

**SPRINGDALE PLANNING COMMISSION
 COUNCIL CHAMBERS
 MARCH 1, 2016
 5:00 P.M.
 201 SPRING
 Agenda**

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (February, 2016)

V. Public Hearing

A. Revisions to Chapter 112, Subdivision Regulations of the Code of Ordinances Section 112.11 Variances & Waivers **PP 44-46**
 Presented by Patsy Christie

B. Code of Ordinance Chapter 130 Zoning Amend Article 6 Section 3.3 & Section 3.10 to address screening of commercial businesses. **PP 47-49**
 Presented by Patsy Christie

C. Amend Section 56.38(b) of the Code of Ordinances-description of screens **PP 50-51**
 Presented by Patsy Christie

VI. Public Hearing – Conditional Use

A. C16-02 Sandra Hurd **PP 52-62**
102 Woodcliff Road
Use Unit 28 (Home Occupation)
In an SF-2 zone
 Presented by Sandra Hurd

VII. Public Hearing – Rezoning

A. R16-05 Thomas J. Embach, Revocable Trust
Tabled per Staff 905 N. Mill Street
From SF-2 to PUD
 Presented by Civil Design Engineers, Inc.

- B. R16-07 Mancia Properties/David Mancia PP 63-72
701 N. Thompson
From C-2 to C-5
 Presented by Tim Salmonson

VIII. Preliminary Plats, Replats & Final Plats

- A. PP16-01 Joy Acres Subdivision PP 73-74
N. of W. Miller Road, E. side of W.
Wagon Wheel Road
 Presented by Leonard Gabbard, P.E.
- B. FP16-01 Legendary Subdivision, Phase II PP 75-77
NE corner of Ball & Carrie Smith Rds.
 Presented by Engineering Services, Inc.

IX. Large Scale Developments

- A. L16-04 Waffle House PP 78-89
219 S. Thompson
 Presented by Bates & Associates
- B. L16-06 Carpet One
Tabled per Staff NE corner of Wagon Wheel
& Wildwood Lane
 Presented by Blew & Associates

X. Board of Adjustment

- A. B16-09 Paul & Candy Hughes PP 90-96
1856 N. 40th Street
 Variance for reduction of rear setback from 35' to 10'
 Presented by Paul & Candy Hughes
- B. B16-10 James & Joyce Bradley PP 97-106
3942 Shenandoah
 Variance to increase height of auxiliary building from 16' to 23'
 Presented by James & Joyce Bradley
- C. B16-11 John & Mary Hayes Revocable Trust PP 107-115
4300 Kendra Ave.
 Variance for reduction of front setback from 30' to 21'
 Presented by John Hayes

- D. B16-12 **Aurelio Castaneda** **PP 116-125**
706 Maria
Variance for reduction of front setback from 30' to 22.5'
Presented by Noel Castaneda

XI. **Waivers**

- A. W16-06 **Maribell Gochi** **PP 126-131**
3304 Brandy Lane
Waiver of sidewalk requirement
Presented by Maribell Gochi

- B. W16-07 **Riggins Construction** **PP 132-137**
6733 Sunset Ridge Drive
Waiver of sidewalk requirement
Presented by Sam Mayes

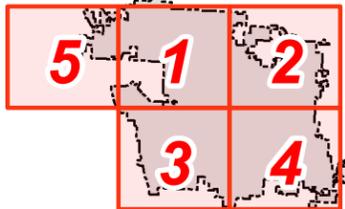
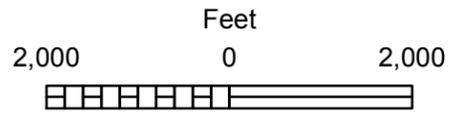
XII. **Other**

- Crain Buick GMC of Springdale** **PP 138-161**
Extension of Bill of Assurance
Presented by Daniel McGinley

XIII. **Planning Director's Report**

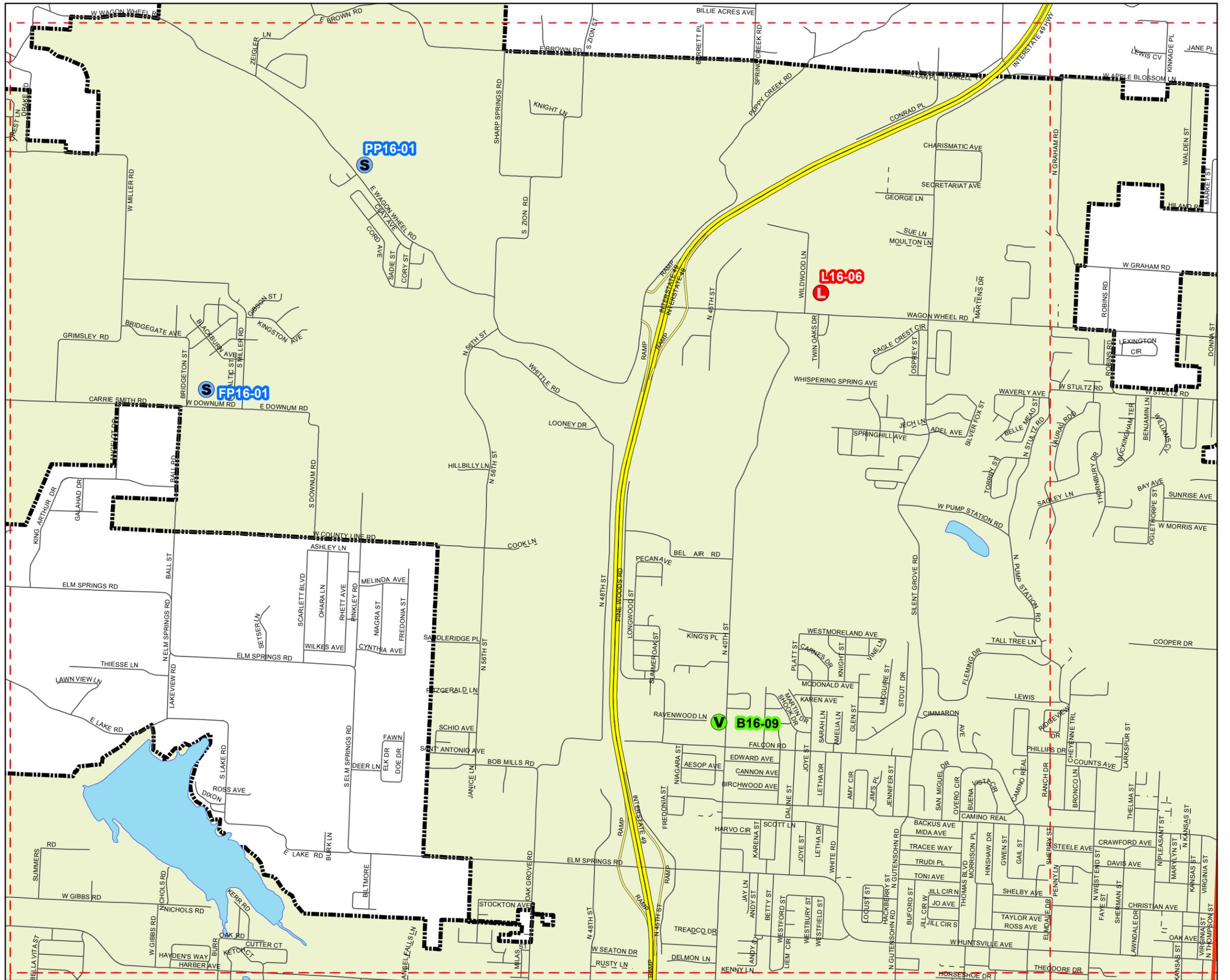
XIV. **Adjourn**

**CITY OF SPRINGDALE
PLANNING COMMISSION
AGENDA ITEMS
MARCH 1ST, 2016**

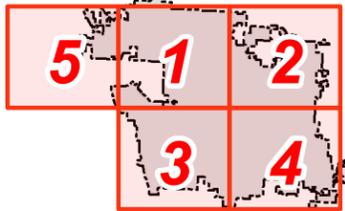
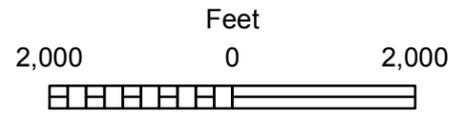


SHEET 1

- Rezoning Requests
- Conditional Use Requests
- Subdivisions (Prelim. & Final)
- Replats
- Large Scale Developments
- Variance Requests
- Lot Splits
- Waivers

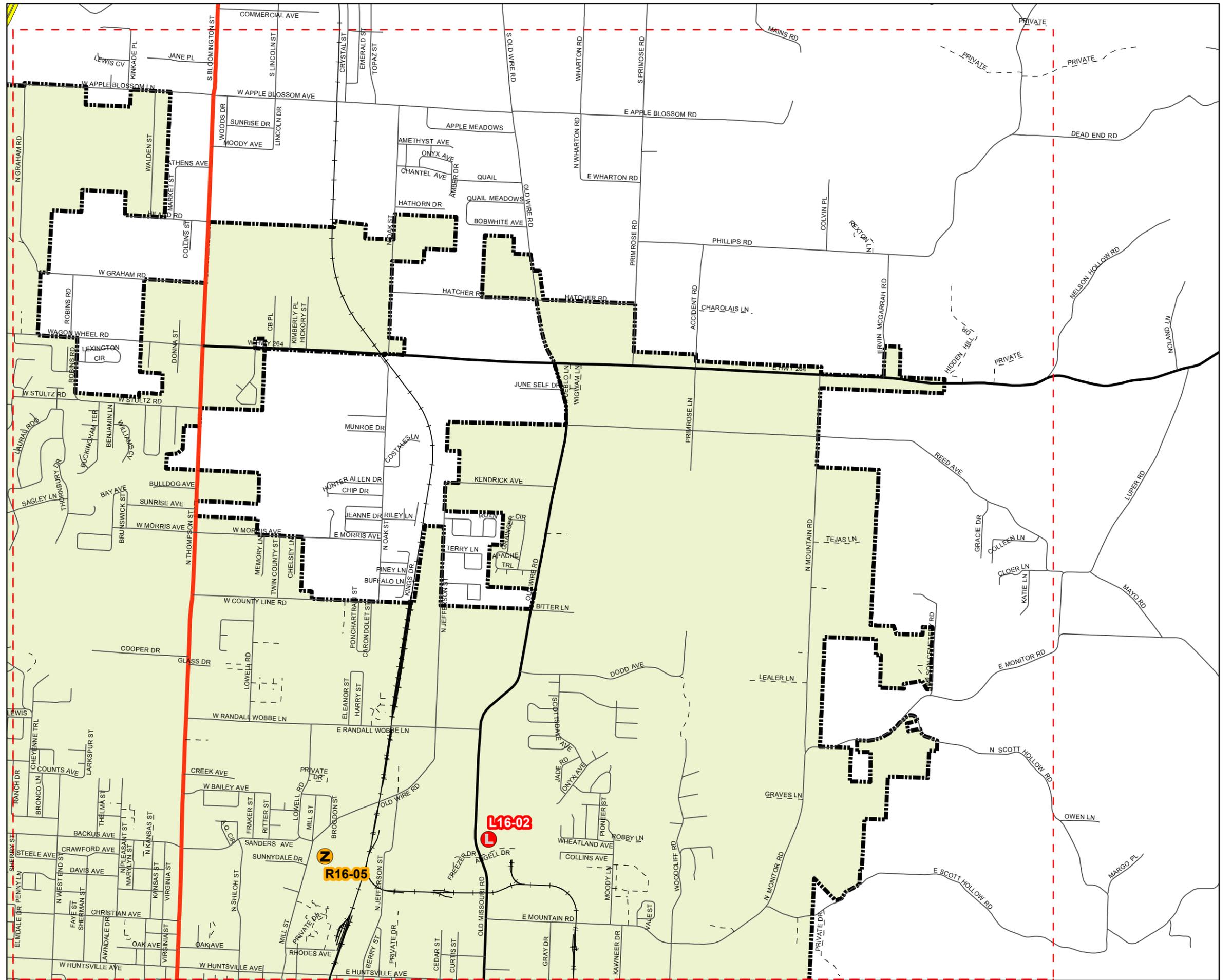


**CITY OF SPRINGDALE
PLANNING COMMISSION
AGENDA ITEMS
FEBRUARY 2ND, 2016**

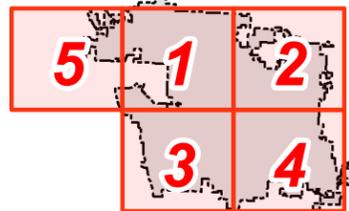
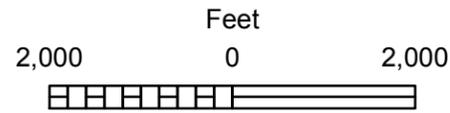


SHEET 2

- Rezoning Requests
- Conditional Use Requests
- Subdivisions (Prelim. & Final)
- Replats
- Large Scale Developments
- Variance Requests
- Lot Splits
- Waivers

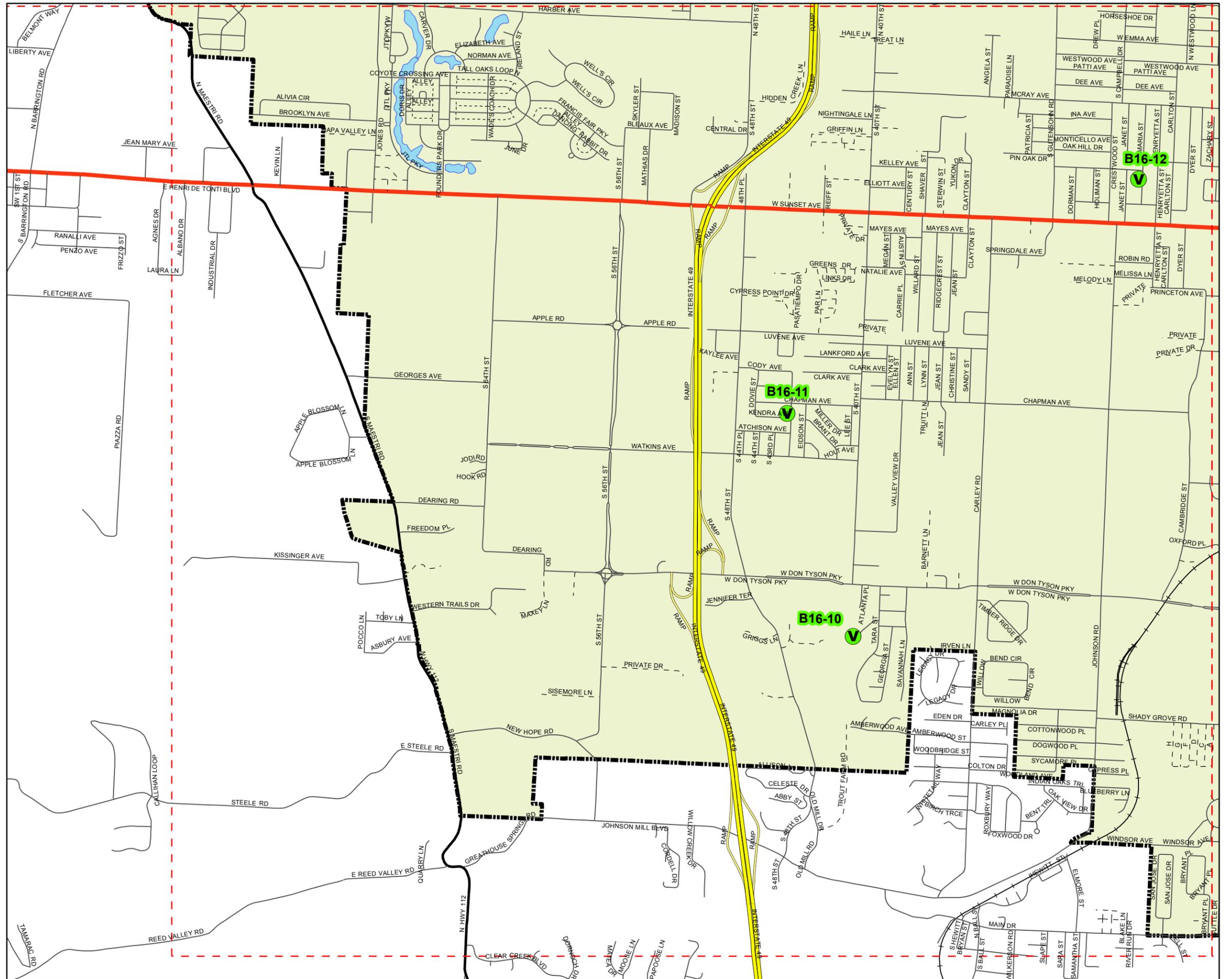


**CITY OF SPRINGDALE
PLANNING COMMISSION
AGENDA ITEMS
MARCH 1ST, 2016**

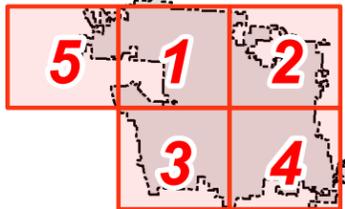
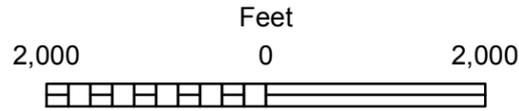


SHEET 3

- Rezoning Requests
- Conditional Use Requests
- Subdivisions (Prelim. & Final)
- Replats
- Large Scale Developments
- Variance Requests
- Lot Splits
- Waivers

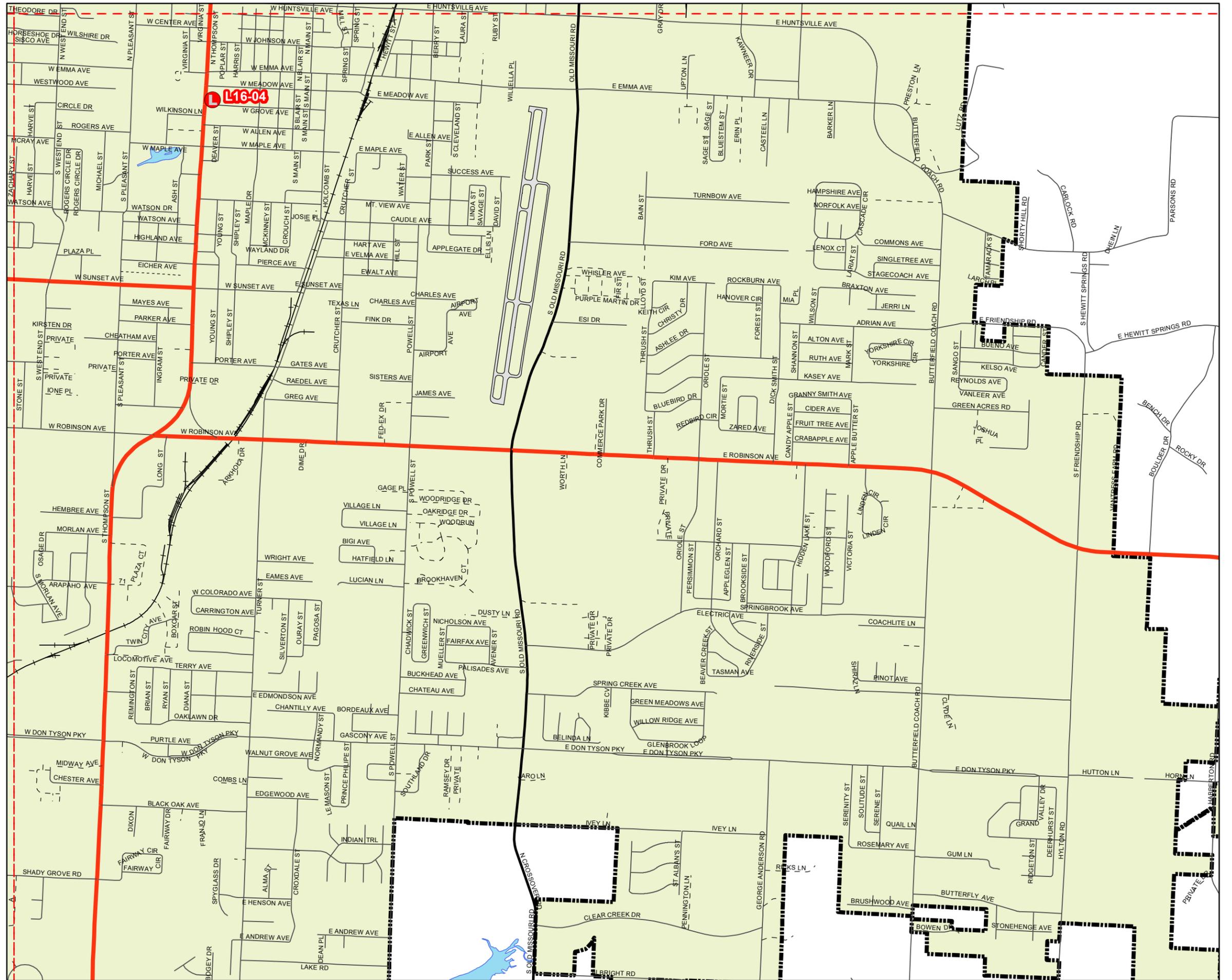


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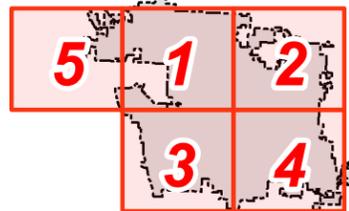
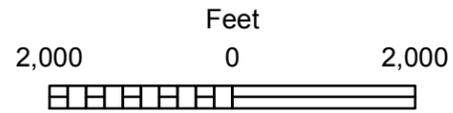


SHEET 4

- Rezoning Requests
- Conditional Use Requests
- Subdivisions (Prelim. & Final)
- Replats
- Large Scale Developments
- Variance Requests
- Lot Splits
- Waivers

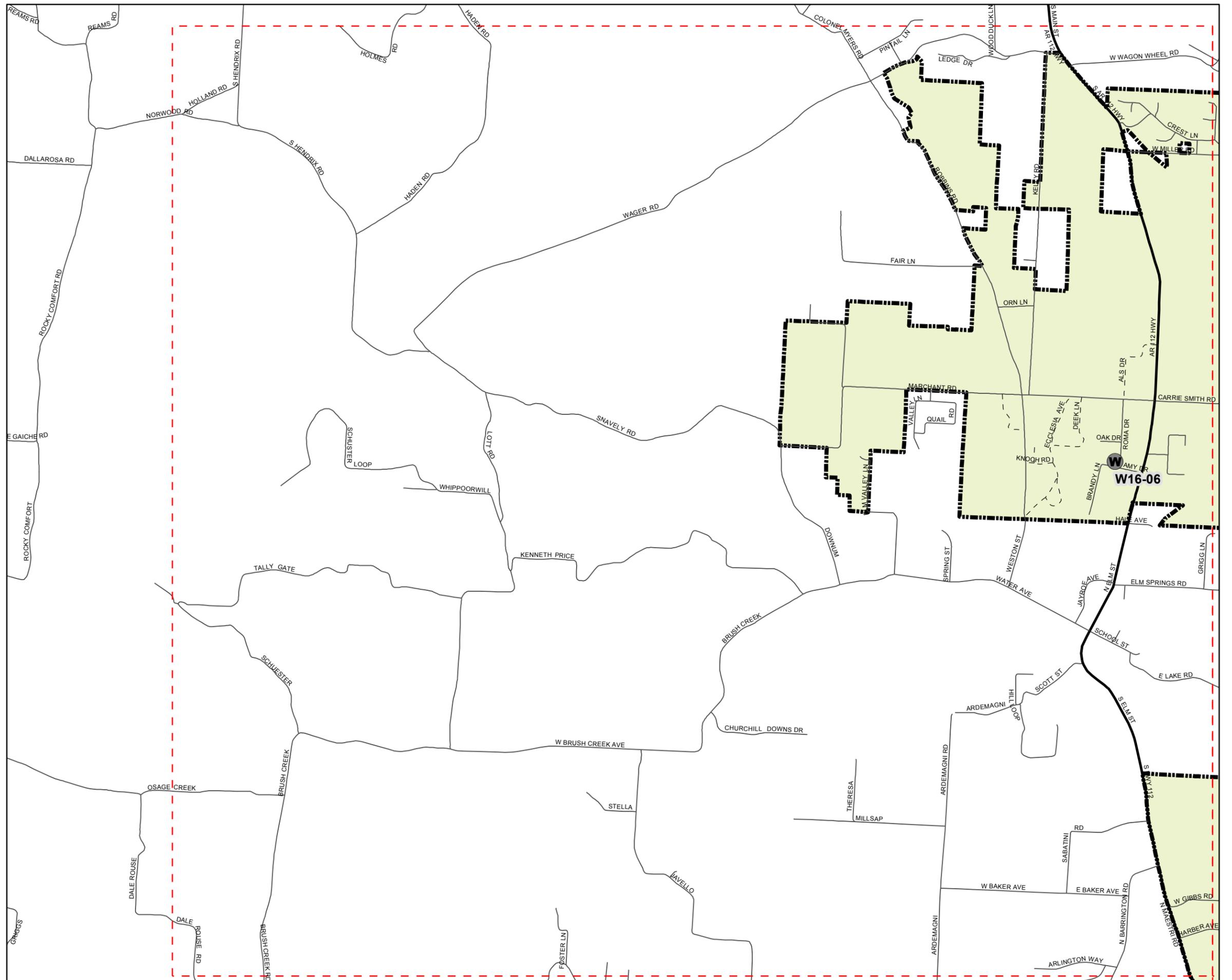


**CITY OF SPRINGDALE
PLANNING COMMISSION
AGENDA ITEMS
MARCH 1ST, 2016**



SHEET 5

-  Rezoning Requests
-  Conditional Use Requests
-  Subdivisions (Prelim. & Final)
-  Replats
-  Large Scale Developments
-  Variance Requests
-  Lot Splits
-  Waivers



The Springdale Planning Commission met in regular session on Tuesday, February 2, 2016 at 5:00 p.m. in City Council Chambers.

Prior to the meeting being called to order, Chairman Kevin Parsley led the Pledge of Allegiance and Commissioner Charles Gaines gave the invocation.

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

Roll call was answered by:

- Bob Arthur – Vice chairman
- Gary Compton
- Roy Covert
- Charles Gaines
- Vivi Haney – Secretary
- Mitch Miller
- Kevin Parsley – Chairman
- Brian Powell

It should be noted at this time that Commissioner Joe Dunn turned in his resignation effective January 31, 2016 and a new commissioner will be appointed by City Council.

Also in attendance were Patsy Christie, Director of Planning and Community Development, and Ms. Sarah Sparkman, Assistant City Attorney.

Ms. Haney moved to approved the minutes subject to a correction regarding a vote count regarding the Mounce’s waiver requests. The minutes read they were approved by a unanimous vote when in fact, it was eight (8) yes and one (1) no. Mr. Miller seconded the motion. The minutes were approved subject to the correction by a unanimous vote.

Public Hearing – Rezoning

- A. R16-03 Arkansas Children's Hospital
SE corner of 56th Street & Watkins Ave.
From A-1 to P-1
Presented by McClelland Consulting Engineering

- L16-03 Arkansas Children's Hospital
SE corner of 56th Street & Watkins Ave.
Presented by McClelland Consulting Engineering

It was decided by the commission to hear both the rezoning and large scale at the same time.

The rezoning was heard first.

Ms. Trisha Montague who will be the Administrator said that she wanted the community to know how excited and grateful the hospital is to be a part of the community. She said that they are on a fast track to get the hospital up and running.

Mr. Nathan Streett with McClelland Engineering was also present to answer any questions or comments.

Mr. Parsley asked for Staff comments regarding the rezoning.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial and regional commercial uses.

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

Acquisition of desirable sites well in advance of need.

Community facilities should be centrally located in easily accessible areas within the City, adjacent to major streets to accommodate traffic, well buffered from nearby residential areas, and on adequate size parcels to accommodate future expansion.

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

There were none.

Ms. Haney called for the vote:

VOTE:

YES: Arthur, Compton, Covert, Gaines, Haney, Miller Parsley, Powell

NO: None

Because this is on a fast track, Ms. Christie stated for the record that Staff would prepare the Ordinance to go to Council on Tuesday, February 9, 2016 at 6:00 p.m.

Mr. Parsley called out the large scale development which included a concept of detention.

Ms. Christie stated that a layout was included in the packets sent to the commissioners. She said it probably isn't exactly where they need to be and there is tweaking still to be done. She said Staff will be looking at the hospital in phases. It is located in the overlay district which has very strict design standards and the hospital understands that.

She then read the Staff comments.

Planning Comments

1. This property must be rezoned.
2. Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
3. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.

4. 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 standards comments are required at the time of resubmission (3 copies). See attached design standard comments.

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) All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
- 3) Foundation landscaping is required.
- 4) Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
- 5) Outdoor storage, trash collection, and loading areas must not be visible from the public right-of-way.
- 6) 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.
- 7) Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
- 8) 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 with, 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.
- 9) Roof lines shall be varied with a change in height every 100 linear feet in the building length.
- 10) Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
- 11) 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).
- 12) Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
- 13) Façade colors shall be low reflectance, subtle, neutral, or earth tone colors.
- 14) Need a detailed drawings of enclosures and screening methods.
- 15) 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.
- 16) 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.

- 17) All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.

Engineering Comments

- 1) **The concept of detention** must be approved by the Planning Commission.

Mr. Parsley asked if there were comments or questions from the audience.

There were none.

Ms. Haney moved to approve the large scale development subject to Staff comments.

Mr. Miller seconded the motion.

VOTE:

YES: Compton, Covert, Gaines, Haney, Miller, Parsley, Powell, Arthur

NO: None

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

Ms. Haney called for the vote on the concept of detention.

VOTE:

YES: Covert, Gaines, Haney, Miller, Parsley, Powell, Arthur, Compton

NO: None

The concept of detention was approved by a unanimous vote.

- B. R16-04 Nancy Ann Henderson for
Nancy Ann Henderson Trust
From SF-2 to MF-12
Presented by Skip Motsenbocker

The following is a verbatim of the rezoning request.

Mr. Parsley: R16-04 Nancy Ann Henderson for Nancy Ann Henderson Trust From SF-2 to MF-12 presented by Scott Motsenbocker; Skip Motsenbocker, my apology.

Mr. Motsenbocker: Please go by Skip not Motsenbocker, it is much easier. I am actually going to request a downgrade from MF-12 to a PUD that we have been working on. Originally we had some hydrology concerns with this particular property. I wasn't able to get all the engineering done, I wanted some flexibility which is why we asked for MF-12. We are very solid on what our design is going to be. We are going to submit an application, that design is no going to change and so if there is a higher level of comfort

both amongst the City as well citizens, then that's what we would like to be considered for this evening if that is acceptable.

Mr. Parsley: O.K.

Ms. Christie: I can tell you that, let me just go through this original MF-12 so that we clear the idea of what he originally asked for and then we will move on to the other.

The MF-12, the adopted Comprehensive Land Use Plan indicates low density residential use. The rezoning request is not in keeping with the Comprehensive Land Use Plan and is not recommended for approval. That is the MF-12 zoning classification.

We have met with Skip on a couple of occasions and he has a specific project in mind and what we are looking at doing is rezoning it to a Planned Unit Development which will be for this project only. We will go through the standards and the information that he has presented on the kind of project it will be, how it is going to be located, what the units are going to look like; what they are going to be made of; and also the management team that he is bringing in to take care of those. I think that we can answer a lot of those questions and we would be, it is the closest thing that we have to contract zoning so we are rezoning this piece of property in this PUD for this project itself. Not opening it up for somebody and do twelve units per acre because if you figure twelve units per acre at eleven acres; that's a lot of units and those can only happen with three story buildings and that's not what we are looking at. So Skip has a presentation he wants to go through that shows you what his project is and then let's go through that and then we will go through the details that we are putting in the development plan and see if there are any questions after that.

Mr. Motsonbocker: Perfect, that sounds great. Just to give everybody a little bit of background; I'm based in Springfield, Missouri. We have been developing residential communities now for over twenty years. We're unique in that we are not only a developer but also a contractor, construction company as well as a management company so everything that we ultimately develop; we manage as well. We don't use any third party management, just to give you a rear view look on different kind of things that we have done. We have done single family homes, we have done multi-family style apartments; senior villas; a number of different types of historic rehabs. Obviously, what we are talking about here is new construction; but just to kind of show you the depth of our organization and the resources that we have and what we have historically done.

Ms. Christie: Can you pull that mike up just a little bit because I don't think that we are hearing you really good; let's try that.

Mr. Motsonbocker: Is that better?

Ms. Christie: Is that better? O.K.

Mr. Motsonbocker: O.K. great. Wonderful, everybody can hear me? Wonderful, so I'm going to give you just a couple of representations of different kinds of; these are real communities that we have built. This is the inside; this will kind of gives you the idea of the types of amenities that we are building in our communities. Generally speaking,

putting in either laminate flooring or lvt which is luxury vinyl tile as a flooring surface. All energy star appliances; you know, microwaves, dishwashers, etc. ceiling fans, energy efficient lighting etc. This gives you another example of what the interior finish is/would look like.

Exterior wise, we have done a lot of mixed use where often we look to build a community that ultimately becomes a homeownership community. So will we may lease it for a certain period of time; call it ten or fifteen years then ultimately our goal is to turn that into a homeownership program.

This particular development is one that would be going under what we would call extended use so we are going to be the management company for a thirty year period, minimum. That is what our application is going in as.

The proposal: what is it? Specifically, I am going to show you a complete plan which is a Phase I, Phase II but specifically we are really talking about Phase I right now. It is a total of forty-eight units. All the units would be three bedroom, two bath. Mostly they are two story buildings. Forty-four of the units would have single car garages. Four of the units are actually ground level. They are still three bedroom/two bath but they are being designed as accessible. Think about a disabled vet, whatnot; that actually has a two car garage for better access for them.

Normally, when we build a community, our rents, because we do tax credit development, are going to be slightly lower than market rate. This, however, is going to be blended mixed use. We are calling it a moderate income because you are going to have market rate plus you are going to have lower affordable, what I call affordable income. You could see we not only have rent restrictions but we have income restrictions; income guidelines and whatnot. That's how we manage, that's part of the reason why we are a management company; why we do what we do. This is not public housing, this is tax credit it is totally different. I'll be happy to spend as much time as anybody needs to better understand that if need be.

Let's talk about what we are going to do and where we are going to do it. Specifically, you can see the highlighted section here, excuse me, with a main entrance off of Butterfield Coach Road just south of Julio Road. So everybody has an idea, Harp Elementary is just about a block and a half north of us, which is part of the reason we feel multi-family in this location is excellent. It is very good placement, very good geography.

This gives you an idea of what the master site plan is being designed as right now. You can see the loop road that runs from Butterfield Road to Julio is what we are calling Phase I. That is what we are planning on developing initially. At some point down in the future then we would look to be doing Phase II. Phase I is a total of forty-eight units plus a community building. Phase II is a total of twenty-eight units.

The reason why there is such a large area here broken out and you see the green circle there is because there is already a detention pond; there is a lot of storm water that comes directly from Julio Road from neighborhoods to the north of us and so while we don't have all of our hydrology and engineering we feel comfortable that we can

certainly manage the water flow and not do anything that is going to destroy what Mother Nature is already doing with this particular plan.

Zooming in on Phase I, you can see a little bit closer here exactly that would look like coming in off of Butterfield that is your main community building immediately to the left and then these are, you will see elevations but these are designed as quad-plex buildings or four-plex, if you will. But in general they just look like larger homes. It wraps all the way around and at the curve is where we will have a playground and the community building itself you know has certain amenities itself, like a business center, a fitness center, a congregating area, if you will and then we have got the exterior playground as well.

What are the homes going to look like? I have touched on this a little bit. Pictures are worth a thousand words and you kind of get a glimpse of what this is. So it is going to be a blending exterior finishes; it will be a blending of brick and stone in conjunction with some siding and as you can see this is what we will call the standard two story elevation so we would have eleven buildings that would look like this and two of the buildings would be slightly different because they are just ground units, ground level on either end, but it gives you a fairly good representation. Everybody has a single car garage. Everybody has parking in their driveway but it is only single stacked. We are trying to really limit the amount of traffic in the community itself; make it feel more like a community itself.

This gives you an idea of what the floor plan is going to look like. So this is for a floor you can see a general entryway, kitchen rolls into a family living room area. We have a single bedroom plus a bath ground level plus the laundry in the garage of course. Jumping into the second floor, you can see we have two more bedrooms and a bathroom and an open area so you get vaulted ceilings in this particular layout. Really nice design and we are excited about this. All units are going to be exactly just like this so we are not trying to separate them out. We are really tying this more towards family and family use and family living.

These are the exceptions. We are going to have four units that would look just like this. We call them accessible and apologize for the, I know that is a tight configuration, but basically it just gives you the idea that it's still a three bedroom two bath all the same style amenities with a two car garage but it is single level living for as I said let's say for disabled vets.

The community building/fitness center/computer lab/playground/ laundry center everybody does have washer/dryer hookups directly in their own unit but under application guidelines we are required to have our own laundry room as well so we put that in there. Obviously there is a community room with a kitchen. People want to use it; this is also where we would have our management facilities as well. We would have office hours, all regular hours Monday through Friday typical things. Make tenants available twenty-four hours a day, that sort of thing. The elevation gives you a pretty good representation; you know it is a similar looking building if you will to the rest of the homes so that it doesn't stand out, if you will; but it is there and likely would have a monument sign; not unlike the neighboring community to the north of us; Sonoma, I believe it is.

Moving to the next slide, community policies; just to give you a little bit background of the kinds of things that we mandate that are actually built into all of our lease agreements and our community policies which are what I'll just candidly say are evictable violations; everything from loud noises; that could be music, that could be cars; children, you can't just have them running around. People need to be responsible for their children, of course, appropriate child care for anybody under the age of twelve. That has to be provided to our management team so that we are aware of that. They are not obviously permitted outside after ten o'clock. I think that is a City Ordinance anyhow. People obviously can't play in dumpsters, storage areas, carports things like that. Residents have to, at all times, maintain their surrounding area; their entrances, their back yard so on and so forth. They are responsible for that. Obviously, they have to adhere to the rules of the playground and then noise abatement and restrictions as well. It is just, again, we are trying to create a nice community. We have got a lot of units that we already manage today. We are not new at this. We have been doing this for a few decades so we know what we are doing.

