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**Benton County Planning Board**

Ashley Tucker, Chair  
Stephen Torrez, Vice Chair  
Ron Homeyer, Member  
Bob Bracy, Member  
Rick Williams, Member  
Terry Maienschein, Member  
Sean Collyge, Member



**Benton County Planning Department**

1204 SW 14<sup>th</sup> Street, Ste. 6  
Bentonville, AR 72712  
Phone: (479) 464-6166  
Fax: (479) 464-6170  
E-mail: [taylor.reamer@bentoncountyar.gov](mailto:taylor.reamer@bentoncountyar.gov)

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**SITE PLAN REVIEW  
PLANNER'S PUBLIC HEARING REPORT  
Spring Creek Custom Machining Site Plan Review  
1519 E Apple Blossom Ave., Lowell AR 72745**

**EXECUTIVE SUMMARY**

The applicant's proposal includes developing the 17-acre property with a 24,000-sq. ft. commercial/industrial facility housing Spring Creek Custom Machining. The facility is proposed to contain office use, warehouse/storage use, and the custom machining shop.

**PROJECT INFORMATION**

**Owner:** Carl Potter

**Applicant:** Spencer Cox – Owner of Spring Creek Machining

**Address of subject property (as assigned):** 1519 E Apple Blossom Ave.

**Parcel IDs:** 18-02887-004

**Parcel Area:** 17 +/- acres

**Current Land Use(s):** Agricultural

**Proposed Land Use(s):** Regional Commercial / Light Industrial: 24,000-sq. ft. custom machine shop

**Attachments:** The following drawings and documents are attached:

1. Vicinity Graphic
2. Context Map
3. Site Aerial
4. Civil Set from Applicant

**PLANNING ANALYSIS**

**Description of Property and Surrounding Area:**

The subject property consists of a 17-acre parcel located on the south side of East Apple Blossom Ave., approximately 0.5-mile east of Springdale/Bethel Heights city limits. Primary vehicular access is proposed via one proposed apron on Apple Blossom. The property is not located within the FEMA 100-yr. floodplain or County designated Urbanized MS4 area. The immediately surrounding land uses are as follows:

- North: Single Family Residential / Agricultural
- East: Agricultural
- South: Agricultural
- West: Single Family Residential

**Background information:**

The applicant submitted a Site Plan Review application and accompanying information meeting Staff's requirements. On September 19<sup>th</sup>, 2019, an inter-departmental review form was sent to the following agencies: Planning Department, Health Dept., Road Dept., Building Dept., Fire Marshal, Assessor's GIS Mapping Manager, City of Springdale Planning Department (courtesy review), and Benton County E-911 Administration.

## **TECHNICAL REVIEW OF SITE PLAN**

### **Parcel Information:**

Site inspection and research against State assessment records show the property as containing no improvements.

### **Noticing Requirements:**

On October 2, 2019, the applicant submitted USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the October 16 Public Hearing.

On October 2, 2019, the applicant submitted the required photographs verifying that the required public hearing notice signage along the property's frontage has been conspicuously posted on site.

### **Standard Building Setbacks:**

Required: Fifty (50) feet measured from the center line of the fronting road (Apple Blossom) or twenty-five (25) feet from the fronting property lines, whichever is greater is required; A side and rear yard, building to property line setback of ten (10) feet is required.

Comments: The revised site plans show the County required building setbacks.

### **Parking Requirements:**

'Warehouse / Storage Use': 3,200-sq. ft.

Required: 1 space per employee + 1 space per company owned vehicle OR 5 spaces per 2,000-sq. ft.

Gross Floor Area

Calculation: 3,200 GFA = 8 spaces

**Required: 8 spaces**

'Office Use': 6,000-sq. ft.

Required: 3 spaces per 1,000-sq. ft. Gross Floor Area

Calculation: 6,000 GFA = 18 spaces

**Required: 18 spaces**

'Manufacturing, Processing, Wholesale Use': 15,000-sq. ft.

Required: 1 space per employee + 1 space per company owned vehicle + visitor parking OR 2 spaces per 1,000-sq. ft. Gross Floor Area

Calculation: 15,000-sq. ft. = 30 spaces

**Required: 30 spaces**

**Total Parking Required: 56 parking spaces, inclusive of 3 ADA compliant spaces.**

The revised site plans contain a Parking Table accurately detailing County parking requirements and provided parking.

### **Site Features - Loading area:**

The revised site plans graphically designate areas of loading/unloading for the facility.

**Site Features – Lighting:**

The revised site plan provides a note that all outdoor lights will be ‘full cut-off lighting in accordance with IESNA standards’.

**Parking / Landscape Buffer:**

Required: Adjoining incompatible uses should be screened with landscaping, walls, berms, or similar treatments. Section 4.6.16.c states that all required vegetative screening must have a minimum height of five (5) feet. All trees should be wire basket, B & B, or container grown. Smaller flowering trees and ornamentals will be centered at four (4’) feet maximum. Coniferous trees will be centered at four (4’) feet to five (5’) feet depending on desired effect. All shrubs are to be planted in continuous planting beds. Planting beds will be mulched to a minimum depth of three (3”) inches and will be maintained weed free. Plantings consisting of trees and shrubs will be a minimum of 50% coniferous plantings. All required setbacks are required to be maintained as landscaped open space, per §4.6(16).

Comment: Land Use Compatibility analysis, per sec. 6.7, shows that the proposed use is classified as ‘Regional Commercial / Light Industrial’, and is immediately adjacent to Residential + Agricultural uses. This places the proposed use as being Questionably Compatible – ‘Major’ with adjacent properties—and as such, will require mitigation elements in order to buffer the proposed commercial/industrial use. Specifically, table 6.6 (Compatibility Levels and Criteria) indicates 15 -20 ft. of additional setback, buffering up 25 – 40 feet in depth, and may require wall/fence and 2-3 tier plantings.

The revised site plans include a landscaping plan on page C5.0 including Pin Oak trees along the frontage with Apple Blossom Ave., Leyland Cypress located on the eastern property line, and Eastern Redbud trees located north of the facility. The revised site plans detail ‘additional setback’ lines, preserved ‘buffer areas’, and adequate on-center spacing of plantings along western property line.

The structure is located toward the center of the 17-acre tract leaving areas of preserved green spaces along all property lines, which shall be notated.

**Access Driveways/Internal Circulation:**

Required: The design and construction shall be in accordance with the standards as presented in the Benton County Road Plan.

Comment: The site fronts along a County maintained roadway. The applicant proposes to utilize one access drive from the public right-of-way. **The property owner shall receive County approval for any activity or driveway connection within the County’s right of way.** The current site plans detail gravel drive aisles and parking areas on site. The revised site plans detail the minimum 25-ft. drive aisles and parking space curbs (or similar) for each parking space.

**Site Services - Drainage/ Stormwater Management Plan:**

Required: Applicant is required to indicate on plan storm drainage infrastructure and to provide an off-site drainage study. If study indicates an increase in peak flow discharge downstream, the developer shall construct a detention facility or an alternative LID methodology that shall control the peak runoff rate. The County also recommends minimizing impervious surface to limit the need for such facilities.

Comment: The subject property is not located in an MS4 area nor the FEMA designated floodplain. The current site plans contain a grading and erosion control plan on pages C2.0 and C3.0 detailing 2.20-acres of disturbance. The property owner completed ADEQ’s Notice of Automatic Coverage permitting requirements including the development of a Stormwater Pollution Prevention Plan (SWPPP).

Based on the revised site plan submittal, the property owner proposes the installation of a main detention facility in the northwest corner of the 17-acre property. Additionally, the revised site plans include the development of a trickle channel sloped from south to north on the east side of the development area.

The project engineer provided the detailed drainage analysis supporting that the development mitigates the stormwater runoff during a 10-year event.

**Site Services - Solid Waste Disposal:**

The revised site plans detail the locations of solid waste containers and the wooden fence enclosure.

**Site Services - Electrical Power Supply:**

The applicant provided written confirmation from service provider, Carroll Electric.

**Site Services – Septic System:**

Required: Regardless of development size, a state-approved septic disposal method is required of all commercial and industrial developments. All disposal system criteria must meet or exceed septic requirements as established by the Arkansas Department of Health (ADH) in accordance with Act 402 of 1977 as amended.

Comment: The current project proposal outlines the use of an individual septic system servicing the facility.

**The property owner provided a copy of ADH’s approved septic system permit prior to building permit.**

**Site Services - Water Service:**

**The applicant shall provide written confirmation from service provider, Springdale Water Utilities.**

Municipal water is proposed via an 8-inch water connection to main line south-southwest of the development area located at the intersection of Hamady Place and Primrose Road.

Based on the revised site plans, the project engineer details the installation of a typical fire hydrant connected to a Springdale Water Utility meter.

**Site Services - Fire & EMS:**

The Benton County Emergency 911 Administration issued the address of 1519 E Apple Blossom to the property for the proposed facility.

Staff has not received comment from the County Fire Marshal.

**Site Services – Hazardous Chemical Storage**

In accordance with §4.6. B #5, all proposed commercial and industrial developments must submit written confirmation of hazardous materials to be used and stored on-site. Documentation is to be forwarded to the County Office of Emergency Services.

The property owner submitted documentation providing no hazardous chemicals are to be stored on site.

**OUTSTANDING ITEMS:**

1. The property owner shall receive Co. Road Department approval for any activity or driveway connection within the road right of way.
2. Utility and Service Letters:
  - a. Solid waste disposal
  - b. Water
  - c. State Health Department Septic System approval

**CONSIDERATIONS FOR THE BOARD:**

- I. Spring Creek Custom Machining Site Plan Review, case no. 19-218 conditioned upon the following;
  1. The property owner shall receive Co. Road Department approval for any activity or driveway connection within the road right of way.
  2. Utility and Service Letters:
    - a. Solid waste disposal
    - b. Water
    - c. State Health Department Septic System approval
  3. Project adheres to Standard Conditions

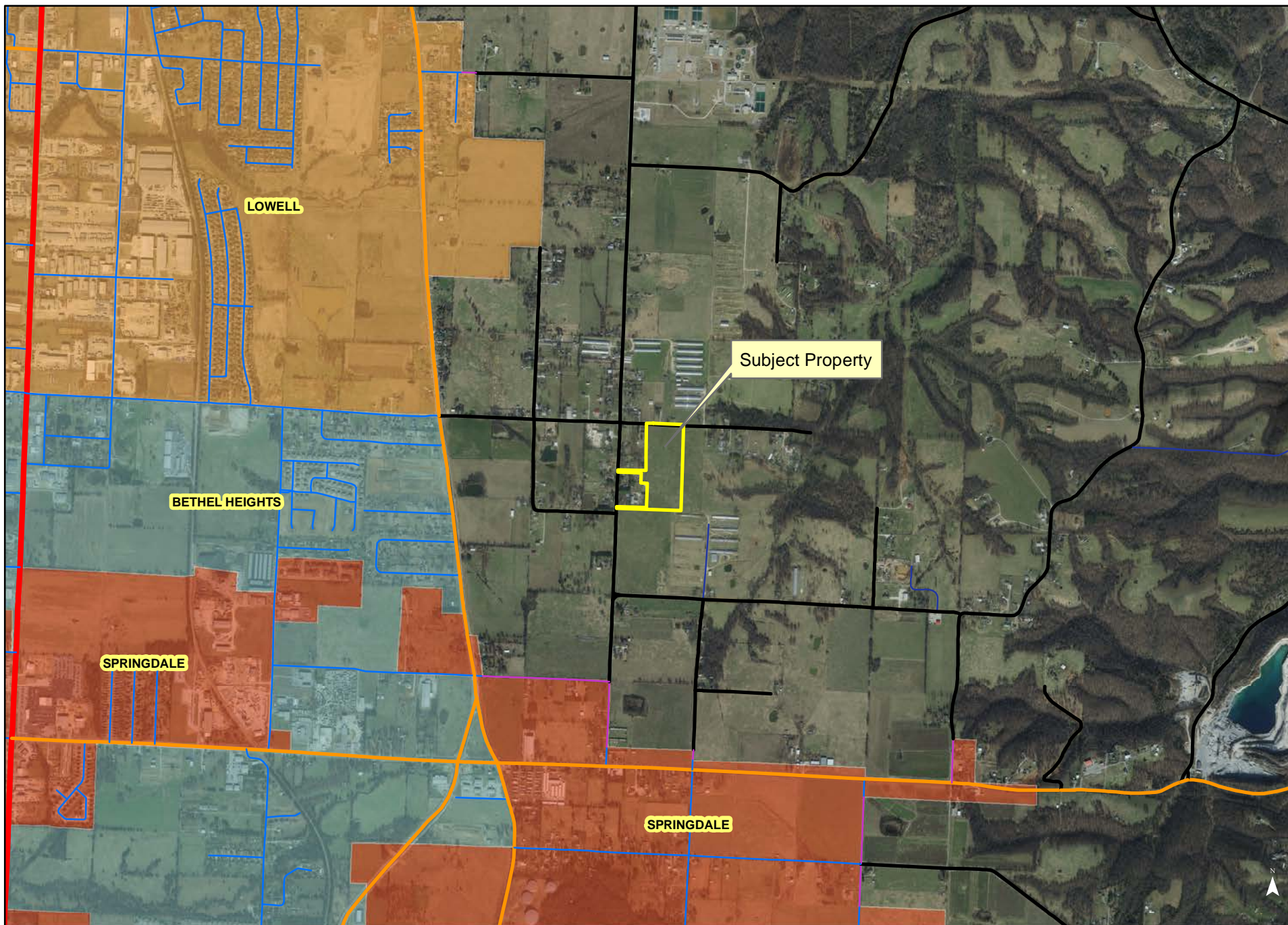
**Prepared by:** Taylor Reamer – Planning Director

