

Memo

To: Planning Commission
From: Staff
Date: September 2, 2014
RE: L14-23 Large Scale Development Elmdale Elem.

Waiver (W14-13) of street improvements

Planning Comments

- 1) Minimum radius to the face of the curb for driveways is twenty-five feet (25').
- 2) Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 3) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 4) 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.

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Location of existing and proposed streetlights.
- 2) **Parking Ch130-Art 7 Sect 9.** Entrance/Exit Drives
 - a. **Sect 9.5.** Minimum radius to the face of the curb for driveways is twenty-five feet (25').
 - b. **Sect 9.6./7.** Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 3) **Sects 110-31(a)** Sidewalks are required one-foot (1') inside the right-of-way line.

- 4) **Sect 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.
- 5) **Sect 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.
 - a. 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.
- 6) **Sect 112-16** All utility wires shall be placed underground.
- 7) **Sect 106** Drainage
 - a. With the increase in peak runoff being only one cfs, detention will not be required at this time. If further development on this site increases the runoff, the cumulative increase will need to be detained to the current predevelopment levels.
 - b. Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.
- 8) Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/departments/planning_and_community_development/.
- 9) The site area of disturbance is less than 1-acre, so a Grading Permit is not required. However, please advise the contractor/owner that although the site is less than 1-acre, we do expect all grading and erosion BMP's to be used to protect the existing storm drainage system. We will require a SWPPP and erosion control plans in the event of discharges of sediment from the site.

ELMDALE ELEMENTARY SCHOOL MEDIA CENTER ADDITION AND ELMDALE SCHOOL BASED HEALTH CLINIC ADDITION

420 N. WEST END STREET

REVISION 1
USI Project No. - 1409027.00
L14-23



VICINITY MAP

CONTACT LIST:

OWNER
ELMDALE SCHOOL DISTRICT #30
P.O. BOX 1400
SPRINGDALE, AR 72709

CITY OF SPRINGDALE
SPRINGDALE PLANNING & DEVELOPMENT
CONTACT: JESSIE THOMPSON
301 SOUTH SHOOT, ROOM 201
SPRINGDALE, AR 72709
(479) 732-6530

ARCHITECT
SPRINGDALE ARCHITECTS, P.C.
CONTACT: JEFFREY W. HARRIS
503 ONE BEHNE
SPRINGDALE, AR 72704
(479) 751-8201

SPRINGDALE DEPARTMENT OF HEALTH
CONTACT: MR. CRAIG COOPER, P.E.
ROOM 4720-D-200
420 N. MARSHALL STREET
LITTLE ROCK, AR 72201
PHONE: (501) 461-3900

ENGINEER
USI CONSULTING ENGINEERS, INC.
CONTACT: MR. TERRY CARPENTER, P.E.
PHONE: (479) 822-7115
FAX: (479) 822-7118

GENERAL CONTRACTOR
CONTRACT: MR. FRED STUBBS, P.E.
PHONE: (479) 822-9145
OFF: (479) 581-1088
FAX: (479) 873-7119

SOIL ENGINEER
SOILS, INC.
1511 E. BUCKNER DRIVE
FAYETTEVILLE, AR 72701-7827
(479) 211-5400

TOPOGRAPHIC ENGINEER
ASST. (SURVEYOR) BILLS
CORRELL AND GUY CORRELL
827 WHITE ROAD
SPRINGDALE, AR 72702
PHONE: (479) 443-3152
FAX: (479) 402-1311

CIVIL ENGINEERS
M&J DESIGN GROUP
101 SOUTH 47TH STREET
SPRINGDALE, AR
(479) 717-1821

PLUMBING CONTRACTOR
BENEFIT
107 SPRING STREET
SPRINGDALE, AR 72704
(479) 751-5724

ELECTRICAL CONTRACTOR
JAMES ELECTRIC COOPERATIVE
218 EAST BURN WALKER
SPRINGDALE, AR 72709-4428
(479) 791-2812

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH AGENCIES ONE-CALL AT 800-368-5898 A MIN. OF FORTY (40) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONCERNS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN REASONABLE AND COMMON SENSE STANDARDS FOR SAFETY AT ALL TIMES. INCLUDED BUT NOT LIMITED TO: TRAFFIC CONTROL, THE CONTRACTOR SHALL NOT BE RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL EXISTING AND CONSTRUCTION MATERIALS, IN A MANNER PERMITTED BY STATE AND FEDERALLY ADOPTED SITES.
4. ALL SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH THE RELEVANT ADOPTED STANDARDS AT THE TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY CHANGE TO THE DRAWING IMPARTED.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN DRAWING, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS, WHERE APPLICABLE.



PLANS PREPARED BY:
USI Consulting Engineers
Springdale Arkansas
4207 WALKER AVENUE
SPRINGDALE, AR 72702
PHONE: (479) 822-7115
FAX: (479) 822-7118
©2014 USI CONSULTING ENGINEERS, INC.

FERRIS W. CARPENTER
ARKANSAS REGISTERED PROFESSIONAL ENGINEER (No. 18582)



TERRY W. CARPENTER
ARKANSAS REGISTERED PROFESSIONAL ENGINEER (No. 707)



SHEET INDEX

- 1 COVER SHEET
- 1 SITE PLAN
- 1 GRADING PLAN
- 1 EROSION CONTROL PLAN (not included)
- 1 UTILITY PLAN
- 1 DETAIL SHEET
- 1 DETAIL SHEET

APPROVAL: _____ DATE: _____

CITY OF SPRINGDALE - PLANNING _____
SPRINGDALE WATER UTILITIES _____
ARKANSAS DEPARTMENT OF HEALTH _____
SPRINGDALE SCHOOL DISTRICT _____

NO.	DATE	BY	DESCRIPTION

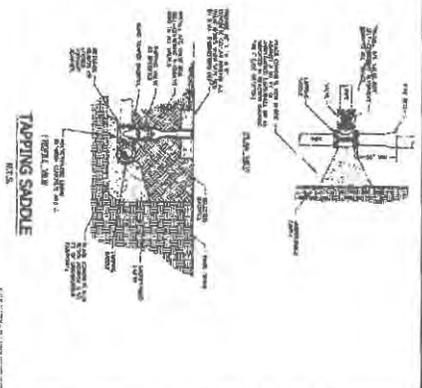
USI Consulting Engineers
Springdale, Arkansas

ELMDALE ELEMENTARY SCHOOL MEDIA
CENTER ADDITION & ELMDALE SCHOOL
BASED HEALTH CLINIC ADDITION
SPRINGDALE, AR
COVER SHEET



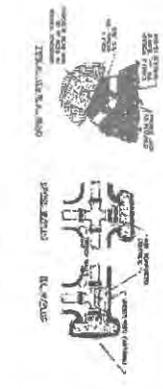
800-422-6898
Arkansas Dept-C&E
www.usiconsult.com

DATE	DRAWN
10-20-14	TF
DESIGNED	CHECKED
TF	CM
SCALE	AS NOTED
USI PROJECT NO.	1409027.00
SHEET	C1

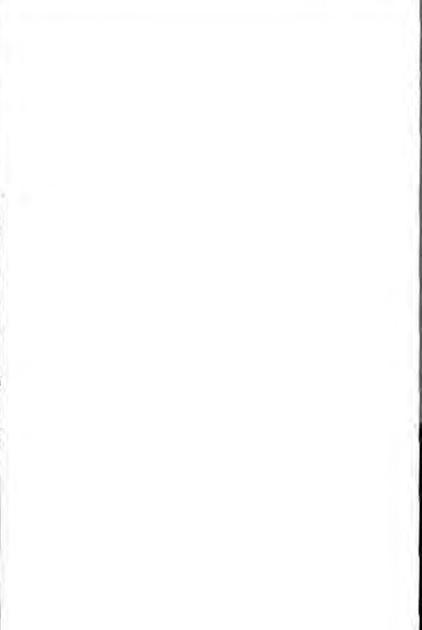


NO.	DESCRIPTION	QTY	UNIT
1	1/2\"/>		
2	1/2\"/>		
3	1/2\"/>		
4	1/2\"/>		
5	1/2\"/>		
6	1/2\"/>		
7	1/2\"/>		
8	1/2\"/>		
9	1/2\"/>		
10	1/2\"/>		
11	1/2\"/>		
12	1/2\"/>		
13	1/2\"/>		
14	1/2\"/>		
15	1/2\"/>		
16	1/2\"/>		
17	1/2\"/>		
18	1/2\"/>		
19	1/2\"/>		
20	1/2\"/>		
21	1/2\"/>		
22	1/2\"/>		
23	1/2\"/>		
24	1/2\"/>		
25	1/2\"/>		
26	1/2\"/>		
27	1/2\"/>		
28	1/2\"/>		
29	1/2\"/>		
30	1/2\"/>		
31	1/2\"/>		
32	1/2\"/>		
33	1/2\"/>		
34	1/2\"/>		
35	1/2\"/>		
36	1/2\"/>		
37	1/2\"/>		
38	1/2\"/>		
39	1/2\"/>		
40	1/2\"/>		
41	1/2\"/>		
42	1/2\"/>		
43	1/2\"/>		
44	1/2\"/>		
45	1/2\"/>		
46	1/2\"/>		
47	1/2\"/>		
48	1/2\"/>		
49	1/2\"/>		
50	1/2\"/>		

REACTION BACKING

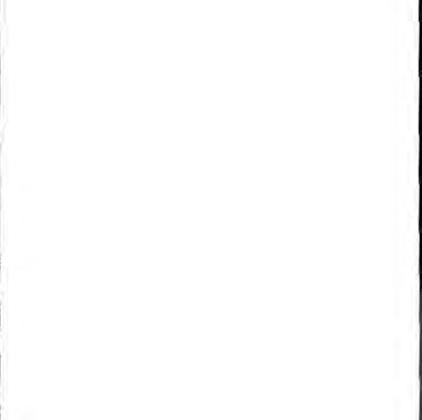


1. THE REACTION BACKING SHALL BE INSTALLED ON THE TREE TRUNK IMMEDIATELY BEHIND THE TAPPING SADDLE.
2. THE REACTION BACKING SHALL BE MADE OF 1/2\"/>



1. THE WATTLE BARKER SHALL BE INSTALLED ON THE TREE TRUNK IMMEDIATELY BEHIND THE TAPPING SADDLE.
2. THE WATTLE BARKER SHALL BE MADE OF 1/2\"/>

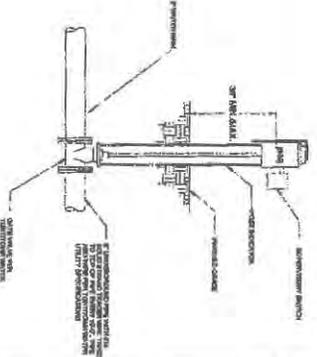
WATTLE BARKER



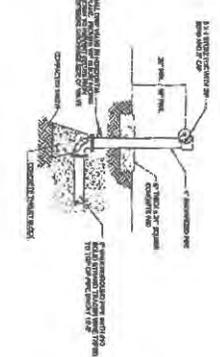
1. THE CONCRETE WASHOUT SHALL BE INSTALLED ON THE TREE TRUNK IMMEDIATELY BEHIND THE TAPPING SADDLE.
2. THE CONCRETE WASHOUT SHALL BE MADE OF 1/2\"/>

CONCRETE WASHOUT

FIRELINE CONNECTION



FIRE DEPARTMENT CONNECTION



DATE: 12/31/04

USI Consulting Engineers

 501-455-8000

 Arkansas One-Call

 www.usiconsulting.com

PROJECT NO.: 04-001

 SHEET: 07

ELMDALE ELEMENTARY SCHOOL MEDIA CENTER ADDITION & ELMDALE SCHOOL BASED HEALTH CLINIC ADDITION

 SPRINGDALE, AR

DETAIL SHEET 2

NO.	DATE	BY	CHKD	DESCRIPTION

August 15, 2014

Ms. Patsy Christie
City of Springdale
201 Spring Street
Springdale, AR 72764

RECEIVED
AUG 20 2014
PLANNING OFFICE
CITY OF SPRINGDALE

Terry Carpenter, P.E.
Project Engineer
4847 Kaylee Avenue
Springdale, Arkansas 72762
479.872.7115 Telephone
479.872.7118 Facsimile
www.usi-ce.com
twcarpenter@usi-ce.com

Re: L14-23 Elmdale Elementary Media Center and School Based Health Center
Response to Planning, Engineering, and Utility Comments (dated 8/14/14)
USI Project No. 1409027.00

Dear Ms. Christie:

The following is in response to the Technical Plat Review comments dated:

- 1) **Submit AutoCad and PDF files at time of resubmission**

Included in resubmittal

- 2) **Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.**

Signed affidavit and certified mail receipts included in resubmittal

- 3) **Show the Parcel Number of the property in a prominent font above the legal description.**

*The plans have been modified to show the Parcel Number in **Bold** to distinguish it from other text.*

- 4) **This Large Scale Development Plan has been given the number L14-23. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.**

This number has been placed on the Large Scale Development Plan and this correspondence.

- 5) **Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.**

It has not been sent back to USI. As soon as we have it in hand, it will be forwarded to the Planning Department.

- 6) **Need to show the legal description of the property.**

Legal Description added on Site Plan.

- 7) **Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations and FDC locations.**

Coordinates added on Site and Utility Plan

- 8) **Minimum radius to the face of the curb for driveways is twenty-five feet (25').**

This is a physical impossibility. We are requesting a waiver from this requirement due to the loss of parking spaces that are needed.

- 9) **Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.**

Addressed per existing variance V11-41

- 10) **Show the street right-of-way.**

Street right-of-way line labeled

- 11) **Show the street centerline.**

Street center line labeled

- 12) **Show all existing easements.**

There are not existing easements of record. All utilities claim to be within the street right-of-way. All water and sewer are located under the street pavement as shown on the plans.

- 13) **Need to show dumpster location.**

Existing location added to Site Plan

- 14) **Show the size and location of all freestanding signs. Show distances from street right-of-way.**

The size and location have been shown on the Site Plan. The size of the sign is 8 feet x 4 feet with the top of the sign 12 feet above ground. It is a free standing sign. It is located 31 feet from the center line of N. West End Street.

Engineering Comments

- 1) **Sect 112-8(i) Need to show**
a. **Location of existing and proposed streetlights.**

There currently are no street lights in the area of the school. There are parking lot lights and are shown on the plans. The school is requesting a waiver from having to install street lighting.

- 2) **Parking Ch130-Art 7 Sect 9. Entrance/Exit Drives**
a. **Sect 9.5. Minimum radius to the face of the curb for driveways is twenty-five feet (25').**

This is a physical impossibility without losing existing parking spaces. The school is short on parking currently. Therefore, we are submitting a request for a waiver of the 25-foot radius requirement.

- b. **Sect 9.6./7. Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.**

Addressed per variance V11-41

- 3) **Sects 110-31(a) Sidewalks are required one-foot (1') inside the right-of-way line.**

The existing streets are already curb and guttered and have sidewalks and are located inside the right-of-way. They are not exactly 1-foot inside the right-of-way. We are requested a waiver from having to remove and replace the existing sidewalks.

- 4) **Sect 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.**

The existing streets are curb and guttered and paved. Christian Ave. is not on the Master Street Plan but does have a 50-foot right-of-way which exceeds that for Local Streets. The pavement width is We have submitted a letter requesting a waiver from removing any existing curb and gutter and moving it to a new location

- 5) **Sect 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.**
a. **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.**

There are currently no existing street lights in the area of the school. The school does have parking lot lighting but is requesting a waiver from having to install street lighting.

6) Sect 112-16 All utility wires shall be placed underground.

There will be no extension of power to the building other than what is already serving the school.

7) Sect 106 Drainage

- a. **With the increase in peak runoff being only one cfs, detention will not be required at this time. If further development on this site increases the runoff, the cumulative increase will need to be detained to the current predevelopment levels.**

The School District will be advised of this requirement.

- b. **Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.**

This was addressed with variance V11-41 to allow drainage onto the street due to the lack of drainage facilities in the area.

8) Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/departments/planning_and_community_development/.

It is included in the resubmittal package. The school site is not located within the floodplain as stipulated on the Site Plan.

9) The site area of disturbance is less than 1-acre, so a Grading Permit is not required. However, please advise the contractor/owner that although the site is less than 1-acre, we do expect all grading and erosion BMP's to be used to protect the existing storm drainage system. We will require a SWPPP and erosion control plans in the event of discharges of sediment from the site.

A Storm Water Pollution Prevention Plan will be provided. The design documents require the contractor to implement BMP's.

Utility: Duane Miller – Springdale Fire Department

The AFPC, Volume I, requires a minimum fire flow of 2000 GPM @ 20 psi and fire hydrants for 9,195 sq. ft. type IIB constructed building. Please note the code only allows the separation of buildings for fire flow calculations if the fire walls have no penetrations. There are two existing hydrants on the facility, locate these hydrants and the additional FDC hydrant on the site plan. The code allows for a reduction in required fire flow of up to 75%, as approved, if the building is

provided with an automatic fire sprinkler system. The fire department will allow this reduction in fire flow to 1500 GPM @ 20 psi and 1 additional hydrant as required by (AFPC 912.2) shall be placed near the FDC where it will not require fire hose place across fire access roads.

Where a portion of the facility or building hereafter constructed is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. For buildings equipped throughout with an approved automatic sprinkler system installed the distance requirement shall be 600 feet (AFPC sec 507.5.1). Acceptable

The building is separated by one or more fire walls. Walls shall comply with the provisions of AFPV Vol. II sec. 705 "Fire Walls." The extent and location of such fire walls shall provide a complete separation. Please assure that all provisions including structural stability, horizontal continuity, intersecting horizontal walls, vertical continuity, joints and penetrations for fire walls are complied with. Where existing wall are to be utilized the wall and openings shall be field assessed by a qualified professional as to design, construction and maintenance. Any deficiencies shall be corrected in the existing walls.

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by the fire alarm system. A remote freestanding FDC shall be located adjacent to fire hydrant. FDC shall be 5 feet from back of curb or bollards installed AFPC 312.1. Knox Company locking FDC caps are required for the FDC and may be ordered from www.knoxbox.com. The signage on the FDC will need to be addressed with language clear enough to describe the actual area of the building served.

In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly perpendicular to the free standing FDC. Horn strobe should activate upon water flow only. The alarm contractor will need to coordinate with the FMO.

The fire alarm system shall be installed in accordance with NFPA 72. Manual fire alarm boxes are not required for new occupancies where the building is equipped throughout with an approved automatic sprinkler system unless otherwise specified in (AFPC 907.2), the notification appliances will activate on sprinkler water flow. The fire alarm system shall monitor fire sprinkler flow, and fire sprinkler valve tamper. A remote enunciator panel shall be installed at the primary entrance if the fire alarm control panel is not easily accessible.

Need to provide the coordinates for all new fire hydrants to the Planning Department.

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

The coordinates for the fire hydrants and FDC have been shown on the plans. The design professionals will be made aware of requirements to be placed on design drawings.

Utility: Danny Wright – Springdale Police Department

No comments.

No response.

Utility: Michael Moore – Cox Communication

No comment, therefore, no response.

Utility: Rick Russell – Springdale Water Utility

Field locate and verify the location of existing water and sewer facilities. Indicate the location of these facilities on the drawing and provide adequate easements acceptable to the Springdale Water Utilities.

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 of other matters.

Please be advised that if requests for meter services larger than a 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities. Appropriate request forms are available at Springdale Water Utilities Engineering Department.

Submit detailed plans and specification to Jerry Cook at Springdale Water Utilities for review and approval of the proposed fire line.

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.

Please submit details, specifications, and sizing information for review and approval for all grease traps, grease interceptors or other devices that may be installed on this project prior to installation. Submit the required information to Mr. Brad Stewart of the Springdale Wastewater Treatment Facility at (479) 756-3657 or by email at bstewart@springdalewater.com. Additional approvals may be required through the Building Inspections Department of the City of Springdale or through other local or state agencies.

All material and components installed after January 3, 2014 in drinking water systems are required to comply with the federal definition of "lead free" contained in Public Law 111-380.

The location of all water valves, fire hydrants and manholes are shown on the plans. There are not extensions of public water and sewer to this project. The fire lines extending to from the existing 6-inch water line on Christian Ave will not have any connections made from it other than the fire suppression system. Therefore, in conversations with Mr. Rick Pulvirenti, P.E., Springdale Water Utilities, this would be considered a private line. However, we do understand that any work performed on SWU's facilities has to be done in accordance with their Standard Specifications. We will fully comply with SWU requirements.

Utility: Tim Smith – SourceGas

No comment, therefore, no response.

Utility: Kenny Hartzell– AT&T

No comments.

No comment, therefore, no response

Utility: Mike Phipps – Ozarks Electric

No comment, therefore, no response.

Utility: Nancy Guisinger - SWEPCO

The plans do not show the existing or proposed electric service line.

Are they planning to wire all the buildings together so that it is all served from a single metering point? If so, what size service are they planning?

What is proposed added load? What voltage will be required? If the current transformer is not sufficient to serve the added load, we will need to either install a larger transformer or an additional transformer. A new transformer pad would be at the expense of the customer along with any conduit which might need to be installed.

There may be follow questions once more information is provided.

The plans have been revised to show all overhead electric lines. No power will be extended to the new additions from the public side. The power will be extended from existing panels to the new buildings. The designers will be made aware of these comments. And will be advised to provide the needed information to SWEPCO.

Utility: Levi Lane – Carroll Electric

No comment, therefore, no response

Utility: Sam Goade – Street Department

No comment.

No comment, therefore, no response.

Utility: Tom Evers – Building Inspection Department

When approved by the City of Springdale Planning Department, please provide 3 sets of plans to the building department. One set will be given to the fire department. (contact our office if you would prefer PDF submittal)

Ms. Patsy Christie
City of Springdale
August 15, 2014
Page 8

Please note current codes on cover sheet prior to submittal which can be found on our City of Springdale website.

Please include type of construction and occupancy on cover sheet.

You will need to provide an approval from the State of Arkansas for the plumbing prior to permitting.

The electrician needs to submit a load calculation prior to obtaining an electrical permit.
Please provide asbestos reports for any structures to be removed.

Also provide a copy of N.O.I. (Notice of Intent) from the State of Arkansas prior to obtaining a demolition permit.

Other items may be needed as issues may come up during review and construction.

The architect and other designers will be made aware of these requirements and the plans adjusted accordingly.

Utility: United States Postal Service

No comment, therefore, no response.

We hope that we have addressed all of your comments sufficiently. If you have any questions or need any additional information please do not hesitate to call me.

Sincerely,
USI Consulting Engineers, Inc.



Terry W. Carpenter, P.E., P.S.
President

TWC:sr

Cc: Dr. Gary Compton, EdD, Superintendent of Facilities
Mr. Jack See, AIA, Wittenberg, Delony & Davidson - Architects

**TECHNICAL PLAT UTILITY REVIEW
LARGE SCALE DEVELOPMENT
ELMDALE ELEMENTARY MEDIA CENTER AND
SCHOOL BASED HEALTH CLINIC
L14-23
August 14, 2014**

Utility: Duane Miller – Springdale Fire Department

The AFPC, Volume I, requires a minimum fire flow of 2000 GPM @ 20 psi and fire hydrants for 9,195 sq. ft. type IIB constructed building. Please note the code only allows the separation of buildings for fire flow calculations if the fire walls have no penetrations. There are two existing hydrants on the facility, locate these hydrants and the additional FDC hydrant on the site plan. The code allows for a reduction in required fire flow of up to 75%, as approved, if the building is provided with an automatic fire sprinkler system. The fire department will allow this reduction in fire flow to 1500 GPM @ 20 psi and 1 additional hydrant as required by (AFPC 912.2) shall be placed near the FDC where it will not require fire hose place across fire access roads.

Where a portion of the facility or building hereafter constructed is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. For buildings equipped throughout with an approved automatic sprinkler system installed the distance requirement shall be 600 feet (AFPC sec 507.5.1).
Acceptable

The building is separated by one or more fire walls. Walls shall comply with the provisions of AFPV Vol. II sec. 705 "Fire Walls." The extent and location of such fire walls shall provide a complete separation. Please assure that all provisions including structural stability, horizontal continuity, intersecting horizontal walls, vertical continuity, joints and penetrations for fire walls are complied with. Were existing wall are to be utilized the wall and openings shall be field assessed by a qualified professional as to design, construction and maintenance. Any deficiencies shall be corrected in the existing walls.

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by the fire alarm system. A remote freestanding FDC shall be located adjacent to fire hydrant. FDC shall be 5 feet from back of curb or bollards installed AFPC 312.1. Knox Company locking FDC caps are required for the FDC and may be ordered from www.knoxbox.com. The signage on the FDC will need to be addressed with language clear enough to describe the actual area of the building served.

In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly perpendicular to the free standing FDC. Horn strobe should activate upon water flow only. The alarm contractor will need to coordinate with the FMO.

The fire alarm system shall be installed in accordance with NFPA 72. Manual fire alarm boxes are not required for new occupancies where the building is equipped throughout with an approved automatic sprinkler system unless otherwise specified in (AFPC 907.2), the notification appliances will activate on sprinkler water flow. The fire alarm system shall monitor fire sprinkler flow, and fire sprinkler valve tamper. A remote enunciator panel shall be installed at the primary entrance if the fire alarm control panel is not easily accessible.

Need to provide the coordinates for all new fire hydrants to the Planning Department.

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

Utility: Danny Wright – Springdale Police Department

No comments.

