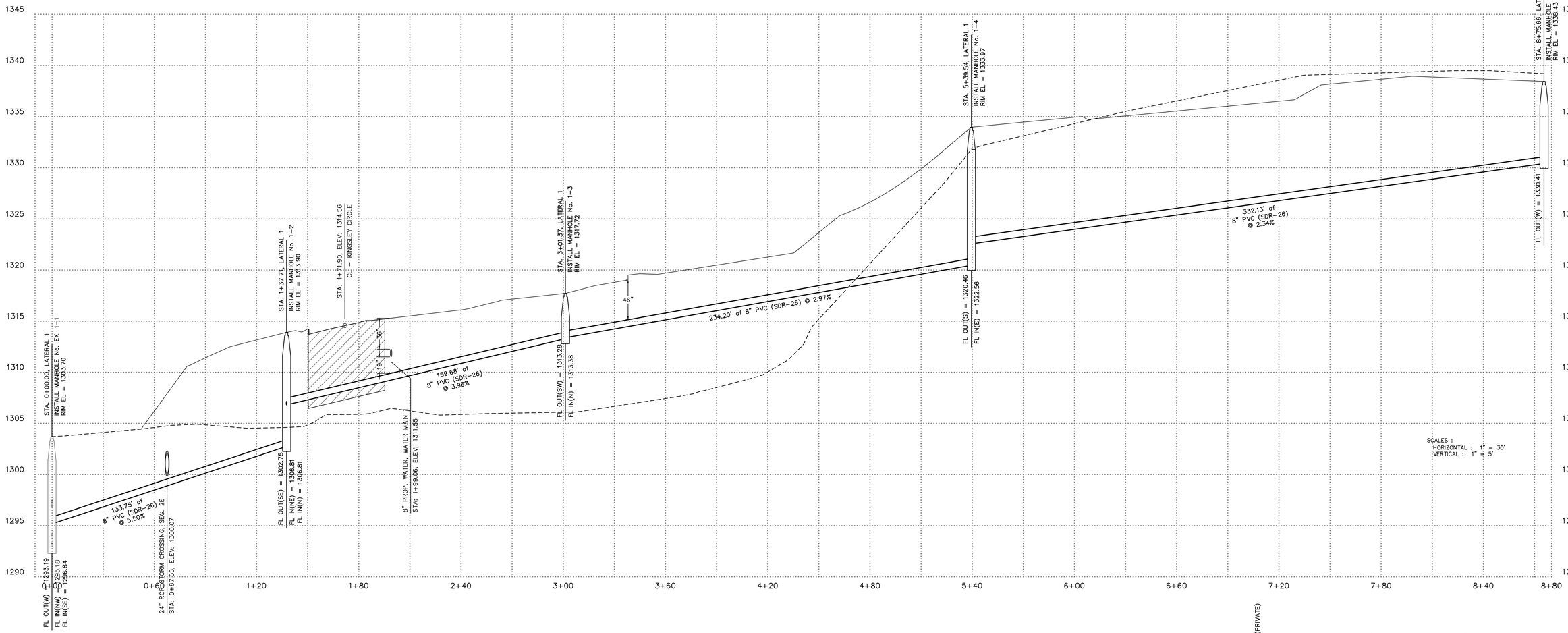
L21-05

8

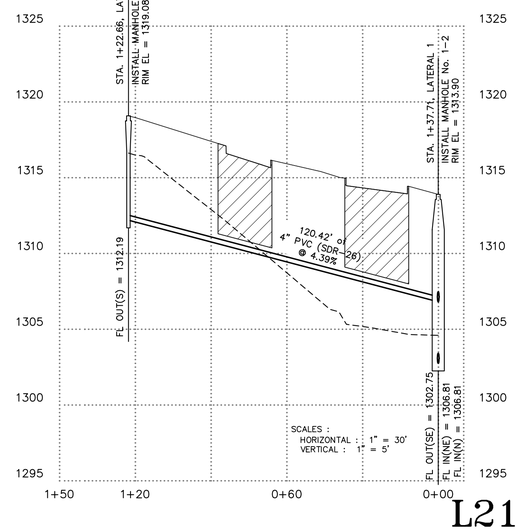
LATERAL 1



NOTES:

1. ALL WATER AND SEWER FACILITIES INSTALLED WITHIN ROADWAYS TO BE BACKFILLED WITH FLOWABLE FILL.
2. ALL 8" SEWER LINES ARE PUBLIC, WHILE ALL 4" & 6" SEWER LINES ARE PRIVATE.

LATERAL 2 (PRIVATE)



ENGINEERING SERVICES INC.
5711 D MISSION AVENUE
SPRINGDALE, ARKANSAS 72764

SANITARY SEWER PROFILES
ELECTRIC AVENUE APARTMENT
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=30'

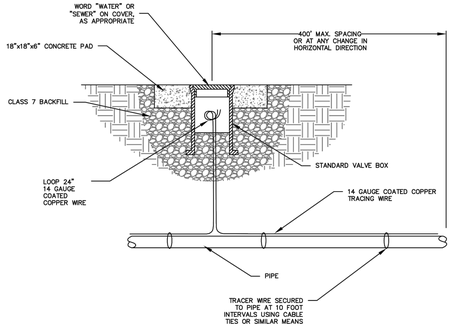
DATE: Jan 21, 2021

ENGINEER: BJR
DRAWN BY: JDH

W.O. #: 19947

L21-05

9



TRACING WIRE CONNECTION PORT

N.T.S.

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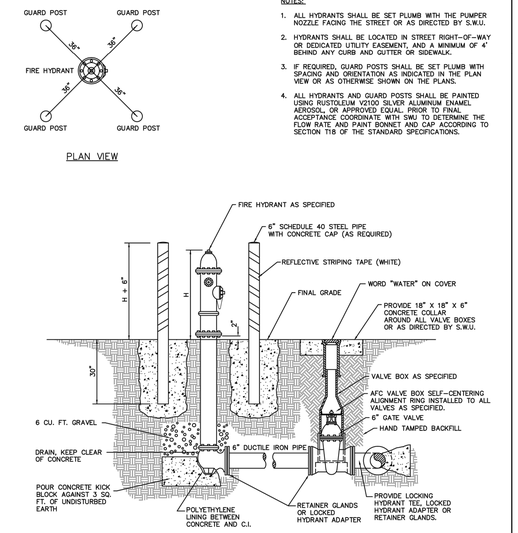
MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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



FIRE HYDRANT WITH GUARD POSTS

(GUARD POST ONLY AS REQUIRED)

N.T.S.

S-2

SPRINGDALE WATER UTILITIES
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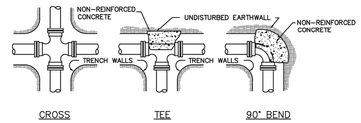
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

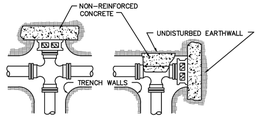
DRAWN BY:	DRAWING NO:	DATE:
KMI/JNK	S-2	AUGUST 2014



CROSS TEE 90° BEND

45° BEND SIMILAR

22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

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

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

REACTION BACKING

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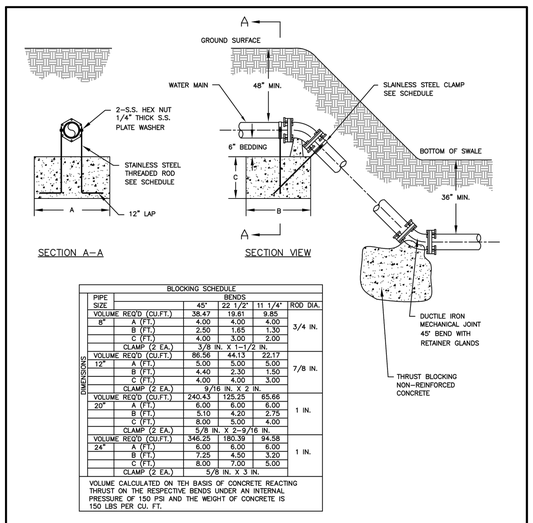
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



SECTION A-A SECTION VIEW

BLOCKING SCHEDULE					
PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
DIPERSONE	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	3/4 IN.
8"	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.50	1.65	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	7/8 IN.
12"	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.30	1.50	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	9/16 IN. X 2 IN.			
	VOLUME REQ'D (CU.FT.)	240.43	1125.25	65.66	1 IN.
20"	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	
	C (FT.)	8.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.			
	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	1 IN.
24"	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.50	3.20	
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

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

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

VERTICAL TIE-DOWN BLOCKING

N.T.S.

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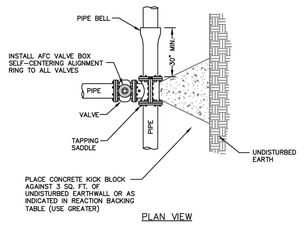
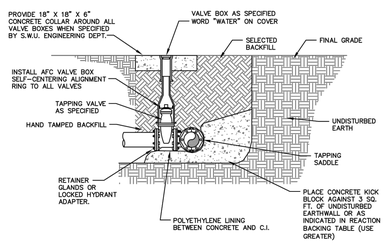
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

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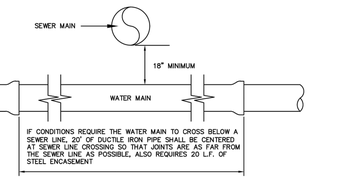
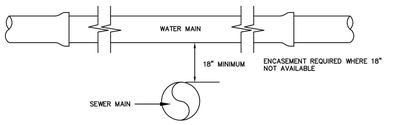
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



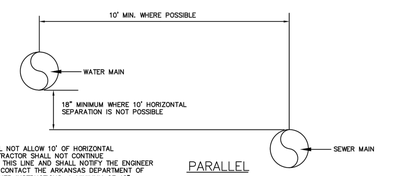
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.



IF CONDITIONS WILL NOT ALLOW 10' OF HORIZONTAL SEPARATION, CONTRACTOR SHALL NOT CONTINUE CONSTRUCTION OF THIS LINE AND SHALL NOTIFY THE ENGINEER SO THAT HE MAY CONTACT THE ARKANSAS DEPARTMENT OF HEALTH FOR FURTHER INSTRUCTIONS. A MINIMUM OF 18" SHALL BE MAINTAINED FROM THE BOTTOM OF THE OUTSIDE OF WATER MAIN TO THE CROWN OF THE SEWER AND THE WATER MAIN SHALL BE DUCTILE IRON.

PARALLEL

N.T.S.

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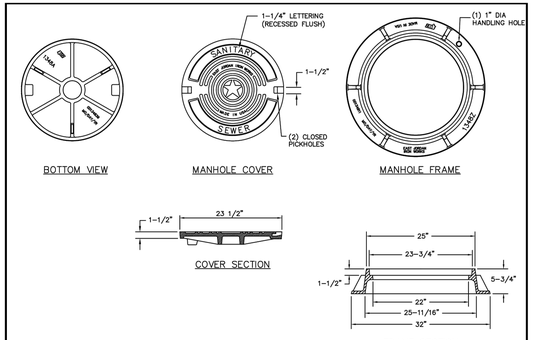
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
CAG	S-6	MARCH 2008



MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JNK	S-7	MARCH 2008

ENGINEERING SERVICES INC.
1707 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

WATER AND SEWER DETAILS
THE STEEL YARD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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L:\2021\2021-0XX\Drawings\Civil\2021-0XX Details.dwg

SCALE: X"=XX'

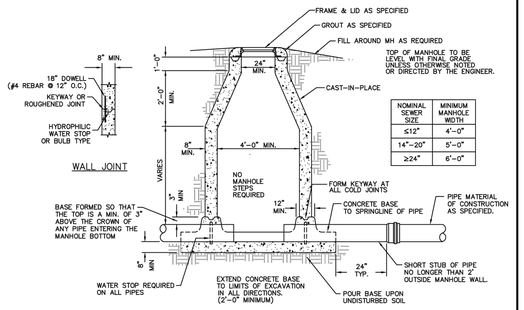
DATE: Jan 20, 2021

ENGINEER: TJH
DRAWN BY: XXX

W.O. #: 19947

L21-05

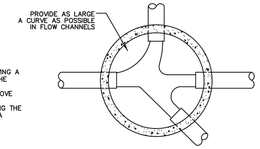
10



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

CAST IN PLACE MANHOLE

N.T.S.



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

MANHOLE BOTTOM
FOR 6" THROUGH 24" SEWER MAINS
(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)

N.T.S.

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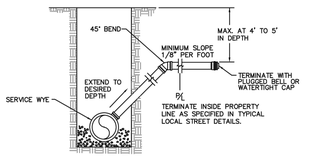
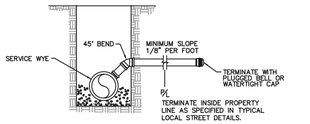
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-11	MARCH 2008



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

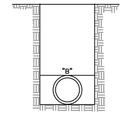
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-16	MARCH 2008

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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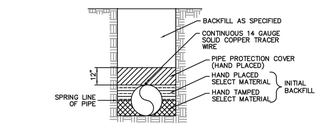
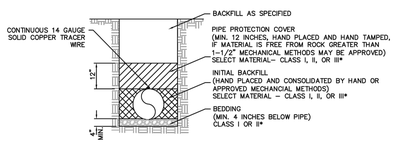
JNK	S-17	MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH
FOR FORCE MAINS
(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

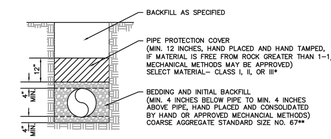
* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

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

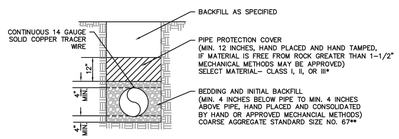
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



D.I./PVC GRAVITY
SEWER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



PE/PVC PRESSURE
SEWER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 5")
N.T.S.

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

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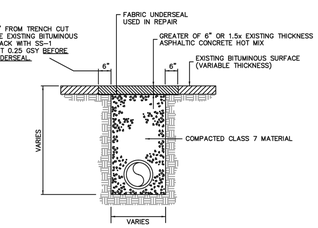
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

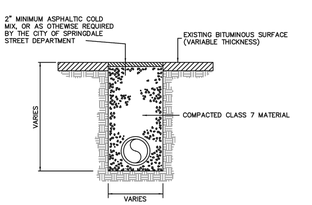
NOTES:

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



BITUMINOUS PAVEMENT REMOVAL
WITH
PERMANENT REPLACEMENT DETAIL

N.T.S.



BITUMINOUS PAVEMENT REMOVAL
WITH
TEMPORARY REPLACEMENT

N.T.S.

SPRINGDALE WATER UTILITIES
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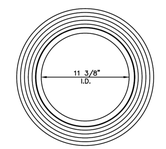
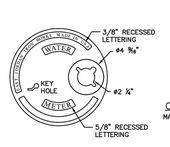
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

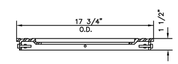
DRAWN BY:	DRAWING NO:	DATE:
JNK	S-21	AUGUST 2014

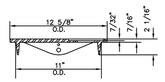
METER BOX RING
MATERIAL: CAST IRON



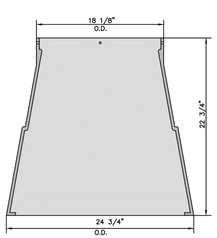


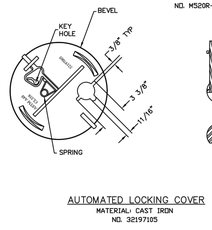
OFFSET PLUG W/PIN
MATERIAL: ASTM A48 CL35B
NO. 32196998





MXU ANTENNAE
MATERIAL: BLACK PLASTIC
NO. M520R-C1-TC-X-T





AUTOMATED LOCKING COVER
MATERIAL: CAST IRON
NO. 32197105

METER BOX
MATERIAL: WHITE PLASTIC
BOX WITH RING
EAST JORDAN IRON WORKS
34924 A-TYPE
18X24X24D
OR APPROVED EQUAL

STANDARD METER BOX

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

ESI
ENGINEERING SERVICES INC.
1703 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

WATER AND SEWER DETAILS
THE STEEL YARD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: X"=XX'

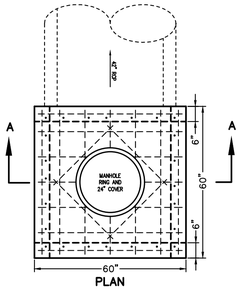
DATE: Jan 20, 2021

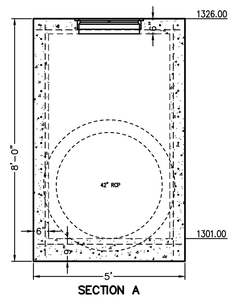
ENGINEER: TJH
DRAWN BY: XXX

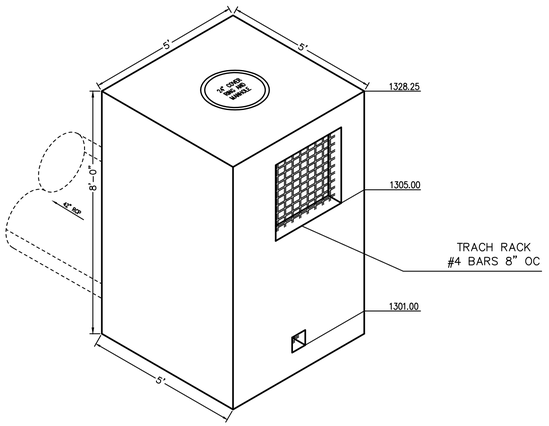
W.O. #: 19947

L21-05

11

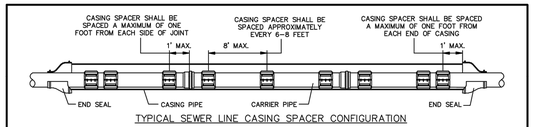




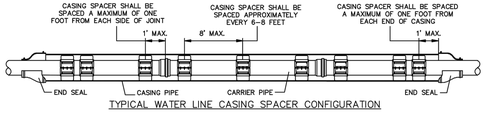


ISOMETRIC VIEW

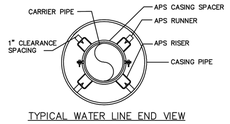
DETENTION POND OUTLET STRUCTURE



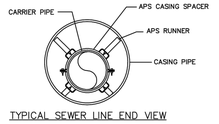
TYPICAL SEWER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE END VIEW



TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSIM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 4 RUNNERS
   16" TO 36" DIAMETER – 6 RUNNERS
   38" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   STAINLESS STEEL – 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 8" WIDTH
   16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

ENCASEMENT/CARRIER PIPE SIZING CHART

WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.06	12"
8"	9.05	13.31	16"
10"	13.20	15.62	20"
12"	13.20	17.88	20"
14"	15.30	20.25	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

* ALL ENCASEMENT PIPE SHALL BE NEW AND HAVE A MINIMUM WALL THICKNESS OF 0.25 INCHES.

SPRINGDALE WATER UTILITIES
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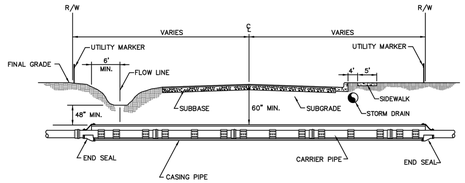
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI/JNK	S-31	MARCH 2008

NOTES:

1. ENCASEMENTS ON NON-CONTROLLED ACCESS HIGHWAYS SHALL EXTEND FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE AS PRACTICAL OR AS REQUIRED BY THE DISTRICT ENGINEER. AS A MINIMUM, ENCASEMENTS SHALL EXTEND 6 FEET BEYOND THE TOE OF SLOPE IN ANY EMBANKMENT SECTION, THE FLOW LINE OF ANY PARALLEL DITCHES, OR BACK OF ANY CURB AS APPLICABLE.
2. ENCASED CROSSINGS OF PARTIALLY CONTROLLED OR FULLY CONTROLLED ACCESS HIGHWAYS SHALL BE ENCASED THE FULL WIDTH OF THE CONTROL OF ACCESS.
3. ENCASEMENTS SHALL HAVE A MINIMUM COVER OF 48 INCHES MEASURED VERTICALLY FROM THE FLOW LINE OF PARALLEL DITCHES OR 60 INCHES MEASURED VERTICALLY FROM THE HIGHWAY SURFACE, WHICHEVER PROVIDES THE GREATER COVER.
4. CARRIER PIPE FOR WATER LINES SHALL BE SPECIAL CLASS 50 DIP AS SPECIFIED, AND CARRIER PIPE FOR SEWER LINES SHALL BE SPECIAL CLASS 50 DIP, EPOXY LINED AS SPECIFIED.
5. ENCASEMENT PIPE SHALL BE WELDED OR SEAMLESS STEEL PIPE, WITH A MINIMUM THICKNESS OF 0.25 INCHES AND A MINIMUM YIELD STRENGTH OF 35,000 PSI, OR AS OTHERWISE SPECIFIED.
6. THE ANGLE OF THE CROSSING SHALL BE AS NEAR AS PERPENDICULAR TO THE HIGHWAY AS POSSIBLE.
7. WITH THE EXCEPTION OF SERVICE LINES, A MARKER BEARING THE UTILITY OWNER'S NAME SHALL BE PLACE AT EACH RIGHT-OF-WAY LINE WHERE CROSSED.
8. CASING PIPE SHALL BE SEALED AT THE ENDS WITH A FLEXIBLE END SEAL, AS SPECIFIED.
9. CROSSING THROUGH DRAINAGE STRUCTURES SHALL NOT BE PERMITTED.
10. HIGHWAY BORINGS SHALL MAINTAIN CONFORMANCE TO THE LATEST VERSION OF THE AHTD UTILITY ACCOMMODATION POLICY.