Looking at those going to be living here. These are just specifics of some people who maybe in the community that would qualify to live in this community because, again, incomes can range anywhere from \$28,000.00 to \$40,000.00 sort of depending upon who it is and how many people are actually living in what I would call a rent restricted so that's where you are going to have a slightly lower than market rate; however, 20% of our units are going to be full market rate units; so it is, candidly, it is a really good, it ties in, I mean after reading through Springdale Master Plan, for housing and whatnot, it is something that appears to tie in very nicely.

Affordable housing; rooftops, you know everybody understands that rooftops follows retail and retail follows rooftops and so this is always a good thing to put in a community that makes sense. Again, going back to the reason why we originally had MF-12; we didn't have hydrology and engineering but everything that I have showed you is exactly what our plan is and that's not going to change.

Experience, as I mentioned before, we have been doing this for twenty years. We have a lot of experience as both a developer and a management company. Qualification standards for applicants: general speaking, I will tell you this. In a typical market rate community there is only three real criteria: number one, do you have enough money, do you make income, number two, what is your credit score and number three, what does your last landlord have to say about who you were as a tenant before which, these days, is so restrictive, you generally don't get an answer or just would or wouldn't rent to them again.

For us, it goes a lot more deeper than rental history, credit history and income verification because we actually do complete criminal background investigation checks and literally these are the restrictions that we utilize for how we define ultimately who qualifies to live within the community itself. Part of this is governed under ADVA (?) guidelines, a lot of this is governed because this is who we are as a management company; this is what we know works; this is how we preserve a community and make sure it remains intact. Good management equals good neighbors. A lot of these things are basic but these are a lot of call it frequently asked questions, that come up. What is somebody, you know, leaves a boat out front or wants to work on their car: not

acceptable. What if the car breaks down and has four flat tires and they say they can't move it. Again, not acceptable. What if somebody wants to have a bar-b-q out in the walkway going to their front door. Not acceptable. What if they want to hang tin foil or towels or something up in the windows, we have already put mini blinds up, there is no reason to do that. Exterior alterations, things that people want to hang from a wall, et cetera, et cetera. Not acceptable. How do we mandate that? It is a lease violation. They are signing a lease, they know what the covenants and restrictions are before they even move in and so for us it's, candidly, an evictable violation if somebody does something like that. So going back to, kind of showing you here, what you know the community would look like and what the elevation is. I can say this shows brick and it shows kind of a taupe color against a green wall that is of course; there could be color variations obviously, I mentioned to Patsy we are the kind of company that when we build something, we don't want it to look like it is seven years old the day it goes up. We want it to look new, we want it to look progressive, we want it to be fresh, we want it to be an improvement for the community for the surrounding neighborhoods as well. And so, what you see is a very good representation however of what the plan was. Economically, if we can you know do other types of facades, a change to this might, let's say there would be more brick in the front in a whole area if you will as a better contrast; a more durable surface would require less maintenance and ultimately if we could do something like that, then we certainly would.

Any questions?

Mr. Parsley: Let me take questions from the audience real quick and then we will come back to that. Is there any comments from the audience? If you will come up to the mike and state your name and address.

I own the property right south adjoining this and what are concern is the water runoff.

Mr. Parsley: Can you state your name and address for us, please.

Mr. Trammel: Bob Trammel, 3362 Butterfield Coach Road. Our concern is the water runoff that this going to generate. When the Sonoma addition was built, it created a tremendous amount of water down over our property down and the adjacent properties below me. The developer that did that project tried to get this property rezoned also years ago and the commission told him until he could come up with a plan for some kind of water control that they put it on hold. So if that is put in there like that, water is just going to cut us in two.

Ms. Christie: Well, as Skip indicated, they have left a large area between the two units to phases to handle detention and to take care of that drainage. Now we don't have all the hydrology work for it, but he understands that has to be taken care of and the amount of water that's coming off of it today cannot be increased when he does this development. Now, and you see in that drawing, they left the area but we don't have all the hydrology work done. They will have to come back with a large scale development plan where we will actually get all those calculations and all that information specifically to lay it out once they move forward with it. Right now, we are just rezoning the property for this project with these units and these locations but all the details for a drainage will still have to be worked out.

Lady: I'm sorry, but I have lost my voice and I understand. Our concern is where the runoff, but it is also we are out there because we like the open area. You know, it was a great aunt that lived next door that passed away and the property went to someone else. She would never have sold that land to build it like this either. I know there is progress that it is still our land, we are going to have all of these people right next to us that we are out there because we want openness; we want to be able to do our garden, have our grandkids play back there with no worry. You know, a little barbed wire fence kept the cattle in, kept everything fine. This isn't going to do that. You know it is going to change everything that we are out there for. So, no I'm not happy with it but I would like for you to think about that. I know it doesn't mean anything to you all but if that was your house and property and you are out there for that reason, do you want all this out there next to you? You know, I don't think you would, but maybe you would enjoy it, but I don't think you would; not if that is what you are out there for because we didn't want to be house to house to house to see everything right there; we didn't want that. We have been out there for several years and that is not what we want. That's my voice.

Mr. Parsley: We appreciate it.

Mr. Fowler: I'm Steve Fowler at 2646 Julio. We live on down on past this project. My concern would be any upgrades to Julio itself with them having outlets on Julio.

Ms. Christie: They will be required to do their half of the street the width of their property; that's all that they have to do.

Mr. Fowler: Julio is pretty lightweight in asphalt. It was just an old dirt road and they come slap down some asphalt and the trash trucks is already tearing it to pieces that runs up and down there.

Ms. Christie: The part of their development cost would be to upgrade that portion of Julio Road that is adjacent to their property; but it doesn't get all the rest of it fixed; just that portion right there.

Mr. Fowler: That's the only thing that I can argue with on it. I mean I live on down the road and it ain't going to affect me that much as far as that goes.

Mr. Parsley: Any other comments from the audience?

Mr. Robert Ray (?): Robert Ray (?), 3063 Pinot. I live across the street from the property. I was kinda like the last gentleman, I was kinda wondering how many entrances we might have on Julio. I don't know if you covered that.

Ms. Christie: They will have one entrance for Phase I and one entrance for Phase II. The lots won't actually face onto or none of the structures will face on to Julio.

Mr. Ray: It kinda seems to me like we used the Butterfield address but most of the property faces Julio.

Ms. Christie: That's true because that is where the existing house is on Butterfield.

Mr. Ray: Another thing would be it look like all the dwellings had a one car garage; and everybody got more than one car. I would see where there would be a lot of cars in the neighborhood. Just put me down against the property.

Mr. Parsley: Thank you.

Ms. Carlton: I'm Verna Carlton and we live at 3013 Pinot Avenue. I am definitely against it because, first of all there's going to be a lot of traffic on Julio and if they even have two entrances into that it's going to be traffic on our back in our back yard and I'm just not for it at all.

Mr. Parsley: Any other comments from the audience. O.K. Patsy, I think that you had a couple of other things.

Ms. Christie: In order to bring this forward as a PUD we are putting together a Planned Unit Development Plan that would be in addition to the Ordinance that sets the conditions of what we are setting this up to be. It will include those elevations that you saw, the layout that you saw but specifically we want to put some of this in writing.

The ownership is Nancy Ann Henderson Trust and the ownership is to be transferred to Pointe Royale Development if they purchase that property to do this project.

If we rezone it to the PUD and Pointe Royale does not buy, the PUD standards that is in this plan will still be required for the trust for the property she owns today. Any changes that would be made to that would have to come back to this group and to the City Council before we could change.

Now they are applying for tax credits and won't know until August and so the property would not transfer to them if they purchase it until after August so Ms. Henderson has to be willing to let them rezone it to the PUD at this time. It is our understanding that we can move forward under that scenario.

Going along with that Pointe Royale Development Company as the owner, the project will be managed by Mid-America Management Incorporated which is what you saw on that.

It is a 11.22 acre tract. Right now we use the address of 3300 Butterfield Coach Road because that is where the existing house is. The project is to be named Butterfield Pines. Are we still good with that?

Mr. Motsenbocker: Yes.

Ms. Christie: So that's what we will refer to it as the Butterfield Pines Planned Unit Development if this is approved.

The strategy for this project is to provide affordable housing in the form of three bedrooms, two bath two story townhomes marketed to moderate to middle income working families. Rental rates to be less than comparable homes because of the use of tax credits to the Arkansas Development Finance Authority.

The craftsman/colonial, two story/townhome style units create an inviting residential setting intended to compliment the retail and residential near the property. Each unit will be built with the highest quality products available to ensure sustainable, green projects. They will have durable, maintenance free finishes such as brick, stone, and cement siding. Special attention will be given to the neighborhoods in designing a product that is comparable or better than existing homes and building materials with the intent to create an improved value to the surrounding community.

The property will remain in single ownership to be professionally managed by a local onsite manager with a maintenance technician that addresses and repairs that come necessary.

Now Skip did say in thirty years they may try to sell it off; they will have to come back and get the PUD changed to be able to sell any of the units. Right now that is the way that it is set up.

The only units that will be allowed in this will be three and four family residential units which is a use unit 13 or City Wide public uses by right; which is utilities, police and fire and those kind of things.

Phase I will be a 6.5 acre portion and Phase II is 4.72 acres which gives the total development area 11.22 acres. They will have 2.50 acres of common area That common area will be maintained by the manage company.

None of the individual rental units will take care of their on lawns, take care of their own landscaping, take care of their own trees; they will all be taken care of by the management company.

They will have 200,000 square feet of impervious service which is about 4.5 acres. 288,743 square feet of open space which is 6.63 acres. That includes that area that is set aside for drainage and the detention pond.

The building types, Phase I, will have forty-eight total units. Forty-four will be three bedroom two bath townhome apartments that are two story and four three bedroom, two bath accessible apartments which will all be single story.

The Phase II will have twenty-eight total units. Twenty-six will be three bedroom, two bath townhomes two story and two will be the accessible units as one story.

Those won't change unless they come back to and get an approval from this body and the City Council.

They are providing three parking spaces for each townhome; one in the garage and two in the driveway.

They are providing four spaces for each accessible townhome, which would be two in the garage and two in the driveway and five spaces for the community building which means they were required to have one hundred fifty-four spaces and they are providing two hundred thirty-eight.

The amenities they are providing at this location will be the common area of 2.5 acres which is at least 20% of that net site area which is our multi-family design standards. The community building will have a fitness room, a laundry, a library activity room and a kitchen and play area. They haven't submitted what the playground equipment will look like as of yet but when the large scale is submitted we will know what it will be.

The exterior building coverings will be low maintenance materials. Acceptable materials will include: brick, high quality vinyl siding with a minimum thickness of .042 and a life time non-prorated limited warranty (50 years), transferable; or cementitious siding. All siding materials listed above are required to be eight inches above the finished floor elevation of the building ground floor, with the exception of concrete patio and covered breezeway areas. Brick or decorative block must be used as an apron material.

A lot of this is the ADFA requirements which is how they get their tax credits. We are putting it in here so that it is transferrable with the project no matter how it moves forward.

Prefinished aluminum fascia and soffit: vinyl, aluminum or cementitious refinished panes and must contain vents.

Roofing materials must have anti-fungal seal tab shingles over 15lb. felt paper or metal roof with a minimum 30-year warranty with either roofing system. Roof gable vents of aluminum or vinyl material.

Entry doors must be metal-clad or wood or hollow metal doors with a minimum clear opening width of 35 inches.

Gutters and downspouts must have a minimum 5" gutter and 2" x 3" downspouts emptying onto concrete splash blocks or piped to an appropriate drain location.

All the primary entries within a breezeway or have a minimum roof covering of 5' deep by 5' wide, designed to divert water away from the entry door. Entry pads measuring 5' by 5' made of impervious material with a minimum slope of 1/4" per foot. Breezeways functioning as fire exits constructed of concrete floor/decking material.

Again that is an ADTA requirement.

If they use the siding material it has to have exterior shutters and they have to be 100% vinyl or that material.

Exterior stairway components: Stringers, steps, risers, handrails, pickets and structural supports, structural and non-structural used as part of a building or within the site development constructed from noncombustible materials such as concrete, steel, aluminum or masonry.

They have to have exterior lighting in all the entry doors.

Property is to remain in a single ownership with all common areas to be maintained by the owner or through an agreement with a management company.

Attached garages shall be used for the parking of the occupant's vehicles and shall not be used as storage units or living space. Two additional parking spaces shall be provided at each dwelling in the driveway. Parking on the grass or in the yard is prohibited.

The front yard of each structure will be landscaped with sod, shade trees and shrubs as per ADFA guidelines. Landscaping to be installed prior to occupancy of the dwelling. The side yard and rear yard may be seeded in fescue and landscaped per the owner's desire.

Common areas will be landscaped as natural habitat except for those areas which are disturbed during the construction phase and then according to ADFA guidelines including the use of tree, shrubs and sod as mandated per guidelines.

The amenities that we talked about was the clubhouse, exercise room, the computer lab, the laundry facility and playground.

Each unit will include a microwave, disposal, dishwasher and washer/dryer connections.

These are the miscellaneous requirements.

Enclosed trash dumpster or compactor using similar exterior building materials to be provided.

No washing or mechanical repairs of vehicles permitted on the premises. No vehicle that has been inoperative for a period of more than three (3) days shall be stored, maintained or repaired on the driveway or in the private street. No boats and other recreational equipment shall be stored on the driveway or on the private street. The parking or storage of unused or unlicensed motor vehicles is prohibited. Any automobile that is inoperable due to mechanical reasons or a flat tire must be removed from the premises immediately to prevent management from towing the vehicle at the resident's expense. Any vehicle found inoperable will be towed without notice.

All entryways and walkways to be kept free of any obstruction. Management reserves the right to request any article to be removed from the exterior of the buildings. Storage of items outside the building is not permitted.

No exterior alterations will be permitted, including but not limited to: antennas, clotheslines, greenhouses, doghouses, fencing, swimming pools or screening.

No trailer, mobile home, tent, construction, shack or other out building shall be erected except for temporary use by construction contractors for a reasonable period of time. Construction Trailers are for the storage of construction equipment and supplies and shall not be used as living quarters.

No tow trucks, recreational vehicles or vehicles used for recreation purposes shall be stored or parked in the PUD.

No obnoxious or offensive trade or activity shall be carried on, nor shall anything be done thereon that maybe or may become an annoyance or nuisance to the neighborhood.

No animals, livestock, or poultry of any kind shall be raised, bred or kept except that dogs, cats or other household pets maybe kept provided they are not kept, bred or maintained for any commercial purpose and that the owners comply with all applicable city ordinances.

No antenna, aerial satellite dish or similar devise for the reception of television, radio or information services shall be allowed.

No renter shall be allowed to conduct any business or commercial activity or enterprise.

No loud noise is permitted, including vehicles entering or leaving the premises. Please respect your neighbors.

Children within the apartment community must at all times be under the direct supervision of either a parent, legal guardian, or authorized adult who is at least 18 years of age, hereinafter termed "adult", who will be held responsible for any and all actions of the child and/or damages caused by the child(ren).

Appropriate childcare supervision after school hours is required for children, under the age of 12, with verification of supervision provided to MANAGEMENT.

Children are not permitted outside of the demised premises after 10:00 P.M., unless accompanied by an adult. The parent(s) or legal guardian of unsupervised children found outside the demised premises and/or creating problems will be immediately notified. Recurrence will result in a (30) thirty-day notice and/or eviction.

Persons may not play in dumpsters, storage areas, carports, laundry areas, parking lots, near shrubbery, flower beds, signs, or entrances. No climbing fences, buildings, trees, or playing on stairways. No bicycles, skateboards, or other non-motorized vehicles allowed in driveways, parking lots, or around playground areas.

In accordance with local ordinances resident shall not make any disturbing noises on the premises nor permit the making of any such noise therein by his family, friends, relatives, invitees, visitors, agents or servants, not permit anything to be done by such persons that will interfere with the rights, comfort, or conveniences of other occupants in the development. No resident shall play upon or operate any musical instrument, radio, television, or other like device in the rental premises in a manner offensive to neighbors.

So that is what is proposed in the development plan itself if approved with this Planned Unit Development zoning classification. They will then be required to submit a large scale development plan which will have to be approved when we look at the drainage and how it is taken care of, the actual location of each of the structures, the driveway connections, where they are, the lighting that is put into that because there will be lighting along the streets. All those kind of things will be handled with the large scale before they could start any construction.

I think that is all I have right now. These pictures will go along with these layouts so that we know exactly what we are getting with the project.

Mr. Parsley: Thank you. Yes sir.

Mr. Wright: Corporal Danny Wright, Springdale Police Department. Patsy eased a lot of my concerns but some of the things that I thought about as this was being brought up; single driveway with a three bedroom apartment which roughly translates to seven people, maximum occupancy. If there is truly space for three cars then they would have to jockey their cars around. I can just see parking issues being a problem with this. I also have a concern or question about whether or not they would have to meet the same type lighting requirements, like an apartment complex where they have to have one foot candle of light.

Ms. Christie: All that stays and that's part of the AFDA requirements too.

Mr. Wright: And then in the back of my mind that re-occurring thought of the Commons and the constant nightmare of this same type project that was originally designed and it fell and we are having massive problems with it. The police department cannot enforce covenants. We cannot force these issues. We may have a little more teeth with this one but we can't make them evict people, we can't enforce these rules as they are not state laws and they are not city ordinances.

Ms. Christie: Well, these become conditions of the zoning, which, I guess, can be enforced through the remedies that are in the city code. The closet thing we have to contract zoning.

Mr. Parsley: To the commission. Questions?

Mr. Arthur: If we rezone this and the project doesn't come together if we make it the PUD, it still remains a PUD whether this project happens or not.

Ms. Christie: With the conditions I just read through, yes.

Mr. Arthur: So if someone else came in and wanted to do something, they would have to regardless if it was this gentleman or you know.

Ms. Christie: Or have to come in and have it rezoned to something or submit a revision to the PUD that would allow something else to happen. The property owner is taking that risk by going ahead and rezoning it to a PUD right now with these conditions. They have control of the property until the end of the year.

Ms. Haney: Do you have a limit on how many vehicles, they can own? I mean.

Mr. Motsenbocker: Well, no I don't know that we can restrict how many cars, let's say somebody owns; however, the community is designed to address the officer's question as well about jockeying the cars. We have specifically designed it so that there is a single car garage and then there is a driveway and that driveway has a capacity for two vehicles. So each three bedroom unit actually has a capacity for three cars. That is your

limit. Some of the things that we took into consideration; we didn't want to do a two car garage; we didn't want to a double stacked driveway so even the community directly to the north of us; I've got a photograph I could show of a home that has six cars because there are two in the garage, the garage door was open, and there was four in the driveway. You can't do that with us.

In terms of widths of the street, ultimately it would be our goal as a developer to dedicate the streets but until we get to that final stage of the actual planning, I can't tell you, normally streets are twenty-seven feet wide but I don't know what all the other standard rights-of-way et cetera that would go into it. If the city so wanted to restrict the amount, because you can tell from our design we didn't provide for street parking at all. We did that specifically so that it wouldn't be like a used car lot, so to speak. Even still, with the community room there is only five parking spaces as well, one of which is handicapped. So we have actually taken all of that into consideration presented in the plan that we have right now. Always open for more feedback.

Ms. Haney: Yeah, I mean that is the one concern I would have is where would they park if they had more cars than that.

Mr. Motsenbocker: Well, they wouldn't park in our neighborhood. They would have to park someplace else.

Ms. Haney: They would have to park on Julio Road, right?

Mr. Motsenbocker: No, there is no parking available on Julio Road and there is no parking on Butterfield. It is just not there.

Ms. Christie: Danny can you address, if they were parked on Julio or Butterfield. We don't allow parking on there; they can be towed by the police department; correct?

Mr. Wright: I believe so.

James and Verna Carlton: I'm going to speak for him too. James Carlton and Verna Carlton.

Mr. Carlton: Where the drain comes down beside our house and it runs over on that road and it's got a drain that goes down in a pond. O.K. I want to know what are you going to do to that. They told me when I bought my house that it would always be there. How are they are going to fix that because water runs all the way up to my road there by my house when it comes a flood and I want to know how that is going to be fixed. It would have to have a lot of dirt and the drains on the other side of my property. It comes up and stuff comes out of the drain and it stops right at the highway and runs down to the pond.

Ms. Carlton: We are 3013 Pinot and we have a vacant lot there.

Ms. Christie: And there is a vacant lot next to you that is for drainage. We are not changing any of that.

Ms. Carlton: That is not for drainage though. The lot is on the other side of our property. There is a little area between our neighbor and us and it has got like a little gulley and the water and then the street also has an opening there and that water runs down there and goes under the road and then that water stands in that property.

Ms. Christie: They will be required to pick up that water that comes to road and take it across their property and detain it so no more water comes off the other end. That will be addressed with their large scale.

Mr. Parsley: So would there be anything from a city perspective to address the other side of the road while that is all being done.

Ms. Christie: I can't answer that right now. We don't have any projects set aside to do that. We will have to do that when they submit their plans to see if something needs to be done. I don't know what size, does anybody know what size culvert is Jason or Brad back there. Jason, do you know what size culvert there is under it.

Mr. Aist: I don't.

Ms. Carlton: It goes under Julio.

Mr. Parsley: The responsibility of this development would be the south side of the road and the actual the development itself.

Ms. Christie: To pick up whatever water is coming across there.

Mr. Parsley: But as far as anything in your subdivision, there wouldn't be any improvements on that side on there.

Mr. Wright: To answer your question, I don't believe they would be able to park on Butterfield Coach; however, Julio, I don't know if anything to prohibit it.

Ms. Christie: O.K. We might have to establish that, if you look at it there is a drainage structure on that side that has a four bell opening which you can see from here.

Mr. Motsenbocker: May I address that? I can tell you what we have looked at from a hydrology standpoint. Can we get to our presentation? I will specifically show what is already being planned. We have already talked with city utilities about what storm drainage capacity there is on Butterfield, which is candidly enormous.

Mr. Parsley: Which one do you want her to go to.

Mr. Motsenbocker: What I would like to show you is that Phase I which is the bulk of the development itself is actually going to be graded towards Butterfield so a lot of the water, that you are concerned about and you think is running back towards this pond is actually going to be directed toward Butterfield because we have already confirmed that there is storm drainage on Butterfield that can handle that. That fixes that.

Someone who did not identify himself stated that if they did that, they are going to have to elevate it so much because that drops off.

Ms. Christie: O.K. those are design issues that we have to deal with when we get to the next phase of the project. Right now, we are talking about whether or not we are going to rezone to allow it to move forward. If that happens, then they have to come back with a development plan that shows how they are going to address that issue.

Mr. Parsley: Dr. Compton?

Mr. Compton: Yes, I want to thank you for being here a week ago or two weeks ago and then again this evening to try an answer questions. Just a couple of questions or a couple of thoughts, if I could. You are from Springfield, Missouri. We have got six hundred thousand people that live up and down 49. There are communities of every make up and composition from the Missouri line down to Ft. Smith. Why Springdale and why there?

Mr. Motsenbocker: Great question. So as a management company, I like to use the baseball reference, even though the Super Bowl coming here. It is the swing zone. We focus on a very tight circle. The reason why we do that is because we like to protect the reputation and be able manage everything so we actually work in four different states; Missouri, Oklahoma, Kansas as well as Arkansas. So that is the answer to that question. Why Springdale? Clearly there is a need. You know we have done the demographic research, we have looked at what the market study tells us. This location, when you consider the geographical location; Harp Elementary being a block and a half away, a community park being a half a mile away; a junior high and high school being within a half a mile to the east. The fact that there is very minimal multi-family housing at this particular design; I think that this is a fantastic development; I really do, because the opposite to that would be to try to figure out how to put somebody into an apartment, if you will, which doesn't always work for families, number one or try to put somebody into new homes and I know what it costs to build a new home and that's, financially speaking, that is a challenge. You lose the affordability component of that. That's part of the reason why we picked this location, we've got this design and that is why we were comfortable coming back and asking for the PUD because that's just, from our perspective, that's just not going to change.

Mr. Compton: When you did your demographics and you said you are aware of those. What did those demographics tell you?

Mr. Motsenbocker: Well, it tells us, we look at things like absolute growth, we look at things like job growth; we look at other components like absorption and capture rate. We pay a lot of money to do a market study and so I would be revealing private information. What I will say is that there is a lot of growth; there is a lot of demand and there is a lot of need. I think that this particular spot, we actually like this spot for that very reason. Proximity wise, I mean it is obviously close to medical park, schools, retail. It fits, from a walk score perspective, it has got easy access. We actually believe that most people will likely use the entrance that goes directly to Butterfield and that is why it is designed that way. Yes, there is a home there and that it is the reason it is called Butterfield Pines and yes we will use a lot of things like landscaping because we are

mandated to have to use that. We want to create privacy within our own community. We actually like that so all those pine trees you see to the south; they are not coming down.

Mr. Compton: There are just some alerts on my side. I know this area really well. I know this side of town really well. I drive it two and three times a day, all over and when you use words like the rental rates will be lower than the comparables. When we talk about, in your own slide, you raise the issue with the question with what might the impact of affordable housing be? I have seen that impact. I have seen it from Emma and Butterfield Coach heading south all the way past to where you are talking about. Maybe it is just me, but my history has not been very solid with those kinds of developments.

Mr. Motsenbocker: Sure.

Mr. Compton: We have huge issues to not only in the community, but as that our community grows and grows and grows. For me, that particular location, that particular concept of three bedroom units and seventy-four of them; that has a potential to be a very large development with moderate to low income. I worry a great deal about that.

Mr. Parsley: Any other comments? Yes, sir.

Gentleman did not state his name: Our subdivision, the tax that put that water was that paid for by our subdivision. They said they gave a lot of money to this guy to get that to run down there. Was that paid for by the tax.

Ms. Christie: The developer was required to take care of the drainage that came through that property and to obtain an easement through there. He met all the requirements when the subdivision was put in. I don't know what you mean by large sum of money or tax money because it was his responsibility to build the streets, to put the utilities and take care of the storm drainage when the subdivision went in.

Gentleman: I was just wondering if our tax money is done been paid for to go down there.

Ms. Christie: There hasn't been any tax money to do those improvements down through there for drainage, no. There wasn't any money set aside, that I am aware of, from that subdivision to pay for downstream improvements.

Gentleman: Well, I was talking to a guy (couldn't understand what he was saying).

Ms. Christie: He may have gotten money from the developer for an easement across the property for drainage but there wasn't any public funds put into it that I am aware of. I don't know of any unless somebody over that does, but I don't know of any. That subdivision has been there since what 2005? So it has been there ten years.

Mr. Parsley: Yes sir.

Again, gentleman did not recognize himself. If in four or five year after this project is going these people making \$22,000.00 can't pay \$800.00 a month; does that come back to you guys or does that go to; let's just say he wants to get subsidy renters in

there; does that come back to you guys or does that go to someone else? Does that go to the City or City Council?

Ms. Christie: If he changes the conditions that I just went through; he can't change them unless he comes back to this body and the City Council to change it.

Gentleman: But he can come back to this body in a few years after it is going and say I'm not renting my property; I want to, I don't know if it is called zoning or rule changing

Ms. Christie: I can tell you that is what happened with the Commons and it was changed. Not everybody agreed with that, but that was the decision that was made. It has to come back to this body and to the City Council.

Gentleman: That was my question; which body handles that.

Ms. Christie: Both of them did the last time and both of them would have to hear it this time too.

Gentleman: Do we have anything like this in the area anywhere, like Fayetteville.

Ms. Christie: Har-Ber Meadows is a Planned Unit Development. It started that way. It has a condition, it is a very, if you have been out to Har-Ber Meadows, it is very well taken care of. It works very well; it has good strong conditions with it. The Commons is one of those that didn't work like it was supposed to. We have another going in on the east side of town that's at Habberton and Don Tyson Parkway on the southeast corner. It is just now under construction. We have a couple of more but I can't off the top of my head remember the names.

Gentleman: I kind of afraid this one won't work like it supposed to either.

Verna Carlton: How many more vehicles are we talking about? Butterfield Coach Road is super busy now. I mean we lost part of our front yard to extend that. How many more cars are going to be using that?

Ms. Christie: I can tell you that Butterfield Coach Road and the improvements that have been made is designed to handle 11,000 cars a day. I don't know what the recent counts are on there. This subdivision only has, I mean that this project is not that many more units than is already there. It is designed to handle quite a bit of traffic. It doesn't make getting in and out on the street in the morning any easier when everybody is going to work or in the afternoon when everybody is going home. The street itself is designed to handle that amount of traffic.

Verna Carlton: There is traffic there all the time.

Ms. Christie: There are lots of places in Springdale that there is traffic there all the time.

Ms. Carlton: (I couldn't understand what she was saying as she had already sat down).

Ms. Christie: Because it is residential to residential there is no requirement for a screening fence. Skip did say the pine trees were staying. The pine trees are on your side of the fence? Do you intend to put any kind of screening fence around the project?

Mr. Molsenbocker: Well, generally speaking, we wouldn't even be talking about fencing until we actually we get deeper into the development plans. There are so many landscaping requirements governed under ADVA that a lot of times you can get away with, you know, just natural landscape. This is a natural state and that is usually people's preference so we tend to try and go that route if possible.

Mr. Parsley: Any other comments from the commission? Questions?

Mr. Parsley: Yes sir.

Unknown gentleman: Just a comment. Dr. Compton would know this. Were they using Lakeside Junior High as criteria for the area. Those children will not actually go to Lakeside; they will go to George for the zoning. They would go to Harp, then to J. O. Kelley and they will go to George, unless they change the zoning.

Mr. Compton: As a growing district, we are always in the midst of rethinking and possibly rezoning and we are in the midst of doing that right now. We have a new elementary school opening on Oriole Lane between Electric and 412 right behind J. O. Kelley. That may change the structure a little bit. I'd would also add that the schools that are in proximity and they are, they are very close to what you are talking about and they are all full.

Unknown: Oh, yeah; Harp is saturated.

Mr. Compton: But you are right.

Mr. Parsley: Any questions, comments? Commission?

Mr. Arthur: I can see vehicles on the road. I don't how well you will restrict that, you know as a management group. I can see cars parked up and down the road in front of these facilities. I understand what you are saying, but if they have four cars for a family; if the children are older you know that type of thing, I can see vehicles on the roadway. I mean I live in a neighborhood that we are not supposed to park in the street and we have issues all the time still. We have two car garages and plenty of room in our driveways but I can still see that happening on a regular basis. How do you enforce that; does that hinder what Danny and those guys want to do if there is a problem in there, if there are vehicles up and down the street. How do you address that particular issue.

Mr. Molsenbocker: Sure. So part of the reason why you don't see sidewalks in the community because number one it hasn't been determined whether or not in a PUD we have to have sidewalks. Generally, where there are sidewalks, people believe there is street side parking. If sidewalks were required, then likely we would be asking for red curbing on all the streets so that you couldn't actually park because it would be a dedicated fire zone. Then I would be asking the question of this gentleman, what it would cost when somebody has to pull the car out of impound when it gets towed?

Mr. Wright: At this time that varies by towing company. We have no control.

Mr. Motsenbocker: So if people are signing the lease and the conditions and they know what it is that they are going to be leasing and they go into it with that with the idea they are going to break the lease it is going to be extremely costly. And if you have multiple, we have it within our lease I believe that Patsy read, a portion of that, multiple violations as determined as an eviction. We are not very tolerant. Does that answer your questions.

Mr. Parsley: Any other comments on this? The only other comment that I would make on this, I mean we spent a lot of on this in work session and Skip we appreciate you coming in. When this was originally presented to us as far as an MF-12, I mean we were pretty transparent as far as the conversations on that it would be all on the City and the residents in the area. There is really no out in that whole piece of that and I think with the cooperation that you had to change this to a PUD it gives the City options; as far as having the ability to have an out. I think as Patsy mentioned, previous developments in the City, when you do let those change back from a PUD to something different is when you will have problems and that is the responsibility of the commission to be able to manage that going forward. So I proud as far as the commission we have in place right now and I intend to be on that for a while as well. I want to see responsible growth in Springdale. This one right here, Springfield I see as a local type of business, I think this does have opportunity as far as how restrictive as far as the type of residents that could come in to this. There's huge potential opportunity as far as the type of individuals that I know I would want in my City and who I would want to live next to me as far as this whole development is concerned. That is just kind of where I am at as far as my point of view is on this. I understand a lot of the concerns about the parking and those types of things but I do think that a lot this has been addressed in this. The type of materials, it is a big investment, the type of materials that they are going to really put in place on this and I would say as far as when we get into the large scale development I'm personally will probably not have a lot of leniency as far as any exceptions to this just given the commitment that we would be making especially on this side of town on here. We need to make this side of town work for Springdale. That's just my two cents on this.

If there are not any other comments on here, this will be a call for the vote.

Mr. Covert: Call for the vote.

Ms. Pounders: Gaines – no, Haney – no, Miller – no, Parsley – yes, Powell – no, I'm really torn over this, I don't want to set a precedent for that side of town like we set a precedent on the other side of town also and I am going to vote no. Arthur – yes, Compton – no, Covert – yes.

Mr. Parsley: There are five no and three yes so it does not pass.

Ms. Christie: You have the right to appeal the Planning Commission's decision to the City Council. Your appeal has to be filed with the City Clerk within fifteen days and you have to indicate why you think the Planning Commission's decision was in error and you have to notify the adjacent property owners again.

Mr. Parsley: Thank you. Thank you guys as far as the property owners for coming in and speaking with us. We appreciate that.

D. R16-06 Jennifer & Steven Turner
3066 Habberton Road
From A-1 to SF-1
Presented by Blew & Associates

Mr. Joseph Orr with Blew & Associates was present on behalf of his clients to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates low density residential use.

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

Protect the positive aspects of neighborhood character throughout the City.

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

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

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

There were none.

Mr. Miller called for the vote.

VOTE:

YES: Haney, Miller, Parsley, Powell, Arthur, Compton, Covert, Gaines

NO: None

Public Hearing – Conditional Use

A. C16-01 Jennifer & Steven Turner
3066 Habberton Road
LS15-19 Tandem Lot split
Presented by Blew & Associates

Mr. Joseph Orr with Blew & Associates was present on behalf of his clients to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

1. Submit AutoCad and PDF files at time of resubmission
2. A conditional use for a tandem lot must be applied for and approved by the Planning Commission and City Council.
3. A 25' access easement with a minimum 15' wide paved drive is required to the tandem lot.
4. Submit a copy of the warranty deed.
5. Need show the location of the septic system and leach fields.
6. This property must be rezoned to a residential district prior to approval.
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.

Ms. Christie asked if there had been a septic test done for the lots and the lots being created can accommodate a septic system.

Mr. Orr said he there is an existing septic system on tract A as there is an existing house on the property.

Ms. Christie asked if all of that was being contained on the lot.

Mr. Orr said that it was.

Ms. Christie asked about the other lot. She wanted to know if it had been tested.

Mr. Orr stated he did not know.

Ms. Christie said the problem is that a tandem lot split is being created with two lots that can be sold off if approved whether the rest of the property is developed or not. She further said one of the comments from technical plat was to show the location of the septic system and leach fields and Staff still does not have them. She said she was hesitant to approve a conditional use for a tandem lot split that Staff doesn't know if the second lot can stand on its own.

Mr. Parsley asked if Staff was asking to table the conditional use and lot split until Staff can get some answers.

Ms. Christie said she couldn't recommend approval because she doesn't know if they can do it or not. She asked how big the back lot is.

Mr. Orr stated that it is 1.72 acres.

Ms. Christie said she would suggest tabling the requests until they can get some answers to her questions.

Mr. Orr asked if Staff needs a perc test on the lot in question.

Ms. Christie stated they need a drawing that shows the septic system and the leach fields can be contained on each of the two lots because one of the comments is that you need to show the location of the septic system and leach fields.

It was decided to table the conditional use and the lot split to the March Planning Commission meeting.

Large Scale Developments

- A. L13-15 Tuscany Village, Inc.
E. Side of Founder's Park on
the north side of Lynch's Prairie Cove
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments.

Mr. Appel stated that this was a previously approved large scale development in 2013. He said they have made a slight modification to the footprint of the building and reduced the parking slightly. He said basically they are asking for re-approval of the large scale.

Ms. Christie asked if they went back to the ARC at Har-Ber Meadows.

Mr. Appel said it was on the agenda for Monday, February 8, 2016.

Ms. Christie said as she understands it the look of the building is not being changed. They had approved it previously.

She read the Staff comments.

- 2) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 1) Submit a unified lighting plan per Springdale Commercial Design Standards.

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

Mr. Larry Marsten said that he owned property that was adjacent to this project on Apple Shed Road. He said they hadn't heard any information on what was being planned.

Ms. Christie asked him if they owned the property in 2013 because that is when the original plan was approved by the Planning commission.

Mr. Marsten said he received a notice of the meeting tonight but he was not the owner in 2013.

Ms. Christie said that because he didn't own the property in 2013 he would not have received a letter about the large scale development.

Ms. Christie suggested that Mr. Appel could get with them after the meeting and explain what the large scale is about.

Mr. Appel said that it will be a professional office building.

Mr. Marsten asked if the office building would create any drainage issues.

Ms. Christie said that was addressed when the large scale was approved in 2013.

Ms. Haney moved to approve the changes to the large scale development subject to Staff comments. Mr. Miller seconded the motion.

VOTE:

YES: Miller, Parsley, Powell, Arthur, Compton, Covert, Gaines, Haney

NO: None

The changes to the large scale subject to Staff comments were approved by a unanimous vote.

- B. L16-02 Imperial Vending Warehouse.
N. of Angell St. E. side of Old
Missouri Road
Presented by Blew & Associates

Mr. Joseph Orr of Blew and Associates was present on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

- 1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.

Engineering Comments

- 1) The concept of detention must be approved by the Planning Commission.
 - a. Please provide clarification on the ownership of the detention pond. If it is on a different parcel, a drainage agreement is needed.

Ms. Christie further stated that the Utilities Board will be taking care of the detention pond and the Certificate of Occupancy will not be issued until the detention pond is in place.

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

There were none.

Ms. Haney moved to approve the large scale subject to Staff comments. Mr. Gaines seconded the motion.

