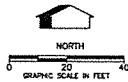
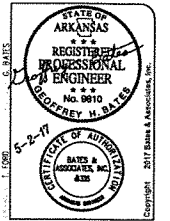


- ADJACENT LAND OWNERS
- 1) 85-3465-000 HUGH, JOHN REVOCABLE TRUST 2744 E ROBINSON AVE SPRINGDALE, AR 72794 ZONED - C-2
  - 2) 85-3462-000 ARKANSAS STATE HIGHWAY COM PO BOX 2281 LITTLE ROCK, AR 72203 ZONED - C-2
  - 3) 85-3464-000 HUGH, JOHN REVOCABLE TRUST 2744 E ROBINSON AVE SPRINGDALE, AR 72794 ZONED - C-2
  - 4) 85-3008-001 ARKANSAS STATE HIGHWAY COM PO BOX 2281 LITTLE ROCK, AR 72203 ZONED - C-2
  - 5) 85-3008-000 LADDIE, SAM E & BROOKA J 3018 E ROBINSON AVE SPRINGDALE, AR 72794 ZONED - A-1
  - 6) 85-3007-001 ARKANSAS STATE HIGHWAY COM PO BOX 2281 LITTLE ROCK, AR 72203 ZONED - C-1
  - 7) 85-3001-000 HENDEL, WALTER JR & LARA K 2975 E ROBINSON AVE SPRINGDALE, AR 72794-0238 ZONED - A-1
  - 8) 85-3786-000 SPRINGDALE DEVELOPMENT II, LLC 3400 S CAMPBELL KANSAS CITY, MO 64117 ZONED - C-5
  - 9) 85-3787-000 DOLANOWSKI, POKRANIO & ASSOCIATES 297 OAK MOORE ST SPRINGDALE, AR 72794 ZONED - SF-2
  - 10) 85-3783-002 CAMPOL, ALEJANDRO & MARIA DEJESUS 2708 OAK MOORE ST SPRINGDALE, AR 72794 ZONED - SF-2
  - 11) 85-3463-000 WENZEL, PARRICA DEPARTES 7383 MOORE ST SPRINGDALE, AR 72794 ZONED - SF-2
  - 12) 85-3423-000 CARDA, WALTER CELMIRA 2902 MOORE ST SPRINGDALE, AR 72794 ZONED - SF-2
  - 13) 85-3008-000 THOMPSON, JOHN H REV LYING TRST THOMPSON, JOHN H & MARTY KAT 1482 SPRINGDALE DR SPRINGDALE, AR 72794 ZONED - C-4



PROPOSED	EXISTING	DESCRIPTION
	---	ASPHALT (EDGE)
	----	ASPHALT (SURFACE)
	=====	BUILDING SETBACK LINE
		BOLLARD
	~~~~~	CABLE TV (UNDERGROUND)
	~~~~~	CABLE TV (OVERHEAD)
	-----	CENTERLINE
	=====	CONCRETE SURFACE
	-----	CONDUIT
	-----	CORNER & GUTTER
	-----	ELECTRICAL (UNDERGROUND)
	-----	ELECTRICAL (OVERHEAD)
	-----	ELECT. TRANSFORMER
	-----	EASEMENT
	-----	FENCE (W/IC/WOOD/CHAIN)
	-----	FIBER OPTIC CABLE
	-----	FIRE HYDRANT ASSEMBLY
	-----	FLUORINE
	-----	FORCE MAIN
	-----	GAS MAIN
	-----	GAS METER
	-----	GRAVEL SURFACE (EDGE)
	-----	GRAVEL SURFACE
	-----	IRON PILE (EX/IC-BAK)
	-----	LIGHT
	-----	MONUMENT (CORNER)
	-----	POUGH
	-----	POWER POLE
	-----	PROPERTY LINE (EXTERNAL)
	-----	RETAINING WALL
	-----	RED-TOP WAY
	-----	SANITARY SEWER PIPE
	-----	SANITARY SEWER MANHOLE
	-----	SANITARY SEWER SERVICE
	-----	SECTION LINE
	-----	SIDEWALK
	-----	SIGN
	-----	SKT FENCE
	-----	SPOT ELEVATION
	-----	STORM SEWER PIPE
	-----	STORM SEWER PILE
	-----	STORM SEWER BALES
	-----	TELEPHONE PIP/BANCHOLE
	-----	TELEPHONE (UNDERGROUND)
	-----	TELEPHONE (OVERHEAD)
	-----	USE LINE CORNER
	-----	UTILITY TO BE REMOVED
	-----	UTILITY EASEMENT
	-----	WATER MAIN PIPE
	-----	WATER VALVE
	-----	WATER METER
	-----	WATER TURBINE BLOSS
	-----	WATER MAIN REDUCER
	-----	WATER MAIN BLOWOFF VALVE