TYPICAL HIGHWAY BORING

(SEWER LINE SHOWN...WATER LINE SIMILAR)
N.T.S.

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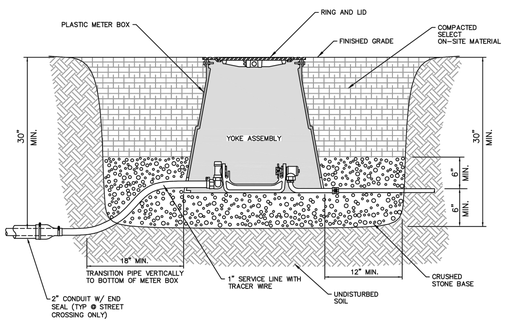
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI/JNK	S-32	AUGUST 2014



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)
N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

ENGINEERING SERVICES INC.
2703 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

WATER AND SEWER DETAILS FOR THE STEEL YARD SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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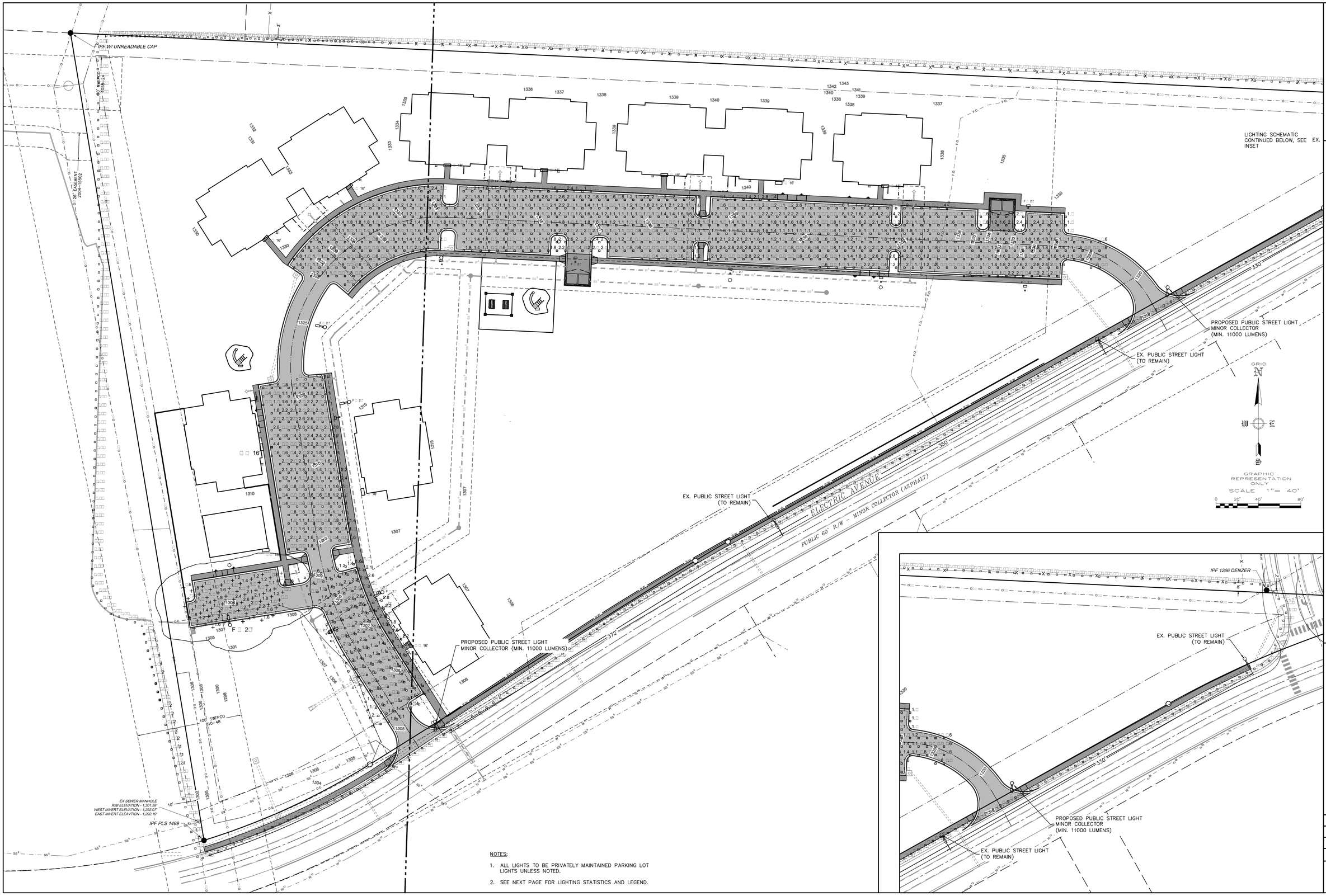
SCALE: X"=XX'
DATE: Jan 20, 2021
ENGINEER: TJA
DRAWN BY: XXX
W.O. #: 19947

L21-05

12



NOTES:

1. ALL LIGHTS TO BE PRIVATELY MAINTAINED PARKING LOT LIGHTS UNLESS NOTED.
2. SEE NEXT PAGE FOR LIGHTING STATISTICS AND LEGEND.

ENGINEERING SERVICES INC.
1500 JOHN BARROW ROAD, SUITE B
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
ELECTRIC AVENUE APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Jan 21, 2021
ENGINEER: BJR
DRAWN BY: JDH
W.O. #: 19947

13

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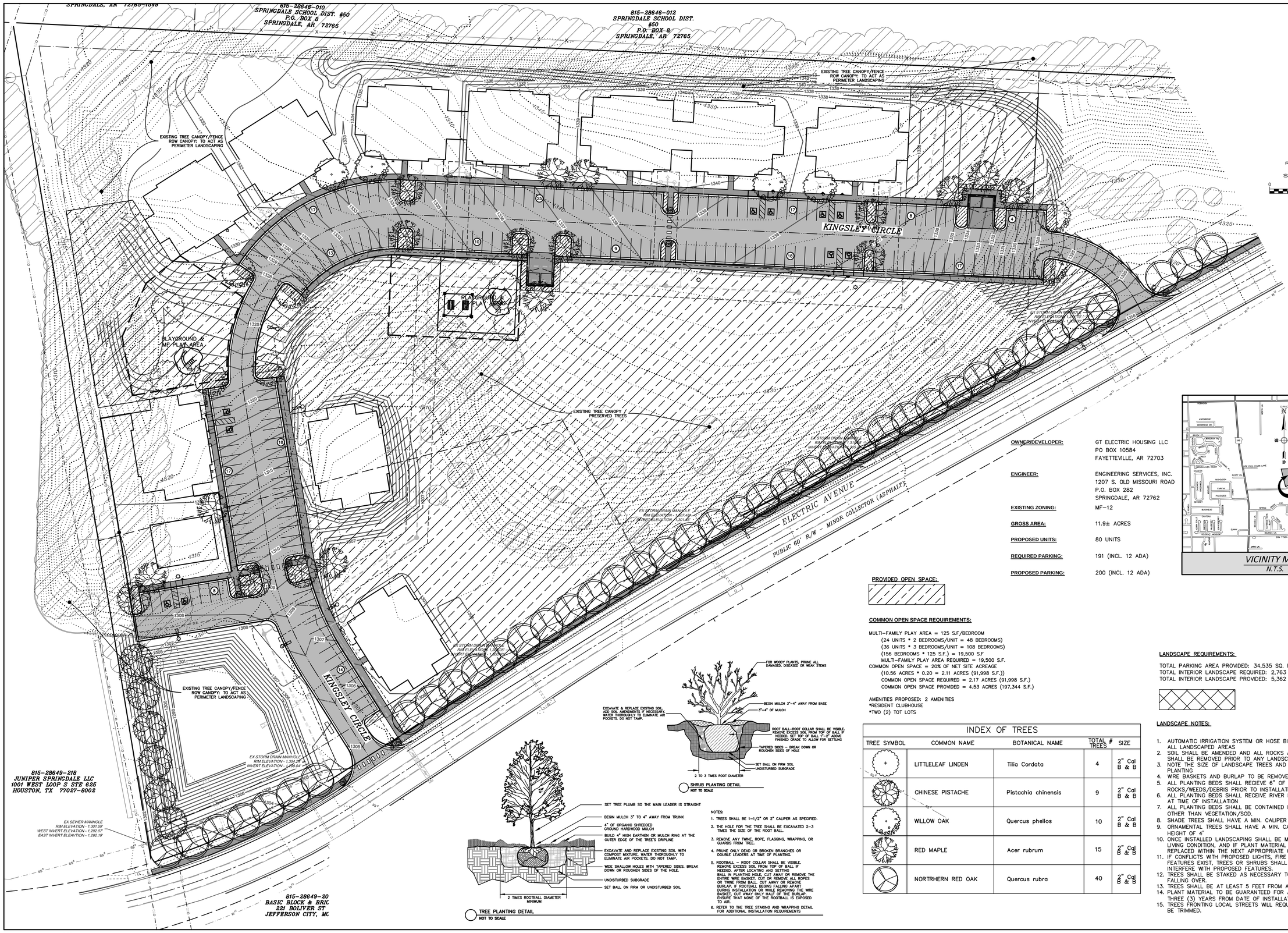

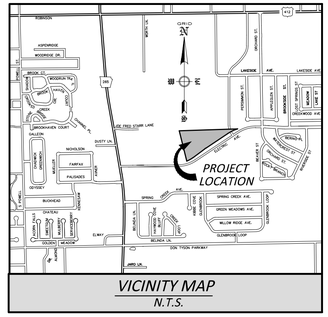

OWNER/DEVELOPER: GT ELECTRIC HOUSING LLC
PO BOX 10584
FAYETTEVILLE, AR 72703

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

EXISTING ZONING: MF-12

GROSS AREA: 11.9± ACRES

PROPOSED UNITS: 80 UNITS

REQUIRED PARKING: 191 (INCL. 12 ADA)

PROPOSED PARKING: 200 (INCL. 12 ADA)

PROVIDED OPEN SPACE:

COMMON OPEN SPACE REQUIREMENTS:

MULTI-FAMILY PLAY AREA = 125 S.F/BEDROOM
(24 UNITS * 2 BEDROOMS/UNIT = 48 BEDROOMS)
(36 UNITS * 3 BEDROOMS/UNIT = 108 BEDROOMS)
(156 BEDROOMS * 125 S.F.) = 19,500 S.F
MULTI-FAMILY PLAY AREA REQUIRED = 19,500 S.F.
COMMON OPEN SPACE = 20% OF NET SITE ACREAGE
(10.56 ACRES * 0.20 = 2.11 ACRES (91,998 S.F.))
COMMON OPEN SPACE REQUIRED = 2.17 ACRES (91,998 S.F.)
COMMON OPEN SPACE PROVIDED = 4.53 ACRES (197,344 S.F.)

AMENITIES PROPOSED: 2 AMENITIES
*RESIDENT CLUBHOUSE
*TWO (2) TOT LOTS

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	LITTLELEAF LINDEN	Tilia Cordata	4	2" Cal B & B
	CHINESE PISTACHE	Pistachia chinensis	9	2" Cal B & B
	WILLOW OAK	Quercus phellos	10	2" Cal B & B
	RED MAPLE	Acer rubrum	15	2" Cal B & B
	NORTRHERN RED OAK	Quercus rubra	40	2" Cal B & B

NOTES:
1. TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
4. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
5. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
6. REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 34,535 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 2,763 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 5,362 SQ. FT. (14.7%)

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
4. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
5. ALL PLANTING BEDS SHALL RECIEVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
6. ALL PLANTING BEDS SHALL RECEIVE RIVER ROCK OR ORGANIC MULCH AT TIME OF INSTALLATION
7. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
8. SHADE TREES SHALL HAVE A MIN. CALIPER OF 3" AND A HEIGHT OF 8'
9. ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 1.5" AND A HEIGHT OF 4'
10. 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
11. 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.
12. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
13. TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
14. PLANT MATERIAL TO BE GUARANTEED FOR A MINIMUM PERIOD OF THREE (3) YEARS FROM DATE OF INSTALLATION.
15. TREES FRONTING LOCAL STREETS WILL REQUIRE LOWER BRANCHES TO BE TRIMMED.

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

LANDSCAPE PLAN
ELECTRIC AVENUE APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=40'
DATE: Jan 21, 2021
ENGINEER: BJR
DRAWN BY: JLS
W.O. #: 19947

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ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE 101
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
ELECTRIC AVENUE APARTMENTS
SPRINGDALE, ARKANSAS

815-28649-120
INDUSTRIAL DEVELOPERS LLC
JOE EDWARDS, MANAGER
P.O. BOX 1549
SPRINGDALE, AR 72765-1549

815-28646-010
SPRINGDALE SCHOOL DIST. #50
P.O. BOX 8
SPRINGDALE, AR 72765

815-28646-012
SPRINGDALE SCHOOL DIST. #50
P.O. BOX 8
SPRINGDALE, AR 72765

LINDA CHILDERS KNAPP ELEMENTARY

LIMITS OF SOIL DISTURBANCE

IPF W/ UNREADABLE CAP

NORTH LINE SE 1/4

KINGSLEY CIRCLE

ROAD EASEMENT 2003-87100 (DEVELOPER WILL REQUESTED PARTIAL VACATION)

COUNTY PARCEL LINE & ROAD EASEMENT LINE

TEMPORARY INLET PROTECTION

TEMPORARY INLET PROTECTION

TEMPORARY SILT FENCE

TEMPORARY TOPSOIL PILE AREA

TEMPORARY MUD ABATEMENT

TEMPORARY CONCRETE WASH-OUT

ROCK CHECK DAM

TEMPORARY INLET PROTECTION

ELECTRIC AVENUE
PUBLIC 60' R/W - MINOR COLLECTOR (ASPHALT)

815-28649-608
RSVITALIZE B LLC
7191 IDNVIEW DRIVE
FULTON, MO 65251

815-28649-603
REVITALIZE B 602B LLC
7191 IDNVIEW DRIVE
FULTON, MO 65251

815-28649-607
BLACK SMOKE LLC
3333 S PINNACLE PKWY #432
ROGERS, AR 72758

815-28649-218
JUNIPER SPRINGDALE LLC
1001 WEST LOOP S STE 625
HOUSTON, TX 77027-8002

815-28649-501
BASIC BLOCK & BRICK I LLC
201 BOLIVER ST #200
JEFFERSON CITY, MO 65109

BLOCK FENCE

EX SEWER MANHOLE
RIM ELEVATION - 1,301.59'
WEST INVERT ELEVATION - 1,292.07'
EAST INVERT ELEVATION - 1,292.19'

IPF PLS 1499

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 40'
0 20' 40' 80'

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.

5) ONLY 5 ACRES TO BE DISTURBED AT A TIME, INACTIVE CONSTRUCTION AREAS TO BE SEEDED.

*WATTLES ARE USED AS ENERGY DISSIPATION DEVICES

*WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6□THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3□. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

LEGEND

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

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Jan 21, 2021
ENGINEER: BJR
DRAWN BY: JDH
W.O. #: 19947

L21-05

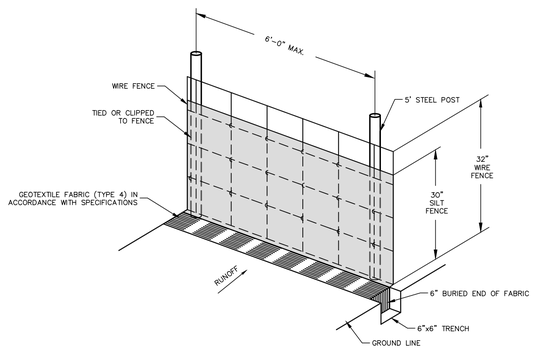
15

251

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.

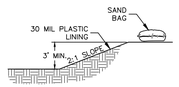


SILT FENCE NOTES

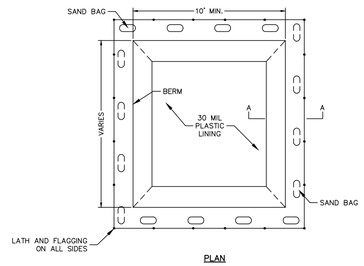
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR 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



SECTION A – A



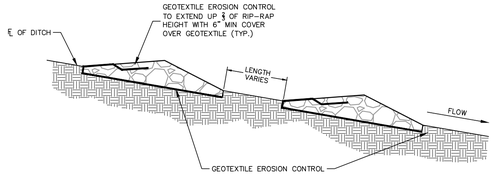
PLAN

NOTES:

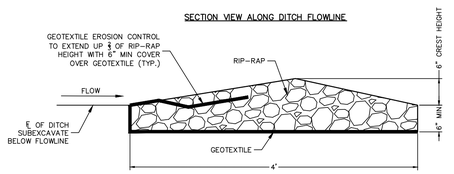
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH–OUT AREA

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE

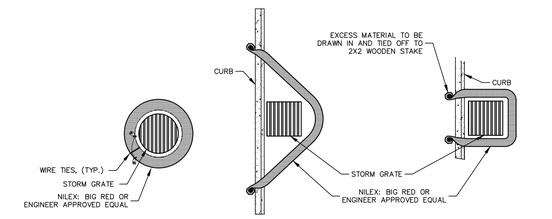


SECTION VIEW OF CHECK DAM

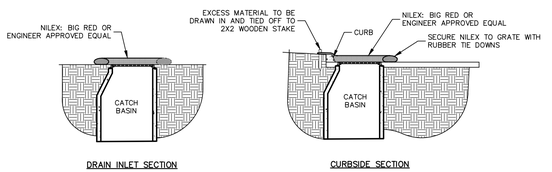
NOTES:

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

ROCK CHECK DAM



DRAIN INLET PLAN — CURBSIDDE OPTION "A" PLAN — CURBSIDDE OPTION "B" PLAN



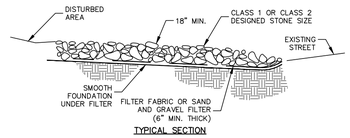
DRAIN INLET SECTION — CURBSIDE SECTION

NOTES:

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

INLET PROTECTION

NOT TO SCALE



TYPICAL SECTION

NOTES:

1) MINIMUM THICKNESS SHALL BE 18". THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE

ENGINEERING SERVICES INC.
1500 SOUTH 48th STREET, SUITE 101
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
ELECTRIC AVENUE APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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C:\2021\19947 ELECTRIC AVE Springdale\DWG\19947-GENERAL.dwg

SCALE: NTS
DATE: Jan 21, 2021
ENGINEER: BJR
DRAWN BY: JDH
W.O. #: 19947

L21–05

16

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 2, 2021

RE: **L21-07** **Large Scale Development** **Springdale Moose Lodge #887 (Ritter Fiber Shelter)**

Planning Comments

Large-Scale Comments:

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
2. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1.3.3*
     - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)

2. **Other:**
   - *Permitting* - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being

proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

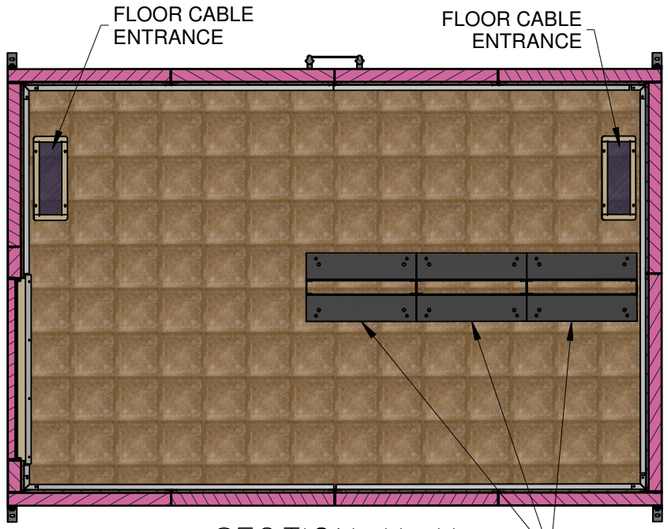
- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