VOTE:

YES: Parsley, Powell, Arthur, Compton, Covert, Gaines, Haney, Miller

NO: None

The large scale was approved by a unanimous vote.

Ms. Haney called for the vote on the concept of detention.

VOTE:

YES: Powell, Arthur, Compton, Covert, Gaines, Haney, Miller, Parsley

NO: None

The concept of detention was approved by a unanimous vote.

- C. L16-03 Arkansas Children's Hospital
SE corner of 56th Street and
Watkins Avenue
Concept of Detention
Presented by McClelland Engineering

The large scale and concept of detention was approved by a unanimous vote in conjunction with the rezoning.

Board of Adjustment

- A. B16-07 Roger Dale & Diane Douglas
242 N. 56th Street
Increase height of auxiliary building from
16' to 21'
Presented by Roger or Diane Douglas

Ms. Diane Douglas was present to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie asked what the auxiliary building was being used for.

Ms. Douglas said it was for personal use. Storing motorcycles, storage, shop etc.

Mr. Tom Evers with the Buildings department spoke. He stated that the Douglas' have been on top since the beginning. He said when it was changed from A-1 to SF-2 is where the problem with the height entered. He said the storage area fits in with the house that is being built.

Mr. Parsley asked if there were comments or questions from the audience.

Ms. Meloney Belt who lives north of the Douglas residence. She stated that she was in favor of the variance. The building of the homes in this area is helping to increase the value of the homes. The area is showing growth and improvement and she asked that the commission approve the variance.

Mr. Adrian Luttrell spoke to the commission. The following is their statement for being against the variance.

Becky and I have lived in Springdale since 1967 with the exception of a few years in Hickory Creek area.

We own in Becky's Trust the 15 acres of open land that lays west of both the Belt House and west and south of the newly constructed non-conforming outbuilding.

Thank you for hearing our concerns and considering our reasons for asking for denial of the variance request.

We purchased the 15 acres surrounding what is now the Belt house and the home being constructed by the Douglas' along with the outbuilding in question for \$18,000.00 an acre so we do have a significant investment to protect. 2 1/2 acres and the Fitzgerald home was also purchased but sold back immediately to allow the Fitzgerald's to live on their home place until their passing.

Following the passing of the Fitzgeralds, the Belts purchased the house and 1 1/2 acres and obtained a lot split in order to sell 1 1/2 acres to Douglas. While the Belts may have been agreeable to the Douglas' plan for the outbuilding that does not conform to Code for height, we had no knowledge until the outbuilding was well into construction as a variance was not applied for prior to the construction. Had the variance been applied for in advance this issue could have been avoided.

The Planning Office was alerted to concern regarding the height in September (I think) although the earliest e-mail I have in my file is from October 13 with a response that "building permit was issued for home and 1800 SF accessory bldg.. and that setbacks have been met and the buildings are being inspected as required". The City advised on Oct 20th that bldg.. is too tall and variance would have to be requested". Initially it was thought the issue would be addressed at the time of C of Occupancy was requested for the accessory building-it was later determined no C of O is required of accessory bldgs.. so issue would be addressed at time a variance was requested or C of O was requested for dwelling.

As you are aware, the height is not slightly higher, but a full 5 feet (30% in excess of code) higher and gives every appearance of a commercial style building. Obviously, the 16 ft height limitation was originally established for good reason to protect innocent adjacent property owners from oversized accessory buildings on residential lots. Standards for residential out buildings is readily available when obtaining a building permit, so a mistake of this nature would be surprising.

Our acreage is on same level as the base of this 21 ft height so it towers above the adjacent landscape and it's significant height will be very detrimental to any development we might consider in the future.

The City has and is working hard to improve the appearance of residential areas/overnight parking on street/no parking on grass, etc. In the "spirit" of that effort we feel approving a variance of this type is a step in the wrong direction.

Ms. Douglas said the place that Mr. Luttrell is referring to is out in a field and the house built behind them is 270 yards behind her and the Saddleridge Subdivision is 132 yards away.

She said the pictures that she handed out shows that her house is taller than the building.

Mr. Miller called for the vote.

VOTE:

YES: Covert, Gaines, Haney, Miller, Parsley, Powell

NO: Compton

RECUSE: Arthur

The variance was approved by a vote of six (6) yes, one (1) no and one (1) recusal.

- B. B16-08 Arvest Bank
NW corner of Elm Springs Road
& 48th Street
 - A. Modification of Commercial Design Standards
 - B. Modification of landscaping requirement per Chapter 56
 Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services was present on behalf of his client to answer any questions or comments.

He said the request regarding the Commercial Design Standards is to eliminate one of the customer entries. The use of this project is a bank and for security reasons they are requesting just one customer entrance. He said the landscaping, they would prefer not to do the linear type application; one tree and twenty-five bushes along the frontage of Elm Springs and 48th but rather clump those from the developer and make it a more attractive landscape site.

Mr. Parsley asked for Staff comments.

Ms. Christie said that this is in an approved subdivision and the commission doesn't see the large scale they only see the variances. She said that Arvest does a very good job of landscaping and one entrance is the norm for banks.

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

There were none.

Mr. Covert called for the vote.

It was decided by the commission to take both variance request together.

VOTE:

YES: Compton, Covert, Gaines, Haney, Miller, Parsley, Powell, Arthur

NO: None

The variance requests were approved by a unanimous vote.

Waivers

- A. W16-05 Linda Peak
8457 W. Miller Road
 Waiver of sidewalk requirement
 Presented by Linda Peak

Ms. Peak was present to answer any questions or comments. She said her builder didn't realize that the ordinance require the building of a sidewalk on all new homes. However; she said she is in a rural area and there are no other sidewalks.

Mr. Parsley asked for Staff comments.

Ms. Christie said that Staff does not recommend waivers on any sidewalk. She asked if Ms. Peak would be willing to do a Bill of Assurance so that in the future, if there are sidewalks are built in the area would she be willing to put her sidewalk in at that time.

Ms. Christie said that if Ms. Peak is willing to do a Bill of Assurance, Staff will take it to Council with a recommendation for approval.

She further stated that a public hearing will be in March stating that if a property owner is agreeable to a Bill of Assurance or payment in-lieu of, then it will not have to go to Council for approval.

Ms. Peak asked if a Bill of Assurance would get her a certificate of occupancy.

Ms. Christie stated that it won't until it goes to Council which would be the 23rd of the month.

Ms. Peak said that they need to get a certificate of occupancy as soon as possible as they have given notice on the place they were renting and need to get out as soon as possible.

Ms. Christie stated the resolution could go to Council on Tuesday, February 9, 2016.

Mr. Powell moved to approved the waiver with a Bill of Assurance. Mr. Miller seconded the motion.

VOTE:

YES: Covert, Gaines, Haney, Miller, Parsley, Powell, Arthur, Compton

NO: None

The waiver request was approved with a Bill of Assurance and will go to Council on Tuesday, February 9, 2016.

Other

Crain Buick GMC of Springdale
Extension of Bill of Assurance
Presented by Daniel McGinley

Mr. McGinley was present on behalf of Crain Buick GMC of Springdale to answer any questions or comments. He said they were looking for an extension of one year on the Bill of Assurance. He further stated that they were under the impression that the Bill of Assurance allowed them to park cars temporarily until they could pave. He said they ran into some drainage issues which they now feel they have resolved.

Mr. Parsley asked for Staff comments.

Ms. Christie pointed out that the Bill of Assurance was already two years old. She asked in the two year time frame what was done to pave. She said they have waited until the Bill of Assurance has expired and they discovered there is a drainage issue and they are just now coming before the commission for an extension.

Mr. McGinley said the first year the Crain's weren't sure they would stay at that location. They have been in negotiation with General Motors if they would even be allowed to stay at that location. He said he now feels 95% sure that they will purchase the property from Steve Smith and stay at that location.

Ms. Christie asked what would the problem be to not park on the grass until the situation is resolved.

Mr. McGinley said the cars have been moved.

Ms. Christie pointed out that they got sited and have a court date of April 17, 2016.

Mr. McGinley said they were under the impression that they could park on the grass because of the Bill of Assurance. They didn't realize that the Bill of Assurance didn't mean they could park on the grass.

Ms. Christie said it appears that no progress has been made in getting the parking area paved in the two years the Bill of Assurance has been in effect. She said she would make a recommendation of a sixty day extension. She asked if they had a plan that was ready to submit.

Mr. McGinley said that he did not.

Ms. Christie said that another year extension is a problem because there has been no action in two years. She said that if they have a plan in sixty days they could give them time to get it paved.

Ms. Haney pointed out that two years is plenty of time to decide what to do with the property; even with the first year not knowing if GMC would allow them to stay.

Mr. Covert stated that this is a large corporation and they have made an investment in the City; however, two years was plenty of time to make a decision. He further stated he would support a sixty day extension, but that would be it.

Mr. Gaines asked if sixty days was reasonable.

Mr. McGinley said he didn't know. He wanted to know if sixty days meant that they had to have the lot paved.

Ms. Haney said that they can't park on it until it is finished.

Ms. Christy said that as long as they are not parking on it, they wouldn't need the Bill of Assurance.

Ms. Sparkman said they can't park on the grass even with a Bill of Assurance because parking on the grass goes against the City Ordinance.

Mr. Covert said his struggle isn't with the first year of the Bill of Assurance as they were negotiating with GMC. What he does have a problem with is the second year when no progress was made on paving the lot.

Mr. McGinley said that all he was told is that there is a drainage issue and he doesn't have any idea as to what is being planned now.

Ms. Wagoner said she was under the impression that the Bill of Assurance stayed with the property. She asked for clarification from Ms. Christie regarding that issue.

Ms. Christie stated that it stays with the property.

Ms. Christie said that Mr. McGinley could stay with the one year extension.

Mr. McGinley said that he was confused if he had time to gravel it and then pave it; or if it has to be paved in sixty days.

Ms. Christie said they need to see a plan fairly quickly. She further stated she didn't know if they could get it paved in sixty days. If Staff doesn't have a plan within sixty days then they cannot park on it at all. She said then a time frame could be presented when he comes back to the commission and states what they are planning to do and the time frame it will be done in.

Ms. Christie asked if he could have a plan ready and a time frame in sixty days.

Mr. McGinley said he thought he could.

Ms. Christie asked if they could table the request for sixty days with the understanding that vehicles cannot be parked on the area and he has to come back with a plan as to how it will meet City code.

The paving will also have to have a lighting plan.

It was decided to table the request until April 5, 2016. Ms. Christie told Mr. McGinley to have it submitted in plenty of time for Staff to review it.

Director's Report

Ms. Christie said at the last work session they talked about starting the process of reviewing the Comprehensive Land Use Plan and discuss the possibility of having longer sessions than a couple of hours starting perhaps at 1:30 or 2:00 o'clock on February 16 and going until 6:00 or 7:00 p.m. with the idea of people coming in a talking about the factors that affect it. She gave several examples of who could come and talk to the group. She also said they need to talk about the 412 bypass, the Elm Springs Road interchange, the 265 improvements.

She said the other thing they need to discuss is the form base code regarding downtown.

Mr. Parsley said that was a quick turnaround and did she have people lined up to come on the 16th.

Ms. Christie stated that she had approached some but she doesn't have anything concrete as she didn't know if all the commissioners would be able to attend.

She asked if it would be better to plan a longer work session in March which would give everyone more time to set their calendars.

Mr. Parsley said he felt it would be better to have it in March. That way Ms. Christie would have more time to work the agenda and get it set. Mr. Parsley said he wanted to get something out of it and not just listen to a bunch of presentations.

Ms. Haney said if they have someone else joining the Planning Commission, that would allow them to be involved at the March meeting.

Ms. Christie said the March 15 meeting would start at 1:30 p.m. and go until 6:00 or 7:00 that night.

Ms. Christie said that at the February 16, 2016 meeting they will be looking at form base code which is a totally different way of looking at zoning. She said she would try to have some information available regarding it.

Mr. Parsley said he was concerned about the properties up and down Sunset that are still zoned A-1. He said he feels that it hurts as far as code enforcement is concerned. He wanted to know if they could work with some of the property owners and perhaps get the property zoned correctly. He said he didn't know if that is an option or not.

Ms. Sparkman said they could set up a meeting and go over that.

Ms. Christie said she knew that State law allows the City to do it as a whole and it must be advertised if the City wants to make massive changes to the zoning map in conformance with the land use plan.

Ms. Sparkman said that she and Patsy could discuss it and get the technicalities of what would be required if that is the direction and that people want to go that way.

Ms. Christie said there are properties along 71 and 412 that are agriculture. She further stated that they know they will become commercial properties. Can they identify some of those on the front end to make sure that the commission could address. Not necessarily do the whole city but some areas that they feel need to be taken care of.

There being no further business the meeting was adjourned at 7:00 p.m.

Kevin Parsley, Chairman

Vivi Haney, Secretary

**Patsy Christie, Director
Planning and Community Development**

Debbie Ponders, Recording Secretary

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 112-11 OF THE
CODE OF ORDINANCES OF THE CITY OF SPRINGDALE,
ARKANSAS; AND FOR OTHER PURPOSES**

WHEREAS, Chapter 112 of the Code of Ordinances of the City of Springdale, Arkansas, contains the procedures for the subdivision of land in the City of Springdale;

WHEREAS, Section 112-11 of the Code of Ordinances of the City of Springdale, Arkansas, contains the regulations pertaining to variances and waivers from the requirements of Chapter 112;

WHEREAS, Section 112-11 needs to be amended to streamline the waiver process when a payment in lieu of improvements or a bill of assurance is utilized;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Section 112-11 of the Code of Ordinances of the City of Springdale, Arkansas; and

WHEREAS, a public hearing was held before the Springdale Planning Commission on March 1, 2016, after notice was given of said hearing as required by law.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE
CITY OF SPRINGDALE, ARKANSAS:**

Section 1: Section 112-11 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to read as follows:

Sec. 112-11. - Variances and waivers.

The planning commission may approve subdivision and large-scale development variances and, thereby, authorize a property owner to depart from the literal requirements of this chapter, or any other requirements of this Code applicable to subdivisions or large-scale developments, in utilization of his or her property, in cases where undue hardship results from literal enforcement. In situations where a variance is inappropriate, a property owner or his agent may petition the planning commission for a waiver of any provision of this chapter, in whole or in part, upon a sufficient showing of grounds therefor.

- (1) *Variances.* In instances where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of this chapter, the planning commission may grant requests for variances of any requirements of this chapter, the zoning ordinance, or any other requirements of this Code applicable to subdivisions or large-scale developments, governing subdivisions and large-scale developments according to the following guidelines:
 - a. The planning commission may modify such requirements to the extent deemed just and proper so as to relieve such difficulty or hardship, provided that such relief may be granted without detriment to the public interest.
 - b. When the applicant can show that his or her property was acquired in good faith and where by reason of the exceptional narrowness, shallowness, size or shape of a specific piece of property, or where

by reason of exceptional topographic conditions or other extraordinary situation or condition of the piece of property, the strict application of such provisions would prohibit or unreasonably restrict the use of the property, and the planning commission is satisfied that the granting of a variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant, such variance may be granted; provided that all variances shall be in harmony with the intended purpose of this chapter.

- (2) *Waivers.* A waiver from any of said requirements may be granted by the planning commission when:
- a. A bill of assurance is given as set forth in Section 112-11(4) herein;
 - b. A payment in lieu of improvements is made pursuant to Section 112-6(b);
 - c. the conditions governing variances set forth in (1)b. above are met, subject to ~~the provisions related to~~ city council approval on street improvements, drainage, curbs, gutters and sidewalks, as hereinafter set out; ~~When~~
 - d. the planning commission determines that certain improvements or requirements are not necessary for the public interest or are inappropriate because connecting facilities on nearby or adjacent property are inadequate or lacking;.

†The planning commission may waive such improvements or requirements when to do so would be consistent with the spirit, intent and purpose of this chapter. Provided, however, that any waivers pertaining to street improvements, drainage relating thereto, curbs, gutters, or sidewalks shall be first heard by the planning commission and a recommendation made to the city council, but only the city council may grant a waiver for street improvements, drainage relating thereto, curbs, gutters, or sidewalks. However, no city council approval is required if a bill of assurance or payment in lieu of improvements is given and approved by the planning commission.

- (3) *Waivers of off-site improvements.* A showing of one or more of the following shall be sufficient grounds for a property owner to be granted a waiver of an off-site improvement requirement:
- a. The city or county has no plans, and anticipates no plans in the foreseeable future, for upgrading the substandard street or road on which improvements are proposed to be required by the developer.
 - b. The proposed development has primary access to improved streets and roads, and the portion of the development which fronts on a substandard street or road is so small or remote from anticipated future traffic patterns as to cause an unfair imposition on the developer.
 - c. The property owner or his agent proposes alternative improvements which will protect the health, safety and welfare of persons in the proposed development and the surrounding area and will equally benefit said persons.
 - d. The property owner or his agent does not propose access to the proposed development from an existing substandard street or road and proposes to provide access by way of streets or roads improved to current city or county standards.

- (4) *Bill of assurances or performance bond.* A bill of assurances to the city may be required from the property owner prior to any variance or waiver being granted, which shall run with the land and shall set a fixed period of time in which the varied or waived requirement must be provided by the property owner. In the alternative, the city may require the posting of a performance bond as set forth hereinabove in section 112-56(1) for the completion of such requirements in a time period to be fixed by the planning commission or the city council.
- (5) *Appeal from decision.* Any party aggrieved by the decision of the planning commission in granting or denying a variance or waiver may appeal the decision to the city council within 30 days of the planning commission's decision by giving notice thereof to the city clerk.

Section 2: All other provisions of Chapter 112 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically modified herein shall remain in full force and effect.

PASSED AND APPROVED this ____ day of _____, 2016.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

That which is underlined is added and that which is stricken through is deleted.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ARTICLE 6,
SECTION 3.3 AND SECTION 3.10 OF THE
ZONING ORDINANCE OF THE CITY OF
SPRINGDALE, ARKANSAS AND FOR OTHER
PURPOSES.**

WHEREAS, Article 6, Section 3.3 and Section 3.10 of the Zoning Ordinance of the City of Springdale, Arkansas, each contain regulations pertaining to the screening of commercial businesses;

WHEREAS, Article 6, Section 3.3 and Section 3.10 of the Zoning Ordinance of the City of Springdale, Arkansas, need to be amended to clarify the types of materials which may and may not be used when screening a commercial business;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Article 6, Section 3.3 and Section 3.10 of the Zoning Ordinance of the City of Springdale, Arkansas; and

WHEREAS, a public hearing was held before the Springdale Planning Commission on March 1, 2016, after notice was given of said hearing as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS:

Section 1: Article 6, Section 3.3 of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to read as follows:

3.3 Use Unit 22 (Automotive Services) and Use Unit 41 (Automobile Sales). In any zoning district where permitted, a Use Unit 22 (Automotive Services) and Use Unit 41 (Automobile Sales) shall be subject to:

1. The regulations set forth in subsection 3.6 of this article for drive-in facilities;
2. All of the lot used for the parking of vehicles, or for the storage and display of merchandise, shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use;
3. All servicing of vehicles and assembly of equipment carried on as an incidental part of these use units shall be conducted within a completely enclosed building or in a service bay that is

located at least twenty-five (25) feet from a street right-of-way line and fifty (50) feet from any lot line of an agricultural or residential district;

4. No automobile, article, or material stored or offered for sale in connection with these use units shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque wood, masonry, or metal screening fence or wall so that it cannot be seen from an adjoining lot. Materials not allowed for screening walls include plywood, scrap lumber, wood pallets, chicken wire, corrugated steel, concertina wire, fabric (which includes plastic, tarps, vinyl, or other sheeting or similar material), chain link slats, or fiberglass panels. Fence posts and supports must be installed on the side of the screening wall that faces the lot being screened. The following screening and display criteria shall apply:

- a. Except as provided in use unit 43: Automobile sale— Damaged vehicles, any automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
 - b. No permanent open display will be permitted on sidewalks, or public right-of-way.
 - c. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front setback.
5. All property must be designed and at all times maintained to allow emergency vehicles to respond and to navigate the property;
6. Parked vehicles must be able to egress from a parked position without impediment; and
7. Vehicles parked in designated services lanes are exempt from supplemental regulation #6 above during normal business hours.

Except for regulation #2, the provisions herein shall be applicable to all existing use unit 22 and use unit 41 uses in the City of Springdale as of the date of passage of this amendment, regardless of zoning district. The screening requirements of regulation #4 shall not apply to a business that has had a business license with the City of Springdale for at least ten (10) continuous years prior to the passage of this amendment at the same location. Provided, however, that the requirements of chapter 56 would still apply.

Section 2: Article 6, Section 3.10 of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to read as follows:

3.10 Screening of commercial businesses. All commercial businesses must screen in conformance with the provisions of chapter 56 of this Code. If a commercial business provides outdoor storage of vehicles, materials and supplies, or equipment such areas must be screened with an ~~eight-foot~~ opaque wood, masonry or metal screening fence wall a minimum of eight (8) feet in height.

Materials not allowed for screening walls include plywood, scrap lumber, wood pallets, chicken wire, corrugated steel, concertina wire, fabric (which includes plastic, tarps, vinyl, or other sheeting or similar material), chain link slats, or fiberglass panels. Fence posts and supports must be installed on the side of the screening wall that faces the lot being screened.

Section 3: All other provisions of Article 6 of the Zoning Ordinance of the City of Springdale, Arkansas, not specifically amended by this Ordinance shall remain in full force and effect.

PASSED AND APPROVED this _____ day of _____, 2016.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

That which is underlined is added and that which is stricken through is deleted.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 56-38(b)
OF THE CODE OF ORDINANCES OF THE CITY
OF SPRINGDALE, ARKANSAS, AND FOR OTHER
PURPOSES.**

WHEREAS, Chapter 56 of the Code of Ordinances of the City of Springdale, Arkansas, contain the regulations regarding landscaping and buffers;

WHEREAS, Section 56-38 contains the regulations regarding screening between incompatible uses and the types of allowable screening that may be used;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Section 56-38(b) of the Code of Ordinance of the City of Springdale, Arkansas, to specify those materials which may and may not be used when screening incompatible uses; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
FOR THE CITY OF SPRINGDALE, ARKANSAS:**

Section 1: Section 56-38 of the Code of Ordinances of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to read as follows:

- (b) Description of screens. The following three basic types of screen are hereby established and are used as the basis for the table of screening requirements set forth above:
 - (1) *Opaque screen, type A.* A screen that is opaque from the ground to a height of at least ~~six~~ eight (8) feet, with intermittent visual obstructions from the opaque portion to a height of at least 20 feet. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. The opaque screen may be composed of a wood, masonry, or metal wall, ~~fence~~, landscaped earth berm, planted vegetation, or existing vegetation. Materials not allowed for screening walls include plywood, scrap lumber, wood pallets, chicken wire, corrugated steel, concertina wire, fabric (which includes plastic, tarps, vinyl, or other sheeting or similar material), chain link slats, or fiberglass panels. Fence posts and supports must be installed on the side of the screening wall that faces the lot being screened. Concertina wire is not allowed when screening between residential uses. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field

observation of existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet wide. The portion of intermittent visual obstructions may contain deciduous plants.

- (2) *Semi-opaque screen, type B.* A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet wide. The zone of intermittent visual obstruction may contain deciduous plants.
- (3) *Broken screen, type C.* A screen composed of intermittent visual obstructions from the ground to a height of at least 20 feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. The screen may contain deciduous plants

Section 2: All other provisions of Section 56-38 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this Ordinance shall remain in full force and effect.

PASSED AND APPROVED this _____ day of _____, 2016.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

**PLANNING & COMMUNITY
DEVELOPMENT DIVISION**

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: March 1, 2016
Re: C16-02

A request by Sandra Hurd for a Conditional Use Permitted on Appeal as a Use Unit 28 (Home Occupation) in zoning district SF-2.

LOCATION

102 Woodcliff Road

EXISTING CONDITIONS

Single family dwelling surrounded by single family dwellings.

SITE PLAN REVIEW REQUIRED: ___ Yes ___ **X** No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

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

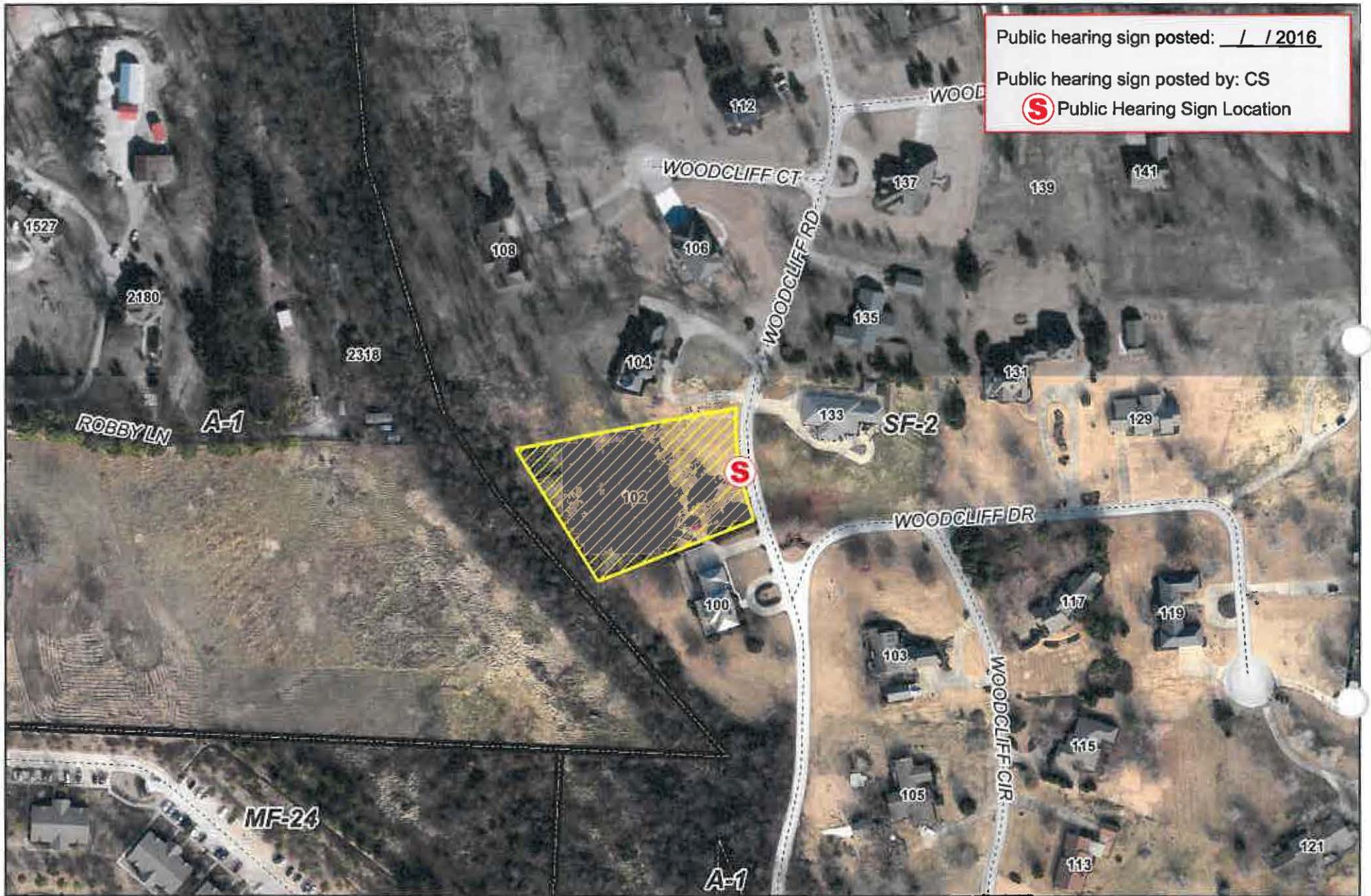
- | | |
|-------------------|--|
| Acceptable | Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe. |
| Acceptable | Off-street parking and loading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

Not allowed	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
Acceptable	Yard requirements and other open space requirements.
Acceptable	The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
Acceptable	General compatibility with adjacent properties and other property in the general district. Covenants of the subdivision may not allow for commercial uses.

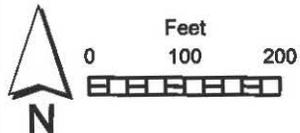
Public hearing sign posted: / / 2016

Public hearing sign posted by: CS

 Public Hearing Sign Location



PS4



FILE NO. C16-02
APPLICANT: SANDRA HURD
CONDITIONAL USE REQUEST: HOME OCCUPATION

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
MARCH 1, 2016

APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Sandra Hurd
Address: 102 Woodcliff Rd
Springdale, AR 72764
Phone: 479-419-9812 Profit: Profit Non-Profit
2. Property Location (street address or layman's description):
102 Woodcliff Road
3. Record Title Holder of Property: Richard T. Hurd & Sandra G. Hurd
(A copy of the warranty deed should be attached as Exhibit "A")
4. Use Unit requested 28 in SF2 Zoning District.
5. Description of the conditional use sought and the reasons why it should be approved:
I am seeking conditional use so that I may use my home to make purses and other items to sell online and at craft fairs.
I need a business license so that I can get a state tax identification number to purchase fabric and supplies at wholesale prices in bulk.
6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
It will have zero effect on the residents and the neighborhood as I will ship orders to customers or go to craft fairs. Customers will not come to my home.
7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.
8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.
9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

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

Signature of Record Property Owner(s)

Robert J. Beaulieu

Signature of Applicant

Sandra Neal

Date: 2-8-16

Date: 2-8-16

VERIFICATION

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

Sandra Neal
Robert J. Beaulieu

State of Arkansas)

County of Washington) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 9th day of February, 20 16.

Sabrina R. Shiede
Notary Public

My commission expires: 5-26-16

Commission # 80085846
My Commission Expires
MAY 26, 2016

To: Springdale Planning Commission

**From: Gene Anderson, President
Woodcliff Association**

Date: February 22, 2016

I have seen the notice regarding the hearing for a home business permit for the Hurd home on Woodcliff Road. Several members of our Property Owners' Association have significant concerns regarding the granting of such a permit, feeling that it would violate the Protective Covenants regarding such activity within the Woodcliff Subdivision.

Specifically, the covenants state that the business may not involve any increase in traffic or visitors coming to the Subdivision. If the business would involve customers visiting the home or business pick-ups and deliveries, it would seem to violate the covenants.

This home is located near the intersection of the two most traveled streets in the Subdivision. Even having no business there, we have had frequent complaints of parking of cars along the street in front of the house making it difficult for emergency vehicles and other cars to pass. The parking situation would seem only to worsen if business activity were taking place.

Thank you in advance for considering these concerns when making your decision.

Subject: Hurd Woodcliff Permit

Date: Monday, February 22, 2016 5:15 PM

From: Linda & Curt <spyderman113@cox.net>

To: Gene Anderson <andersons67@cox.net>, kathy jaycox <jaycoxbk@cox.net>

To: Springdale Planning Commission

cc: Gene Anderson, president of the Woodcliff Subdivision

Kathy Jaycox, neighbor and Springdale City Council

I want to add some information for the review of the Springdale Planning Commission.

#3 Paragraph (4) of the Second Amendment to Protective Covenants of Woodcliff, a subdivision in Washington County, Arkansas reads as follows:

"No trade or business shall be carried on upon any lot in said Subdivision, nor shall anything be done or performed thereon which may become an annoyance or nuisance to the neighborhood or detrimental to the residential value of any lot in said Subdivision. However, lot owners may perform business activities in a residential dwelling so long as same does not involve any increase in traffic or visitors coming to the Subdivision; publicize a Woodcliff address; does not change the appearance of the residential nature of the Subdivision and does not otherwise violate the Protective Covenants of the Subdivision."

I worked closely with Springdale attorney Jim Cypert, as well as the other Woodcliff board members in office at the time, making sure that this 25-year protective covenant renewal (and it's added amendments) would continue Woodcliff's unique quality of life and protect the property values of all our residents.

Regarding this particular amendment, it was the intention to prevent any resident from conducting a business in Woodcliff by not allowing any signage, altering the physical looks of the property, or increasing traffic to and from the property. My husband, Curt and I, have lived in Woodcliff since 1998. There have been, and continue to be, neighbors who OWN a business (or do freelance work) possibly using their home as a home office, however, there has never been, that I am aware, a neighbor CONDUCTING that business at their residence.

As Woodcliff homeowners, Curt and I adamantly oppose this violation of our protective covenants. This variance will set a precedent for others to open home businesses that could ruin our quiet residential atmosphere and invite strangers to our neighborhood. We have already had complaints about people parking in the street in front of the Hurd residence. Allowing a business to operate at the Hurd property will only increase unwanted traffic and street parking on an already dangerous corner. Our protective covenants were put in place

decades ago for a purpose, and they have served that purpose very well. Let's not allow changes that could have far reaching effects in the future.

Respectfully submitted,

Linda Goettsch, secretary of Woodcliff Board of Directors

1. Paragraph (1) of the Original Protective Covenants, as amended by the First Amendment to Protective Covenants, is hereby amended to change the sentence added to said Paragraph by the First Amendment to Protective Covenants to read: "The construction and/or use of a swimming pool, tennis court, and other recreational facilities and related structures or facilities for the common and exclusive use by certain qualified residents (members in good standing of Woodcliff Association, Inc.) residing in said Subdivision, their family members and invited guests, shall not be deemed, under any circumstances, to be a violation of any of the existing Protective Covenants relating to the lands in said Subdivision." and by adding the following sentence: "The use of the recreational facilities described above shall not, per se, constitute an annoyance or nuisance to the neighborhood or a detriment to the value of any lot in said Subdivision." The said facilities and lands owned by said Association herein referred to as "Association Facilities" or "Association Lands" or collectively as "Association Property". Also the typographical error "swuare" is changed to "square".

2. Paragraph (2) of the Original Protective Covenants is hereby amended to read as follows: "Lot owners shall provide sufficient off street parking to accommodate the vehicles used by their family and guests. Vehicles may be parked in the streets of this Subdivision only while the occupants arriving in such vehicles are visitors or guests at the home of any lot owners or providing some service to the subject lot owner, provided that vehicles so parked will permit the reasonable movement of traffic in the streets of this Subdivision, and shall not remain so parked overnight. Also, no semi-trailer trucks and tractors will not be parked overnight in said Subdivision."

3. Paragraph (4) of the Original Protective Covenants, as amended by the First Amendment to Protective Covenants, is hereby amended to read as follows: "No trade or business shall be carried on upon any lot in said Subdivision, nor shall anything be done or performed thereon which may become an annoyance or nuisance to the neighborhood or detrimental to the residential value of any lot in said Subdivision. However, lot owners may perform business activities in a residential dwelling so long as same does not involve any increase in traffic or visitors coming to the Subdivision; publicize a Woodcliff address; does not change the appearance of the residential nature of the Subdivision and does not otherwise violate the Protective Covenants of the Subdivision. The Subdivision dwellings and improvements are intended for single family use by the owner as occupant and not for use as rental property. No dwelling, apartment, or other building or any part thereof shall be used for the purpose of producing rental income and no sign or other advertisement or real estate listing shall reflect that any such improvement in the subdivision is for rent. No person shall erect or maintain on any lot or improvement thereon any sign or advertisement except a real estate sign containing less than 7 square feet shall be permitted when the property is for sale. Although discouraged, a sign with the same size limitation supporting a political candidate or issue shall be permitted only during the 45-day period immediately preceding the election."

KNOW ALL MEN BY THESE PRESENTS, that Woodcliff Development Company, as owner and subdivider of all the lots in Woodcliff, Washington County, Arkansas, hereby enters the following restrictive covenants with respect to said subdivision.

(1) All lots in said subdivision shall be residential lots, and no structures shall be erected on any of said lots other than one detached, single family dwelling to be used for residential purposes. A guest house, cabana, and/or detached garage may be allowed as long as it is in keeping with the architectural design of said residence. Any dwelling house construction upon any lot shall have at least 2000 square feet of heated area excluding porches, garages and breezeways with at least 1500 square feet on the ground floor.

(2) No vehicles may be parked in the streets of this subdivision. Lot owners shall provide sufficient off street parking to accommodate the vehicles used by their family and guests. Also, no semi-trailer trucks shall be allowed to park overnight in said subdivision, either on the streets or on a privately-owned lot.

(3) No lot shall be re-subdivided or re-platted.

(4) No trade or business shall be carried on upon any lot in said subdivision, nor shall anything be done or performed thereon which may become an annoyance or nuisance to the neighborhood or detrimental to the residential value of any lot in said subdivision.

(5) No trailer, mobile home, tent, shack, metal building or other unsightly building or structure, temporary or permanent, other than the single family dwelling, guest house, cabana, and/or detached garage, as described herein, shall be erected or used as a residence on said lots.

(6) Recreational and camping vehicles and trailers may be stored and

BRONSON ABSTRACT COMPANY, INC.

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**PLANNING & COMMUNITY
DEVELOPMENT DIVISION**

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: March 1, 2016
Re: R16-07 Rezone

A request by Mancia Properties, LLC (David Mancia) for Planning Commission approval of a zone change from General Commercial District (C-2) to Thoroughfare Commercial District (C-5) for a tract of land containing 2.5 ± acres.

LOT LOCATION AND SIZE

The 2.5 ± acre tract is located at 701 N. Thompson Street, east side of N. Thompson, nor of Oak Avenue.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

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

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

DEVELOPMENT CRITERIA

- i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.
- ii. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that is cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:
 - b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
 - c. No permanent open display will be permitted on sidewalks, or public right-of-way.
 - d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
 - e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.
- i. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

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

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates commercial use.