Utility: Michael Moore – Cox Communication

Utility: Rick Russell – Springdale Water Utility

Field locate and verify the location of existing water and sewer facilities. Indicate the location of these facilities on the drawing and provide adequate easements acceptable to the Springdale Water Utilities.

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 of other matters.

Please be advised that if requests for meter services larger than a 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities. Appropriate request forms are available at Springdale Water Utilities Engineering Department.

Submit detailed plans and specification to Jerry Cook at Springdale Water Utilities for review and approval of the proposed fire line.

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.

Please submit details, specifications, and sizing information for review and approval for all grease traps, grease interceptors or other devices that may be installed on this project prior to installation. Submit the required information to Mr. Brad Stewart of the Springdale Wastewater Treatment Facility at (479) 756-3657 or by email at bstewart@springdalewater.com. Additional approvals may be required through the Building Inspections Department of the City of Springdale or through other local or state agencies.

All material and components installed after January 3, 2014 in drinking water systems are required to comply with the federal definition of "lead free" contained in Public Law 111-380.

Utility: Tim Smith – SourceGas

Utility: Kenny Hartzell– AT&T

No comments.

Utility: Mike Phipps – Ozarks Electric

Utility: Nancy Guisinger - SWEPCO

The plans do not show the existing or proposed electric service line.

Are they planning to wire all the buildings together so that it is all served from a single metering point? If so, what size service are they planning?

What is proposed added load? What voltage will be required? If the current transformer is not sufficient to serve the added load, we will need to either install a larger transformer or an additional transformer. A new transformer pad would be at the expense of the customer along with any conduit which might need to be installed.

There may be follow questions once more information is provided.

Utility: Levi Lane – Carroll Electric

Utility: Sam Goade – Street Department

N:\Planning\COMMISSION ITEMS\LargeScaleDevelopments\2014\L14-23 Elmdale Elementary Media Center\TECHNICAL PLAT COMMENTS FROM UTILITIES.doc

No comment.

Utility: Tom Evers – Building Inspection Department

When approved by the City of Springdale Planning Department, please provide 3 sets of plans to the building department. One set will be given to the fire department. (contact our office if you would prefer PDF submittal)

Please not current codes o cover sheet prior to submittal which can be found on our City of Springdale website.

Please include type of construction and occupancy on cover sheet.

You will need to provide an approval from the State of Arkansas for the plumbing prior to permitting.

The electrician needs t submit a load calculation prior to obtaining an electrical permit.

Please provide asbestos reports for any structures to be removed.

Also provide a copy of N.O.I. (Notice of Intent) from the State of Arkansas prior to obtaining a demolition permit.

Other items may be needed as issues may come up during review and construction.

Utility: United States Postal Service

**TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
ELMDALE ELEMENTARY MEDIA CENTER
AND SCHOOL BASED HEALTH CENTER
L14-23
August 14, 2014**

Planning Comments

- 1) Submit AutoCad and PDF files at time of resubmission
- 2) A written response to all comments is required with resubmission.
- 3) Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.
- 4) Show the Parcel Number of the property in a prominent font above the legal description.
- 5) This Large Scale Development Plan has been given the number L14-23. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- 6) Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
- 7) Need to show the legal description of the property.
- 8) Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations and FDC locations.
- 9) Except for permitted entrance and/or exit drive, every off-street parking area shall be set back from the street right-of-way line a minimum of five feet (5').
- 10) A screening fence is required in accordance with Chapter 56. Show trees associated with screen. A broken screen is required. See Chapter 56.
- 11) Frontage landscaping is required in accordance with Chapter 56.
- 12) Landscape islands are required at a rate of 1 per 15 parking spaces, in accordance with Chapter 56.
- 13) Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required and the percentage of landscaping provided. Include a drawing that identifies all areas included in the calculations.
- 14) Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
- 15) An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
- 16) Landscaping must be guaranteed for two years.
- 17) Minimum radius to the face of the curb for driveways is twenty-five feet (25').
- 18) Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 19) Show the street right-of-way.
- 20) Show the street centerline.

- 21) Show all existing easements.
- 22) 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. Show location and the State Plane Coordinates (NAD 83, Feet) for each streetlight.
- 23) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 24) The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.
- 25) Need to show dumpster location.
- 26) Show the size and location of all freestanding signs. Show distances from street right-of-way.
- 27) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 28) 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.

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Location of existing and proposed streetlights.
- 2) **Parking Ch130-Art 7 Sect 9.** Entrance/Exit Drives
 - a. **Sect 9.5.** Minimum radius to the face of the curb for driveways is twenty-five feet (25').
 - b. **Sect 9.6.7.** Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 3) **Sects 110-31(a)** Sidewalks are required one-foot (1') inside the right-of-way line.
- 4) **Sect 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.
- 5) **Sect 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.
 - a. 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.
- 6) **Sect 112-16** All utility wires shall be placed underground.
- 7) **Sect 106** Drainage
 - a. With the increase in peak runoff being only one cfs, detention will not be required at this time. If further development on this site increases the runoff, the cumulative increase will need to be detained to the current predevelopment levels.
 - b. Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.

- 8) Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/departments/planning_and_community_development/.
- 9) The site area of disturbance is less than 1-acre, so a Grading Permit is not required. However, please advise the contractor/owner that although the site is less than 1-acre, we do expect all grading and erosion BMP's to be used to protect the existing storm drainage system. We will require a SWPPP and erosion control plans in the event of discharges of sediment from the site.

**TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
ELMDALE ELEMENTARY MEDIA CENTER
AND SCHOOL BASED HEALTH CENTER**

L14-23

August 14, 2014

Planning Comments

- 1) Submit AutoCad and PDF files at time of resubmission
- 2) A written response to all comments is required with resubmission.
- 3) Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.
- 4) Show the Parcel Number of the property in a prominent font above the legal description.
- 5) This Large Scale Development Plan has been given the number L14-23. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- 6) Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
- 7) Need to show the legal description of the property.
- 8) Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations and FDC locations.
- 9) Minimum radius to the face of the curb for driveways is twenty-five feet (25').
- 10) Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 11) Show the street right-of-way.
- 12) Show the street centerline.
- 13) Show all existing easements.
- 14) Need to show dumpster location.
- 15) Show the size and location of all freestanding signs. Show distances from street right-of-way.
- 16) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 17) 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.

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Location of existing and proposed streetlights.

2) **Parking Ch130-Art 7 Sect 9. Entrance/Exit Drives**

- a. **Sect 9.5.** Minimum radius to the face of the curb for driveways is twenty-five feet (25').
- b. **Sect 9.6./7.** Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.

3) **Sects 110-31(a)** Sidewalks are required one-foot (1') inside the right-of-way line.

4) **Sect 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.

5) **Sect 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.

- a. 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.

6) **Sect 112-16** All utility wires shall be placed underground.

7) **Sect 106** Drainage

- a. With the increase in peak runoff being only one cfs, detention will not be required at this time. If further development on this site increases the runoff, the cumulative increase will need to be detained to the current predevelopment levels.
- b. Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.

8) Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/department/planning_and_community_development/.

9) The site area of disturbance is less than 1-acre, so a Grading Permit is not required. However, please advise the contractor/owner that although the site is less than 1-acre, we do expect all grading and erosion BMP's to be used to protect the existing storm drainage system. We will require a SWPPP and erosion control plans in the event of discharges of sediment from the site.

Memo

To: Planning Commission
From: Staff
Date: September 2, 2014
Re: L14-24 Large Scale Development Harris Labs

Concept of Detention

Planning Comments

- 1) Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
- 2) Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 3) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 4) 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.

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Driveway widths, radius, and distance from other property lines and street intersection. Detail of modified curb.
 - b. Location of existing and proposed streetlights.
- 2) **Parking Ch130-Art 7 Sect 9.** Entrance/Exit Drives
 - a. **Sect 9.6.7.** Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 3) **Sect 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.

- a. 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.
- 4) **Sect 106 Drainage**
 - a. Please provide the City Staff with detailed calculations of the on-site drainage pre and post development, not just the basin as a whole. Any increase in peak runoff will need to be detained to predevelopment levels.
 - b. Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.
- 5) **The concept of detention must be approved by the Planning Commission.**
- 6) **DCM Section 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 .
- 7) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/departments/planning_and_community_development/

**TECHNICAL PLAT UTILITY REVIEW
LARGE SCALE DEVELOPMENT
HARRIS LABS
L14-24
August 14, 2014**

Utility: Duane Miller – Springdale Fire Department

A fire apparatus access road shall be provided. The fire apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building, an increase of the dimensions of the fire access road is allowed where the building is equipped with an automatic sprinkler system installed in accordance with section 903.3.1.1 (AFPC 503.1). The fire apparatus access road shall have an unobstructed width of not less than 20 feet, and 26 feet for required aerial access complying with (D105). The fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities complying with (D102.1).

Drawing does not specify type of construction. The 2012 Arkansas Fire Prevention Code, Volume I, requires a minimum fire flow of 4000 GPM for duration of 4 hours @ 20 psi and 4 fire hydrants for a 36,269 sf. type IIB or IIIB constructed building. Contact the Fire Marshal's office for more details. (Table B105.1) An *automatic sprinkler system* shall be provided throughout all buildings containing Group F-1/S-1 occupancy where the *fire area* exceeds 12,000 square feet (903.2.4 & 903.2.9)

A reduction of required fire-flow by 75 percent, to no less than 1500 GPM, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The fire department will allow this reduction to 1500 GPM. A hydrant will be required within 100 ft. (prefer closer) of the freestanding FDC. Hydrant spacing between fire hydrants shall not exceed that listed in Table C105.1.

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by the fire alarm system. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be *approved* by the FMO (AFPC 912.1). FDC shall be 5 feet from back of curb or bollards installed (AFPC 312.1). Knox Company locking FDC caps are required for the FDC and may be ordered from www.knoxbox.com.

In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly perpendicular to the free standing FDC. Horn strobe should activate upon water flow only.

The fire alarm system shall be installed in accordance with NFPA 72. Manual fire alarm boxes are not required for new occupancies where the building is equipped throughout with an approved automatic sprinkler system unless otherwise specified in (AFPC 907.2), the notification appliances will activate on sprinkler water flow. The fire alarm system shall monitor fire sprinkler flow, and fire sprinkler valve tamper. A remote enunciator panel shall be installed at the primary entrance if the fire alarm control panel is not easily accessible. Visible alarm

notification devices shall be provided in all public areas and common areas. (AFPC 907.5.2.3.1 & 907.5.2.3.2)

High-piled combustible storage as defined in Chapter 2 will need to comply with chapter 32 of the 2012 Arkansas Fire Prevention Code. Furthermore high piled storage will require additional fire protection (smoke and heat removal or an ESFR sprinkler system), and apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building. **Reference table 3206.2 of the 2012 AFPC.**

It is also recommended that Chapter 5 of the Arkansas Fire Prevention Code Vol. II "Building" Heights and Areas be reviewed for this project, due to a type IIB building would be exceeding heights and areas without a fire suppression system.

A 3200 series Knox Box is required at the primary entrance. Box may be ordered at www.knoxbox.com or an order form can be obtained from the Fire Marshal.

All reviews by the Fire Marshal's office are referenced to Manufacturing Group F-1 & Storage Group S-1 occupancy as defined in Chapter 2 of the 2012 AFPC. High Hazard Group H or any future changes to another occupancy classification may be subject to a more restrictive area of the code.

Need to provide the coordinates for all new fire hydrants to the Planning Department.

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

Utility: Danny Wright – Springdale Police Department

No comments.

Utility: Michael Moore – Cox Communication

Utility: Rick Russell – Springdale Water Utility

Field locate and verify the location of existing water and sewer facilities. Indicate the location of these facilities on the drawing and provide adequate easements acceptable to the Springdale Water Utilities.

The owner/developer shall be responsible for the costs of any required adjustments to the existing water and sewer facilities due to site grading, paving, lot line adjustments or other matters.

Please be advised that if requests for meter services larger than a 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities. Appropriate request forms are available at Springdale Water Utilities Engineering Department.

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.

Please submit details, specifications, and sizing information for review and approval for all grease traps, grease interceptors or other devices that may be installed on this project prior to installation. Submit the required information to Mr. Brad Stewart of the Springdale Wastewater Treatment Facility at (479) 756-3657 or by email at bstewart@springdalewater.com. Additional approvals may be required through the Building Inspections Department of the City of Springdale or through other local or state agencies.

All material and components installed after January 3, 2014 in drinking water systems are required to comply with the federal definition of "lead free" contained in Public Law 111-380.

Please be advised that the proposed sanitary sewer service tap and water service tap shall be made by the Springdale Water Utilities at the owner/developer's expense.

Utility: Tim Smith – SourceGas

Utility: Kenny Hartzell– AT&T

No comments.

Utility: Mike Phipps – Ozarks Electric

Utility: Nancy Guisinger - SWEPCO

No trees are to be planted directly under or within existing or future easement.

Customer had expressed interest in 3 phase service to serve building – this would require the existing line to be rebuilt or a tap cabinet and pad mount transformer to be installed. Pad and conduit would be at the expense of the customer. New easements may need to be obtained if the current point of services changes. There may be follow up questions, based on the customer's decision.

Utility: Levi Lane – Carroll Electric

Utility: Sam Goade – Street Department

No comment.

Utility: Tom Evers – Building Inspection Department

When approved by the City of Springdale Planning Department, please provide 3 sets of plans to the buildings department. One set will be given to the fire department. (Contact our office if you would prefer PDF submittal).

Please note current codes on cover sheet prior to submittal which can be found on our City of Springdale website.

Please include type of construction and occupancy on cover sheet.

You will need to provide an approval from the State of Arkansas for the plumbing prior to permitting.

A manual N for the HVAC needs to be submitted prior to permitting.

The electrician needs to submit a load calculation prior to obtaining an electrical permit.

Please provide asbestos reports for any structures to be removed.

Also provide copy of N.O.I. (Notice of Intent) from the state of Arkansas prior to obtaining a demolition permit.

Other items may be needed as issues may come up during review and construction.

Utility: United States Postal Service

**TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
HARRIS LABS
L14-24
August 14, 2014**

Planning Comments

- 1) Submit AutoCad and PDF files at time of resubmission
- 2) A written response to all comments is required with resubmission.
- 3) This Large Scale Development Plan has been given the number L14-24. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- 4) Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
- 5) Show drive widths.
- 6) Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required and the percentage of landscaping provided. Include a drawing that identifies all areas included in the calculations.
- 7) Minimum width of drive for two-way traffic is twenty-four feet (24').
- 8) Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 9) 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. Show location and the State Plane Coordinates (NAD 83, Feet) for each streetlight.
- 10) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 11) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 12) In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above.

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Driveway widths, radius, and distance from other property lines and street intersection. Detail of modified curb.
 - b. Location of existing and proposed streetlights.
- 2) **Parking Ch130-Art 7 Sect 9.** Entrance/Exit Drives
 - a. **Sect 9.6./7.** Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 3) **Sect 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.
 - a. 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.

- 4) **Sect 106 Drainage**
 - a. Please provide the City Staff with detailed calculations of the on-site drainage pre and post development, not just the basin as a whole. Any increase in peak runoff will need to be detained to predevelopment levels.
 - b. Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.
- 5) **The concept of detention must be approved by the Planning Commission.**
- 6) **DCM Section 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 .
- 7) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/

**TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
HARRIS LABS
L14-24
August 14, 2014**

Planning Comments

- 1) Submit AutoCad and PDF files at time of resubmission
- 2) A written response to all comments is required with resubmission.
- 3) This Large Scale Development Plan has been given the number L14-24. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- 4) Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
- 5) Show drive widths.
- 6) Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required and the percentage of landscaping provided. Include a drawing that identifies all areas included in the calculations.
- 7) Minimum width of drive for two-way traffic is twenty-four feet (24').
- 8) Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 9) 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. Show location and the State Plane Coordinates (NAD 83, Feet) for each streetlight.
- 10) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 11) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 12) In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above.

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Driveway widths, radius, and distance from other property lines and street intersection. Detail of modified curb.
 - b. Location of existing and proposed streetlights.
- 2) **Parking Ch130-Art 7 Sect 9.** Entrance/Exit Drives
 - a. **Sect 9.6./7.** Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 3) **Sect 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.
 - a. 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.

- 4) **Sect 106 Drainage**
 - a. Please provide the City Staff with detailed calculations of the on-site drainage pre and post development, not just the basin as a whole. Any increase in peak runoff will need to be detained to predevelopment levels.
 - b. Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.
- 5) **The concept of detention must be approved by the Planning Commission.**
- 6) **DCM Section 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 .
- 7) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/

Memo

To: Planning Commission

From: Staff

Date: September 2, 2014

RE: L14-25 Large Scale Development Explore Scientific

Variance (B14-51) for modification of Commercial Design Standards

Variance (B14-51) for reduction between drives on a single tract and between drives on adjacent tracts

Planning Comments

- 1) This property must be rezoned.
- 2) areas included in the calculations.
- 3) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 4) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 5) This development must comply with the City Of Springdale Commercial Design Standards or a variance is required.
- 6) In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above.

Commercial Design Standards Comments

- 1) Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).\

- 2) Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Set back lines. Distance from property lines to paving, curbs, buildings, etc.
 - b. Driveway widths, radius, and distance from other property lines and street intersection. Detail of modified curb.
- 2) **Parking Ch130-Art 7 Sect 9.** Entrance/Exit Drives
 - a. **Sect 9.6./7.** Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
 - b. Both driveways cross property boundaries and will need access easements.
- 3) **Sect 106** Drainage
 - a. Add scour protection for the storm sewer outfall or reduce the outfall velocity to less than 8 feet per second.
- 4) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at
http://www.springdalear.gov/department/planning_and_community_development/

PLANS FOR THE

EXPLORE SCIENTIFIC LARGE SCALE DEVELOPMENT

TO SERVE

MATHIAS SHOPPING CENTERS, INC

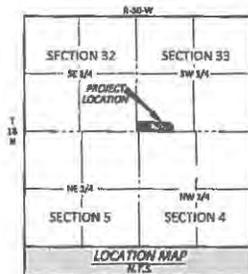
A COMMERCIAL DEVELOPMENT

IN THE CITY OF

SPRINGDALE, ARKANSAS



INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	OVERALL LAYOUT
2	LARGE SCALE DEVELOPMENT
3	GRADING PLAN AND STORM PROFILES
4	LANDSCAPING PLAN
5	WATER IMPROVEMENT PLAN W/ DETAILS
6	TYPICAL DETAILS
7	STORM WATER POLLUTION PREVENTION PLAN



L14-25

August 20, 2014

BY
ENGINEERING SERVICES INC.



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

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 ACCURACY 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 ENCROACHMENTS ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

THOMAS J. APPEL, P.E. No. 10022
ENGINEERING SERVICES, INC.

NOTES:
ALL STREET AND GRADING CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 112, ART. 16 OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.

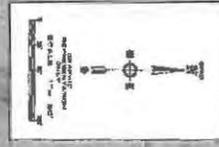
ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES.

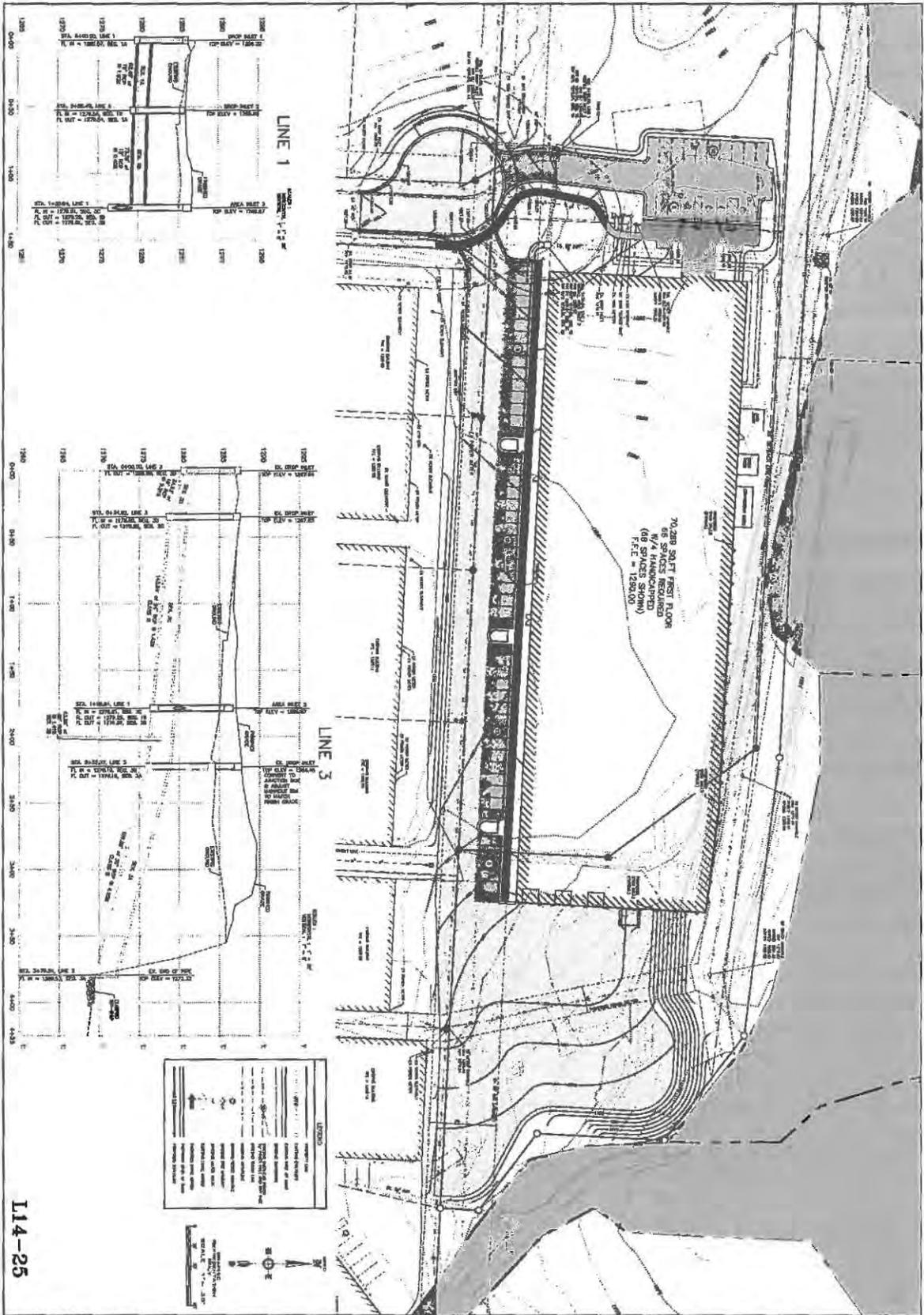


M4-25

NO.	REVISION	DATE	DESCRIPTION
1			

**OVERALL LAYOUT
 EMPLOYEE SCIENTIFIC
 FOR MATHIAS SHOPPING CENTERS, INC
 SPRINGDALE, ARKANSAS**



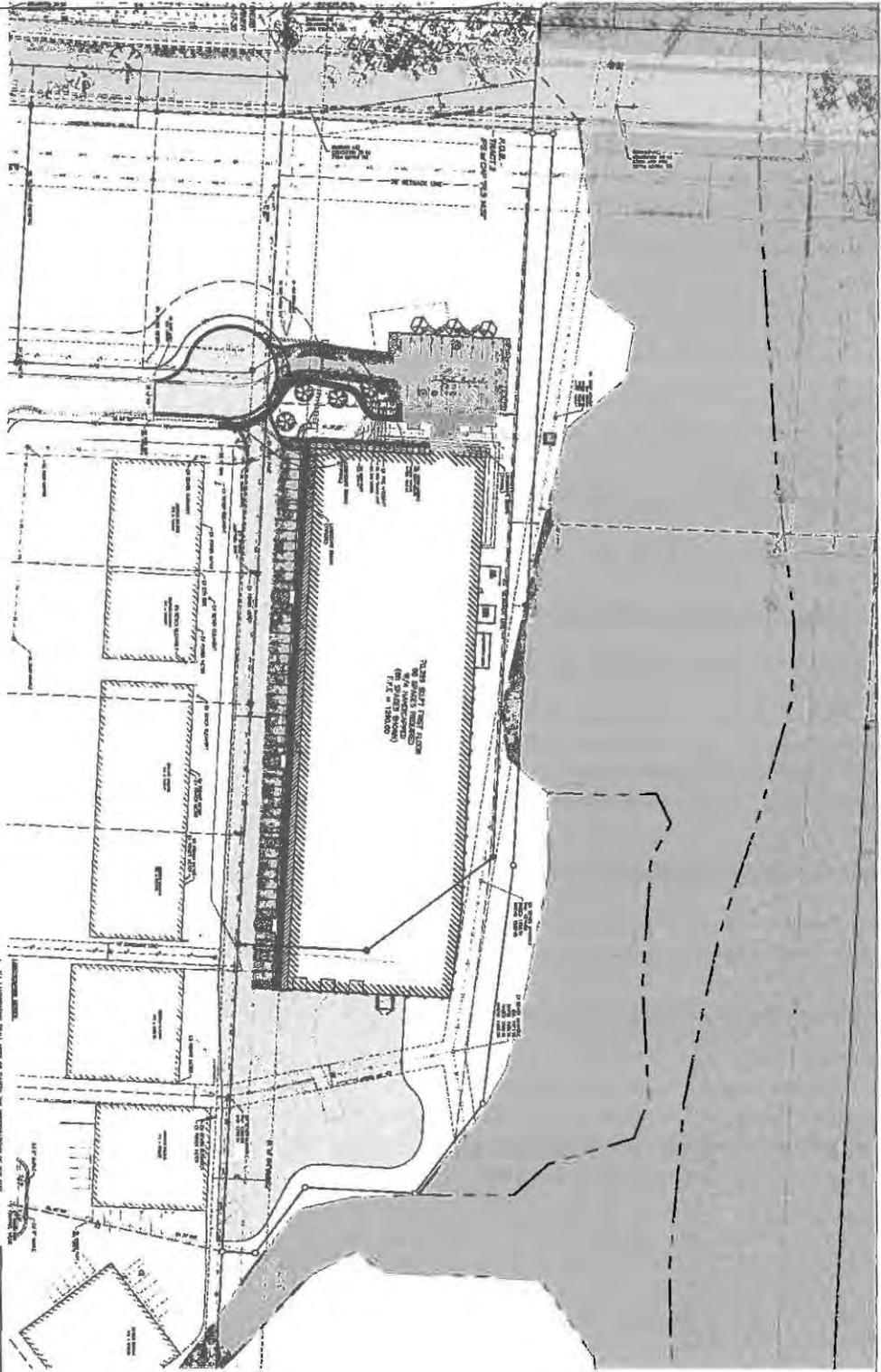


L14-25

NO. 3	1/25/21		
NO. 2	1/25/21		
NO. 1	1/25/21		
NO. 0	1/25/21		

GRADING PLAN AND STORM PROFILES
EXPLOR SCIENTIFIC
FOR MATHIAS SHOPPING CENTERS, INC
SPRINGDALE, ARKANSAS





INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	NO. & SIZE
(Symbol)	REDBUD	Orchis floribunda	2 2 4 8
(Symbol)	PIE OAK	Quercus laevis	4 12 4 8
(Symbol)	SPRING MAPLE	Acer canadense	3 12 4 8

INDEX OF PLANTS

PLANT SYMBOL	COMMON NAME	BOTANICAL NAME	NO. & SIZE
(Symbol)	WINTERBERRY	See notes	41 2 1/2
(Symbol)	IRON CANTONMENT	Colony of host plants	28 1 1/2
(Symbol)	SPRING PERSICIFLORA	Flowering groundcover	21 2 1/2
(Symbol)	CONJUGATA	Symphytum angustifolium	12 2 1/2

1. ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.
2. ALL TREE PLANTS SHALL BE PLANTED IN THE SPACES INDICATED ON THIS PLAN.
3. ALL PLANTINGS SHALL BE PLANTED IN THE SPACES INDICATED ON THIS PLAN.
4. ALL PLANTINGS SHALL BE PLANTED IN THE SPACES INDICATED ON THIS PLAN.
5. ALL PLANTINGS SHALL BE PLANTED IN THE SPACES INDICATED ON THIS PLAN.
6. ALL PLANTINGS SHALL BE PLANTED IN THE SPACES INDICATED ON THIS PLAN.
7. ALL PLANTINGS SHALL BE PLANTED IN THE SPACES INDICATED ON THIS PLAN.
8. ALL PLANTINGS SHALL BE PLANTED IN THE SPACES INDICATED ON THIS PLAN.
9. ALL PLANTINGS SHALL BE PLANTED IN THE SPACES INDICATED ON THIS PLAN.
10. ALL PLANTINGS SHALL BE PLANTED IN THE SPACES INDICATED ON THIS PLAN.