B. L21-07 Springdale Moose Lodge #877 (Ritter Fiber Shelter)
215 West Apple Blossom Avenue
Presented by Ritter Communications & 356 Solutions

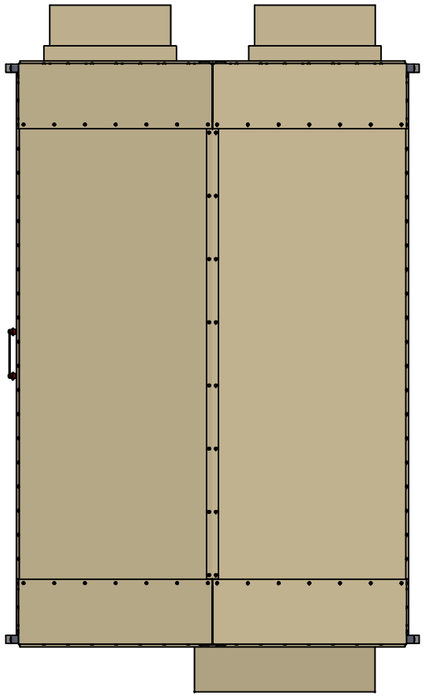
Engineering Comments

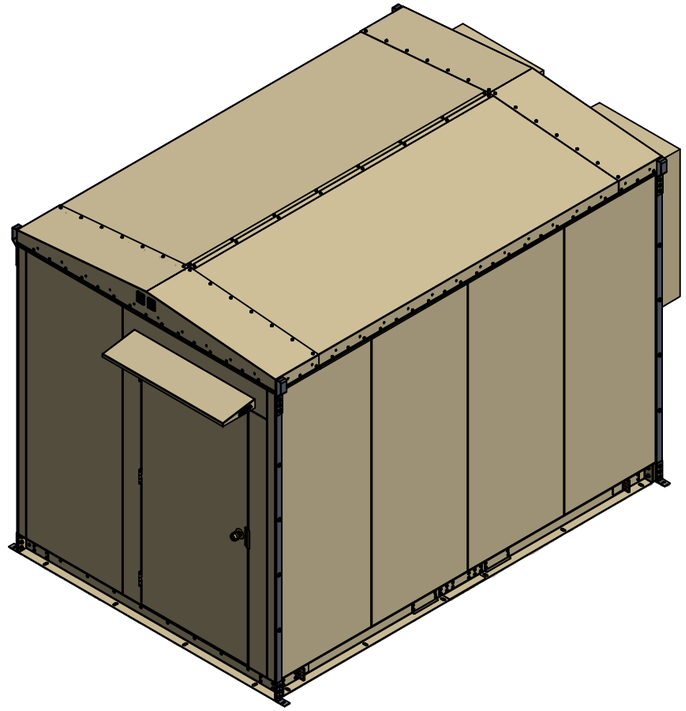
- Show proposed finished floor elevation of structure

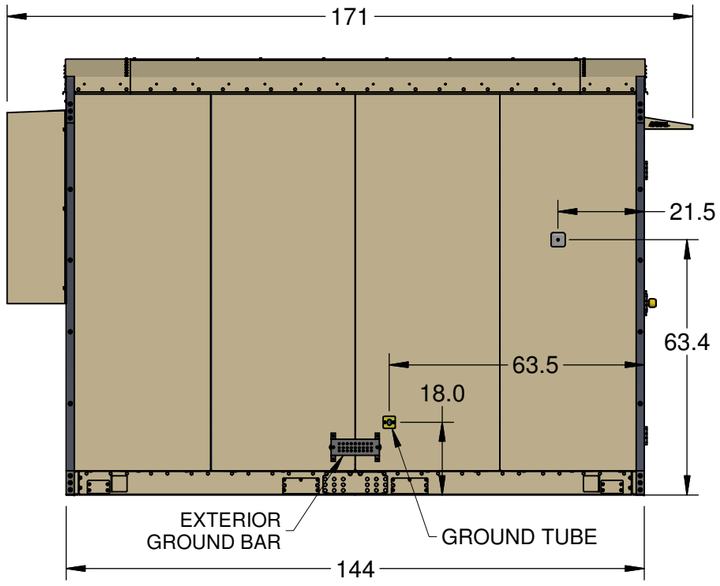
AMCS-14496104-RC
8X12 SHELTER

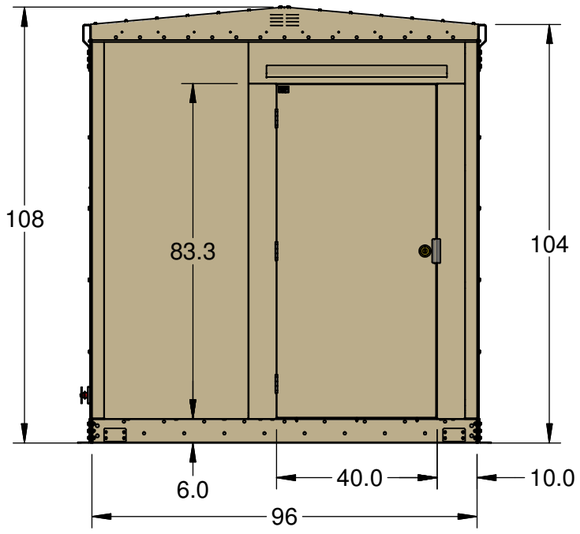


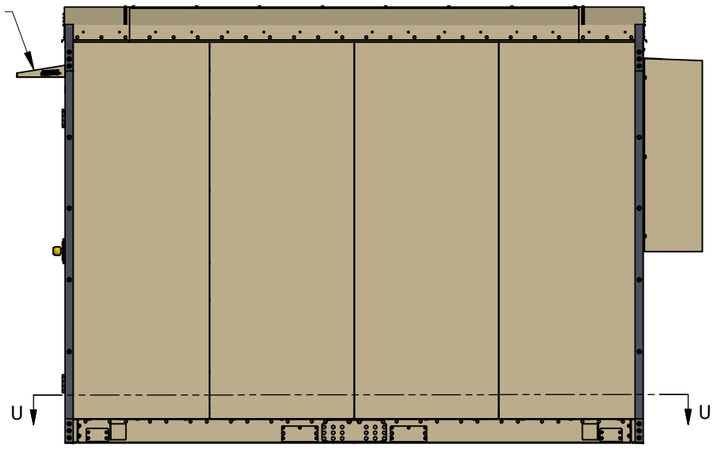
SECTION U–U











REVISION HISTORY				
DCN NO.	REV	DESCRIPTION	DATE	APPROVED

UNLESS OTHERWISE SPECIFIED
ALL DIMENSIONS ARE IN INCHES.
ALL TOLERANCES APPLY TO THE FINISHED PART, EXCLUDING PAINT

TOLERANCES: ANGLES ± 1°; .X ± ; .XX ± .03; HOLES ± .003"; .XXX ± .015

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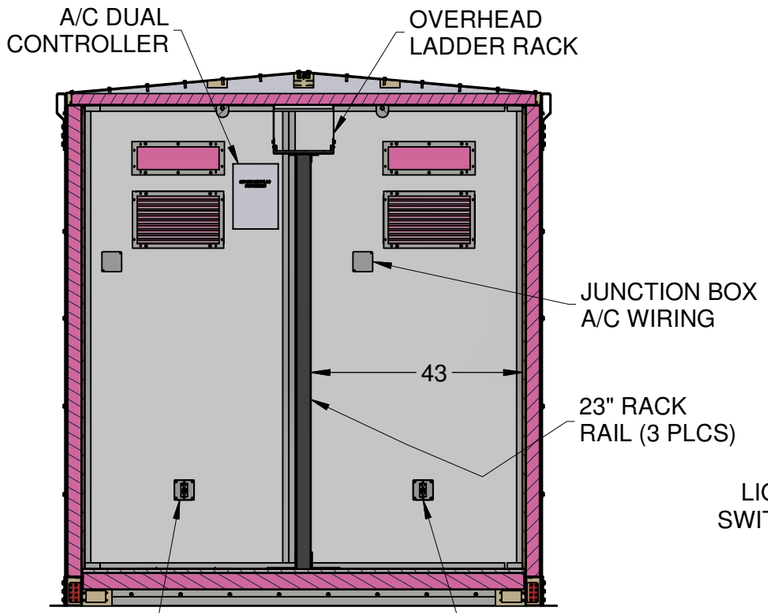
MATERIAL:
FINISH:
DWN BY: WRB
APR BY: TD
DATE: 7/13/2020
PRJ:

AMERICAN PRODUCTS

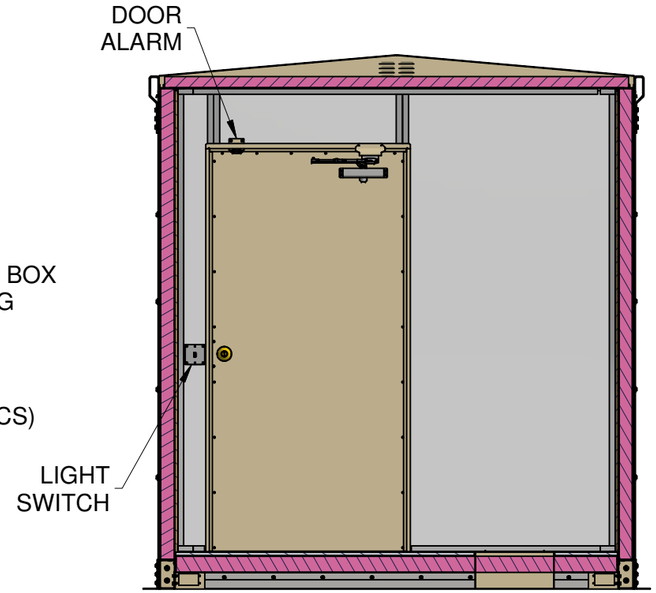
TITLE: AMCS-14496104-RC

CUSTOMER: AMPROD
SCALE: NTS
SHEET: 1 OF 4
DRAWING NUMBER: 50-4285-00
REV: IR

PRELIMINARY DRAWING



SECTION L–L



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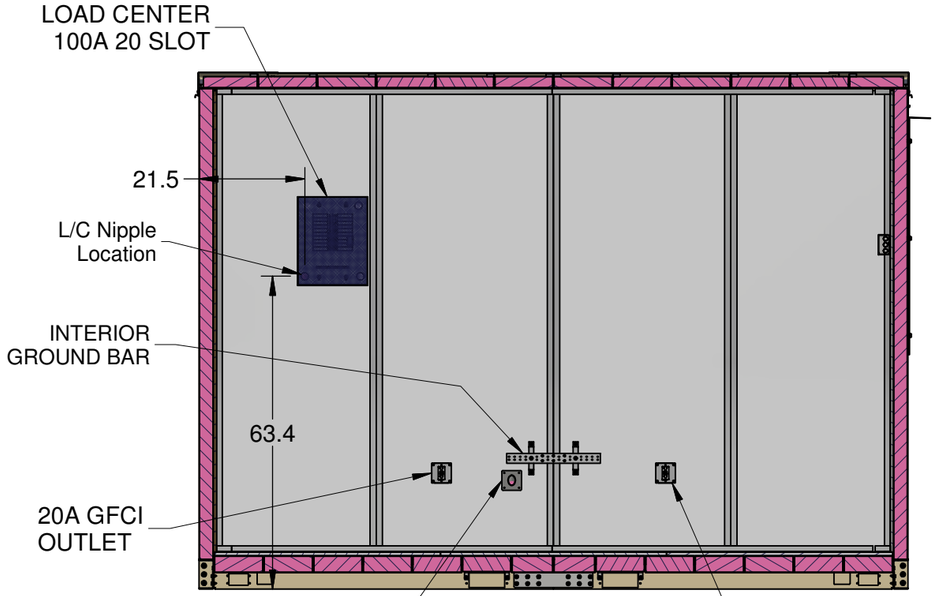

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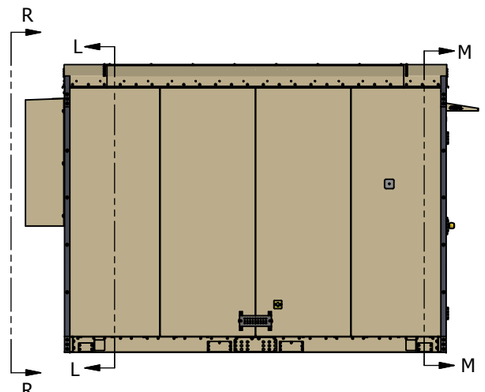
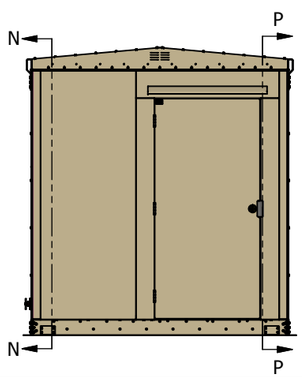
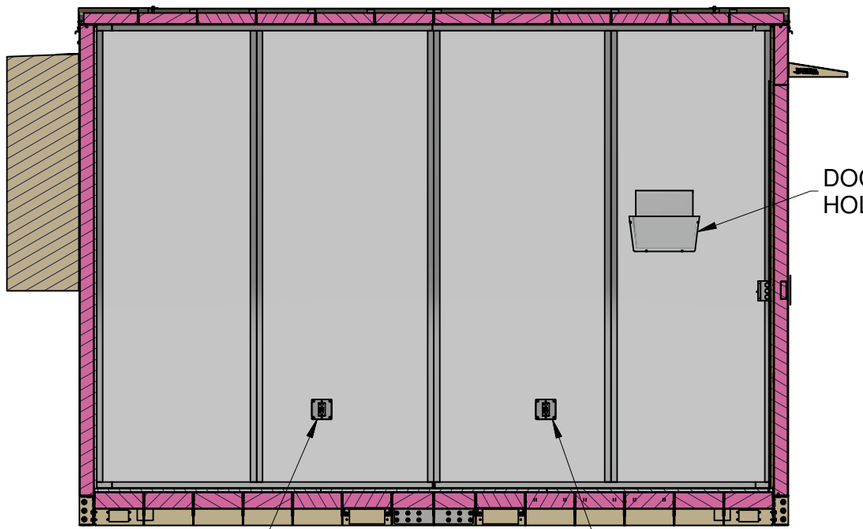
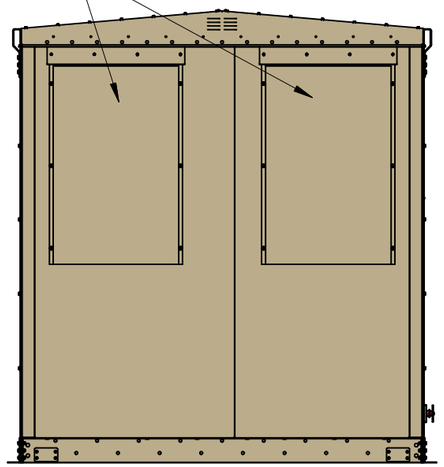




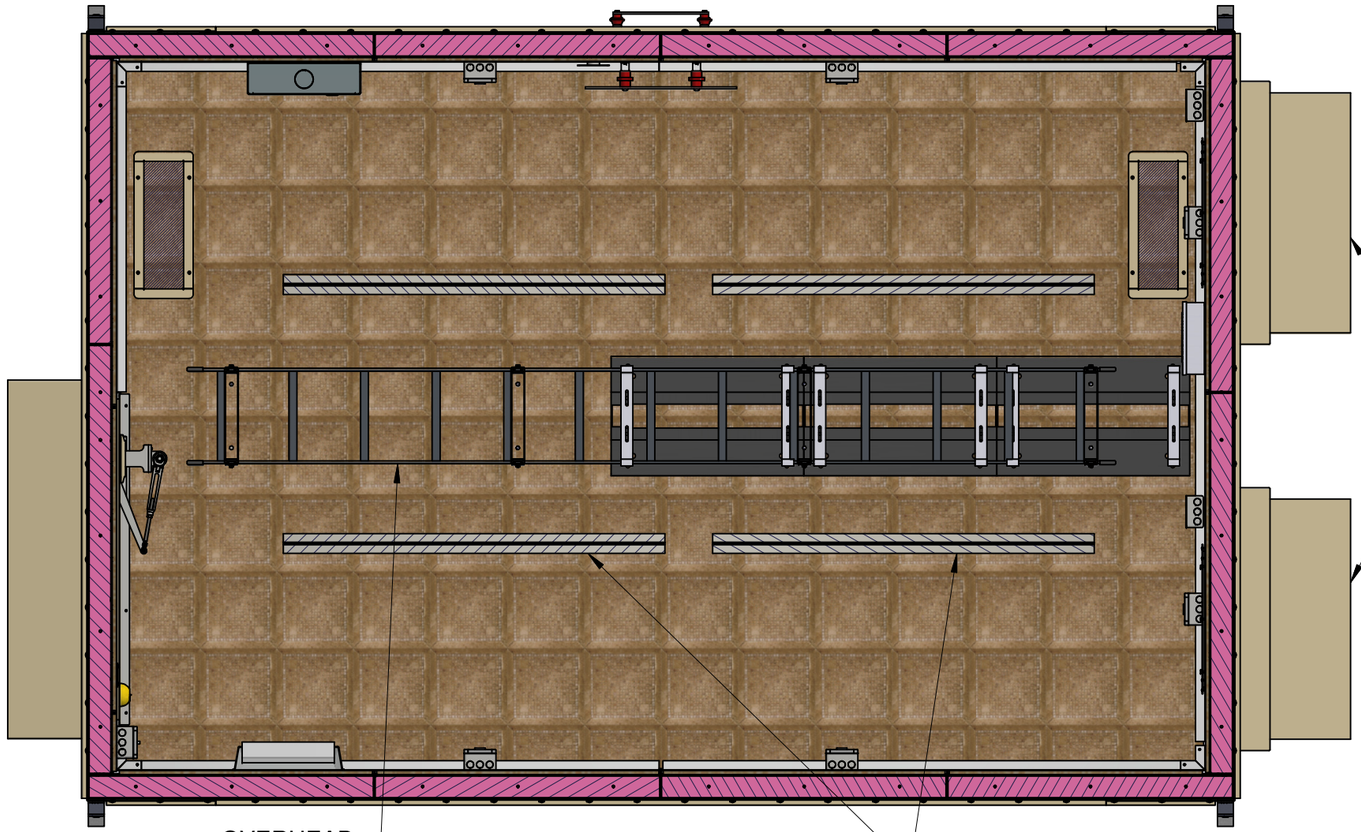


SECTION P–P

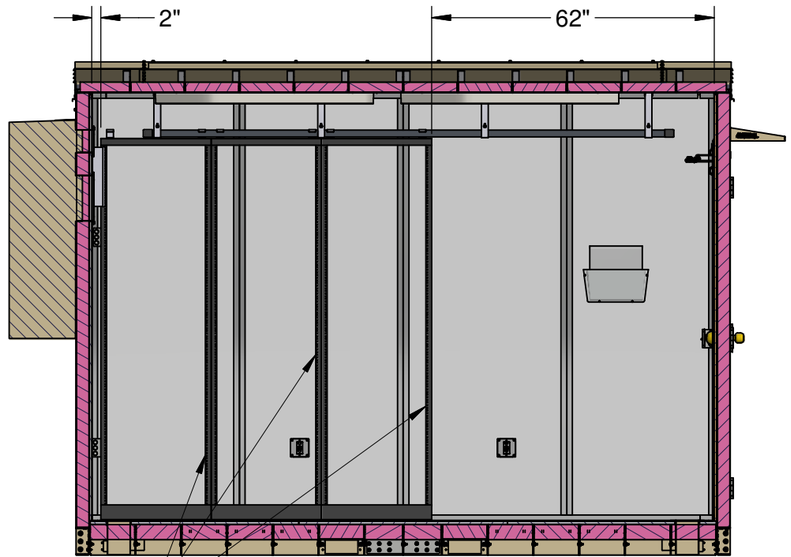


VIEW R–R

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES. ALL TOLERANCES APPLY TO THE FINISHED PART, EXCLUDING PAINT	MATERIAL:		
	FINISH:		
TOLERANCES ANGLES ± 1° .X = ± .XX = ± HOLES .XXX = ± ± .003"	DWN BY: WRB	AMERICAN PRODUCTS	
	APR BY: TD		
	DATE: 7/13/2020	TITLE: AMCS-14496104-RC	
THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF AMERICAN PRODUCTS LLC AND THESE DESIGNS ARE CONSIDERED CONFIDENTIAL AND PROPRIETARY. IT SHALL NOT BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION.	PRJ:		
CUSTOMER AMPROD	SCALE: NTS	SHEET 2 OF 4	DRAWING NUMBER: 50-4285-00 REV: IR