The Master Street Plan indicates Thompson Street as a principal arterial

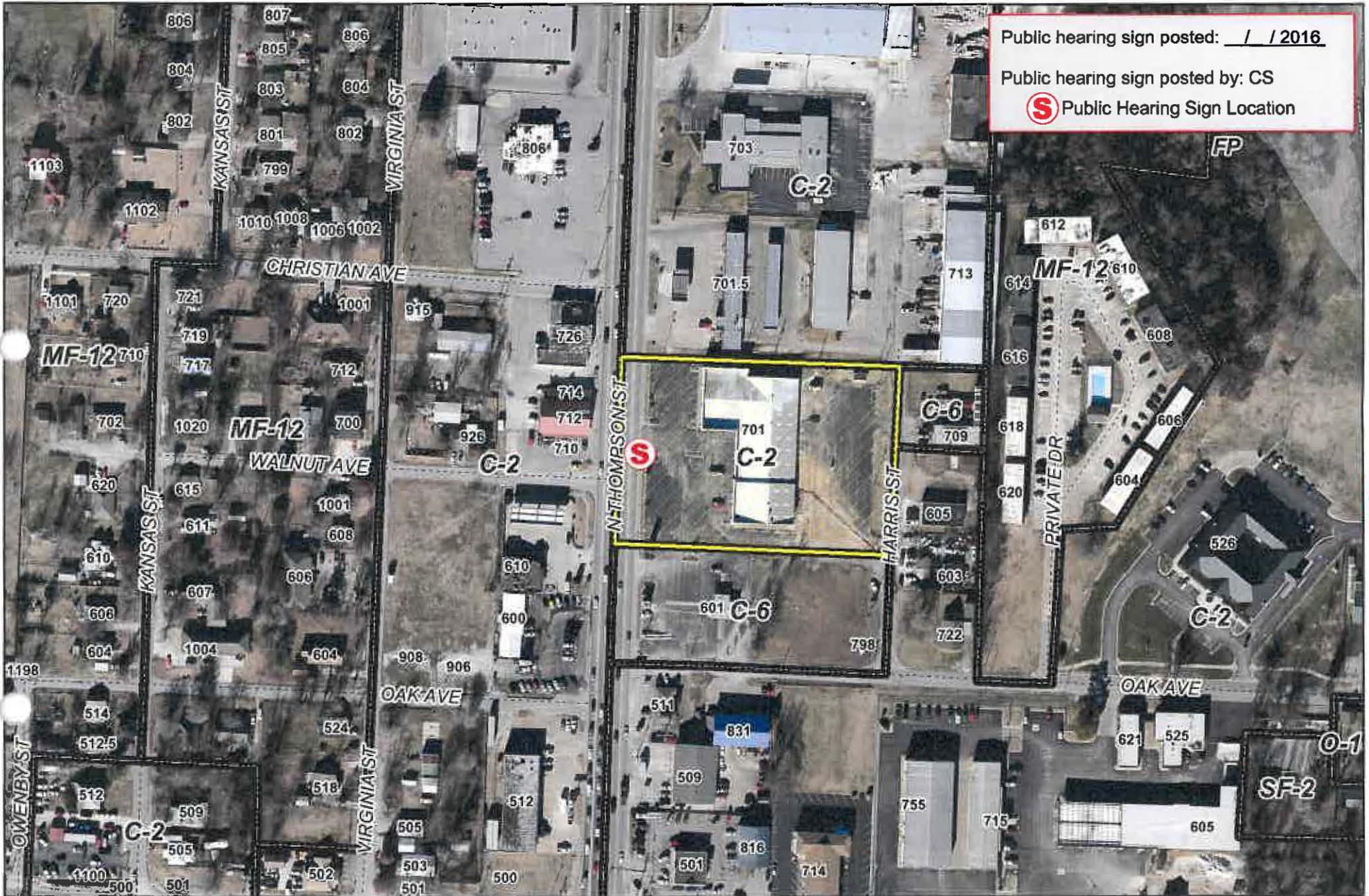
STAFF COMMENTS AND RECOMMENDATIONS

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

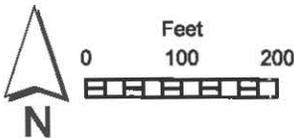
Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

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

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



Public hearing sign posted: / / 2016
 Public hearing sign posted by: CS
S Public Hearing Sign Location



FILE NO. R16-07
APPLICANT: MANCIA PROPERTIES/DAVID MANCIA
REZONING REQUEST: C-2 TO C-5

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
MARCH 1, 2016

#175 - city

File No. R 16-07

PETITION FOR REZONING

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

Legal Description:

PARCEL # 815-28352-000
701 N Thompson St
Springdale AR 72764

Layman's Description:

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

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

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

FROM (current zoning) C-2

TO (proposed zoning) C-5

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

1. **Sell** the property NO (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title NO (Yes or No).
2. **Develop** the property NO (Yes or No), and if so, the proposed use is Add a drive thru window on Suite "A"
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: none

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

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

Authorized Representative: Tim Salmonsen
Address: 3105 NE 11th St. #5 Bentonville 72712

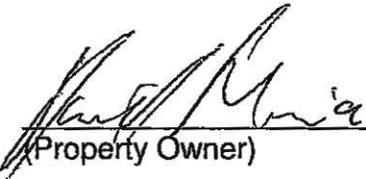
PETITIONER/OWNER SIGNATURE

MAILING ADDRESS: 3105 NE 11th St. Suite #5 Bentonville 72712
TELEPHONE: 479-366-6737 DATE: 2/5/16

VERIFICATION

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

SIGNATURE
(Property Owner)



(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 5th day of February, 2016.



Notary Public

VERONICA CASAS
Arkansas - Washington County
Notary Public - Comm# 12402617
My Commission Expires Jan 19, 2025

File# 2013-00023761

After recording please return to:
Waco Title Company
6815 Isaac's Orchard Rd, Ste D
Springdale, AR 72762

**WARRANTY DEED
(LLC)**

File #: 1305162-959

KNOW ALL MEN BY THESE PRESENTS:

That, Pat R. Henry Properties, LLC, an Arkansas limited liability company, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by Mancía Properties, LLC, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Mancía Properties, LLC, an Arkansas limited liability company, hereinafter called GRANTEE, and unto its successors and assigns forever, the following described lands lying in Washington County, Arkansas to-wit:

1305162-959 Waco Co.

A part of the SW1/4 of the NW1/4 of Section 36, Township 18 North, Range 30 West, Washington County, Arkansas, more particularly described as follows: Beginning at the SW corner of said SW1/4, NW1/4 and run thence N 01°02' W 440 feet; thence East 55 feet to the point of beginning, which point is on the East right-of-way of U.S. Highway 71; thence continue Northwardly along and with said right-of-way as follows: N 01°02' W 246.42 feet; thence S 89°18' W 5 feet; thence N 01°02' W 203.58 feet; thence leaving said Highway right-of-way and running N 89°18' E 343 feet to the West right-of-way line of Harris Street; thence S 01°02' E along said West right-of-way 450 feet to the North right-of-way line of Oak Street; thence S 89°18' W along said North right-of-way to the East line of U.S. Highway No. 71 and the point of beginning.

Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.

TO HAVE AND TO HOLD the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging. And the Grantor hereby covenants with said Grantee that it will forever warrant and defend the title to the said lands against all claims whatsoever.



Prepared under the supervision of
Katy M. Sager, Attorney
6815 Isaac's Orchard Road
Springdale, AR. 72762

WITNESS our hands and seals as such GRANTOR(S), this 12th day of July, 2013.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

GRANTEE OR AGENT:

[Signature]

GRANTEE'S ADDRESS:

2021 West Sunset

Springdale, AR 72764

Pat R. Henry Properties, LLC, an Arkansas limited liability company

By: Henry Family Properties, LLC, its Sole Member

By: [Signature]
Earlene B. Henry, Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS)

COUNTY OF Washington)

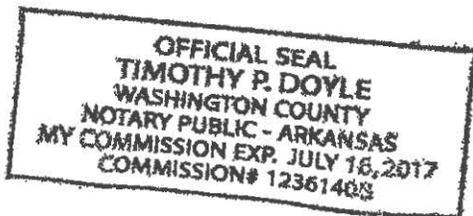
SS.

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Earlene B. Henry to me personally known, who stated that she is the authorized Manager of Henry Family Properties, LLC, an Arkansas limited liability company, the authorized Member of Pat R. Henry Properties, LLC, an Arkansas limited liability company, and is duly authorized in her capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 12th day of July, 2013.

[Signature]
Notary Public

My commission expires:



Washington County, AR
I certify this instrument was filed on
7/15/2013 9:21:10 AM
and recorded in REAL ESTATE

File# 2013-00023761
Kyle Sylvester - Circuit Clerk

[Signature]

Memo

To: Planning Commission
From: Staff
Date: March 1, 2016
RE: PP16-01 Preliminary Plat Joy Acres Subdivision

Planning Comments

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.

FLOOD NOTE:
No Part of lots 1 through 4 are in any Special Flood Hazard Area as per FIRM Panel 430 of 560, Map Number 05007C0430J Effective Date September 28, 2007

NOTES:

1. Must improve abutting streets to current city standards in accordance with the Master Street Plan. Wagon Wheel Road is a Major Collector Requires 70' R/W and 48' Wide C&G Street Section.
2. 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.
3. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
4. Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street. The minimum initial rating for the streetlights shall be 11,000 lumens for a collector street.
5. 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 (D702.1).

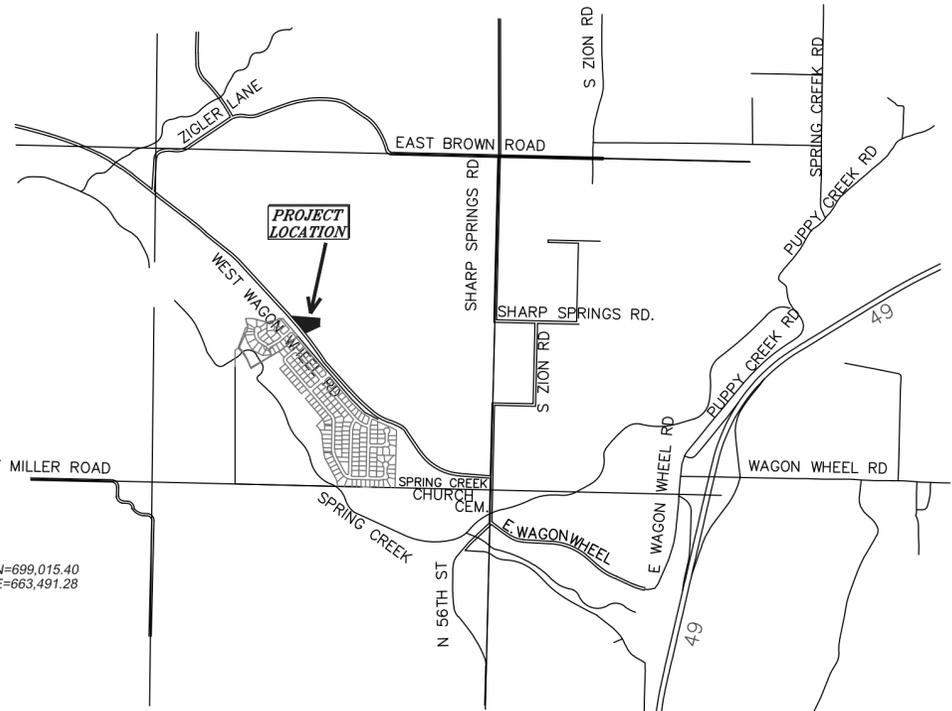
BENCHMARK:
EX. F.H. TOP OPERATING NUT
ELEVATION 1164.79

Parcel Number: 21-00167-230
County Name: Benton County
Ownership Information:
SMITH, ROYCE
5193 HWY 112
SPRINGDALE AR 72762-8175
Property Address:
SMITH, ROYCE & CARLA J
6788 E WAGON WHEEL RD
SPRINGDALE, AR
Current Zoning A-1

CURRENT ZONING: MF-2

SETBACK NOTE
FRONT SETBACK : 30'
REAR SETBACK : 20'
SIDE SETBACK (INTERIOR) : 8'

3 inch x 12 inch found limestone
Northeast Corner
Northeast Quarter of the Southeast Quarter
Section 17, Township 18 North, Range 30 West



Utility: Derek Thurman - Carroll Electric
Relocation of existing facilities or changes made after our construction starts will be at the owner's expense.
Carroll Electric will not start construction of facilities until we have received a final plat or an easement dedication plat is issued.

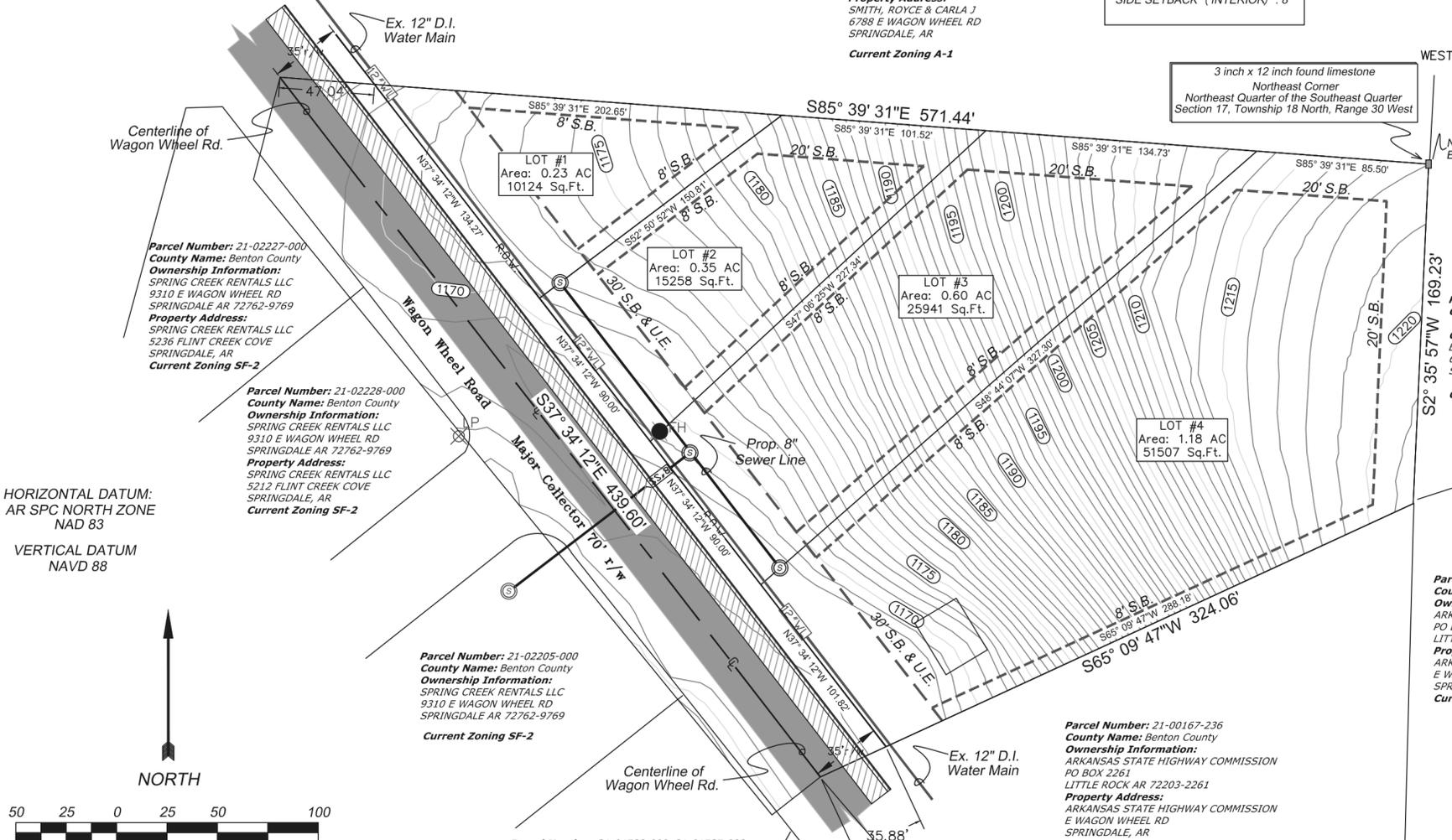
Signs and landscaping must comply with the National Electric Safety Code and current Carroll Electric policies.
Show all building setbacks to also be utility easements. Where setbacks are 20 feet or greater, show a 20 foot utility easement along the lot or property line.
Direct all questions regarding bidding for primary electrical service to Derek at 479-273-2421 ext. 2690
Please contact our New Service Department at 479-273-2421 ext. 2692 for temporary and permanent electrical power.
Please email a copy of the utility site plan, with legal description and control points, to Derek Thurman at dthurman@carrollecc.com. AutoCAD format is preferred.
Extension of primary electric facilities to this development will fall under Carroll Electric's current line extension policy.
If a street light other than Carroll Electric's standard street light is chosen, the street lighting will be metered.
The conduit for the primary electric must be installed a minimum of 5' from sewer, water, or gas.
Springdale Water and Sewer Dept.

The owner/developer shall be responsible for the cost of any required adjustments to the existing water and sewer facilities due to side grading, paving, lot line adjustments or other matters.
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 be advised that the owner/developer shall be responsible for providing potable water meters and sanitary sewer taps for all platted lots within a subdivision.
Water and sewer services shall be provided for all proposed lots.

PARCEL NUMBER: 21-00167-235

LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southwest Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Thirty (30) West, Benton County, Arkansas, being more particularly described as follows:
Commencing at a 3 inch x 12 inch limestone found at the Center 1/4 Corner of said Section 17; thence along the East line of said Northeast Quarter of the Southwest Quarter, South 2°35'57" West a distance of 169.23 feet to a point on the Northern Right of Way of U.S. Highway 412 as established by AHTD Job 001966; thence along said Right of Way South 65°09'47" West a distance of 324.06 feet to a point in the centerline of Wagon Wheel Road; thence along said centerline North 37°34'12" West a distance of 439.60 feet to a point on the North Line of the Northeast Quarter of the Southwest Quarter of Section 17, Township 18 North, Range 30 West; thence along said North Line South 85°39'31" East a distance of 571.44 feet to the POINT OF BEGINNING containing in all 117,612 square feet or 2.70 acres, more or less.



HORIZONTAL DATUM:
AR SPC NORTH ZONE
NAD 83

VERTICAL DATUM
NAVD 88



GRAPHIC SCALE
1" = 50'

CONTOUR INTERVAL 1'

LEGEND

- EX. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EX. INLET STRUCTURES
- EX. STREET LIGHT 11,000 LUMENS
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- STREET WIDENING AS REQ'D

Parcel Number: 21-01788-000 21-01787-000
County Name: Benton County
Ownership Information:
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203-2261
Property Address:
ARKANSAS STATE HIGHWAY COMMISSION
E WAGON WHEEL RD
SPRINGDALE, AR
Current Zoning SF-2

Parcel Number: 21-00167-236
County Name: Benton County
Ownership Information:
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203-2261
Property Address:
ARKANSAS STATE HIGHWAY COMMISSION
E WAGON WHEEL RD
SPRINGDALE, AR
Current Zoning A-1

Parcel Number: 21-01788-000 21-01787-000
County Name: Benton County
Ownership Information:
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203-2261
Property Address:
ARKANSAS STATE HIGHWAY COMMISSION
E WAGON WHEEL RD
SPRINGDALE, AR
Current Zoning SF-2

Certificate of Accuracy:
and described on this plat is a true and correct survey and that the monuments have been placed as stated and as required by the Subdivision Regulations of the City of Springdale.

OWNER / DEVELOPER:
JAMES I. & JOY MATHIAS
P.O. BOX 1653
SPRINGDALE, AR 72765-1653



PRELIMINARY PLAT FOR:

Joy Acres Subdivision
A SUBDIVISION to the City of
Springdale, Arkansas

James Layout Services, LLC
7601 W. Wedington Dr.
Fayetteville, Arkansas 72704
Telephone: (479) 409-9259
E-mail: leonard@jlsnwa.com

Project Data	
Project #:	16-012
Drawing Name:	Joyacresubdivision.dwg
Date:	01/28/16
System:	SPC (0301 AR N)
Field Op.:	M.D.J
Drawn By:	L.F.G.
Checked By:	L.F.G.
Scale:	1"=50'
Sheet:	1 of 1
Revision:	0

Memo

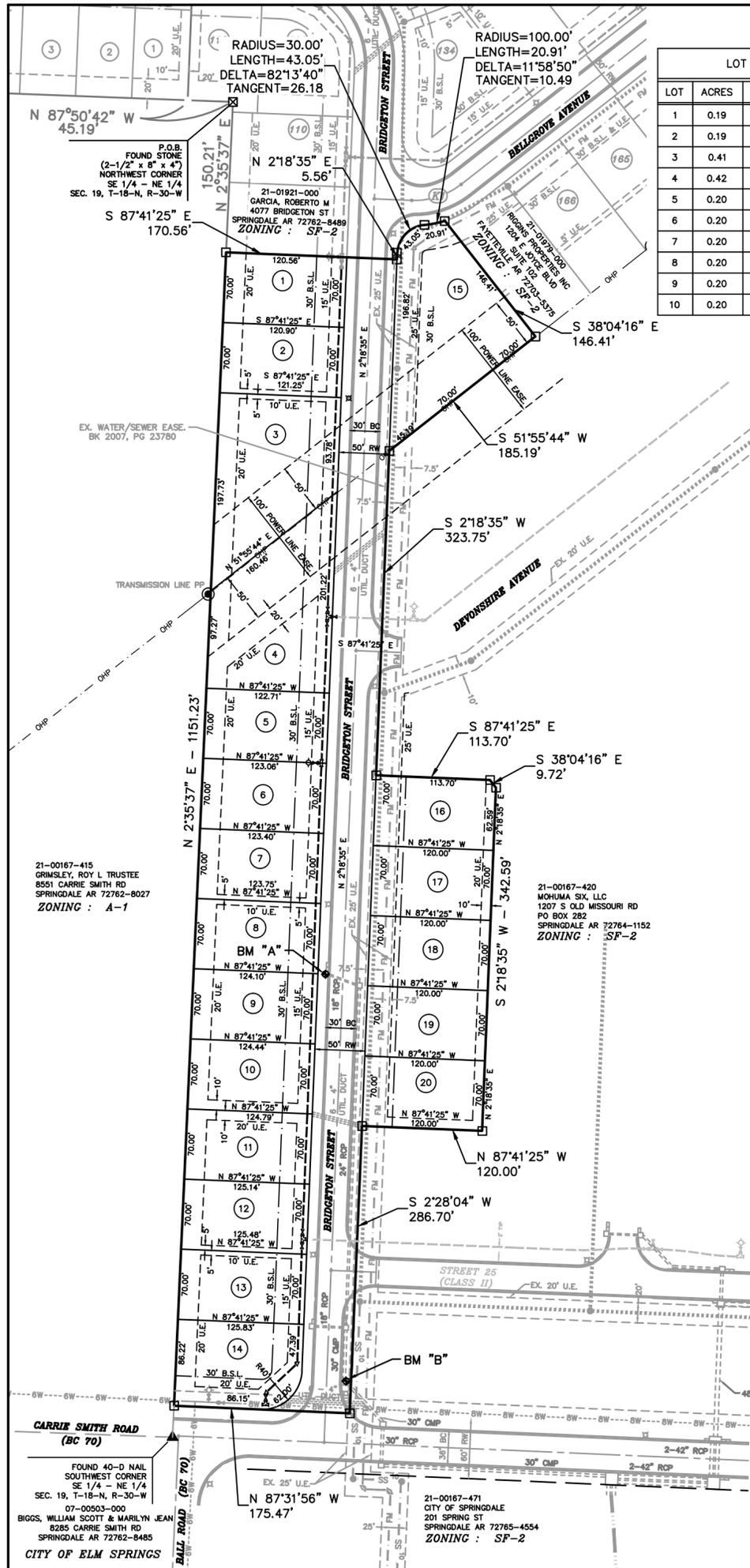
To: Planning Commission
From: Staff
Date: March 1, 2016
RE: FP16-01 Final Plat **Legendary Subdivision, Phase II**

Planning Comments

1. All comments from the utility companies and other city departments must be addressed prior to approval.
2. All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat.

Final Plat Requirements Checklist

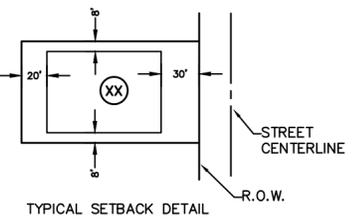
- All street and drainage improvements should be substantially complete or a bond for the remaining improvements presented before the final plat is presented to the City Council.
- Need surety bond, letter of credit, or cash for 150 percent of the cost of remaining improvements and other required items. \$_____ (bonded)
- Need to set monuments at all subdivision corners and bearing changes as shown on plat.
- Need to install metal pins in the asphalt at the center of all circles, cul-de-sacs, or radius points required for the determination of lot lines.
- Provide Staff with detail calculations to support all finished floor elevations.
- Submit to city staff a filed copy of the Property Owners Association By-laws, identifying how the maintenance of common property is to be handled.
- Submit two (2) copies of a Master Streetlight Plan to the City Staff.
- Submit two (2) copies of AS-BUILTS drawings
- Submit one (1) digital copy of the AS-BUILTS drawing.
- Submit an Engineer's certification that the subdivision was constructed according to the plan and specification and according to the City of Springdale specifications.
- Submit an Engineer's statement of cost for the street and drainage improvements. The list should be itemized by type of improvement, including quantity and construction costs for each item.
- Need a one-year Maintenance Bond for one-half ($\frac{1}{2}$) of the cost of the street and drainage improvements.
- Received payment for all testing and copies of all test reports. \$_____ (paid) \$_____ (bonded)
- Need the developer's payment to the City of Springdale for all cost of the street sign installation.
- Certification from Title Company that all easements for the property are shown on the final plat.
- Subdivider's affidavit that all labor, material and supply costs have been paid.
- Final Inspection _____ (date)



LOT ACREAGE - PHASE 2A

LOT	ACRES	SQ. FT.	LOT	ACRES	SQ. FT.
1	0.19	8451.02	11	0.20	8747.46
2	0.19	8475.29	12	0.20	8771.73
3	0.41	17718.61	13	0.20	8795.99
4	0.42	18265.35	14	0.24	10543.89
5	0.20	8601.84	15	0.43	18534.30
6	0.20	8626.11	16	0.19	8376.68
7	0.20	8650.38	17	0.19	8400.00
8	0.20	8674.65	18	0.19	8400.00
9	0.20	8698.92	19	0.19	8400.00
10	0.20	8723.19	20	0.19	8400.00

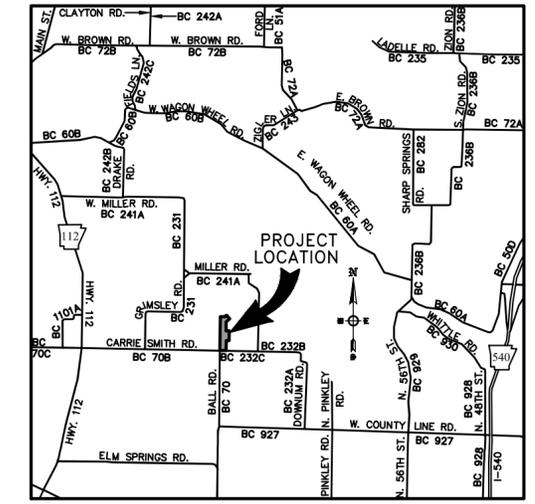
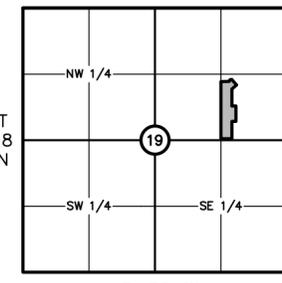
- LEGEND**
- SET IRON PIN IN CONCRETE MONUMENT
 - △ FOUND SPIKE
 - 8" SEWER LINE W/ MANHOLE
 - PROPOSED 8" WATER LINE
 - FM PROPOSED FORCE MAIN
 - HP-G HIGH PRESSURE GAS LINE
 - ⊕ FIRE HYDRANT ASSEMBLY
 - ⊕ GATE VALVE
 - STORM DRAINAGE PIPE
 - STORM BOX
 - HEADWALL
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - ⊕ STREET LIGHT
 - 6 - 4" UTIL. DUCT
 - STEEL ENCASUREMENT



BUILDING SETBACKS

FRONT	30'*
REAR	20'*
SIDE	8'*

*UNLESS A UTILITY EASEMENT IS GREATER

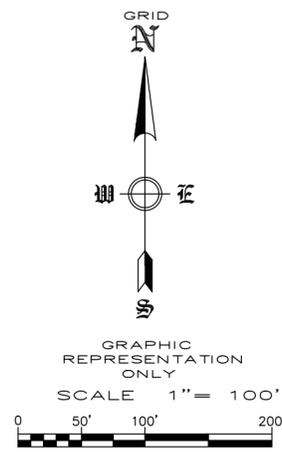


PARCEL NUMBERS: 21-00167-420

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 19, SAID POINT BEING A FOUND STONE (2-1/2" X 8" X 4"); THENCE ALONG THE WEST LINE OF SAID SE1/4 OF THE NE1/4, S02°35'37"W A DISTANCE OF 150.21 FEET TO THE POINT OF BEGINNING, SAID POINT BEING SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; THENCE LEAVING SAID WEST LINE S87°41'25"E A DISTANCE OF 170.56 FEET TO A SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; THENCE N02°18'35"E A DISTANCE OF 5.56 FEET TO A SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 82°13'40", AND AN ARC LENGTH OF 43.05 FEET, SAID POINT BEING A SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 11°58'50", AND AN ARC LENGTH OF 20.91 FEET, SAID POINT BEING A SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; THENCE S38°04'16"E A DISTANCE OF 146.41 FEET TO A SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; THENCE S51°55'44"W A DISTANCE OF 185.19 FEET TO A SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; THENCE S02°18'35"W A DISTANCE OF 323.75 FEET TO A SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; THENCE S87°41'25"E A DISTANCE OF 113.70 FEET TO A SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; THENCE S38°04'16"E A DISTANCE OF 9.72 FEET TO A SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; THENCE N87°41'25"W A DISTANCE OF 120.00 FEET TO A SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; THENCE S02°28'04"W A DISTANCE OF 286.70 FEET TO A SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; THENCE N87°31'56"W A DISTANCE OF 175.47 FEET TO A SET IRON PIN WITH CAP, P.L.S. 1156 IN A CONCRETE MONUMENT; SAID POINT BEING ON THE WEST LINE OF SAID SE1/4 OF THE NE1/4; THENCE ALONG SAID WEST LINE N02°35'37"E A DISTANCE OF 1,151.23 FEET TO THE POINT OF BEGINNING, CONTAINING 260,070 SQUARE FEET OR 5.97 ACRES MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



- BENCHMARKS:**
- BM A: "X" IN TOP OF DROP INLET BETWEEN LOTS 8 & 9
Elevation = XXXX.XX
 - BM B: "X" IN TOP OF DROP INLET ACROSS FROM LOT 14
Elevation = XXXX.XX

NOTES:

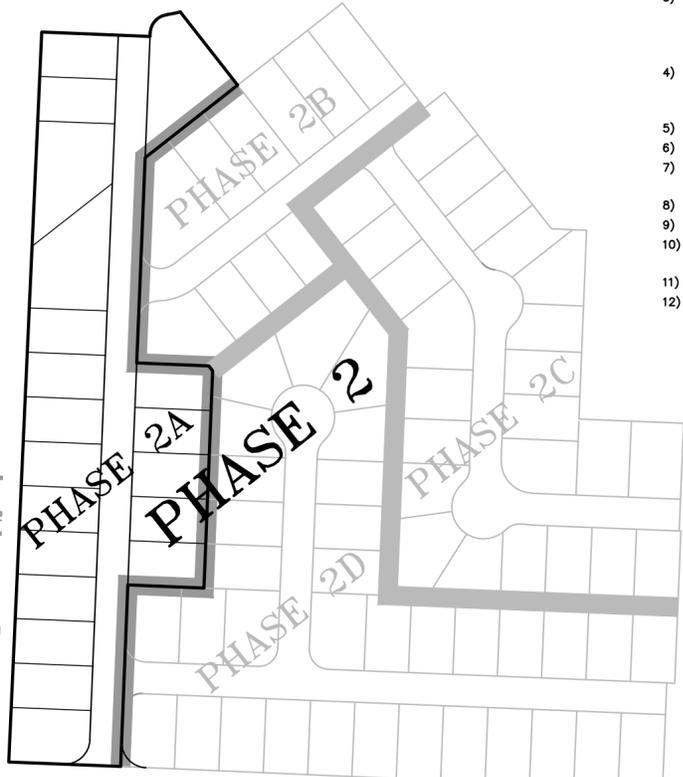
- 1) ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
- 2) ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
- 3) SIDEWALK SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY SPRINGDALE CITY ORDINANCE. THE SIDEWALK IS TO BE 5' WIDE AND 1' FROM THE RIGHT-OF-WAY. DEVELOPER SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREETS THAT DO NOT HAVE LOT FRONTAGE.
- 4) THE MINIMUM INITIAL RATING FOR THE STREETLIGHTS SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR ARTERIAL STREET.
- 5) ALL CURB DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- 6) ALL LOTS MUST ACCESS INTERIOR STREETS.
- 7) EXCEPT WHERE NOTED OTHERWISE, ALL EXISTING BUILDINGS AND STRUCTURES IN THE SUBDIVISION SHALL BE REMOVED AND ALL EXISTING PONDS SHALL BE FILLED.
- 8) ALL EXISTING UTILITIES SHALL BE LOCATED AND FIELD VERIFIED PRIOR TO CONSTRUCTION.
- 9) LOTS 14 SHALL NOT HAVE ACCESS TO DOWNUM ROAD.
- 10) BENCHMARK DATA, COORDINATE SYSTEM, AND BASIS OF BEARING SHALL BE DETERMINED AND SHOWN ON THE FINAL PLAT.
- 11) TOTAL LENGTH OF STREET CLASS II: 1,151.63 L.F.
- 12) NO FENCE SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.

FLOOD PLAIN ZONING:

NO PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" AS SHOWN ON THE F.I.R.M. MAP # 0500700430 J, PANEL 430 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE SEPTEMBER 28, 2007.

CERTIFICATE OF ACCURACY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE.



PHASE LAYOUT

OWNER/DEVELOPER: MOHUMA SIX, LLC
PO BOX 282
SPRINGDALE, AR. 72765

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

ZONING: SF-2 LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL

ACREAGE: 5.97 ACRES

PROPOSED USE: RESIDENTIAL SUBDIVISION

NUMBER OF LOTS: 20

TRANSMITTAL, OWNERSHIP, AND ORDINANCE: The undersigned hereby transmits this plat to the City of Springdale for approval and acceptance and certifies to be the owner of the property described and hereby dedicates all streets, alleys, easements, parks, and other open spaces to public or private use as noted. The undersigned certifies that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The undersigned further certifies that the required ordinance of acceptance is in order having been approved by the City Attorney on _____.

OWNER / DEVELOPER: Mohuma Six, LLC
PO Box 282
Springdale, AR. 72765

RESOLUTION: Resolved that Mohuma Six, LLC., hereby authorizes Brian Moore to execute the Certificate of Ownership and Dedication as shown on this Final Plat.

CERTIFICATE: We, Mohuma Six, LLC, do hereby certify that the foregoing is a true and correct copy of the resolution.

CERTIFICATES OF ACCEPTANCE: The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

STREETS AND DRAINAGE	DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DIVISION
WATER AND SEWER	WATER & SEWER SUPERINTENDENT
APPROVAL FOR RECORDING	SECRETARY, PLANNING COMMISSION
	CHAIRMAN, PLANNING COMMISSION
ACCEPTANCE OF DEDICATIONS	CITY CLERK
	MAYOR

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: Feb, 2016
OWNER: MS
DRAWN BY: MS
W.D. #: 12935

Memo

To: Planning Commission
From: Staff
Date: March 1, 2016
RE: L16-04 Large Scale Development Waffle House

Planning Comments

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
2. This development must comply with the City of Springdale Commercial Design Standards or a variance is required.

Commercial Design Standards Comments

- 1) All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
- 2) 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.

Engineering Comments

- 1) Need to obtain an AHTD permit for all work done on their right-of-way. Submit a copy to City Staff.
 - a. **Sect 106** Drainage 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.

- 2) 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.

WAFFLE HOUSE

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT PLAN L16-04

INDEX OF DRAWINGS

01	COVER SHEET
02	EXISTING SITE + EROSION CONTROL PLAN
03	SITE + UTILITY PLAN
04	GRADING AND DRAINAGE PLAN
05	LANDSCAPE PLAN
06	LIGHTING PLAN
07-10	DETAIL SHEETS

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION PROCEEDS. APPROXIMATE LOCATIONS OF UTILITIES ARE SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
7. CONTRACTOR TO INSTALL AUTO ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50" IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
13. THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF SPRINGDALE WATER AND SEWER SPECIFICATIONS, PROCEDURES AND DETAILS.
14. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
15. ALL SEWERMAINS AND MANHOLE RAIMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AERBONS WITH DISBURSES ACT REQUIREMENTS.
16. IN ALL RECONSTRUCTION, 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.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

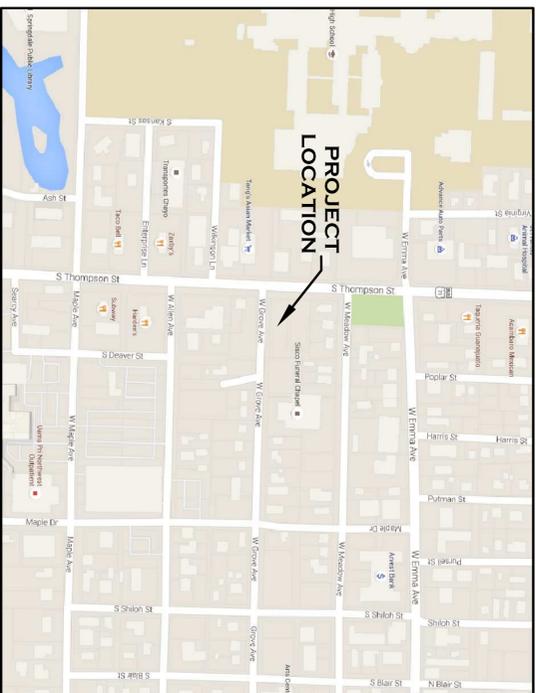
SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE DRAWINGS FOR CONFORMANCE WITH THE CITY OF SPRINGDALE'S REQUIREMENTS AND THE CITY OF SPRINGDALE'S SAFETY REQUIREMENTS, IN OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEFECTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO REDUCED THE UTILITY LINES SHOWN AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY MENTIONING THEIR LOCATION ON THESE DRAWINGS TO THE ATTENTION OF THE ACTUAL PERSONS OF THESE WORK.