**Reviewed by:** Tracy Backs – County Planner

# Spring Creek Custom Machining

Aerial

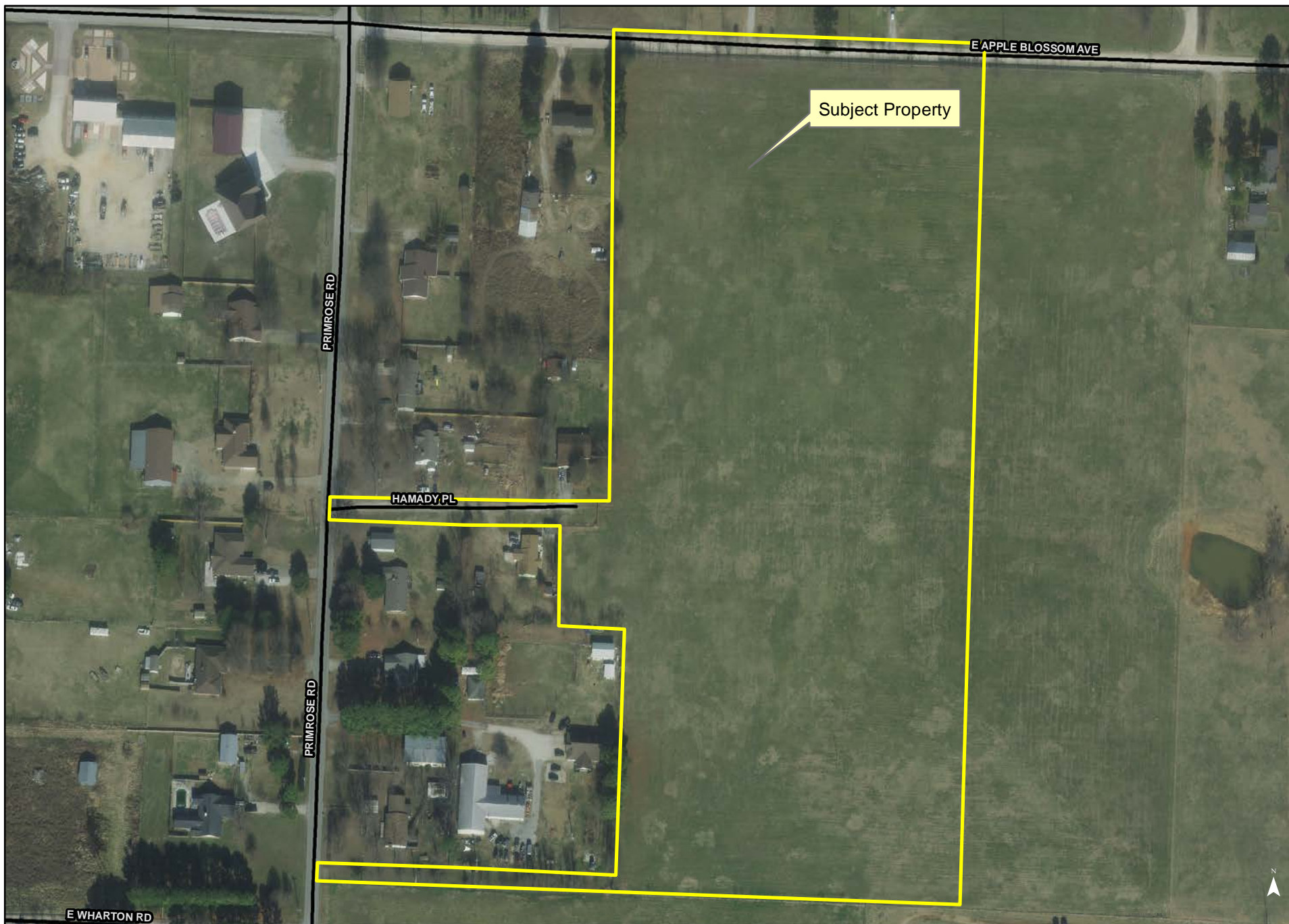
1519 E Apple Blossom



# Spring Creek Custom Machining

Aerial

1519 E Apple Blossom



Subject Property

E APPLE BLOSSOM AVE

PRIMROSE RD

HAMADY PL

PRIMROSE RD

E WHARTON RD



# Spring Creek Custom Machining

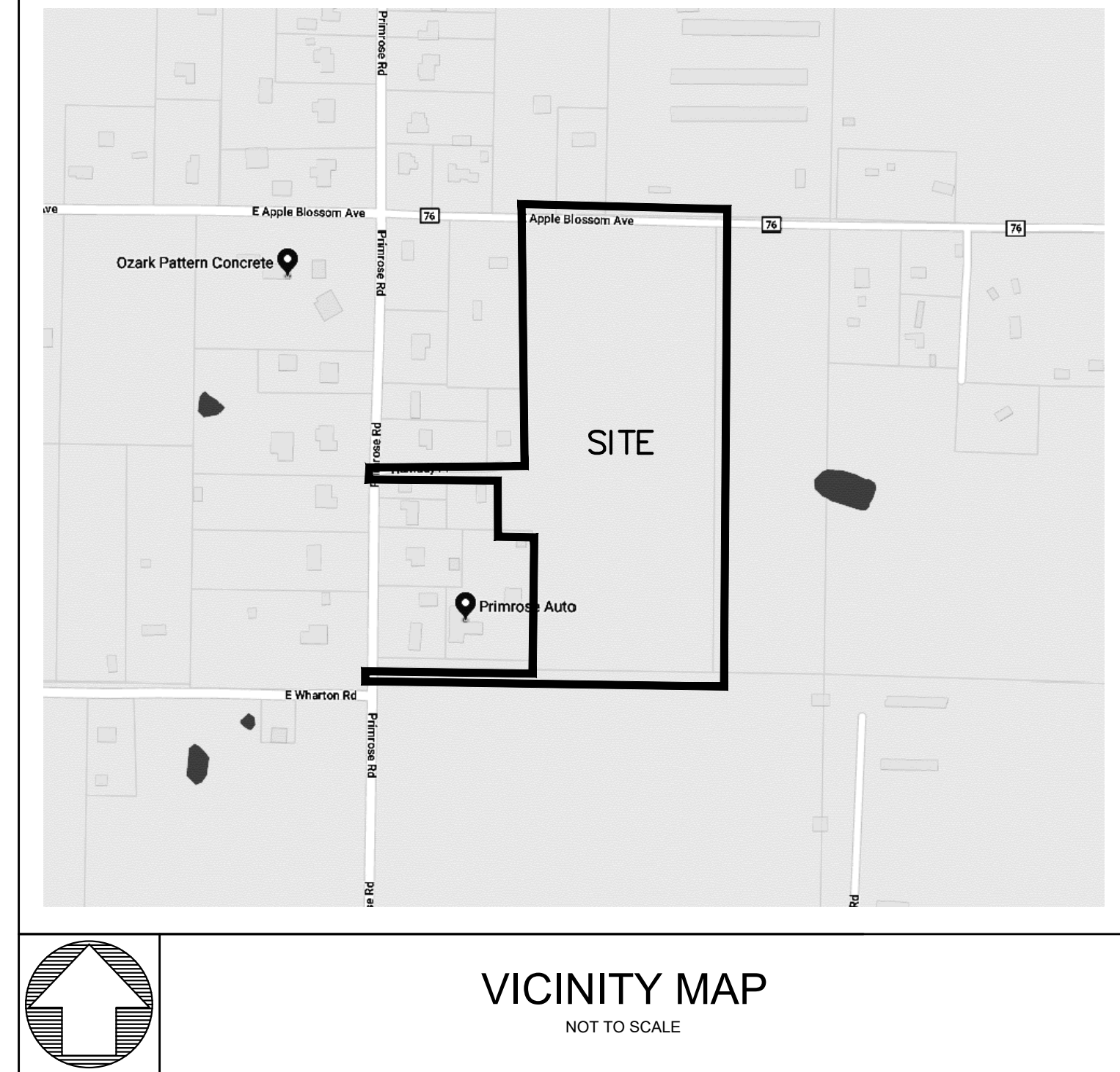
Aerial

1519 E Apple Blossom



# LARGE SCALE DEVELOPMENT PLANS FOR: SPRING CREEK CUSTOM MACHINING

1519 E APPLE BLOSSOM AVENUE  
Lowell, AR



## GENERAL NOTES:

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT EB LANDWORKS AT 479-263-2575 PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. THE OWNER, AND EB LANDWORKS ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
3. CALL BEFORE YOU DIG AT 1-800-482-8998.
4. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKING ASSOCIATED WITH THE PROJECT.
5. THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
6. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING IF NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
7. 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 STORM WATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED, BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
8. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES AND FOR DIVERTING STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR PUBLIC WATER MAIN AND SANITARY SEWER MAIN INSTALLATION/REPAIR.
10. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
11. ALL SITE WORK AND CONSTRUCTION FOR THIS PROJECT SHALL BE IN CONFORMANCE WITH THE CITY OF BENTON COUNTY REGULATIONS.
12. ALL PAVEMENT STRIPING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS AND THE DETAILS PROVIDED.
13. THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TOPSOIL TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
14. CONTRACTOR SHALL FIELD VERIFY DEPTHS AND SIZES OF EXISTING UTILITIES TO BE CROSSED PRIOR TO LAYING NEW LINES. CONTRACTOR SHALL NOT SUBMIT CLAIM FOR EXTRA WORK PERFORMED FOR LAYING NEW LINES THAT CONFLICT WITH EXISTING UTILITIES WHICH WERE NOT VERIFIED PRIOR TO BEGINNING NEW WORK. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS EXPOSED PRIOR TO LAYING NEW LINES.
15. ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE CITY OF BENTON COUNTY STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
16. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR OBTAINING ALL NPDES PERMITS AND FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO MEET THE NPDES STORM WATER DISCHARGE PERMIT REQUIREMENTS AND SPECIFICATIONS. THE OWNER SHALL ALSO BE FULLY RESPONSIBLE FOR ANY PENALTIES FROM THE LOCAL, STATE, OR FEDERAL AUTHORITIES AS A DIRECT OR INDIRECT RESULT OF THE IMPROPER OR INADEQUATE IMPLEMENTATION OF THE SWPPP.
17. ALL WELLS SYSTEMS (IF ANY) SHALL BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER ACCORDING TO LOCAL, STATE, AND FEDERAL REQUIREMENTS.
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY BENTON COUNTY WATER UTILITIES.
19. DESIGN PLANS SHALL NOT BE CONSIDERED CONSTRUCTION/BID DOCUMENTS UNTIL APPROVAL IS OBTAINED FROM ALL APPLICABLE LOCAL AND STATE GOVERNING AGENCIES.
20. A BENTON COUNTY ROAD OR AHTD PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
21. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF BENTON COUNTY WATER UTILITIES AND ARKANSAS HEALTH DEPARTMENT SPECIFICATIONS.
22. THE CITY OF BENTON COUNTY STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTON COUNTY ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
23. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTON COUNTY ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
24. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

## GOVERNING AGENCIES

**BENTON COUNTY PLANNING**  
1204 SW 14TH ST, STE 6  
BENTONVILLE, AR 72712  
CONTACT: TAYLOR REAMER  
TEL: (479) 464-6166

**BENTON COUNTY FIRE MARSHALL**  
1204 SW 14TH ST  
BENTONVILLE, AR 72712  
CONTACT: MARC TROLLINGER  
TEL: (479) 271-1003

**CITY OF LOWELL CONSTRUCTION SERVICES DEPARTMENT**  
216 N. LINCOLN STREET  
LOWELL, AR 72745  
CONTACT: MATT BAILEY  
TEL: (479) 770-2185

## UTILITY AGENCIES

**GAS COMPANY**  
BLACK HILLS ENERGY  
1255 N. 13th  
ROGERS, AR 72756  
CONTACT: KENNETH PETERS  
(479) 636-1759 \*6021

**CABLE COMPANY**  
COX COMMUNICATIONS  
4901 S. 48TH ST.  
SPRINGDALE, AR 72762  
CONTACT: DOUG ELLISSION  
(479) 717-3608

**TELEPHONE COMPANY**  
AT&T  
627 WHITE ROAD  
SPRINGDALE, AR 72762  
(479) 442-1963

**WATER & SEWER**  
SPRINGDALE WATER UTILITIES  
526 OAK AVENUE  
SPRINGDALE, AR 72764  
CONTACT: RICK PULVIRENTI  
(479) 751-5751

**ELECTRIC COMPANY**  
CARROLL ELECTRIC COOPERATIVE  
707 SE WALTON BLVD  
BENTONVILLE, AR 72712  
CONTACT: DEREK THURMAN  
(479) 273-2421 \*2690

## PARCEL 18-02887-004

### SURVEY DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SW CORNER OF THE NE¼ OF THE NE¼ OF SAID SECTION 18; THENCE N03°20'53"E 30.00 FEET; THENCE S87°12'20"E 460.18 FEET; THENCE N02°15'09"E 378.88 FEET; THENCE N87°14'15"W 102.29 FEET; THENCE N01°06'40"E 153.63 FEET; THENCE N89°02'17"W 355.34 FEET; THENCE N02°07'33"E 40.00 FEET; THENCE S89°03'21"E 431.27 FEET; THENCE N01°42'00"E 217.53 FEET; THENCE N00°38'52"E 500.61 FEET; THENCE S88°00'29"E 575.79 FEET; THENCE S02°11'19"W 1326.56 FEET; THENCE N87°27'04"W 992.37 FEET TO THE POINT OF BEGINNING, CONTAINING 775,787.36 SQUARE FEET OR 17.83 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

## ZONING AND PROPOSED USE

CURRENT USE: AGRICULTURAL  
PROPOSED USE: REGIONAL COMMERCIAL/LIGHT INDUSTRIAL

## DRAWING LIST

COVER SHEET	C0.0
SURVEY	S1.0
SITE PLAN	C1.0
GRADING PLAN	C2.0
EROSION CONTROL PLAN	C3.0
UTILITY PLAN	C4.0
LANDSCAPE PLAN	C5.0
DETAIL SHEETS	C6.1-C6.3

## OWNER/DEVELOPER

SPRING CREEK CUSTOM MACHINING  
215 E MONROE AVENUE  
LOWELL, AR 72745  
(479) 770-6242

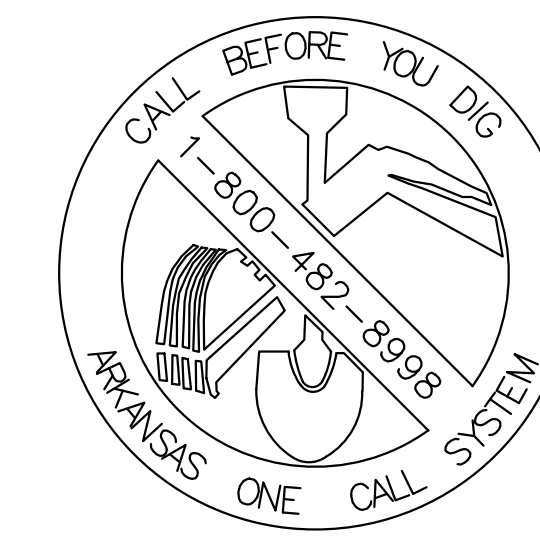
## ARCHITECT

DAN TOWNSLEY  
921 OAK HILL, SUITE 1  
ROGERS, AR 72758  
(479) 631-8817

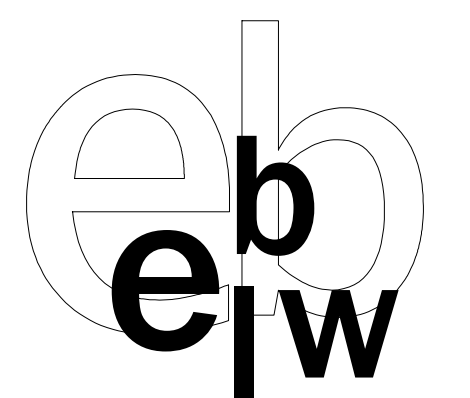
## SURVEYOR

CASTER & ASSOCIATES LAND SURVEYING, INC.  
2715 SE "I" STREET, SUITE 5  
BENTONVILLE, AR 72712  
(479) 268-4464

PRELIMINARY  
NOT FOR  
CONSTRUCTION



\*\*\* 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.