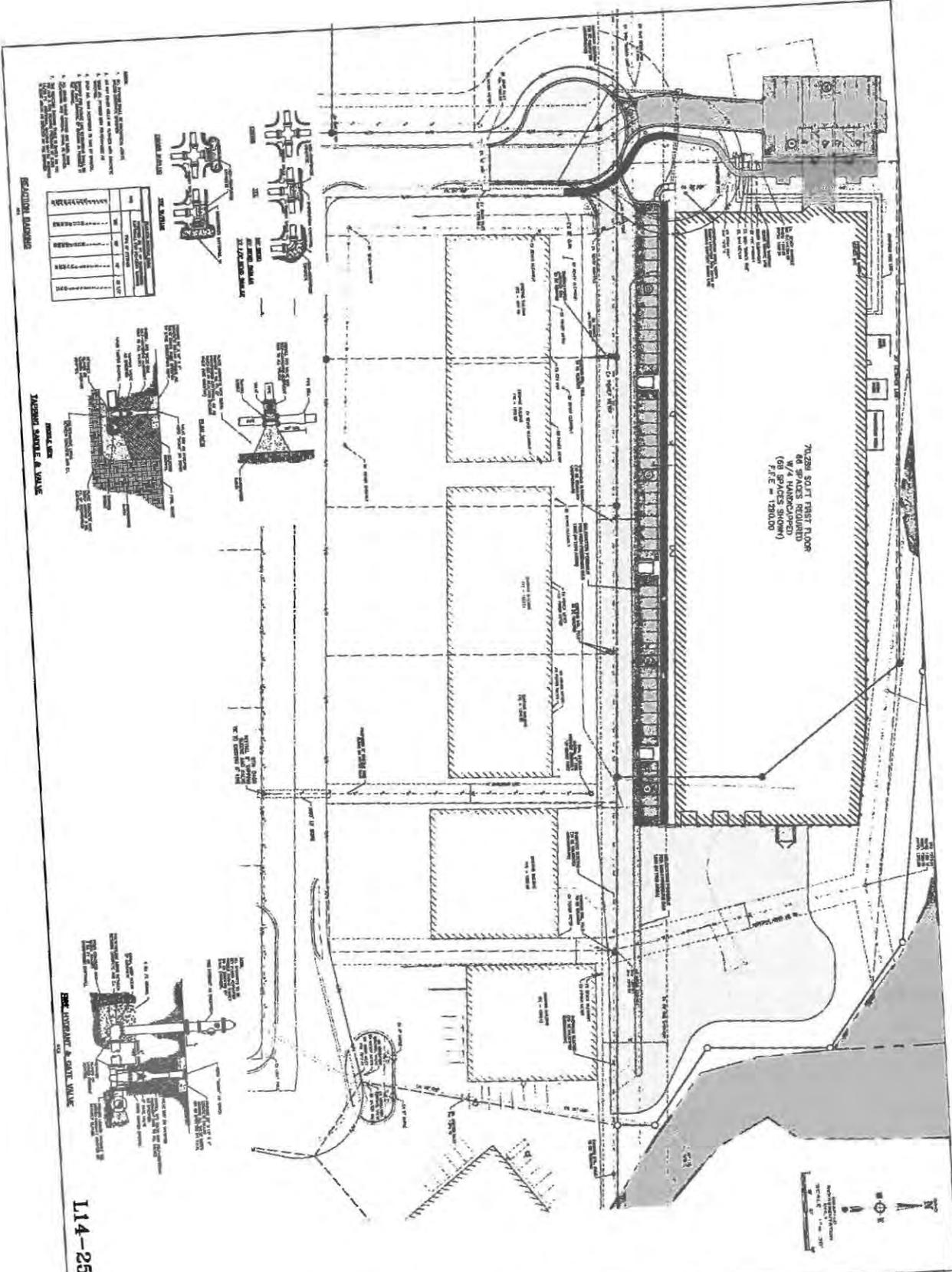
L14-25



NO.	DATE	DESCRIPTION
1	10/1/00	PRELIMINARY PLAN
2	10/15/00	REVISED PLAN
3	10/30/00	REVISED PLAN
4	11/15/00	REVISED PLAN

**LANDSCAPE PLAN
EXPLORE SCIENTIFIC
FOR MATHIAS SHOPPING CENTERS, INC
SPRINGDALE, ARKANSAS**

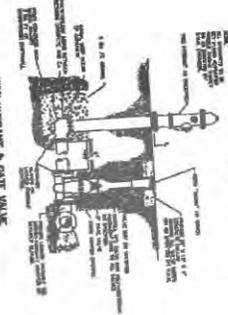




SECTION MARKING

1	SECTION MARKING
2	SECTION MARKING
3	SECTION MARKING
4	SECTION MARKING
5	SECTION MARKING
6	SECTION MARKING
7	SECTION MARKING
8	SECTION MARKING
9	SECTION MARKING
10	SECTION MARKING
11	SECTION MARKING
12	SECTION MARKING
13	SECTION MARKING
14	SECTION MARKING
15	SECTION MARKING
16	SECTION MARKING
17	SECTION MARKING
18	SECTION MARKING
19	SECTION MARKING
20	SECTION MARKING
21	SECTION MARKING
22	SECTION MARKING
23	SECTION MARKING
24	SECTION MARKING
25	SECTION MARKING
26	SECTION MARKING
27	SECTION MARKING
28	SECTION MARKING
29	SECTION MARKING
30	SECTION MARKING
31	SECTION MARKING
32	SECTION MARKING
33	SECTION MARKING
34	SECTION MARKING
35	SECTION MARKING
36	SECTION MARKING
37	SECTION MARKING
38	SECTION MARKING
39	SECTION MARKING
40	SECTION MARKING
41	SECTION MARKING
42	SECTION MARKING
43	SECTION MARKING
44	SECTION MARKING
45	SECTION MARKING
46	SECTION MARKING
47	SECTION MARKING
48	SECTION MARKING
49	SECTION MARKING
50	SECTION MARKING
51	SECTION MARKING
52	SECTION MARKING
53	SECTION MARKING
54	SECTION MARKING
55	SECTION MARKING
56	SECTION MARKING
57	SECTION MARKING
58	SECTION MARKING
59	SECTION MARKING
60	SECTION MARKING
61	SECTION MARKING
62	SECTION MARKING
63	SECTION MARKING
64	SECTION MARKING
65	SECTION MARKING
66	SECTION MARKING
67	SECTION MARKING
68	SECTION MARKING
69	SECTION MARKING
70	SECTION MARKING
71	SECTION MARKING
72	SECTION MARKING
73	SECTION MARKING
74	SECTION MARKING
75	SECTION MARKING
76	SECTION MARKING
77	SECTION MARKING
78	SECTION MARKING
79	SECTION MARKING
80	SECTION MARKING
81	SECTION MARKING
82	SECTION MARKING
83	SECTION MARKING
84	SECTION MARKING
85	SECTION MARKING
86	SECTION MARKING
87	SECTION MARKING
88	SECTION MARKING
89	SECTION MARKING
90	SECTION MARKING
91	SECTION MARKING
92	SECTION MARKING
93	SECTION MARKING
94	SECTION MARKING
95	SECTION MARKING
96	SECTION MARKING
97	SECTION MARKING
98	SECTION MARKING
99	SECTION MARKING
100	SECTION MARKING

MATHIAS SHOPPING CENTER

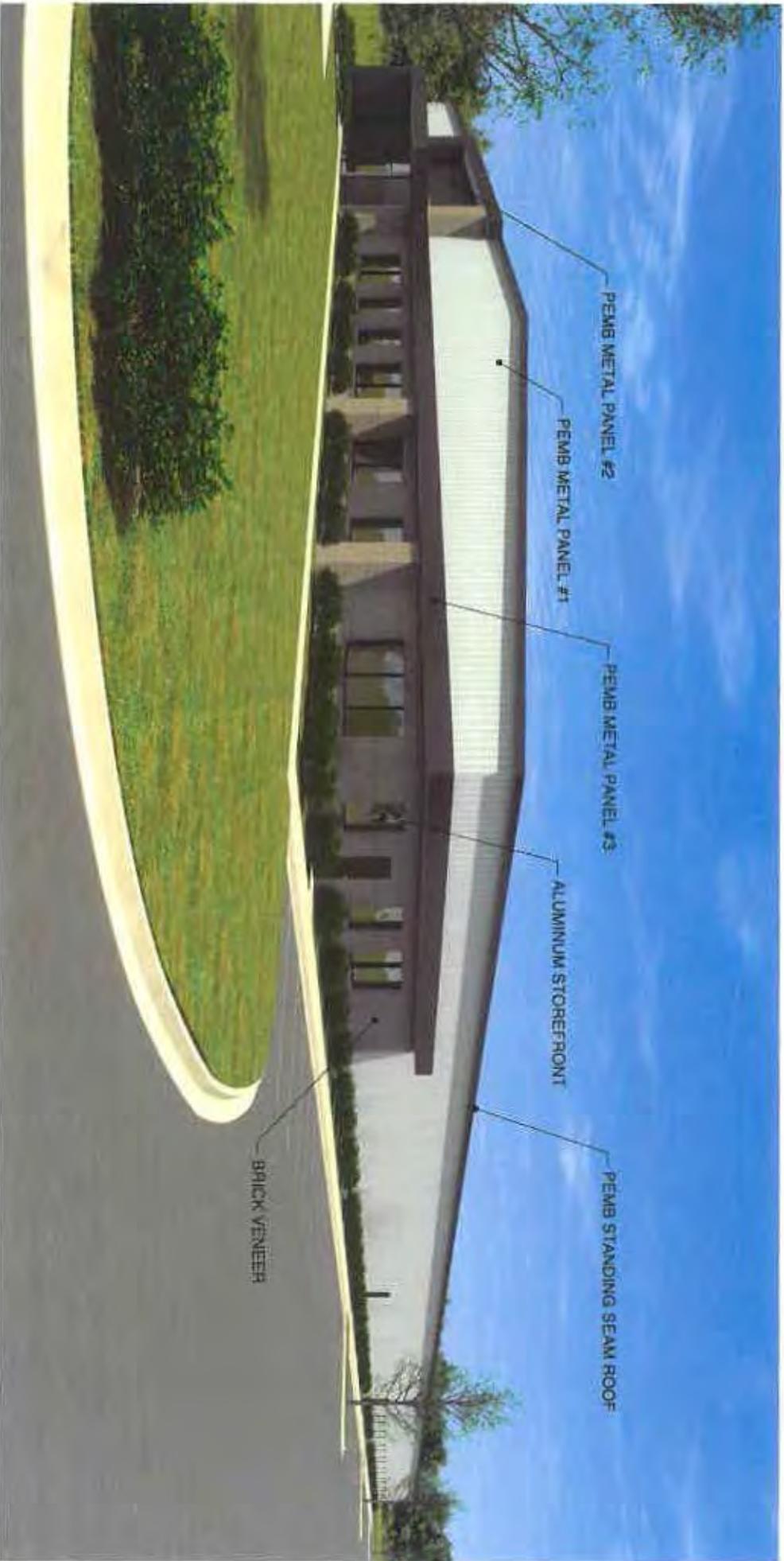


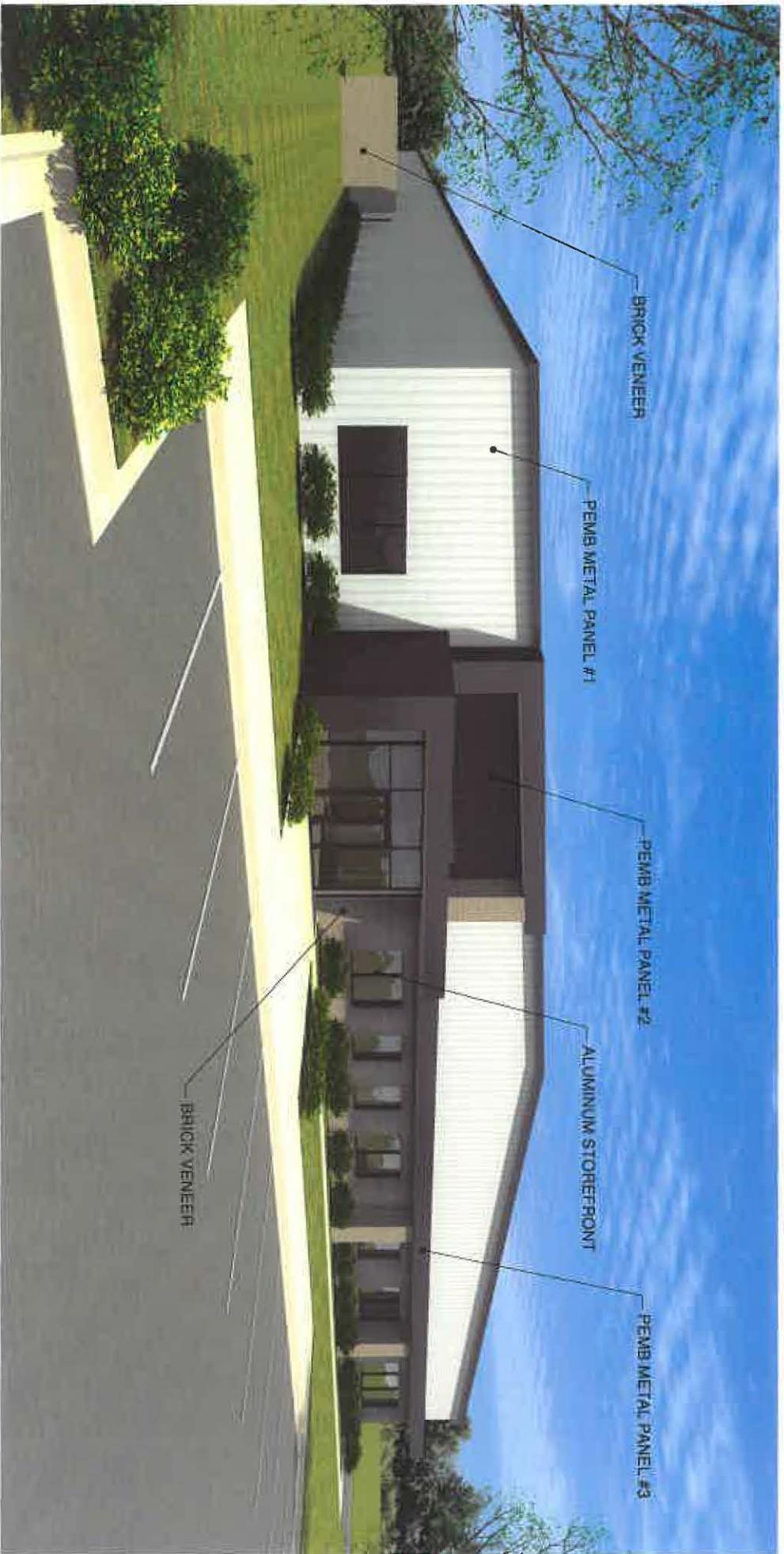
L14-25

NO.	DATE	DESCRIPTION
1	10/1/81	ISSUED FOR PERMIT
2	10/1/81	ISSUED FOR CONSTRUCTION
3	10/1/81	ISSUED FOR RECORD
4	10/1/81	ISSUED FOR AS-BUILT
5	10/1/81	ISSUED FOR FINAL REVIEW

WATER IMPROVEMENT PLAN W/ DETAILS
EXPLORE SCIENTIFIC
FOR MATHIAS SHOPPING CENTER, INC
SPRINGDALE, ARKANSAS







BRICK VENEER

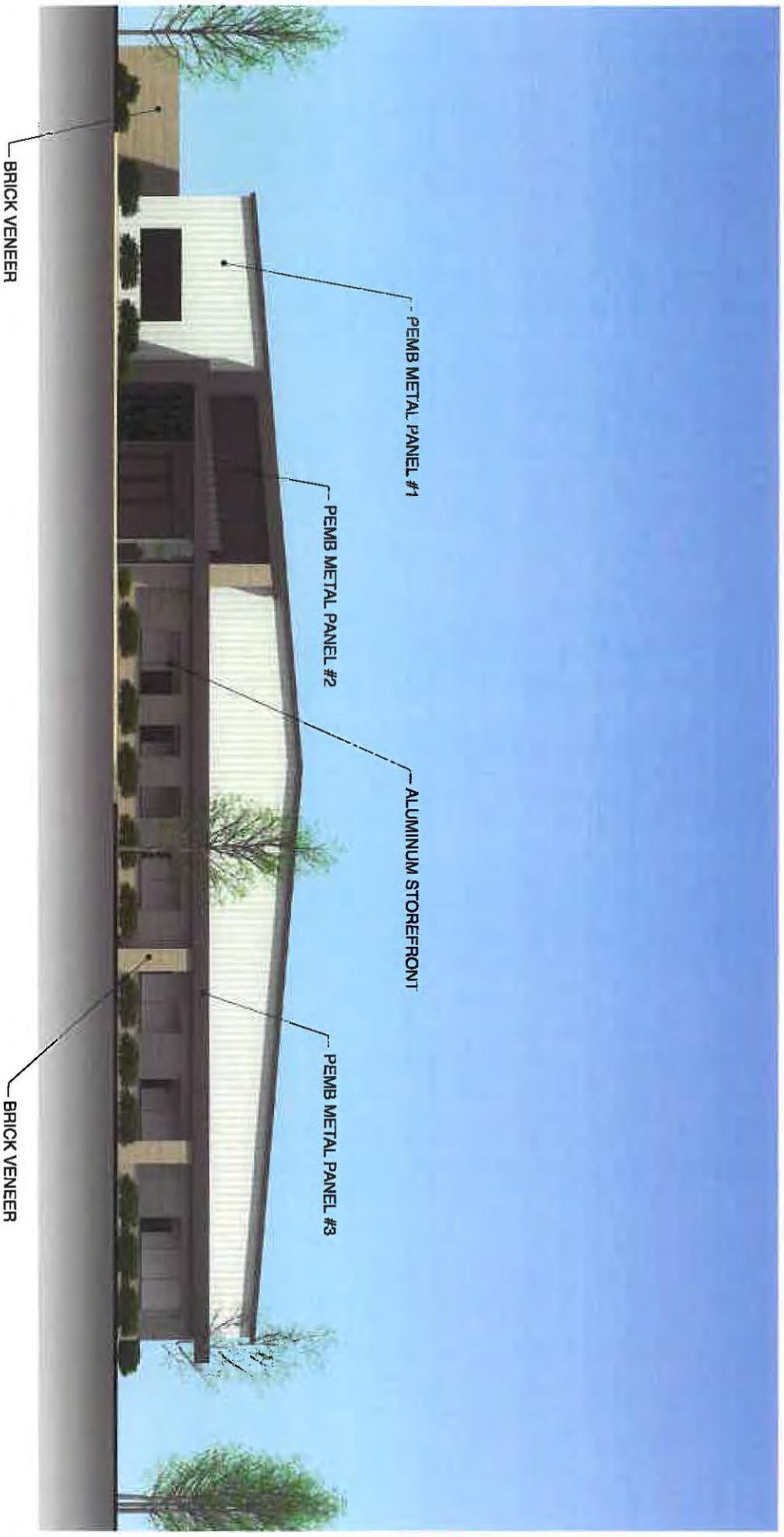
PEMB METAL PANEL #1

PEMB METAL PANEL #2

ALUMINUM STOREFRONT

PEMB METAL PANEL #3

BRICK VENEER



**RESPONSES TO
TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
EXPLORE SCIENTIFIC
L14-25
August 14, 2014**

Planning Comments

- 1) Submit AutoCad and PDF files at time of resubmission
The files are attached.
- 2) A written response to all comments is required with resubmission.
See below.
- 3) Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.
Notice has been sent and the White receipts area attached to this submittal.
- 4) This Large Scale Development Plan has been given the number L14-25. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
This has been added to the plans.
- 5) Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
Form is attached.
- 6) Submit a copy of the warranty deed.
The deed is attached to this submittal.
- 7) This property must be rezoned.
A rezoning application has been submitted.
- 8) Need to show the legal description of the property.
The legal description has been added to the plan.
- 9) Landscape islands are required at a rate of 1 per 15 parking spaces, in accordance with Chapter 56.
This has been modified.
- 10) Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required and the percentage of landscaping provided. Include a drawing that identifies all areas included in the calculations.
This calculation is now shown on the landscaping plan.
- 11) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
This fixture type has been forwarded to the Owner for consideration.
- 12) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
Noted

- 13) This development must comply with the City Of Springdale Commercial Design Standards or a variance is required. Front, side, and rear elevations, lighting plan, and a written response to design standard comments are required at the time of resubmission (23 copies). See attached design standard comments.
A variance has been submitted.
- 14) In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above.
Noted.

Commercial Design Standards Comments

- 1) Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
A Variance of Commercial Design Standards has been submitted for this item.
- 2) Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
A Variance of Commercial Design Standards has been submitted for this item.
- 3) Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
Noted
- 4) All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
Noted
- 5) Submit a unified lighting plan per Springdale Commercial Design Standards.
The lighting plan is now submitted.
- 6) Sign design, materials, and placement should complement the overall architectural design of the building.
There is no sign shown at this time. Any future sign shall be in accordance with the sign ordinance.

Engineering Comments

- 1) **Sect 112-8(j)** Need to show
 - a. Set back lines. Distance from property lines to paving, curbs, buildings, etc.
Setbacks are now shown
 - b. Driveway widths, radius, and distance from other property lines and street intersection. Detail of modified curb.
This information is now shown.
- 2) **Parking Ch130-Art 7 Sect 9.** Entrance/Exit Drives

- a. **Sect 9.6.7.** Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
A Variance has been submitted for this item. The drives are located on a cul-de-sac.
 - b. Both driveways cross property boundaries and will need access easements.
Mathias Shopping Centers, Inc. will retain ownership of all parcels of this subdivision.
- 3) **Sect 106 Drainage**
- a. Add scour protection for the storm sewer outfall or reduce the outfall velocity to less than 8 feet per second.
This is an existing condition; dumped riprap is now shown as a velocity dissipater.
- 4) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/departments/planning_and_community_development/
This will be provided.