VICINITY MAP NORTH

PARKING REQUIREMENTS:

CHAPTER 130, ARTICLE 7, SECTION 7.4 - PARKING STANDARDS RESTAURANTS (AND SIMILAR ESTABLISHMENTS SERVING FOOD AND BEVERAGES) - ONE (1) SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM OCCUPANCY ALLOWED UNDER THE BUILDING CODE AND ONE (1) SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

MAXIMUM OCCUPANCY: 49
 NUMBER OF EMPLOYEES ON LARGEST SHIFT: 23
 STANDARD SPACES REQUIRED: 28
 STANDARD SPACES PROVIDED: 28
 HANDICAP SPACES REQUIRED: 2
 HANDICAP SPACES PROVIDED: 2

UTILITY CONTACT INFORMATION

CABLE:	COX COMMUNICATIONS JASON COOPER / MICHAEL MOORE 4901 S. 48th STREET SPRINGDALE, AR 72764 PHONE: (479) 717-5730	FIRE:	CITY OF SPRINGDALE 417 HOLCOMB STREET SPRINGDALE, AR 72764 PHONE: (479) 750-4510	WATER & GAS:	SPRINGDALE WATER UTILITIES RICK RUSSELL 526 OAK AVE. SPRINGDALE, AR 72764 PHONE: (479) 571-5751
CITY:	CITY OF SPRINGDALE ENGINEERING/PLANNING 201 SPRING STREET SPRINGDALE, AR 72764 PHONE: (479) 750-8550	GAS:	SOURCE GAS 655 E. WILLSAP DRIVE FAVETTEVILLE, AR 72703 PHONE: (800) 563-0012	WASTE:	WASTE MANAGEMENT 11979 ARBOR ACRES RD FAVETTEVILLE, AR 72701 PHONE: (800) 443-5558
ELECTRIC:	AR/SMERPO 101 W. TOWNSHIP STREET FAVETTEVILLE, AR 72703 PHONE: (479) 225-0813	TELEPHONE:	SOUTHWESTERN BELL FAVETTEVILLE, AR 72701 PHONE: (479) 442-3107		

BASIS OF ELEVATION:
SPRINGDALE GCS MONUMENT #15, NAVD 88

BASES OF BEARING:
GPS OBSERVATION - ARKANSAS NORTH ZONE

SITE AREA INFORMATION:
GROSS SITE AREA (AFTER LOT SPLIT) 21,660 SQ FT
SITE BEAR IN SPLIT OF WAY 2,507 SQ FT
NET SITE AREA 23,660 SQ FT

GREENSPACE CALCULATIONS:
TOTAL AREA OF SITE (AFTER LOT SPLIT) 23,660 SQ FT
PROPOSED IMPERVABLE AREA 15,870 SQ FT
POST-DEVELOPED GREENSPACE 7,790 SQ FT
TOTAL PERCENTAGE GREENSPACE: 32.9%

BUILDING SETBACKS (PER ZONING):
FRONT (WITHOUT PARKING BETWEEN BUILDING & R/W) 30 FEET
FRONT (WITH PARKING BETWEEN BUILDING & R/W) 50 FEET
SIDE (SUBJECT TO APPLICABLE BUILDING & FIRE CODES) 0 FEET
SIDE (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT) 20 FEET
REAR 20 FEET

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A", "X", OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. #0514320070E. DATED 05/16/2008)

SURVEY DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF MEADOW STREET WHICH IS SP9702'00"E 253.44' AND S04°47'06"W 261.40' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY S88°56'11"E 49.55' TO AN EXISTING REBAR, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY TO S14°16'51"W 280.33' TO AN EXISTING REBAR ON THE NORTH RIGHT-OF-WAY OF S. WILLSAP DRIVE, THENCE ALONG SAID NORTH RIGHT-OF-WAY S88°56'11"E 49.55' TO AN EXISTING REBAR, THENCE ALONG SAID EAST RIGHT-OF-WAY OF S. WILLSAP DRIVE, THENCE ALONG SAID EAST RIGHT-OF-WAY S89°18'09"E 188.18' TO AN EXISTING PIPE, THENCE N05°07'42"E 88.53' TO AN EXISTING REBAR, THENCE S88°56'11"E 18.90' TO AN EXISTING COTTON BUCKERS SPRING, THENCE N05°07'42"E 98.88' TO THE POINT OF BEGINNING, CONTAINING 0.79 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

GENERAL SURVEY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CLARIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PARCEL NUMBERS: 815-2848-000

PROJECT SITE ADDRESS: 219 S THOMPSON ST
SPRINGDALE, ARKANSAS

ZONING CLASSIFICATION: C-2

PROPOSED USE: RESTAURANT

CURRENT OWNER: ORELLANA, HECTOR & MANCIA, MARIA
PO BOX 1099
SPRINGDALE, AR 72765

DEVELOPER: WAFFLE HOUSE, INC
FRANK PETERSON
1524 W. WILLSAP DRIVE
NORCROSS, GA 30071

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S PLEASANT RIDGE DR
FAVETTEVILLE, AR 72703
PHONE: (479) 442-9350
FAX: (479) 521-9350

PROPOSED	EXISTING	DESCRIPTION
[Symbol]	[Symbol]	ASPHALT (TERRAZ)
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	BUILDING SETBACK LINE
[Symbol]	[Symbol]	BOLDED
[Symbol]	[Symbol]	CABLE TV (UNDERGROUND)
[Symbol]	[Symbol]	CENTRAL
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	CONTOURS
[Symbol]	[Symbol]	CURB & GUTTER
[Symbol]	[Symbol]	ELECTRICAL (UNDERGROUND)
[Symbol]	[Symbol]	ELECTRICAL (OVERHEAD)
[Symbol]	[Symbol]	ELECT. TRANSMITTER
[Symbol]	[Symbol]	ESCAPEMENT (WOOD/GIRAN)
[Symbol]	[Symbol]	FIBER OPTIC CABLE
[Symbol]	[Symbol]	FIRE HYDRANT ASSEMBLY
[Symbol]	[Symbol]	FLOWLINE
[Symbol]	[Symbol]	FLORE MAIN
[Symbol]	[Symbol]	GAS MAIN
[Symbol]	[Symbol]	GRAVEL SURFACE (TERRAZ)
[Symbol]	[Symbol]	IRON PIPE (6" RE-BAR)
[Symbol]	[Symbol]	LIGHT
[Symbol]	[Symbol]	MONUMENT (CONCRETE)
[Symbol]	[Symbol]	POND
[Symbol]	[Symbol]	POWER POLE
[Symbol]	[Symbol]	PROPERTY LINE (EXTERNAL)
[Symbol]	[Symbol]	RIGHT-OF-WAY
[Symbol]	[Symbol]	SANITARY SEWER PIPE
[Symbol]	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	[Symbol]	SANITARY SEWER SERVICE
[Symbol]	[Symbol]	SECTION LINE
[Symbol]	[Symbol]	SOBEMALK
[Symbol]	[Symbol]	SON FENCE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	STORM SEWER PIPE
[Symbol]	[Symbol]	STORM SEWER INLET
[Symbol]	[Symbol]	TELEPHONE (PEB/MANHOLE)
[Symbol]	[Symbol]	TELEPHONE (UNDERGROUND)
[Symbol]	[Symbol]	THEIR/RE BAR (TO BE REMOVED)
[Symbol]	[Symbol]	UTILITY EASEMENT
[Symbol]	[Symbol]	WATER MAIN PIPE
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	WATER THIRST BLOCK
[Symbol]	[Symbol]	WATER MAIN REDUCER
[Symbol]	[Symbol]	WATER MAIN BLOWOFF VALVE

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER

 No. 9810
 GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
 BATES & ASSOCIATES, INC.
 No. 4133
 LICENSE RENEWED

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REVISIONS	DATE
1ST SUBMITTAL	01/28/16
REVISIONS PER 2-11-16 TECHNICAL PLAT REVIEW	02/17/16

WAFFLE HOUSE
 LARGE SCALE DEVELOPMENT
 L16-04
 COVER SHEET
 SPRINGDALE, ARKANSAS

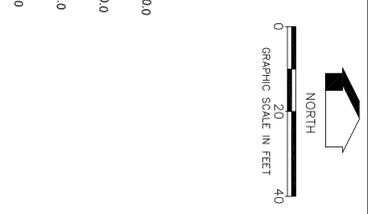
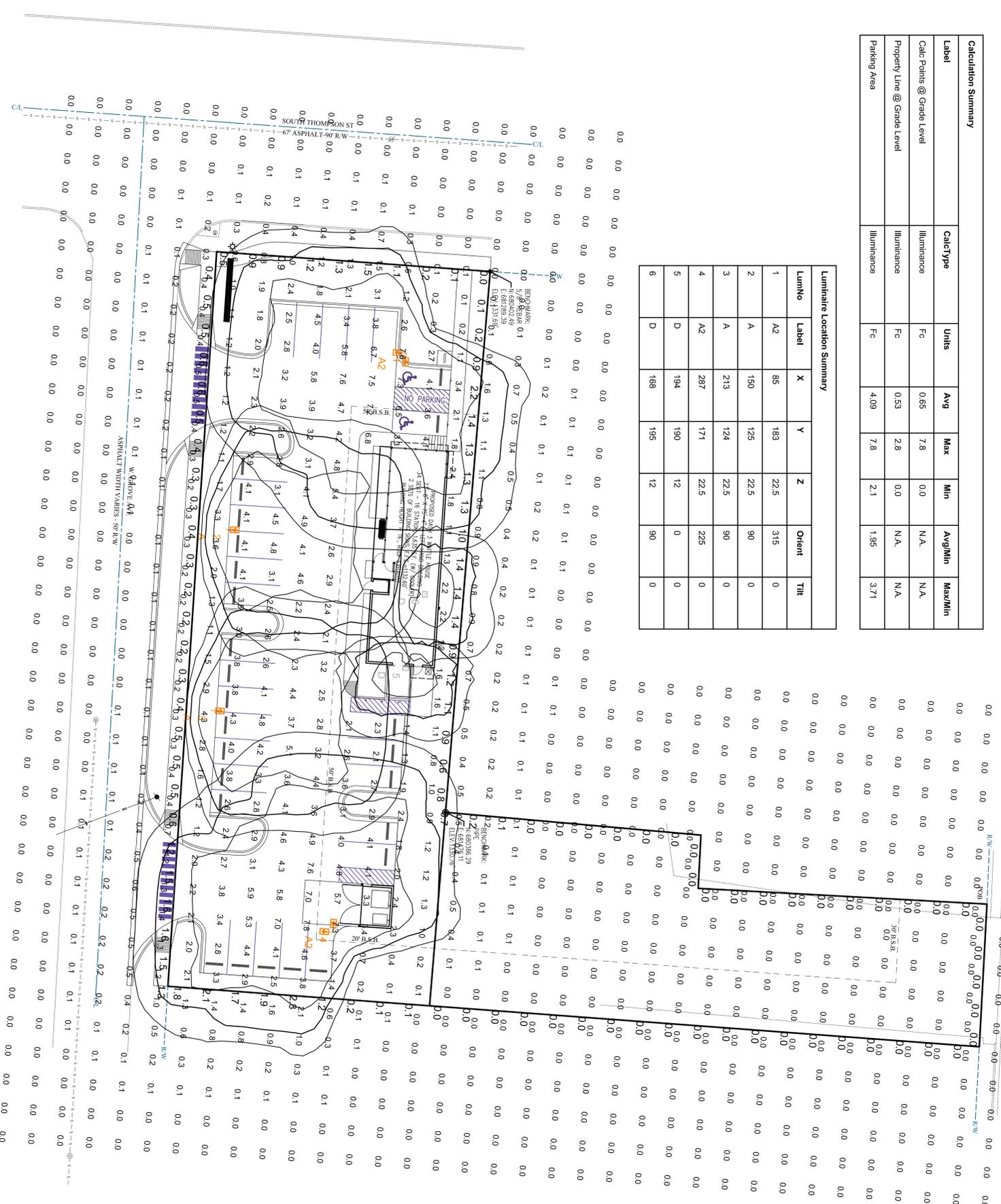
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PROJECT NO. 15-483
 DRAWING NO. 01

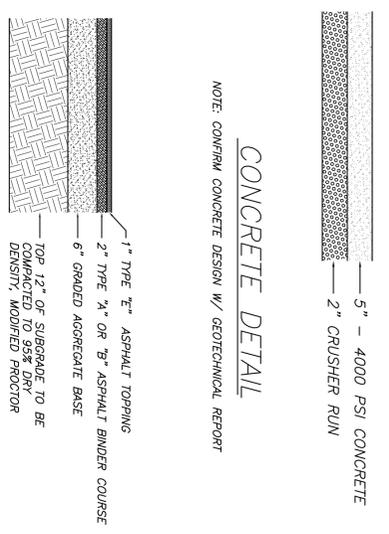
Symbol	Qty	Label	Arrangement	LuminaireLamp	LLF	Description
	2	A	SINGLE	300000	0.800	CR1-A-P32-H4P-F-O-BL-HS-L-WX
	2	A2	2 @ 90 DEGREES	300000	0.800	QTY 2 - CR1-A-P32-H4P-F-O-BL-HS-L-WX
	2	D	SINGLE	5900	0.800	LMC-TOP

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc Points @ Grade Level		Fc	0.65	7.8	0.0	N.A.	N.A.
Property Line @ Grade Level		Fc	0.53	2.8	0.0	N.A.	N.A.
Parking Area		Fc	4.09	7.8	2.1	1.95	3.71

LumNo	Label	X	Y	Z	Orient	Tilt
1	A2	85	183	22.5	315	0
2	A	150	125	22.5	90	0
3	A	213	124	22.5	90	0
4	A2	287	171	22.5	225	0
5	D	194	190	12	0	0
6	D	168	195	12	90	0

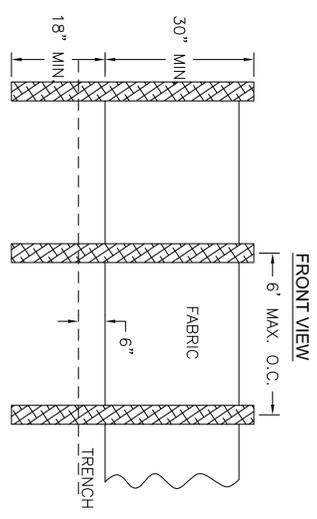
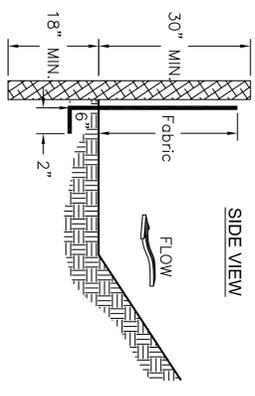


PROJECT NO 15-483 DRAWING NO 06	 Bates & Associates, Inc. Civil Engineering & Surveying www.nwabatesinc.com 7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350	WAFFLE HOUSE LARGE SCALE DEVELOPMENT L16-04 LIGHTING PLAN SPRINDALE, ARKANSAS	REVISIONS 1ST SUBMITTAL 01/28/16 REVISIONS PER 2-11-16 TECHNICAL PLAT REVIEW 02/17/16	DATE 01/28/16 02/17/16
			DRAWN BY: B. Watts & E. Niehus ENGINEER: G. Bates Copyright © 2015 Bates & Associates, Inc.	



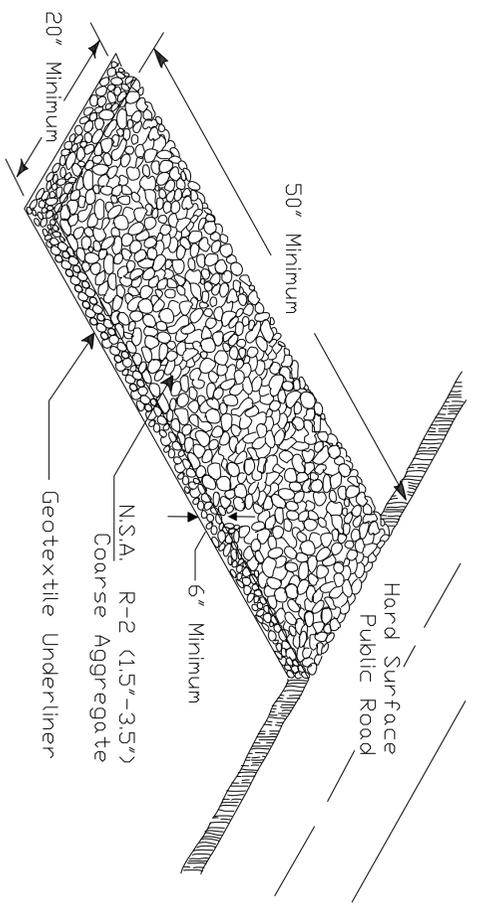
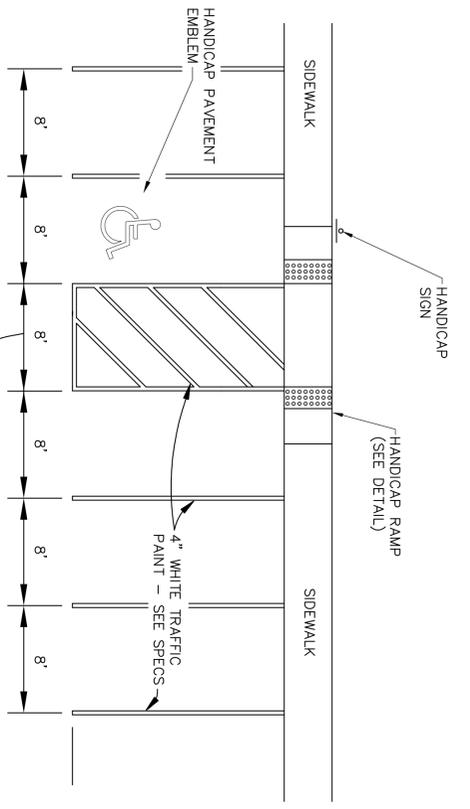
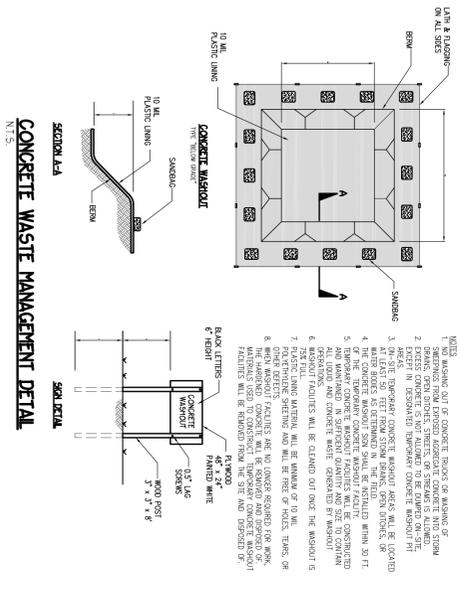
PAVEMENT DETAIL

NOTE: CONFIRM PAVEMENT DESIGN W/ GEOTECHNICAL REPORT



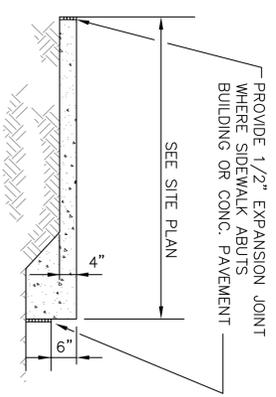
- NOTES:
 1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (C) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 3. LOCAL REGULATIONS OFTEN TAKE PRECEDENCE OVER FEDERAL LAW AND MAY INCLUDE ADDITIONAL SPECIFIC REQUIREMENTS.

SILT FENCE DETAIL



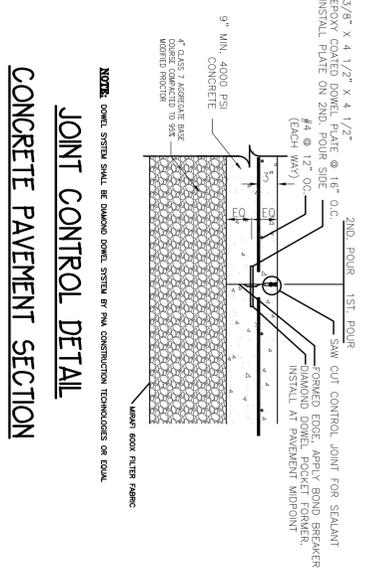
CONSTRUCTION ENTRANCE

N.T.S.



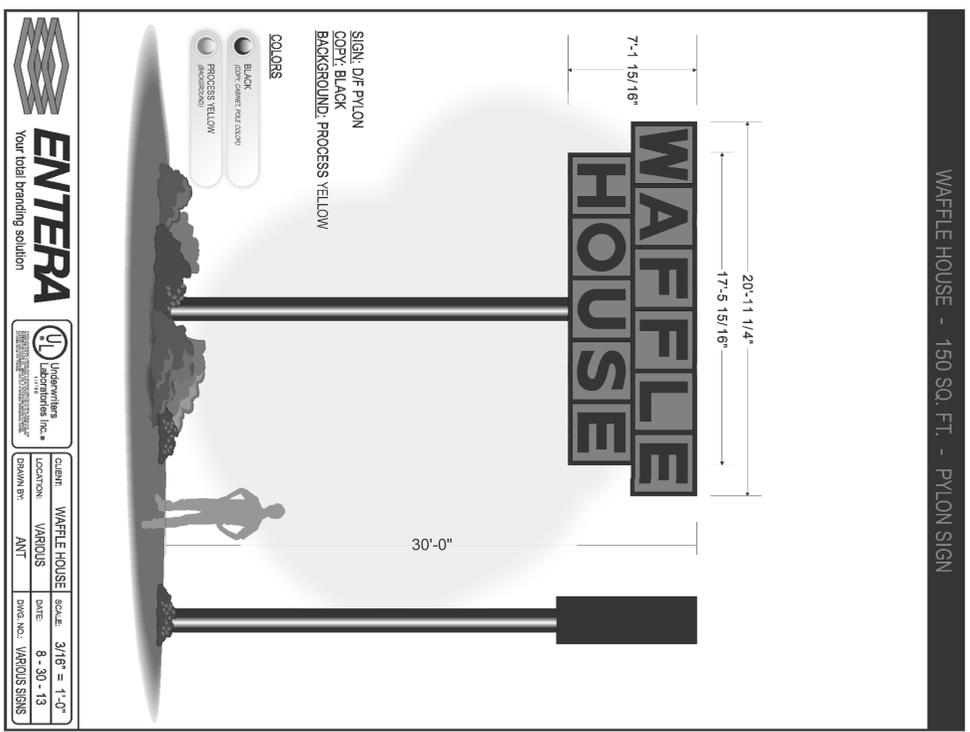
TYP. SIDEWALK SECTION

N.T.S.



CONCRETE PAVEMENT SECTION

N.T.S.



- SIGN: Pylon**
 COOR: BLACK
 BACKGROUND: PROCESS YELLOW
- COLORS**
 BLACK (PANTONE 690C)
 PROCESS YELLOW (PANTONE 108C)

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 1000 N. W. 10th St., Ft. Lauderdale, FL 33304
 (954) 575-1100

CLIENT:	WAFFLE HOUSE	SCALE:	3/16" = 1'-0"
LOCATION:	VARIOUS	DATE:	8-30-13
DRAWN BY:	ANT	DWG. NO.:	VARIOUS SIGNS

DRAWN BY: B. Watts & E. Niehus ENGINEER: G. Bates

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 9810
 GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
 BATES & ASSOCIATES, INC.
 No. 4333
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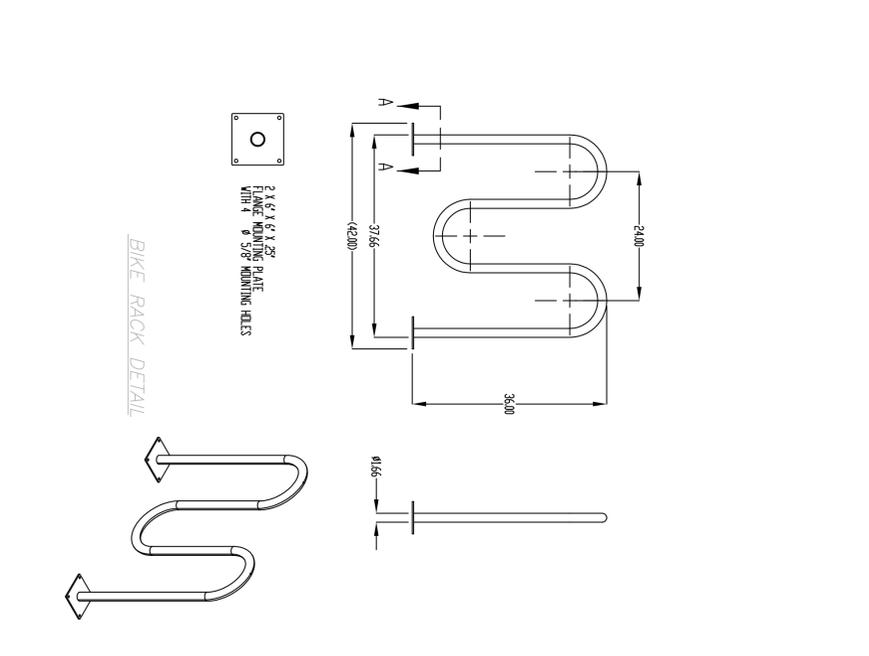
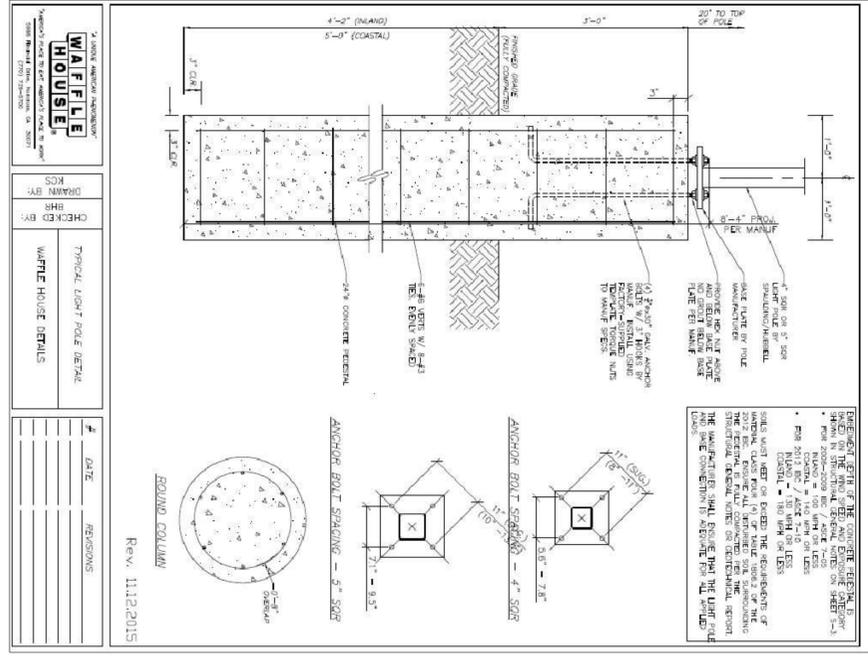
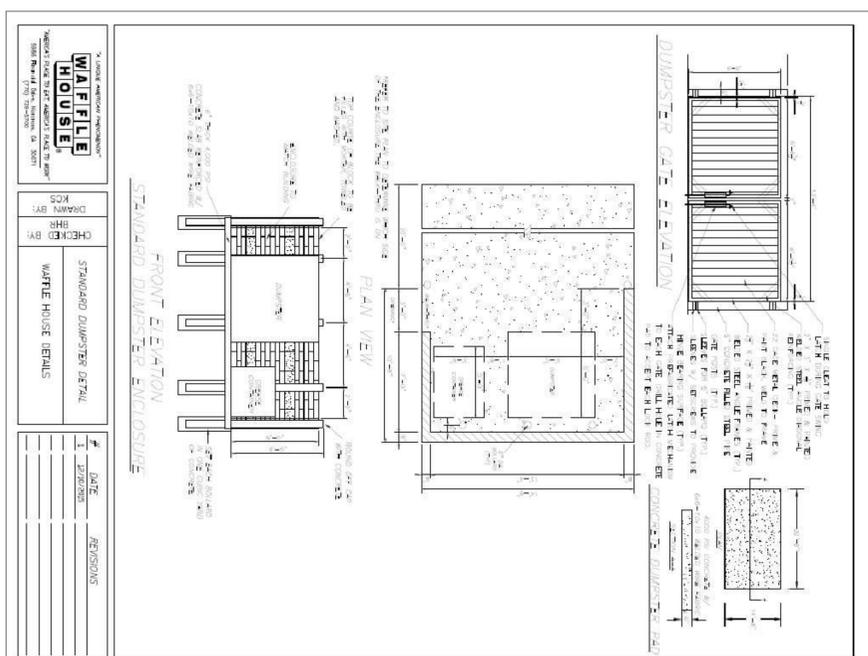
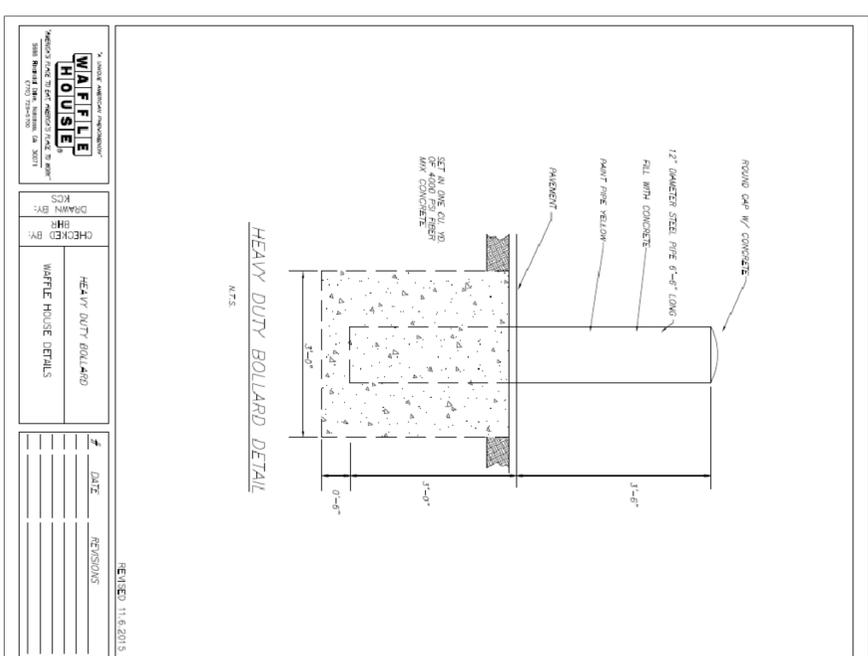
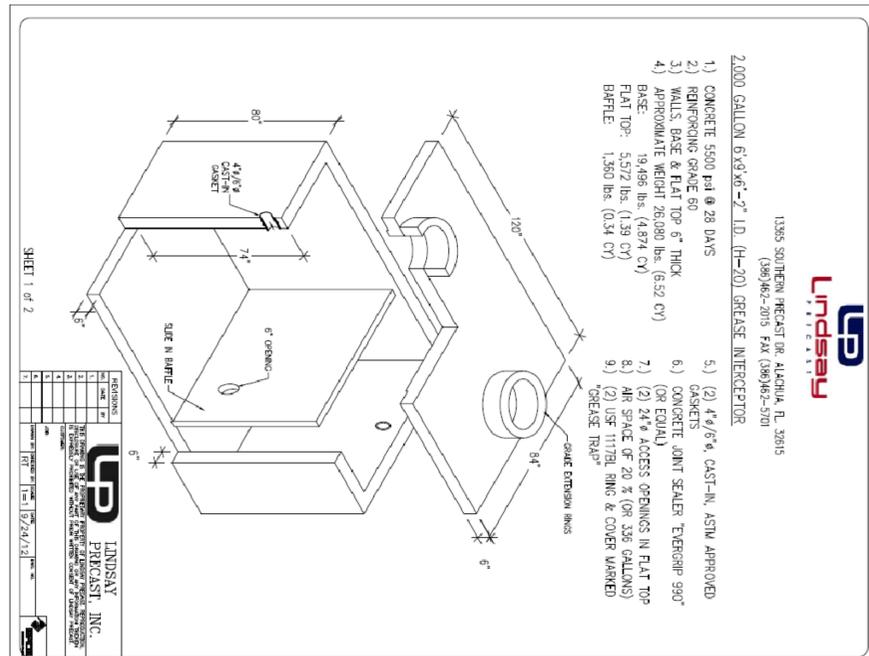
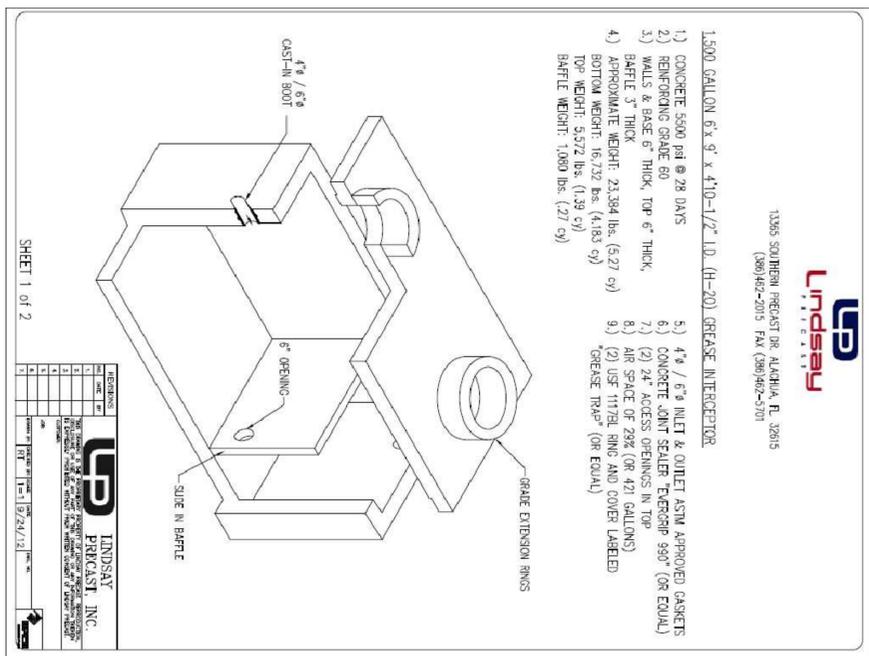
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REVISIONS	DATE
1ST SUBMITTAL	01/28/16
REVISIONS PER 2-11-16 TECHNICAL PLAT REVIEW	02/17/16

WAFFLE HOUSE
 LARGE SCALE DEVELOPMENT
 L16-04
 SITE DETAILS
 SPRINGDALE, ARKANSAS

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Staff Use Only

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

File # **BK-09**

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: Paul & Candy Hughes

Applicant's Mailing Address:

1856 N 40th
Street Address or P.O. Box
Springdale AR 72762
City, State & Zip Code

479-295-9090 479-8661750
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

Telephone Number

City, State & Zip Code

Address of Variance Request: 1856 N 40th Springdale

Zoning District: A-1

The following information should be attached to this application:

1. \$75.00 Fee
2. Warranty Deed
3. Authorization of Representation (If the Property Owner will not be present at the meeting.)
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

Not Applicable

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front: _____ Side: _____ Back: 35'
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: _____ Side: _____ Back: 10
(if granted what the setback would be.)

Variance: Front: _____ Side: _____ Back: 25
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

Not Applicable

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds ALL of the following:

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

Many of our neighbors are zoned R1 we
are all increasing our setback

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):**

Unknown

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):**

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.

Kimberly Hughes
Applicant Signature*

Paul H. H. H.
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Property Owner Signature*
(If different from Applicant)

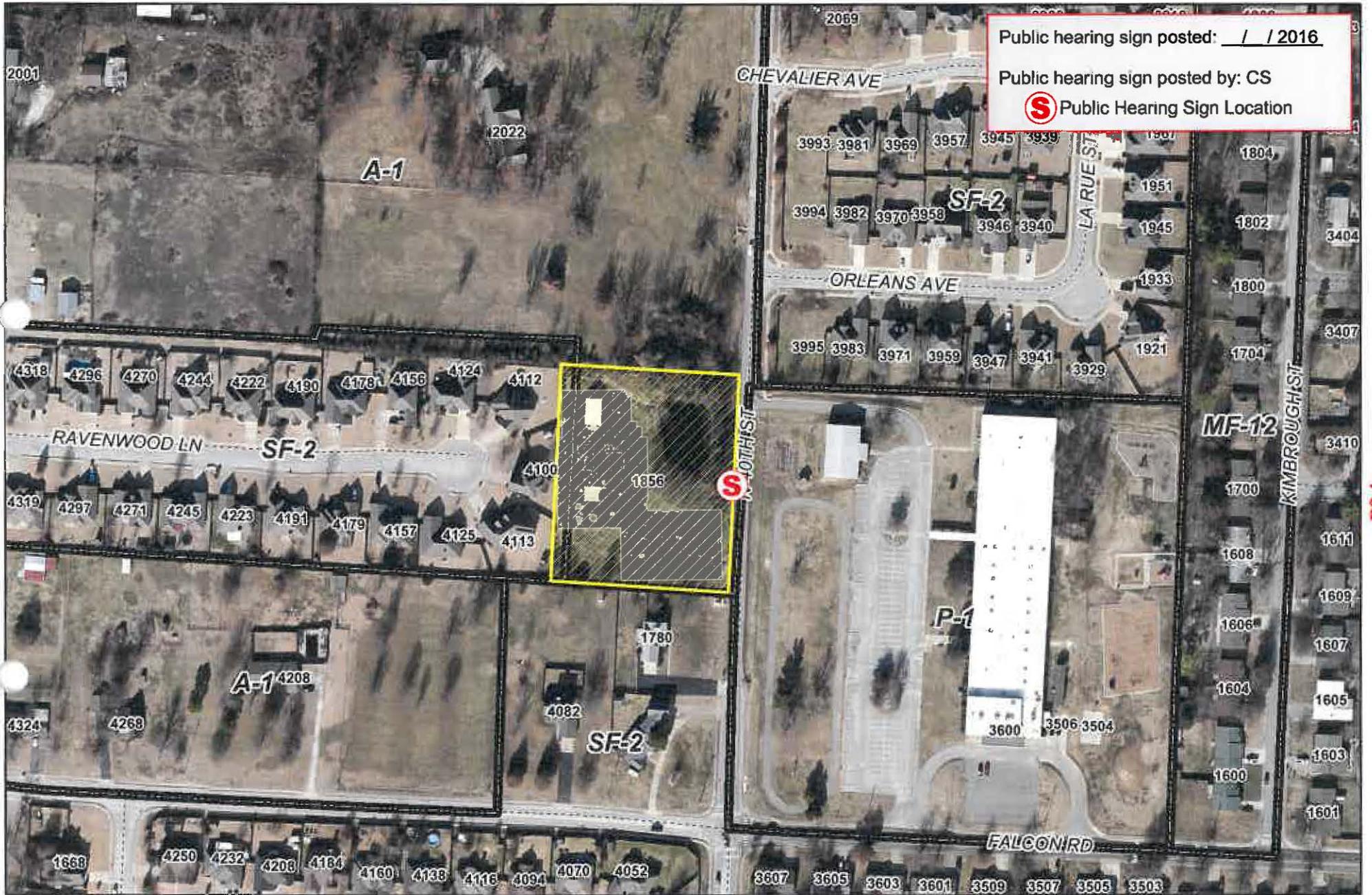
*If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.