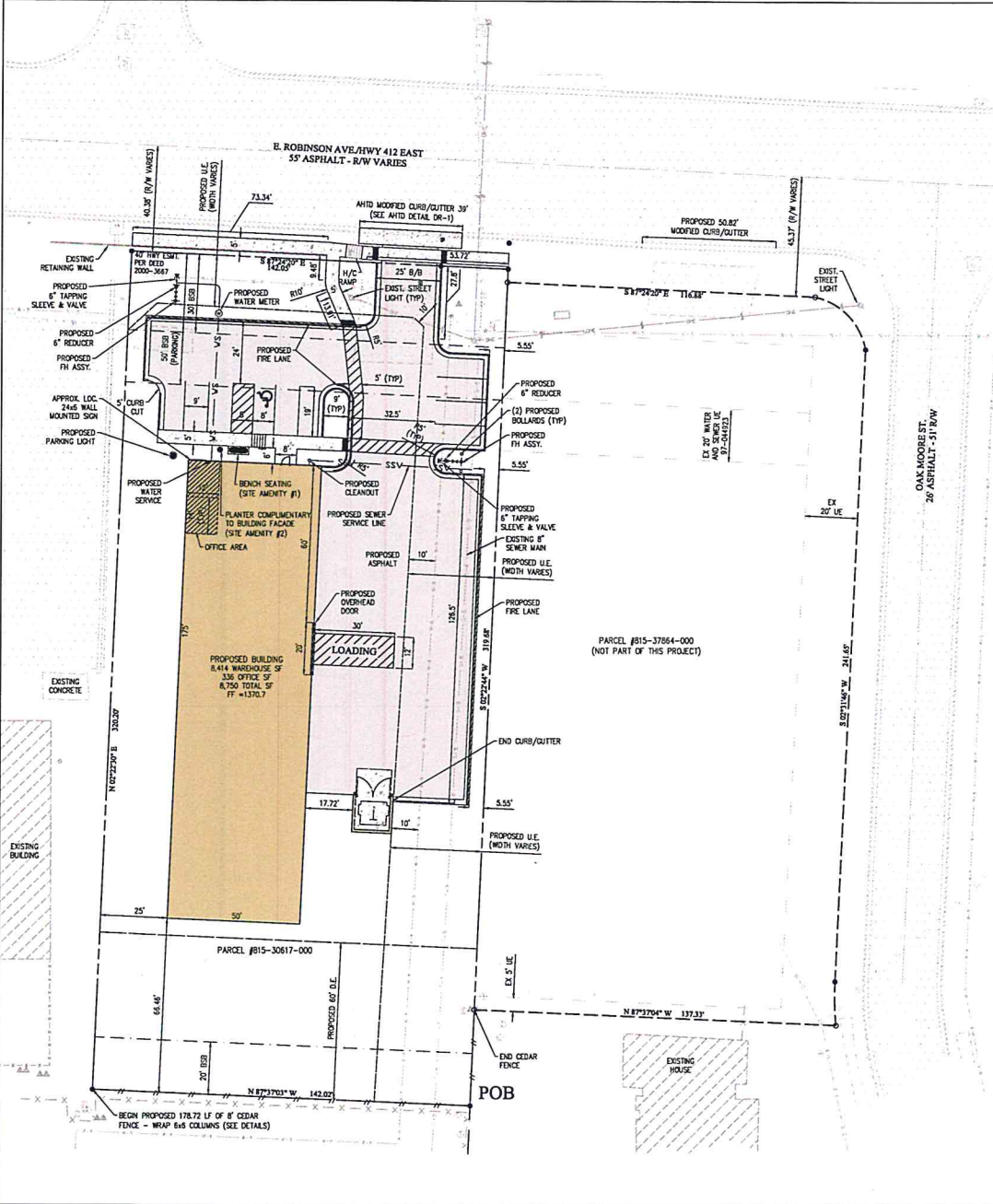


DATE	REVISIONS
	1. REVISED
	2. REVISION
	3. REVISION
	4. REVISION
	5. REVISION
	6. REVISION
	7. REVISION
	8. REVISION
	9. REVISION
	10. REVISION

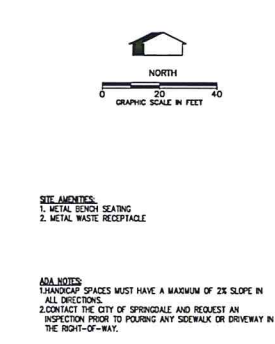
METAL ROOFING SUPPLY  
 LARGE SCALE DEVELOPMENT  
 L17-15  
 EXISTING SITE & DEMOLITION PLAN  
 SPRINGDALE, ARKANSAS

**Bates & Associates, Inc.**  
 Civil Engineering & Surveying  
 7130 S. Pleasant Ridge Dr. 479-521-0305  
 Fayetteville, AR 72704

Drawing Name: 171000112-017 (S) Springdale-113 Site Plan.dwg  
 Author: Bates & Associates, Inc. 2/13/2016, 10:00 AM, CAD/BJT  
 Date: 1/17/2017