SECTION V–V



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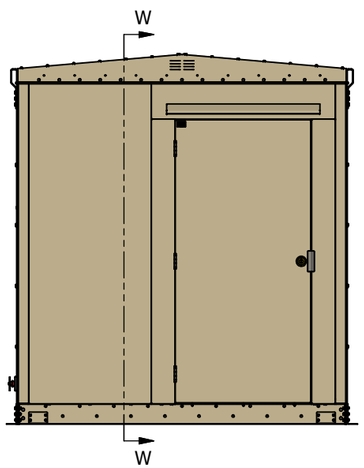
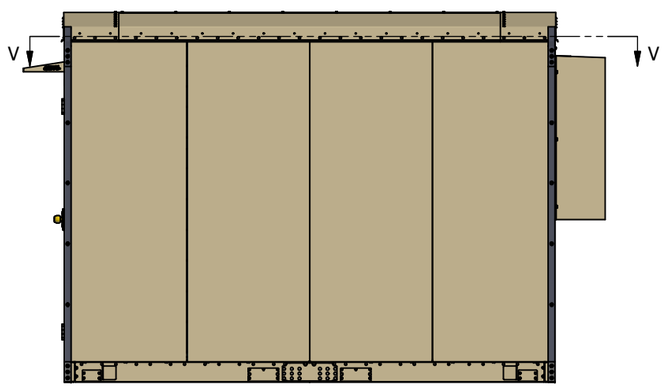
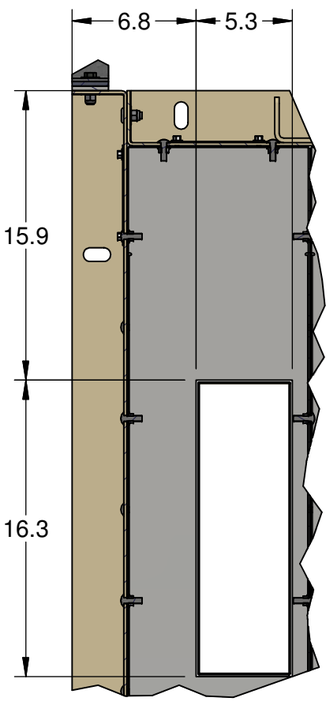
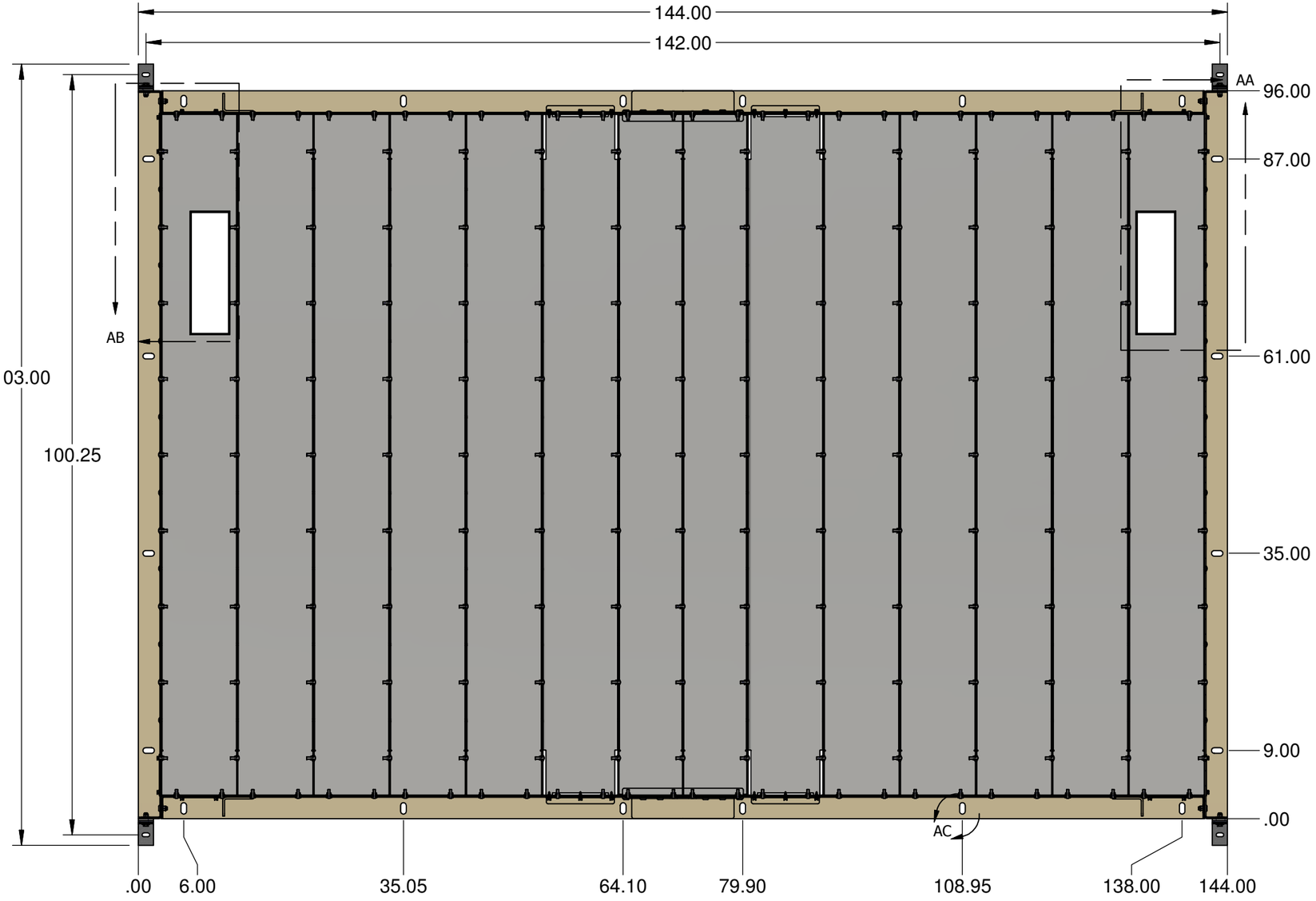




UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES. ALL TOLERANCES APPLY TO THE FINISHED PART, EXCLUDING PAINT TOLERANCES: .X ± ; .XX ± ; .XXX ± ; ANGLES ± 1° ; HOLES ± .003"	MATERIAL:		
	FINISH:		
	DWN BY: WRB	AMERICAN PRODUCTS	
	APR BY: TD		
	DATE: 7/13/2020	TITLE: AMCS-14496104-RC	
THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF AMERICAN PRODUCTS LLC AND THESE DESIGNS ARE CONSIDERED CONFIDENTIAL AND PROPRIETARY. IT SHALL NOT BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION.	PRJ:		
CUSTOMER: AMPROD	SCALE: NTS	SHEET: 3 OF 4	DRAWING NUMBER: 50-4285-00 REV: IR



DETAIL AB



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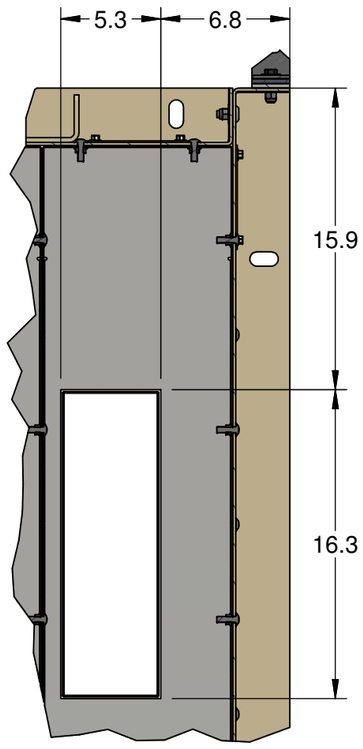

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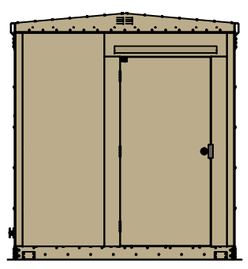
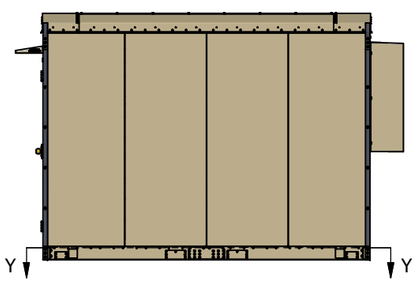
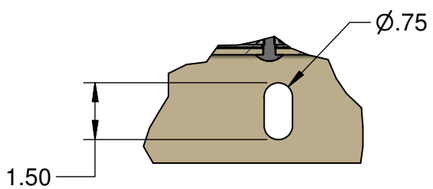






DETAIL AC

CUSTOMER: AMPROD	UNLESS OTHERWISE SPECIFIED: ALL DIMENSIONS ARE IN INCHES. ALL TOLERANCES APPLY TO THE FINISHED PART, EXCLUDING PAINT. TOLERANCES: .X ± ; .XX ± ; .XXX ± ; ANGLES ± 1° ; HOLES ± .003"	MATERIAL:
		FINISH:
		DWN BY: WRB
		APR BY: TD
		DATE: 7/13/2020
		PRJ:
		SCALE: NTS
		SHEET 4 OF 4
		TITLE: AMCS-14496104-RC
		DRAWING NUMBER: 50-4285-00
		REV: IR

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF AMERICAN PRODUCTS LLC AND THESE DESIGNS ARE CONSIDERED CONFIDENTIAL AND PROPRIETARY. IT SHALL NOT BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION.

AMERICAN PRODUCTS

Planning and Community Development Division City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 2, 2021

RE: **L21-08** **Large Scale Development** **Luther George Park**

Planning Comments

Large-Scale Comments:

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
2. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Engineering Comments

1. **Chapter 107 – Stormwater Pollution**

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

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

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

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

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

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

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

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

- **I could not locate the note on Site Plan.**

2. **Chapter 130 – Zoning Ordinance**

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

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

3. **Chapter 50 – Floods**

(Ord. No. 4110, § 1, 9-11-07)

- **Is any work proposed in the floodway? If so, please submit a No-Rise Certification.**

4. **Other:**

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

- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

C. L21-08 **Luther George Park**
300 Park Street
Presented by Spackman Mossop Michaels / City of Springdale

Engineering Comments:

- Submit Grading permit application
- Submit No-Rise Certification
- Submit any Corps of Engineers permits

Playground Elevation

Planning and Community Development Division City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 2, 2021

RE: **L21-09** **Large Scale Development** **Edwars & J Landscaping, Inc.**

Planning Comments

Large-Scale Comments:

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
2. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Commercial Design (Site)

1. Provide pedestrian sidewalk connection to ROW.

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1.3.3*
     - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)

- Show the FFE.

2. **Chapter 107 – Stormwater Pollution**

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

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

3. **Chapter 130 – Zoning Ordinance**

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

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

4. **Other:**

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

- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

D. L21-09 **Edwars & J Landscaping, Inc.**
1186 Bulldog Avenue
Presented by James Geurtz

Engineering Comments:

- Submit Grading permit application

Edwars & J Landscaping Inc.

Large Scale Development

Springdale, AR

Project Address: 1186 Bulldog Ave

EDA Project No. 2261

December 30, 2020

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
   C. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   D. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

14.) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT

Vicinity Map

Not to Scale

PARCEL#: 21-02293-000

TRACT II, ANDREW MARKS SUBDIVISION, SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD BOOK 2008 AT PAGE 438.

AS RECORDED AT BENTON COUNTY CIRCUIT CLERK
L201908219 02/25/2019

ZONING:
C-2
SETBACKS:

FRONT SETBACK	30'
FRONT SETBACK (W/FRONT PARKING)	50'
SIDE SETBACK (SUBJECT TO FIRE AND BUILDING CODES)	0'
SIDE SETBACK (ADJACENT TO RESIDENTIAL):	20'
REAR SETBACK:	20'
USE: LIMITED COMMERCIAL	

FLOOD CERTIFICATION:
A PORTION OF THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE PER FIRM MAP #05007C0435J, EFFECTIVE DATE: 09/28/2007.

DEVELOPER:

EDWARS & J LANDSCAPING INC
3737 CROSSCREEK AVE
SPRINGDALE, AR 72762

ENGINEER:

EARTHPLAN DESIGN ALTERNATIVES, PA
JAMES GEURTZ, PE
134 WEST EMMA
SPRINGDALE, AR 72764
479-756-1266

SURVEYOR:

JAMES LAYOUT SERVICES, LLC
MATT JAMES
P.O. BOX 611
FARMINGTON, AR 72730
479-439-9929

BASIS OF BEARING:
ARKANSAS STATE PLANE SYSTEM NORTH ZONE
HORIZONTAL NAD 83
VERTICAL NAVD 88

INDEX

	SHEET
Survey	V101
Site Plan	C101
Utility Plan	C102
Grading/Erosion Plan	C103
Details	C501
Erosion Control Details	C502
Landscape Plan	L101
Landscape Details	L501

SPRINGDALE CITY AND UTILITY CONTACTS:

Planning Dept.: Patsy Christie, Director, 201 Spring Street, Springdale, AR 72764 (479)750-8550
Water Dept.: Rick Pulvirenti COO/Director of Engineering, 526 Oak Ave, Springdale, AR 72764 (479)751-5751
Public Works: Sam Goade, Director, 269 East Randall Wobbe Lane, Springdale, AR 72764(479)750-8135
Fire Department: Mike Irwin, Chief, 417 Holcomb 2nd Floor Springdale, AR 72764 (479)751-4510
Building Safety: Mike Chamlee, Chief, 107 Spring Street Springdale, AR 72764 (479)750-8154
Code Enforcement: Ron Findley, Director, 210 Spring Street Springdale, AR (479)756-7712
Electric Company: Ozarks Electric 406 W Emma Ave Springdale, AR (800)521-6144
Electric Company: John Lee, SWEPCO, 101 W Township St. Fayetteville, AR (888)216-3523
Gas Company: Brandon Stubbs, Black Hills Energy, 655 Millsap Road Fayetteville, AR (888)890-5554
Cable Company: Doug Ellison, Cox Communications, 4901 S. 48th Street, Springdale, AR 72762, (479)236-4913
Telephone: Layne Rhodes, AT&T, 627 White Road Springdale, AR 72762 (479)442-1963

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

DRAWN BY:	CLP
DRAWING CREATION DATE:	JRG
JOB NUMBER:	111120
CHECKED BY:	
DATE	
#	
REVISION DESC.	

2261
P:\PROJECTS\2261\CIVIL\2261 C000.dwg
LAST SAVED: 12/30/2020 12:06 PM
PLOT DATE: 12/30/2020 12:06 PM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
JAMES R. GEURTZ
No. 15,162

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

COVER

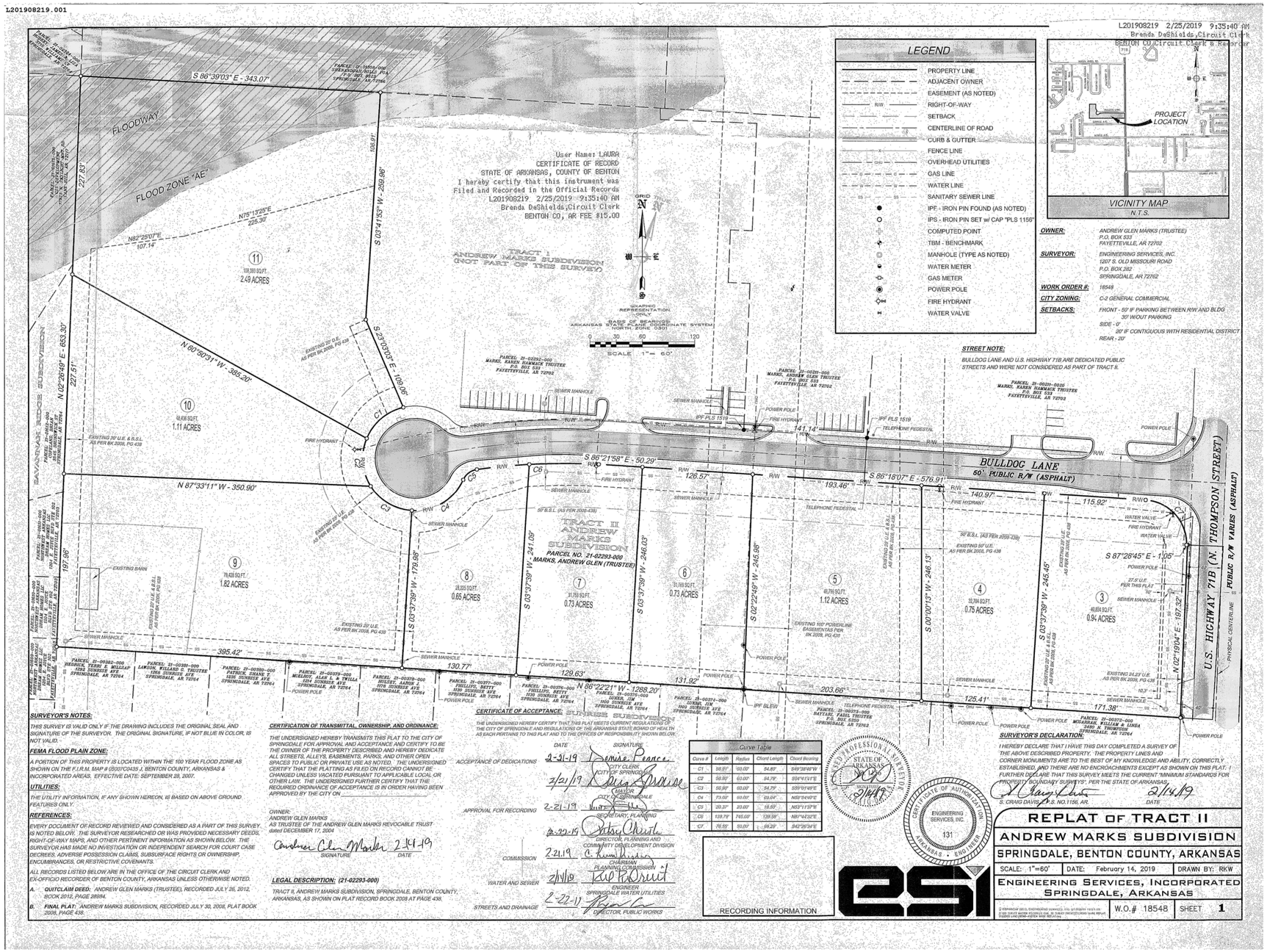
EDWARS & J LANDSCAPING INC
SPRINGDALE, AR

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1266
Fax: (479) 756-1500
www.edp-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

COVER

L201908219.001

L201908219 2/25/2019 9:35:40 AM
Brenda DeShields,Circuit Clerk
BENTON CO,Circuit Clerk & Recorder



LEGEND

- PROPERTY LINE
- ADJACENT OWNER
- EASEMENT (AS NOTED)
- RIGHT-OF-WAY
- SETBACK
- CENTERLINE OF ROAD
- CURB & GUTTER
- FENCE LINE
- OVERHEAD UTILITIES
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- IPF - IRON PIN FOUND (AS NOTED)
- IPS - IRON PIN SET w/ CAP "PLS 1156"
- COMPUTED POINT
- TBM - BENCHMARK
- MANHOLE (TYPE AS NOTED)
- WATER METER
- GAS METER
- POWER POLE
- FIRE HYDRANT
- WATER VALVE

OWNER: ANDREW GLEN MARKS (TRUSTEE)
P.O. BOX 533
FAYETTEVILLE, AR 72702

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

WORK ORDER #: 18548

CITY ZONING: C-2 GENERAL COMMERCIAL

SETBACKS: FRONT - 50' IF PARKING BETWEEN R/W AND BLDG
30' W/OUT PARKING
SIDE - 0'
20' IF CONTIGUOUS WITH RESIDENTIAL DISTRICT
REAR - 20'

STREET NOTE:
BULLDOG LANE AND U.S. HIGHWAY 71B ARE DEDICATED PUBLIC STREETS AND WERE NOT CONSIDERED AS PART OF TRACT II.