State of Arkansas)
County of Washington) ss.

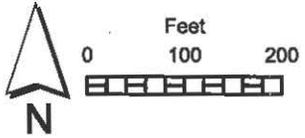
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 4 day of February, 2016.



Debbie A. Plender
Notary Public

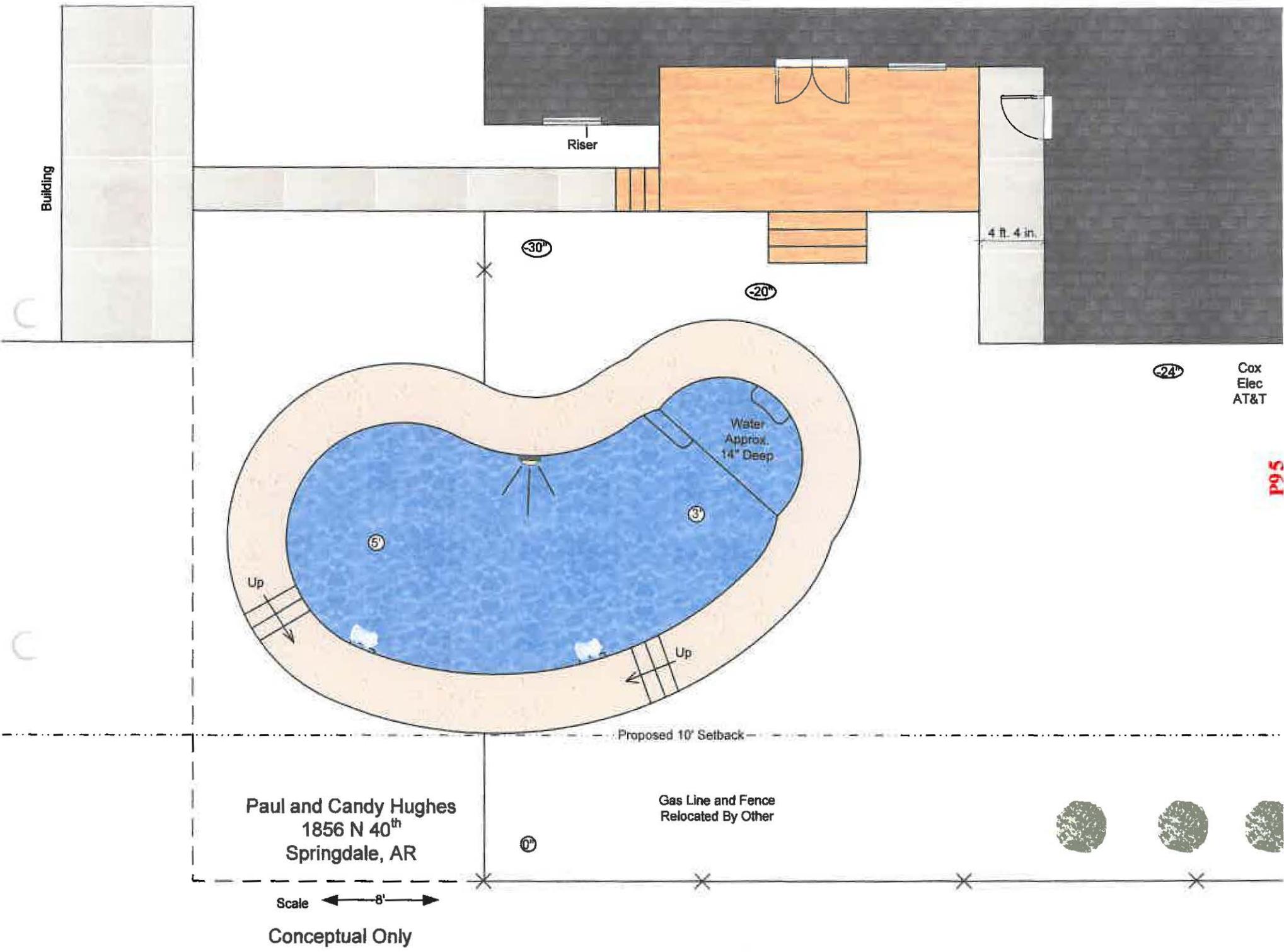


Public hearing sign posted: / / 2016
Public hearing sign posted by: CS
S Public Hearing Sign Location



FILE NO. B16-09
APPLICANT: PAUL & CANDY HUGHES
VARIANCE REQUEST: REDUCTION OF REAR SETBACK

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
MARCH 1, 2016



Building

Riser

4 ft. 4 in.

-30"

-20"

-24"

Cox
Elec
AT&T

Water
Approx.
14" Deep

5

3

Up

Up

Proposed 10' Setback

Paul and Candy Hughes
1856 N 40th
Springdale, AR

Gas Line and Fence
Relocated By Other

1

Scale ← 8' →

Conceptual Only

P95

Staff Use Only

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

File # B1670

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: James A. + Joyce R. Bradley

Applicant's Mailing Address:

3942 Shannendeah Ln. 479-751-7833
Street Address or P.O. Box Telephone Number
Springdale, Ark. 72762
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: same

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 the height of building
from 16 feet to 23 feet

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 is a Detached Garage
that I use for trucks and
a Storage Room above.*

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):**

*It is keeping with Neighborhood
as Roof Pitch and Construction
Matches all my Roof pitches*

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):**

*I went through the process
of Building Inspection and have
passed all inspections except
final inspection*

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.

James a Bradley
 Applicant Signature*

Joyce Bradley
 Applicant Signature*

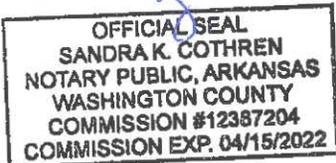
 Property Owner Signature*
 (If different from Applicant)

 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

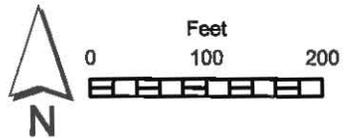
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 8th day of February, 2016.



Sandra K Cothren
 Notary Public



Public hearing sign posted: / / 2016
Public hearing sign posted by: CS
S Public Hearing Sign Location



FILE NO. B16-10
APPLICANT: JAMES & JOYCE BRADLEY
VARIANCE REQUEST: HEIGHT OF ACCESSORY STRUCTURE

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
MARCH 1, 2016

*Rowlin
top choice*

Garage Plan Specification

Garage Width: 24 Feet.

Garage Depth: 28 Feet.

Garage Size: 2 Car.

Style of Garage: Traditional.

Exterior Finish: Brick 8 feet on front 8 feet on remainder and Vinyl Siding.

First floor roof height: 8 feet.

Second floor roof height 8 feet.

Roof peak 23 Feet.

Exterior Wall Structure: 2 X 4 Studs 16 Inch Center.

Roof Framing Rafters: 2 X 6 on ²⁴16 inch centers

Second Floor Joist: What is Recommended for Upstairs Floors

16" wide 16" center

Primary Roof Pitch: 12: 12

Roof Decking 1/2 Inch ~~plywood~~ solar shield

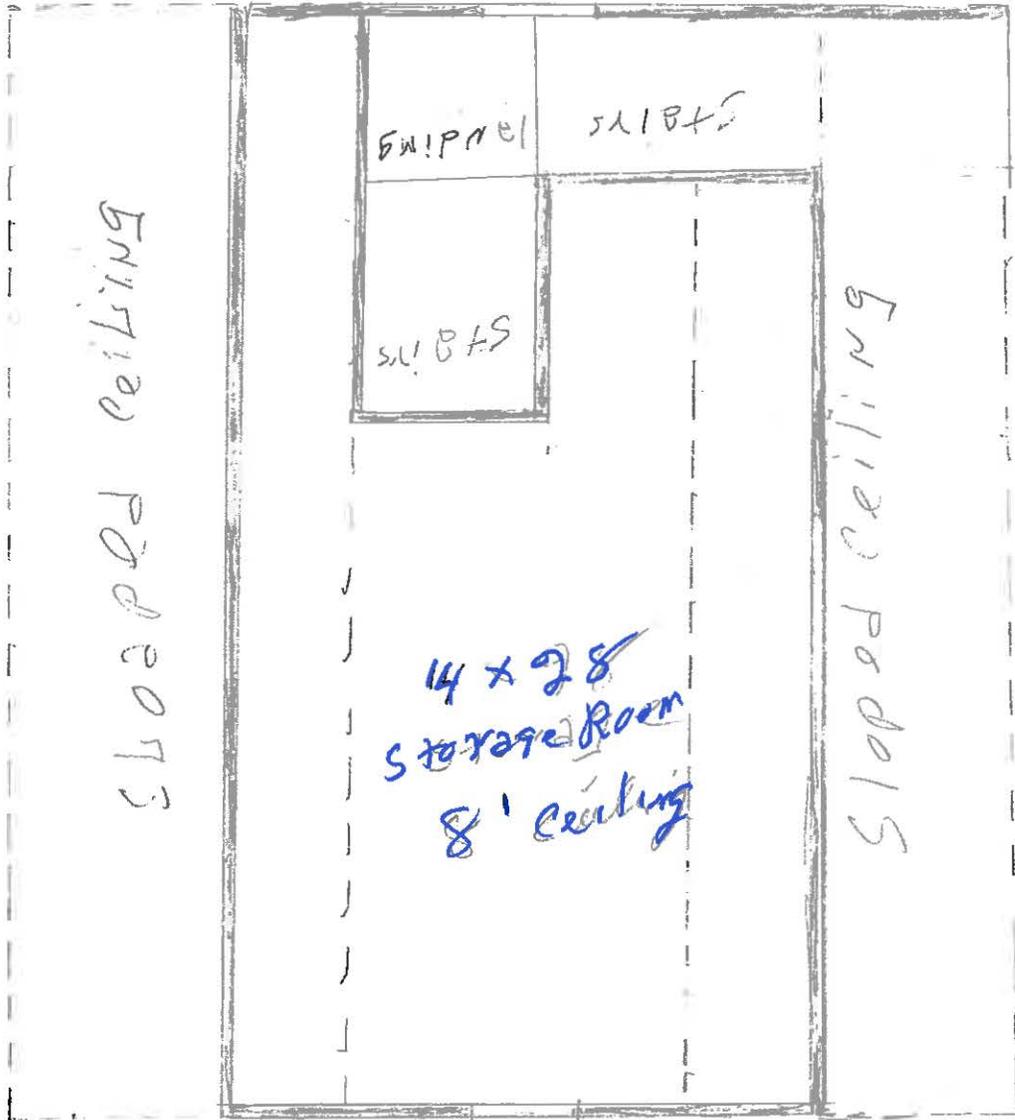
Second Floor, floor Decking: 3/4 Plywood.

Windows and door as specified in plan.

*Dawn stain
up & stain 3 w/ Indover 32 x 54
2 windows 28 x 48*

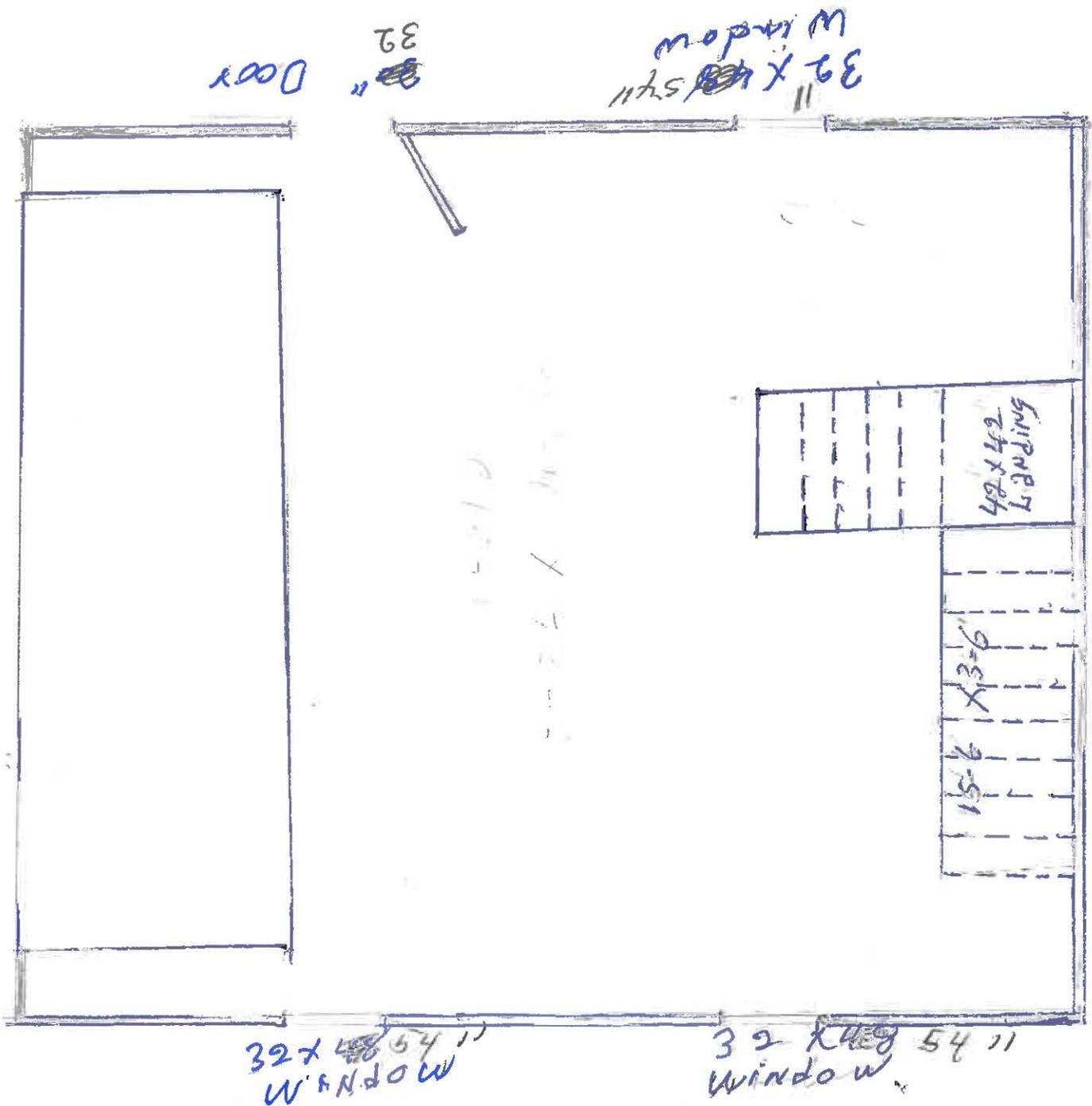
*2- 2x8 24'
1 case blue
10 Roll Zip Top
4- 10' x 2x4*

28" ~~28" x 48"~~ window

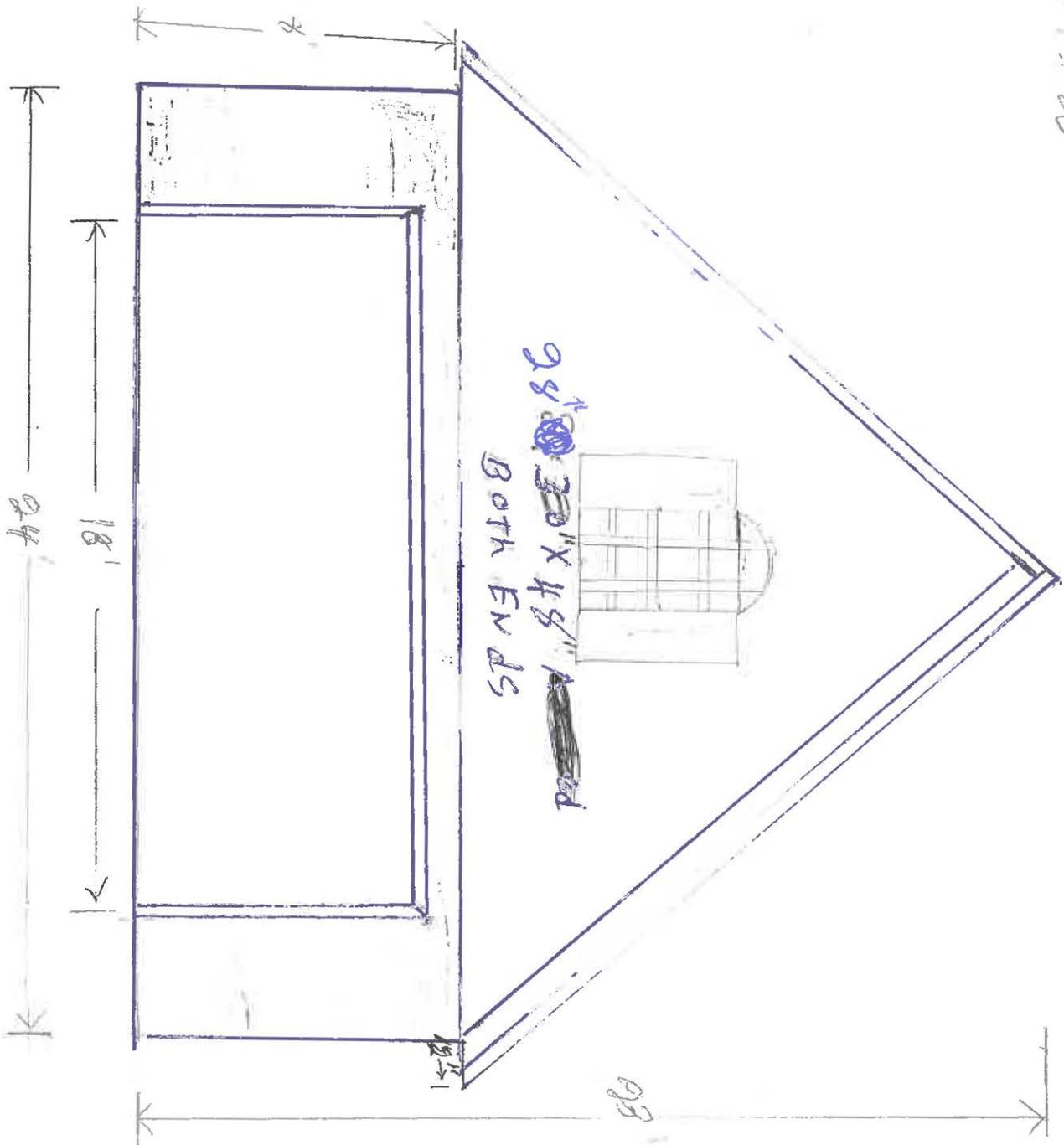


Second Floor

First Floor



Front view





P106

Staff Use Only

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

File # B16-11

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

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

Applicant's Name: JOHN W. & MARY K. HAYES REV. TRUST

Applicant's Mailing Address:

4300 KENDRA AVE

479-756-0438

479-530-4148 CELL

Street Address or P.O. Box
SPRINGDALE, AR. 72762

Telephone Number

City, State & Zip Code

Property Owner's Name

(If different from Applicant): NA

Property Owner's Mailing Address:

(If different from Applicant):

SAME

Street Address or P.O. Box

Telephone Number

City, State & Zip Code

Address of Variance Request: 4300 Kendra Ave.

Zoning District: SF2

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 1, 2, 3, 4
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

Not Applicable

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front: 30' Side: _____ Back: _____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: 21' Side: _____ Back: _____
(If granted what the setback would be.)

Variance: Front: 9' Side: _____ Back: _____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

Not Applicable

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

~~_____

_____~~

The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds ALL of the following:

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

4300 KENDRA IS A CORNER LOT. EXISTING SET BACKS REQUIRE 40' ON EAST AND SOUTH SIDES OF OUR PROPERTY. I HAVE RETIRED AND SOLD MY COMPANY, UNIVERSAL SUPPLY. AFTER 40 YEARS OWNING/OPERATING THE BUSINESS, I HAVE LOST THE STORAGE FACILITY IN THE WAREHOUSE FOR MY COLLECTOR SHOW CAR (RESTORED 1967 FIREBIRD). IT NOW OCCUPIES MY WIFE'S PARKING SPOT IN THE EXISTING GARAGE. SHE IS NOT HAPPY THAT HER CAR SETS OUSIDE IN THE WEATHER. INSURANCE DEMANDS THE COLLECTOR CAR BE STORED IN A SECURE LOCKABLE STRUCTURE. THE PROPOSED ADDITION WILL ELEMIMATE OUR PARKING PROBLEM.

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):**

WE WISH TO ADD AN ATTACHED GARAGE ON THE EAST SIDE. WITHOUT A VARIANCE FROM THE EXISTING 40' SET BACK, WE ARE UNABLE TO CONSTRUCT THIS PROPOSED ADDITION AS IT WOULD REQUIRE 30' SETBACK ON THE EAST SIDE.

THE PROPOSED 20X14 GARAGE ADDITION WILL REQUIRE 30' EAST SIDE ONLY

WE NEED THE ABILITY TO SECURELY, SAFELY AND NEATLY STORE OUR MOTOR VEHICLES.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

THE PROPOSED ADDITION WILL BE BRICKD AND SHINGLED TO MATCH EXISTING HOUSE. WE WILL EXTEND THE CONCRETE DRIVE TO THE SIDEWALK AND USING THE EXISTING DRIVE ENTRY. THE STRUCTURE WOULD NOT LOOK OUT OF PLACE OR DEVALUE ANY ADJOINING PROPERTY BUT WILL ALLOW US TO STORE SECURELY AND SAFELY 3 VEHICLES INSTEAD OF ONLY 1. HAVING LOST MY STORAGE FOR MY COLLECTOR, CAR I NEED THE PROPOSED ADDITION TO STORE AND WORK ON IT AS WELL AS OTHER PROJECTS THAT REQUIRE WORK SPACE THAT I DO NOT CURRENTLY HAVE.

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.

John W. Haynes Trustee
Applicant Signature*

Mary K. Haynes Trustee
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

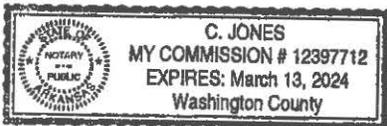
Property Owner Signature*
(If different from Applicant)

*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 29th day of January, 2014.

C. Jones
Notary Public

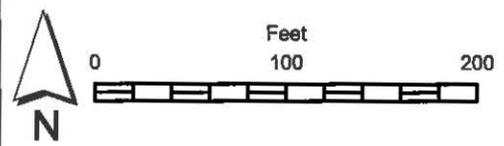




Public hearing sign posted: / / 2016
Public hearing sign posted by: CS
Public Hearing Sign Location

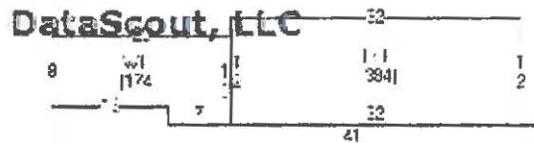
SF-2

PIII



FILE NO. B16-11
APPLICANT: JOHN & MARY HAYES REVOCABLE TRUST
VARIANCE REQUEST: REDUCTION OF FRONT SETBACK

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
MARCH 1, 2016



PROPOSED 14X20 ATTACHED GARAGE
 BRICK TO MATCH HOUSE, FULL
 WIDTH CONCRETE DRIVE USING

EXISTING ENTRY
 ← 30' →
 CURB DISTANCE

EXISTING GARAGE →

EXISTING CONCREDE DRIVE →

Description	Area
Living Area	1956
Age - masonry	506
Attached, att	384
Enclosed	
Open	25

↑ PROPOSED ADDED CONCRETE DRIVE



Proposed New Concrete

Image capture: Apr 2014 © 2016 Google

PI13



Notices To owners maps

(N)



PI15

Staff Use Only

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

File # B16-12

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: Aurelio Castaneda and Tomasa Castaneda

Applicant's Mailing Address:

1805 W. Morder pl.
Street Address or P.O. Box
Rogers, AR 72758
City, State & Zip Code

(479) 685-7307
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: front porch 706 Maria St

Zoning District: SF-2

The following information should be attached to this application:

1. \$75.00 Fee
2. Warranty Deed
3. Authorization of Representation (If the Property Owner will not be present at the meeting.)
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

Not Applicable

Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.

Required: Front: 30 Side: 8 Back: 20
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: 22.5 Side: _____ Back: _____
(if granted what the setback would be.)

Variance: Front: 7.5 Side: _____ Back: _____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

Not Applicable

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

Variance requested to build a front porch of
7.5 feet variance

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 is an older neighborhood. Some of
this homes have had improvements of different
kinds such porches etc. This home looks outdated
and will butify the neighborhood with a new porch.

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):**

Other homes have porches and look very nice
this will help the neighborhood look improved
and encourage other neighbor to butify their
own homes in the future.

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):**

construction of this
porch started but inspector stoped construction
due to variances pictures included.

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.

Cuvellio Cortanida I
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Tomasso Costainolo
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

*If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.

State of Arkansas)
) ss.
County of Benton)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of February, 2016.



Norma Solis
Notary Public

February 18, 2016

Springdale Planning Commission
City Administration Building
201 Spring Street
Springdale, AR 72764

RE: Public Hearing on March 1, 2016

While I am unable to attend the public hearing, I heartily approve of Aurelio and Tomasa Castaneda improving their property at 706 Maria Street. This includes a front porch and other items that they wish to improve.

On behalf of my wife, Mary Sue Kellogg, I thank them very much for the work that enhances the value of property on Maria Street and the City of Springdale!!

Sincerely,



David Wayne Kellogg

709 Maria Street
Springdale, AR 72762

cc: Aurelio and Tomasa Castaneda

RECEIVED
FEB 22 2016
PLANNING OFFICE
CITY OF SPRINGDALE

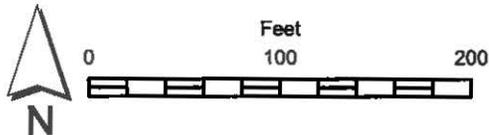


Public hearing sign posted: / / 2016

Public hearing sign posted by: CS

 Public Hearing Sign Location

P121



FILE NO. B16-12
APPLICANT: AURELIO CASTANEDA
VARIANCE REQUEST: REDUCTION OF FRONT SETBACK

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
MARCH 1, 2016



P122



PI23



P124



P125

February 11, 2016

To: Springdale Planning Commission

From: Maribell Gochi

Subject: Waiver of sidewalk requirement

I would like to request a waiver of sidewalk requirement at 3304 Brandy Lane.

Respectfully,

Maribell Gochi



W16-026











Debbie Ponders

From: Samuel S. Mayes <sam@rigginsdevelopment.com>
Sent: Thursday, February 25, 2016 3:24 PM
To: dpounders@springdalear.gov
Subject: Springdale Planning Commission
Attachments: IMG_5957.jpeg; IMG_8103.jpeg; IMG_6133.jpeg; IMG_2229.jpeg; IMG_6990.jpeg

Springdale Planning Commission,

We would like a variance to not build sidewalks at 6733 Sunset Ridge Drive. I have attached pictures. There is not a sidewalk on the house to the north, and there is also a drainage swell to the side of the house. We feel it would not look right to have sidewalks.

Thank You,

Sam Mayes

Construction Coordinator

Riggins Commercial Construction and Development

1204 East Joyce Blvd Suite 102

Fayetteville, AR 72703

Phone: 479-582-9597

Fax: 479-582-4430

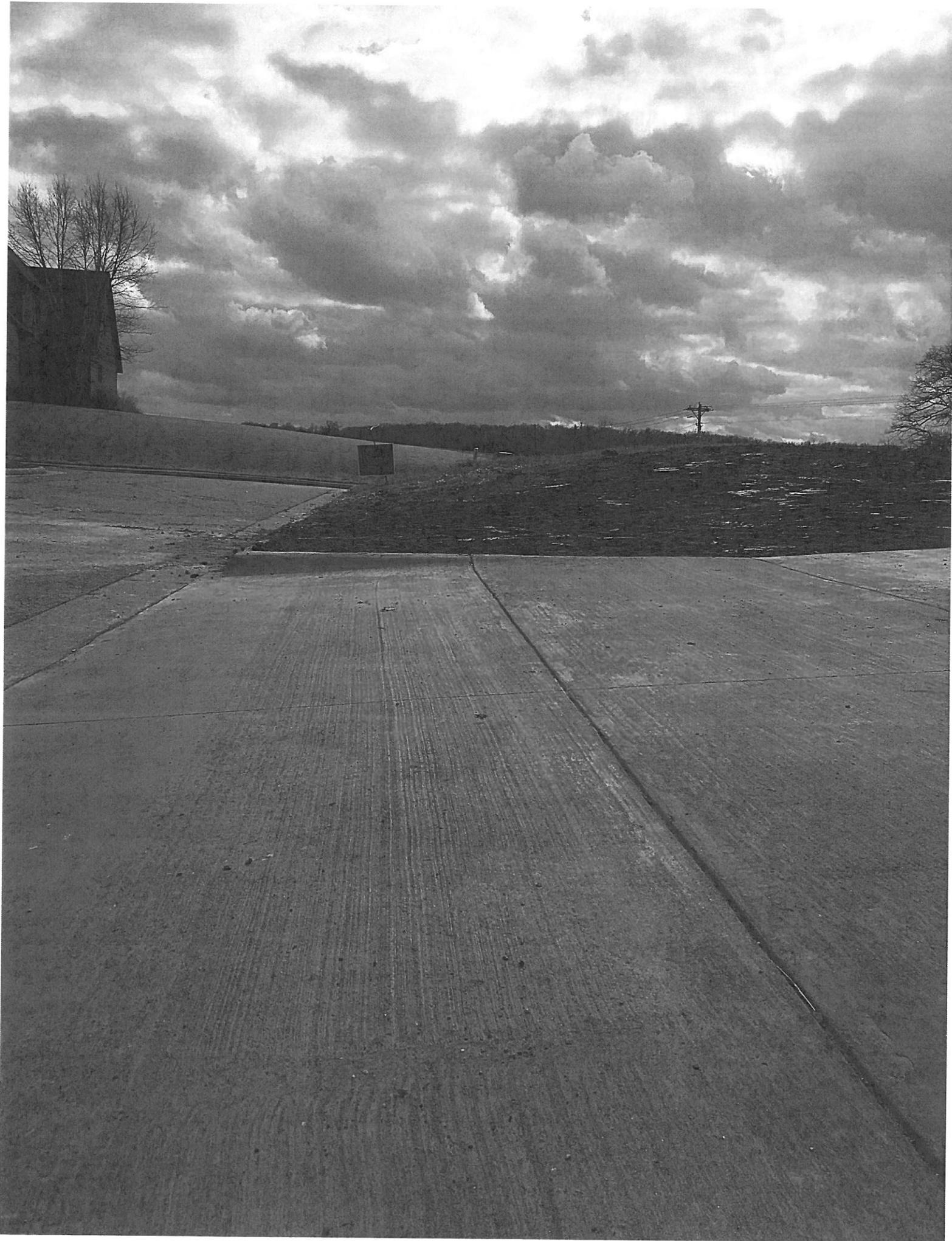
www.rigginscustomhomes.com



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W16-07











ID	Task Mode	Task Name	Duration	Start	Finish	21, '16	Feb 28, '16	Mar 6, '16	Mar 13, '16	Mar 20, '16	Mar 27, '16	Apr 3, '16	Apr 10, '16	Apr 17, '16	Apr 24, '16	May 1, '16	M
						T	W	T	F	S	S	M	T	W	T	F	S
1		Crain GMC Sprindale Car Wash Building	52 days	Thu 2/25/16	Fri 5/6/16												
2		Site Demolition	2 days	Thu 2/25/16	Fri 2/26/16												
3		Fence Demolition	2 days	Thu 2/25/16	Fri 2/26/16												
4		Pole Light Demolition	2 days	Thu 2/25/16	Fri 2/26/16												
5		Earthwork (Select Fill Haul In)	5 days	Thu 2/25/16	Wed 3/2/16												
6		Install New Area Drain	2 days	Tue 3/1/16	Wed 3/2/16												
7		Install New Storm Drainage Pipe	2 days	Tue 3/1/16	Wed 3/2/16												
8		Place Curb & Gutter at Landscape Islands	2 days	Tue 3/1/16	Wed 3/2/16												
15		Install Site Utilities to New Building Pad	4 days	Tue 3/1/16	Fri 3/4/16												
9		Drill, Set Sono Tube Form, & Place Light Pole Bases	2 days	Thu 3/3/16	Fri 3/4/16												
10		Haul in Asphalt Base Rock	3 days	Thu 3/3/16	Mon 3/7/16												
11		Lay Asphalt Paving	2 days	Tue 3/8/16	Wed 3/9/16												
12		Stripe Parking Lot	1 day	Thu 3/10/16	Thu 3/10/16												
13		Install Wood Privacy Fence	4 days	Thu 3/10/16	Tue 3/15/16												
16		Install Remainder of Site Utilities	5 days	Thu 3/10/16	Wed 3/16/16												
14		Landscaping	4 days	Fri 3/11/16	Wed 3/16/16												
17		Excavate & Place Building Foundations	3 days	Thu 3/17/16	Mon 3/21/16												
18		Below Slab MEP Rough In	2 days	Tue 3/22/16	Wed 3/23/16												
19		Slab Preperation	2 days	Thu 3/24/16	Fri 3/25/16												
20		Place Building Slab	1 day	Mon 3/28/16	Mon 3/28/16												
21		Butler Metal Building Delivery/ Shake Out	1 day	Tue 4/5/16	Tue 4/5/16												
22		PEMB Erection	16 days	Wed 4/6/16	Wed 4/27/16												
23		MEP Rough In/ Top Out	5 days	Thu 4/21/16	Wed 4/27/16												
24		MEP Trim Out	5 days	Mon 4/25/16	Fri 4/29/16												
25		Install Car Wash Equipment	9 days	Mon 4/25/16	Thu 5/5/16												
26		Building Turnover	1 day	Fri 5/6/16	Fri 5/6/16												

Crain GMC Springdale Car Wash Building 2.25.16	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

- FOUNDATION NOTES:**
- 1) ALL FOUNDATION FOOTING CONCRETE TO BE MINIMUM $f_c = 4,000$ psi AT 28 DAYS. SLABS EXPOSED TO OUTSIDE AIR SHALL BE 3500 psi, AIR ENTRAINED.
 - 2) REINFORCING STEEL #3 BARS TO BE MIN. $f_y = 40,000$ psi, #4 BARS AND LARGER TO BE $f_y = 60,000$ psi.
 - 3) FOOTINGS ARE DESIGNED FOR MINIMUM NET SOIL BEARING OF 2,000 psf. EXISTING SOIL CONDITIONS AND BEARING CAPACITIES SHALL BE VERIFIED BY A LICENSED SOILS GEO-TECHNICAL ENGINEER.
 - 4) ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL, LATEST EDITION.
 - 5) PROVIDE CONCRETE COVER OF MIN. 3" OVER FOOTING REINF.
 - 6) TOP OF FTG. ELEVATIONS ARE APPROX. ELEVATIONS. GEOTECH ENGINEER MAY REQUIRE DEEPER EXCAVATION TO ACHIEVE REQUIRED BEARING CAPACITY.
 - 7) VERIFY ALL DIMENSIONS ON FOUNDATION PLAN W/ARCHITECT DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE NOTED.
 - 8) ALL FOOTING EXCAVATIONS SHALL BE OBSERVED AND EVALUATED BY THE GEOTECHNICAL ENGINEER.
 - 9) CONTRACTOR SHALL REFER TO CERTIFIED METAL BLDG. VENDOR DIGGS FOR SIZE, LOCATION, # NO. OF COL. ANCHOR BOLTS, GRID SPACING AND COL. OFFSET DIMENSIONS SHOWN ON THIS DRAWING MAY NEED TO BE ADJUSTED TO MATCH VENDOR ANCHOR BOLT LAYOUT DIG.
 - 10) THE FLOOR CONTROL JOINT PATTERN SHOWN ON THIS DRAWING IS THE MINIMUM REQUIRED.
 - 11) THE NEW BUILDING AREA SHALL BE STRIPPED AND PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY BUILDING 4 EARTH ENGINEERS, DATED OCTOBER 15, 2015.

NOTE:
 FOUNDATION AND SLAB PLAN ASSUMES NO WALL SHEET PILING IS REQUIRED. IF SHEET PILING IS REQUIRED, THE OVERALL DIMENSIONS SHOULD BE ADJUSTED ACCORDINGLY.