- GENERAL NOTES:**
1. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS OR DAMAGE TO THE EXISTING UTILITIES DUE TO SITE GRADING, PAVING, OR LOT LINE ADJUSTMENTS.
  2. SPRINGDALE WATER UTILITIES WILL INSTALL THE PROPOSED WATER METER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
  3. REQUESTS FOR METER SERVICES LARGER THAN A 3/4" WATER METER SETTER FOR IRRIGATION OR LARGER THAN 1" METER SETTER FOR POTABLE WATER WILL HAVE TO BE APPROVED IN WRITING BY THE ENGINEERING DIRECTOR OF SPRINGDALE WATER UTILITIES.
  4. INSTALL DOMESTIC METER AND IRRIGATION METER WITH A BACKFLOW PREVENTER.
  5. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES, AND BANKS OF METERS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
  6. ALL UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING TRENCH AND ABOVE.
  7. HANDCAPPED RAMPS SHALL BE PROVIDED WHEREVER A SIDEWALK CROSSES A CURB AT CROSSWALKS, DRIVEWAYS, AND STREET INTERSECTIONS.
  8. ALL MATERIAL AND COMPONENTS INSTALLED AFTER JANUARY 3, 2014 IN DRINKING WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DETENTION OF LEAD FREE CONTAINED IN PUBLIC LAW 111-353.
  9. ANY RELOCATION OF EXISTING FACILITIES OR EXTENSION OF LINE THAT HAS TO BE BUILT SPECIFICALLY TO FEED THIS PROJECT WILL BE AT FULL COST TO THE DEVELOPER.
  10. IF OFF SITE EASEMENTS ARE NEEDED FOR SNEPCO TO PROVIDE ELECTRICITY TO THE DEVELOPMENT, EASEMENTS MUST BE OBTAINED BY DEVELOPER AND PROVIDED TO SNEPCO BEFORE THE DESIGN WILL BEGIN. ON SITE EASEMENTS MUST BE SHOWN ON PLAT AND RECORDED WITH THE COUNTY.
  11. ALL PROPERTY CORNERS AND EASEMENTS MUST BE CLEARLY MARKED BEFORE CONSTRUCTION WILL BEGIN.
  12. ALL CONDUITS PLACED AT ROAD CROSSINGS BY DEVELOPER MUST HAVE 48 INCH OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY END OF CONDUITS. (3-4 INCH SCHEDULE CONDUITS TO BE USED FOR ELECTRIC ONLY AT ALL ROAD CROSSINGS, CONDUITS MUST EXTEND PAST THE EDGE OF ANY OBSTRUCTIONS SO THAT THEY ARE ACCESSIBLE DURING CONSTRUCTION) THERE MUST BE MINIMUM SEPARATION OF 12 INCHES BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES. THIS IS NESC CODE 354. ALL CONDUITS FOR ROAD CROSSINGS AND SPECIFIC MOTHS OF U.I.E. MUST BE SHOWN ON FINAL PLAT BEFORE SNEPCO ELECTRIC WILL SIGN THE FINAL PLAT.