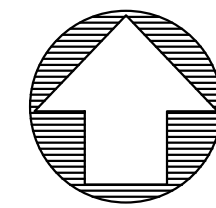


**EB LandWorks, Inc.**  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
P.O. BOX 3432  
Fayetteville, Arkansas 72702

CASE NO: 19-218

**C0.0**

OCTOBER 11, 2019



0 60 120  
SCALE 1" = 60 FEET

N 700215.9206  
E 691677.5956

DIANA ESTRADA-ALBARRAN  
& JOSE ESTRADA  
P.N. 18-02890-000

SUSAN & SCOTT  
HAMANN  
P.N. 18-02887-001

RICHARD STUFFLEBEAM  
P.N. 18-02886-000

CHRISTINE KELLEY  
P.N. 18-02885-000

MARTIN SANCHEZ  
P.N. 18-02887-002

MIHAIL & NINA ONISHENKO  
P.N. 18-02882-000

FRANCES HARRISON TRUST  
P.N. 18-02881-000

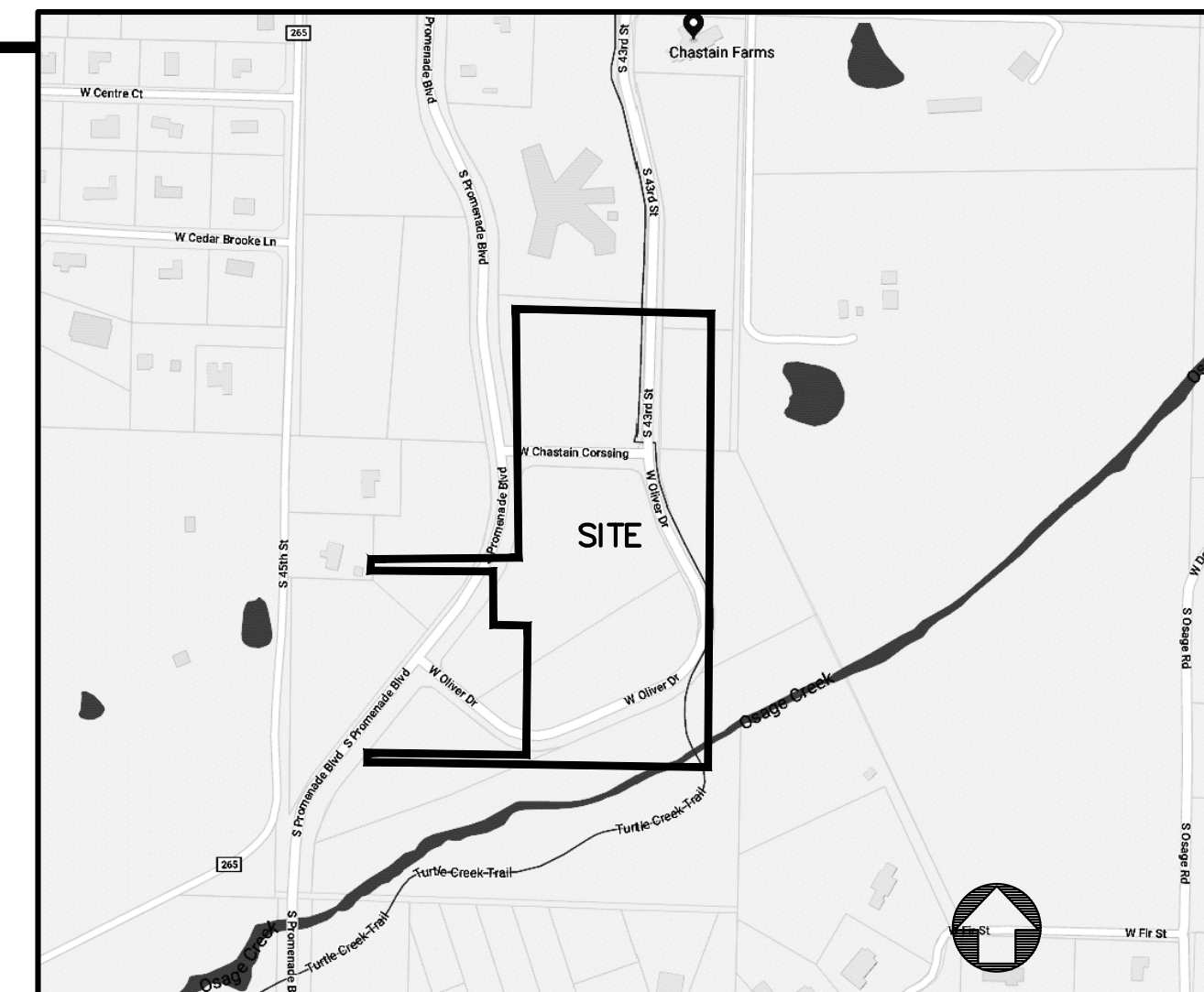
GEORGES, INC.  
P.N. 18-02889-000

E. APPLE BLOSSOM AVENUE  
50' R.O.W.  
(GRAVEL)

TOTAL TRACT  
776,787.36 SQ. FT.  
OR  
17.83 ACRES±  
P.N. 18-02887-004

CARL & ILA POTTER  
P.N. 18-02887-000

- NOTES:
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
  - BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
  - DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
  - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
  - THIS SURVEY DOES NOT PROVIDE SURVEY CONTROL FOR FUTURE CONSTRUCTION.



VICINITY MAP  
(N.T.S.)

LEGEND

- FOUND REBAR
- FOUND RAILROAD SPIKE
- ⊗ SET 1/2" REBAR W/CAP, LS 1370
- UTILITY POLE
- OH — OH — OVERHEAD LINE
- G — G — GAS LINE
- X — X — WIRE FENCE
- · — · — FLOWLINE
- — — — — PROPERTY LINE
- · — · — RIGHT-OF-WAY LINE
- — — — — CENTER LINE
- · — · — EASEMENT LINE
- --- --- CONTOUR LINE
- 1250.00 SPOT ELEVATION

SURVEY DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0455J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

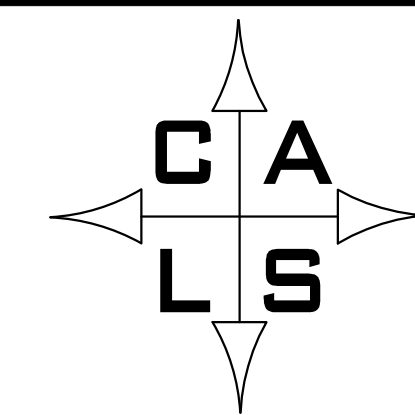
SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS DATE

CERTIFICATE OF AUTHORIZATION  
COA CERTIFICATE NUMBER: 3049

CASTER & ASSOCIATES  
LAND SURVEYING, INC.  
2715 SE "I" Street, Suite 5  
Bentonville, AR 72712  
Telephone 479-268-4464



SCALE: 1" = 60' DATE: 6-20-19

TOPOGRAPHIC/BOUNDARY SURVEY  
PART NE1/4, NE1/4  
SECTION 18, T-18-N, R-29-W

E. APPLE BLOSSOM AVENUE  
BENTON COUNTY, ARKANSAS

JOB # 19-140 DRAWN BY: ASD CHK'D BY: RJC PAGE 1 OF 1

STATE SURVEY CODE: 500-18N-29W-0-18-110-04-1370

N 698914.4438  
E 691210.9938  
P.O.B.  
SW CORNER  
NE1/4, NE1/4  
SECTION 18  
T-18-N, R-29-W

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**EXISTING LEGEND**

- C.O.E. MONUMENT
- ▣ FIBER OPTICS SIGN
- ⊕ FIRE HYDRANT
- ⊙ GAS VALVE
- ⊙ GAS REGULATOR
- ⊙ POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SET 1/2" IRON REBAR
- ⊙ STORM DRAIN MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER VALVE
- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- WIRE R/W FENCE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- PROPERTY LINE

**PROPOSED LEGEND**

- ▨ CONCRETE PAVING
- ▨ GRAVEL AREA
- ⊙ SIGN, TYPE AS NOTED ON PLAN
- ⊙ PROPOSED PARKING SPACES
- ⊙ VAN ACCESSIBLE PARKING STALL

**PARKING CALCULATIONS:**

PROPOSED USE: WAREHOUSE/STORAGE (3,200 SF)  
 PARKING REQUIREMENTS: 5 SPACES PER 2,000 SF/GROSS FLOOR AREA  
 3,200 SF / 2,000 = 1.6 \* 5 = 8 SPACES REQUIRED

PROPOSED USE: OFFICE (6,000 SF)  
 PARKING REQUIREMENTS: 3 SPACES PER 1,000 SF/GROSS FLOOR AREA  
 6,000 SF / 1,000 = 6 \* 3 = 18 SPACES REQUIRED

PROPOSED USE: MANUFACTURING/PROCESSING/WHOLESALE (15,000 SF)  
 PARKING REQUIREMENTS: 2 SPACES PER 1,000 SF/GROSS FLOOR AREA  
 15,000 SF / 1,000 = 15 \* 2 = 30 SPACES REQUIRED

TOTAL PARKING REQUIRED: 56 PARKING SPACES  
 TOTAL PARKING PROVIDED: 56 PARKING STALLS (INCLUDING 3 ACCESSIBLE SPACES)

ACCESSIBLE PARKING STALLS REQUIRED:  
 3 (1 VAN ACCESSIBLE)

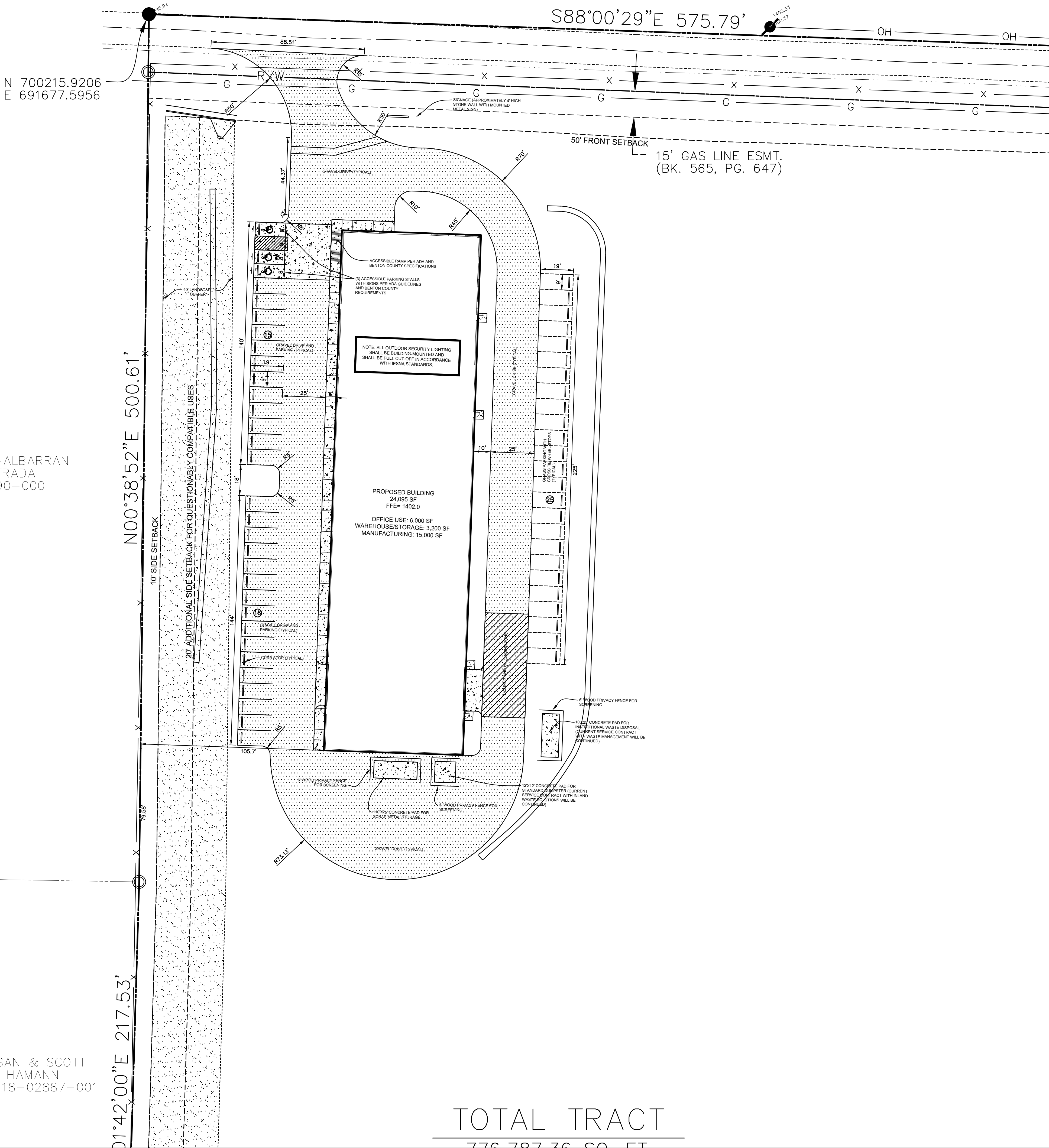
ACCESSIBLE PARKING STALLS PROVIDED:  
 3 (1 VAN ACCESSIBLE)

**SITE NOTES:**

- SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY BENTON COUNTY PLANNING. SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL SIGN POSTS WILL BE ON BREAK-AWAY BASES. ALL SIGNAGE SHALL CONFORM TO THE LATEST MUTCD REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION. ALL PAVEMENT ARROWS, STOP BARS, CROSS HATCHING, CROSSWALKS, AND OTHER PAVEMENT MARKINGS WILL BE PER BENTON COUNTY PLANNING STANDARDS AND SPECIFICATIONS.
- ALL CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, AGGREGATE BASE, ETC. SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE BENTON COUNTY PLANNING STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE CITY OF LOWELL, THE OWNER, AND THE ENGINEER.
- ALL SAW CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT REMOVAL MAY VARY; SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL. ALL NEW PAVEMENT SURFACES SHALL CONFORM TO BENTON COUNTY PLANNING SPECIFICATIONS FOR SMOOTHNESS.
- ALL DIMENSIONS ARE TO CENTER OF STRIPE(S), EDGE OF PAVEMENT, FACE OF BUILDING, OR FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- PROPOSED DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHALL BE DEDICATED BY SEPARATE DOCUMENTS. ALL OFF-SITE EASEMENTS (IF ANY) ARE THE RESPONSIBILITY OF THE OWNER TO OBTAIN.
- ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- SCREEN WALLS/FENCES SHALL BE CONSTRUCTED OF HIGH QUALITY MATERIALS SUCH AS DECORATIVE BLOCKS, BRICK, STONE, CYPRESS, CEDAR, REDWOOD, AND/OR WROUGHT IRON. DUMPSTER SCREENING SHALL CONSIST OF AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.

**GENERAL SITE PLAN 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.
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS ON SITE AND REPORT ALL MAJOR DISCREPANCIES TO ARCHITECT.
- REMOVE ALL ITEMS AS NOTED. PROTECT ALL EXISTING ITEMS TO REMAIN.
- ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT BENTON COUNTY PLANNING STANDARDS AND SPECIFICATIONS.
- ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS SHOWN SHALL BE INCLUDED IN BASE BID. COORDINATE WITH LOCAL UTILITY COMPANY.
- ALL PARKING SPACES INDICATED AS ACCESSIBLE SPACES SHALL RECEIVE ACCESSIBLE PAVEMENT MARKINGS, AND SHALL BE IN ACCORDANCE WITH ADA STANDARDS OR BENTON COUNTY PLANNING REGULATIONS, WHICHEVER IS MORE RESTRICTIVE. REFER TO DETAIL SHEETS.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR DIMENSIONS OF THE BUILDING.
- ALL SIGNAGE, PAVEMENT MARKINGS, AND PARKING LOT STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
- ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE BENTON COUNTY PLANNING STANDARDS, WHICHEVER IS MORE RESTRICTIVE. REFER TO DETAIL SHEETS.



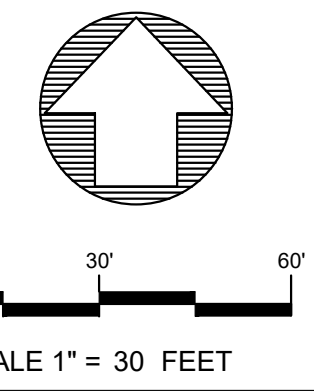
IANA ESTRADA-ALBARRAN  
 & JOSE ESTRADA  
 P.N. 18-02890-000

SUSAN & SCOTT  
 HAMANN  
 P.N. 18-02887-001

TOTAL TRACT  
 776,787.76 SQ. FT.