**RESPONSES TO
TECHNICAL PLAT UTILITY REVIEW
LARGE SCALE DEVELOPMENT
EXPLORE SCIENTIFIC
L14-25
August 14, 2014**

Utility: Duane Miller – Springdale Fire Department

A fire apparatus access road shall be provided. The fire apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building, an increase of the dimensions of the fire access road is allowed where the building is equipped with an automatic sprinkler system installed in accordance with section 903.3.1.1 (AFPC 503.1). The fire apparatus access road shall have an unobstructed width of not less than 20 feet, and 26 feet for required aerial access complying with (D105). The fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities complying with (D102.1). Aerial access appears to be sufficient on the south side of the structure.

Drawing does not specify type of construction. The 2012 Arkansas Fire Prevention Code, Volume I, requires a minimum fire flow of 5500 GPM for duration of 4 hours @ 20 psi and 6 fire hydrants for a 70,289 sf. type IIB or IIIB constructed building. Contact the Fire Marshal's office for more details. (Table B105.1) An *automatic sprinkler system* shall be provided throughout all buildings containing Group F-1/S-1 occupancy where the *fire area* exceeds 12,000 square feet (903.2.4 & 903.2.9).

The fire-flow calculation area shall be the total floor area of all floor levels within the *exterior walls*, and under the horizontal projections of the roof of a building, except as modified in Section B104.3 (B104.1). The required flow may not be accurate if additional floors are planned for the project.

A reduction of required fire-flow by 75 percent, to no less than 1500 GPM, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The fire department will allow this reduction to 2000 GPM and 3 hydrants with a minimum of two hydrants not requiring hoses to cross fire access roads. A hydrant will be required within 100 ft. (prefer closer) of the freestanding FDC.

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by the fire alarm system. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be *approved* by the FMO (AFPC 912.1). FDC shall be 5 feet from back of curb or bollards installed (AFPC 312.1). Knox Company locking FDC caps are required for the FDC and may be ordered from www.knoxbox.com.

In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly perpendicular to the free standing FDC. Horn strobe should activate upon water flow only.

The fire alarm system shall be installed in accordance with NFPA 72. Manual fire alarm boxes are not required for new occupancies where the building is equipped throughout with an approved automatic sprinkler system unless otherwise specified in (AFPC 907.2), the notification appliances will activate on sprinkler water flow. The fire alarm system shall monitor fire sprinkler flow, and fire sprinkler valve tamper. A remote enunciator panel shall be installed at the primary entrance if the fire alarm control panel is not easily accessible. Visible alarm notification devices shall be provided in all public areas and common areas. (AFPC 907.5.2.3.1 & 907.5.2.3.2)

It is **HIGHLY RECOMMENDED** that all design professionals be aware of the requirements of High-piled combustible storage as defined in Chapter 2, and will need to comply with chapter 32 of the 2012 Arkansas Fire Prevention Code. Furthermore high piled storage will require additional fire protection, and apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building. Where fire apparatus access roads cannot be installed because of topography, railways, waterways, non-negotiable grades or other similar conditions, the *fire code official* is authorized to require additional fire protection. **Reference table 3206.2 of the 2012 AFPC.**

High-piled storage areas shall be separated from other portions of the building where required by Sections 3206.3.1 through 3206.3.2.2 (AFPC 3206.3).

Exterior doors and openings required by this code or the *International Building Code* shall be maintained readily accessible for emergency access by the fire department. An *approved* access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the *fire code official* (AFPC 504.1) *60" of side walk and railing may be required on the north side of the structure for egress and firefighting activities. The additional fire protection requirements will not be needed if no high-piled storage will be kept within the building.*

A 3200 series Knox Box is required at the primary entrance. Box may be ordered at www.knoxbox.com or an order form can be obtained from the Fire Marshal.

All reviews by the Fire Marshal's office are referenced to Manufacturing Group F-1 & Storage Group S-1 occupancy as defined in Chapter 2 of the 2012 AFPC. High Hazard Group H or any future changes to another occupancy classification may be subject to a more restrictive area of the code.

Need to provide the coordinates for all new fire hydrants to the Planning Department.

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

ITEMS FROM THE FIRE DEPARTMENT WILL BE ADDRESSED PRIOR TO OBTAINING A BUILDING PERMIT

Utility: Danny Wright – Springdale Police Department

No comments.

Utility: Michael Moore – Cox Communication

Utility: Rick Russell – Springdale Water Utility

Field locate and verify the locations of existing water and sewer facilities. Indicate the location of these facilities on the drawing and provide adequate easements acceptable to the Springdale Water Utilities.

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.

Please be advised that if requests for meter services larger than a 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities. Appropriate request forms are available at Springdale Water Utilities Engineering Department.

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.

Please submit details, specifications, and sizing information for review and approval for all grease traps, grease interceptors or other devices that may be installed on this project prior to installation. Submit the required information to Mr. Brad Stewart of the Springdale Wastewater Treatment Facility at (479) 756-3657 or by email at bstewart@springdalewater.com. Additional approvals may be required through the Building Inspections Department of the City of Springdale or through other local or state agencies.

All material and components installed after January 3, 2014 in drinking water systems are required to comply with the federal definition of "lead free" contained in Public Law 111-380.

Please be advised that the existing sanitary sewer mains in the vicinity of the proposed improvements have been encumbered to such a point that the Springdale Water Utilities is unable to make taps from the existing line. It appears that the property owner/developer or others have placed fill material over and in the vicinity of existing mains to such depth that existing mains do not meet current or previous design requirements and may be in danger of collapse. Also, clearance from proposed building structures to existing sanitary sewer prohibits safe operation and maintenance of said facilities. We suggest that you contact our offices to determine what measures can be taken to reduce these concerns.

Submit detailed plans and specifications to Jerry Cook at Springdale Water Utilities for review and approval of the proposed fireline.

ITEMS FROM SWU WILL BE ADDRESSED AND RESOLVED BEFORE OBTAINING A BUILDING PERMIT

Utility: Tim Smith – SourceGas

Utility: Kenny Hartzell– AT&T

No comments.

Utility: Mike Phipps – Ozarks Electric

Utility: Nancy Guisinger - SWEPCO

Utility: Levi Lane – Carroll Electric

Utility: Sam Goade – Street Department

No comment.

Utility: Tom Evers – Building Inspection Department

When approved by the City of Springdale Planning Department, please provide 3 sets of plans to the buildings department. One set will be given to the fire department. (Contact our office if you would prefer PDF submittal).

Please note current codes on cover sheet prior to submittal which can be found on our City of Springdale website.

Please include type of construction and occupancy on cover sheet.

You will need to provide an approval from the State of Arkansas for the plumbing prior to permitting.

A manual N for the HVAC needs to be submitted prior to permitting.
The electrician needs to submit a load calculation prior to obtaining an electrical permit.
Please provide asbestos reports for any structures to be removed.
Also provide copy of N.O.I. (Notice of Intent) from the state of Arkansas prior to obtaining a demolition permit.
Other items may be needed as issues may come up during review and construction.

THIS COMMENT WILL BE SENT TO THE DEVELOPER AND WILL BE ADDRESSED PRIOR TO OBTAINING A BUILDING PERMIT.

Utility: United States Postal Service

**TECHNICAL PLAT UTILITY REVIEW
LARGE SCALE DEVELOPMENT
EXPLORE SCIENTIFIC
L14-25
August 14, 2014**

Utility: Duane Miller – Springdale Fire Department

A fire apparatus access road shall be provided. The fire apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building, an increase of the dimensions of the fire access road is allowed where the building is equipped with an automatic sprinkler system installed in accordance with section 903.3.1.1 (AFPC 503.1). The fire apparatus access road shall have an unobstructed width of not less than 20 feet, and 26 feet for required aerial access complying with (D105). The fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities complying with (D102.1). Aerial access appears to be sufficient on the south side of the structure.

Drawing does not specify type of construction. The 2012 Arkansas Fire Prevention Code, Volume I, requires a minimum fire flow of 5500 GPM for duration of 4 hours @ 20 psi and 6 fire hydrants for a 70,289 sf. type IIB or IIIB constructed building. Contact the Fire Marshal's office for more details. (Table B105.1) An *automatic sprinkler system* shall be provided throughout all buildings containing Group F-1/S-1 occupancy where the *fire area* exceeds 12,000 square feet (903.2.4 & 903.2.9).

The fire-flow calculation area shall be the total floor area of all floor levels within the *exterior walls*, and under the horizontal projections of the roof of a building, except as modified in Section B104.3 (B104.1). The required flow may not be accurate if additional floors are planned for the project.

A reduction of required fire-flow by 75 percent, to no less than 1500 GPM, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The fire department will allow this reduction to 2000 GPM and 3 hydrants with a minimum of two hydrants not requiring hoses to cross fire access roads. A hydrant will be required within 100 ft. (prefer closer) of the freestanding FDC.

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by the fire alarm system. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be *approved* by the FMO (AFPC 912.1). FDC shall be 5 feet from back of curb or bollards installed (AFPC 312.1). Knox Company locking FDC caps are required for the FDC and may be ordered from www.knoxbox.com.

In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly perpendicular to the free standing FDC. Horn strobe should activate upon water flow only.

The fire alarm system shall be installed in accordance with NFPA 72. Manual fire alarm boxes are not required for new occupancies where the building is equipped throughout with an approved automatic sprinkler system unless otherwise specified in (AFPC 907.2), the notification appliances will activate on sprinkler water flow. The fire alarm system shall monitor fire sprinkler flow, and fire sprinkler valve tamper. A remote enunciator panel shall be installed at the primary entrance if the fire alarm control panel is not easily accessible. Visible alarm notification devices shall be provided in all public areas and common areas. (AFPC 907.5.2.3.1 & 907.5.2.3.2)

It is **HIGHLY RECOMMENDED** that all design professionals be aware of the requirements of High-piled combustible storage as defined in Chapter 2, and will need to comply with chapter 32 of the 2012 Arkansas Fire Prevention Code. Furthermore high piled storage will require additional fire protection, and apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building. Where fire apparatus access roads cannot be installed because of topography, railways, waterways, non-negotiable grades or other similar conditions, the *fire code official* is authorized to require additional fire protection. **Reference table 3206.2 of the 2012 AFPC.**

High-piled storage areas shall be separated from other portions of the building where required by Sections 3206.3.1 through 3206.3.2.2 (AFPC 3206.3).

Exterior doors and openings required by this code or the *International Building Code* shall be maintained readily accessible for emergency access by the fire department. An *approved* access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the *fire code official* (AFPC 504.1) *60" of side walk and railing may be required on the north side of the structure for egress and firefighting activities. The additional fire protection requirements will not be needed if no high-piled storage will be keep within the building.*

A 3200 series Knox Box is required at the primary entrance. Box may be ordered at www.knoxbox.com or an order form can be obtained from the Fire Marshal.

All reviews by the Fire Marshal's office are referenced to Manufacturing Group F-1 & Storage Group S-1 occupancy as defined in Chapter 2 of the 2012 AFPC. High Hazard Group H or any future changes to another occupancy classification may be subject to a more restrictive area of the code.

Need to provide the coordinates for all new fire hydrants to the Planning Department.

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

Utility: Danny Wright – Springdale Police Department

No comments.

Utility: Michael Moore – Cox Communication

Utility: Rick Russell – Springdale Water Utility

Field locate and verify the locations of existing water and sewer facilities. Indicate the location of these facilities on the drawing and provide adequate easements acceptable to the Springdale Water Utilities.

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.

Please be advised that if requests for meter services larger than a 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in

writing by the Engineering Director of Springdale Water Utilities. Appropriate request forms are available at Springdale Water Utilities Engineering Department.

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.

Please submit details, specifications, and sizing information for review and approval for all grease traps, grease interceptors or other devices that may be installed on this project prior to installation. Submit the required information to Mr. Brad Stewart of the Springdale Wastewater Treatment Facility at (479) 756-3657 or by email at bstewart@springdalewater.com. Additional approvals may be required through the Building Inspections Department of the City of Springdale or through other local or state agencies.

All material and components installed after January 3, 2014 in drinking water systems are required to comply with the federal definition of "lead free" contained in Public Law 111-380.

Please be advised that the existing sanitary sewer mains in the vicinity of the proposed improvements have been encumbered to such a point that the Springdale Water Utilities is unable to make taps from the existing line. It appears that the property owner/developer or others have placed fill material over and in the vicinity of existing mains to such depth that existing mains do not meet current or previous design requirements and may be in danger of collapse. Also, clearance from proposed building structures to existing sanitary sewer prohibits safe operation and maintenance of said facilities. We suggest that you contact our offices to determine what measures can be taken to reduce these concerns.

Submit detailed plans and specifications to Jerry Cook at Springdale Water Utilities for review and approval of the proposed fireline.

Utility: Tim Smith – SourceGas

Utility: Kenny Hartzell– AT&T

No comments.

Utility: Mike Phipps – Ozarks Electric

Utility: Nancy Guisinger - SWEPCO

Utility: Levi Lane – Carroll Electric

Utility: Sam Goade – Street Department

No comment.

Utility: Tom Evers – Building Inspection Department

When approved by the City of Springdale Planning Department, please provide 3 sets of plans to the buildings department. One set will be given to the fire department. (Contact our office if you would prefer PDF submittal).

Please note current codes on cover sheet prior to submittal which can be found on our City of Springdale website.

Please include type of construction and occupancy on cover sheet.

You will need to provide an approval from the State of Arkansas for the plumbing prior to permitting.

A manual N for the HVAC needs to be submitted prior to permitting.

The electrician needs to submit a load calculation prior to obtaining an electrical permit.

Please provide asbestos reports for any structures to be removed.

Also provide copy of N.O.I. (Notice of Intent) from the state of Arkansas prior to obtaining a demolition permit.

Other items may be needed as issues may come up during review and construction.

Utility: United States Postal Service

Terry W. Carpenter, P.E., P.S.
President
4847 Kaylee Avenue
Springdale, Arkansas 72762
479.872.7115 Telephone
479.872.7118 Facsimile
www.usi-ce.com
twcarpenter@usi-ce.com

RECEIVED

AUG 20 2014

PLANNING OFFICE
CITY OF SPRINGDALE

August 20, 2014

Ms. Patsy Christie, Director
Planning and Community Development
City of Springdale
201 Spring Street
Springdale, AR 72764

Re: Elmdale Elementary School Media Center Addition & Wellness Center Addition –
Large Scale Development L14-23
Springdale, Arkansas
USI Project No. 1409027

Dear Ms Christie:

As part of our responses to the Planning Staff, Departments and Utility Companies, we are also seeking the following waivers for the above referenced project. They are as follows:

1. A waiver from the 25-foot radius for drives. This will cause significant loss in available parking spaces. The school is significantly deficient in parking now. This would only exacerbate the problem.
2. A waiver of the requirement for providing street lighting. There is no existing street lighting. The school does have existing parking lot lighting. Due to the fact that improvements along both streets are already made, this would place an extreme financial burden on the School District to install these.
3. A waiver not requiring the school to remove existing sidewalks where they are not in compliance with the "1-foot from right-of-way." They are in the right-of-way, but some vary from the distance requirement.
4. A waiver from bringing the existing streets in compliance with the Master Street Plan. The existing streets are both curb and guttered and have sidewalks and are as wide, or wider than the Master Street Plan requirements.

214-13

**TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
EXPLORE SCIENTIFIC**

L14-25

August 14, 2014

Planning Comments

- 1) Submit AutoCad and PDF files at time of resubmission
- 2) A written response to all comments is required with resubmission.
- 3) Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.
- 4) This Large Scale Development Plan has been given the number L14-25. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- 5) Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
- 6) Submit a copy of the warranty deed.
- 7) This property must be rezoned.
- 8) Need to show the legal description of the property.
- 9) Landscape islands are required at a rate of 1 per 15 parking spaces, in accordance with Chapter 56.
- 10) Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required and the percentage of landscaping provided. Include a drawing that identifies all areas included in the calculations.
- 11) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 12) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 13) This development must comply with the City Of Springdale Commercial Design Standards or a variance is required. Front, side, and rear elevations, lighting plan, and a written response to design standard comments are required at the time of resubmission (23 copies). See attached design standard comments.
- 14) In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above.

Commercial Design Standards Comments

- 1) Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone,

- concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).\
- 2) Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
 - 3) Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
 - 4) All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
 - 5) Submit a unified lighting plan per Springdale Commercial Design Standards.
 - 6) Sign design, materials, and placement should complement the overall architectural design of the building.

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Set back lines. Distance from property lines to paving, curbs, buildings, etc.
 - b. Driveway widths, radius, and distance from other property lines and street intersection. Detail of modified curb.
- 2) **Parking Ch130-Art 7 Sect 9.** Entrance/Exit Drives
 - a. **Sect 9.6./7.** Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
 - b. Both driveways cross property boundaries and will need access easements.
- 3) **Sect 106** Drainage
 - a. Add scour protection for the storm sewer outfall or reduce the outfall velocity to less than 8 feet per second.
- 4) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/

Staff Use Only

- Fee Paid (\$75) Cash Check CC
- Warranty Deed
- Authorization of Representation
- Drawing/Photo or Other Exhibit

File #

B1451

A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.

L14-25

**APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS**

Applicant's Name: Mathias Shopping Centers, Inc. (EXPLORE SCIENTIFIC L14-25)

Applicant's Mailing Address:

P.O. Box 6485

(479) 750-9100

Street Address or P.O. Box

Telephone Number

Springdale, AR 72766-6485

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: Lots 45 and 46 of Ozark Business Park, Springdale, Arkansas

Zoning District: C-1 (Neighborhood Commercial) and C-2 (General Commercial District)

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

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):**

A) The development and the parking lot are located on two parcels which are both owned by the

applicant. B) The proposed commercial development is located within a large commercial center

rather than a stand-alone parcel.

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):**

List of Special Conditions is included on the following page.

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.

Sam Mathias
Applicant Signature*

Sam Mathias
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)
County of Washington) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15th day of August, 20 17.

BRIAN JAMES MOORE
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 01, 2017
Commission No. 12346378

[Signature]
Notary Public

Public hearing sign posted: / /

Public hearing sign posted by: _____

S Public Hearing Sign Location



P258



Feet
0 100 200
[Scale bar]

**APPLICANT: MATHIAS SHOPPING CENTERS,
DBA EXPLORE SCIENTIFIC
VARIANCE REQUEST:
COMMERCIAL DESIGN STANDARDS; DRIVEWAY STANDARDS**

**CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/2/2014**

Memo

To: Planning Commission

From: Staff

Date: September 2, 2014

Re: L14-26 Large Scale Development Sam's Furniture

Concept of Detention

Variance (B14-52) for modification of Commercial Design Standards

Planning Comments

- 1) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 2) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 3) This development must comply with the City Of Springdale Commercial Design Standards or a variance is required.
- 4) 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.

Commercial Design Standards Comments

- 1) Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
- 2) Outdoor storage, trash collection, and loading areas must not be located within 20' of any public street, public sidewalk, or internal pedestrian walkway.
- 3) Outdoor storage, trash collection, and loading areas must be landscaped so that their functions are fully contained and out of view of the adjacent property and the public right-of-way.

- 4) Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
- 5) Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30' horizontally or vertically.
- 6) Roof lines shall be varied with a change in height every 100 linear feet in the building length.
- 7) Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
- 8) Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).\
- 9) Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
- 10) Façade colors shall be low reflectance, subtle, neutral, or earth tone colors.
- 11) Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry, or other compatible building material, and shall be appropriately landscaped.

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Type of surface of all areas.
 - b. Set back lines. Distance from property lines to paving, curbs, buildings, etc.
 - c. Driveway widths, radius, and distance from other property lines and street intersection. Detail of modified curb.
 - d. Location of existing and proposed streetlights.
 - e. Dumpster location.
- 2) **Parking Ch130-Art 7**
 - a. **Sect 110-31(b)** Handicapped ramps shall be provided wherever a sidewalk crosses a curb at crosswalks, driveways, and street intersections.
- 3) **Parking Ch130-Art 7 Sect 9. Entrance/Exit Drives**
 - a. **Sect 9.5.** Minimum radius to the face of the curb for driveways is twenty-five feet (25').
- 4) **Sect 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.
- 5) **Sect 106** Drainage
 - a. This development lies in an unstudied A Zone and requires the following:
 - i. Establish a base flood elevation for the site

- iii.
 - ii. The final floor elevation must be 2' above the base flood elevation
A floodplain development permit must be filled out and included in the resubmittal.
 - iv. A completed elevation certificate.
- 6) **The concept of detention must be approved by the Planning Commission.**
- 7) **DCM Section 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 .
- 8) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/

PLANS FOR
LARGE SCALE DEVELOPMENT

TO SERVE
SAM'S FURNITURE

A COMMERCIAL DEVELOPMENT
 IN THE CITY OF
SPRINGDALE, ARKANSAS



VICINITY MAP
 NTS

L14-26

August 20, 2014

BY
ENGINEERING SERVICES INC.



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

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	LARGE SCALE DEVELOPMENT
2-4	SITE LAYOUT
5	LANDSCAPING PLAN
6-7	STORM DRAINAGE LAYOUT
8-9	STORM DRAINAGE PROFILES
10	STREET PROFILE
11	PAVING PLAN
12	WATER PLAN
13	SANITARY SEWER PLAN & PROFILE
14	TYPICAL DETAILS
15	TYPICAL WATER AND SEWER DETAILS
16	STORM WATER POLLUTION PREVENTION PLAN

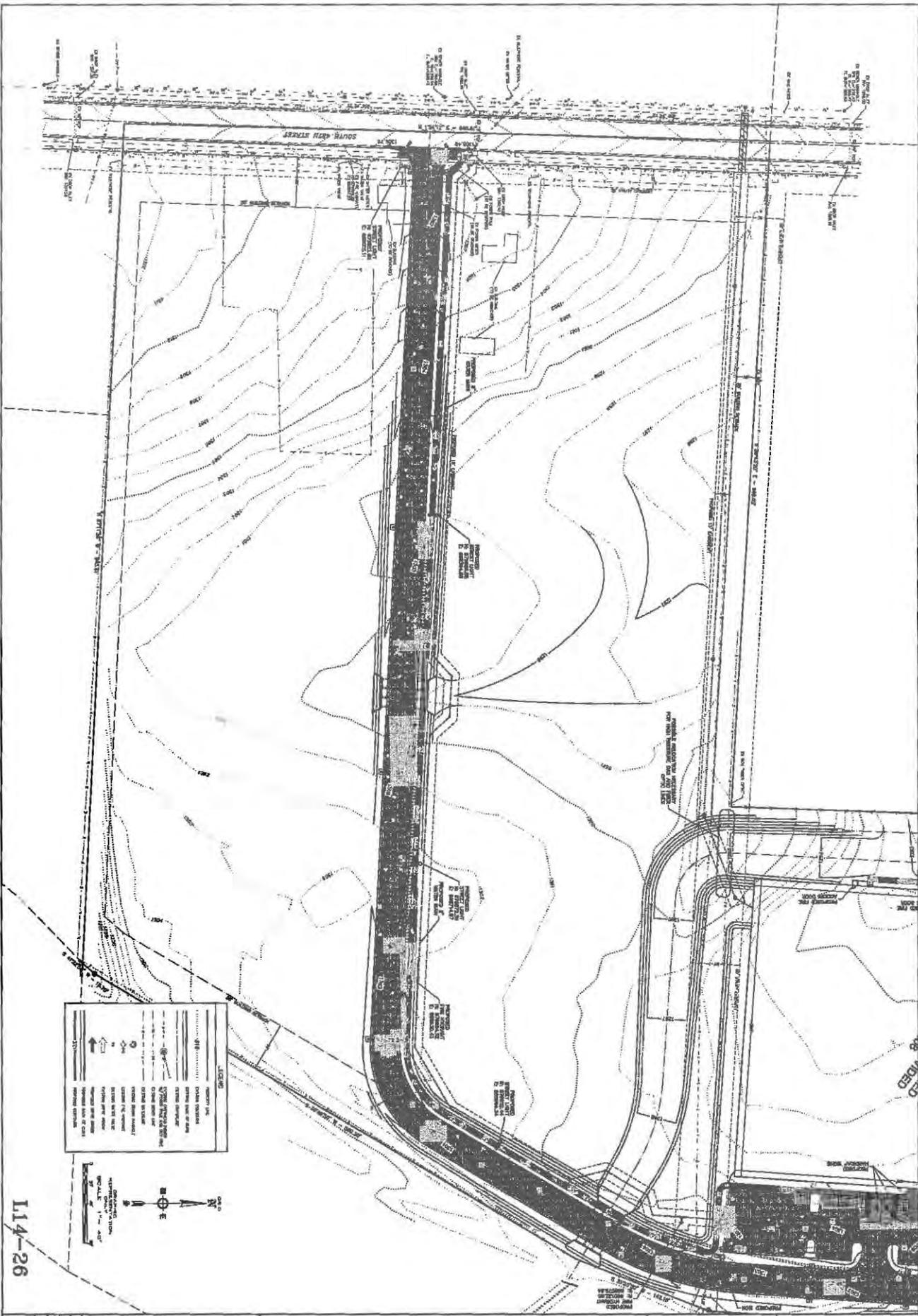
REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS, THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. HOWEVER, THE CITY OF SPRINGDALE RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION, IF ANY WADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

THOMAS J. APPEL, P.E. No. 13628
 ENGINEERING SERVICES, INC.

NOTES :

ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. 16, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.