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

FEMA FLOOD PLAIN ZONE:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP # 05007C0035 J, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 28, 2007.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY, IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

A. **QUITCLAIM DEED:** ANDREW GLEN MARKS (TRUSTEE), RECORDED JULY 26, 2012, BOOK 2012, PAGE 28984.

B. **FINAL PLAT:** ANDREW MARKS SUBDIVISION, RECORDED JULY 30, 2008, PLAT BOOK 2008, PAGE 438.

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMITS THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ON _____

OWNER:
ANDREW GLEN MARKS
AS TRUSTEE OF THE ANDREW GLEN MARKS REVOCABLE TRUST
dated DECEMBER 17, 2004

SIGNATURE _____ DATE 2-14-19

LEGAL DESCRIPTION: (21-02293-000)

TRACT II, ANDREW MARKS SUBDIVISION, SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD BOOK 2008 AT PAGE 438.

CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW:

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	2-21-19	CITY CLERK, CITY OF SPRINGDALE
	2/21/19	MAYOR, CITY OF SPRINGDALE
APPROVAL FOR RECORDING	2-21-19	SECRETARY, PLANNING COMMISSION
	2-22-19	DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	2.21.19	CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	2/14/19	ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	2-22-19	DIRECTOR, PUBLIC WORKS

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	56.01'	100.00'	54.80'	S49°38'46"W
C2	56.92'	60.00'	54.79'	S54°41'31"E
C3	56.92'	60.00'	54.79'	S89°01'08"E
C4	73.09'	60.00'	69.04'	N55°24'45"E
C5	20.37'	20.00'	19.53'	N63°11'57"W
C6	139.79'	745.09'	139.58'	N87°43'43"E
C7	76.55'	59.00'	69.29'	S42°26'34"E

PROFESSIONAL ENGINEER — STATE OF ARKANSAS — 13025 — 2/14/19

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

RECORDING INFORMATION

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

S. CRAIG DAVIS, R.S. NO.1156, AR. — 2/14/19 DATE

REPLAT OF TRACT II
ANDREW MARKS SUBDIVISION
SPRINGDALE, BENTON COUNTY, ARKANSAS

SCALE: 1"=60' | DATE: February 14, 2019 | DRAWN BY: RKW

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

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W.O.# 18548 | SHEET 1

LOCATION OF PROJECT IS ON LOT 10.

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

DRAWN BY: CLP | CHECKED BY: JRG | DATE | # | REVISION DESC.

DRAWING CREATION DATE: 111120

JOB NUMBER: 2261 V101

P:\PROJECTS\2261\CIVIL\2261 V101 PLOT.DWG
LAST SAVED: 12/30/2020 10:20 AM
PLOT DATE:12/30/2020 10:22 AM

PRELIMINARY NOT FOR CONSTRUCTION

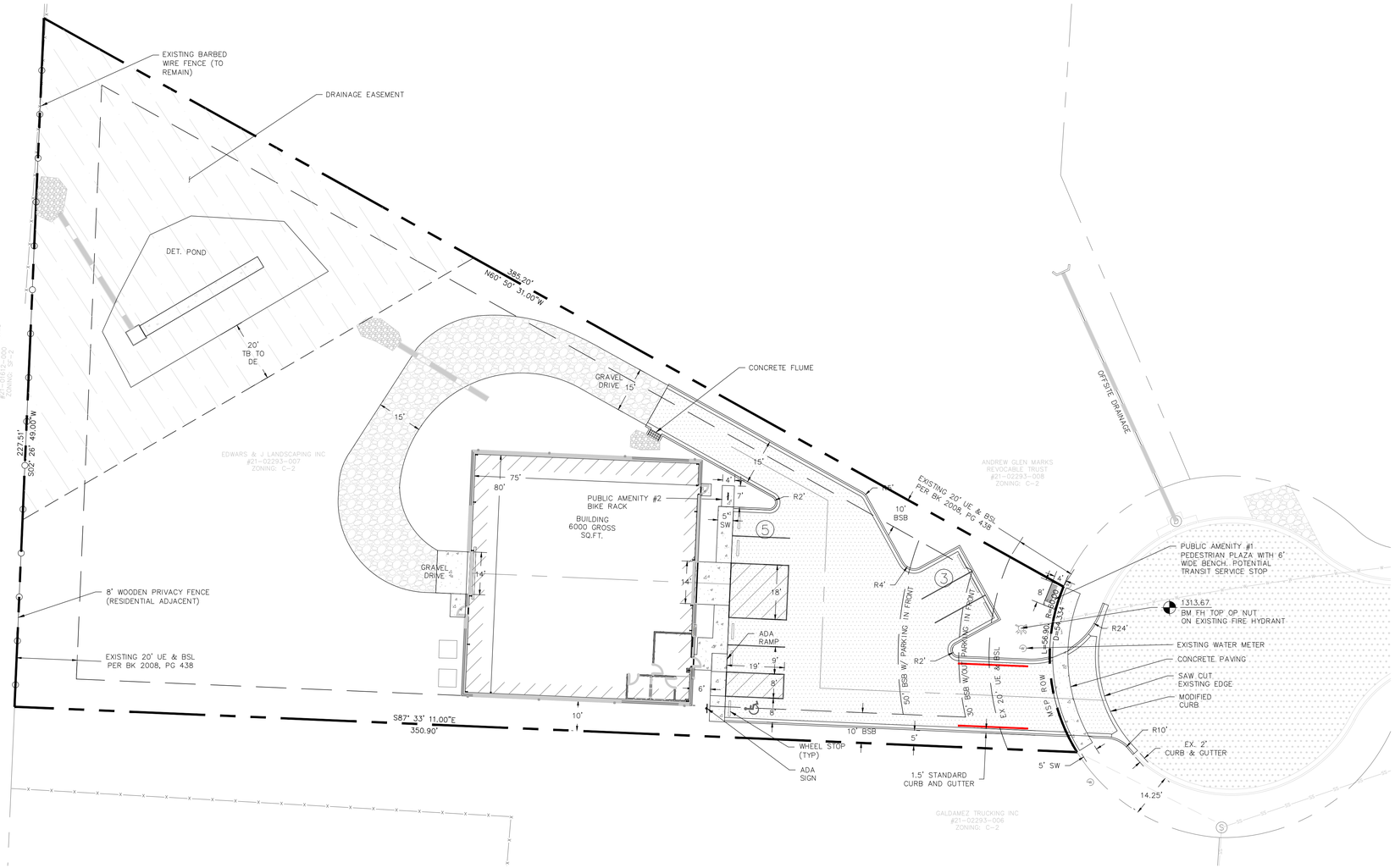
STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — 13,025 — CLAYTON R. GEURTZ

CERTIFICATE OF AUTHORIZATION — EARTHPLAN DESIGN ALTERNATIVES, P.A. No. 322 — ARKANSAS ENGINEER

EDWARS & J LANDSCAPING INC
SURVEY
SPRINGDALE, AR

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1266
Fax: (479) 750-1500
www.eda-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

V101



Legend

- Existing Sanitary Sewer Line
- Existing Water Line
- Gas Line
- Underground Comm Line
- Existing Overhead Electric
- Drainage Pipe
- Fire Lane
- Property Line
- Adjacent Property Line
- Easement Line
- Building Set Back Line
- Wood Fence
- Existing Barbed Wire Fence
- Parking Light, Wrought Iron Fence Post Water Meter
- Proposed Gate Valve, Gate Valve, Tapping Saddle
- Existing Drainage Manhole, Manhole, Power Pole
- Benchmark, Hydrant, Gas Regulator/Meter
- Existing Telephone Pedestal, Existing Electric Pedestal, Found Iron Pin Set Iron Pin
- Gravel
- Rip Rap
- Existing Paved Bulldog Ave Cul De Sac
- Asphalt Parking
- Concrete Sidewalk
- Drainage Easement

SITE AREA
GROSS AREA: 1.11 ACRES

PARKING CALCULATION SUMMARY:	REQUIRED	TOTAL
NUMBER OF SPOTS(PER STORAGE USE) 1/1200 SQFT	4.8 (5792 NET SQFT)	5
NUMBER OF SPOTS(PER OFFICE USE) 1/300 SQFT	0.56(168 NET SQFT)	1
TOTAL PARKING SPOTS(REQ'D)		6
NUMBER OF ADA ACCESSIBLE SPACES(REQ'D)		1
	TOTAL PROVIDED:	8

SITE NOTES:

1. TRASH TO BE CURBSIDE PICKUP
2. NO SITE LIGHTING PROPOSED.
3. NO KNOWN EROSION PROBLEMS EXIST ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
4. NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS OR WATER IMPOUNDMENTS THERE ARE NO EXISTING OR PROPOSED GROUND LEASES.
5. TOPOGRAPHIC INFORMATION SHOWN IS BY JAMES LAYOUT SERVICES.
6. ALL SIGNAGE SHALL BE APPROVED BY THE CITY OF SPRINGDALE.
7. ALL EXTERIOR LIGHTS SHALL BE "CUT-OFF" TYPE.
8. ANY IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY OTHERS.
9. 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.
10. STOCKPILING OF CONSTRUCTION SPOIL 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:
    - 10.a. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    - 10.b. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    - 10.c. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING FROM THE DIRECTOR OF ENGINEERING, AND
    - 10.d. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORTS SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    - 10.e. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
11. 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.

20 0 20 40

20 SCALE GRAPHIC SCALE IN FEET

ZONING:
C-2
SETBACKS:

FRONT SETBACK	30'
FRONT SETBACK (W/FRONT PARKING)	50'
SIDE SETBACK (SUBJECT TO FIRE AND BUILDING CODES)	0'
SIDE SETBACK (ADJACENT TO RESIDENTIAL):	20'
REAR SETBACK:	20'
USE: LIMITED COMMERCIAL	

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

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

DRAWN BY:	CLP
CHECKED BY:	JRG
DRAWING CREATION DATE:	111120
JOB NUMBER:	2261

P:\PROJECTS\2261\CIVIL\2261 C101 SITE PLAN.DWG
LAST SAVED:12/30/2020 4:14 PM
PLOT DATE:12/30/2020 4:14 PM

#	REVISION DESC.	DATE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
CLP
No. 15,162
CHRISTOPHER L. R. CEURVELS

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN & ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

SITE PLAN

EDWARDS & J LANDSCAPING INC
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Earthplan Design Alternatives, PA
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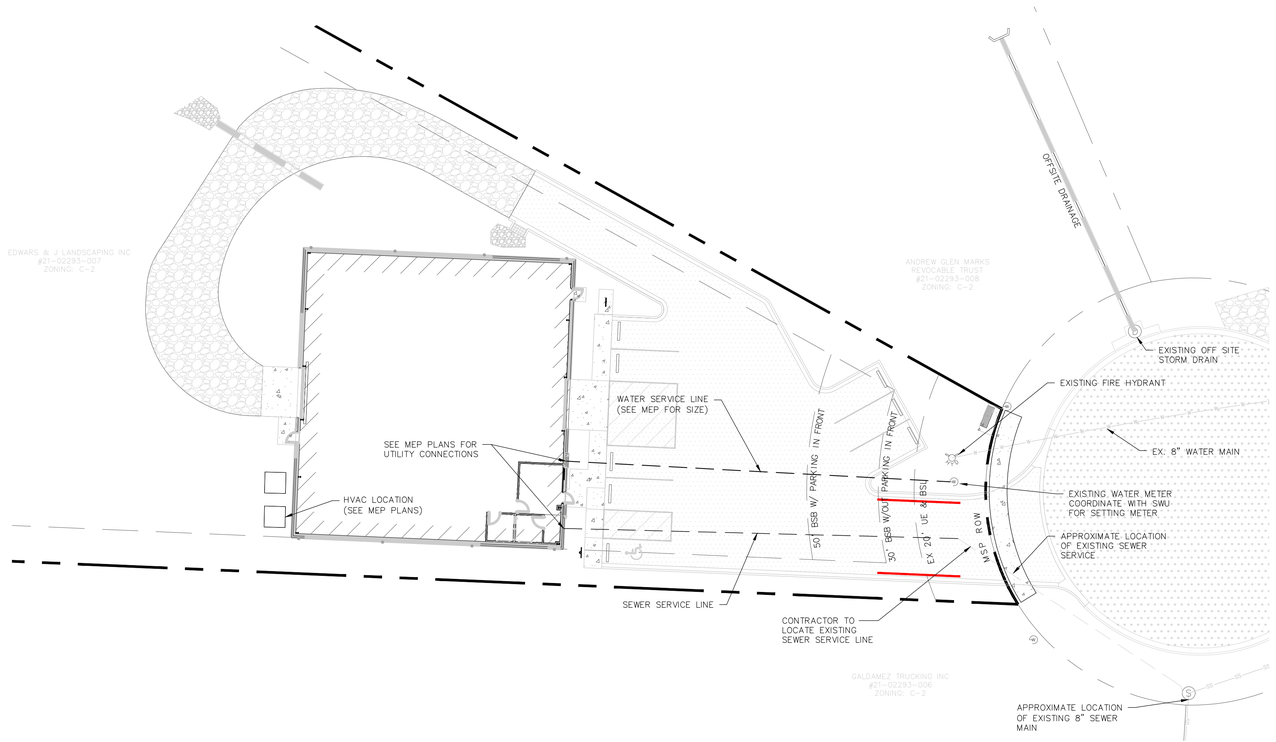
(479) 756-1286
(479) 756-1300 Fax
www.edap-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

C101



Legend

- Existing Sanitary Sewer Line
- Existing Water Line
- Gas Line
- Underground Comm Line
- Existing Overhead Electric
- Drainage Pipe
- Fire Lane
- Property Line
- Adjacent Property Line
- Easement Line
- Building Set Back Line
- Wood Fence
- Existing Barbed Wire Fence
- Parking Light, Wrought Iron Fence Post Water Meter
- Proposed Gate Valve, Gate Valve, Tapping Saddle
- Existing Drainage Manhole, Manhole, Power Pole
- Benchmark, Hydrant, Gas Regulator/Meter
- Existing Telephone Pedestal, Existing Electric Pedestal, Found Iron Pin Set Iron Pin
- Gravel
- Rip Rap
- Existing Paved Bulldog Ave Cul De Sac
- Asphalt Parking
- Concrete Sidewalk
- Drainage Easement

20 0 20 40

20 SCALE GRAPHIC SCALE IN FEET

UTILITY NOTES:

1. EXISTING 8" SANITARY SEWER SERVICES SITE.
2. 8" WATER MAINS SERVICE THE SITE.
3. 1 EXISTING FIRE HYDRANT.
4. ALL FRANCHISE UTILITIES HAVE ACCESS TO SITE.
5. ALL UTILITY WIRES, LINES AND/OR CABLES SHALL BE UNDERGROUND UNLESS 12 KV OR ABOVE.
6. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREEN FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
7. PRIVATE UNDERGROUND ELECTRIC NOT SHOWN. ADDITIONAL CONDUIT MAY BE REQUIRED
8. ALL PUBLIC WATER LINE WORK SHALL BE DONE IN ACCORDANCE WITH SPRINGDALE'S WATER UTILITIES' "SPECIFICATIONS REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES", AS AMENDED AUGUST 27, 2014.
9. ALL UTILITY WIRES, LINES AND/OR CABLE SHALL BE UNDERGROUND, EXCLUDING 12Kv AND ABOVE.
10. INSTANCES OF COMMUNICATION LINES SHALL BE RAN TO BUILDING FOR THE PURPOSE OF INTERNET AND EMAIL

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
DRAWING CREATION DATE:	JOB NUMBER: 2261
CHECKED BY:	JRG
111120	

P:\PROJECTS\2261\CIVIL\2261 C102 UTILITY PLAN.DWG
LAST SAVED: 12/30/2020 1:19 PM
PLOT DATE: 12/30/2020 4:16 PM

DATE	#	REVISION DESC.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
JOSEPH R. GEURTS
No. 15,162

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN & ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

UTILITY PLAN

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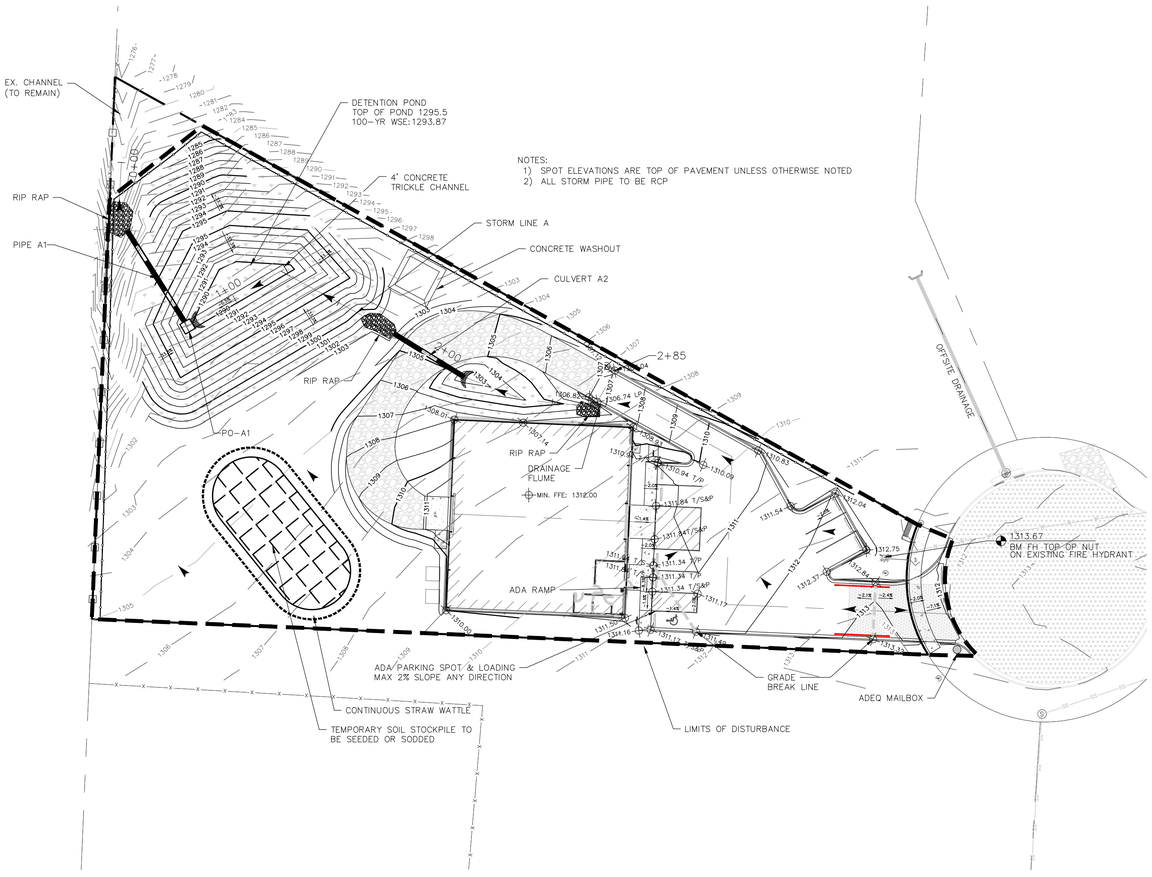
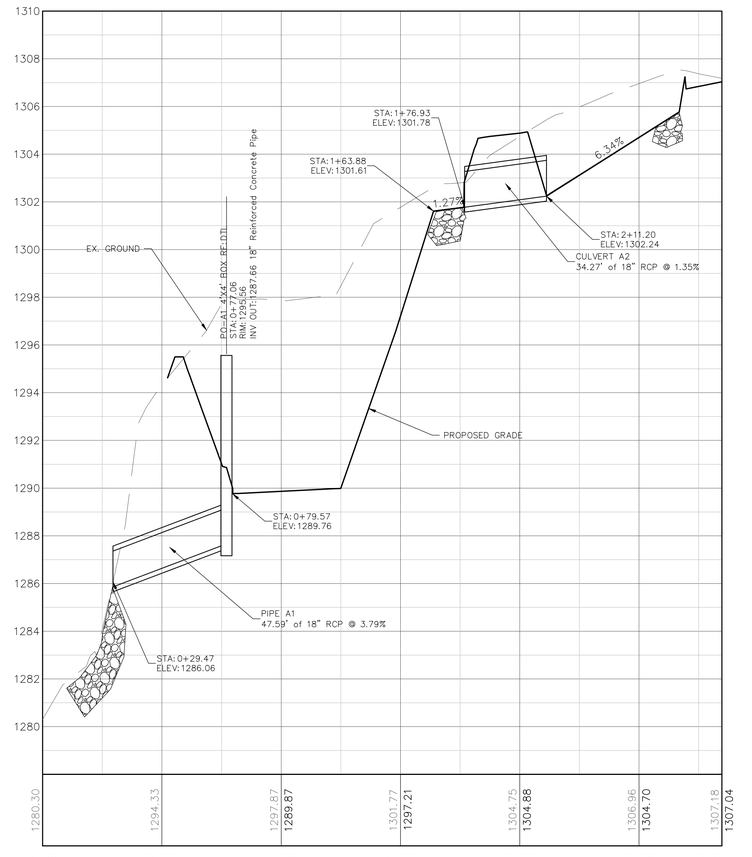


TOTAL DISTURBED AREA: 1.11 ACRES

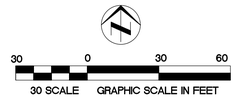


STORM LINE A

V: 1"=3'
H: 1"=30'

Legend

- TS — Top of Sidewalk
- TP — Top of Pavement
- Property Line
- Building Set Back Line
- Storm Water Pipe
- Silt Fence
- Limits of Disturbance
- Continuous Straw Wattle
- Grade Break
- Existing Contour
- Proposed Contour
- Flow Arrow
- ADEQ Mailbox
- Temporary Rock Check Dam
- Concrete Washout
- Temporary Stock Pile
- Temporary Construction Exit
- Rip-Rap
- Sod



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.