  13. TRANSFORMER MUST HAVE A MINIMUM OF 30 FEET CLEARANCE FROM ANY STRUCTURE. ANY VARIATION OF THIS REQUIREMENT MUST HAVE WRITTEN APPROVAL FROM A SNEPCO REPRESENTATIVE.
  14. TRANSFORMER WILL NEED TO BE LOCATED IN AN AREA EASILY ACCESSIBLE TO SNEPCO LINE TRUCKS FOR INSTALLATION AND CONTINUED MAINTENANCE.
  15. BOLLARDS WILL NEED TO BE INSTALLED AT ALL FOUR CORNERS OF TRANSFORMER PAD.
  16. A MINIMUM 15' UTILITY EASEMENT WILL BE REQUIRED FOR ALL UNDERGROUND CONDUCTIONS UP TO AND INCLUDING THE LOCATION OF THE PAD MOUNT TRANSFORMER.
  17. DEVELOPER WILL NEED TO CONTACT NANCY GUISNER AT SNEPCO (479-225-0813) AND PROVIDE HER WITH ELECTRICAL LOAD INFORMATION BEFORE ANY COST TO DEVELOPER CAN BE DETERMINED.
  18. DEVELOPER TO PROVIDE ALL TRENCH AND PVC CONDUITS INCLUDING STEEL SHEEPS IN ACCORDANCE WITH SNEPCO SPECIFICATIONS.
  19. ALL UTILITY EASEMENTS TO BE CLEARED OF ALL TREES, BRUSH, DIRT PILES, BUILDINGS AND DEBRIS SO THAT THE EASEMENT IS ACCESSIBLE WITH EQUIPMENT. IF EASEMENT IS NOT CLEARED DEVELOPER MAY BE SUBJECT TO EXTRA CHARGES.
  20. DEVELOPER OR CONTRACTOR MUST APPLY FOR ELECTRIC TEMPORARY CONSTRUCTION AND PERMANENT SERVICE BEFORE ANY DESIGN AND COST IS DETERMINED BY SNEPCO.
  21. ANY ADDITIONAL WATER METER SERVICES OR SANITARY SEWER SERVICES NEEDED IN THE FUTURE SHALL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.
  22. ALL ROOF TOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
    - A. MAXIMUM HEIGHT OF A FENCE OR WALL SHALL BE 8'
    - B. CONSTRUCTED OF HIGH QUALITY MATERIALS SUCH AS, DECORATIVE BLOCKS, BRICK, STONE, CYPRESS, CEDAR, REDWOOD, AND/OR WROUGHT IRON.
    - C. MAXIMUM LENGTH OF A CONTINUOUS UNBROKEN AND UNINTERRUPTED FENCE OR WALL SHALL BE 50' BREAKS SHALL BE PROVIDED THROUGH THE USE OF COLUMNS, LANDSCAPING POCKETS, TRANSPARENT SECTIONS, AND/OR A CHANGE TO DIFFERENT MATERIALS.
  23. THE STREETLIGHT FIXTURE SHALL BE BY LED LIGHTING MODEL CROSSOVER XRM, SPL-XRM3-119W/LED/AE-16V-PC-CCS. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 11000 LUMENS.
  24. WATER AND SEWER LINES MUST BE LOCATED A MINIMUM OF 7.5 FEET FROM THE TOP OF AN EMBANKMENT OR THE TOP OF ANY DETENTION POND SLOPE.
  25. ALL WATER AND SANITARY SEWER TAP WHICH ARE NOT INDICATED ON THE PLANS SHALL BE IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS.