FOOTING SCHEDULE

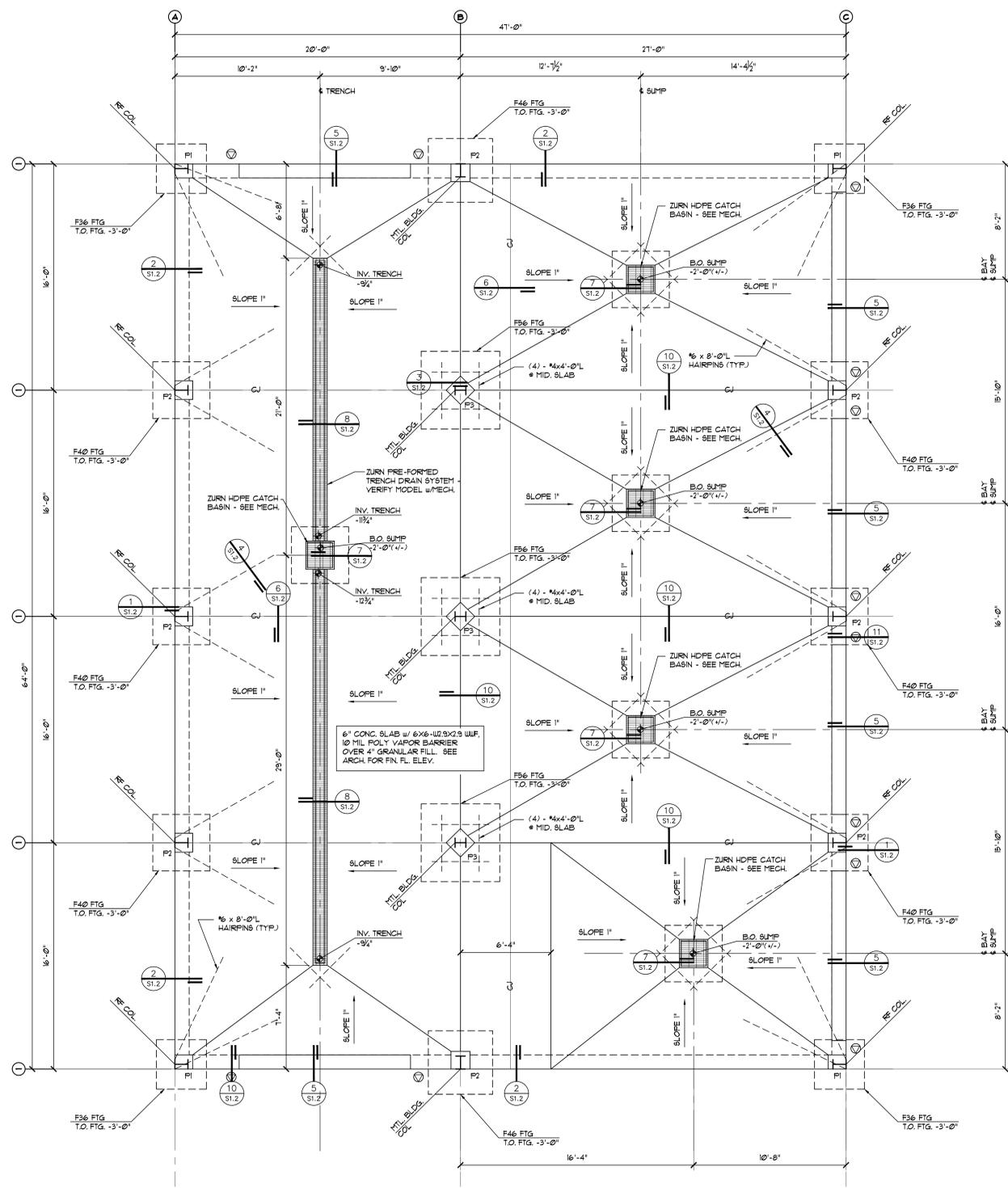
FTG. MK.	SIZE (LxWxH)	T.FTG. ELEV.	REINFORCING	LOCATION
F36	3'-6"x3'-6"x1'-0"	SEE TAG	(4) - #5 EA. WAY	BOTTOM
F40	4'-0"x4'-0"x1'-0"	SEE TAG	(5) - #5 EA. WAY	BOTTOM
F46	4'-6"x4'-6"x1'-6"	SEE TAG	(5) - #6 EA. WAY	BOTTOM
F56	5'-6"x5'-6"x1'-6"	SEE TAG	(6) - #6 SHORT WAY	BOTTOM

PEDESTAL SCHEDULE

PLAN MK.	SIZE (LxWxH)	REINFORCING	TIES
P1	1'-0"x1'-3"x3'-0"	(4) - #6 DOUELS	#3 @ 10" O.C.
P2	1'-3"x1'-4"x3'-0"	(4) - #6 DOUELS	#3 @ 10" O.C.
P3	1'-4"x1'-5"x3'-0"	(4) - #6 DOUELS	#3 @ 10" O.C.

SYMBOL

CJ	CONTROL JOINT
FTG. MARK	TOP OF FTG. ELEV.
⊙	6" SCH. 40 STL. PIPE BOLLARD SEE DTL. 9/9-12
P1	PEDESTAL NUMBER SEE PEDESTAL SCHEDULE



SEISMIC CERTIFICATION
 THE FOUNDATIONS HAVE BEEN DESIGNED TO RESIST SEISMIC FORCES PER THE 2012 ARKANSAS FIRE PREVENTION CODE (APFC), THE 2012 INTERNATIONAL BUILDING CODE AND ACT 106 OF THE ARKANSAS LEGISLATURE.
 James L. Bonds
 Registered Professional Engineer No. 42866

FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

DRAWING REVISIONS

DATE	REV. NO.	DESCRIPTION
11/3/15	0	RELEASED FOR CONSTRUCTION

Entech Consulting Engineers
 41 South R. Smith
 Conway, AR
 72034-1800
 Fax: (501) 486-1515
 ENTECH PROJECT NO. 15066

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 JAMES L. BONDS
 No. 42866
 EXPIRES 12/31/16

GENERAL NOTES

- COORDINATE DUCT AND AIR TERMINALS WITH STRUCTURE.
- INDICATED DUCT SIZES ARE NET FREE AREA.
- ADJUST ALL AIR QUANTITIES AS SHOWN ON THE PLANS AFTER COMPLETION OF THE JOB.
- INSULATE THE SUPPLY GRILLE TOPS, RETURN AIR GRILLE FLENNMS AND EXHAUST AIR FLENNMS WITH R-6 FOIL BACKED INSULATION.
- FIRE AND/OR SMOKE DAMPERS ARE INDICATED ON MECHANICAL DRAWINGS. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATIONS AND FIRE RATINGS REQUIREMENTS WHERE ANY DUCT PASSES THROUGH A PARTITION. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF ALL FIRE AND SMOKE PARTITIONS. VERIFY REQUIRED DAMPER ASSEMBLY IN ALL DUCTS PENETRATING THESE WALLS PER ALL STATE AND LOCAL CODES.
- EXTERNALLY INSULATE ALL ROUND SUPPLY AND RETURN DUCT WITH R-6 FOIL BACKED INSULATION. INTERNALLY INSULATE ALL RECTANGULAR SUPPLY AND RETURN DUCT WITH R-6 INSULATION PER ARKANSAS MECHANICAL CODE. ATTACH THE INTERNAL INSULATION TO THE DUCT WITH APPROVED ADHESIVE AND WELDED FASTENERS.
- MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK WITH FIELD CONDITIONS AND PROVIDE ALL OFFSETS, BENDS, TRANSITIONS AND SPECIAL FITTINGS FOR A COMPLETE INSTALLATION OF THE SYSTEMS.
- USE FLANGED AND GASKETED DUCT CONSTRUCTION FOR RECTANGULAR DUCT CONVEYING AIR AT STATIC PRESSURES ABOVE 2 IN. W.G. USE LOCKED SEAM SPIRAL DUCT CONSTRUCTION FOR ROUND DUCT CONVEYING AIR AT STATIC PRESSURES ABOVE 2 IN. W.G. ALL HIGH PRESSURE DUCT CONSTRUCTION SHALL ADHERE TO SMACNA DUCT CONSTRUCTION STANDARDS (LATEST EDITION) FOR DUCT CLASSIFICATION UP TO 5 IN. W.G.
- INTERIOR OF ALL DUCT FLENNMS VISIBLE THROUGH GRILLE SHALL BE PAINTED MATTE BLACK PRIOR TO INSTALLATION.
- INTERLOCK EXHAUST FANS WITH LIGHT SWITCHES. REFER TO ELECTRICAL PLANS.
- PAINT ALL SUPPLY AND RETURN AIR GRILLES NOT SPECIFIED AS PRE-FINISHED, TO ARCHITECT'S SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
- MAINTAIN 10 FT. MINIMUM CLEARANCE BETWEEN FRESH AIR INTAKES AND ALL EXHAUST OUTLETS, GAS FLUES AND PLUMBING VENTS.
- INSTALL VOLUME CONTROL DAMPERS IN SUPPLY, RETURN, EXHAUST AND FRESH AIR BRANCH DUCT RUNS.
- RECIRCULATING AIR SYSTEMS WITH A FAN CAPACITY GREATER THAN 2000 NOMINAL CFM SHALL AUTOMATICALLY SHUT DOWN BY MEANS OF AN APPROVED SMOKE DETECTOR PLACED IN THE RETURN AIR STREAM PRIOR TO ANY EXHAUSTING FROM THE BUILDING OR MIXING WITH FRESH AIR MAKEUP.

ALL CONTROLS SHALL BE LISTED, UPON ACTIVATION OF THE SAFETY CONTROL, THE SYSTEM SHALL NOT RESTART UNTIL THE SAFETY CONTROL IS MANUALLY RESET.
- ALL MECHANICAL INSTALLATIONS SHALL CONFORM TO THE LATEST ACCEPTABLE MECHANICAL CODE.
- SEAL ALL DUCT SEAMS WITH HARDCAST IRON GRIP 601 SEALANT SYSTEM OR AN APPROVED EQUAL. DUCT TAPE, WHETHER LISTED OR NOT, WILL NOT BE ACCEPTED.
- FABRICATE AND INSTALL ALL GALVANIZED DUCT SYSTEMS TO SMACNA DUCT CONSTRUCTION STANDARDS, LATEST EDITION, AND MECHANICAL CODE.
- MECHANICAL CONTRACTOR SHALL REFER TO THE FOOD SERVICE DRAWINGS AND PROVIDE ALL REQUIRED MECHANICAL FOOD SERVICE EQUIPMENT CONNECTIONS.
- FABRICATE AND INSTALL AUXILIARY CONDENSATE DRAIN PAN UNDER ENTIRE AIR HANDLER WITH CONDENSATE PAN SWITCH INTERLOCKED WITH AIR HANDLER FOR SHUT DOWN WHEN CONDENSATE OVER FLOW IS SENSED.
- EVERY ATTIC OR FURRED SPACE IN WHICH MECHANICAL EQUIPMENT IS INSTALLED SHALL BE ACCESSIBLE BY AN OPENING AND PASSAGEWAY AS LARGE AS THE LARGEST PIECE OF THE EQUIPMENT AND IN NO CASE LESS THAN 22 X 36 INCHES CONTINUOUS FROM THE OPENING TO THE EQUIPMENT AND ITS CONTROLS. THE OPENING TO THE PASSAGEWAY SHALL BE LOCATED NOT MORE THAN 20 FT. FROM THE EQUIPMENT MEASURED ALONG THE CENTER LINE OF SUCH PASSAGEWAY. EVERY PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID CONTINUOUS FLOORING NOT LESS THAN 24 IN. WIDE FROM THE EQUIPMENT, ON THE CONTROL SIDE AND OTHER SIDES WHERE ACCESS IS NECESSARY FOR SERVICING THE EQUIPMENT. A LEVEL PLATFORM EXTENDING A MINIMUM 30 IN. FROM THE EDGE OF THE EQUIPMENT WITH A 36 IN. HIGH CLEAR WORKING SPACE SHALL BE PROVIDED. TOP OR BOTTOM SERVICE EQUIPMENT SHALL HAVE A FULL CLEARANCE ABOVE OR BELOW THE UNIT FOR COMPONENT REMOVAL.
- EVERY APPLIANCE LOCATED ON A ROOF OF A BUILDING SHALL BE INSTALLED ON A SUBSTANTIAL LEVEL PLATFORM. WHENEVER THE ROOF HAS A SLOPE 4:12 OR GREATER, A LEVEL WORKING PLATFORM NOT LESS THAN 30 IN. DEEP SHALL BE PROVIDED IN FRONT OF THE ENTIRE FIREBOX AND CONTROL SIDES OF THE APPLIANCE. ALL SIDES OF ANY WORKING PLATFORM FACING ANY PORTION OF THE ROOF EDGE BELOW THE PLATFORM SHALL BE PROTECTED BY SUBSTANTIAL RAILINGS 42 IN. HIGH WITH VERTICAL RAILS NOT MORE THAN 21 IN. APART, EXCEPT THAT PARAPETS AT LEAST 24 IN. HIGH MAY BE UTILIZED IN LIEU OF RAILS OR GUARDS. REQUIRED WORKING PLATFORMS AND RAILINGS MAY BE OMITTED WHEN ACCESS TO THE EQUIPMENT IS THROUGH A REQUIRED ROOF SCUTTLE AND ALL OF THE FOLLOWING PROVISIONS ARE MET:
 - THE REQUIRED SCUTTLE IS LOCATED IMMEDIATELY ADJACENT TO THE CONTROL SIDE OF THE EQUIPMENT UNIT.
 - ALL CONTROLS, FILTERS, BURNERS, FANS, AND MOTORS ARE ACCESSIBLE FOR SERVICE AND REPAIR WITHIN 2 FT. OF THE EDGE OF THE EQUIPMENT PLATFORM ON THE SCUTTLE SIDE.
 - THE EQUIPMENT PLATFORM IS NOT MORE THAN 20 IN. ABOVE THE HIGH SIDE OF THE SCUTTLE OPENING.
 - A SUBSTANTIAL WORKING PLATFORM NOT LESS THAN 30 IN. BY 30 IN. SHALL BE PROVIDED DIRECTLY BELOW THE SCUTTLE AT A POINT NOT LESS THAN 30 IN. OR MORE THAN 32 IN. BELOW THE HIGH SIDE OF THE SCUTTLE OPENING.
 - SCUTTLES LOCATED ON OTHER THAN THE ROOF INCLINE SIDE OF THE EQUIPMENT UNIT SHALL HAVE THEIR LIDS OR TRAP DOORS HINGED ON THE LOW SIDE OF THE SCUTTLE.
- SMOKE DETECTOR PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.
- SUPPLY AIR SYSTEMS AND RETURN AIR SYSTEMS INSTALLED IN AN ATTIC, VENTILATED CRAWL SPACE OR OTHER NON-CONDITIONED AREA SHALL BE INSULATED.
- SPRINKLER CONTRACTOR TO BE RESPONSIBLE FOR ROUTING ALL SPRINKLER PIPING TO AVOID ALL UNCONDITIONED SPACES.
- DO NOT SCALE DIRECTLY FROM THE HVAC DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONAL INFORMATION.
- MECHANICAL CONTRACTOR SHALL INSTALL ALL EQUIPMENT, FANS AND APPLIANCES A MINIMUM OF 10 FEET FROM A ROOF EDGE OR OPEN SIDE WHERE SUCH EDGE OR OPEN SIDE IS GREATER THAN 30 INCHES ABOVE A FLOOR, ROOF OR GRADE BELOW. GUARD RAILS A MINIMUM OF 42 INCHES ABOVE THE ELEVATED SURFACE SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR AND EXTENDED A MINIMUM OF 30 INCHES BEYOND EACH END OF SUCH EQUIPMENT, FAN OR APPLIANCE WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS ARE LOCATED WITHIN THE REQUIRED 10 FOOT CLEARANCE REQUIREMENT. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A 21 INCH DIAMETER SPHERE AND COMPLY WITH THE LOADING REQUIREMENTS FOR GUARDS SPECIFIED IN THE LATEST ACCEPTED INTERNATIONAL BUILDING CODE.

LEGEND

—————	SANITARY WASTE PIPING
-----EX SS-----	EXISTING SANITARY WASTE PIPING
-----MUD/OIL-----	MUD/OIL SANITARY WASTE PIPING
-----	VENT PIPING
-----	COLD WATER PIPING
-----EX CW-----	EXISTING COLD WATER PIPING
-----	HOT WATER PIPING
-----MPG-----	MEDIUM PRESSURE GAS PIPING (5 PSIG)
-----G-----	LOW PRESSURE GAS PIPING (11 IN. W.G.)
-----EX G-----	EXISTING LOW PRESSURE GAS PIPING
-----A-----	COMPRESSED AIR PIPING
-----CD-----	CONDENSATE DRAIN PIPING
-----SD-----	STORM DRAIN PIPING
//////	PIPING TO BE REMOVED
-----X-----	BALL VALVE
----- -----	CHECK VALVE
-----R-----	PRESSURE REDUCING VALVE
-----G-----	GAS BALL VALVE
-----	CONNECTION POINT
-----	WATER HAMMER ARRESTOR (SIZE PER MANUFACTURER'S RECOMMENDED FIXTURE UNIT CAPACITY)
-----	REFER TO KEYED NOTES
-----	PLUMBING FIXTURE NUMBER (REFER TO PLUMBING FIXTURE SCHEDULE, PS.1)
-----	CLEAN OUT TO GRADE
-----	FREEZE PROOF HOSE BIB
-----	HOSE BIB
-----	HANDICAP
-----	HUB DRAIN
-----	WALL CLEAN OUT
-----	WATER HEATER
-----	SANITARY SEWER

KEYED NOTES

- INSTALL AN ISOLATION BALL VALVE IN THE VERTICAL POSITION. REFER TO INSTALLATION INSTRUCTIONS BY BROADWAY FOR VALVE MOUNTING HEIGHTS.
- COORDINATE UNDERSLAB PIPING WITH STRUCTURAL FOOTINGS. REFER TO STRUCTURAL PLANS FOR LOCATIONS AND SIZES OF FOOTINGS.
- PROVIDE AND INSTALL 6 INCH DIRT LEG AND GAS COCK AT ALL EQUIPMENT GAS CONNECTIONS. REFER TO DETAIL X/P3.1.
- MECHANICAL CONTRACTOR SHALL NOT INSTALL ANY WATER LINES ABOVE ELECTRICAL PANELS. REFER TO ELECTRICAL PLANS FOR PANEL LOCATIONS.
- MAINTAIN A MINIMUM OF 10 FOOT CLEARANCE BETWEEN THE NEW WATER LINES AND NEW SANITARY SEWER PIPE.
- IDENTIFY OUTDOOR UNDERGROUND LINES WITH CONTINUOUS STRIP OF PLASTIC UTILITY MARKER. TAPE SHOULD STATE AT REGULAR INTERVALS: "CAUTION (STATE UTILITY) PIPE BELOW". INSTALL TAPE ONE FOOT DIRECTLY ABOVE PIPE BEFORE BACKFILLING TO GRADE.
- PROVIDE BYPASS BALL VALVE FOR RO UNIT. REFER TO BROADWAY INSTALLATION INSTRUCTIONS FOR MORE INFORMATION.
- MECHANICAL CONTRACTOR TO PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER (RPZ) AND PRESSURE REDUCING VALVE (IF REQUIRED) AT THE DOMESTIC WATER SERVICE ENTRANCE IN BUILDING. THERE SHALL BE NO KYTES OR TEES PRIOR TO THE RPZ. PROVIDE MATTS MODEL 504 OR APPROVED EQUAL RPZ. REFER TO X/P3.1 FOR DETAIL.
- FLUE AND COMBUSTION AIR UP TO CONCENTRIC VENT KIT. RE.X/MP3.1 CENTER VENT BETWEEN METAL ROOF SEAMS.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	MFG./MODEL	MOUNT	CONNECTION IN INCHES			REMARKS / ACCESSORIES
				CW	HW	SS	
P-1	HANDICAP WATER CLOSET	AMERICAN STD. 2467.016	FLOOR	1/2	-	4	WHITE VITREOUS CHINA, LOW CONSUMPTION, PRESSURE ASSISTED, ELONGATED BOWL, TANK TYPE TOILET. PROVIDE ANGLE SHUT-OFF, OLSONITE #10 S/C OPEN SEAT AND BOLT CAPS. INSTALL 11 IN. FROM TOP OF SEAT TO FLOOR, 16 OFF.
P-2	HANDICAP LAVATORY	AMERICAN STD. 0355.012	WALL	1/2	1/2	1 1/4	WHITE VITREOUS CHINA LAVATORY WITH FAUCET LEDGE AND BACKSPLASH. PROVIDE AMER STD 614.110 SINGLE LEVER, 0.5 GPM FAUCET WITH BASE PLATE, GRID DRAIN, MADE #520 WALL CARRIER. HANDILAY MOLDED DRAIN & SUPPLY INSULATION KIT. MOUNT 34 IN. A.F.F. TO TOP OF RIM. PROVIDE THERMOSTATIC MIXING VALVE. SET WATER TEMPERATURE AT 105° F.
P-3	TRENCH DRAIN	ZURN Z874-12	FLOOR	-	-	*	*POLYETHYLENE MODULAR PRE SLOPED TRENCH DRAIN SYSTEM. PROVIDE 12 INCH WIDE DUCTILE IRON GRATE.
P-4	CATCH BASIN	ZURN Z887-24-HD	FLOOR	-	-	*	*POLYETHYLENE 24 INCH WIDE CATCH BASIN WITH HEAVY DUTY FRAME. PROVIDE OPTIONAL SEDIMENT BUCKET AND TRENCH DRAIN INLET ADAPTERS. PROVIDE 4 INCH NO HUB OUTLET ADAPTER.
P-5	FREEZE PROOF HOSE BIB	WOODFORD MODEL B67	WALL	3/4	-	-	FREEZE PROOF HOSE BIB IN LOCKING BOX. PROVIDE VACUUM BREAKER AND BACKFLOW PREVENTION.
P-6	INSTANTANEOUS ELECTRIC WATER HEATER	CHRONITE MICRO H-20L-20B	WALL	1/2	1/2	-	INSTANTANEOUS ELECTRIC WATER HEATER, 208V/1PH, 1460 WATTS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. 0.9 GPM FLOW RATE, 5" TEMP RISE.
P-7	MUD/OIL INTERCEPTOR	FABRICATED	TO GRADE	-	-	4	1000 GAL. MUD/OIL INTERCEPTOR. PROVIDE HEAVY DUTY GASKETED COVERS AND CLEAN OUTS. REFER TO DETAIL X/P3.1.
P-8	CLEAN OUT TO GRADE	WADE MODEL 6000	TO GRADE	-	-	*	*SIZE TO MATCH WASTE LINE MAXIMUM TO 4 INCHES. PROVIDE HEAVY DUTY TRACTOR TYPE COVER.
P-9	HOSE BIB	WOODFORD MODEL B75	WALL	3/4	-	-	HOSE BIB IN LOCKING BOX. PROVIDE VACUUM BREAKER, BACKFLOW AND AUTOMATIC DRAIN. FIELD VERIFY ROUGH IN DIMENSIONS. INSTALL 18 IN. A.F.F.

UNIT HEATER SCHEDULE

MARK	MFG	MODEL	CFM	HEATING			MOTOR HP	VOLT / PH / HZ	ACCESSORIES
				INPUT MBH	OUTPUT MBH	TYPE OF FUEL			
UH-1	REZNOR	UDAS-45	629	45	37.4	6AS	0.03	120 / 1 / 60	1, 2, 3, 4
UH-2	REZNOR	UDAS-30	452	30	24.6	6AS	0.03	120 / 1 / 60	1, 2, 3, 4

- ACCESSORIES**
- PROVIDE FACTORY COMBUSTION AIR/VENT KIT
 - PROVIDE FACTORY THERMOSTAT
 - PROVIDE FACTORY HANGING KIT
 - PROVIDE 404 STAINLESS STEEL HEAT EXCHANGERS.

EXHAUST FAN SCHEDULE

MARK	MFG.	MODEL	CFM	E.S.P. IN. WC	WATTS	VLT / PH / HZ	SONE	RPM	UNIT WEIGHT LBS.	ACCESSORIES
EF-1	GREENHECK	GSP-200	225	0.5	81 W	120 / 1 / 60	3.0	1043	45	1, 2, 3, 4, 5

- ACCESSORIES**
- PROVIDE FACTORY BACK DRAFT DAMPER.
 - PROVIDE FACTORY IN SHEAR VIBRATION ISOLATORS.
 - ALUMINUM CONSTRUCTION.
 - INTERLOCK EXHAUST FAN WITH LIGHT SWITCH BY ELECTRICAL CONTRACTOR.
 - INTERLOCK EXHAUST FAN WITH LINE VOLTAGE THERMOSTAT WIRED BY ELECTRICAL.

AIR DISTRIBUTION SCHEDULE

MARK	CFM	NECK SIZE	MFG.	MODEL	TYPE	FINISH	FRAME	REMARKS/ ACCESSORIES
A	150	12" X 6"	GREENHECK	80	EXHAUST	WHITE	SURFACE	1, 2
EL-1	225	16" X 16"	GREENHECK	EDD-601	EXHAUST LOUVER	PRIMED	FLANGED	2, 3, 4

- REMARKS/ACCESSORIES**
- OPPOSED BLADE DAMPERS.
 - ALUMINUM CONSTRUCTION.
 - PROVIDE FLANGED FRAME SIGHT PROOF LOUVER.
 - PROVIDE BIRD SCREEN.

PRELIMINARY
NOT FOR
CONSTRUCTION

CHAPEL ASSOCIATES ARCHITECTS, INC.
THE VILLAGE AT RAHLING ROAD, SUITE B, 25 RAHLING CIRCLE
LITTLE ROCK, ARKANSAS 72223-6000 / (501) 821-6767

SHEET_NAME
A NEW DETAIL & DETAIL BUILDING FOR
CRAIN BUICK/GMC - SPRINGDALE
SPRINGDALE, AR

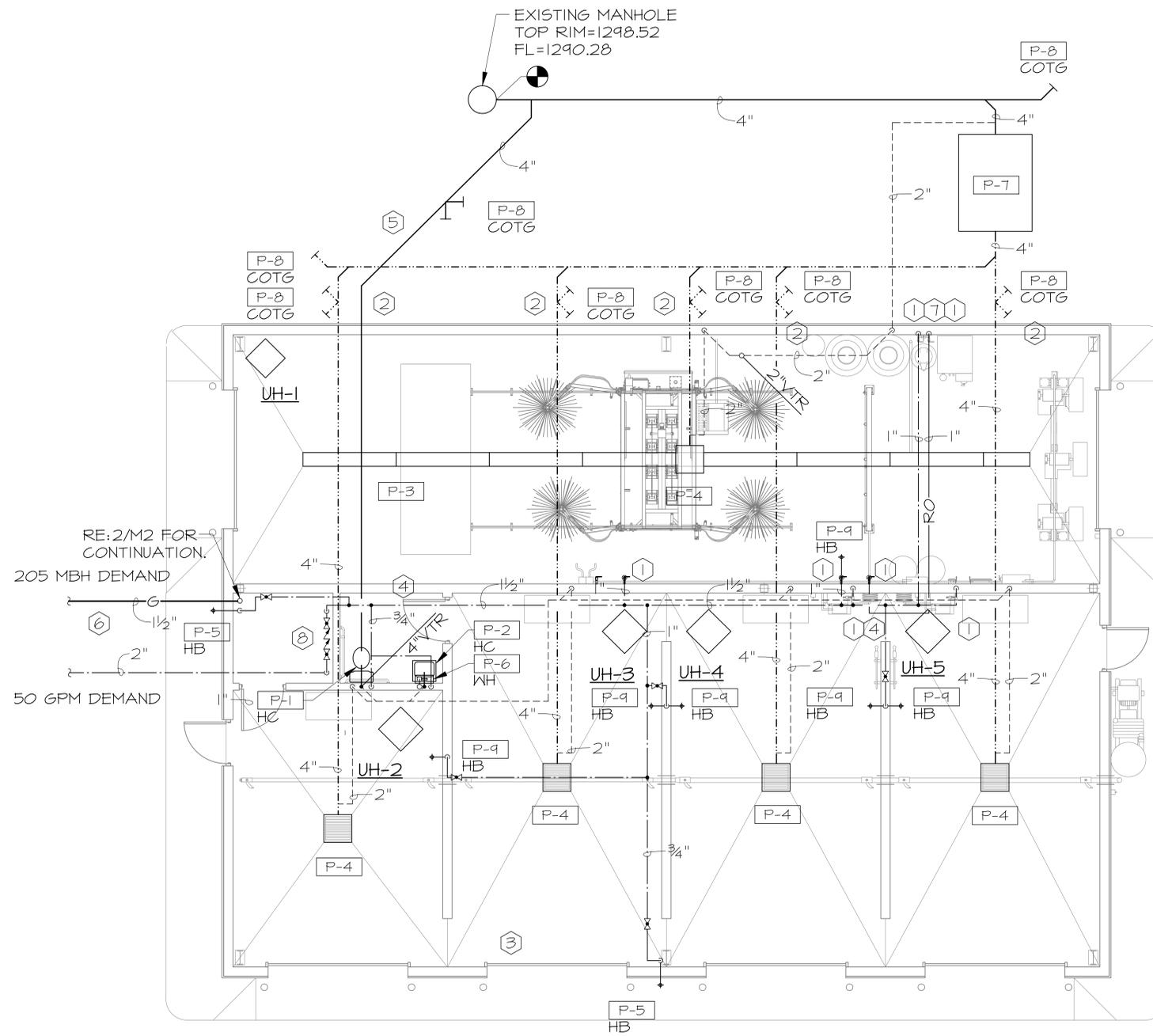
REVISIONS

DATE

MP1.1

SHEET 1 OF 4
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① MECHANICAL PLAN
1/4" = 1'-0"

CHAPEL ASSOCIATES ARCHITECTS, INC.
THE VILLAGE AT RAHLING ROAD, SUITE B, 25 RAHLING CIRCLE
LITTLE ROCK, ARKANSAS 72223-6000 / (501) 821-6767

SHEET_NAME
A NEW DETAIL & DETAIL BUILDING FOR
CRAIN BUICK/GMC - SPRINGDALE
SPRINGDALE, AR

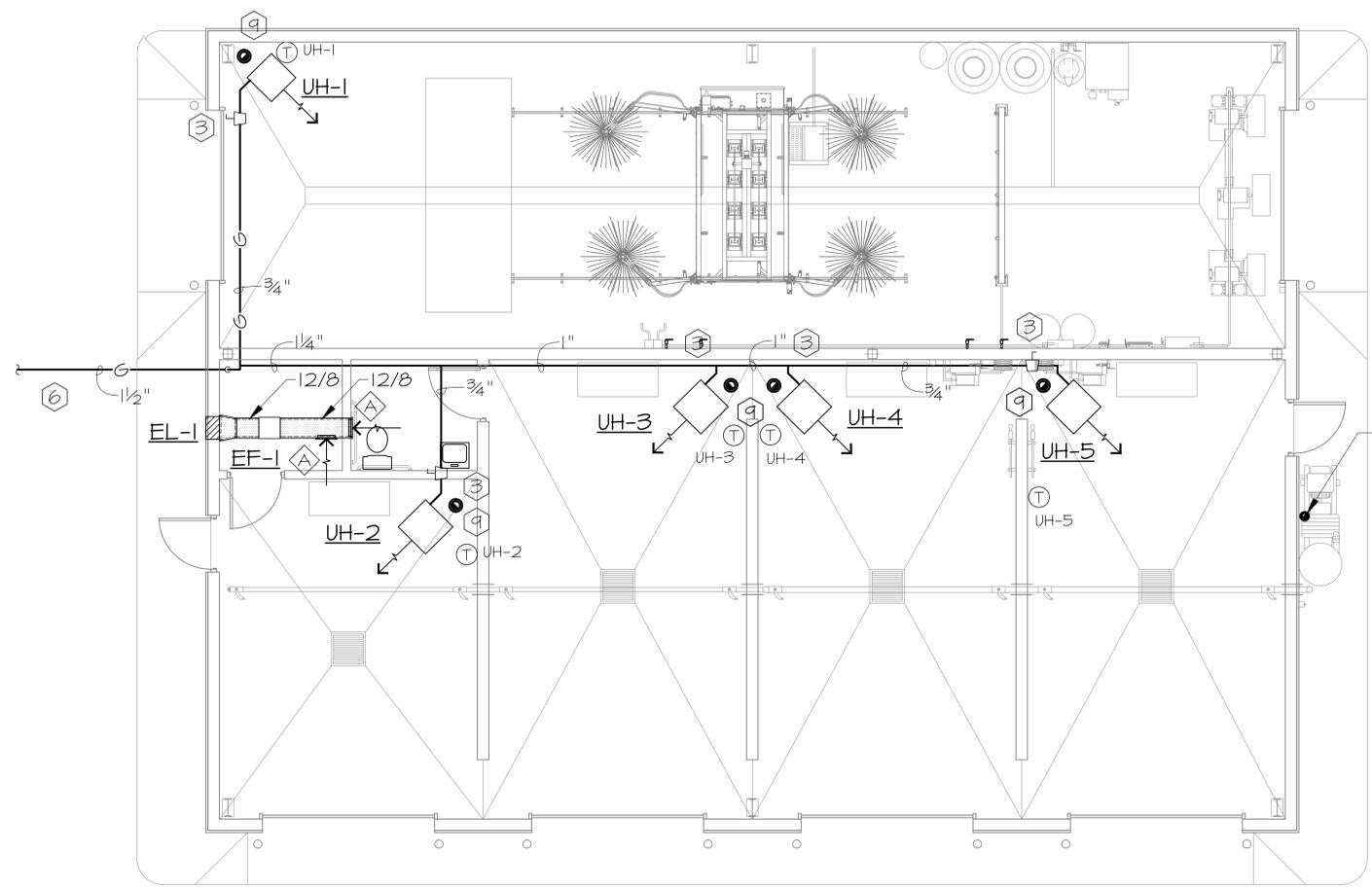
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MP2.1

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MECHANICAL PLAN
1/4" = 1'-0"

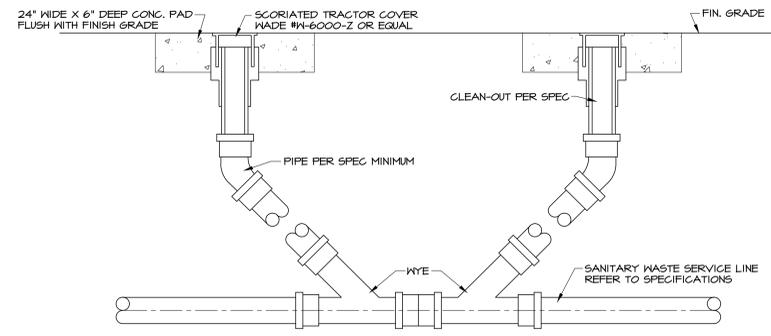
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THE VILLAGE AT RAHLING ROAD, SUITE B, 25 RAHLING CIRCLE
LITTLE ROCK, ARKANSAS 72223-6000 / (501) 821-6767

SHEET_NAME
A NEW DETAIL & DETAIL BUILDING FOR
CRAIN BUICK/GMC - SPRINGDALE
SPRINGDALE, AR

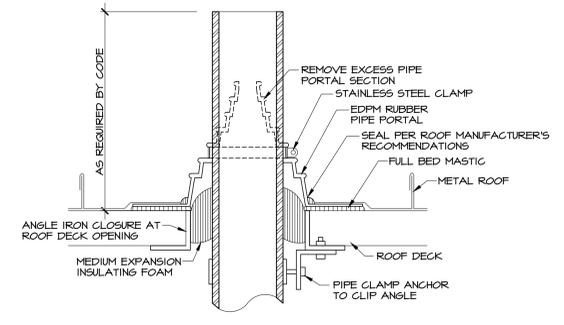
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MP2.2

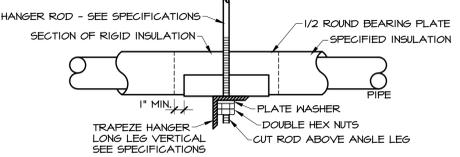
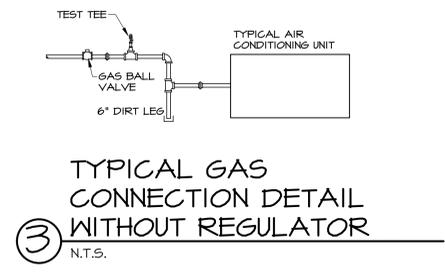
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① CLEAN OUT TO GRADE DETAIL
N.T.S.

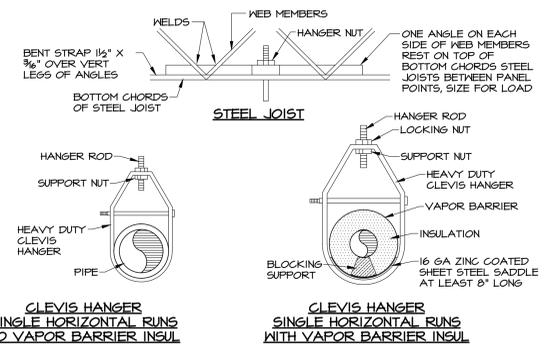


② VENT THRU ROOF DETAIL
N.T.S.

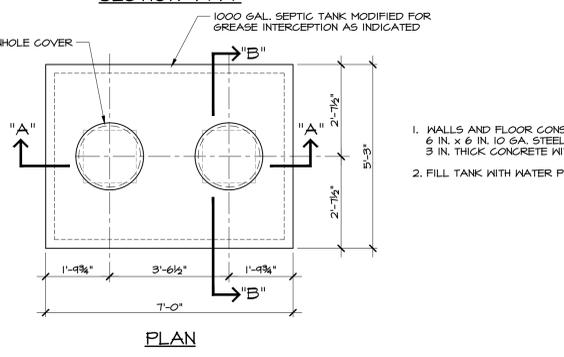
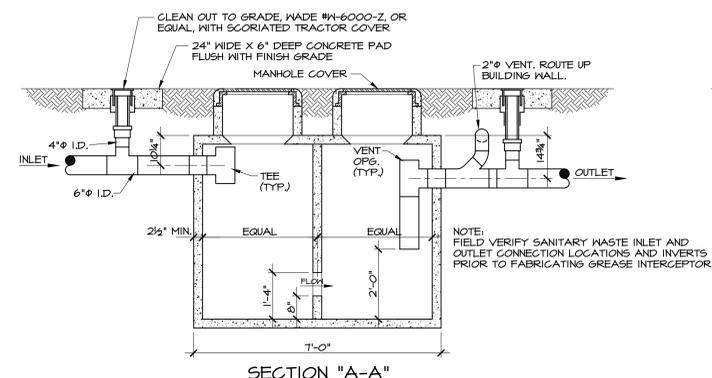


④ TYPICAL PIPE HANGER DETAIL - TRAPEZE
N.T.S.