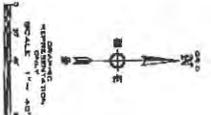
ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES.



L14-26

LEGEND

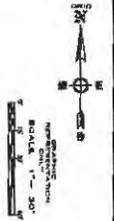
	BUILDING FOOTPRINT
	PARKING LOT
	ACCESS ROAD
	UTILITY LINE
	CONTOUR LINE
	PROPERTY BOUNDARY
	EASEMENT
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	EXISTING SITE AREA
	PROPOSED SITE AREA
	EXISTING SITE AREA
	PROPOSED SITE AREA



2	REVISION	DATE	DESCRIPTION
SCALE: 1"=40'			
DATE: May 2004			
NO. 14935			

**SITE LAYOUT
SAM'S FURNITURE
SPRINGDALE, ARKANSAS**





- NOTES**
1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 3. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 4. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 5. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 6. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 7. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 8. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 9. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 10. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.

INDEX OF TREES

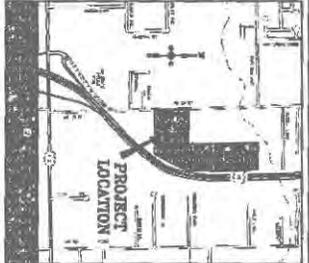
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	PLANT #	PLANT SIZE
	REDWOOD	Sequoia sempervirens	13	3" x 8"
	PINE OAK	Quercus prinus	20	3" x 8"
	SOFT MAPLE	Acer spicatum	17	3" x 8"

INDEX OF PLANTS

PLANT SYMBOL	COMMON NAME	BOTANICAL NAME	PLANT #	PLANT SIZE
	VARIOUS ROCKY	See schedule	74	2" dia.
	MR. AWAY FORTENSILLA	Forsythia Vr. Aly	28	1 GAL.
	PINK BUD CAULIS	Baldwinia cordata	46	2 GAL.
	LITTLE OAKY ARBUSTIVE	Thunbergia lutea 'Dawn'	58	2 GAL.
	CONSISTENT	Syringa vulgaris	96	2 GAL.
	VARIOUS WINTERING	See schedule	28	3" dia.

GENERAL NOTES

1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
3. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
4. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
5. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
6. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
7. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
8. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
9. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
10. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.



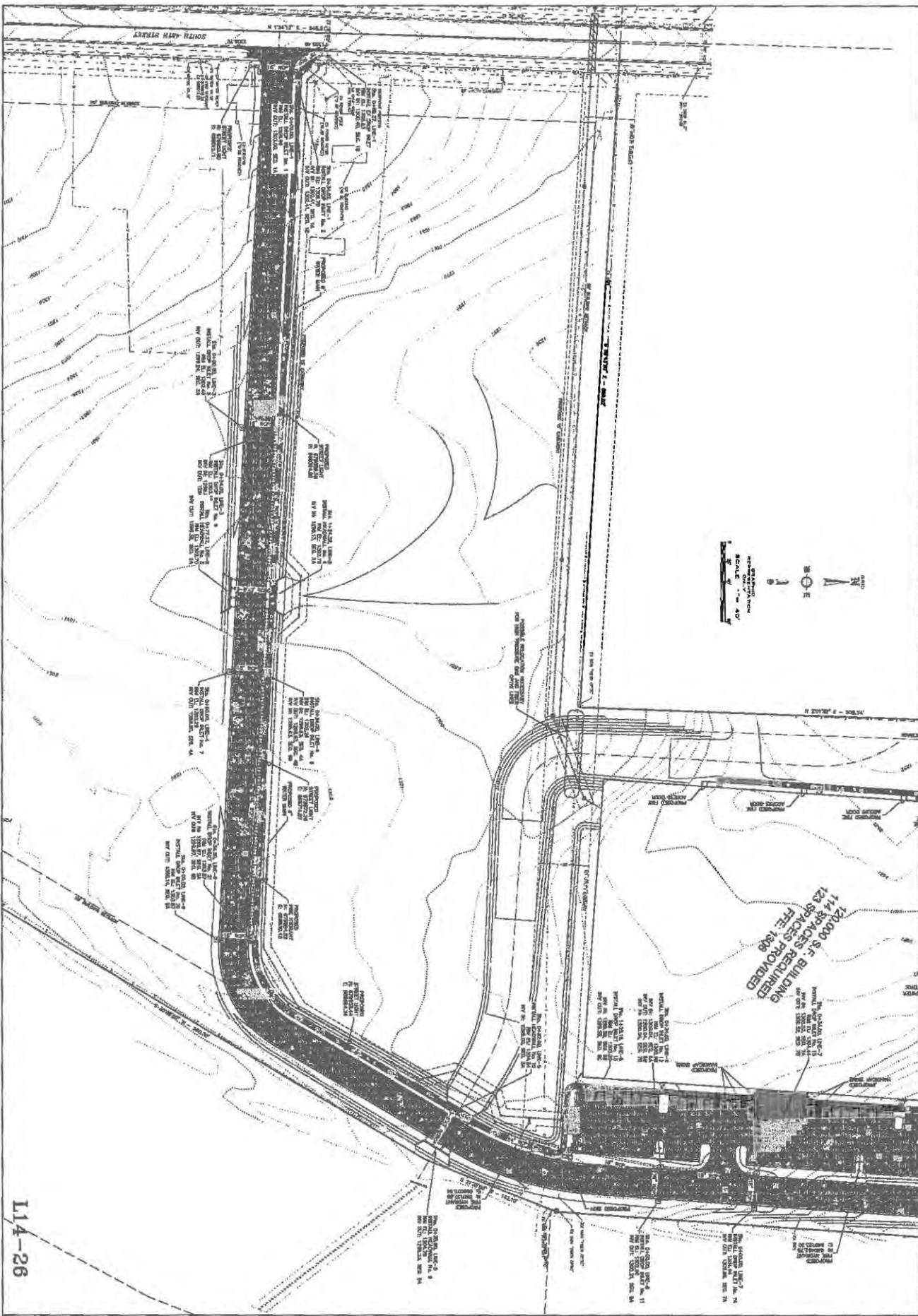
L14-26

REVISION	DATE	DESCRIPTION
1	1-1-07	ISSUED FOR PERMITS
2	4-20-04	ISSUED FOR PERMITS
3	1-1-07	ISSUED FOR PERMITS

NO. 149315

**LANDSCAPE PLAN
SAM'S FURNITURE LSD
SPRINGDALE, ARKANSAS**





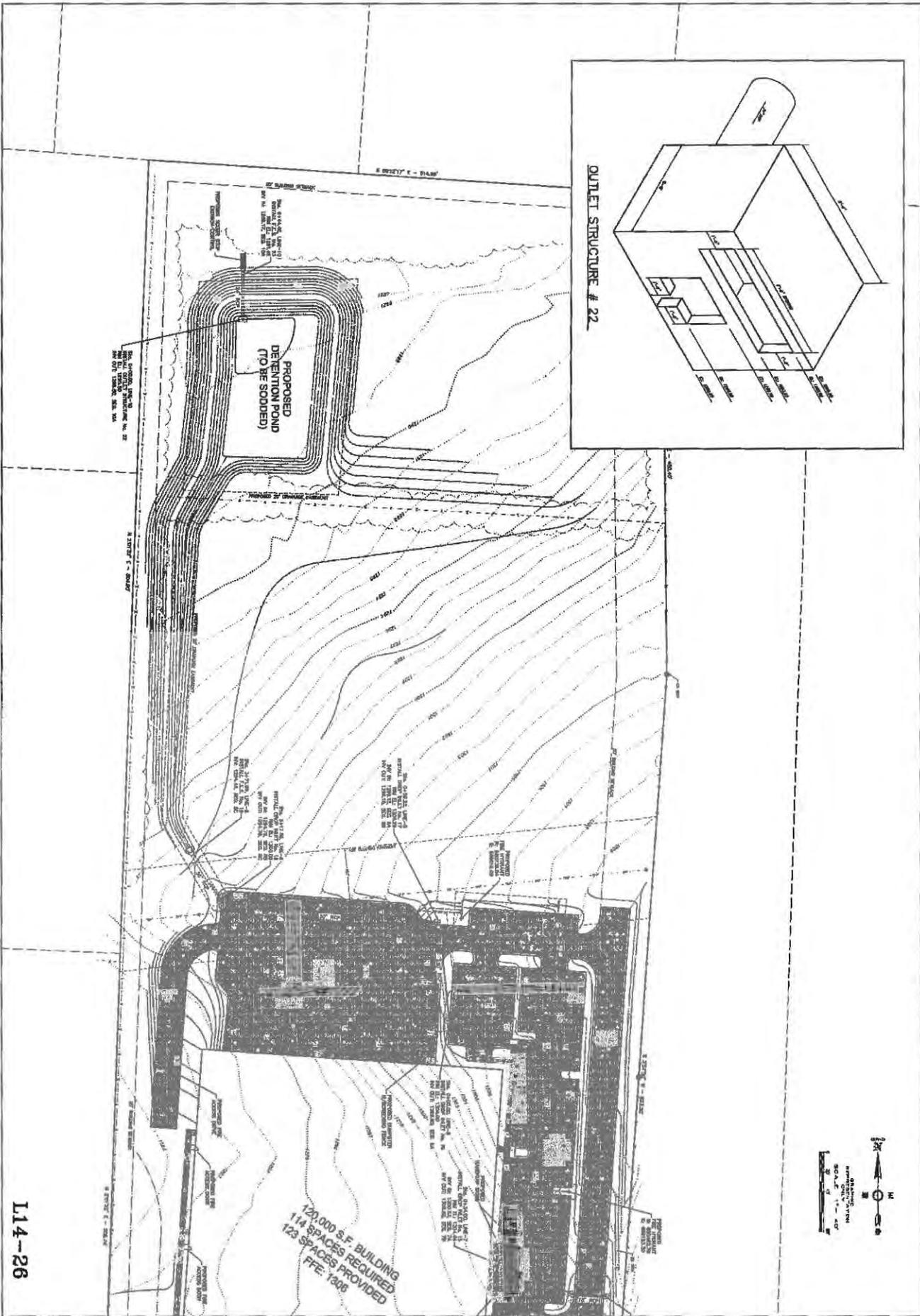
L14-26

REVISION	DATE	DESCRIPTION
6		

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: Aug 2014
 NO. 14935

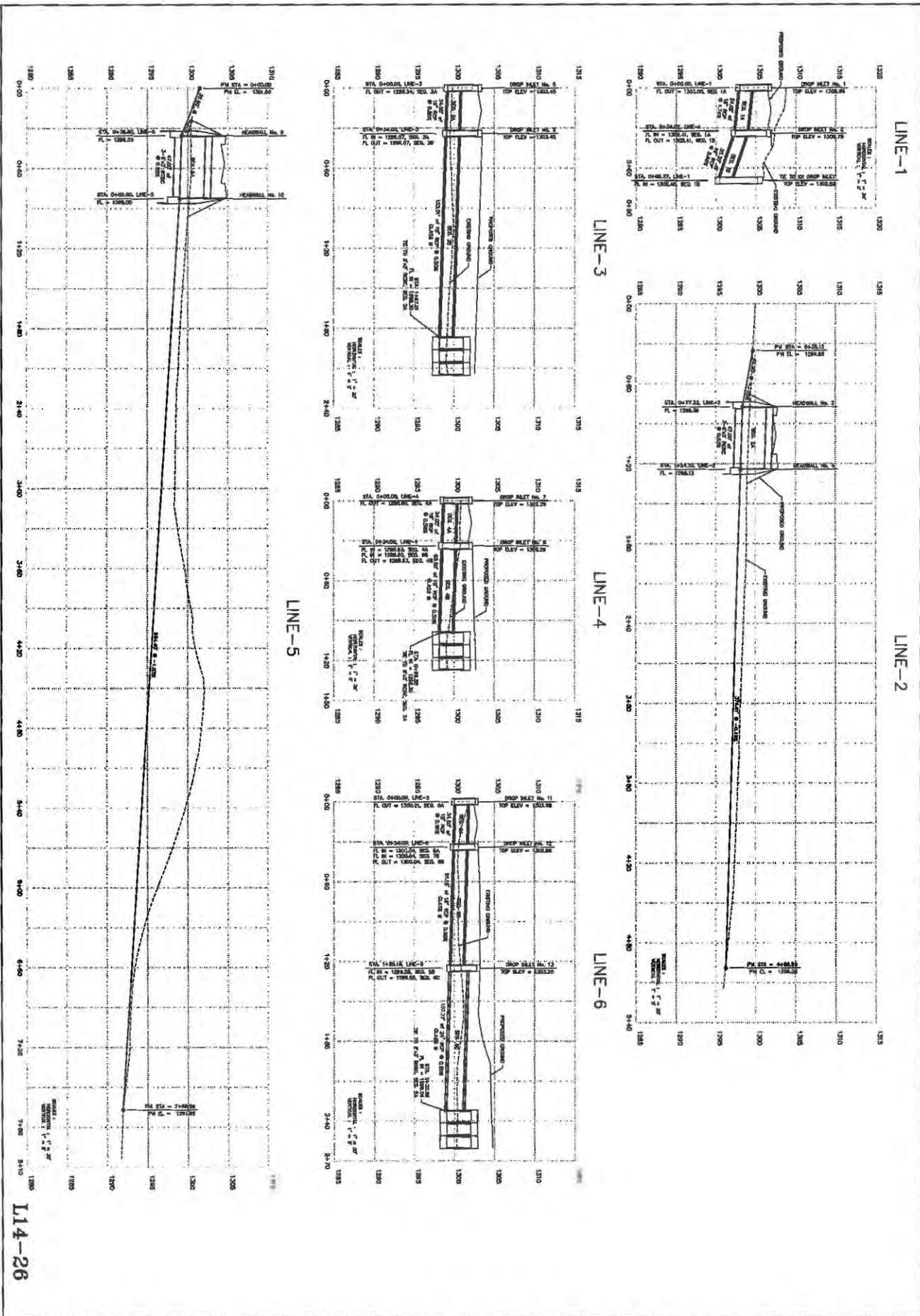
**STORM DRAINAGE LAYOUT
SAM'S FURNITURE LSD
SPRINGDALE, ARKANSAS**





L14-26

7



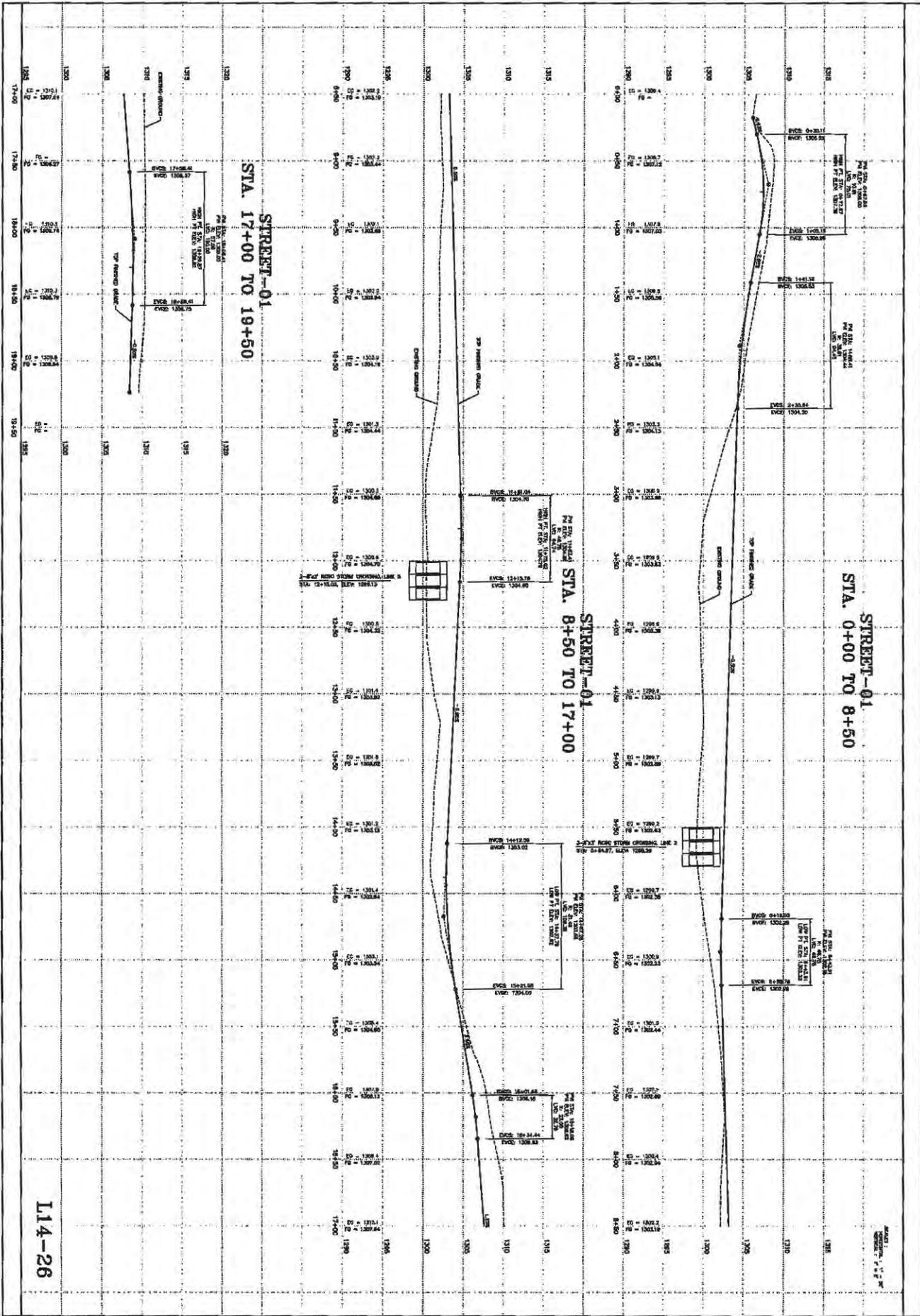
L14-26

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
 DATE: June 2014
 W.D. # 14935

STORM DRAINAGE PROFILES
SAM'S FURNITURE LSD
SPRINGDALE, ARKANSAS





L14-26

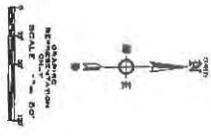
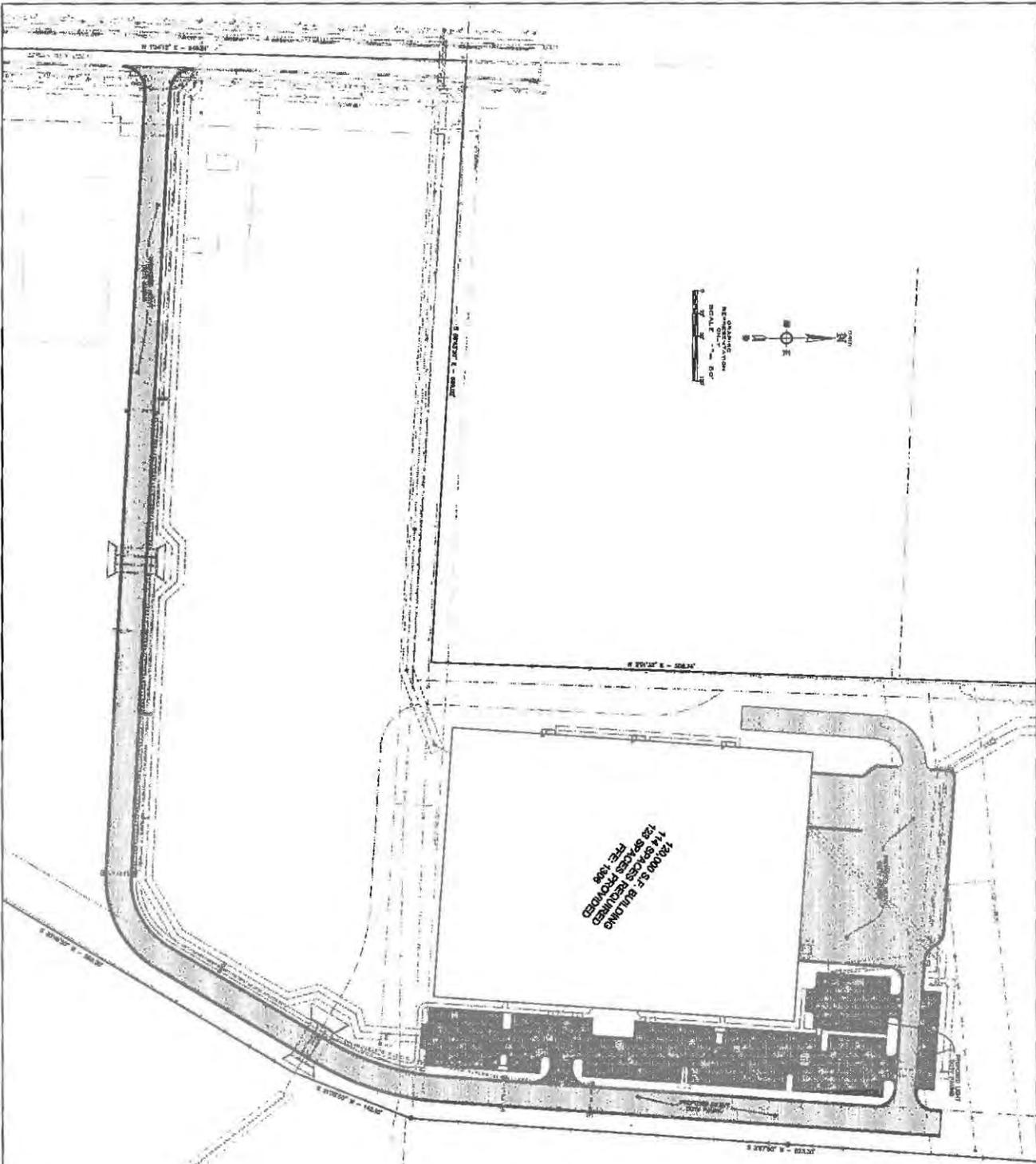
STREET PROFILE
SAM'S FURNITURE LSD
SPRINGDALE, ARKANSAS



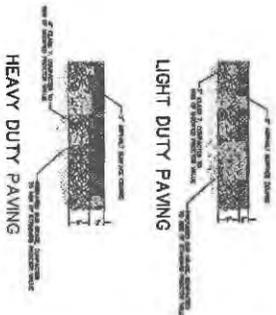
REVISION	DATE	DESCRIPTION

DATE: Aug 2014
JOB #: 14935

10



NOTES:
1. PAVING DIMENSIONS SHALL BE DETERMINED BY A REGISTERED SURVEYOR. EXISTING SURVEY DATA WILL BE REFERENCED TO THE GOVERNMENTAL SURVEY RECORDS.