SPRING CREEK BUILDING  
 EAST APPLE BLOSSOM AVENUE  
 LOWELL, AR

EB LandWorks, Inc.  
 LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 P.O. BOX 3432  
 Fayetteville, Arkansas 72702



PROJECT NO. 19.54	SCALE 1"=30'
DATE: OCTOBER 11, 2019	
SITE PLAN	
SHEET	NO.
C1.0	

**EXISTING LEGEND**

- C.O.E. MONUMENT
- ⊕ FIBER OPTICS SIGN
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ GAS REGULATOR
- ⊕ POWER POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SET 1/2" IRON REBAR
- ⊕ STORM DRAIN MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ WATER VALVE
- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- WIRE R/W FENCE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- PROPERTY LINE

**PROPOSED LEGEND**

- 1400 — PROPOSED INDEX CONTOUR
- 1399 — PROPOSED MINOR CONTOUR
- STORM SEWER PIPE
- 3% ← DIRECTION AND/OR RATE OF SLOPE
- 1401.96 SPOT ELEVATION

**GRADING NOTES:**

1. THE CONTRACTOR SHALL CALL THE ARKANSAS ONE CALL AT 1-800-482-8998 FOR UTILITY LOCATIONS AT LEAST 48 WORKING HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND M.E.P. PLANS FOR THE EXACT NUMBER, SIZE AND LOCATION OF THE ROOF DRAINS.
3. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING UTILITY SERVICES AND MAINS. ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
4. 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 PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. 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.
6. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT BENTON COUNTY STANDARDS AND SPECIFICATIONS.
7. FINISH GRADES SHALL NOT EXCEED 3:1 (33.3%) SLOPE, UNLESS NOTED OTHERWISE.
8. ALL WORK WITHIN STATE RIGHT-OF-WAY SHALL BE PER THE ARKANSAS DEPARTMENT OF TRANSPORTATION.
9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
10. STORM SEWER BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS.
11. FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES COMPACTED THICKNESS, AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-698 (STANDARD PROCTOR).

**SEEDING AND SODDING NOTE:**

ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND FESCUE GRASS AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA SOD (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.

ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC. AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE LANDSCAPE PLAN.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

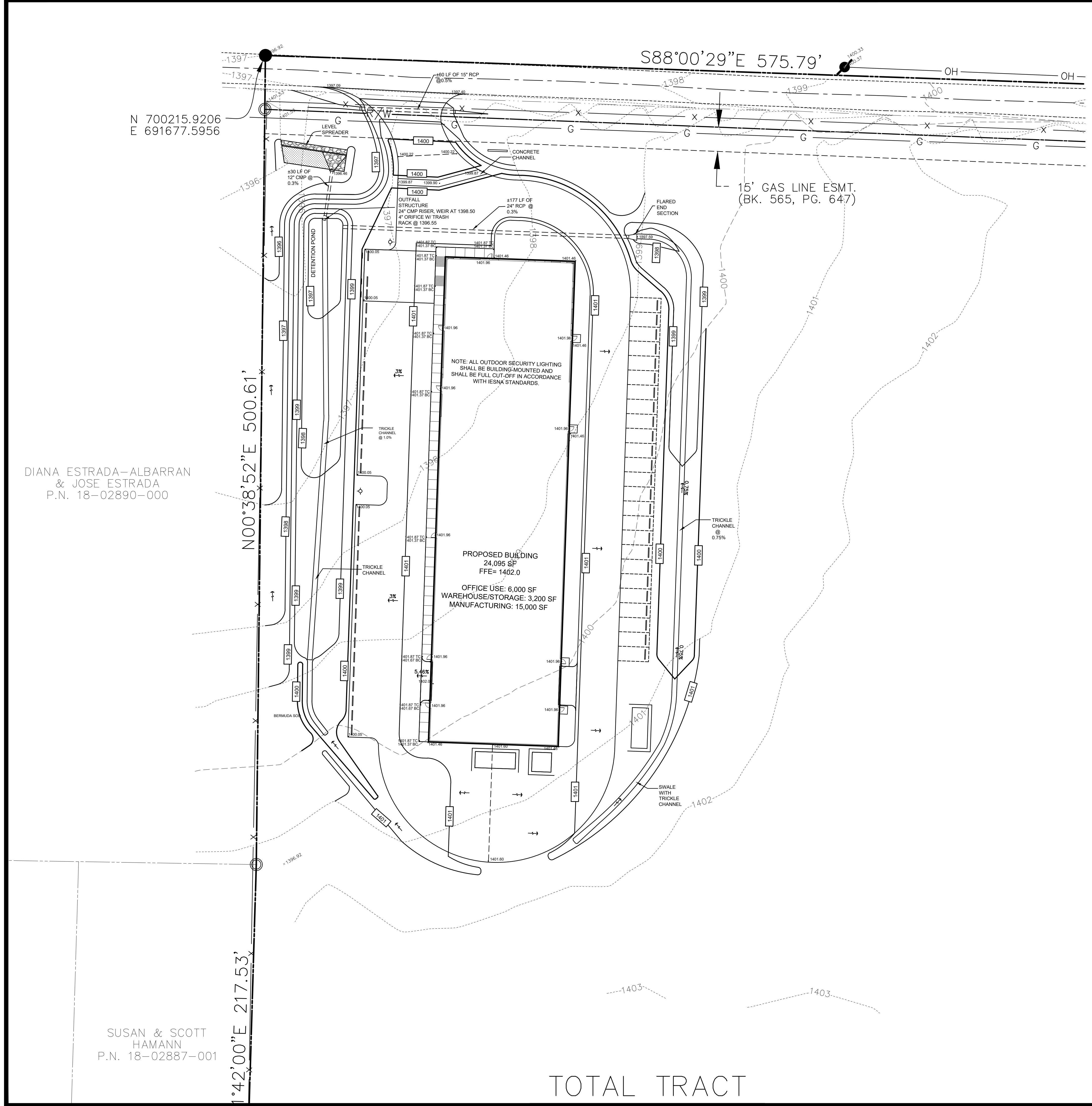
THESE PLANS ARE NOT  
CONSIDERED FINAL UNLESS  
SIGNED BELOW BY THE CIVIL  
ENGINEER

NO.	DATE	REVISION

**SPRING CREEK BUILDING**  
EAST APPLE BLOSSOM AVENUE  
LOWELL, AR

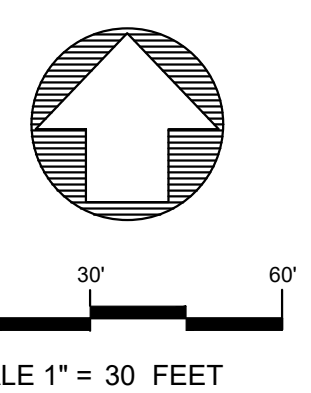
**EB LandWorks, Inc.**  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
P.O. BOX 3432  
Fayetteville, Arkansas 72702

PROJECT NO. 19.54	SCALE 1"=30'
DATE OCTOBER 11, 2019	
<b>GRADING PLAN</b>	
SHEET	NO.
<b>C2.0</b>	



DIANA ESTRADA-ALBARRAN  
& JOSE ESTRADA  
P.N. 18-02890-000

SUSAN & SCOTT  
HAMANN  
P.N. 18-02887-001



TOTAL TRACT

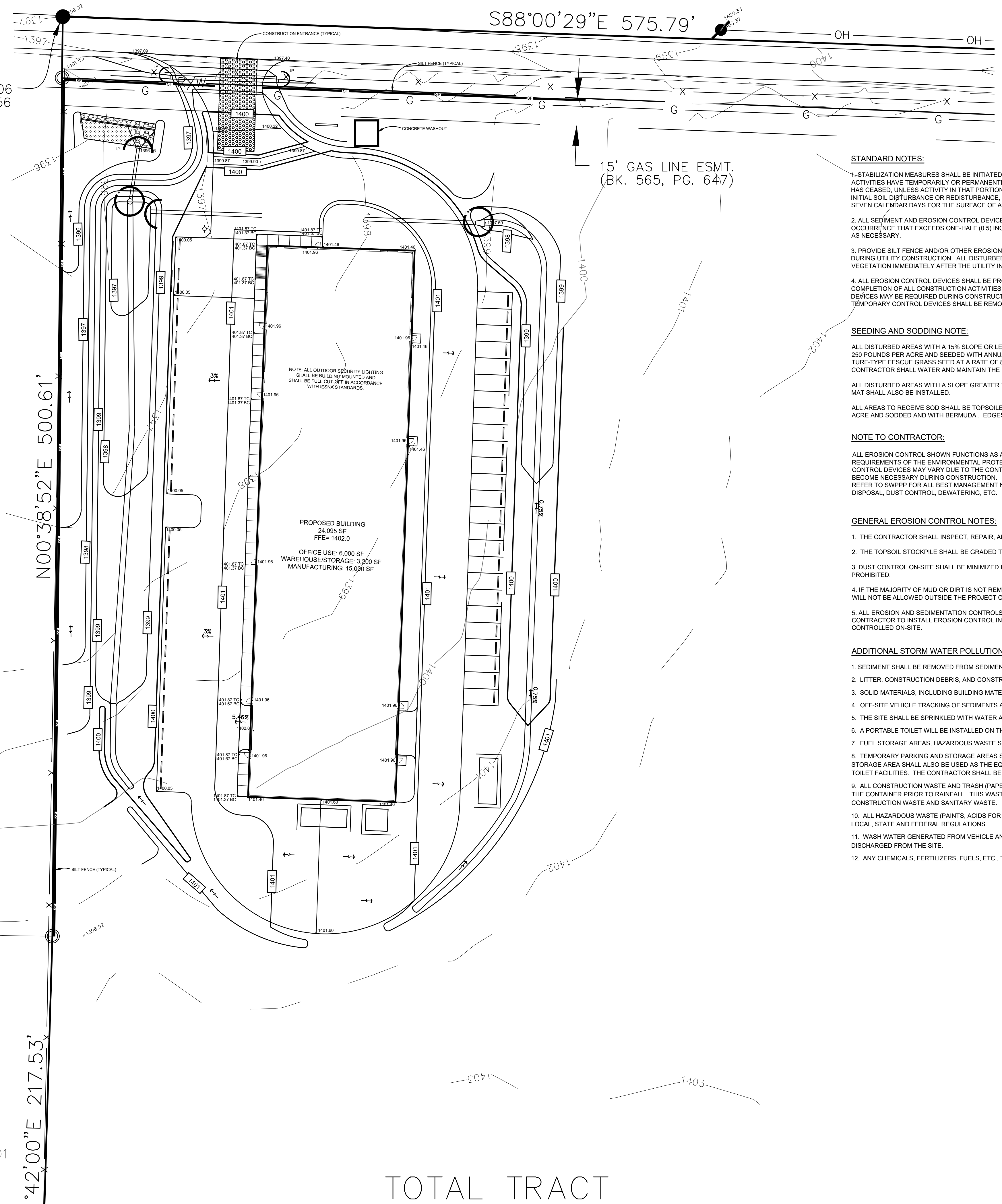
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DIANA ESTRADA-ALBARRAN  
& JOSE ESTRADA  
P.N. 18-02890-000

SUSAN & SCOTT  
HAMANN  
P.N. 18-02887-001

N00°38'52"E 500.61'

1°42'00"E 217.53'



TOTAL TRACT

**EXISTING LEGEND**

- C.O.E. MONUMENT
- ▬ FIBER OPTICS SIGN
- FIRE HYDRANT
- GAS VALVE
- GAS REGULATOR
- POWER POLE
- SANITARY SEWER MANHOLE
- SET 1/2" IRON REBAR
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL
- WATER VALVE
- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- WIRE R/W FENCE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- PROPERTY LINE

**PROPOSED LEGEND**

- 1400 PROPOSED INDEX CONTOUR
- 1399 PROPOSED MINOR CONTOUR
- STORM SEWER PIPE
- SF WIRE BACK SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION

**STANDARD NOTES:**

1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED. UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN TWENTY-ONE (21) DAYS. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES.
2. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
3. PROVIDE SILT FENCE AND/OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH PERMANENT VEGETATION IMMEDIATELY AFTER THE UTILITY INSTALLATION.
4. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

**SEEDING AND SODDING NOTE:**

ALL DISTURBED AREAS WITH A 15% SLOPE OR LESS SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND TURF-TYPE FESCUE GRASS SEED AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL DISTURBED AREAS WITH A SLOPE GREATER THAN 15% SHALL BE SEEDDED AS DESCRIBED ABOVE BUT EROSION CONTROL MAT SHALL ALSO BE INSTALLED.

ALL AREAS TO RECEIVE SOD SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND WITH BERMUDA. EDGES OF SOD SHALL BE PINNED IF LOCATED ON A SLOPE THAT IS ABOVE 15%.

**NOTE TO CONTRACTOR:**

ALL EROSION CONTROL SHOWN FUNCTIONS AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY GENERAL PERMIT ARE MAINTAINED. ACTUAL EROSION CONTROL DEVICES MAY VARY DUE TO THE CONTRACTOR'S SEQUENCE OF CONSTRUCTION. ADDITIONAL MEASURES MAY BECOME NECESSARY DURING CONSTRUCTION. REFER TO SWPPP FOR ALL BEST MANAGEMENT NOTES THAT ADDRESS SPILL RESPONSE, SOLID WASTE CLEANUP AND DISPOSAL, DUST CONTROL, DEWATERING, ETC.

**GENERAL EROSION CONTROL NOTES:**

1. THE CONTRACTOR SHALL INSPECT, REPAIR, AND ADD STONE TO THE STABILIZED CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO ENSURE IT WORKS AS INTENDED.
2. THE TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDING WITH A TEMPORARY SEED MIX.
3. DUST CONTROL ON-SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
4. IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM TRAFFIC EXITS, CONTRACTOR SHALL ESTABLISH ADDITIONAL VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS.
5. ALL EROSION AND SEDIMENTATION CONTROLS SHOWN ON THE PLANS AND IN ACCORDANCE WITH GOVERNING AUTHORITIES SHALL BE CONSTRUCTED AND MAINTAINED AS PART OF THIS CONTRACT. CONTRACTOR TO INSTALL EROSION CONTROL IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN AS A MINIMUM. OTHER MEASURES MAY BE REQUIRED TO ASSURE THAT SILT IS CONTROLLED ON-SITE.

**ADDITIONAL STORM WATER POLLUTION PREVENTION NOTES:**

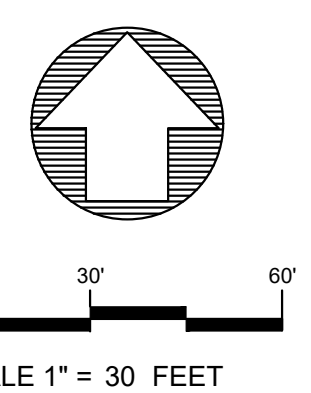
1. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES.
3. SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE PREVENTED FROM BEING DISCHARGED TO WATERS OF THE STATE.
4. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED THROUGH THE USE OF A STABILIZED CONSTRUCTION ENTRANCE AND EXIT.
5. THE SITE SHALL BE SPRINKLED WITH WATER AS NEEDED FOR DUST CONTROL, AND CLEANING OF TRACKED SEDIMENTS FROM ROADWAYS.
6. A PORTABLE TOILET WILL BE INSTALLED ON THE SITE, AND WILL BE PROPERLY MAINTAINED BY THE CONTRACTOR.
7. FUEL STORAGE AREAS, HAZARDOUS WASTE STORAGE, AND TRUCK WASH AREAS.
8. TEMPORARY PARKING AND STORAGE AREAS SHALL BE CONTAINED WITHIN THE SITE. NEAR THE OFFICE/TRAILER AREA INDICATED ON THE EROSION CONTROL PLAN. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPMENT OF THE SWPPP AND PERMITTING ANY OFF-SITE PARKING AND STORAGE AREAS.
9. ALL CONSTRUCTION WASTE AND TRASH (PAPER, PLASTIC, WOOD, SCRAP METALS, RUBBER, ETC.) SHALL BE COLLECTED AND STORED IN CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER PRIOR TO RAINFALL. THIS WASTE SHALL BE DISPOSED OF ACCORDING TO STATE AND LOCAL SOLID WASTE MANAGEMENT REGULATIONS. REGULARLY DISPOSE OF GARBAGE, RUBBISH, CONSTRUCTION WASTE AND SANITARY WASTE.
10. ALL HAZARDOUS WASTE (PAINTS, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, CONCRETE CURING COMPOUNDS AND ADDITIVES, ETC.), SHALL BE DISPOSED OF ACCORDING TO LOCAL, STATE AND FEDERAL REGULATIONS.
11. WASH WATER GENERATED FROM VEHICLE AND EQUIPMENT CLEANING SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
12. ANY CHEMICALS, FERTILIZERS, FUELS, ETC., THAT ARE BEING STORED ON THE SITE SHALL BE STORED IN A NEAT AND ORDERLY MANNER. PROMPTLY CLEANUP ANY SPILLS.