EROSION CONTROL NOTES:

1) ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

2) CONTRACTOR SHALL MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

3) ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO CONFIRM THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, IRRIGATED AND RESEEDED AS REQUIRED.

4) A MINIMUM VEGETATIVE BUFFER OF 25 FEET SHALL BE PROVIDED BETWEEN CONSTRUCTION OPERATIONS AND WETLANDS AND ORDINARY HIGH WATER MARKS OF RIVERS AND STREAMS.

5) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL
REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

6) PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORSEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSIONS CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

7) THE CONTRACTOR SHALL TAKE ALL REASONABLE MEANS TO ELIMINATE THE
TRANSPORT OF DUST FROM THE PROJECT SITE. SPECIAL MEASURES, SUCH AS PERIODICALLY APPLYING WATER TO THE WORK SITE TO PREVENT DUST SHALL BE INCORPORATED INTO THE CONTRACTORS WORK PLAN.

8) CONSTRUCTION EXITS: A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABALIZED ROCK HAVEING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

9) FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WASTER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

10) STOCKPILING OF TOPSOIL SHALL HAVE WATTLES INSTALLED AROUND PILE.

DRAINAGE SYSTEM NOTES:

1. THE CONTRACTOR SHALL INSTALL THE DRAINAGE SYSTEM AS INDICATED ON THE PLANS, IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III OR CLASS IV IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. ALL RCP TO BE USED ON THESE PLANS SHALL BE TONGUE AND GROOVE TYPE.
3. RCP FLARED END SECTIONS SHALL BE CLASS II.
4. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH AASHTO T280, LATEST REVISION. THE MANUFACTURE AND FURNISHING OF CIRCULAR PIPE SHALL BE IN ACCORDANCE WITH AASHTO M170.
5. JOINTS SHALL BE SEALED WITH PREFORMED RUBBER GASKETS OR BITUMEN/BUTYL RUBBER PLASTIC GASKETS CONFORMING TO AASHTO M198, TYPE A.
6. ALL SPOT ELEVATIONS TO GUTTER UNLESS OTHERWISE NOTED.

THERE ARE NO EXISTING SURFACE WATERS ON THIS SITE.

ALL BEST MANAGEMENT PRACTICES AND EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT AS SPECIFIED BY THE MANUFACTURER OR AS SPECIFIED IN THE DETAILS.

IF TOPSOIL IS TO BE STOCKPILED ON THE SITE, THE STOCKPILE AREA SHALL BE RINGED WITH SILT FENCE AND THE STOCKPILED SOIL SHALL BE TEMPORARILY SEEDED.

REFER TO THE REVEGETATION REQUIREMENTS NOTES 1 THROUGH 4 ON THE EROSION CONTROL NOTES THIS SHEET FOR STABILIZATION PRACTICES FOR ALL DISTURBED AREAS. IF CONSTRUCTION IS NOT EXPECTED TO RESUME WITHIN 3 WEEKS ON AN UNFINISHED AREA, THE AREA SHALL BE TEMPORARILY STABILIZED WITHIN 2 WEEKS.

#	REVISION DESC.	DATE

DRAWN BY: CLP
CHECKED BY:
DRAWING CREATION DATE: 111120
JOB NUMBER: 2261
P:\PROJECTS\2261\CIVIL\2261 C103 GRADING PLAN.DWG
LAST SAVED: 12/30/2020 8:45 AM
PLOT DATE:12/31/2020 8:49 AM

STATE OF ARKANSAS
CHARLES R. GEURTZ
REGISTERED PROFESSIONAL ENGINEER
No. 13161
CHARLES R. GEURTZ
PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN & ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

GRADING/EROSION CONTROL PLAN
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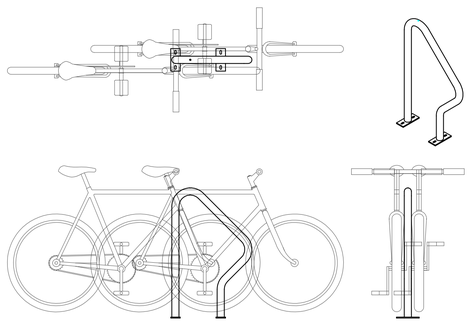
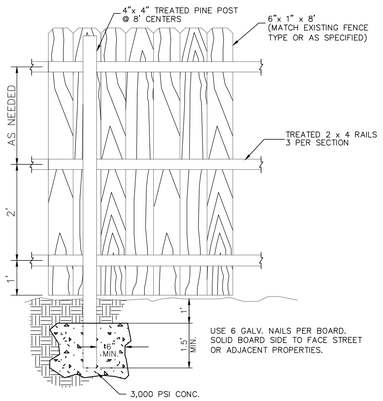
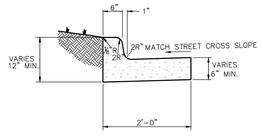
C103



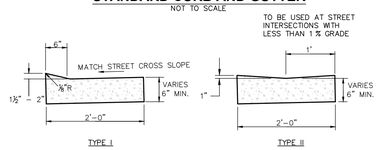
BIKE RACK
N.T.S.



PRIVACY FENCE D T IL
NOT TO SCALE



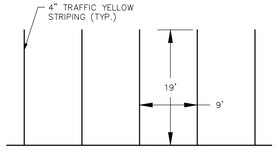
STANDARD CURB AND GUTTER
NOT TO SCALE



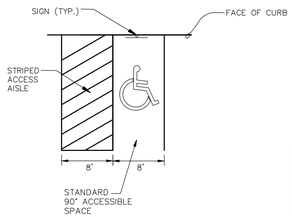
MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:

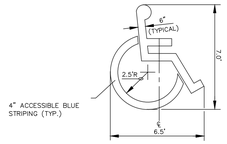
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.



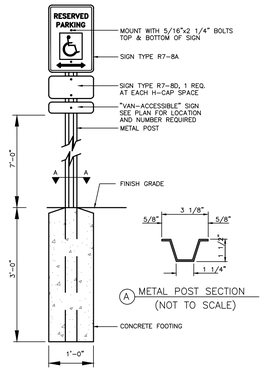
90° STRIPING DETAIL



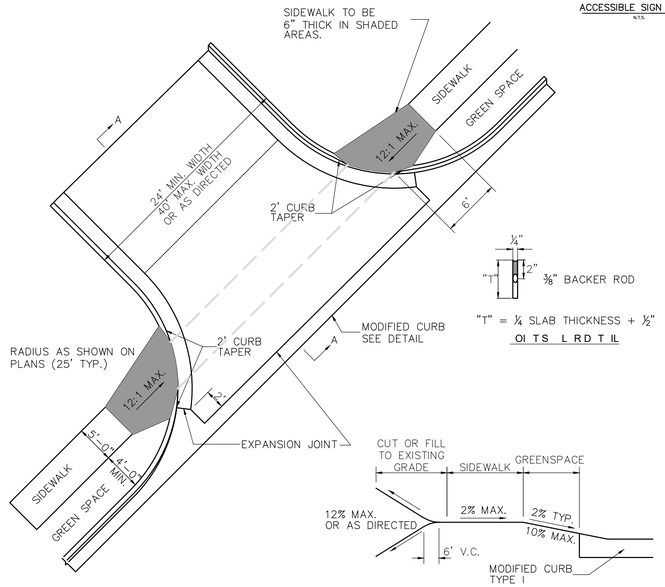
ACCESSIBLE STRIPING



ACCESSIBLE PARKING GLYPH
MD 1.9



ACCESSIBLE SIGN DETAIL MD 1.10
N.T.S.



NOTES:

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.

1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD–1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.

2. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.

3. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.

4. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.

5. DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

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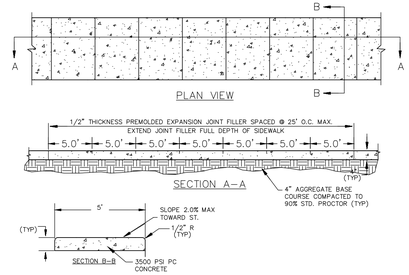
NOT TO SCALE



CONCRETE SIDEWALK
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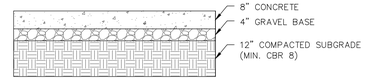
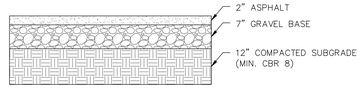


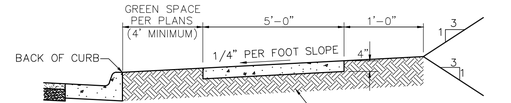
NOTES:
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR

HEAVY–DUTY CONCRETE PAVING
N.T.S.



NOTES:
1. ASPHALT SHALL SHALL BE HMAC TYPE II.
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

LIGHT DUTY ASPHALT PAVING
N.T.S.



NOTES:

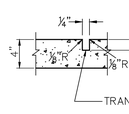
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.

2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.

3. SAWED JOINTS MAY BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.

4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.

5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3500 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.



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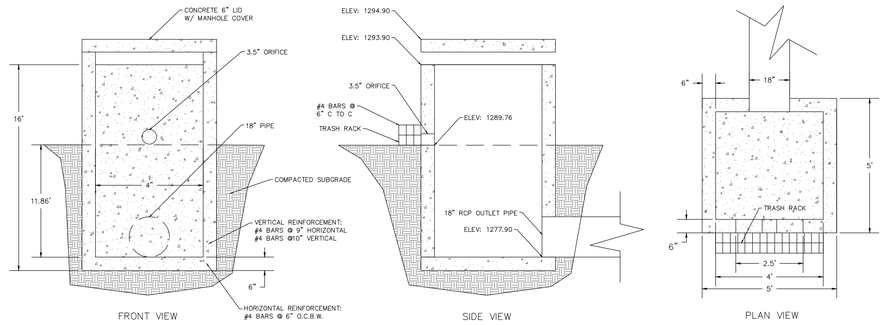


POND OUTLET STRUCTURE
N.T.S.

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

DRAWN BY:	CLP
CHECKED BY:	JRG
DRAWING CREATION DATE:	111120
JOB NUMBER:	2261

P:\PROJECTS\2261\CIVIL\2261 C501.DWG
DATE SAVED: 12/30/2020 5:05 PM
LAST SAVED: 12/30/2020 5:05 PM
PLOT DATE:12/31/2020 8:50 AM

#	REVISION DESC.	DATE

STATE OF ARKANSAS
CHRISTOPHER R. GEURTZ
REGISTERED PROFESSIONAL ENGINEER
No. 13163
PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN & ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

DETAILS

EDWARDS & J LANDSCAPING INC
SPRINGDALE, AR

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756–1266
Fax (479) 750–0500
www.edd–pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

C501

GENERAL NOTES:
1) CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

2) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO THE AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT. CONTRACTOR IS TO FILE NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.

3) ALL BMP'S AND EROSION CONTROL PRACTICES SHOWN ON THIS PLAN SHALL BE MAINTAINED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS THROUGHOUT THE PROJECT.

GRADING NOTES:
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND PROPER DISPOSAL OF DEBRIS, CLEARING, GRUBBING, AND STRIPPING OF TOPSOIL AND ORGANIC MATTER AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. TOPSOIL MAY BE STOCKPILED ON SITE, AS DIRECTED BY THE ENGINEER. THE BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS GAINED FROM THE OWNER, ENGINEER, AND GOVERNING OFFICIALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, ETC. REQUIRED.

2) BUILDING SETBACK AREAS TO RECEIVE FILL MATERIAL SHALL BE SCARIFIED TO A DEPTH OF 8-INCH DEPTH AND PROPERLY COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE FURTHER UNDERCUT AND REPLACED WITH SUITABLE MATERIAL, AS DIRECTED BY THE ENGINEER.

3) OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS, AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER.

4) AREAS THAT ARE TO BE CUT TO SUB-GRADE LEVELS SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. CUT AREAS ARE TO BE SCARIFIED AND RE-COMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE WATER SPRINKLING TRUCKS OR OTHER MEANS SUITABLE OF CONTROL OF DUST. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

6) THE DEVELOPER SHALL PROVIDE AN INDEPENDENT TESTING LABORATORY TO PERFORM CONSTRUCTION TESTING OF THE SUB-GRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUB-GRADE DENSITIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTIFICATION SO THE DEVELOPER CAN SCHEDULE TESTING.

7) THE CONTRACTOR SHALL MAINTAIN ALL SLOPES 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ALL SLOPES EXCEEDING 3:1, BUT LESS THAN 2:1 SHALL BE SODDED.

8) CONTRACTOR SHALL CONTROLL EROSION ALONG THE EDGE OF THE PROPERTY INCLUDING BOTTOM OF SLOPE LOCATIONS AND ALONG DITCHES LINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEANS TO PREVENT MUD AND DEBRIS FROM FLOWING ONTO ADJACENT PROPERTY.

9) ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR-INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOP-SOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL 70% GRASS COVER IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR.

REVEGETATION REQUIREMENTS:
1. 0% TO 10% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING, SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUN-OFF IN NO MORE THAN TWO GROWING SEASONS.

2. 10% TO 25% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND / OR GROUND COVER, SAID PLANTINGS SHALL PROVIDE COMPLETE AND UNIFORM COVER IN NO MORE THAN TWO GROWING SEASONS.

3. 25% TO 33% FINISH GRADE: THE SLOPE SHALL BE COVERED WITH EROSION CONTROL FABRIC AND PLANTED WITH GROUND COVER (PER CITY STANDARDS) OR COVERED WITH RIP-RAP. IF RIP-RAP IS USED, THE SLOPE'S STABILITY AND ERODABILITY MUST BE EQUIVALENT TO OR BETTER THAN IT'S PREDEVELOPED STATE.

4. MORE THAN 33% FINISH GRADE: ANY FINISH GRADE OVER 33% REQUIRES EROSION CONTROL FABRIC AND STABILIZATION.

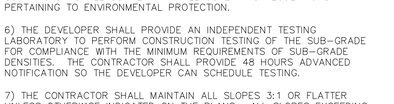
EROSION CONTROL NOTES:
1) ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

2) CONTRACTOR SHALL MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

3) OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE. THE CONTRACTOR SHALL APPLY ADDITIONAL STONE TO THE TOP OF THE CONSTRUCTION ENTRANCE AS NECESSARY TO PREVENT TRACKING OF MUD ONTO PUBLIC RIGHT-OF-WAY. MATERIALS SPILLED , TRACKED, DROPPED, OR WASHED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.

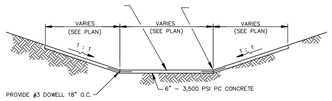
4) ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO CONFIRM THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, IRRIGATED AND RESEEDED AS REQUIRED.

5) A MINIMUM VEGETATIVE BUFFER OF 25 FEET SHALL BE PROVIDED BETWEEN CONSTRUCTION OPERATIONS AND WETLANDS AND ORDINARY HIGH WATER MARKS OF RIVERS AND STREAMS.

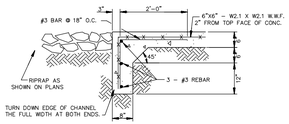


BERM SHALL BE HIGH ENOUGH TO CONTAIN THE TOTAL VOLUME PLUS 10% OF THE FUEL HELD BY THE STORAGE TANK.

FUEL STORAGE DETAIL
N.T.S.



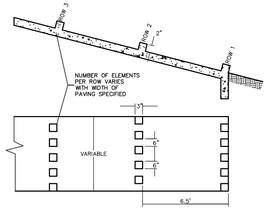
X-SECTION
N.T.S.



END-SECTION
N.T.S.

GENERAL NOTES:
1. SCARIFY TOP 8" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AT ±2% OF OPTIMUM MOISTURE CONTENT.
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI WITH A FOUR INCH MAXIMUM SLUMP. CONCRETE SHALL COMPLY WITH TYPE I PORTLAND CEMENT COMPLIANCE WITH AO COMMITTEE 318-89 REQUIREMENTS.
3. REINFORCING STEEL SHALL BE GRADE 60 DEFORMED TYPE AND SHALL COMPLY WITH ASTM A 615 "STANDARD SPECIFICATIONS FOR DEFORMED AND PLAIN BILET-STEEL BARS FOR CONCRETE REINFORCING," LATEST EDITION.
4. CONTROL JOINTS TO BE 15' O.C. FILL JOINTS WITH SEALANT.
5. PROVIDE 6"X6" - W2.1 X W2.1 WELDED WIRE FABRIC AS SHOWN.
6. ENERGY DISSIPATORS SHALL BE PLACED ONLY WHERE SHOWN ON THE PLANS. PAYMENT FOR DISSPATORS TO BE SUBSIDIARY TO CONCRETE DITCH PAVING.

CONCRETE
DRAINAGE CHANNEL
N.T.S.



DETAIL FOR DISSIPATORS
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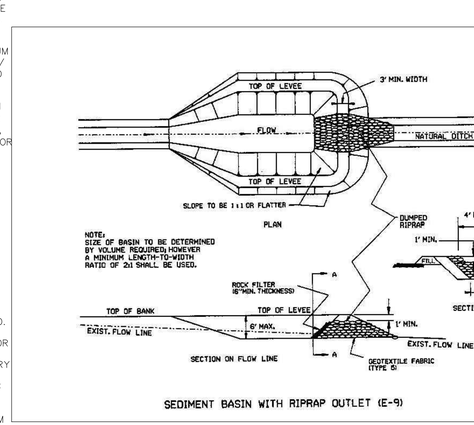
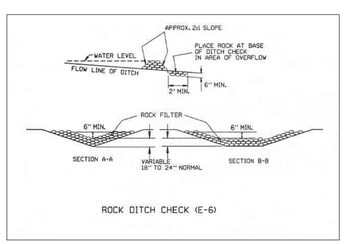


SEDIMENT BASIN WITH RIPRAP OUTLET (E-9)

(BASED ON AHTD STANDARDS)
N.T.S.



ROCK DITCH CHECK (E-6)

(BASED ON AHTD STANDARDS)
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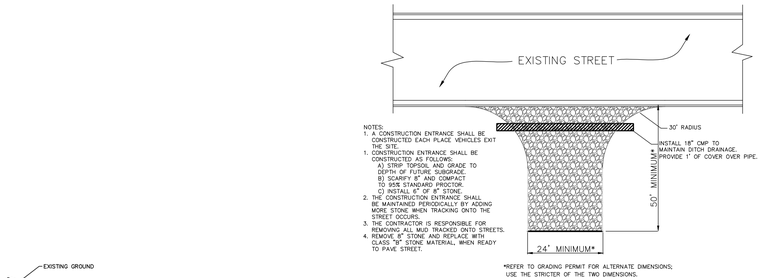

NOTES:
1. A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED EACH PLACE VEHICLES EXIT THE SITE.
2. CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AS FOLLOWS:
   A) STRIP TOPSOIL AND GRADE TO DEPTH OF FUTURE SUBGRADE.
   B) SCARIFY 8" AND COMPACT TO 95% STANDARD PROCTOR.
   C) INSTALL 6" OF 8" STONE.
3. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED PERIODICALLY BY ADDING MORE STONE WHEN TRACKING ONTO THE STREET OCCURS.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING MUD TRACKED ONTO STREETS.
5. REMOVE 6" STONE AND REPLACE WITH CLASS "B" STONE MATERIAL WHEN READY TO PAVE STREET.