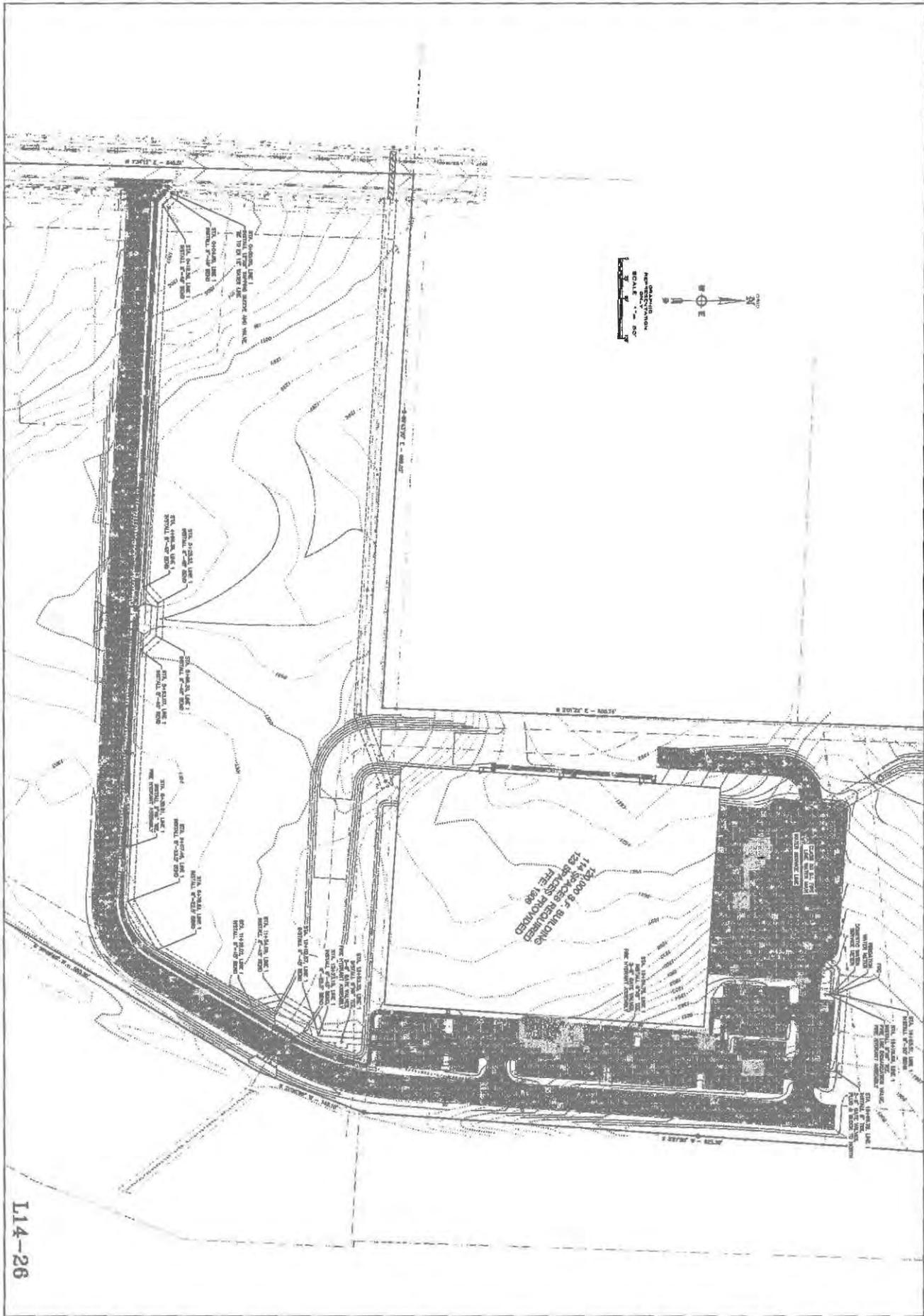
L14-26

REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE: 1"=50'
DATE: Aug. 2014
NO. 149335

**PAVING PLAN
SAM'S FURNITURE LSD
SPRINGDALE, ARKANSAS**



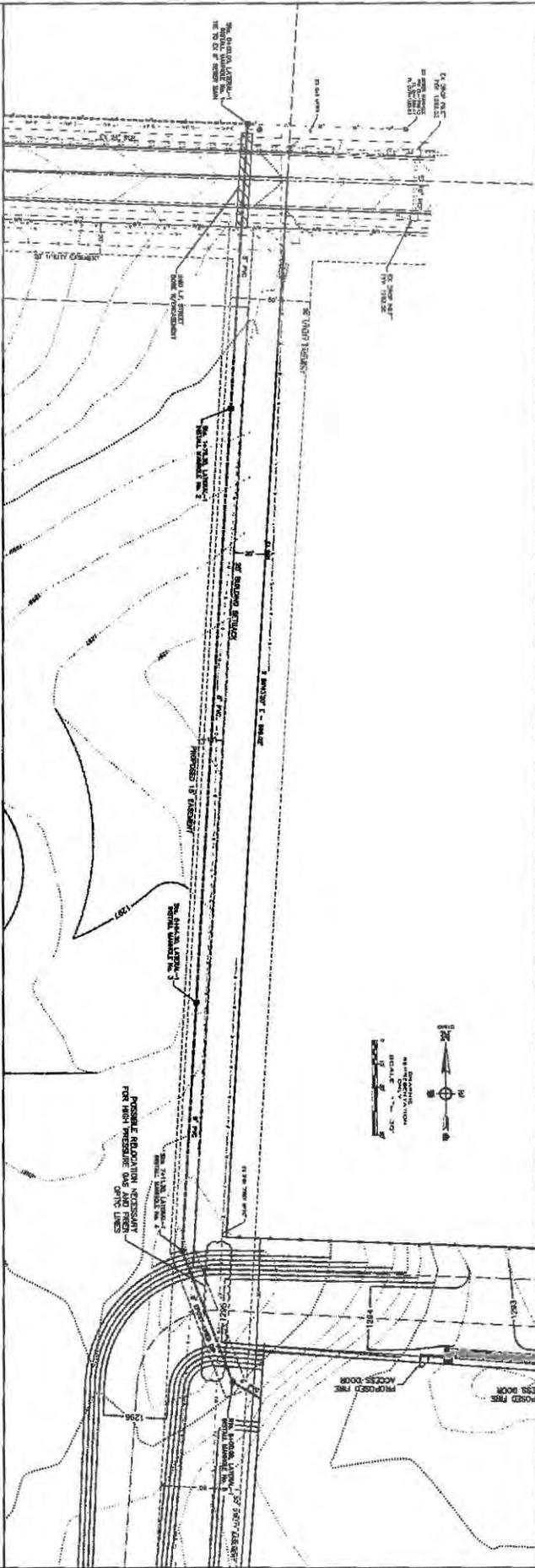


L14-26

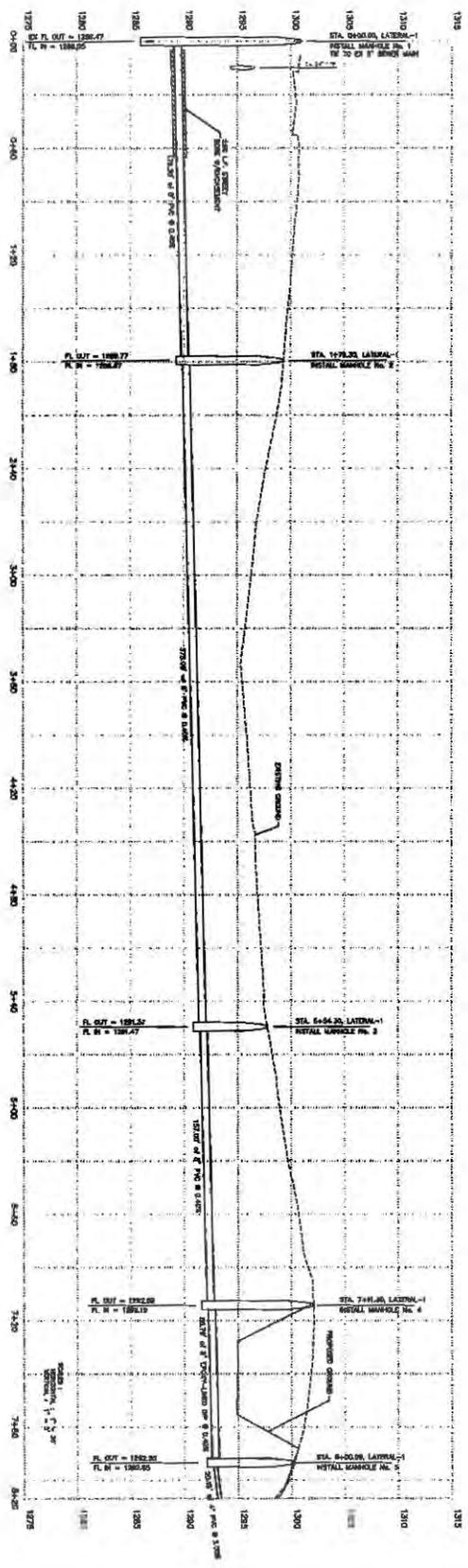
NO.	REVISION	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

**WATER PLAN
SAM'S FURNITURE LSD
SPRINGDALE, ARKANSAS**





LATERAL-1



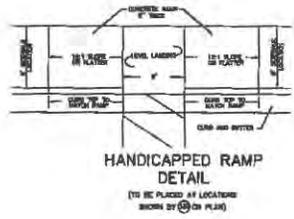
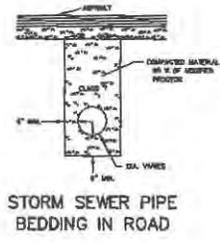
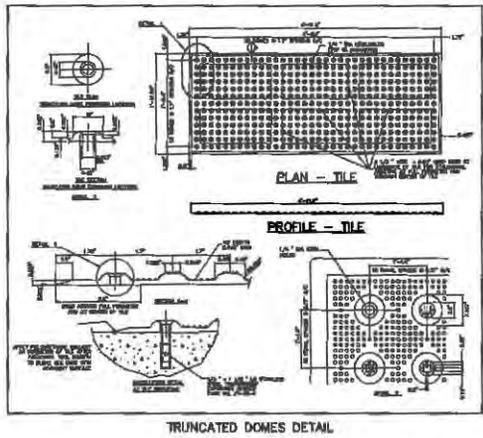
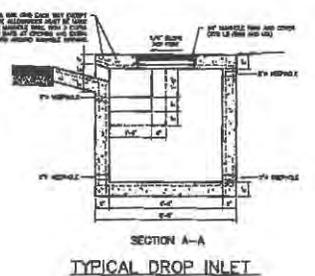
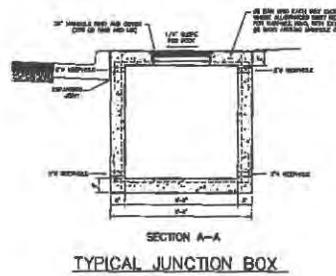
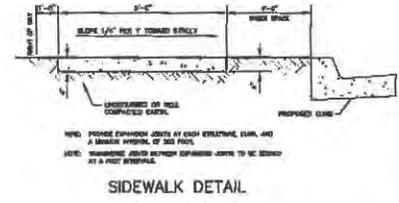
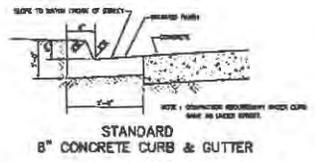
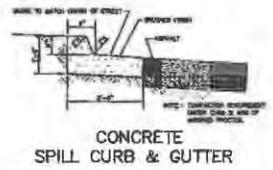
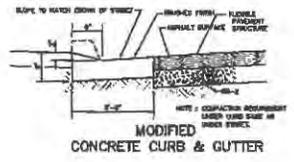
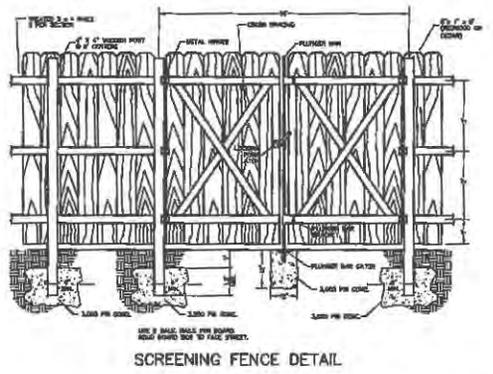
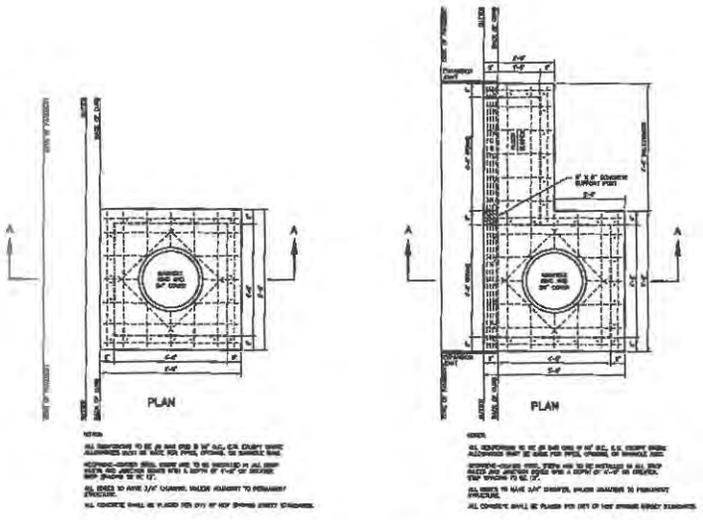
L14-26

REVISION	DATE	DESCRIPTION

DRAWN: [Name]
 CHECKED: [Name]
 DATE: [Date]
 PROJECT: [Project Name]
 SHEET: [Sheet Number] OF [Total Sheets]

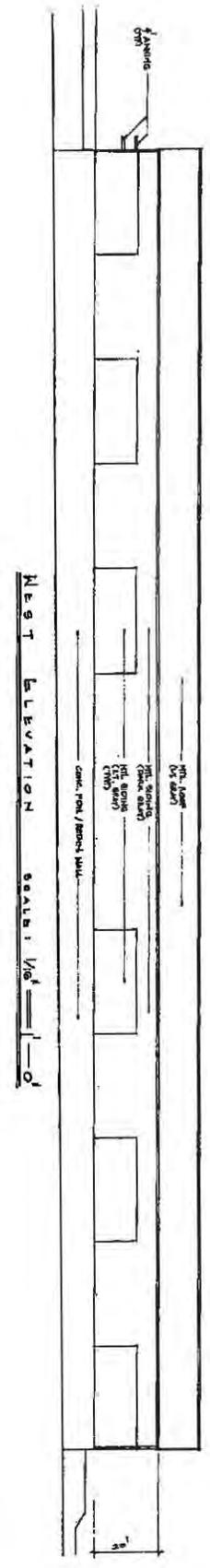
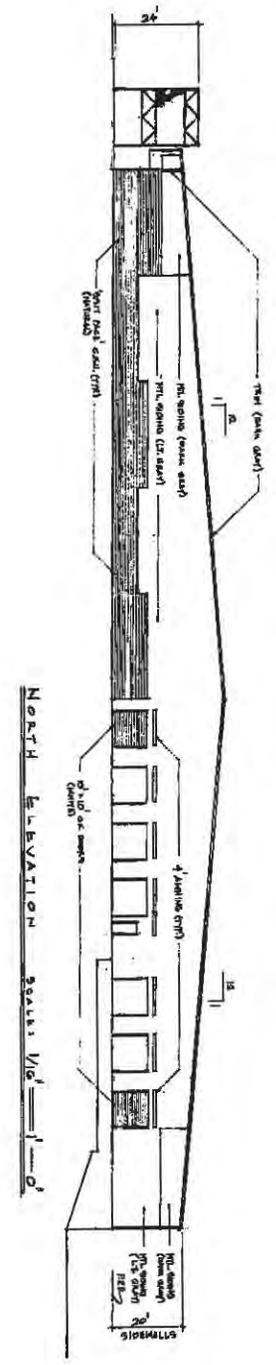
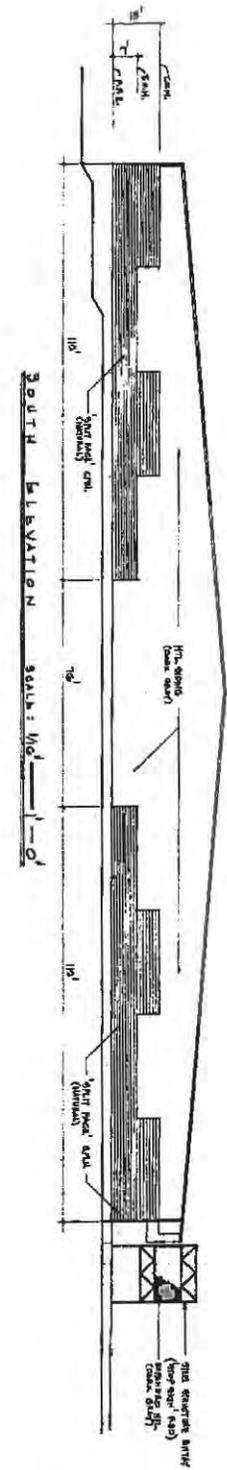
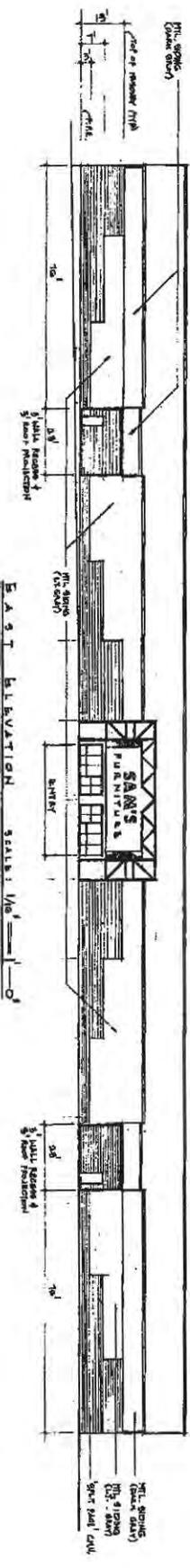
SANITARY SEWER PLAN & PROFILES
SAM'S FURNITURE LSD
SPRINGDALE, ARKANSAS





REVISION	DATE	DESCRIPTION

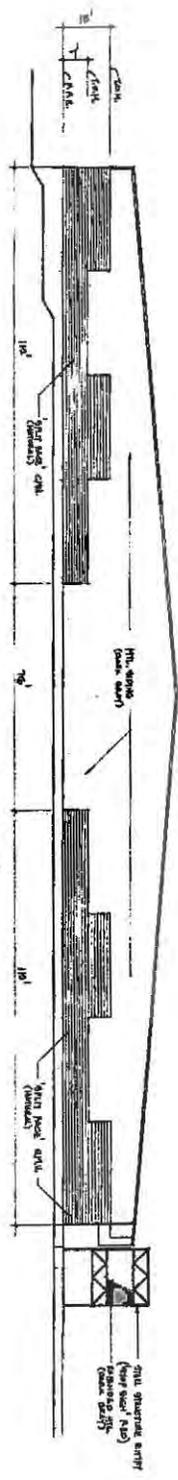
SCALE: NTS
DATE: Aug. 2014
PROJECT: 14935
SHEET: 14



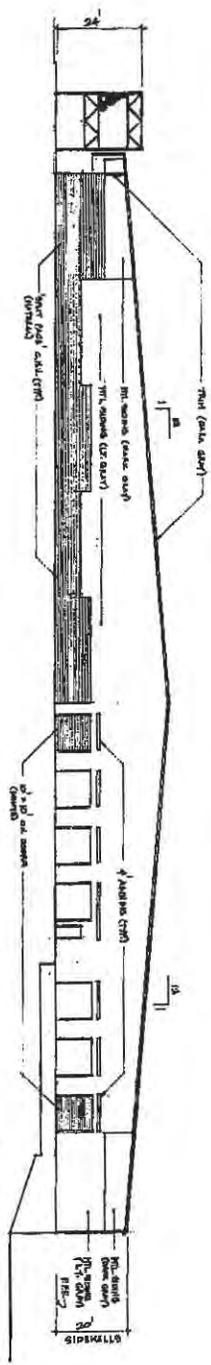
SAMS FURNITURE
 SPAINEGALS, ARKANSAS



EAST ELEVATION SCALE: 1/8" = 1'-0"



SOUTH ELEVATION SCALE: 1/8" = 1'-0"



NORTH ELEVATION SCALE: 1/8" = 1'-0"



WEST ELEVATION SCALE: 1/8" = 1'-0"

	SAM'S FURNITURE	
	SPRINGDALE, ARKANSAS	

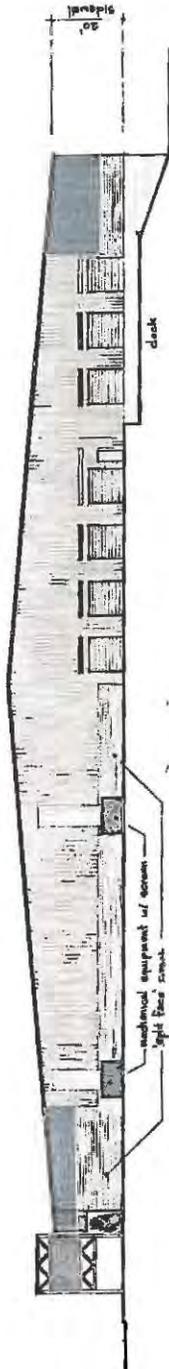
SAM'S FURNITURE
SPRINGDALE, ARKANSAS



EAST ELEVATION SCALE: 1/8" = 1'-0"



SOUTH ELEVATION SCALE: 1/8" = 1'-0"



NORTH ELEVATION SCALE: 1/8" = 1'-0"



WEST ELEVATION SCALE: 1/8" = 1'-0"

**RESPONSES TO
TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
SAM'S FURNITURE
L14-26
August 14, 2014**

RECEIVED

AUG 20 2014

PLANNING OFFICE
CITY OF SPRINGDALE

Planning Comments

- 1) Submit AutoCad and PDF files at time of resubmission
The files are attached.
- 2) A written response to all comments is required with resubmission.
See below.
- 3) Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.
Notice has been sent and the White receipts area attached to this submittal.
- 4) This Large Scale Development Plan has been given the number L14-26. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
This has been added to the plans.
- 5) Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
Form is attached.
- 6) Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
This has been added to the plans
- 7) Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required and the percentage of landscaping provided. Include a drawing that identifies all areas included in the calculations.
This calculation is now shown on the landscaping plan.
- 8) An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
A note has been added to the landscaping plan.
- 9) Landscaping must be guaranteed for two years.
A note has been added to the landscaping plan.
- 10) Show all existing easements.
We have shown all known easements on the revised plans.
- 11) 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. Show location and the State Plane Coordinates (NAD 83, Feet) for each streetlight.
Streetlights are shown along 48th Street. The new entry drive will be a private street.
- 12) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.

- This fixture type has been forwarded to the Owner for consideration.**
- 13) Need to show dumpster location.
The location is now shown.
- 14) Show the size and location of all freestanding signs. Show distances from street right-of-way.
A Freestanding sign is now shown with the dimensions from the right-of-way.
- 15) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
Noted
- 16) This development must comply with the City Of Springdale Commercial Design Standards or a variance is required. Front, side, and rear elevations, lighting plan, and a written response to design standard comments are required at the time of resubmission (23 copies). See attached design standard comments.
A variance has been submitted
- 17) 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.
Noted.

Commercial Design Standards Comments

- 1) Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
Elevations have been attached
- 2) Continuous internal pedestrian walkways, no less than 5' in width from the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
Sidewalk is shown from the roadway to the frontage of the building.
- 3) Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
Sidewalk is shown from the roadway to the frontage of the building.
- 4) Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
Sidewalk is shown from the roadway to the frontage of the building.
- 5) A 5' wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6' to provide areas for foundation landscaping.
This is now shown
- 6) Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
Seating areas will be shown to cover this item.
- 7) Central features and community spaces shall have direct access to the public sidewalk.
Seating areas will be shown to cover this item and will be located along the main sidewalk

- 8) Outdoor storage, trash collection, and loading areas must not be visible from the public right-of-way.
See the revised plan for location of the Dumpster and screening.
- 9) Outdoor storage, trash collection, and loading areas must not be located within 20' of any public street, public sidewalk, or internal pedestrian walkway.
See the revised plan for location of the Dumpster and screening.
- 10) 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.
See the revised plan for location of the Dumpster and screening
- 11) Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
A variance of this item is requested, See the revised Elevations.
- 12) Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30' horizontally or vertically.
A variance of this item is requested, See the revised Elevations.
- 13) Roof lines shall be varied with a change in height every 100 linear feet in the building length.
A variance of this item is requested, See the revised Elevations.
- 14) Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
A variance of this item is requested, See the revised Elevations.
- 15) Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).\ **A variance of this item is requested, See the revised Elevations.**
- 16) Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
A variance of this item is requested, See the revised Elevations.
- 17) Façade colors shall be low reflectance, subtle, neutral, or earth tone colors.
- 18) Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry, or other compatible building material, and shall be appropriately landscaped.
A variance of this item is requested, See the revised Elevations.
- 19) 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.
This has been noted.
- 20) All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
This has been noted.

- 21) Submit a unified lighting plan per Springdale Commercial Design Standards.
The lighting plan has been submitted
- 22) Sign design, materials, and placement should complement the overall architectural design of the building.
The sign location is now shown and will meet the design standards

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Type of surface of all areas.
This has been shown on the revised plans
 - b. Set back lines. Distance from property lines to paving, curbs, buildings, etc.
This has been shown on the revised plans
 - c. Driveway widths, radius, and distance from other property lines and street intersection. Detail of modified curb.
This has been shown on the revised plans
 - d. Location of existing and proposed streetlights.
This has been shown on the revised plans
 - e. Dumpster location.
This has been shown on the revised plans
- 2) **Parking Ch130-Art 7**
 - a. **Sect 110-31(b)** Handicapped ramps shall be provided wherever a sidewalk crosses a curb at crosswalks, driveways, and street intersections.
This is now provided
- 3) **Parking Ch130-Art 7 Sect 9.** Entrance/Exit Drives
 - a. **Sect 9.5.** Minimum radius to the face of the curb for driveways is twenty-five feet (25').
This has been changed
- 4) **Sect 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.
Streetlights are now shown
- 5) **Sect 106** Drainage
 - a. This development lies in an unstudied A Zone and requires the following:
 - i. Establish a base flood elevation for the site
 - ii. The final floor elevation must be 2' above the base flood elevation
- iii. A floodplain development permit must be filled out and included in the resubmittal.
- iv. An completed elevation certificate.
See the calculations for the for the base flood elevation analysis, a cross section is attached to the Flood Plain Certificate Form. The Finished Floor is more than 2' above the established base flood elevation and the floodplain forms are attached. Also, an elevation Certificate will be completed.
- 6) **The concept of detention must be approved by the Planning Commission.**
- 7) **DCM Section 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.

This has been shown on the revised plans

- 8) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/
This will be provided.

**RESPONSES TO
TECHNICAL PLAT UTILITY REVIEW
LARGE SCALE DEVELOPMENT
SAM'S FURNITURE
L14-26
August 14, 2014**

Utility: Duane Miller – Springdale Fire Department

A fire apparatus access road shall be provided. The fire apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building, an increase of the dimensions of the fire access road is allowed where the building is equipped with an automatic sprinkler system installed in accordance with section 903.3.1.1 (AFPC 503.1). The fire apparatus access road shall have an unobstructed width of not less than 20 feet, and 26 feet for required aerial access complying with (D105). The fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities complying with (D102.1).

Drawing does not specify type of construction. The 2012 Arkansas Fire Prevention Code, Volume I, requires a minimum fire flow of 7500 GPM for duration of 4 hours @ 20 psi and 8 fire hydrants for a 120,000 sf. type IIB or IIIB constructed building. Contact the Fire Marshal's office for more details. (Table B105.1) An *automatic sprinkler system* shall be provided throughout all buildings containing Group M Mercantile & S-1 Storage occupancy where the *fire area* exceeds 5000 sqft sales, and 2500 sqft storage of upholstered furniture and mattresses (903.2.7 & 903.2.9).