**SEQUENCE OF CONSTRUCTION:**

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE FOR CONSTRUCTION TRAFFIC AT LOCATION SHOWN IN THE PLANS.
2. INSTALL SILT FENCE AND OTHER EROSION CONTROL MEASURES.
3. BEGIN DEMOLITION. ROUGH GRADE THE DRIVEWAY, PARKING LOT.
4. INSTALL UTILITY CONDUIT SLEEVES, AND OTHER UTILITY LINES. WHEN UNDERGROUND UTILITY INSTALLATION IS COMPLETE, FINE-GRADE THE PAVED AREAS TO SUBGRADE AND INSTALL THE STONE BASE COURSE. CONSTRUCT THE CURB AND GUTTER AND BACKFILL THE CURBS. INSTALL THE ASPHALT AND CONCRETE PAVEMENT FOR THE PROJECT.
5. AS THESE PHASES PROGRESS, INTERMITTENT STORM WATER CONTROLS SHOULD BE INSTALLED TO PREVENT SILT FROM WASHING OFF THE CONSTRUCTION SITE AND ENTERING THE STREETS, STORM SEWER SYSTEM, OR ADJACENT PROPERTIES.
6. FINISH GRADE THE SITE. SPREAD TOPSOIL AND SEED/SOD WITH GRASS. PERFORM FINAL CLEANUP OF THE SITE.
7. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER PERMANENT STAND OF VEGETATION IS ESTABLISHED.

PARCEL AREA:  
17.83 AC±

DISTURBED AREA:  
4.20 AC±



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

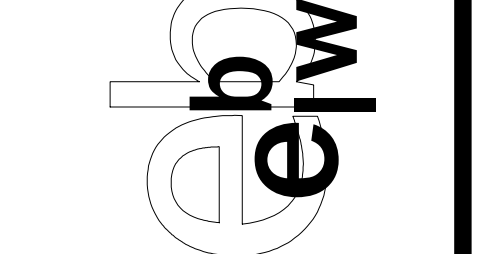
THESE PLANS ARE NOT  
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SIGNED BELOW BY THE CIVIL  
ENGINEER

CIVIL ENGINEER

NO.	DATE	REVISION

**SPRING CREEK BUILDING**  
EAST APPLE BLOSSOM AVENUE  
LOWELL, AR

EB LandWorks, Inc.  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
P.O. BOX 3432  
Fayetteville, Arkansas 72702



PROJECT NO:  
19.54

SCALE  
1"=30'

DATE:  
OCTOBER 11, 2019

**EROSION CONTROL  
PLAN**

SHEET NO.  
**C3.0**



PRELIMINARY  
NOT FOR  
CONSTRUCTION

THESE PLANS ARE NOT  
CONSIDERED FINAL UNLESS  
SIGNED BELOW BY THE CIVIL  
ENGINEER

CIVIL ENGINEER

SPRING CREEK BUILDING  
EAST APPLE BLOSSOM AVENUE  
LOWELL, AR

EB LandWorks, Inc.  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
P.O. BOX 3432  
Fayetteville, Arkansas 72702

PROJECT NO. 19-54 SCALE 1"=30'  
DATE: OCTOBER 11, 2019

LANDSCAPE PLAN

SHEET NO.

C5.0

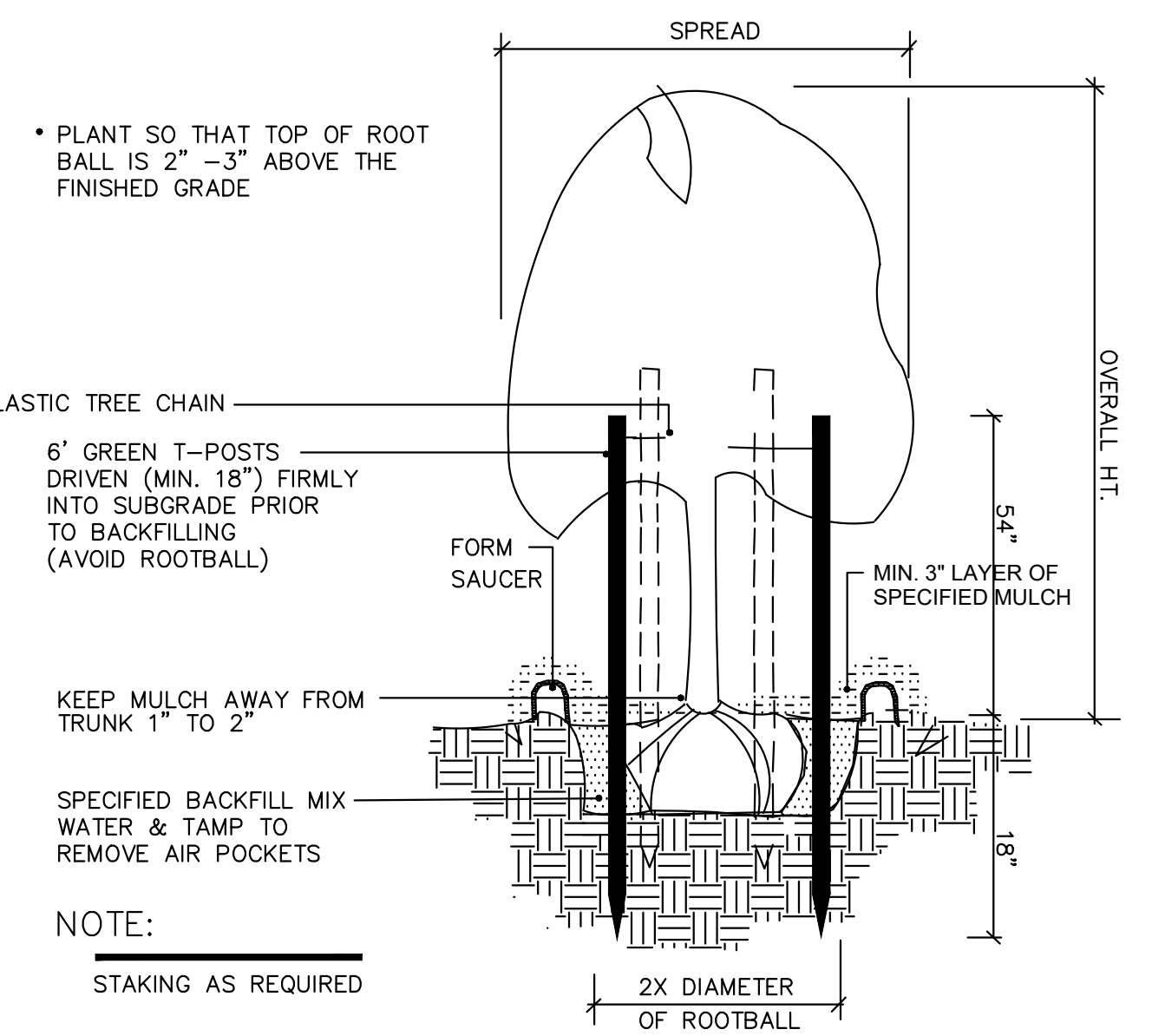
EXISTING LEGEND

- C.O.E. MONUMENT
- ⊗ FIBER OPTICS SIGN
- ⊕ FIRE HYDRANT
- ⊙ GAS VALVE
- ⊖ GAS REGULATOR
- ⊗ POWER POLE
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- ⊙ SET 1/2" IRON REBAR
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- ⊙ WATER VALVE
- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- WIRE R/W FENCE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- PROPERTY LINE

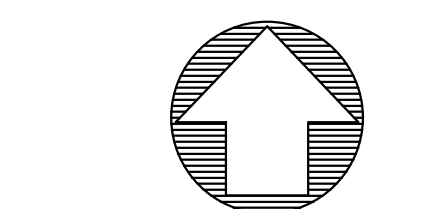
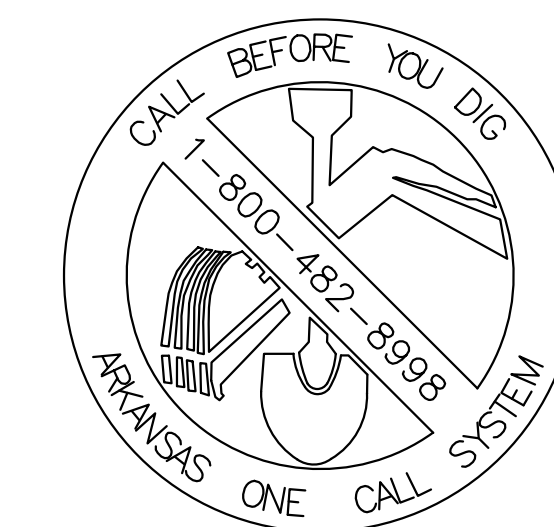
PROPOSED LEGEND  
PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
4,384 S.Y.	[Symbol]	BERMUDA SOD	
2,874 S.Y.	[Symbol]	TURF-TYPE FESCUE (SEEDED)	
50	[Symbol]	LEYLAND CYPRESS <i>Cuprocyparis leylandii</i>	6'-8" / B&B 10' O.C.*
3	[Symbol]	EASTERN REEDBUD <i>Cercis canadensis</i>	1.5" CAL / B&B AS SHOWN
4	[Symbol]	PIN OAK <i>Quercus palustris</i>	2" CAL / B&B AS SHOWN

NOTE ON LEYLAND CYPRESS PLANTING: DESIGN INTENT IS TO FORM A TALL DENSE EVERGREEN HEDGE FOR SCREENING AND NOISE MITIGATION. SPECIFIED PLANT MATERIAL HAS A MATURE HEIGHT OF 50-70' AND SPREAD OF 10-15'. PLACING 4-6" O.C. WOULD BE DETRIMENTAL TO LONG-TERM HEALTH OF PLANT MATERIAL AND NEGATE THE DESIGN INTENT.



NOTE:  
STAKING AS REQUIRED



SCALE 1" = 30 FEET

S88°00'29"E 575.79'

N 700215.9206  
E 691677.5956

15' GAS LINE ESMT.  
(BK. 565, PG. 647)

LANDSCAPE PLAN NOTES:

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING WITH ANY WORK, CONTACT 1-800-482-8998.
- NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER AND THE OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
- BROWN PAINTED HARDWOOD MULCH, A MINIMUM OF 3" DEEP, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TOPSOIL TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
- IN ALL PLANTING BEDS SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF SIX INCHES OF COMPOST TILLED INTO THE BEDS.
- NOTHING SHALL BE PLACED OR PERMITTED BETWEEN 30" AND 60" IN HEIGHT IN THE SHADED SIGHT TRIANGLE AREAS.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED WITHIN ONE YEAR.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- IN AREAS WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

SEEDING AND SODDING NOTE:

ALL DISTURBED AREAS UNDER A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND WITH TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED WITH STRAW. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.

ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC AND STAKED. AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE PLAN.

PROPOSED BUILDING  
24,000 SF  
FFE= 1402.0  
OFFICE USE: 6,000 SF  
WAREHOUSE/STORAGE: 3,200 SF  
MANUFACTURING: 15,000 SF

NOTE: ALL OUTDOOR SECURITY LIGHTING  
SHALL BE BUILDING MOUNTED AND  
SHALL BE FULL CUT-OFF IN ACCORDANCE  
WITH IESNA STANDARDS

TOTAL TRACT

ALBARRAN  
TRADA  
90-000

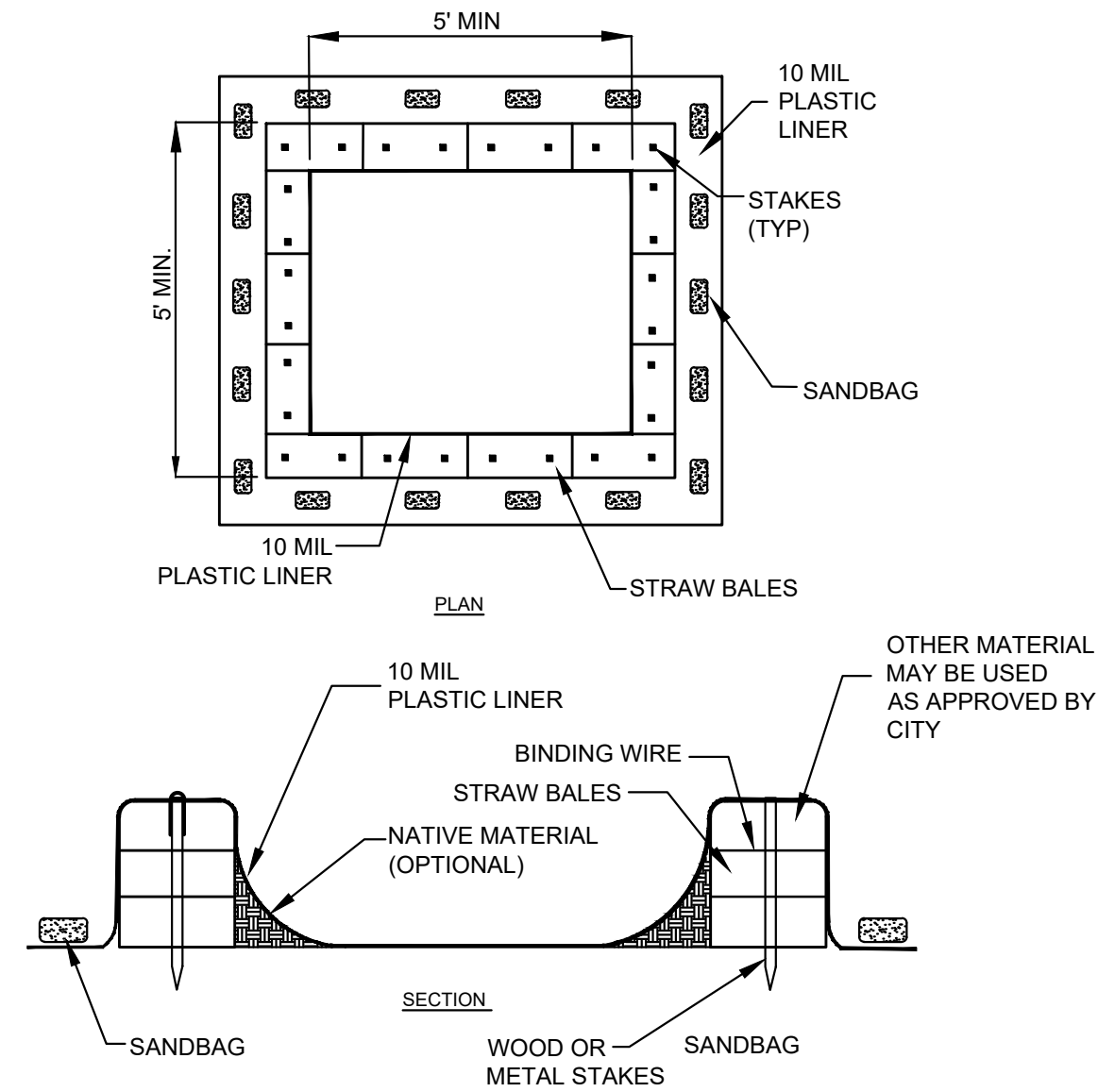
SAN & SCOTT  
HAMANN  
18-02887-001

N00°38'52"E 500.61'  
1°42'00"E 217.53'