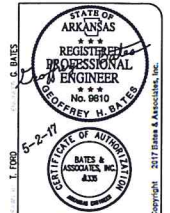


**SITE AMENITIES:**

1. METAL BENCH SEATING
2. METAL WASTE RECEPTACLE

**ANAL NOTES:**

1. LANDSCAP SPACES MUST HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.
2. CONTACT THE CITY OF SPRINGDALE AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT-OF-WAY.



**REVISIONS**

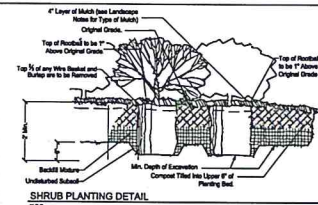
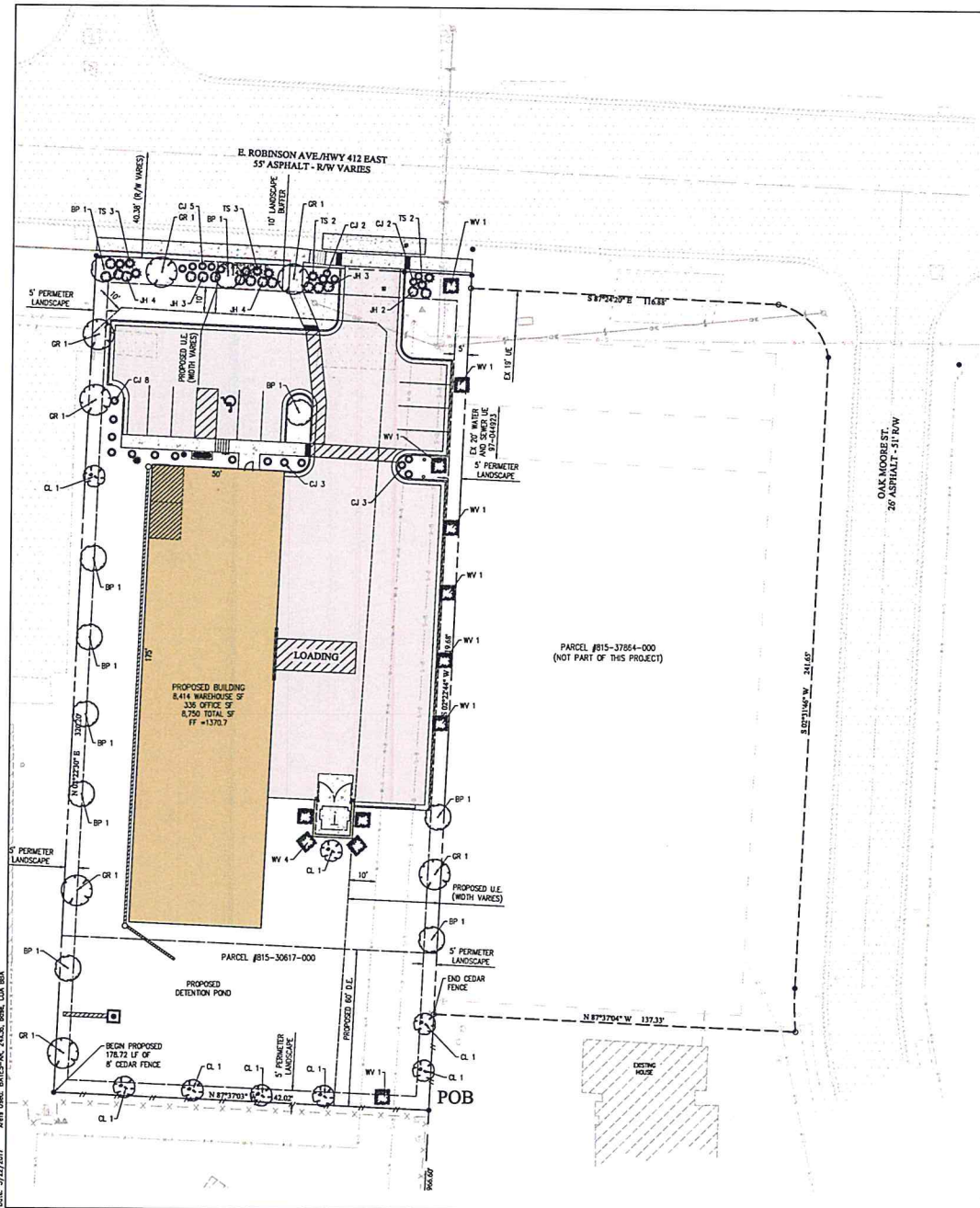
DATE	BY	REVISIONS
02/27/17	BJT	ISSUE FOR PERMITS
02/27/17	BJT	REVISED PERMITS COMMENTS
02/27/17	BJT	REVISED BUILDING WITH AND LAYOUT PER OWNER REQUEST