*REFER TO GRADING PERMIT FOR ALTERNATE DIMENSIONS; USE THE STRICTER OF THE TWO DIMENSIONS.

CONSTRUCTION ENTRANCE
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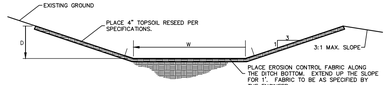

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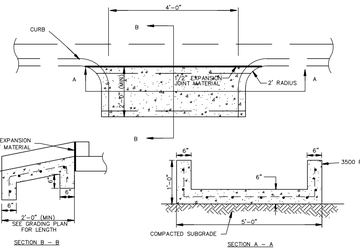
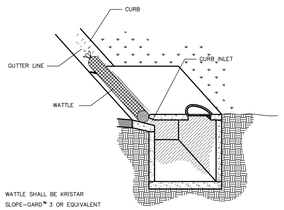
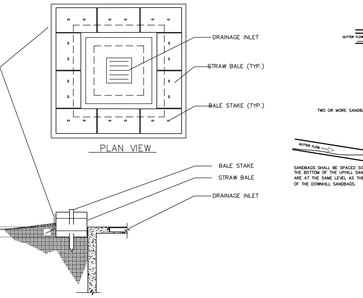


4' CONCRETE FLUME
N.T.S.



WATTLE SHALL BE KRISTAR SLOPE-GARD™ 3 OR EQUIVALENT
www.kristar.com/specsslope3.html

DRAINAGE INLET
EROSION CONTROL
N.T.S.
POST-CONSTRUCTED
TO BE USED IN A SAG CONDITION ONLY

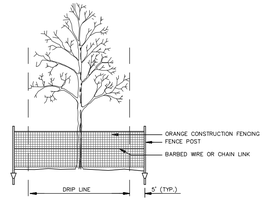


NOTES:
1. THIS DETAIL APPLIES TO NEWLY CONSTRUCTED GRATED INLETS AND INLET BOXES UNDER CONSTRUCTION.
2. STRAW BALES SHALL BE EITHER WIRE OR STRING BOUND.
3. STRAW BALES SHALL BE PLACED SO THAT BINDINGS RUN HORIZONTAL TO GROUND.
4. INSTALL SILT FENCING MATERIAL IN ACCORDANCE WITH THE STANDARD DETAIL FOR INSTALLATION OF SILT FENCING.
5. INSTALL STRAW BALES IN ACCORDANCE WITH THE STANDARD DETAIL FOR INSTALLATION OF SILT FENCING.
6. THE USE OF THIS DETAIL IS LIMITED TO AREAS WHERE WATER PONDING AROUND THE INLET DOES NOT CAUSE A SAFETY HAZARD.

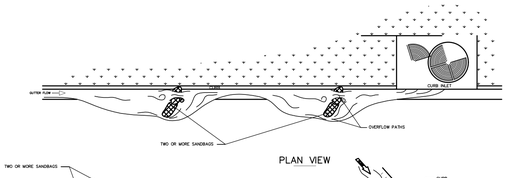
DRAINAGE INLET
EROSION CONTROL
N.T.S.

DURING CONSTRUCTION

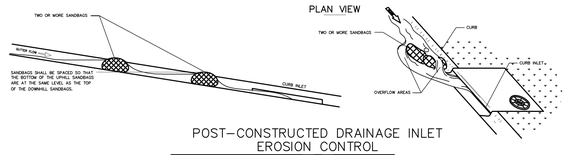
TREE PROTECTION NOTES:
1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
3. FENCES SHALL COMPLETELY SURROUND TREE OR CLUSTERS OF TREES. SHALL BE LOCATED 5' FROM THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIP LINE) AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
4. EXCEPTIONS TO INSTALLING FENCES 5' FROM TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED: ERECT THE FENCE AT THE OUTER LIMITS OF RE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO THE PROPOSED BUILDING: ERECT THE FENCE NO CLOSER THAN 8 FEET TO THE BUILDING.
5. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING
6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIP LINES), THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
7. ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
8. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT THROUGH THE ROOT. BACKFILL PROPERLY AS SOON AS POSSIBLE. IF EXPOSED ROOTS ARE TO BE EXPOSED FOR A LONG TIME, ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
9. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A SHARP SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
10. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE DEEP ROOT FERTILIZED IN EARLY SPRING AND EARLY FALL OF EACH YEAR WHERE GRADE CHANGES SHALL BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
11. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
12. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
13. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
14. ALL PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES) BY A CERTIFIED ARBORIST.



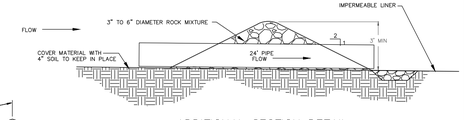
TREE PROTECTION
N.T.S.

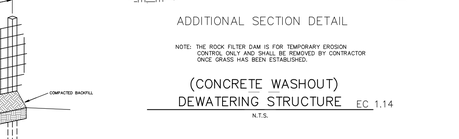


PLAN VIEW



POST-CONSTRUCTED DRAINAGE INLET
EROSION CONTROL
N.T.S.

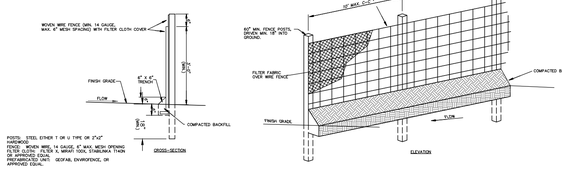




ADDITIONAL SECTION DETAIL

NOTE: THE ROCK FILTER DAM IS FOR TEMPORARY EROSION CONTROL ONLY AND SHALL BE REMOVED BY CONTRACTOR ONCE GRASS HAS BEEN ESTABLISHED.

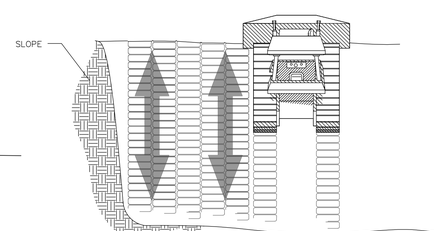
(CONCRETE WASHOUT)
DEWATERING STRUCTURE EC 1.14
N.T.S.

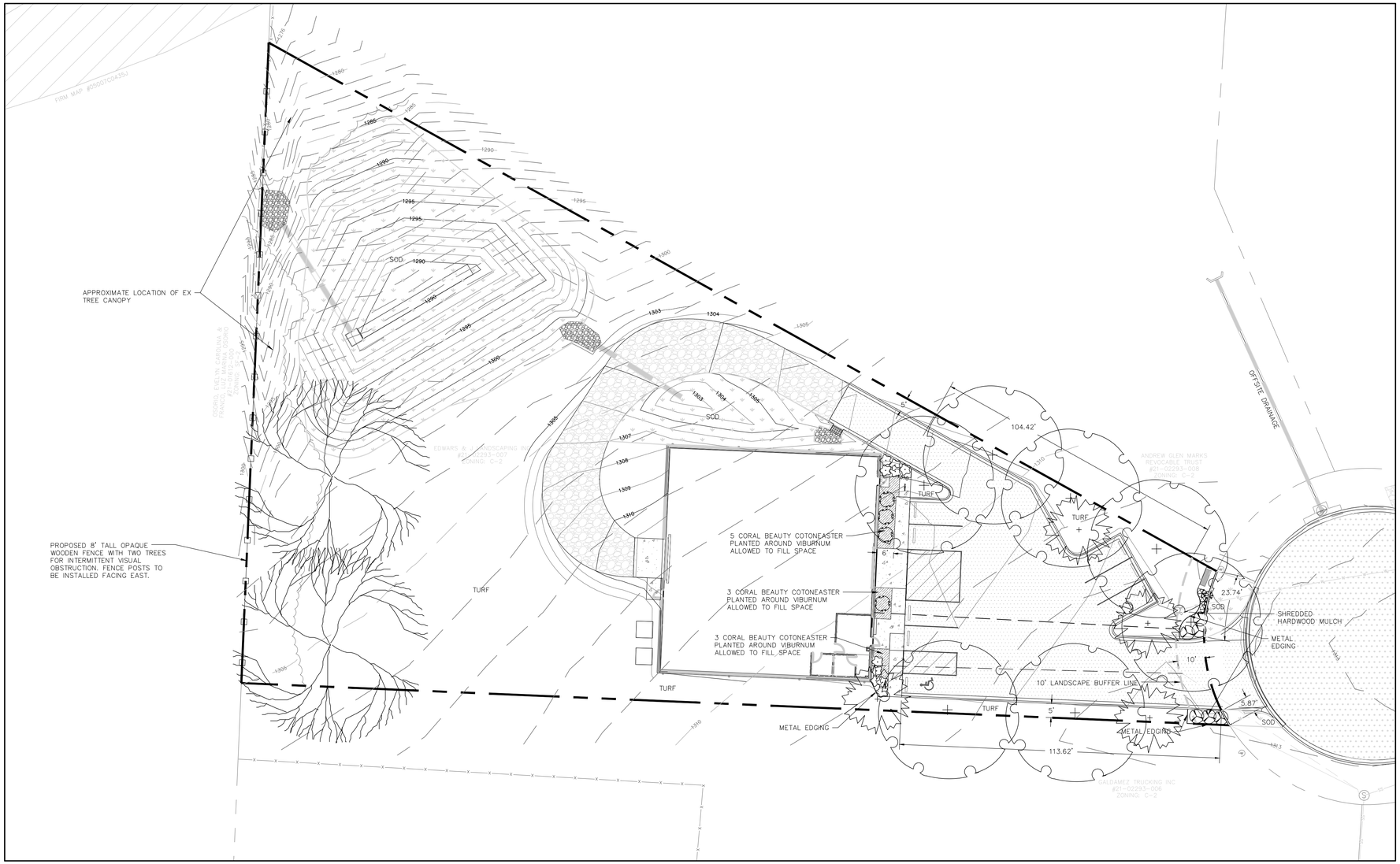


POSTS: STEEL EITHER T OR U TYPE OR 2"x2" HARDWOOD
FABRIC - BETWEEN WIRE, 14 GAUGE, 6" MAX. MESH OPENING FILTER CLOTH - FILTER X, MIRAFI 100X, SYNTHRATEX THEN OR APPROVED EQUAL
OR APPROVED EQUAL: GEOFAB, ENVIROFENCE, OR

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE


SLOPE
18"
12"
6"
6"
6



Legend

- Existing Sanitary Sewer Line
- Existing Water Line
- Gas Line
- Underground Comm Line
- Existing Overhead Electric
- Drainage Pipe
- Fire Lane
- Property Line
- Adjacent Property Line
- Easement Line
- Building Set Back Line
- Wood Fence
- Existing Barbed Wire Fence
- Parking Light, Wrought Iron Fence Post Water Meter
- Proposed Gate Valve, Gate Valve,Tapping Saddle
- Existing Drainage Manhole, Manhole, Power Pole
- Benchmark, Hydrant, Gas Regulator/Meter
- Existing Telephone Pedestal, Existing Electric Pedestal, Found Iron Pin Set Iron Pin
- Gravel
- Rip Rap
- Existing Paved Bulldog Ave Cul De Sac
- Asphalt Parking
- Concrete Sidewalk
- Sod

TREE LEGEND

#	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HEIGHT X WIDTH)
4		CERCIS CANADENSIS	REDBUD	2" CAL B&B AND MIN. OF 8' TALL MIN.	25' X 25'
		ACER SACCHARUM	SUGAR MAPLE	2" CAL B&B AND MIN. OF 8' TALL MIN.	70' X 50'
2		QUERCUS ALBA	WHITE OAK	2" B&B AND MIN. OF 8' TALL	70' X 70'

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

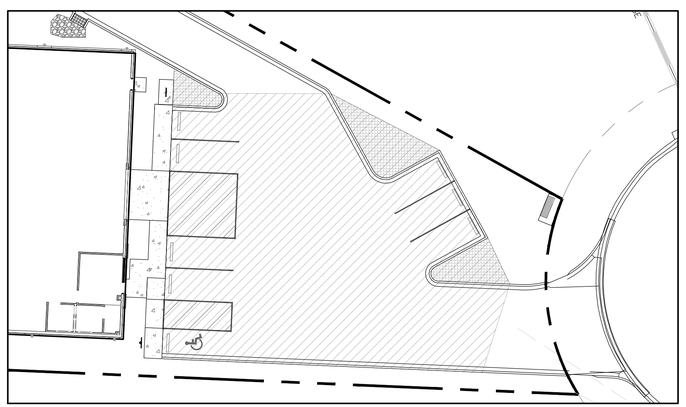
SHRUB LEGEND

#	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HEIGHT X WIDTH)
4		BUXUS MICROPHYLLA (A COMPACT, DWARF CULTIVAR)	LITTLE LEAF BOXWOOD (UTILIZE A COMPACT, DWARF CULTIVAR)	3 GAL	1' X 6'
17		COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAY BEAUTY COTONEASTER	3 GAL	5' X 6'
4		VIBURNUM NUDUM 'WINTERTHUR' OR VIBURNUM DENTATUM 'CHRISTOM'	WINTERTHUR SMOOTH WITHEROD OR BLUE MUFFIN ARROWWOOD VIBURNUM	5 GAL	6' X 6'
10		CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	2 GAL	3' X 3'

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
LANDSCAPED STREET FRONTAGE BUFFER		
OPTION 1: 10' MIN. BUFFER W/ 1 SHADE TREE & 7 SHRUBS PER 25' LINEAR FEET		
BULLDOG AVE – 5.87' + 23.74' = 29.61'' ST FRONTAGE	1.18 TREES / 8.29 SHRUBS	1 TREE/8 SHRUBS
INTERIOR PARKING PLANTING REQUIREMENTS		
PARKING AREA = 6336.31 SF	8 % = 506.91 SF	521.48 SF
1 TREE PER ISLAND WITH BALANCE PLANTED IN GRASS OR OTHER VEGETATION	3 TREES; TURF	3 TREES; TURF
PERIMETER LANDSCAPING (other than street frontage landscaping) 1 TREE/25' FEET		
5' LANDSCAPED STRIP ALONG SIDE AND REAR LOT LINES & 1 TREE PER 25' LINEAR FEET ALONG SIDE AND REAR LOT LINES		
104.42' (NORTHERN SIDE) = 113.62' (SOUTHERN SIDE) = 218.04	8.72 TREES	SOUTH: 4 PROPOSED TREES. NORTH: 1 PROPOSED TREE (3 TREES ARE ALREADY PROPOSED ON NORTH SIDE FOR PARKING ISLAND REQUIREMENTS)
SCREENING		
NORTHERN PARCEL: COMMERCIAL	NONE REQUIRED	N/A
SOUTHERN PARCEL: COMMERCIAL	NONE REQUIRED	N/A
EASTERN PARCEL: COMMERCIAL/ROAD	NONE REQUIRED	N/A
WESTERN PARCEL: SINGLE FAMILY RESIDENTIAL	OPAQUE SCREEN REQUIRED	8' TALL OPAQUE PRIVACY FENCE PROVIDED & 2 TREES (THERE IS EXISTING TREE CANOPY ALONG THE WESTERN PROPERTY BOUNDARY & TREES CANNOT BE PLANTED INTO THE POND'S BANKS).
COMMERCIAL DESIGN STANDARDS AND GUIDELINES		
ENTRYWAY LANDSCAPING		PROVIDED. SHRUBS ON NORTH AND SOUTH SIDES OF ENTRY DRIVE
PARKING LOT LANDSCAPING		PROVIDED
PERIMETER PARKING AREA LANDSCAPE LANDSCAPING		PROVIDED
BUILDING FOUNDATION LANDSCAPING		PROVIDED



INTERIOR PARKING PERCENTAGES 20 SCALE

PARKING ISLAND AREA TO BE COVERED IN TURF

PARKING AREA

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS SHALL BE WARRANTED FOR A PERIOD OF 24 MONTHS FROM THE TIME OF INSTALLATION. IF ANY OF THE PLANT MATERIAL SHOULD FAIL TO SURVIVE DURING THAT PERIOD, IT SHALL BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.

20 0 20 40

20 SCALE GRAPHIC SCALE IN FEET

Know what's below. Call before you dig.

#	REVISION DESC.	DATE

DRAWN BY: SDG
CHECKED BY: JRG
DRAWING CREATION DATE: 111120
JOB NUMBER: 2261
P:\PROJECTS\2261\CIVIL\2261 L101 LANDSCAPE PLAN.DWG
LAST SAVED BY: SDG 12/31/2020 8:54 AM
PLOT DATE: 12/31/2020 8:54 AM

REGISTERED LANDSCAPE ARCHITECT BARAK GOODRICH 1500 ARKANSAS

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN ALTERNATIVES, P.A. No. 322 ARKANSAS ENGINEER

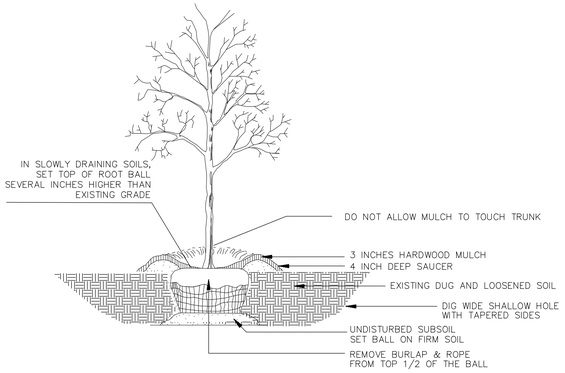
LANDSCAPE PLAN

EDWARS & J LANDSCAPING INC

SPRINGDALE, AR

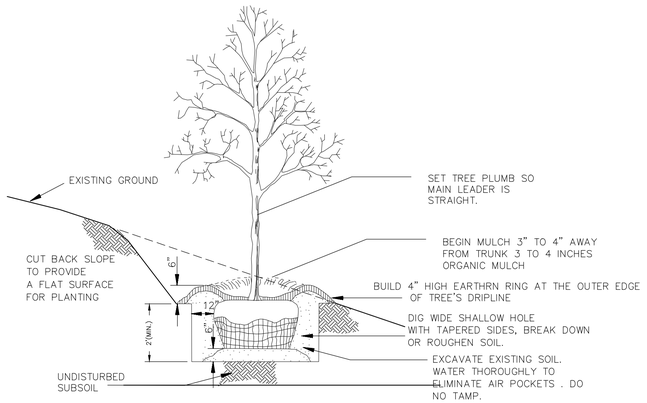
Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1266
Fax: (479) 750-1500
www.edap-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

L101



TREE PLANTING

N.T.S.



TREE PLANTING ON SLOPE

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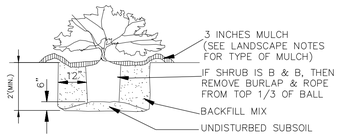
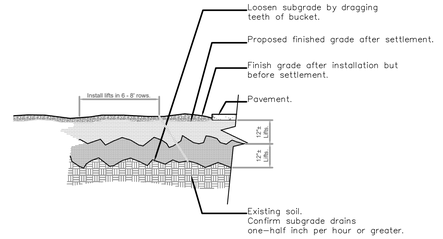


SHRUB PLANTING

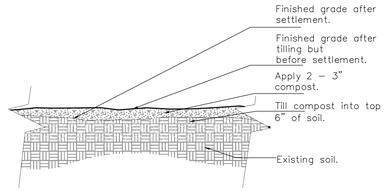
N.T.S.

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



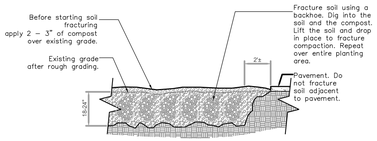
INSTALLED PLANTING MIX

N.T.S.



TILLING OF COMPACTED SURFACE SOIL

N.T.S.



Notes:
1– For planting areas narrower than 8' reduce the distance between paving and soil fracturing from 2' to 1'.

2– See planting soil specification for additional requirements.

FRACTURING OF COMPACTED SUB SOIL

N.T.S.

INSTALLATION NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
2. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST (IF BALLED AND BURLAPPED IS SPECIFIED ON THE PLAN).
4. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
5. SHREDDED HARDWOOD MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS AND SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE. EXCESSIVE MULCHING OVER TREE ROOTS IS NOT ALLOWED. THE DEPTH OF SHREDDED HARDWOOD MULCH COVERING TREE ROOTS SHALL BE 4" THICK.
6. 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.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NO LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
9. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
10. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
11. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED WITH TURF-TYPE FESCUE. SEE LANDSCAPE PLAN NOTES. ALL AREAS TO BE SEEDED OR SODDED SHALL RECEIVE 3" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.