6.56'





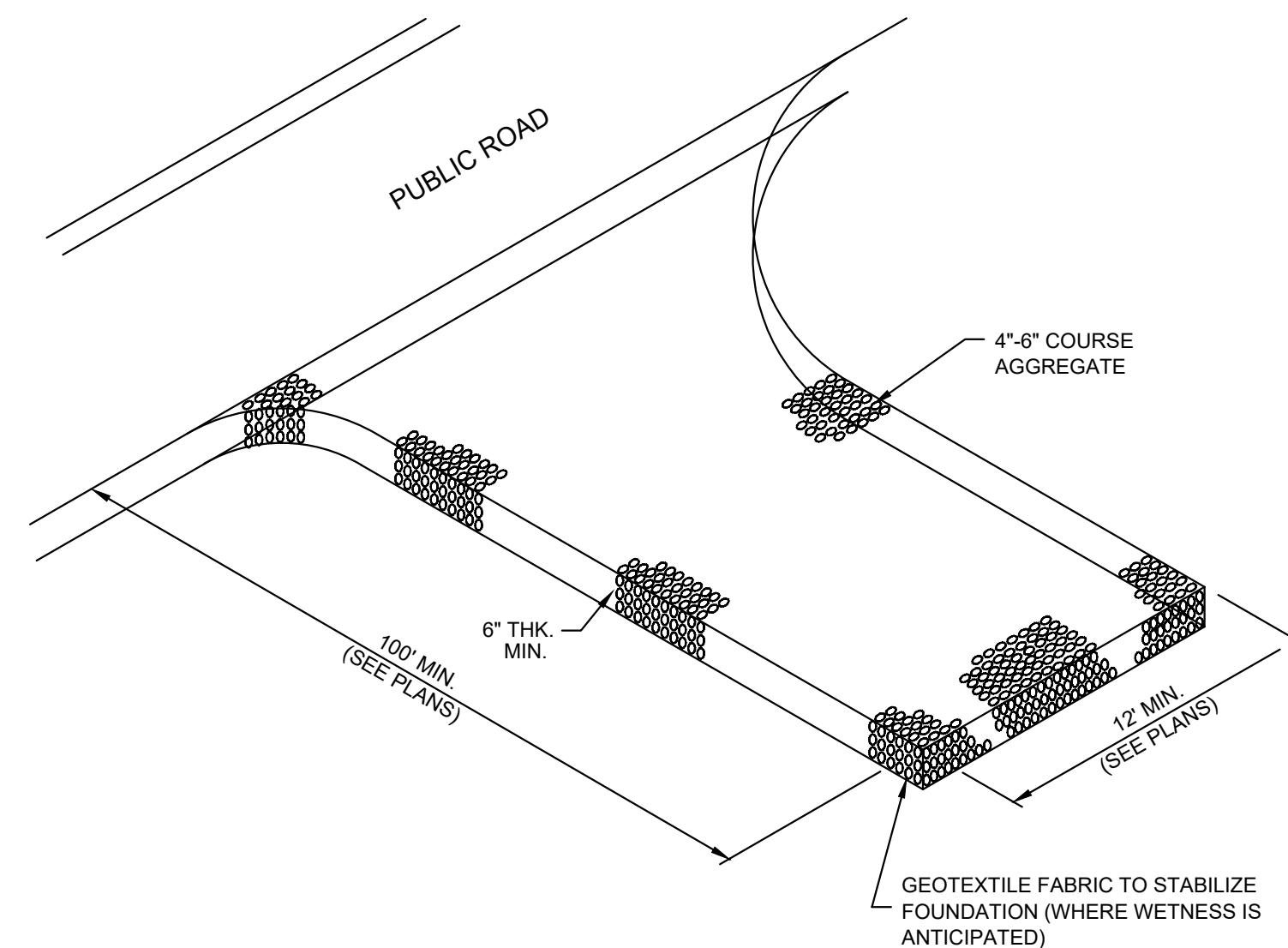


**WASHOUT NOTES**

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 OFF-SITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

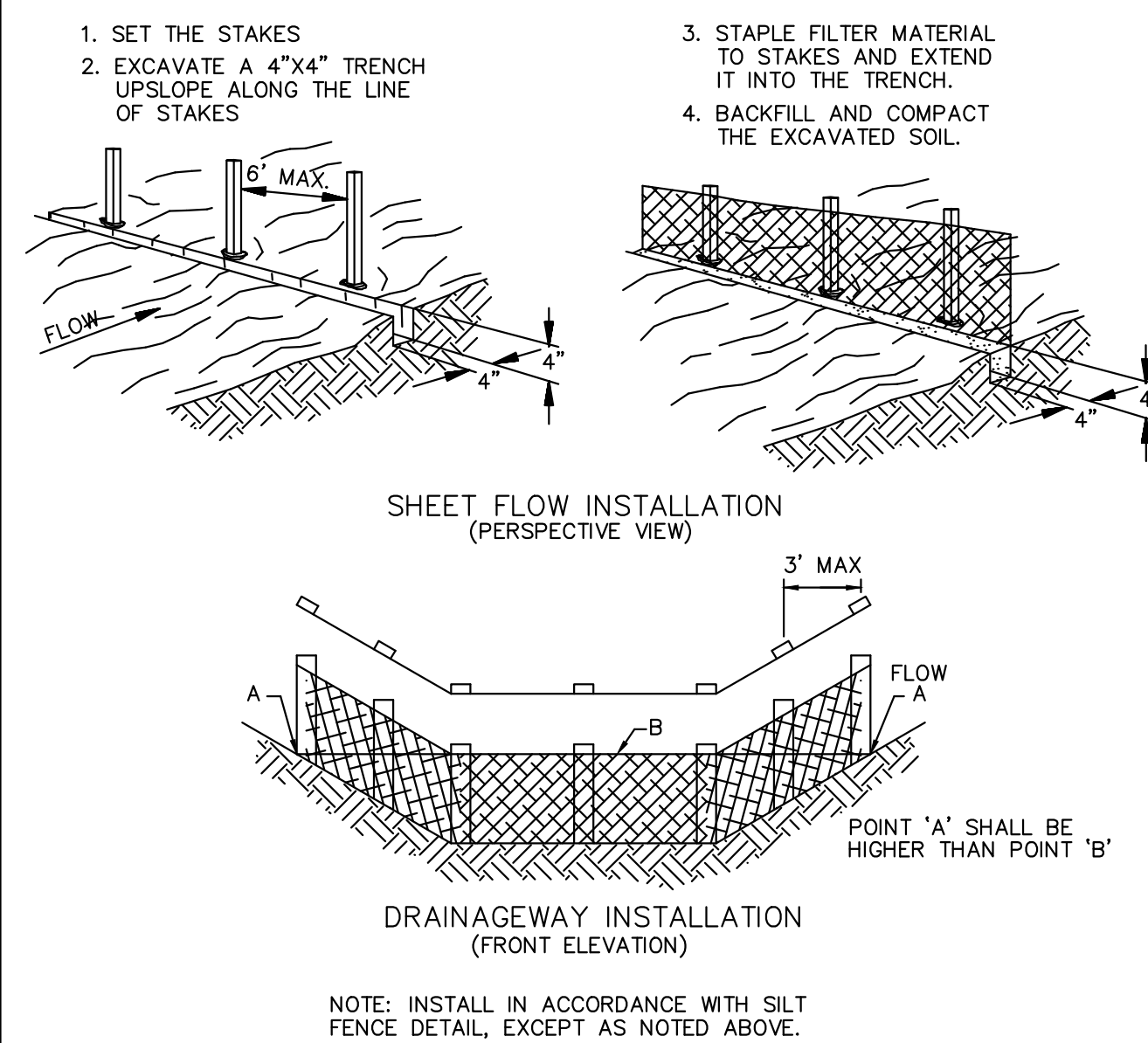
**CONCRETE WASH OUT**

N.T.S.



**CONSTRUCTION ENTRANCE  
GRAVEL "MUD-MAT"**

N.T.S.



**SEDIMENTATION/SILT FENCE**

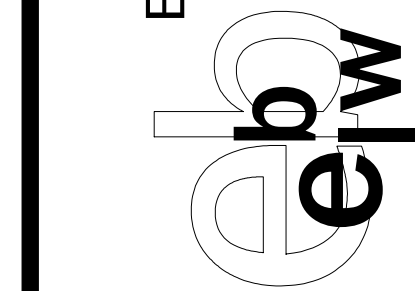
N.T.S.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	DATE	REVISION

**SPRING CREEK BUILDING**  
EAST APPLE BLOSSOM AVENUE  
LOWELL, AR

**EB LandWorks, Inc.**  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
P.O. BOX 3432  
Fayetteville, Arkansas 72702

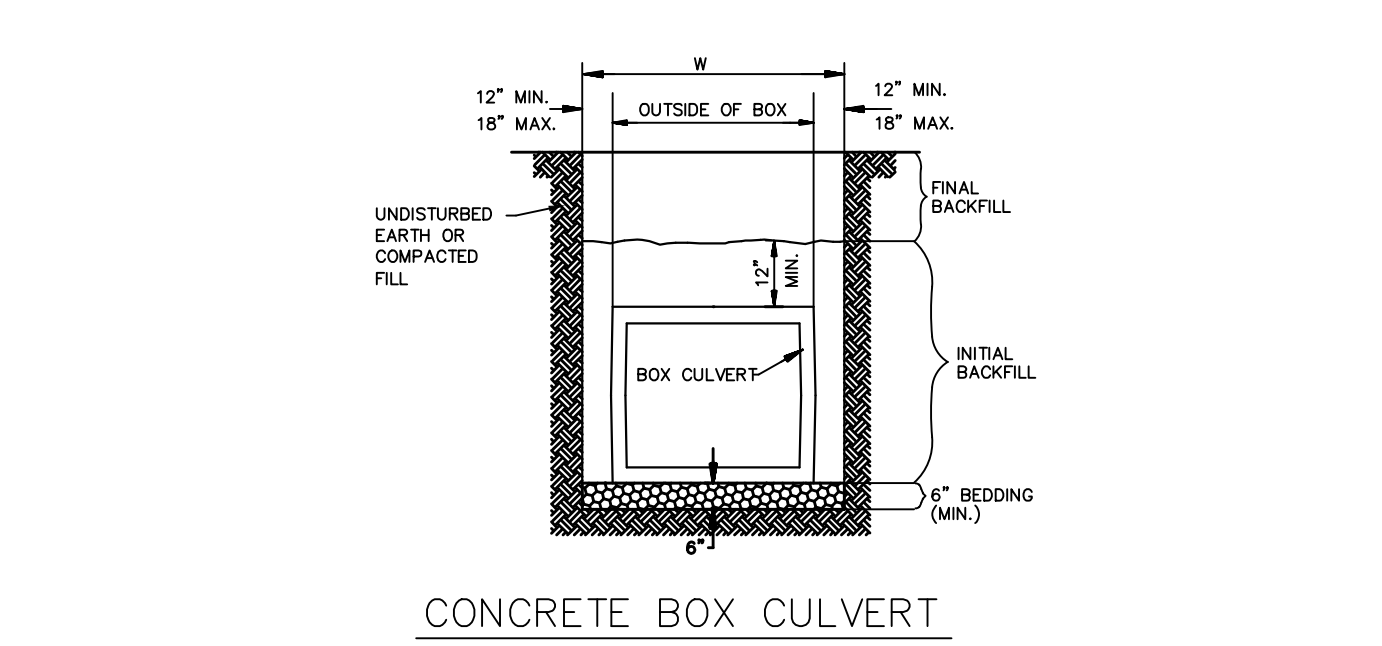


PROJECT NO. 19.54 SCALE N.T.S.

DATE: OCTOBER 11, 2019

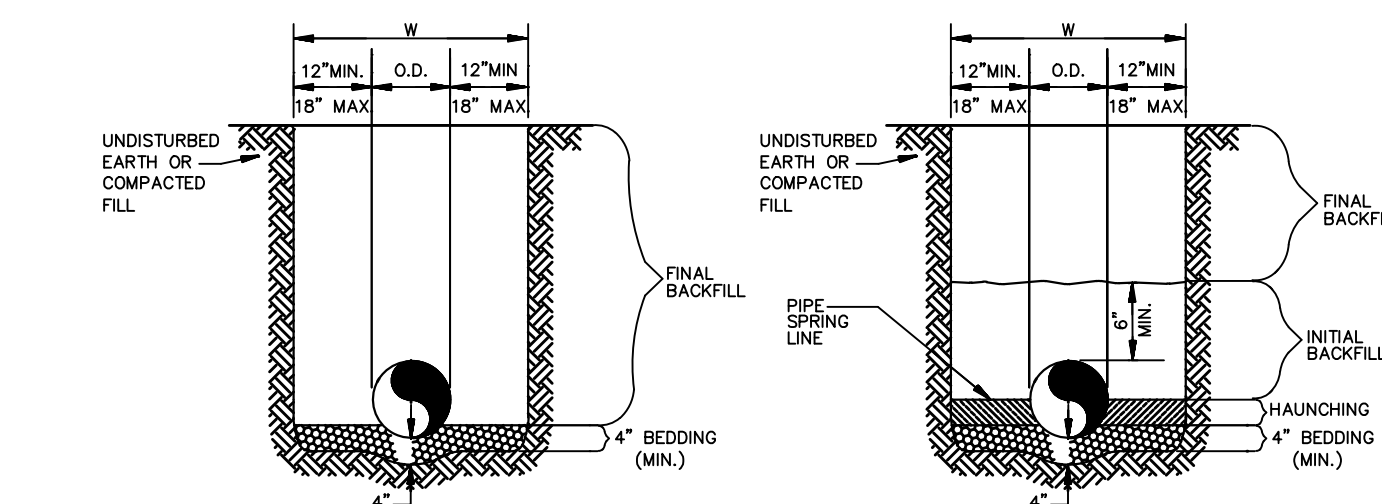
PROJECT DETAILS

SHEET C6.2 NO.



**CONCRETE BOX CULVERT**

N.T.S.