METAL ROOFING SUPPLY  
 LARGE SCALE DEVELOPMENT  
 L17-15  
 SITE & UTILITY PLAN  
 SPRINGDALE, ARKANSAS

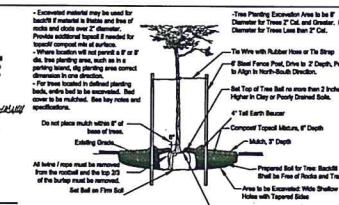
**Bates & Associates, Inc.**  
 Civil Engineering & Surveying  
 www.batesandassociates.com  
 7230 S. Pleasant Blodge Dr.  
 Fayetteville, AR 72704  
 479-542-4336  
 479-521-6330



Scale: 1/8" = 1'-0" (1/4" = 3'-0")  
 Date: 12/17/2017



- SHRUB PLANTING DETAIL**
1. EXCAVATION FOR TREE PITS SHALL BE 8" IN DIAMETER. ORCLE TO BE CENTERED ON TREE AND TRUE IN FORM.
  2. STAKE ALL TREES BY USING THREE METAL FENCE POST STAKES AND THREE RES. DRIVE STAKES APPROXIMATELY 6" OUTSIDE OF TREE ROOTBALL AND AN EQUAL DISTANCE FROM TREE TRUNK.
  3. ALL PRESERVED NATURAL TREES ON THE SITE SHALL HAVE A MULCH RING ADDED AROUND THE TRUNK.
  4. ALL PLANTING HOLES FOR TREES AND SHRUBS SHALL BE BACKFILLED WITH AMENDED SOIL, FREE OF SOIL.
  5. ALL LANDSCAPE TREES PLANTED TO MEET STREET TREE, MITIGATION TREE OR OTHER LANDSCAPE CODE REQUIREMENTS MUST BE SINGLE STEM, MINIMUM 2" CALIPER TREES. NO DOUBLE OR TRIPLE-STEM TREES WILL BE COUNTED TOWARDS MEETING REQUIREMENTS.
  6. IF PLANTING MATERIAL IS TO BE BABB THEN THE BABB MUST BE NATURAL FREERS AND NOT SYNTHETIC.



- TREE PLANTING DETAIL**
1. PREPARE TOPSOIL FOR SHRUB AND GROUND COVER BEDS BY TILING A 2 INCH LAYER (165 LB PER 1000 SQ. FT.) OF COMPOST INTO THE UPPER 6 INCHES OF SOIL.
  2. ALL PLANTING BEDS THAT ADJ. LAWN AREAS TO BE BORDERS BY STEEL EDGING.
  3. SOIL SLAB SOO BERMUDA GRASS OR BERMAUDA SEED TO BE PLANTED IN ALL TURF AREAS.
  4. TOPSOIL DEPTH SHALL BE MINIMUM 18" IN ALL SHRUB AND GROUND COVER BEDS.
  5. APPLY 3" OF ORGANIC MULCH TO ALL SHRUBS AND GROUND COVER BEDS.
  6. APPLY 1/2" POLYD COMPOSITE 8-6-12 EVENLY OVER CULTIVATED AREA AROUND EACH TREE AND 1" POLYD PER 100 SQUARE FEET TO SHRUBS AND GROUND COVER PLANTINGS.
  7. IRRIGATION SHALL BE EITHER UNDERGROUND AUTOMATIC SYSTEM.
  8. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
  9. ALL LANDSCAPE BEDS SHALL BE FREE OF SOO AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
  10. DO DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY, OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
  11. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.