The fire-flow calculation area shall be the total floor area of all floor levels within the *exterior walls*, and under the horizontal projections of the roof of a building, except as modified in Section B104.3 (B104.1).

A reduction of required fire-flow by 75 percent, to no less than 1500 GPM, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The fire department will allow this reduction to 2375 GPM and 4 hydrants. A hydrant will be required within 100 ft. (prefer closer) of the freestanding FDC.

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by the fire alarm system. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be *approved* by the FMO (AFPC 912.1). FDC shall be 5 feet from back of curb or bollards installed (AFPC 312.1). Knox Company locking FDC caps are required for the FDC and may be ordered from www.knoxbox.com.

In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly perpendicular to the free standing FDC. Horn strobe should activate upon water flow only.

The fire alarm system shall be installed in accordance with NFPA 72. Manual fire alarm boxes are not required for new occupancies where the building is equipped throughout with an

approved automatic sprinkler system unless otherwise specified in (AFPC 907.2), the notification appliances will activate on sprinkler water flow. The fire alarm system shall monitor fire sprinkler flow, and fire sprinkler valve tamper. A remote enunciator panel shall be installed at the primary entrance if the fire alarm control panel is not easily accessible. Visible alarm notification devices shall be provided in all public areas and common areas. (AFPC 907.5.2.3.1 & 907.5.2.3.2)

It is **HIGHLY RECOMMENDED** that all design professionals be aware of the requirements of High-piled combustible storage as defined in Chapter 2, and will need to comply with chapter 32 of the 2012 Arkansas Fire Prevention Code. Furthermore high piled storage will require additional fire protection, and apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building. Where fire apparatus access roads cannot be installed because of topography, railways, waterways, non-negotiable grades or other similar conditions, the *fire code official* is authorized to require **additional** fire protection. **Reference table 3206.2 of the 2012 AFPC.**

High-piled storage areas shall be separated from other portions of the building where required by Sections 3206.3.1 through 3206.3.2.2 (AFPC 3206.3).

Exterior doors and openings required by this code or the *International Building Code* shall be maintained readily accessible for emergency access by the fire department. An *approved* access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the *fire code official* (AFPC 504.1) *60" of side walk and railing may be required on the west side of the structure for egress and firefighting activities, A ESFR sprinkler system will be required by this office to maintain the fire until firefighter can access the fire. All alternative requirements may not be addressed until architectural plans have been submitted.*

A 3200 series Knox Box is required at the primary entrance. Box may be ordered at www.knoxbox.com or an order form can be obtained from the Fire Marshal.

All reviews by the Fire Marshal's office are referenced to Group Mercantile Group M occupancy, and Storage Group S-1 occupancy as defined in Chapter 2 of the 2012 AFPC.

Need to provide the coordinates for all new fire hydrants to the Planning Department.

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

ITEMS FROM THE FIRE DEPARTMENT WILL BE ADDRESSED PRIOR TO OBTAINING A BUILDING PERMIT

Utility: Danny Wright – Springdale Police Department

No comments.

Utility: Michael Moore – Cox Communication

Utility: Rick Russell – Springdale Water Utility

Utility: Tim Smith – SourceGas

Utility: Kenny Hartzell– AT&T

No Comments.

Utility: Mike Phipps – Ozarks Electric

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.

All property corners and easements must be clearly marked before construction will begin. If off site easements are needed for Ozarks to provide electricity to the development, easements must be obtained by developer and provided to Ozarks before the design will begin. ON site easements must be shown on plat and recorded with the county.

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 40 conduits to be used for electric only at all road crossing, conduits must extend past the edge of any obstructions so that they are accessible during construction. There must be a minimum separation of 12 inches between conduits for electric and and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.

Pad mounted transformer must have a minimum of 20 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.

Developer will need to contact Justin Northcutt at Ozarks Electric (648-4911) and provide him with electrical load information before any cost to developer can be determined.

Developer to provide all trench and PVC conduits including PVC sweeps in accordance with OECC specifications. . No metal conduit or metal sweeps are to be used.

Developer must provide Ozarks Electric with a Digital copy (AutoCAD 2004) of the Final plat as well as a hard copy.

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.

Developer or contractor must apply for electric temporary construction and permanent service before any design and costs is determined by Ozarks.

Please contact me when construction begins on this project and again when construction is within three months of completion. Mike Phipps OECC 684-4696; email mphipps@ozardsecc.com

All comments will be addressed.

Utility: Nancy Guisinger - SWEPCO

Utility: Levi Lane – Carroll Electric

Utility: Sam Goade – Street Department

No comment.

Utility: Tom Evers – Building Inspection Department

Utility: United States Postal Service

**TECHNICAL PLAT UTILITY REVIEW
LARGE SCALE DEVELOPMENT
SAM'S FURNITURE
L14-26
August 14, 2014**

Utility: Duane Miller – Springdale Fire Department

A fire apparatus access road shall be provided. The fire apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building, an increase of the dimensions of the fire access road is allowed where the building is equipped with an automatic sprinkler system installed in accordance with section 903.3.1.1 (AFPC 503.1). The fire apparatus access road shall have an unobstructed width of not less than 20 feet, and 26 feet for required aerial access complying with (D105). The fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities complying with (D102.1).

Drawing does not specify type of construction. The 2012 Arkansas Fire Prevention Code, Volume I, requires a minimum fire flow of 7500 GPM for duration of 4 hours @ 20 psi and 8 fire hydrants for a 120,000 sf. type IIB or IIIB constructed building. Contact the Fire Marshal's office for more details. (Table B105.1) An *automatic sprinkler system* shall be provided throughout all buildings containing Group M Mercantile & S-1 Storage occupancy where the *fire area* exceeds 5000 sqft sales, and 2500 sqft storage of upholstered furniture and mattresses (903.2.7 & 903.2.9).

The fire-flow calculation area shall be the total floor area of all floor levels within the *exterior walls*, and under the horizontal projections of the roof of a building, except as modified in Section B104.3 (B104.1).

A reduction of required fire-flow by 75 percent, to no less than 1500 GPM, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The fire department will allow this reduction to 2375 GPM and 4 hydrants. A hydrant will be required within 100 ft. (prefer closer) of the freestanding FDC.

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by the fire alarm system. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be *approved* by the FMO (AFPC 912.1). FDC shall be 5 feet from back of curb or bollards installed (AFPC 312.1). Knox Company locking FDC caps are required for the FDC and may be ordered from www.knoxbox.com.

In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly perpendicular to the free standing FDC. Horn strobe should activate upon water flow only.

The fire alarm system shall be installed in accordance with NFPA 72. Manual fire alarm boxes are not required for new occupancies where the building is equipped throughout with an approved automatic sprinkler system unless otherwise specified in (AFPC 907.2), the notification appliances will activate on sprinkler water flow. The fire alarm system shall monitor fire sprinkler flow, and fire sprinkler valve tamper. A remote enunciator panel shall be installed at the primary entrance if the fire alarm control panel is not easily accessible. Visible alarm notification devices shall be provided in all public areas and common areas. (AFPC 907.5.2.3.1 & 907.5.2.3.2)

It is **HIGHLY RECOMMENDED** that all design professionals be aware of the requirements of High-piled combustible storage as defined in Chapter 2, and will need to comply with chapter 32 of the 2012 Arkansas Fire Prevention Code. Furthermore high piled storage will require additional fire protection, and apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building. Where fire apparatus access roads cannot be installed because of topography, railways, waterways, non-negotiable grades or other similar conditions, the *fire code official* is authorized to require **additional** fire protection. **Reference table 3206.2 of the 2012 AFPC.**

High-piled storage areas shall be separated from other portions of the building where required by Sections 3206.3.1 through 3206.3.2.2 (AFPC 3206.3).

Exterior doors and openings required by this code or the *International Building Code* shall be maintained readily accessible for emergency access by the fire department. An *approved* access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the *fire code official* (AFPC 504.1) *60" of side walk and railing may be required on the west side of the structure for egress and firefighting activities, A ESFR sprinkler system will be required by this office to maintain the fire until firefighter can access the fire. All alternative requirements may not be addressed until architectural plans have been submitted.*

A 3200 series Knox Box is required at the primary entrance. Box may be ordered at www.knoxbox.com or an order form can be obtained from the Fire Marshal.

All reviews by the Fire Marshal's office are referenced to Group Mercantile Group M occupancy, and Storage Group S-1 occupancy as defined in Chapter 2 of the 2012 AFPC.

Need to provide the coordinates for all new fire hydrants to the Planning Department.

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

Utility: Danny Wright – Springdale Police Department

No comments.

Utility: Michael Moore – Cox Communication

Utility: Rick Russell – Springdale Water Utility

Field located and verify the location of existing water and sewer facilities. Indicated the location of these facilities on the drawing and provide adequate easements acceptable to the Springdale Water Utilities.

- 2) 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.
- 3) Please be advised that if requests for meter services larger than a 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities.

Appropriate request forms are available at Springdale Water Utilities Engineering Department.

- 4) 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.
- 5) Please submit details, specifications, and sizing information for review and approval for all grease traps, grease interceptors or other devices that may be installed on this project prior to installation. Submit the required information to Mr. Brad Stewart of the Springdale Wastewater Treatment Facility at (479) 756-3657 or by email at bstewart@springdalewater.com. Additional approvals may be required through the Building Inspections Department of the City of Springdale or through other local or state agencies.
- 6) Submit detailed plans and specification to Jerry Cook at Springdale Water Utilities for review and approval of the proposed fire line.
- 7) Submit detailed plans and specification to the Springdale Water Utilities for review and approval prior to submittal to the Arkansas Department of Health.

Utility: Tim Smith – SourceGas

Utility: Kenny Hartzell– AT&T

No Comments.

Utility: Mike Phipps – Ozarks Electric

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.

All property corners and easements must be clearly marked before construction will begin.

If off site easements are needed for Ozarks to provide electricity to the development, easements must be obtained by developer and provided to Ozarks before the design will begin. ON site easements must be shown on plat and recorded with the county.

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 40 conduits to be used for electric only at all road crossing, conduits must extend past the edge of any obstructions so that they are accessible during construction. There must be a minimum separation of 12 inches between conduits for electric and and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.

Pad mounted transformer must have a minimum of 20 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.

Developer will need to contact Justin Northcutt at Ozarks Electric (648-4911) and provide him with electrical load information before any cost to developer can be determined.

Developer to provide all trench and PVC conduits including PVC sweeps in accordance with OECC specifications. . No metal conduit or metal sweeps are to be used.

Developer must provide Ozarks Electric with a Digital copy (AutoCAD 2004) of the Final plat as well as a hard copy.

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.

Developer or contractor must apply for electric temporary construction and permanent service before any design and costs is determined by Ozarks.

Please contact me when construction begins on this project and again when construction is within three months of completion. Mike Phipps OECC 684-4696; email mhipps@ozardsecc.com

Utility: Nancy Guisinger - SWEPCO

Utility: Levi Lane – Carroll Electric

Utility: Sam Goade – Street Department
No comment.

Utility: Tom Evers – Building Inspection Department

Utility: United States Postal Service

**TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
SAM'S FURNITURE
L14-26
August 14, 2014**

Planning Comments

- 1) Submit AutoCad and PDF files at time of resubmission
- 2) A written response to all comments is required with resubmission.
- 3) Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.
- 4) This Large Scale Development Plan has been given the number L14-26. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- 5) Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
- 6) Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
- 7) Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required and the percentage of landscaping provided. Include a drawing that identifies all areas included in the calculations.
- 8) An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
- 9) Landscaping must be guaranteed for two years.
- 10) Show all existing easements.
- 11) 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. Show location and the State Plane Coordinates (NAD 83, Feet) for each streetlight.
- 12) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 13) Need to show dumpster location.
- 14) Show the size and location of all freestanding signs. Show distances from street right-of-way.
- 15) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 16) This development must comply with the City Of Springdale Commercial Design Standards or a variance is required. Front, side, and rear elevations, lighting plan, and a written response to design standard comments are required at the time of resubmission (23 copies). See attached design standard comments.
- 17) 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.

Commercial Design Standards Comments

- 1) Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
- 2) Continuous internal pedestrian walkways, no less than 5' in width from the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
- 3) Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
- 4) Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
- 5) A 5' wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6' to provide areas for foundation landscaping.
- 6) Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
- 7) Central features and community spaces shall have direct access to the public sidewalk.
- 8) Outdoor storage, trash collection, and loading areas must not be visible from the public right-of-way.
- 9) Outdoor storage, trash collection, and loading areas must not be located within 20' of any public street, public sidewalk, or internal pedestrian walkway.
- 10) 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.
- 11) Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
- 12) Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30' horizontally or vertically.
- 13) Roof lines shall be varied with a change in height every 100 linear feet in the building length.
- 14) Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
- 15) Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).\
- 16) Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
- 17) Façade colors shall be low reflectance, subtle, neutral, or earth tone colors.
- 18) Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar,

- redwood, masonry, or other compatible building material, and shall be appropriately landscaped.
- 19) 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.
 - 20) All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
 - 21) Submit a unified lighting plan per Springdale Commercial Design Standards.
 - 22) Sign design, materials, and placement should complement the overall architectural design of the building.

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Type of surface of all areas.
 - b. Set back lines. Distance from property lines to paving, curbs, buildings, etc.
 - c. Driveway widths, radius, and distance from other property lines and street intersection. Detail of modified curb.
 - d. Location of existing and proposed streetlights.
 - e. Dumpster location.
 - 2) **Parking Ch130-Art 7**
 - a. **Sect 110-31(b)** Handicapped ramps shall be provided wherever a sidewalk crosses a curb at crosswalks, driveways, and street intersections.
 - 3) **Parking Ch130-Art 7 Sect 9. Entrance/Exit Drives**
 - a. **Sect 9.5.** Minimum radius to the face of the curb for driveways is twenty-five feet (25').
 - 4) **Sect 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.
 - 5) **Sect 106 Drainage**
 - a. This development lies in an unstudied A Zone and requires the following:
 - i. Establish a base flood elevation for the site
 - ii. The final floor elevation must be 2' above the base flood elevation
 - iii. A floodplain development permit must be filled out and included in the resubmittal.
 - iv. An completed elevation certificate.
- 6) **The concept of detention must be approved by the Planning Commission.**
 - 7) **DCM Section 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 .
 - 8) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/

Staff Use Only

- Fee Paid (\$75) Cash Check CC
- Warranty Deed
- Authorization of Representation
- Drawing/Photo or Other Exhibit

File # B1452

A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.

L14-26

**APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS**

Applicant's Name: Mathias Shopping Centers, Inc. (Sam's Furniture L14-26)

Applicant's Mailing Address:

P.O. Box 6485
Street Address or P.O. Box
Springdale, AR 72766-6485
City, State & Zip Code

(479) 750-9100
Telephone Number

Property Owner's Name
(If different from Applicant): _____

Property Owner's Mailing Address:
(If different from Applicant):

Street Address or P.O. Box
City, State & Zip Code

Telephone Number

Address of Variance Request: 511 S. 48th Street, Springdale, AR

Zoning District: C-5 (Thoroughfare Commercial District)

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.***

1. Applicant requests a variance of commercial design standards to be as shown on the elevations.

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):**

A) The proposed commercial development generally complies with the Commercial Design Standards.

There are minor items that may not technically meet the standard, but the overall development is

fully compliant with the City's intent for Commercial Design Standards.

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):**

List of Special Conditions is included on the following page.

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.

Sam Matthias
Applicant Signature*

Sam Matthias
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 August, 2014.

BRIAN JAMES MOORE
 WASHINGTON COUNTY
 NOTARY PUBLIC - ARKANSAS
 My Commission Expires October 01, 2017
 Commission No. 12346378

[Signature]

Notary Public



Public hearing sign posted: / /
Public hearing sign posted by: _____
S Public Hearing Sign Location

P301



Feet
0 100 200
[Scale bar]

**APPLICANT: SAM'S FURNITURE
VARIANCE REQUEST:
COMMERCIAL DESIGN STANDARDS**

**CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/2/2014**

Staff Use Only

- Fee Paid (\$75) Cash Check CC
- Warranty Deed
- Authorization of Representation
- Drawing/Photo or Other Exhibit

File # BH-48

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: Luis Sosa

Applicant's Mailing Address:

177 N 48th St.
Street Address or P.O. Box
Springdale, AR 72762
City, State & Zip Code

(479) 200-8192
Telephone Number

Property Owner's Name
(If different from Applicant): _____

Property Owner's Mailing Address:
(If different from Applicant):

Street Address or P.O. Box

City, State & Zip Code

Telephone Number

Address of Variance Request: 1906 Lowell Rd. Springdale 72762

Zoning District: I-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.

*The Variance request is for a 2 year
bill of Assurance for deletion of Paving*

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):**

Unable to operate Business

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):**

Unable to operate business ~~code~~ ~~code~~
~~code~~

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):**

Wasn't up to code.

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*

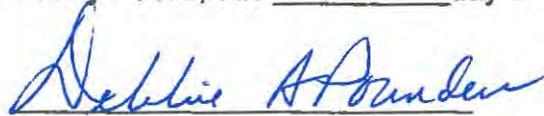
 Property Owner Signature*
 (If different from Applicant)

*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)

DEBBIE A. POUNDERS
 NOTARY PUBLIC-STATE OF ARKANSAS
 WASHINGTON COUNTY
 My Commission Expires 12-10-2014

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12 day of August, 2014.



 Notary Public



Public hearing sign posted: / /
Public hearing sign posted by: _____
S Public Hearing Sign Location

P306



Feet
0 100 200
[Scale bar showing 0, 100, and 200 feet increments]

APPLICANT: LUIS SOSA
VARIANCE REQUEST:
PAVED PARKING REQUIREMENTS

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/2/2014

Staff Use Only

- Fee Paid (\$75) Cash Check CC
- Warranty Deed
- Authorization of Representation
- Drawing/Photo or Other Exhibit

File # BH49

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: STEPHEN R GILLES / Sam's Club
#4808

Applicant's Mailing Address:

425 W. CAPITOL AVE, SUITE 3200 (501) 687-0836
 Street Address or P.O. Box Telephone Number
LITTLE ROCK AR 72201
 City, State & Zip Code

Property Owner's Name
 (If different from Applicant): VARIOUS, SEE PROXY

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: SEC. OF HWY 412 + S-56TH ST.

Zoning District: _____

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

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):**

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):**

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):**

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.

SEE ATTACHED LETTER

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:**

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.

Stephen R. [Signature]
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)
County of Pulaski) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12th day of August, 2014.

Margo D. Sadler
Notary Public





Public hearing sign posted: / /
Public hearing sign posted by: _____
S Public Hearing Sign Location

 Feet
0 100200


APPLICANT: SAM'S CLUB #4804
VARIANCE REQUEST:
COMMERCIAL DESIGN STANDARDS; DRIVEWAY WIDTHS;
PARKING STALLS; LANDSCAPING

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/2/2014



Your Civil Engineering Solution

Consulting Engineers, P.C.
815 West Main
Oklahoma City, OK 73106
405-232-7715
FAX 405-232-7859
www.smcokc.com

Civil Engineering
Land Development
Storm Water Management

Tom L. McCaleb
Terence L. Haynes
Christopher D. Anderson
Ole M. Marcussen

July 31, 2014

Rev. August 19, 2014

Patsy Christie, Director
Planning and Community
Development Division
City of Springdale Arkansas
201 Spring Street, Room 221
Springdale, Arkansas 72764

RECEIVED

AUG 25 2014

PLANNING OFFICE
CITY OF SPRINGDALE

RE: Potential Variance Request for the
Proposed Sam's Club Development
SEC of Hwy 412 & S. 56th St.
Springdale, Arkansas

Dear Ms. Christie:

The following is a list of items we have identified that may require a variance request. Granting of the requested variances will be in keeping with the spirit and intent of the Springdale design and development regulations and in substantial compliance with the proposed Design Overlay District regulations.

1. Variance from the Commercial Design Standards and Guidelines requirement for foundation landscaping adjacent to the building.

Reason and Support:

- a. The applicant (Sam's Club) uses a prototypical building footprint design which has significant time and costs incorporated into the design, analysis, and approval of the interior and exterior systems. Pedestrian circulation and safety is of highest priority and importance to the applicant.
- b. The applicant understands that other commercial developments in the City of Springdale utilize a prototypical building footprint design, and these developments were allowed consideration of variance from the foundation landscaping requirement. The applicant requests similar considerations.
- c. The applicant maintains that the installation of foundation landscaping has the potential to attract trash, debris, and litter to the facility, causing an unnecessary maintenance concern. Furthermore, the applicant's Professional Geotechnical Engineer and Professional Design Team assert that the management of the foundation plantings has the potential to introduce water to the structural foundation of the building, thus degrading the structural integrity of the building system.

2. Variance from the Commercial Design Standards and Guidelines requirement that outdoor storage, trash collection, and loading areas must not be visible from the public right of way and must be screened from public view on all four sides with a fence or wall.

Reason and Support:

- a. The applicant's building design efficiencies incorporate screening of the truck unloading area and trash compactor from public view along the south-side of the truck well with a CMU screen wall. The outdoor storage area (baled cardboard, pallet storage, and organics collection bins) shall be screened from public view on three (3) sides with a 10ft tall split face CMU wall. The CMU screen wall materials will match the texture and color of the main building materials.
 - b. Applicant maintains that screening shall be provided to the maximum extent possible for the trash compaction facilities.
 - c. Applicant maintains that in order to properly utilize any trash compaction and access the outdoor storage area, that one side must be accessible at all times or undue hardship is placed on the employees and service personnel.
3. Variance from the Commercial Design Standards and Guidelines requirement for a maximum width of drive (40ft) on Proposed Public Street 2.

Reason and Support:

- a. The applicant's westernmost drive on Proposed Public Street 2 is designated as the semi-truck delivery driveway. The width of the drive exceeds the maximum width of 40ft to accommodate the large (WB-67) semi-trucks.
 - b. The designated truck route is limited to a short distance along Proposed Public Street 2; thus minimizing impacts to traffic flow on S. 56th Street and the proposed subdivision collector street system.
 - c. Per the City of Springdale Street Functional Classification Design Criteria, Proposed Public Street 2 is classified as a Minor Collector street, with a maximum back of curb street width dimension of 30ft. The maximum street dimension limits the area for large semi-trucks to turn onto private property without encroaching sidewalk and lawn areas.
4. Variance from the Commercial Design Standards and Guidelines requirement for 9ft x 19ft parking space dimensions

Reason and Support:

- a. The applicant uses a prototypical parking space design of 9½ft x 18ft with 25ft wide two-way drive aisles. Pedestrian and vehicle circulation and safety is of highest priority and importance to the applicant.
- b. The applicant has used the 9½ft x 18ft with 25ft wide two-way drive aisles on their developments throughout the contiguous United States with proven success. The additional ½ foot width results in less door dings and the additional 1 foot drive aisle width provides more room for the driving public to park vehicles in the spaces.
- c. The applicant maintains that the additional 1 foot parking length will result in additional hard surface pavement; thus resulting in an additional impact to the environment.

5. Variance from the Commercial Design Standards and Guidelines requirement to provide one (1) landscaped island per 15 stalls and a 15% of lot required for interior planting. The Standards and Guidelines also states that for parking lots over 150,000 square feet, the number of parking islands can be reduced but the total square footage of green space must remain according to the requirements.

Reason and Support:

- a. The landscape islands the Applicant has proposed are strategically placed to maximize the care and maintenance of the planting assets. Per the Commercial Design Standards and Guidelines requirements, each required island must be a minimum of 171 square feet, or a total of 6,669 square feet. In lieu of small landscape islands, the applicant proposes larger islands totaling 10,100 square feet.
 - b. The Applicant's plan shows an interior parking lot area of 22,200sf provided out of 28,860sf required. In lieu of adding more islands, the Applicant proposes to develop more than 25% of the lot as green space. The total proposed landscape area on the Sam's lot is approximately 158,300sf, and the lot area is approximately 616,475sf, resulting in a 25.7% green space.
 - c. The applicant maintains that the installation of additional parking lot islands in strict conformance to the Standards will cause unnecessary maintenance concerns. Whereas, the addition of green space around the perimeter of the Sam's Club building, especially along South 56th Street, will be more attractive to the drivers on the public street system. Furthermore, the applicant's Professional Geotechnical Engineer and Professional Design Team assert that the management of the landscape island plantings has the potential to introduce water to the pavement subgrade, thus degrading the structural integrity of the pavements.
6. Variance from the Commercial Design Standards and Guidelines requirement that requires all sides of a principal building that directly faces an abutting public right of way shall feature at least one customer entrance.

Reason and Support:

- a. The applicant (Sam's Club) uses a prototypical building footprint design which has significant time and costs incorporated into the design, analysis, and approval of the interior and exterior systems. Upon completion of the development, the main Sam's Club building will be surrounded by three (3) public streets. The vestibule entrance is at a 45 degree with portions facing Interstate 49 (formally 540) and the proposed public Street 1 facing to the north. In addition there is a vision center care entrance facing directly north to the proposed public Street 1 on the South 56th Street side of the site.
- b. The applicant understands that other commercial developments in the City of Springdale utilize a prototypical building footprint design, and these developments were allowed consideration of variance from the requirement. The applicant requests similar considerations.
- c. Pedestrian circulation and safety is of highest priority and importance to the applicant. The Applicant must also control the customer access entry/exit to reduce losses due to shoplifting. The entry/exit points are strategically located to help control potential thefts.