**REINFORCED CONCRETE PIPE (RCP)  
AND CONTECH SPIRAL RIB PIPE  
SMALLER THAN 60\"/>**

**ALL OTHER PIPES  
INCLUDING CONTECH SPIRAL RIB  
PIPE 60\"/>**

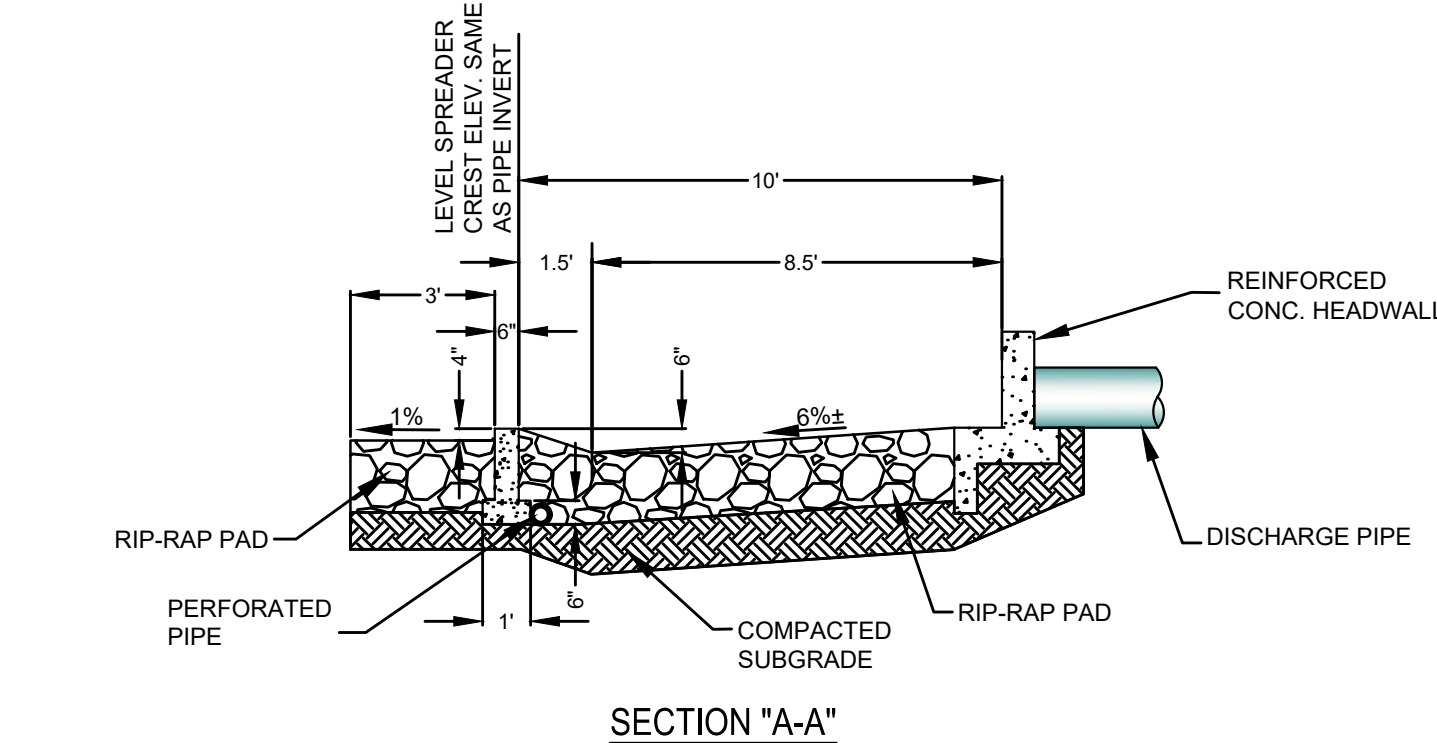
N.T.S.

**GENERAL NOTES**

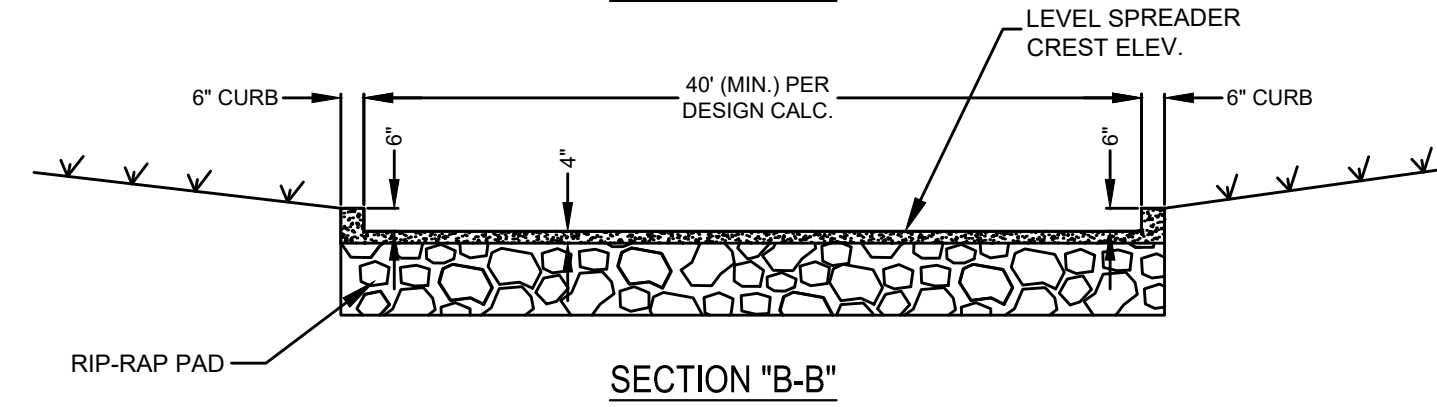
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND IF GROUNDWATER IS ANTICIPATED. THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS II COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 90% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8\"/>
- 9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3\"/>
- 10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

**STORM SEWER  
TRENCH AND BEDDING**

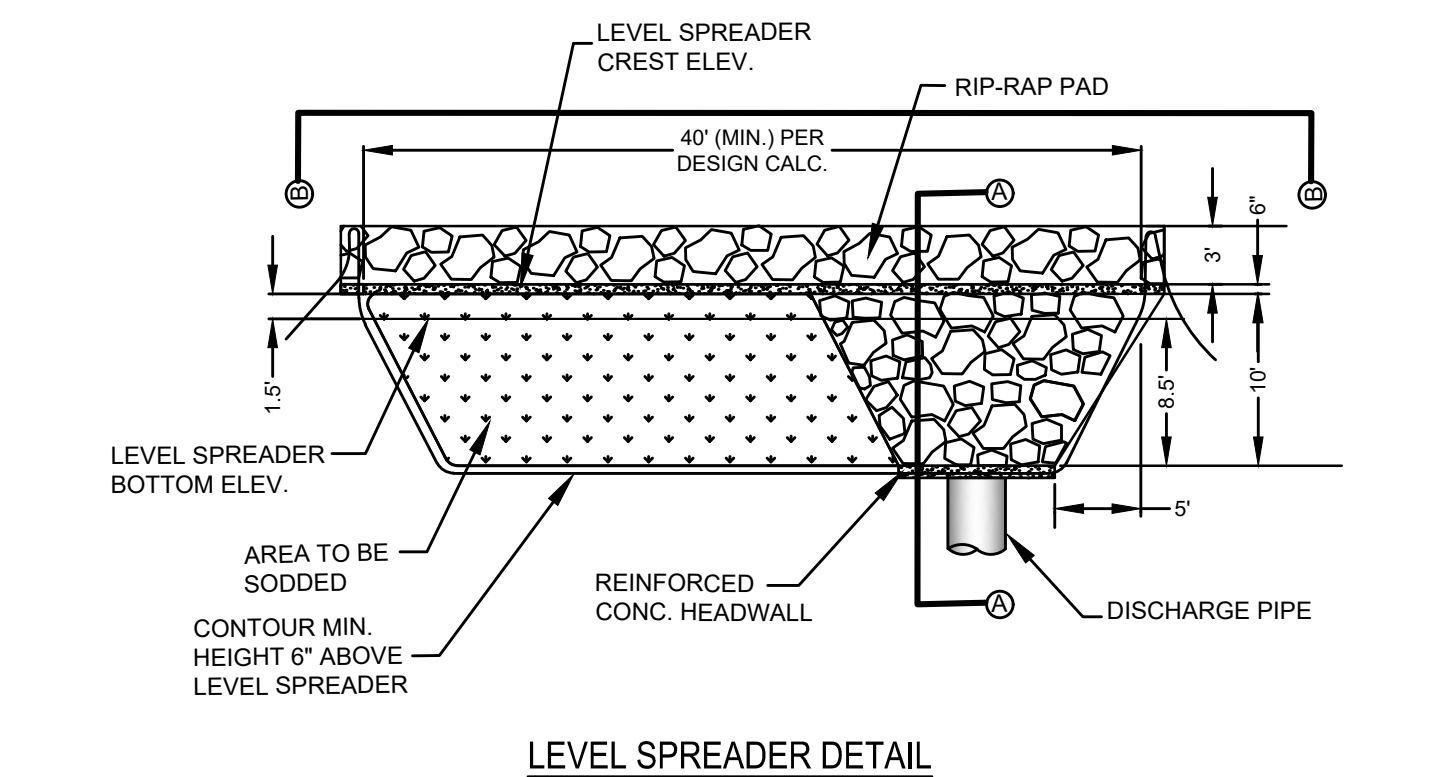
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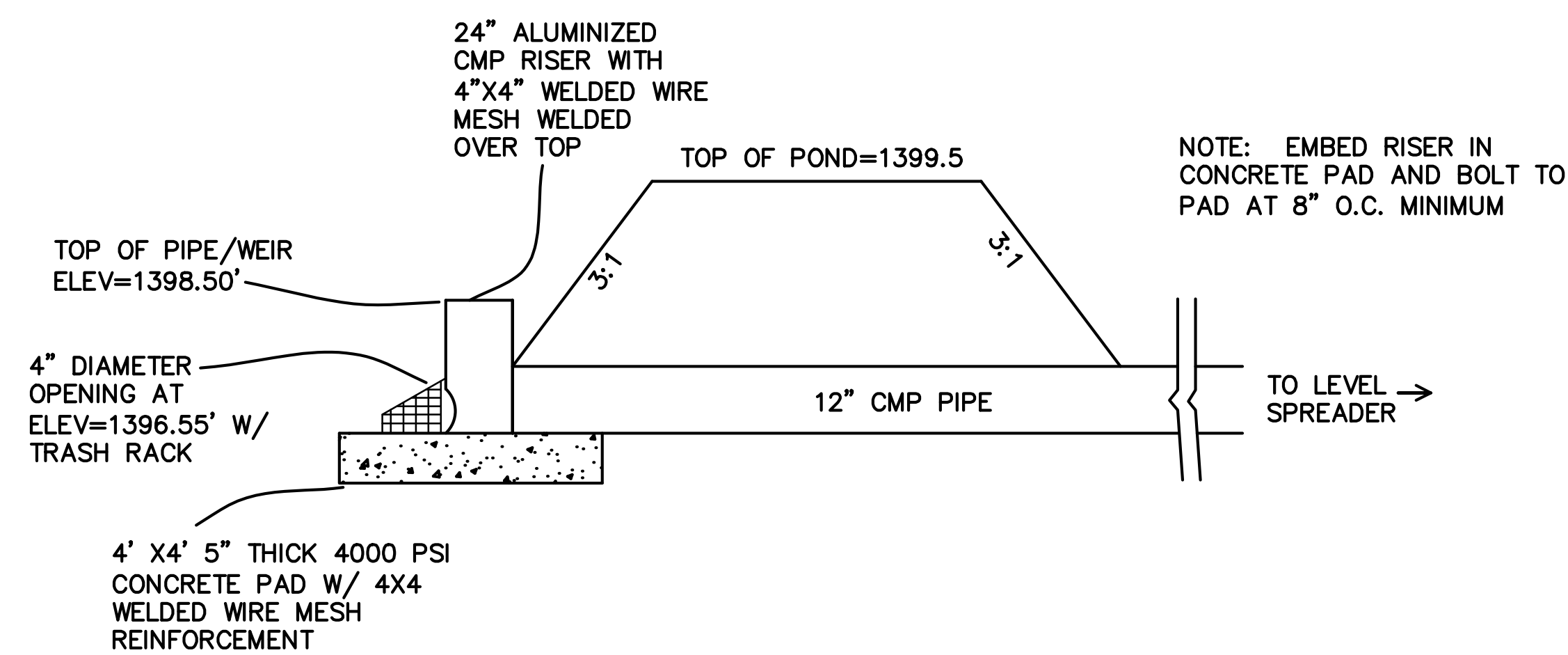
**SECTION "A-A"**



**SECTION "B-B"**

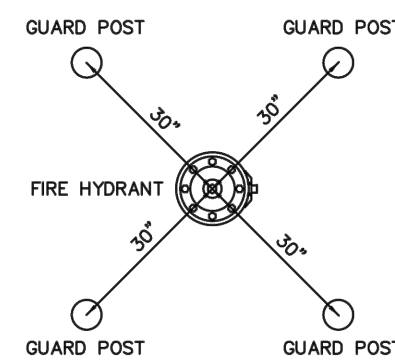


**LEVEL SPREADER DETAIL**



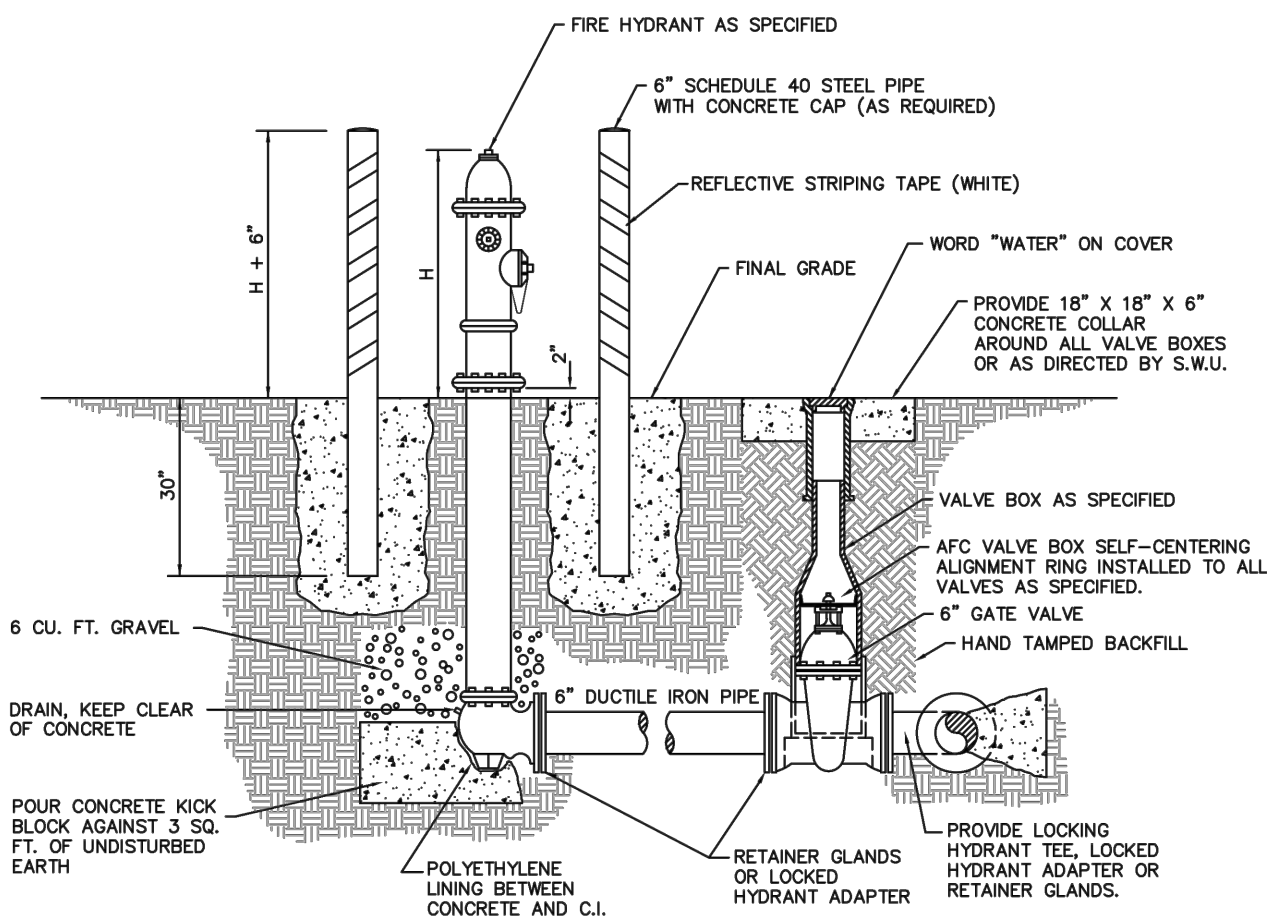
**SECTION THROUGH POND**

SCALE: NOT TO SCALE



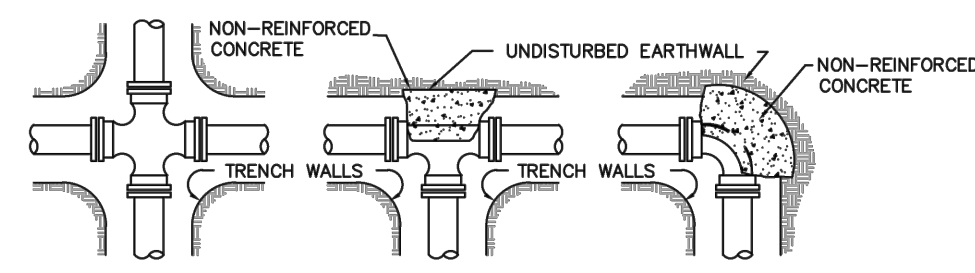
PLAN VIEW

- NOTES:
1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
  2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
  3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
  4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM V2100 SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL, PRIOR TO FINAL ACCEPTANCE. COORDINATE WITH SWU TO DETERMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION T18 OF THE STANDARD SPECIFICATIONS.