**PLANT LIST**

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT MIN. SIZE	NOTES
7	CR	GOLDEN RAIN TREE <i>Koeleria paniculata</i>	BAB 2" CAL.	8' TALL MIN.
8	CL	CHERRY LAUREL <i>Prunus lauro-cerasus</i>	BAB 3" CAL.	8' TALL MIN.
10	BP	BANANOY PEAR <i>Diospyros virginiana 'Shademaster'</i>	BAB 2" CAL.	8' TALL MIN.
10	TS	ROUNDING SPRUCE <i>Scirpus obliquus 'Open'</i>	CONT. 3 GAL.	
16	JH	JAPANESE HEDY <i>Hedera helix 'Compacta'</i>	CONT. 3 GAL.	
23	CJ	CREEPING JASMINE <i>Jasminum horizontalis</i>	CONT. 3 GAL.	
12	WV	WOOLLY YEW <i>Yewum biddulphianum</i>	CONT. 3 GAL.	2" CAL. MIN. 18" TALL MIN. PLANTING ACCURACY

**PLANT WARRANTY**

WARRANT ALL PLANT MATERIAL TO BE IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 2 YEARS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

**LANDSCAPE IRRIGATION**

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED BY AUTOMATIC IRRIGATION.

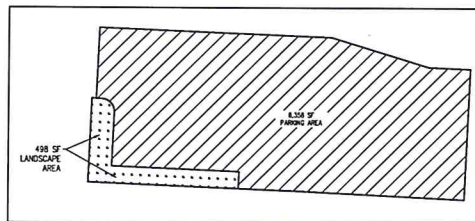
**LANDSCAPE REQUIREMENTS**

**FRONTAGE LANDSCAPING OPTION 1 (SEC. 56-31)**  
 1 SHrub TREE & 7 SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE  
 LINEAR STREET FRONTAGE: 101 FT.  
 REQUIRED: 5 TREES / 35 SHRUBS  
 PROVIDED: 4 TREES / 36 SHRUBS (SEE PLANT LIST NOTE)

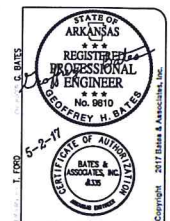
**PERIMETER LANDSCAPING**  
 1 SHrub TREE PER 25 LINEAR FEET  
 702 LINEAR FEET / 28 = 18 TREES (SEE PLANT LIST NOTE)

**INTERIOR LANDSCAPING**  
 PROPOSED PARKING LOT AREA: 6,358 SF.  
 REQUIRED TREE ISLANDS: 1  
 PROVIDED TREE ISLANDS: 1

**INTERIOR LANDSCAPE AREA REQUIREMENTS**  
 498 SF OF INTERIOR LANDSCAPE AREA PROVIDED  
 498 SF OF INTERIOR TREES PROVIDED: 2