7. Variance from the Commercial Design Standards and Guidelines requirement that requires a 5ft wide sidewalk along the full length of the building along any side that features a customer entrance, and this sidewalk must be setback from the building foundation at least 6ft to provide areas for foundation landscaping.

Reason and Support:

- a. The applicant (Sam's Club) uses a prototypical building footprint design which has significant time and costs incorporated into the design, analysis, and approval of the interior and exterior systems. Pedestrian circulation and safety is of highest priority and importance to the applicant. Minimum 5ft wide sidewalks will be provided at the main entrance and along the north-side of the building where there are customer entrances to the automotive and optical centers.
 - b. The applicant understands that other commercial developments in the City of Springdale utilize a prototypical building footprint design, and these developments were allowed consideration of variance from the foundation landscaping requirement. The applicant requests similar considerations.
 - c. The applicant maintains that the installation of foundation landscaping has the potential to attract trash, debris, and litter to the facility, causing an unnecessary maintenance concern. Furthermore, the applicant's Professional Geotechnical Engineer and Professional Design Team assert that the management of the foundation plantings has the potential to introduce water to the structural foundation of the building, thus degrading the structural integrity of the building system.
8. Variance from the Commercial Design Standards and Guidelines requirement that requires at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.

Reason and Support:

- a. The Applicant is requesting a Variance from the Commercial Design Standards and Guidelines requirement due to this being part of a themed development to tie into Arvest Stadium. The proposed development incorporates the proposed Southwest Springdale Overlay District Design Elements.
 - b. Granting of the requested variances will be in keeping with the spirit and intent of the Springdale design and development regulations and in substantial compliance with the proposed Design Overlay District regulations.
9. Variance from the Commercial Design Standards and Guidelines requirement that requires direct access to the public sidewalk.

Reason and Support:

- a. The Applicant is requesting a Variance from the Commercial Design Standards and Guidelines requirement due to this being part of a themed development to tie into Arvest Stadium. The proposed development incorporates the proposed Southwest Springdale Overlay District Design Elements.
- b. Sidewalks with accessible ramps shall be provided from the main Sam's Club entrance to the proposed public streets, and sidewalks with accessible ramps will be constructed as part of this development.

10. Variance from the Commercial Design Standards and Guidelines requirement that requires at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.

Reason and Support:

- a. The Applicant is requesting a Variance from the Commercial Design Standards and Guidelines requirement due to this being part of a themed development to tie into Arvest Stadium. The proposed development incorporates the proposed Southwest Springdale Overlay District Design Elements.
 - b. Granting of the requested variances will be in keeping with the spirit and intent of the Springdale design and development regulations and in substantial compliance with the proposed Design Overlay District regulations.
11. Variance from the Commercial Design Standards and Guidelines requirement that requires facades over 100ft in linear length shall incorporate wall projections and/or recesses per the Springdale Commercial Design Standard.

Reason and Support:

- a. The Applicant is requesting a Variance from the Commercial Design Standards and Guidelines requirement due to this being part of a themed development to tie into Arvest Stadium. The proposed development incorporates the proposed Southwest Springdale Overlay District Design Elements.
 - b. Granting of the requested variances will be in keeping with the spirit and intent of the Springdale design and development regulations and in substantial compliance with the proposed Design Overlay District regulations.
12. Variance from the Commercial Design Standards and Guidelines requirement that requires roof lines to be varied with a change in height every 100 linear feet in building length per the Springdale Commercial Design Standard.

Reason and Support:

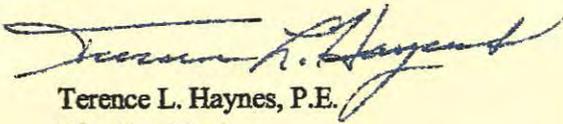
- a. The Applicant is requesting a Variance from the Commercial Design Standards and Guidelines requirement due to this being part of a themed development to tie into Arvest Stadium. The proposed development incorporates the proposed Southwest Springdale Overlay District Design Elements.
- b. Granting of the requested variances will be in keeping with the spirit and intent of the Springdale design and development regulations and in substantial compliance with the proposed Design Overlay District regulations.

Patsy Christie
Proposed Sam's Club Development
SEC of Hwy 412 & S. 56th St.
Page 6 of 6

Please contact the undersigned at SMC Consulting Engineers if you have any questions or if you need anything else to review the potential variance requests.

Respectively submitted,

SMC Consulting Engineers, P.C.



Terence L. Haynes, P.E.
Vice President

cc: Stephen R. Giles, Giles Law Firm – Transmittal via email
Rebekah Rodriguez, P.E. – Transmittal via email
Colby Tanner – Transmittal via email
SMC File No. 5654.00

Staff Use Only

- Fee Paid (\$75) Cash Check CC
- Warranty Deed
- Authorization of Representation
- Drawing/Photo or Other Exhibit

File #

BK-50

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: Mardis Investments, Inc.

Applicant's Mailing Address:

41 Buckingham Drive

Street Address or P.O. Box

Rogers, AR 72758

City, State & Zip Code

(479) 619-5430

Telephone Number

Property Owner's Name

(If different from Applicant): Same as 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: 4772 West Sunset Avenue, Springdale, Arkansas (N14-08)

Zoning District: Current: A-1 (Agricultural District) Proposed: C-2 (General Commercial District)

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.***

A list of requested variances is included on the following page.

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 special conditions and circumstances are the size and shape of the parcel, the presence of

existing drives and structures on the property, which impose design constraints.

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):**

List of Special Conditions is included on the following page.

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*

[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 13 day of August, 2014.

DEBBIE A. POUNDERS
NOTARY PUBLIC-STATE OF ARKANSAS
WASHINGTON COUNTY
My Commission Expires 12-10-2014

[Signature]

Notary Public

List of Requested Variances

- A) Applicant requests a variance of the minimum 25' curb radius for existing driveways for the south side of the southern driveway accessing 48th Place and the driveway accessing West Sunset Avenue.
- B) Applicant requests a variance of minimum 150' distance between existing existing drives on a single tract to keep two drives on accessing 48th Place.
- C) Applicant requests a variance of the 50' minimum distance between drives on adjoining tracts for the driveway accessing West Sunset Avenue.
- D) Applicant requests a variance of the requirement that all overhead utility lines be relocated below ground to allow existing overhead lines along 48th Place remain in existing condition.
- E) Applicant requests a variance of commercial design standards requiring customer entrances along each side of building facing a public street right-of-way. The proposed size, layout, and proposed use of the store will not accommodate two customer entrances. The store will have one customer entrance along the south face of the building toward Highway 412. In addition, the existing fuel islands and roof will remain in their current location and configuration.
- F) Applicant requests a variance of the requirement that the minimum distance of a drive from the projected curb line of a street intersection be 120' for an arterial street to allow the existing drive accessing West Sunset Avenue to remain in its current configuration.
- G) Applicant requests a variance of the requirement that driveways must slope toward the street at 2% from the intersection with street pavement to the back edge of the sidewalk.
- H) Applicant requests a variance of the requirement that a high spot be created to prevent water from flowing into the street from drives.

List of How Special Conditions/Circumstances

A) The special condition or circumstance is the presence of existing drives. The south side of the southern drive accessing 48th Place and the driveway accessing Sunset Avenue are to remain at their current locations. The northern drive and the north edge of the southern drive will have curbs with 25' radii. Applicant did not install the existing drives.

B) The special condition is the size and shape of the parcel and the presence of an existing drive accessing 48th Place. The west property line is only 210' long, and there is insufficient space along 48th Street for two drives spaced 150' apart. Applicant did not cause the size and shape of the parcel.

C) The special condition is the size and shape of the parcel and the presence of existing drives on the subject tract as well as the adjacent tract to the east. The south property line is approximately 116' long, and there is an existing drive located less than ten feet east of the east property line. There is insufficient space to provide an access drive 50' from the existing drive to the east without placing the drive in close proximity to the intersection with 48th Place. Two drives are necessary in order to provide parking and dumpster access at the rear of the building. Applicant did not cause the size and shape of the parcel.

D) The special condition is the presence of existing overhead utility lines along 48th Place which extend across West Sunset Avenue and across 48th Place. Placing all lines below ground would require boring below streets or cutting streets. No new overhead lines are proposed, and variance will only allow existing overhead lines to remain in place. Applicant did not install the existing overhead lines.

E) The size, layout, and use of the store will not accommodate a customer entrance on the west side of the proposed building. The existing fuel island area is to remain in its current location. The size of the proposed store is constrained by the size and shape of the parcel, and also by the amount of parking which can be provided, which is also constrained by the size and shape of the parcel. Applicant did not cause the size and shape of the parcel.

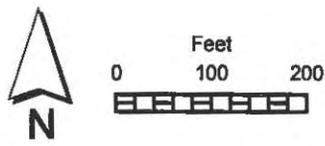
F) The shape and size of the parcel prevents providing 120 feet from projected curb at the intersection of 48th Place and West Sunset Avenue to a driveway accessing West Sunset Avenue. The south line of the property is approximately 116 long. The variance will allow the existing driveway accessing West Sunset Avenue to remain in its current location.

G & H) The presence of existing drives and the size and shape of the parcel constrain drive design. There is an existing drive accessing West Sunset Avenue which is to remain in its current location, and there is an existing drive accessing 48th Street which is being modified to create two drives more in line with city ordinances than the current drive. The existing grades in the fuel island area near the southern drive accessing 48th Place are to be maintained, which further constrains the grading design. In addition, the existing parking area on the tract currently drains into the street.



Public hearing sign posted: / /
Public hearing sign posted by: _____
S Public Hearing Sign Location

P324



APPLICANT: MARDIS INVESTMENTS, INC.
VARIANCE REQUEST:
COMMERCIAL DESIGN STANDARDS; DRIVEWAY STANDARDS;
UTILITIES

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/2/2014

Staff Use Only

- Fee Paid (\$75) Cash Check CC
- Warranty Deed
- Authorization of Representation
- Drawing/Photo or Other Exhibit

File #

B1451

A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.

L14-25

**APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS**

Applicant's Name: Mathias Shopping Centers, Inc. (EXPLORE SCIENTIFIC L14-25)

Applicant's Mailing Address:

P.O. Box 6485

(479) 750-9100

Street Address or P.O. Box

Telephone Number

Springdale, AR 72766-6485

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: Lots 45 and 46 of Ozark Business Park, Springdale, Arkansas

Zoning District: C-1 (Neighborhood Commercial) and C-2 (General Commercial District)

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.***

1. Applicant requests a variance of commercial design standards to be as shown on the elevations.
2. Applicant requests a variance of the distance between drives on a single tract and between drives

_____ on the adjacent tracts.

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):**

A) The development and the parking lot are located on two parcels which are both owned by the

applicant. B) The proposed commercial development is located within a large commercial center

rather than a stand-alone parcel.

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):**

List of Special Conditions is included on the following page.

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.

Sam Mathias
Applicant Signature*

Sam Mathias
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 15th day of August, 2017.

BRIAN JAMES MOORE
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 01, 2017
Commission No. 12346378

[Signature]
Notary Public

Public hearing sign posted: / /

Public hearing sign posted by: _____

 Public Hearing Sign Location



P329



Feet
0 100 200


**APPLICANT: MATHIAS SHOPPING CENTERS,
DBA EXPLORE SCIENTIFIC
VARIANCE REQUEST:
COMMERCIAL DESIGN STANDARDS; DRIVEWAY STANDARDS**

**CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/2/2014**

Staff Use Only

- Fee Paid (\$75) Cash Check CC
- Warranty Deed
- Authorization of Representation
- Drawing/Photo or Other Exhibit

File # B1452

A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.

L14-26

**APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS**

Applicant's Name: Mathias Shopping Centers, Inc. (Sam's Furniture L14-26)

Applicant's Mailing Address:

P.O. Box 6485
Street Address or P.O. Box
Springdale, AR 72766-6485
City, State & Zip Code

(479) 750-9100
Telephone Number

Property Owner's Name
(If different from Applicant): _____

Property Owner's Mailing Address:
(If different from Applicant):

Street Address or P.O. Box

City, State & Zip Code

Telephone Number

Address of Variance Request: 511 S. 48th Street, Springdale, AR

Zoning District: C-5 (Thoroughfare Commercial District)

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.***

1. Applicant requests a variance of commercial design standards to be as shown on the elevations.

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):**

A) The proposed commercial development generally complies with the Commercial Design Standards.

There are minor items that may not technically meet the standard, but the overall development is

fully compliant with the City's intent for Commercial Design Standards.

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):**

List of Special Conditions is included on the following page.

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.

Sam Matthias
Applicant Signature*

Sam Matthias
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 August, 2014.

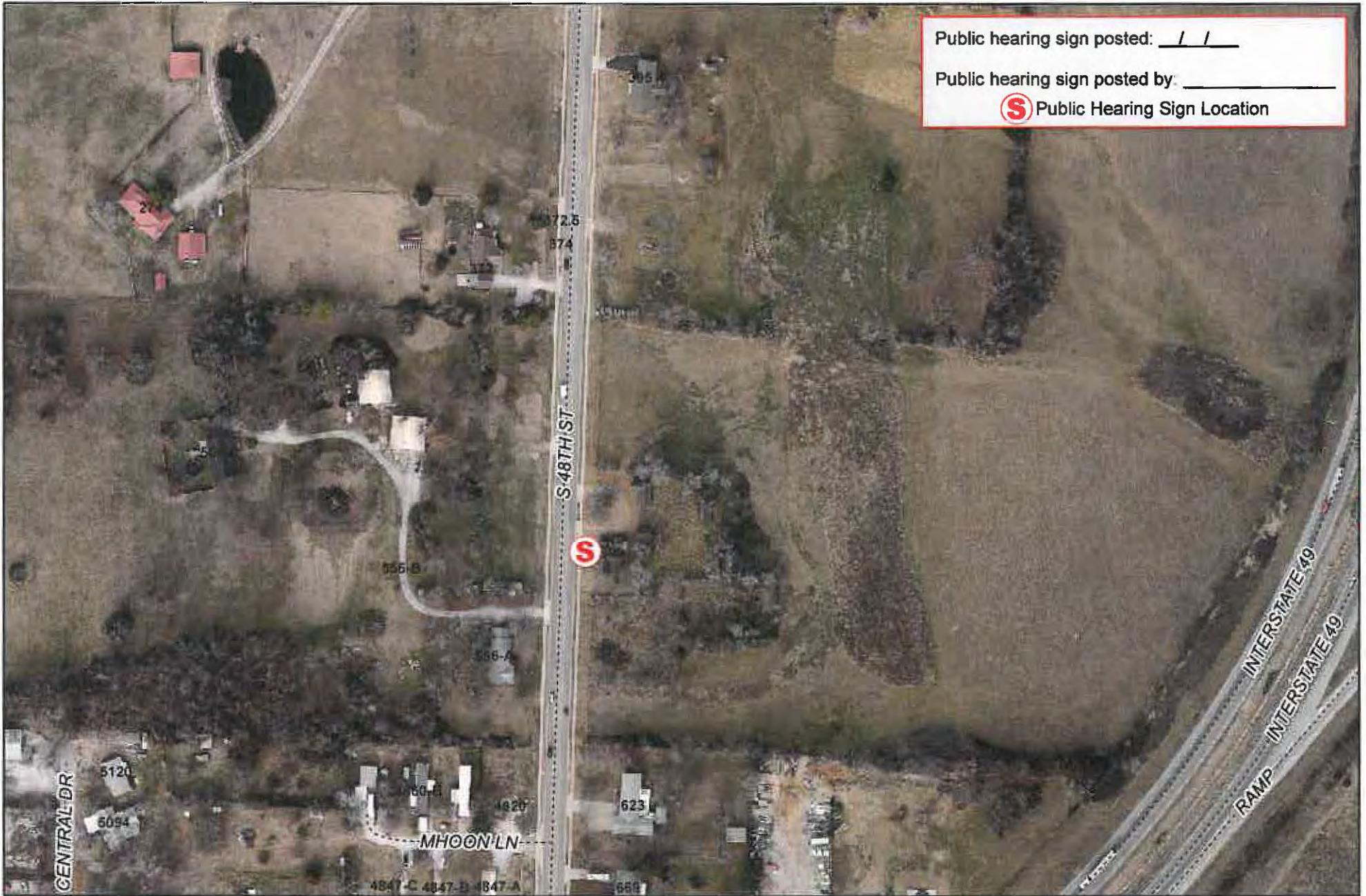
BRIAN JAMES MOORE
 WASHINGTON COUNTY
 NOTARY PUBLIC - ARKANSAS
 My Commission Expires October 01, 2017
 Commission No. 12346378

[Signature]
Notary Public

Public hearing sign posted: / /

Public hearing sign posted by: _____

 Public Hearing Sign Location



P334



Feet
0 100 200


**APPLICANT: SAM'S FURNITURE
VARIANCE REQUEST:
COMMERCIAL DESIGN STANDARDS**

**CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/2/2014**

Staff Use Only

- Fee Paid (\$75) Cash Check CC
- Warranty Deed
- Authorization of Representation
- Drawing/Photo or Other Exhibit

File # B1453

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: RAUSCH COLEMAN HOMES

Applicant's Mailing Address:

P.O. Box 10560
Street Address or P.O. Box

455-9090
Telephone Number

FAYETTEVILLE AR 72703
City, State & Zip Code

Property Owner's Name
(If different from Applicant): RC SPRINGHILL LLC

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: 3472 WHISPERING SPRINGS AVE.

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: _____ 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.

INCREASE OF DRIVEWAY SLOPE FROM 15% TO 17%.

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):**

LOT SLOPES STEEPLY TOWARDS THE STREET.

HOUSE WAS BUILT 5" HIGH TO GRADE DRAINAGE

AROUND BACK OF HOUSE.

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):**

HOUSE IS EXISTING. NEED VARIANCE FOR C.O.D.

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 DID NOT PRODUCE STEEPLY SLOPED
YARD.

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.

[Signature]
Applicant Signature*

[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)
County of Washington) ss.



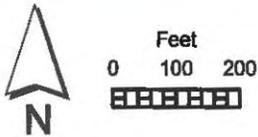
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 11th day of August, 2014.

[Signature]
Notary Public



Public hearing sign posted: / /
 Public hearing sign posted by: _____
S Public Hearing Sign Location

P339



APPLICANT: RAUSCH COLEMAN HOMES
VARIANCE REQUEST:
DRIVEWAY SLOPE

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/2/2014



P340

LEGAL NOTICE

RAUSCH COLEMAN HOMES

Pursuant to the provision of Ordinance Number 3307 of the Code of Ordinances of the City of Springdale, Arkansas, the Zoning Board of Adjustment of the Springdale Planning Commission does herewith call a formal hearing on the petition and appeal of Rausch Coleman Homes from a decision of the enforcement officer. The applicant is requesting a variance to increase the slope of driveway from 15% to 17% on property located at 3472 Whispering Springs Avenue. Persons desiring to present arguments for/ or against said petition and appeal are hereby notified to appear at

5:00 p.m., on Tuesday, September 2, 2014

a public hearing to be held in the City Administration Building, Council Chambers. All persons desiring to contest said petition or the action of the Planning Commission thereon is warned to appear at said time and place to be heard and upon their failure to do so; such persons will be forever barred from further contest.

Vivi Haney, Secretary
Springdale Planning Commission

72760608 Aug 17, 2014

Staff Use Only

File # B1454

- Fee Paid (\$75) Cash Check CC
- Warranty Deed
- Authorization of Representation
- Drawing/Photo or Other Exhibit

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: Ecclesia, Inc. Owen Paris III

Applicant's Mailing Address:

9653 Nations Dr
Street Address or P.O. Box
Springdale, AR 72762
City, State & Zip Code

479 248-7236
Telephone Number

Property Owner's Name
(If different from Applicant): _____

Property Owner's Mailing Address:
(If different from Applicant):

Street Address or P.O. Box

City, State & Zip Code

Telephone Number

Address of Variance Request: 9201 Nations Drive

Zoning District: P-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.

Paving of parking variance requested. Asking for a 2 year bill of assurance to allow the completion of a campus master initial phase.
plan

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 college is in a master plan process which includes increased parking capability. Paving will be completed in conjunction with the overall plan. See attached photo

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):**

NA

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):**

NA

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*

Eccleria, Inc by 

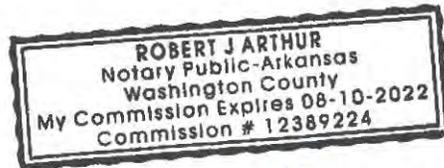
 Property Owner Signature*
 (If different from Applicant)

 Applicant Signature*

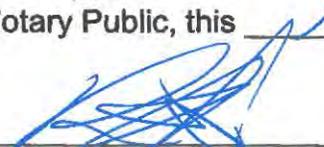
 Property Owner Signature*
 (If different from Applicant)

**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 13 day of August, 2014.



 Notary Public



P346



Feet
0 100 200
[Scale bar]

APPLICANT: ECCLESIA, INC.
VARIANCE REQUEST:
PAVED PARKING REQUIREMENTS

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/2/2014

Staff Use Only

- Fee Paid (\$75) Cash Check CC
- Warranty Deed
- Authorization of Representation
- Drawing/Photo or Other Exhibit

File #

B14-55

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: MATHIAS SHOPPING CENTERS, INC.

Applicant's Mailing Address:

P.O. BOX 6485
Street Address or P.O. Box
SPRINGDALE, AR 72766-6485
City, State & Zip Code

(479) 750-9100
Telephone Number

Property Owner's Name SAM MATHIAS
(If different from Applicant):

Property Owner's Mailing Address:
(If different from Applicant):

SAME AS APPLICANT
Street Address or P.O. Box
SAME AS APPLICANT
City, State & Zip Code

SAME AS APPLICANT
Telephone Number

Address of Variance Request: 656 MATHIAS DRIVE, SPRINGDALE, AR 72762

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. **Any attachments must be labeled as "Exhibit A, B, C" etc.***

'Variation in Entrance Location' Commercial Design Guidelines and Standards Section III.B

'Site Layout',- Entrances

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 property is bounded by Mathias Drive which is a Public Street on the East. It is also
bounded by a Private Road on the South and the West. The facility will have a play area
for children in the back of the building. The client wishes to place the play area where the
daily environmental conditions will be the least stressful on the children which will be on
the East Side of the Facility.

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 ordinance requires that the building entrances face a Public Street or the East Side
The literal interpretation of the Ordinance would require us to place the Play area on the West
side of the site. This location is not the environmental best for the kids to be exposed to.

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):**

This condition did not result from any action of the applicant it is just the best way to
site the building on the lot to give the children a nicer area to be in.

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.

Sam Mathias
Applicant Signature*

Sam Mathias
Property Owner Signature*
(If different from Applicant)

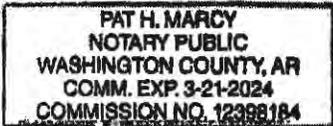
Applicant Signature*

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 14 day of August, 2014.

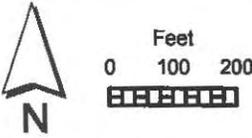


Pat H Marcy
Notary Public



Public hearing sign posted: / /
Public hearing sign posted by: _____
 Public Hearing Sign Location

P351



APPLICANT: MATHIAS SHOPPING CENTERS
VARIANCE REQUEST:
COMMERCIAL DESIGN STANDARDS

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/2/2014

Terry W. Carpenter, P.E., P.S.
President
4847 Kaylee Avenue
Springdale, Arkansas 72762
479.872.7115 Telephone
479.872.7118 Facsimile
www.usi-ce.com
twcarpenter@usi-ce.com

RECEIVED

AUG 20 2014

PLANNING OFFICE
CITY OF SPRINGDALE

August 20, 2014

Ms. Patsy Christie, Director
Planning and Community Development
City of Springdale
201 Spring Street
Springdale, AR 72764

Re: Elmdale Elementary School Media Center Addition & Wellness Center Addition –
Large Scale Development L14-23
Springdale, Arkansas
USI Project No. 1409027

Dear Ms Christie:

As part of our responses to the Planning Staff, Departments and Utility Companies, we are also seeking the following waivers for the above referenced project. They are as follows:

1. A waiver from the 25-foot radius for drives. This will cause significant loss in available parking spaces. The school is significantly deficient in parking now. This would only exacerbate the problem.
2. A waiver of the requirement for providing street lighting. There is no existing street lighting. The school does have existing parking lot lighting. Due to the fact that improvements along both streets are already made, this would place an extreme financial burden on the School District to install these.
3. A waiver not requiring the school to remove existing sidewalks where they are not in compliance with the "1-foot from right-of-way." They are in the right-of-way, but some vary from the distance requirement.
4. A waiver from bringing the existing streets in compliance with the Master Street Plan. The existing streets are both curb and guttered and have sidewalks and are as wide, or wider than the Master Street Plan requirements.

W14-13

August 13, 2014

Springdale Planning Commission
201 Spring Street
Springdale, AR 72764

RE: Waiver of Street and Sidewalk Improvements
Mardis Investments Non-Large Scale Development (N14-08)

Dear Sir or Ma'am:

On behalf of our client, we request a waiver of street and sidewalk improvements along 48th Place and West Sunset Avenue associated with this development to allow construction of the project as shown in the submitted Non-LSD plans revised per administrative review comments.

If you have any questions regarding the development or this request, please contact me.

Sincerely,



Jason Appel, P.E.

W14-12