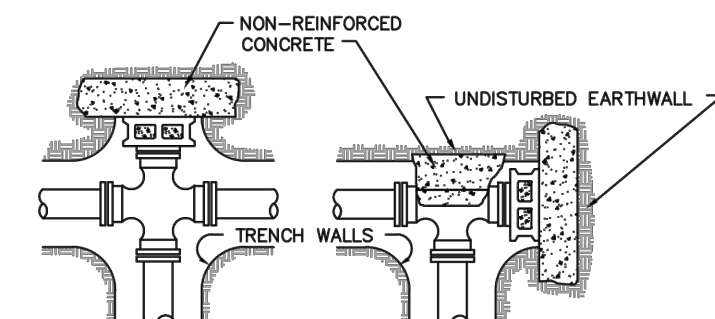


FIRE HYDRANT WITH GUARD POSTS  
(GUARD POST ONLY AS REQUIRED)

N.T.S.



CROSS TEE 90° BEND  
45° BEND SIMILAR  
22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

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

REACTION BACKING

N.T.S.

**SPRINGDALE**  
WATER UTILITIES

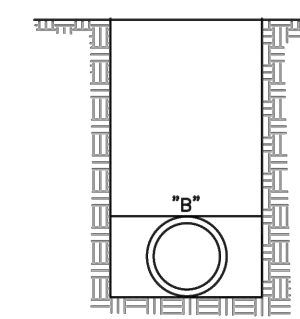
STANDARD DETAILS  
FOR  
WATER AND SEWER CONSTRUCTION

526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751  
DRAWN BY: KMI/JNK DRAWING NO: S-3 DATE: MARCH 2008

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 ANS/AWWA 600, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED.



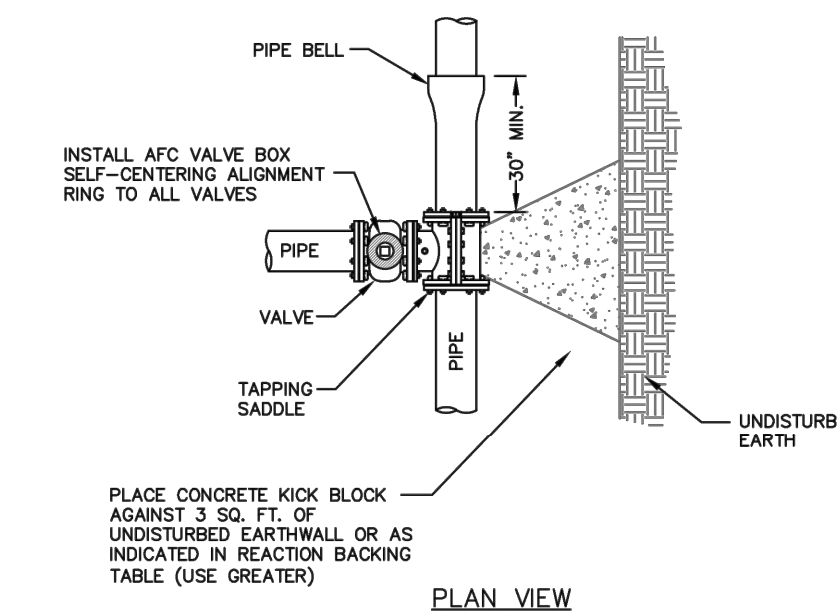
TYPICAL PIPE TRENCH

N.T.S.

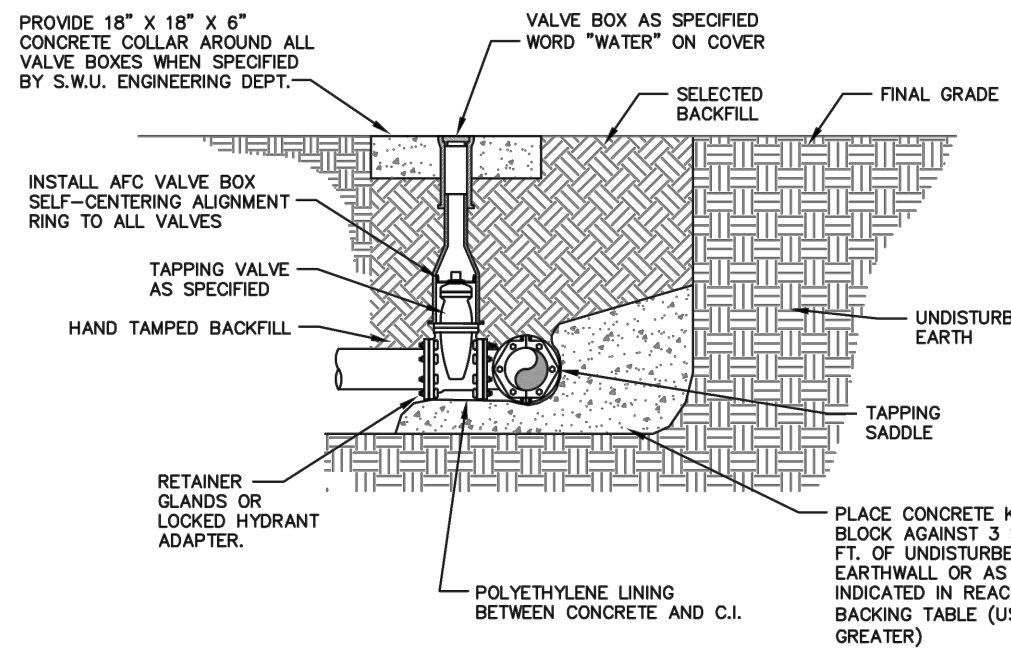
**SPRINGDALE**  
WATER UTILITIES

STANDARD DETAILS  
FOR  
WATER AND SEWER CONSTRUCTION

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



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

**SPRINGDALE**  
WATER UTILITIES

STANDARD DETAILS  
FOR  
WATER AND SEWER CONSTRUCTION

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	DATE	REVISION

**SPRING CREEK BUILDING**  
EAST APPLE BLOSSOM AVENUE  
LOWELL, AR

**EB LandWorks, Inc.**  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
P.O. BOX 3432  
Fayetteville, Arkansas 72702

PROJECT NO. 19.54 SCALE N.T.S.

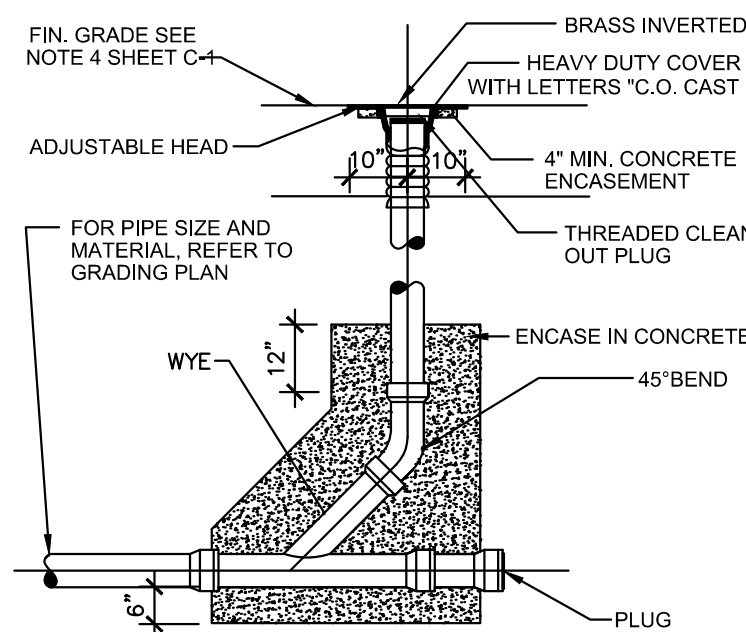
DATE: OCTOBER 11, 2019

PROJECT DETAILS

SHEET NO.

C6.3

CLEAN OUT SERIES 58310 MADE BY JOSAM MANUFACTURING CO. OR APPROVED EQUAL WITH SCORRIATED COVER AND BRASS INTERNAL PLUG TYPE 58316 (FOR 5" PIPE) TYPE 58316



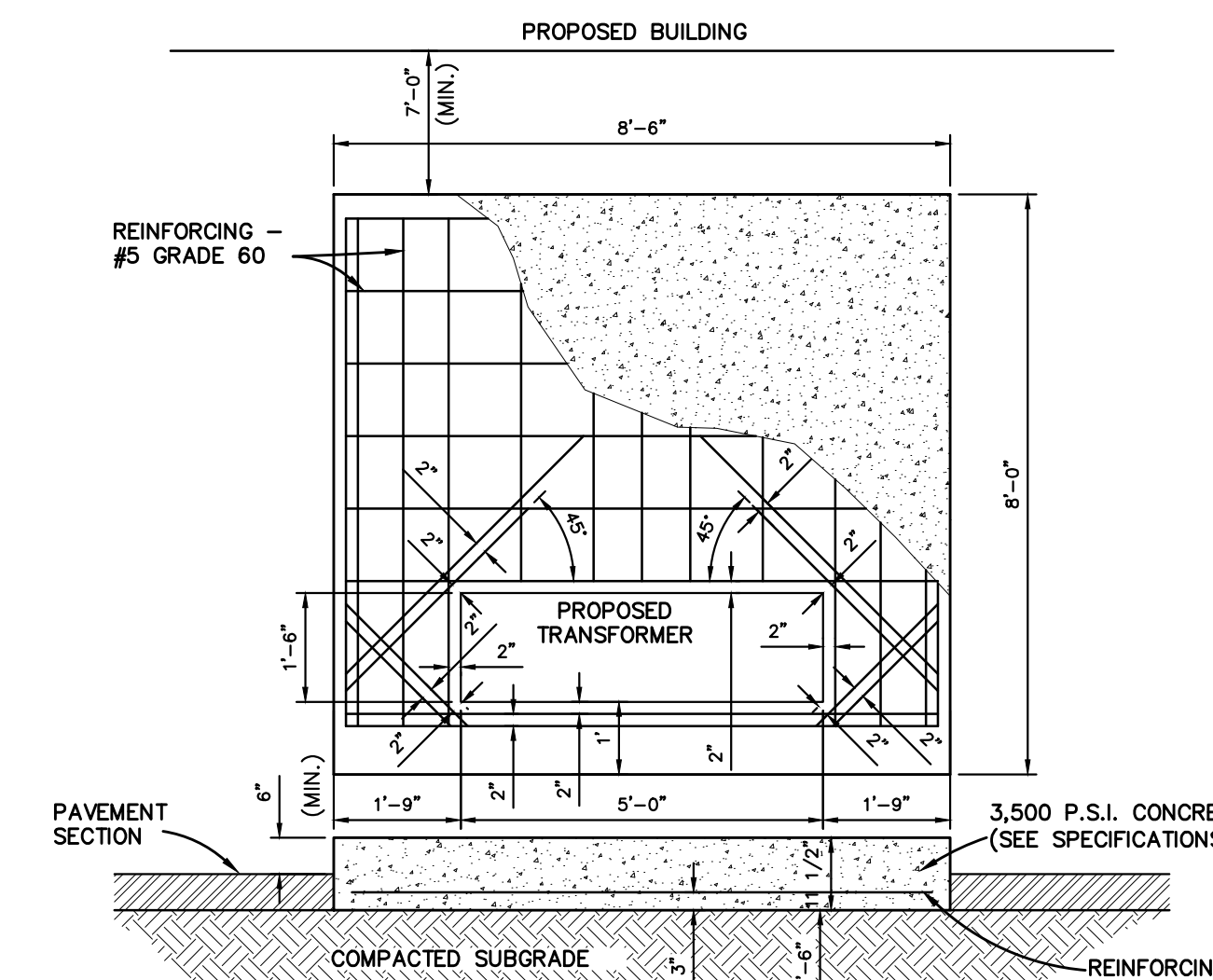
SANITARY CLEANOUT

N.T.S.

**SPRINGDALE**  
WATER UTILITIES

STANDARD DETAILS  
FOR  
WATER AND SEWER CONSTRUCTION

526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751  
DRAWN BY: KMI/JNK DRAWING NO: S-2 DATE: AUGUST 2014



- GENERAL NOTES:
1. COORDINATE REINFORCEMENT, PAD SIZE AND CONDUIT LOCATION WITH APPLICABLE ELECTRIC COMPANY PRIOR TO INSTALLATION.
  2. THE CONTRACTOR SHALL PROVIDE THE TRANSFORMER PAD PER LOCAL ELECTRIC COMPANY SPECIFICATIONS. THE ELECTRIC COMPANY IS TO INSPECT THE PAD FORMS, REINFORCEMENT, AND CONDUITS BEFORE THE TRANSFORMER PAD IS POURED.
  3. TIE REINFORCEMENT AT ALL POINTS OF INTERSECTION.
  4. USE 3" SOLID PRECAST CONCRETE BLOCK OR REINFORCING CHAIR TO SUPPORT REBAR WHILE POURING.
  5. ALL REINFORCING BARS SHALL BE #5 GRADE 60. MAXIMUM BAR SPACING SHALL NOT EXCEED 12" ON CENTER.
  6. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3500 P.S.I. ALL EXPOSED EXTERIOR CONCRETE SHALL BE AIR ENTRAINED. A SLUMP OF 3" SHALL BE USED.
  7. THE USE OF ADMIXTURES, INCLUDING CALCIUM CHLORIDE, IS NOT PERMITTED.
  8. PAD SHALL BE POURED MONOLITHICALLY, NO COLD JOINTS.
  9. NO FOOTING IS TO BE EXCAVATED WITHOUT HAVING REINFORCING AND CONCRETE READY TO PLACE WITHIN THAT WORKING DAY. HONEY COMBING OR POT MARKS IN THE FACE OF THE SLAB ARE NOT ACCEPTABLE.
  10. ALL REINFORCING BARS SHALL BE DEFORMED #5 BILLETED STEEL CONFORMING TO ASTM A615, GRADE 60. BARS SHALL BE FREE OF ANY GREASE, RUST, OR SCALE AT THE TIME OF PLACEMENT.
  11. TOP SURFACES OF CONCRETE SHALL HAVE A STEEL TROWEL FINISH.

TRANSFORMER PAD

N.T.S.