PLANT SELECTION

A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. B&B plants shall have been freshly dug (during the most recent favorable harvest season).
1. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock 3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 200 miles north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location. (NOTE: Many tree species are sensitive to the photoperiod of their native provenance. For example, red maple stock from native southern stock will not harden off in time for northern winters.

B. Unless specifically noted, all plants shall be of specimen quality, exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 3/4 in. in diameter that are not completely closed will be rejected.

C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.
1. Caliper measurements shall be taken on the trunk 6 in. above the natural ground line for trees up to and including 4 in. in caliper, and 12 in. above the natural ground line for trees over 4 in. in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the American Standards for Nursery Stock, shall be rejected.

D. Substitutions of plant materials will not be permitted unless authorized by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.

E. The plant list on the drawing is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.

F. Balled and Burlapped (B&B) Plant Materials:
Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the American Standard for Nursery Stock. Balls shall be firmly wrapped with nonsynthetic, rottable burlap and secured with nails and heavy, nonsynthetic, rottable twine. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting. (NOTE: Some nurseries practice result in the root flare being buried several inches deep. The top of the root ball may be at ground level, but the root flare actually is too deep. Remove the excess soil on the top of the root ball. Proper planting depth requires the root flare to be at or slightly above the finished grade.) Trees showing evidence of current or past trunk girdling will not be accepted; check base of trunk carefully for girdling evidence arising from B&B twine around the trunk).

G. Container Plants
Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the American Standard for Nursery Stock and be free of circling roots on the exterior and interior of the root ball.
1. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium yet not to the point of being pot bound. If there are circling roots, the exterior bottom and sides of the root ball shall have the roots lightly loosened so as to redirect the roots outwards.

EXCAVATION OF PLANTED AREAS

H. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.
2. The sides of the excavation of all planting areas shall be sloped at 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.
3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area.

J. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 6 in. layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.
1. In areas of slowly draining soils, the root ball may be set up to 3 in. or 1/8 of the depth of the root ball above the adjacent soil level.
2. Save the existing soil to be used as backfill around the tree or shrub.

MODIFYING COMPACTED SOIL. IF COMPACTED SOIL IS DISCOVERED, UTILIZE THE METHOD NEEDED FROM BELOW:

A. EXISTING COMPACTED SURFACE SOIL
Description of condition to be modified: Surface soil compaction a maximum of 6 inches deep from traffic or light grading. Original A horizon may be previously removed or graded but lower profile intact with acceptable compaction levels and limited grading. The soil organic matter, pH and chemistry in the A horizon may not be suitable for the proposed plants and may need to be modified as required.
- Tilling
  Till top 6 inches or deeper of the soil surface, with a roto tiller, spade tiller, ripper or agricultural plow. Spread 2 – 3 inches of Compost on the surface of the tilled soil. Till or disk the compost into the loosened soil. Smooth out grades with a drag rake or drag slip.

B. EXISTING COMPACTED SUBSOIL
Description of condition to be modified: Deep soil compaction the result of previous grading, filling and dynamic or static compaction forces. Original A horizon likely removed or buried. The soil organic matter, pH and chemistry in the A horizon is likely not suitable for the proposed plants and should be modified as required. Choose the below option as required by the space/situation:
- Soil Ripping (used in large spaces):
  Step 1: After grading and removing all plants and debris from the surface, using a tracked dozer or similar large grading equipment, loosen the soil by dragging a ripping shank or chisel thru the soil to depths of 24 inches with ripping shanks spaced 18 inches or less apart in two directions. The number of shanks per pull is dependent on the degree of soil compaction and the size of the dozer.
  Step 2: Spread 3–4 inches of Compost over the ripped area and till into the top 6 inches of the soil surface.
- Soil Fracturing (used in small to medium spaces)
  Step 1: After grading and removing all plants and debris from the surface, spread 2 – 3 inches of Compost over the surface of the soil. Loosen the soil to depth of 18 – 24 inches, using a backhoe to dig into the soil through the Compost. Lift and then drop the loosened soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats the process until the entire area indicated has been loosened.
  Step 2: Spread 3–4 inches of Compost over the ripped area and till into the top 6 inches of the soil surface.
  Do not start planting into ripped or fractured soil until soil has been settled or leave grades sufficiently high to anticipate settlement of 10 – 15% of ripped or fractured soil depth.

C. Modified existing soil – low organic matter
Description of condition to be modified: Low soil organic matter and/or missing A horizon but soil is not compacted except for some minor surface compaction. The soil organic matter, pH and/or chemistry are likely not suitable for the proposed plants and should be modified as required.
Step 1: Spread 3 – 4 inches of Compost over the surface of the soil and make chemical adjustment as recommended by the soil test.
Step 2: Till Compost into the top 6 inches of the soil.

PLANTING OPERATIONS

A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.

B. (NOTE: Proper planting depth requires the root flare to be at or slightly above the finished grade. It is important to determine how deep the root flare is in the ball before it is placed in the planting hole. Sometimes the top of the ball may need to be raised until the root flare is at the proper planting depth and/or soil must be removed from the top of the ball.)
1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
2. If the root flare is less than 2 in. below the soil level of the root ball, plant at the appropriate level above the grade to set the flare even with the grade.

C. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.

D. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat and cut circling roots with a sharp knife. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting. See detail, this sheet, about shaving method for containerized trees.

E. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.

F. If circling roots are present on container TREES, the periphery roots shall be shaved off (see root ball shaving detail) to a maximum of 2 in. thick.

G. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top one-half of balls. Do not turn under and bury portions of burlap; cut away and remove all material and wire.
1. Completely remove any waterproof or water-repellant strings or wrappings from the Root ball and trunk before backfilling.

F. Place amended soils into the area in a planting bed, tamping lightly to reduce settlement.
1. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.
2. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.

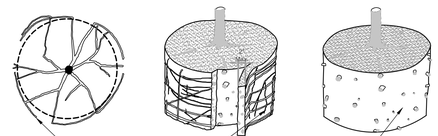
G. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.

H. Remove all tags, labels, strings, etc. from all plants.

I. Remove any excess soil, debris, and planting material from the job site at the end of each workday.

J. Form watering saucers 4 in. high immediately outside the area of the root ball of each tree or as indicated in details.

BEFORE SHAVING | **SHAVING PROCESS** | **SHAVING COMPLETE**



Shave root ball here to remove all roots growing on periphery.

Shave outer periphery of the root ball a maximum of 2" thick.

Root tips exposed at periphery of root ball. All roots growing around periphery are removed.

Notes:
1. Only shave in this manner root balls of containerized trees. See specifications on this page regarding how to address circling periphery roots for other container vegetation.
2. Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.
3. Shaving can be performed just prior to planting or after placing in the hole.

TREE CONTAINER ROOT BALL SHAVING DETAIL

N.T.S.

STAKING AND GUYING

A. Stake or guy a tree only when necessary for the specific conditions encountered and with the approval of the landscape architect. Staking may be required in unusual circumstances such as sandy soils in either the root ball or adjacent soils or in extremely windy locations. Poor-quality trees with cracked, wet, or loose root balls, poorly developed trunk–to–crown ratios, or undersized root balls shall be rejected if they require staking, unless written approval to permit staking or guying as a remedial treatment is obtained from the landscape architect. Trees that settle out of plumb due to inadequate soil compaction either under or adjacent to the root ball shall be excavated and reset. In no case shall trees that have settled out of plumb be pulled upright using guy wires.

B. When required, staking and guying methods shall be approved by the landscape architect. If no staking or guying requirements appear on the drawings, submit for approval a drawing of the staking or guying method to be used. Stakes, anchors, and wires shall be of sufficient strength to maintain the tree in an upright position that overcomes the particular circumstances that initiated the need for staking or guying. Guy wires shall be galvanized, multi-strand, twisted wire.

C. Where guy wires are attached around the tree, the trunk shall be protected with 3/4 in. diameter rubber hose, black in color, and of sufficient length to extend past the trunk by more than 6 in. Stakes and guys shall be installed immediately upon approval or planting.

MULCHING

A. All trees to be mulched with shredded hardwood mulch or an approved equal; the mulch shall be 4 in. deep. Mulch must not be placed within 3 in. of the trunks of those trees or shrubs.

B. Absolutely no volcano mulching is allowed. ANY mulched areas exceeding the depth indicated on the notes or specifications shall have the excess mulch removed by contractor and disposed.

GUARANTEE PERIOD AND REPLACEMENTS

A. The guarantee period for trees and shrubs shall begin at the date of acceptance.

B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.

C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.

D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated herein.

E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.

F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.

G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

#	REVISION DESC.	DATE

DRAWN BY: SDG | CHECKED BY: JRG | JOB NUMBER: 2261 | DRAWING CREATION DATE: 111120

P:\PROJECTS\2261\CIVIL\2261 L101
LAST SAVED BY: DS
LAST SAVED: 12/31/2020 8:54 AM
PLOT DATE: 12/31/2020 8:54 AM

REGISTERED LANDSCAPE ARCHITECT BARAK GILBERT 1500 CON ARKANSAS

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN & ALTERNATIVES, P.A. No. 322 ARKANSAS ENGINEER

LANDSCAPE PLAN

EDWARS & J LANDSCAPING INC

SPRINGDALE, AR

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1266
(479) 725-2525 Fax
www.edap-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

L501

L2109

Page 10

Staff Use Only

☐ Fee Paid ($75) ☐*Cash* ☐*Check* ☐*CC*
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # _____

☐*A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Allen Hart

Applicant's Mailing Address:

365 Old Wire Road
Street Address or P.O. Box

479-236-0846
Telephone Number

Springdale, AR 72764
City, State & Zip Code

Property Owner's Name
(If different from Applicant): ---

Property Owner's Mailing Address:
(If different from Applicant):

Street Address or P.O. Box

Telephone Number

City, State & Zip Code

Address of Variance Request: 365 Old Wire Road

Zoning District: SF-2

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front: 30 Side: 8 Back: 20
(This is the minimum required by the Springdale Code of Ordinance)

Requested: n/a Front: Side: Back:
(if granted what the setback would be.)

Variance: n/a Front: Side: Back:
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

We would like to replace a dilapidated accessory structure with a second principal structure on our 0.52 acre lot, for a garage with a second floor dwelling & home office. Article 6 - 2.4A says that each dwelling shall be treated as though as it is located on an individually platted lot, and each lot shall meet all the requirements of the zoning district in which the lot is located. We meet all of the requirement except for the lot width. The minimum lot width for SF-2 is seventy (70) feet on a public street at the front setback line. We do not have 140ft total of lot width at the street; we currently have 95'.

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

   Our 2-story 1,966sf house was built in the 1890's. We restored the interior of the house from 2012 to 2015. We need to add square footage for a guest room, garage and home office, but do not want to build an addition onto the house, in an effort retain its historic character and integrity.

   There is currently an accessory structure on the lot that is in disrepair (un-insurable) that we want to demolish and build a new structure for our garage in its place (albeit with a larger footprint to accommodate two vehicles, and a small workshop on the ground floor).

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

   New construction of a 2-story garage is allowed for other properties as long as the garage is connected to the house. We do not want to damage the historic home and request that we be allowed to separate the structures. Therefore we need a variance from the requirement of a 140ft lot width to accommodate both structures (while still meeting side yard setbacks for both structures). We do not intend to separate the lots, the imaginary line exists only to comply with the requirements of adding a second primary structure on the existing lot.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

   The existing accessory structure was in disrepair when we bought the property in 2012. We have done what we can to maintain it, but have not been able to find an insurance company that will insure it. A new structure needs to be built.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance 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.

VERIFICATION

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

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

ALLEN HART

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public this 13th day of Jan, 2021.

Notary Public

Luis Perez
Notary Public-Arkansas
Benton County
My Commission Expires 07-19-2029
Commission # 12708211

Staff Use Only

☐ Fee Paid ($75) ☐*Cash* ☐*Check* ☐*CC*
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-10

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Jason Ingalls/Expedient Civil Engineering, PLLC

Applicant's Mailing Address:

P.O. Box 5484
Street Address or P.O. Box

479-364-0028
Telephone Number

Bella Vista, AR 72714
City, State & Zip Code

Property Owner's Name
(If different from Applicant): Karina Garcia Chavez

Property Owner's Mailing Address:
(If different from Applicant):

3301 Gracie Circle
Street Address or P.O. Box

479-409-1165
Telephone Number

Lowell, AR 72745
City, State & Zip Code

Address of Variance Request: 4211 Dixie Industrial Ave.

Zoning District: C-2

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

_____

_____

_____

_____

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

We are requesting a variance for the requirement for detention. There is existing FEMA floodplain located about 80' to the east. Also, the increase in runoff is very minimal.

We are also requesting a variance to allow a gravel storage area. The nature of the business is for a roofing company with 3 other tenant spaces. The request is to allow gravel on the garage door sides of the building.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

The adjacent hotel to the west did not provide detention. Instead, an 18" CMP culvert was piped across the southern boundary of the site. We are requesting to discharge the runoff from the site to an existing ditch that the culvert discharges to and ultimately discharges to the floodplain to the east.

The storage of roofing materials and other related items with turning movements from large trucks will damage asphalt pavement. We requesting to screen the gravel area with a 6' wooden fence.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

The adjacent hotel to the west did not provide detention. Instead, an 18" CMP culvert was piped across the southern boundary of the site. We are requesting to discharge the runoff from the site to an existing ditch that the culvert discharges to and ultimately discharges to the floodplain to the east.

The storage of roofing materials and other related items with turning movements from large trucks will damage asphalt pavement. We requesting to screen the gravel area with a 6' wooden fence.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance 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.

VERIFICATION

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

Joan E. Ingalls
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

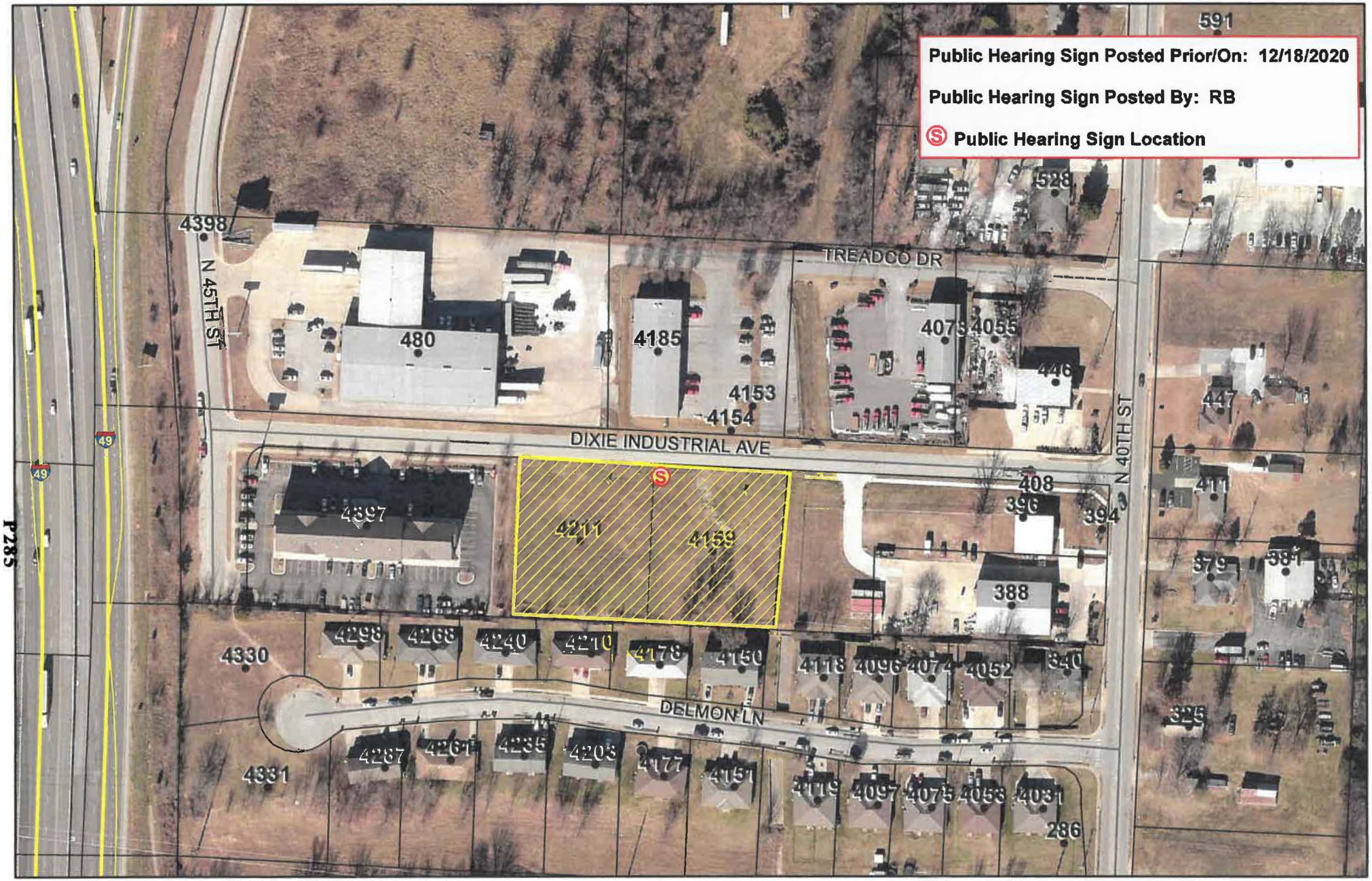
**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Benton)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 16th day of December, 2020.

R. Magana
Notary Public

KATHERINE MAGANA
Notary Public - Arkansas
Benton County
Commission # 12711323
My Commission Expires Jun 3, 2030



N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B21-10
APPLICANT: Gus Roofing Company
REQUEST: Variance of deviation of detention requirement

PLANNING COMMISSION MEETING
January 5, 2021

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-13

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Juan C. Araujo

Applicant's Mailing Address:

3187 Julio Rd
Street Address or P.O. Box

(479)4097703
Telephone Number

Springdale AR 72764
City, State & Zip Code

Property Owner's Name
(If different from Applicant): _____

Property Owner's Mailing Address:
(If different from Applicant):

_____
Street Address or P.O. Box

_____
Telephone Number

_____
City, State & Zip Code

Address of Variance Request: 2187 Julio Road

Zoning District: A-1

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front: 35' Side: 20' Back: 35'
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: 0' Side: 0' Back: 3"
(if granted what the setback would be.)

Variance: Front: 0" Side: 0' Back: 32"
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

Please see attachment

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

Please see attachment

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

Please See attachment

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

please See attachment

The purpose of this request is to reduce the rear setbacks to 3"ft asking for a variance of 32"ft for a structure that has already been built. As a human error with no knowledge of the rules and regulations of what is needed to build a structure. We acknowledge the fact that we did not get a permit to build the existing structure. In the attached photos there is clear view of what the structure looks like. The use of this structure is to store our mowing equipment and there is also a patio that sets right beside it with no electricity. Also, I misunderstood that my property was considered" rural" so to my understanding which I was wrong there was no permit needed. This structure that we are asking for a variance has been up for approximately 2 years which we were told by the building department that they had seen it but we were not notified until they received a complaint. It has been a project that I have been working on my free time which I would have liked for them to have notified me at a sooner time before it was complete. I also would like to mention that I have been through a challenging last couple months with the city a lot misinformation was given to me which lead to a civil lawsuit. I have included pictures of how it looked before the civil law suit our fence was where the neighbor's patios /porches exist now it would have decreased the amount of feet in the variance if we did have that old fence up. Just a brief reason for the law suit according to the people that bought the land our setbacks where never in the right place which was the reasoning why we were forced to get a lawyer. The major concern was that they had threatened us to destroy all the existing buildings that were in the disputed property line. I have attached a copy of the civil lawsuit if you would like to review it. The rear setbacks have changed after the civil law suit our fence was where the neighbor's patios are now. I also do want to mention that there Is a total of 3 structures two old sheds and the one structure I built none of them are within the legal setbacks according to my zoning. Which is also my concern going forward with doing the proper things with the city. With all the misinformation given we were told by the building department that all the structures had to be destroyed and then they changed their mind after reviewing information that two of them had been up for years. Overall, there has been a lot of money spent and I would like for you to take in consideration the situation. Thank you Juan C. Araujo

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance 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.

VERIFICATION

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

Ivan C. Araujo
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Ivan C. Araujo
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

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

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 11 day of January, 2021.

Debbie A Pounders
Notary Public

N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. B21-13
APPLICANT: Juan Araujo
REQUEST: Variance of deviation of rear setback from 35' to 3' requirement

PLANNING COMMISSION MEETING
February 2, 2021