PARKING LOT AREA DIAGRAM



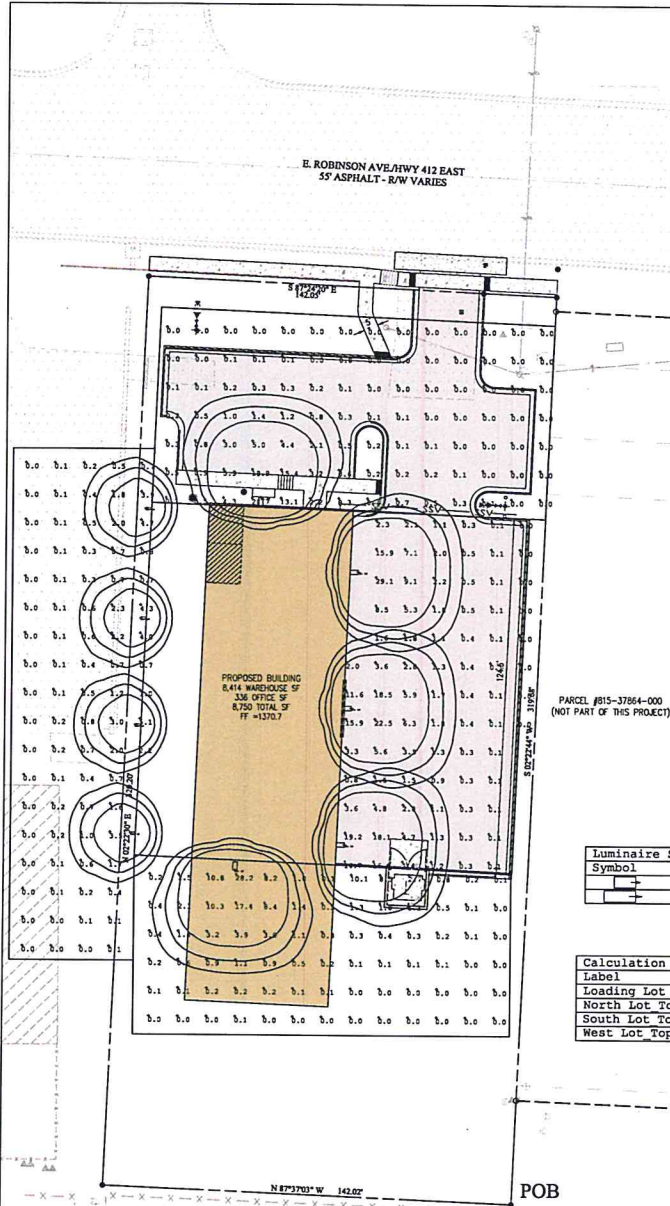
**REVISIONS**

DATE	DESCRIPTION
07/27/17	ISSUE FOR PERMITS
07/27/17	ISSUE FOR PERMITS
07/27/17	ISSUE FOR PERMITS
07/27/17	ISSUE FOR PERMITS
07/27/17	ISSUE FOR PERMITS
07/27/17	ISSUE FOR PERMITS

METAL ROOFING SUPPLY  
 LARGE SCALE DEVELOPMENT  
 L17-15  
 LANDSCAPE PLAN  
 SPRINGDALE, ARKANSAS



Drawn: JWB  
 Date: 11/20/17  
 Scale: 1/8" = 1'-0"  
 Title: Lighting Plan



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LF	Description
+	5	XTOR12B-W	SINGLE	N.A.	0.920	XTOR12B-W
+	4	XTOR2B-W	SINGLE	N.A.	0.920	XTOR2B-W

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Loading Lot East Top	Illuminance	Fc	3.75	29.1	0.0	N.A.	N.A.
North Lot Top	Illuminance	Fc	1.16	20.7	0.0	N.A.	N.A.
South Lot Top	Illuminance	Fc	1.77	28.2	0.0	N.A.	N.A.
West Lot Top	Illuminance	Fc	0.77	5.1	0.0	N.A.	N.A.



STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 GREGORY H. BATES  
 No. 9610  
 5-2-17  
 CERTIFICATE OF AUTHORITY  
 BATES & ASSOCIATES, INC.  
 ARK.  
 Copyright © 2017 Bates & Associates, Inc.

DATE	REVISIONS
05/07/17	ISSUE FOR PERMITS
07/27/17	REVISED PER PLAN NO. 1020
04/07/17	REVISED PER PERMITS COMMENTS
09/07/17	REVISED PER PLAN NO. 1020
02/04/17	REVISED PER PLAN NO. 1020

METAL ROOFING SUPPLY  
 LARGE SCALE DEVELOPMENT  
 L17-15  
 LIGHTING PLAN  
 SPRINGDALE, ARKANSAS

**Bates & Associates, Inc.**  
 www.batesandassociates.com  
 Civil Engineering & Surveying  
 723 S. Pleasant Ridge Dr.  
 Fayetteville, AR 72704  
 478-442-8300  
 478-521-8300