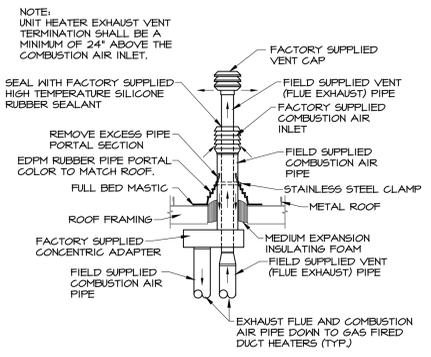
HANGER ROD SCHEDULE			
PIPE SIZE	ROD SIZE	PIPE SIZE	ROD SIZE
UP TO 2"	3/8" DIA	4" THRU 6"	3/4" DIA.
2 1/2" TO 3"	1/2" DIA	6" THRU 12"	1" DIA.



⑤ TYPICAL PIPE HANGER DETAIL - CLEVIS HANGER
N.T.S.



⑥ MUD/OIL INTERCEPTOR DETAIL
N.T.S.



⑦ COMBO FLUE/INTAKE UNIT HEATER DETAIL
N.T.S.

- NOTES
1. WALLS AND FLOOR CONSTRUCTED OF MINIMUM 2 1/2 IN. THICK CONCRETE WITH 6 IN. x 6 IN. 10 GA. STEEL FABRIC REINFORCEMENT. TOP SHALL BE MINIMUM 3 IN. THICK CONCRETE WITH #4 REBAR @ 12 IN. O.C. IN EACH DIRECTION.
 2. FILL TANK WITH WATER PRIOR TO BACK FILL.

LEGEND

- Ⓛ DUPLEX RECEPTACLE (TYPE 5362) OR-DOUBLE DUPLEX. "T" DENOTES TAMPER RESISTANT-EQUAL TO F # 5 WTR20.
- Ⓛ DUPLEX RECEPTACLE GROUND FAULT TYPE 6F5362.
- Ⓛ FLUSH MOUNTED JUNCTION BOX. VERIFY MOUNTING HEIGHT WITH MILLWORK DETAILS AND/OR THE OWNER'S REPRESENTATIVE. AT EQUIPMENT LOCATIONS VERIFY THE EXACT LOCATION WITH THE EQUIPMENT INSTALLER PRIOR TO ROUGH-IN.
- Ⓛ FUSED/ON-FUSED DISCONNECT-FUSE ALL EQUIPMENT PER MANUFACTURER RECOMMENDATION FOR THE ACTUAL EQUIPMENT FURNISHED. FURNISH NEMA-4X IN THE KITCHEN. MOUNT DISCONNECT FOR HVAC CONDENSER UNITS WITH TOP OF SWITCH AT 36" A.F.F.
- Ⓛ COMBINATION MAGNETIC STARTER/FUSIBLE DISCONNECT SWITCH. FUSE PER EQUIPMENT FURNISHED.
- Ⓛ MOTOR - VERIFY THE SIZE WITH ACTUAL EQUIPMENT FURNISHED. NUMBER REPRESENTS HORSE POWER RATING.
- Ⓛ MOTOR RATED SWITCH USED FOR EQUIPMENT DISCONNECTING MEANS. SINGLE PHASE. PROVIDE WITH THERMAL OVERLOAD SIZED PER MOTOR LOAD.
- Ⓛ SWITCH TYPE 1221 (3" INDICATES 3-WAY SWITCH, "D" INDICATES DIMMER COORDINATE WITH FIXTURE/LAMP TYPE AND CIRCUIT MATTAGE.
- Ⓛ EXIT LIGHT - ARROW DENOTES INCLUSION OF ARROW ON LENS. CONTRACTOR TO COORDINATE PROPER MOUNTING DETAILS.
- Ⓛ TIME CLOCK, INTERMATIC #ETB215C, FOR LIGHTING CONTROL APPLICATIONS. INTERMATIC #T202B FOR CIRCULATION PUMPS.
- Ⓛ LIGHTING CONTACTOR-SQUARE D #8403.
- Ⓛ PHOTO-ELECTRIC CELL, EQUAL TO INTERMATIC NO. K4121M.
- Ⓛ T-F-12 THERMOSTAT, MOUNT, @ 54" A.F.F. TO CENTER OF BOX (NUMBER DENOTES HVAC UNIT).
- Ⓛ C02 SENSOR, MOUNT @ 54" TO CENTER IN SEPARATE SINGLE GANGS BOX.
- Ⓛ ELECTRICAL PANEL.
- Ⓛ DRY TYPE TRANSFORMER-480/120-208 VOLTS. PROVIDE VIBRATION-ISOLATION MOUNTING PADS.
- Ⓛ BRANCH CIRCUIT HOMERUN, PANEL AND CIRCUIT NUMBER INDICATED.

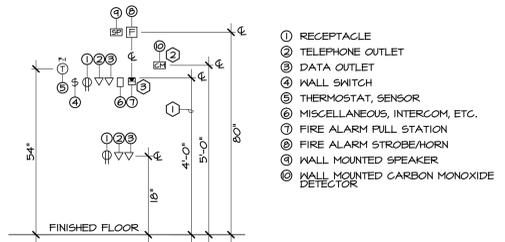
- Ⓛ -DETAIL NUMBER
- Ⓛ -SHEET NUMBER

- SUBSCRIPTS:**
- C = COORDINATE LOCATION WITH MILLWORK-MOUNTING HEIGHTS VARY. REFER TO THE ARCHITECTURAL MILLWORK DRAWINGS.
 - W = WALL MOUNTED @ 48" A.F.F. OR AS SHOWN.
 - GF1 = GROUND FAULT CIRCUIT INTERRUPTER.
 - WR = WEATHER RESISTANT RECEPTACLES ARE "6F1", WITH METAL WEATHER RESISTANT "W/IN-USE" COVERS.
 - MN = MICROWAVE OVEN.
 - GD = GARBAGE DISPOSER.
 - EN = FIXTURE CONTAINS EMERGENCY BATTERY PACK.
 - NL = UNSWITCHED EMERGENCY FIXTURE.
 - H = MOUNT HORIZONTALLY IN MILLWORK.
 - EC = ELECTRICAL CONTRACTOR
 - AFH = ABOVE FINISHED FLOOR.
 - AFG = ABOVE FINISHED GRADE.
 - ENC = ELECTRIC WATER COOLER.
 - EMH = ELECTRIC WATER HEATER.
 - NTS = NOT TO SCALE.
 - FVNR = FULL VOLTAGE NONREVERSING STARTER.

GENERAL ELECTRICAL NOTES-ALL SHEETS
THESE NOTES ARE ONLY A SUPPLEMENT TO THE SPECIFICATIONS

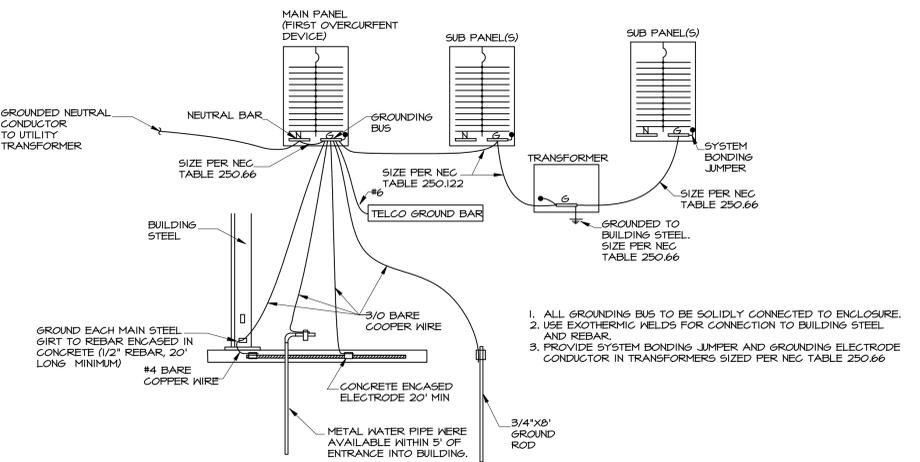
1. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR A COMPLETE WORKING INSTALLATION.
2. THIS CONTRACTOR IS TO COMPLY WITH THE STATE OF ARKANSAS ADOPTED ADA ACCESSIBLE GUIDELINES IN REGARD TO ACCESSIBLE OR HANDICAPPED FEATURES.
3. PROVIDE FIRE RATED CAULKING WHERE CONDUIT OR OTHER ELECTRICAL ITEMS PASS THROUGH FIRE-RATED WALLS, CEILING AND FLOORS.
4. INSTALL ALL CONDUIT STRAIGHT AND PARALLEL WITH THE BUILDING LINES. ALL CONDUIT IS CONCEALED IN PUBLIC PLACES.
5. WHEN INSTALLING POLE BASES OR UNDERGROUND UTILITIES, FIELD VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. EXACT LOCATION OF POLE BASES AND CONDUIT TO BE DETERMINED IN THE FIELD.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT AND FEE COSTS AND SHALL INCLUDE THESE COSTS IN THE BID PRICE FOR THIS PROJECT.
7. THE ENTIRE ELECTRICAL INSTALLATION SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. IF A CONFLICT IS FOUND BETWEEN APPLICABLE CODES, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL APPLICABLE MUNICIPAL CODES AND ORDINANCES.
8. THE SUBMISSION OF A PROPOSAL WILL BE CONSIDERED EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE DRAWINGS, SPECIFICATION BOOK, THE BUILDING SITE AND OTHER INFORMATION PRESENTED FOR THE CONSTRUCTION OF THIS PROJECT. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED IF THEY COULD HAVE BEEN FORESEEN HAD A COMPLETE AND THOROUGH EXAMINATION BEEN MADE.
9. DO NOT SCALE DIRECTLY FROM THE ELECTRICAL DRAWINGS. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL INFORMATION.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR WHICH MATERIALS ARE FURNISHED, FABRICATED OR FIELD ERECTED. THIS CONTRACTOR GUARANTEE SHALL EXIST FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL OWNER ACCEPTANCE OF THE WORK AND SHALL APPLY TO ALL DEFECTS IN MATERIALS AND/OR WORKMANSHIP OF ANY KIND.
11. WHERE JOB CONDITIONS REQUIRE CHANGES FROM THE CONTRACT DOCUMENTS THAT DO NOT CHANGE THE SCOPE OR NATURE OF THE WORK REQUIRED, THE CONTRACTOR SHALL MAKE SUCH CHANGES WITHOUT ADDITIONAL COST TO THE OWNER. NO OTHER CHANGES WILL BE MADE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE OWNER.
12. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE WITH ALL OTHER TRADES TO INSURE THAT ALL CIRCUITS AND DEVICES ARE OF A PROPER SIZE FOR ACTUAL EQUIPMENT FURNISHED. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT WHICH CAUSES CHANGES TO ANY SYSTEM AS DESIGNED ON THESE DRAWINGS. FAILURE OF THE CONTRACTOR TO NOTIFY THE ENGINEER OR ARCHITECT OF SUCH CONFLICTS PLACES THE SUBSEQUENT CHANGES UPON THE CONTRACTOR.
13. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING SYSTEMS:
 - (A). POWER AND LIGHTING:
 1. ALL DEVICE PLATES ARE NYLON. COORDINATE COLOR OF DEVICES WITH THE ARCHITECT.
 2. WHERE DEVICES ARE SHOWN NEXT TO EACH OTHER, THEY ARE INTENDED TO BE GANGED. FIELD VERIFY ACTUAL SPACE AVAILABLE AND NOTIFY THE ARCHITECT WHERE THERE ARE SPACE CONFLICTS.
 3. LOW VOLTAGE WIRING IS TO BE ENCASED IN CONDUIT IN AREAS WITH NO CEILING.
 4. ALL EMPTY CONDUITS ARE TO CONTAIN A NYLON FILL STRING. EMPTY CONDUITS 2" AND LARGER ARE TO BE SNAZED OUT AND LEFT WITH A NYLON FILL ROPE FOR THE USE OF THE OWNER.
 5. COVER PLATES FOR EXTERIOR RECEPTACLES ARE TO BE METAL, WEATHER PROOF WHILE IN USE.
 6. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL DRIVER AND LED COMBINATIONS THAT WILL PROVIDE THE OWNER WITH A FIVE YEAR WARRANTY ON THE BALLAST.
 7. WIRE SIZES:

WIRE SIZE 120V	WIRE SIZE 277V
A. #12 LESS THAN 75 FEET	LESS THAN 150 FEET
B. #10 BETWEEN 75-150 FEET	BETWEEN 150-300 FEET
C. #8 BETWEEN 150-250 FEET	BETWEEN 300-450 FEET
D. #6 BETWEEN 250-375 FEET	BETWEEN 450-700 FEET
 - (B). UNDERGROUND CONDUITS AND SLEEVES AS NECESSARY FOR DISTRIBUTION:
 1. DO NOT ROUTE GROUPS OF CONDUITS OR SLEEVES ABOVE FOOTINGS UNLESS NOTED TO DO SO. IF CONFLICT OCCURS, CONSULT ARCHITECT AND ENGINEER.
 2. DO NOT ROUTE CONDUIT OR SLEEVES BELOW BEARING WALLS WHEN RUNNING PARALLEL WITH WALLS.
 3. LIMIT WIDTH OF CONDUIT AND SLEEVES NOT TO EXCEED 3'-0" IN WIDTH AS IT PASSES UNDER WALL FOOTING. ALIGN ITEMS PERPENDICULAR TO THE FOOTINGS AS IT PASSES BELOW THE FOOTINGS.
 4. PROVIDE A MINIMUM SPACING OF 2'-0" BETWEEN CONDUIT GROUPS AS THEY PASS UNDER FOOTINGS.
 5. DO NOT ROUTE CONDUITS OR SLEEVES UNDER COLUMN FOOTINGS OR PAD FOOTINGS.
 - (C). GROUNDING SYSTEM
 1. ALL CONDUITS ARE TO CONTAIN A GREEN GROUNDING CONDUCTOR, SIZED PER THE N.E.C.
 - (D). EQUIPMENT REQUIREMENTS:
 1. VERIFY EXACT FUSE SIZE AND EQUIPMENT REQUIREMENTS WITH THE ACTUAL EQUIPMENT FURNISHED BY THE OTHER CONTRACTORS.
 2. ALL HOT WATER CIRCULATION PUMPS ARE TO BE CONTROLLED VIA 7 DAY TIME CLOCKS PROVIDED BY THE MECHANICAL CONTRACTOR.
 3. FINAL EQUIPMENT CONNECTIONS. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS REQUIRED TO MAKE FINAL ELECTRICAL CONNECTIONS TO ALL EQUIPMENT FURNISHED ON THIS PROJECT. VERIFY ALL REQUIREMENTS, CONDUCTOR SIZES, OVERCURRENT PROTECTION, PHASES, VOLTAGES, MOTOR ROTATION, ETC., WITH THE EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. PROVIDE FUSED DISCONNECT IF REQUIRED BY MANUFACTURER. FURNISH HARD WIRING FOR ALL WATER HEATERS AND CIRCULATION PUMPS.
 4. THE ELECTRICAL CONTRACTOR IS TO PROVIDE ALL CONTACTORS, MAGNETIC STARTERS, AND MISCELLANEOUS WIRING NECESSARY TO CONTROL EXHAUST FANS AND OTHER AUTOMATICALLY OPERATED EQUIPMENT. THE CONTRACTOR IS TO FURNISH ONE RELAY PER ITEM AS COMPATIBLE WITH THEIR CONTROL SYSTEM.
 - (E). HVAC CONTROL:
 1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT FROM EACH HVAC UNIT TO ITS RESPECTIVE THERMOSTAT, HUMIDISTAT, AND/OR SENSOR, AS REQUIRED. COORDINATE EXACT LOCATIONS WITH MECHANICAL CONTRACTOR AND ARCHITECT PRIOR TO ROUGH-IN.
 2. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT AND WIRING NECESSARY FOR LINE VOLTAGE CONTROL SYSTEMS.
 3. ALL LOW VOLTAGE CONTROL WIRING SHALL BE ENCASED IN CONDUIT IN SPACES WITH NO CEILING PROVIDED BY THE MECHANICAL CONTRACTOR.
 4. COORDINATE ALL HVAC WIRING WITH THE MECHANICAL DRAWINGS AND THE MECHANICAL CONTRACTOR.
 5. THE ELECTRICAL CONTRACTOR IS TO PROVIDE A MAGNETIC STARTER FOR EACH EXHAUST FAN. THIS STARTER IS CONTROLLED BY THE LIGHTING/MOTION SENSOR SYSTEM.
 6. THE ELECTRICAL CONTRACTOR IS TO PROVIDE AND INSTALL ALL LINE VOLTAGE THERMOSTATS.
 - (F). HOUSEKEEPING PAD
 1. FLOOR MOUNTED SWITCH GEAR AND TRANSFORMERS REQUIRE HOUSE KEEPING PAD.
 2. PROVIDE 3/4" CONCRETE PADS WITH 3000 PSI CONCRETE AND WIRE REINFORCING MAT.
 3. PADS TO BE ISOLATED FROM SLAB.

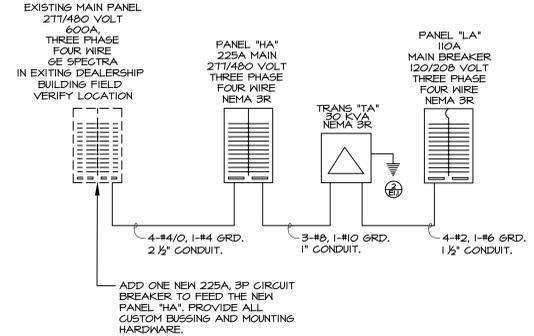


- MOUNTING HEIGHT KEYED NOTE:**
1. 4'-0" MAXIMUM TO TOP OF DEVICE UNLESS LOCATED ABOVE OBSTRUCTION (OR NOTED OTHERWISE) THEN MAXIMUM 4" ABOVE THE OBSTRUCTION. COORDINATE WITH MILLWORK.
 2. MOUNT NEAR RETURN AIR GRILLE.
 3. THE HEIGHT OF THE MANUAL FIRE ALARM BOXES SHALL BE A MINIMUM OF 42" AND A MAXIMUM OF 48" MEASURED VERTICALLY, FROM THE FLOOR LEVEL TO THE ACTIVATING HANDLE OR LEVER OF THE BOX.

1 MOUNTING HEIGHT DETAIL
 N.T.S.



2 GROUNDING DIAGRAM
 N.T.S.



3 ELECTRICAL RISER
 N.T.S.

PRELIMINARY
 NOT FOR
 CONSTRUCTION

CHAPEL ASSOCIATES ARCHITECTS, INC.
 THE VILLAGE AT RAHLING ROAD, SUITE B, 25 RAHLING CIRCLE
 LITTLE ROCK, ARKANSAS 72223-6000 / (501) 821-6767

ELECTRICAL NOTES, LEGEND, & DETAILS
 A NEW DETAIL & DETAIL BUILDING FOR
 CRAIN BUICK/GMC - SPRINGDALE
 SPRINGDALE, AR

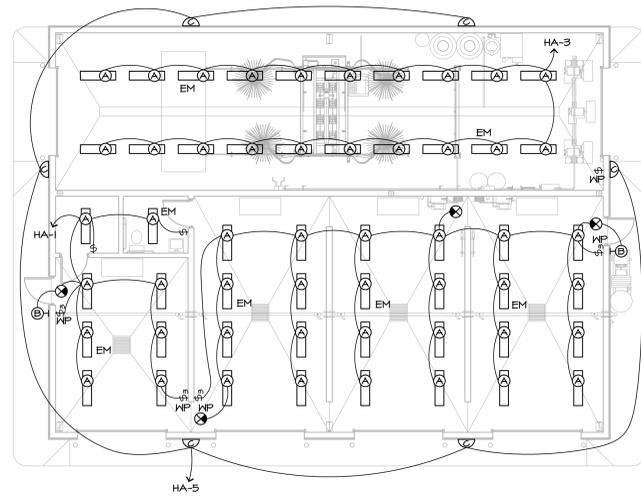
REVISIONS

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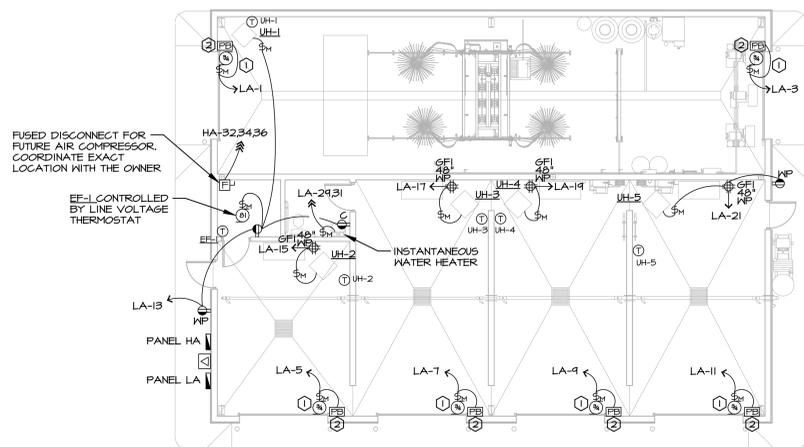
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SHEET 1 OF 4

HSA Engineering
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① LIGHTING PLAN
1/8" = 1'-0"



② POWER PLAN
1/8" = 1'-0"

KEYED NOTES: (CAR WASH ONLY)

- ① OVERHEAD DOOR MOTOR, INSTALL DOOR SENSORS FURNISHED WITH UNIT. VERIFY EXACT ELECTRICAL REQUIREMENTS WITH THE ACTUAL EQUIPMENT FURNISHED.
- ② PROVIDE OPEN/CLOSE/STOP PUSHBUTTON FOR CONTROL.

MARK	VOLT	WATT	LAMP		MOUNTING			MANUFACTURER	CATALOG NO.	REMARKS
			NO.	TYPE	BRKT	PEND	REC			
A	UNV	100	--	LED				X	NULITE	4' LONG VAPORTIGHT LED FIXTURE, SURFACE MOUNT TO STRUCTURE.
B	UNV	10	--	LED				X	ISOLITE	LED EMERGENCY EGRESS FIXTURE, INSTALL 1' ABOVE DOOR FOR EMERGENCY EGRESS.
C	UNV	80	--	LED	X				BEACON	LED WALL PACK, COORDINATE MOUNTING HEIGHT WITH ARCHITECT.
Ⓢ	UNV	10	--	LED				X	ISOLITE	LED EXIT SIGN, REQUIRES UNSWITCHED HOT WIRE.

NOTES:
 NOTE 1: FIXTURES NOTED AS "CTBS" SHOULD BE PRICED TO ALLOW FOR CUSTOM COLORS.
 NOTE 2: HOLD ALL INSULATION OFF RECESSED FIXTURES AND A MINIMUM OF 3" TO THE SIDE.
 NOTE 3: EXIT LIGHTS AND EMERGENCY LIGHTS REQUIRES UNSWITCHED HOT WIRE PER MANUFACTURER RECOMMENDATION.
 NOTE 4: EM OR NL DENOTES EMERGENCY BATTERY PACK, GOOD FOR MINIMUM OF 2 HOURS.
 NOTE 5: ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL DRIVER AND LED COMBINATIONS THAT WILL PROVIDE THE OWNER WITH A FIVE YEAR WARRANTY ON THE BALLAST.

PANEL MARK:		LA		MANUFACTURER:		SQUARE D		TYPE:		NG		FAULT RATING:			
MAIN BRKR AMPS:		110		MLO SIZE:		N/A		FEED:		---		WIRE: REFER TO RISER DIAGRAM			
VOLTAGE:		120/208		PHASE:		3 PHASE - 4 WIRE		MOUNTING:		SURFACE		REMARKS: CU BUS			
DESCRIPTION	LOAD			CIRCUIT BREAKER SIZE (AMP)	WIRE SIZE (AWG)	WIRE TYPE	TRIP	TRIP	TRIP	TRIP	TRIP	LOAD			DESCRIPTION
	ΦA	ΦB	ΦC									ΦA	ΦB	ΦC	
OVERHEAD DOOR	1700			30	10	10	3	1	20	1	2				
OVERHEAD DOOR		1700								3	4				
OVERHEAD DOOR			1700							5	6				
OVERHEAD DOOR	1700									7	8				
OVERHEAD DOOR		1700								4	10				
OVERHEAD DOOR			1700							11	12				
R. EXTERIOR, STORAGE, RR	540									13	14				
R. WASHBAY		360				12	12			15	16				
R. WASHBAY			360			12	12			17	18				
R. WASHBAY	360					12	12			14	20				
R. WASHBAY & EXTERIOR		540				12	12			21	22				
MAIN CAR WASH CONTROL PANEL			1200							23	24				
R. R.O. UNIT	1200									25	26				
R. R.O. UNIT		1200								27	28				
WATER HEATER		2080				3/4	10	10	4	2	30	24			
										31	32				
										33	34				
										35	36				
										37	38				
										34	40				
										41	42				
TOTAL WATTS:	20120			PHASE A:	7580	PHASE B:	9500	PHASE C:	1040						
TOTAL AMPS (96):	56			PHASE A:		PHASE B:		PHASE C:							

PANEL MARK:		HA		MANUFACTURER:		SQUARE D		TYPE:		NF		FAULT RATING:							
MAIN BRKR AMPS:		225		MLO SIZE:		N/A		FEED:		---		WIRE: REFER TO RISER DIAGRAM							
VOLTAGE:		277/480		PHASE:		3 PHASE - 4 WIRE		MOUNTING:		SURFACE		REMARKS: CU BUS							
DESCRIPTION	LOAD			CIRCUIT BREAKER SIZE (AMP)	WIRE SIZE (AWG)	WIRE TYPE	TRIP	TRIP	TRIP	TRIP	TRIP	LOAD			DESCRIPTION				
	ΦA	ΦB	ΦC									ΦA	ΦB	ΦC					
L. WASH BAYS	3200			30	10	10	3	1	20	1	2	30	3	5	10	10	3/4	5120	CAR WASH
L. CAR WASH		2000								3	4							5120	*
L. EXTERIOR			480							5	6							5120	*
										7	8	20	3	5	8	4	1/2	14670	BLOWER
										4	10							14670	*
										11	12							14670	*
										13	14	20	3	5	12	12	3/4	1904	PRESSURE WASHER
										15	16							1904	*
										17	18							1904	*
										19	20	20	3	5	12	12	3/4	1904	PRESSURE WASHER
										21	22							1904	*
										23	24							1904	*
										25	26	60	3	5	8	6	1	7473	VACUUM
										27	28							7473	*
										24	30							7473	*
										31	32	20	3	5	12	12	3/4	2103	AIR COMPRESSOR
										33	34							2103	*
										35	36							2103	*
										37	38	45	3	4	10	8	1	7580	TRANSFORMER TA
										34	40							5900	*
										41	42							7040	*
TOTAL WATTS:	125316			PHASE A:	43464	PHASE B:	40648	PHASE C:	40704										
TOTAL AMPS (96):	151			PHASE A:		PHASE B:		PHASE C:											

CHAPEL ASSOCIATES ARCHITECTS, INC.
 THE VILLAGE AT RAHLING ROAD, SUITE B, 25 RAHLING CIRCLE
 LITTLE ROCK, ARKANSAS 72223-6000 / (501) 821-6767

ELECTRICAL LIGHTING & POWER PLANS
 A NEW DETAIL & DETAIL BUILDING FOR
 CRAIN BUICK/GMC - SPRINGDALE
 SPRINGDALE, AR

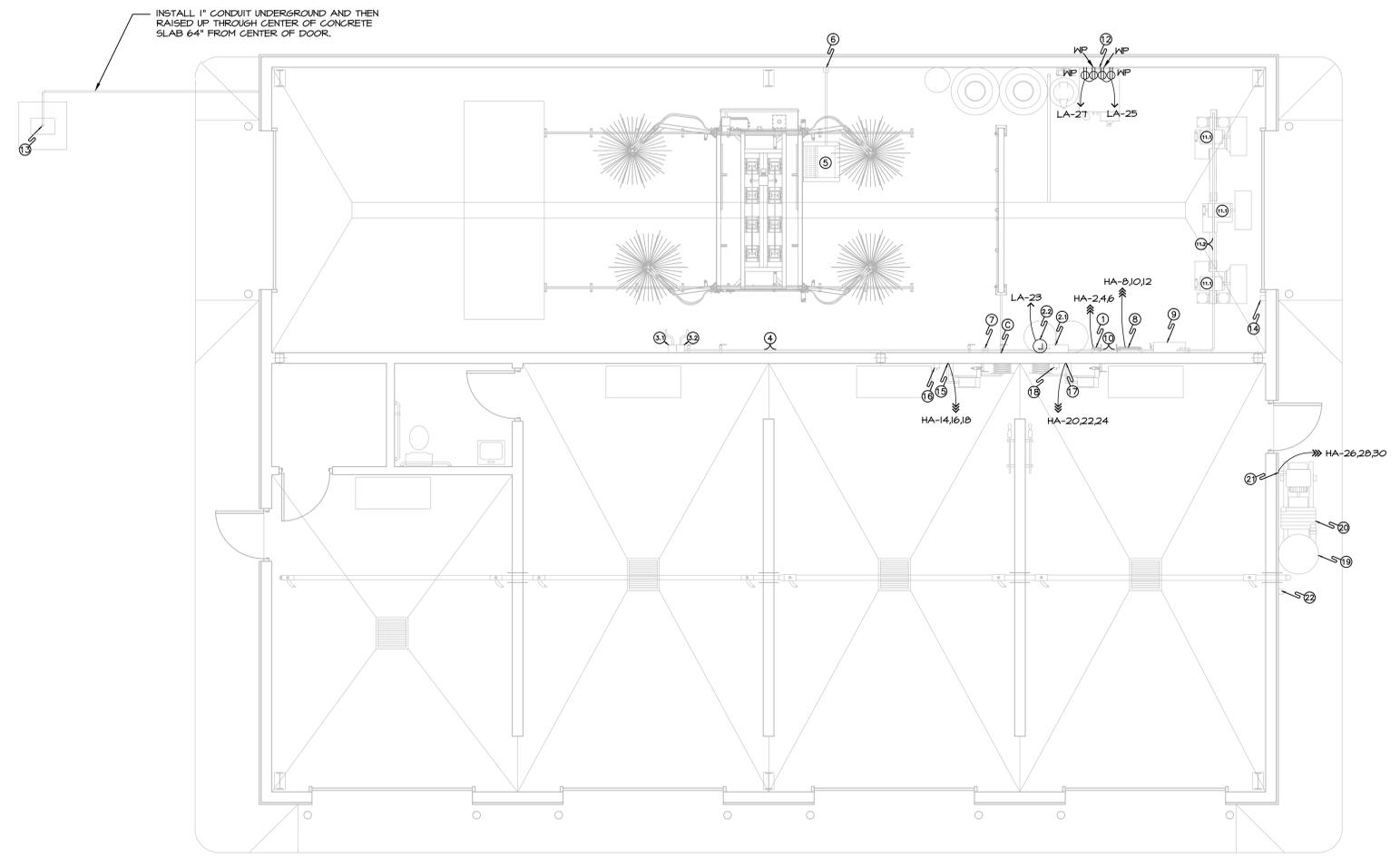
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E2.1

SHEET 2 OF 4

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GENERAL NOTES:(CAR WASH ONLY)

1. PURCHASER MUST PROVIDE & INSTALL THE FOLLOWING EQUIPMENT. ELECTRICIAN MUST MAKE ALL EINAL CONNECTIONS.
2. BOXES PROVIDED BY CAR WASH MANUFACTURER: 1, 2, 3, 3, 2, 6, 1, 8, 9, 13. MUST BE MOUNTED BY ELECTRICAL CONTRACTOR. MANUFACTURER RECOMMENDS ALL CONNECTIONS BE PVC CONDUIT GASKETED WATER TIGHT CONNECTIONS.
3. ITEMS #3,1, #3,2, WILL BEAR WEIGHT & MUST BE SECURELY FASTENED TO WALL/CEILING TO SUPPORT WEIGHT.

KEYED NOTES:(CAR WASH ONLY)

- 1 NEMA 4X DISCONNECT PROVIDED BY CARWASH MANUFACTURER FOR POWER TO CAR WASH. INSTALL 3 PHASE POWER TO THIS DISCONNECT THEN TO ITEM #3.1.
- 2 MAIN CAR WASH CONTROL PANEL. INSTALL CAT 5E CABLE RUN IN 1" CONDUIT FROM THIS BOX TO CONNECT TO ITEM #3.2.
- 3 INSTALL NEMA 4X JUNCTION BOX WITH 120V DEDICATED CIRCUIT FOR POWER SUPPLY TO ITEM #2.1. 10A LOAD.
- 4 6"x6"x6" NEMA 4X JUNCTION BOX PROVIDED BY CARWASH MANUFACTURER. POSITION BOX 8'-0" FROM ENTRANCE END OF TRACK & AS CLOSE TO CEILING AS POSSIBLE. (MAX HEIGHT OF 14'-0"). INSTALL #6/4 S.O. CORD, 3 PHASE POWER, IS TO CONNECT TO CAR WASH MOTOR CONTACTOR. (CORD PROVIDED BY CAR WASH MANUFACTURER, INSTALLED BY ELECTRICIAN)
- 5 6"x6"x6" NEMA 4X BOX PROVIDED BY CARWASH MANUFACTURER. POSITION BOX 8'-6" FROM ENTRANCE END OF TRACK & AS CLOSE TO CEILING AS POSSIBLE. (MAX HEIGHT OF 14'-0") INSTALL CAT 5E CABLE FOR COMMUNICATION TO CAR WASH ONBOARD COMPUTER. (CORD PROVIDED BY CAR WASH MANUFACTURER, INSTALLED BY ELECTRICIAN)
- 6 USE PVC CONDUIT WITH GASKET CONNECTIONS TO ALL JUNCTION BOXES & DISCONNECTS.
- 7 FLOOR MOUNTED TREADLE PAD PROVIDED BY CAR WASH MANUFACTURER. ELECTRICIAN MUST CONNECT 3/4" CONDUIT FROM ITEM #5 TO ITEM #6 THEN TO ITEM #2.1 & WIRE 2-#16 AWG WIRES THROUGH TO ITEM #2.1. FINAL POSITIONING OF TREADLE PAD MADE BY CAR WASH SUPPLIER.
- 8 4"x4" NEMA 4X SPLICE BOX PROVIDED BY CARWASH MANUFACTURER. POSITION 65" FROM EXIT END OF TRACK & 4'-0" UP FROM FLOOR.
- 9 4"x4" NEMA 4X SPLICE BOX PROVIDED BY CARWASH MANUFACTURER POSITION NEXT TO RINSE ARCH & 10'-0" UP FROM FLOOR. INSTALL 2-#16 AWG WIRES & GROUND TO CONNECT FROM ITEM #6 TO ITEM #7 THEN TO ITEM #2.1 THROUGH 3/4" CONDUIT FOR CONTROL OF RINSE ARCH.
- 10 NEMA 4X DISCONNECT FOR POWER TO BLOWER PROVIDED BY CARWASH MANUFACTURER. INSTALL 3 PHASE BLOWER POWER TO THIS DISCONNECT THEN TO ITEM #4.
- 11 24"x24"x6" DEEP BLOWER CONTROL BOX PROVIDED BY CARWASH MANUFACTURER. POSITION 4'-0" UP FROM FLOOR AT EXIT END OF TRACK NEAR BLOWERS.
- 12 BLOWER ACTIVATION DONE THROUGH CONTROL WIRE CONNECTIONS TO ITEM #2.1 FROM BLOWER CONTROL BOX. INSTALL 2-#12 AWG WIRES IN 3/4" CONDUIT.
- 13 FROM EACH OF THE 3, 15HP, 3 PHASE, 208/230/460V BLOWER MOTORS INSTALL 3 PHASE WIRING IN 1" CONDUIT TO CONTROLS INSTALLED IN ITEM #4.
- 14 INSTALL 3 WIRES OF #12 AWG & GROUND TO CONNECT TO OSCILLATING MOTOR FROM ITEM #4.
- 15 INSTALL TWO 20AMP DEDICATED NON GFI 110V CIRCUITS WITH 4 GROUNDED RECEPTACLES. POSITION OUTLET 5'-0" UP FROM FLOOR.
- 16 CODE BOX PROVIDED BY CARWASH MANUFACTURER. INSTALL 1" CONDUIT WITH 7 WIRES OF #16 AWG & GROUND TO CONNECT TO ITEM #2.1.
- 17 EXIT GARAGE DOOR - INSTALL 2 WIRES OF #16 AWG TO CONNECT TO ITEM #2.1.
- 18 INSTALL INCOMING 3 PHASE POWER TO DISCONNECT PROVIDED BY CARWASH MANUFACTURER FOR PRESSURE WASHER UNIT.
- 19 ON/OFF SWITCH FOR CONTROL OF PRESSURE WASHER LOCATED IN PREP AREA & 4'-0" UP FROM FLOOR. INSTALL 6-#16AWG WIRES & GROUND TO CONNECT TO PRESSURE WASHER UNIT.
- 20 INSTALL INCOMING 3 PHASE POWER TO DISCONNECT PROVIDED BY CARWASH MANUFACTURER FOR PRESSURE WASHER UNIT.
- 21 ON/OFF SWITCH FOR CONTROL OF PRESSURE WASHER LOCATED IN PREP AREA & 4'-0" UP FROM FLOOR. INSTALL 6-#16AWG WIRES & GROUND TO CONNECT TO PRESSURE WASHER UNIT.
- 22 VACUUM - 20HP HIGH PERFORMANCE MULTI STAGE TURBINE PRODUCER. (ELECTRICIAN MUST PROVIDE SUITABLE DISCONNECT FOR VACUUM SYSTEM)
- 23 VACUUM FILTER SEPARATOR. (PROVIDED BY BROADWAY EQUIPMENT COMPANY)
- 24 INSTALL INCOMING 3 PHASE POWER TO VACUUM. PROVIDE NEMA 3R FUSED DISCONNECT FOR VACUUM.
- 25 ON/OFF SWITCH FOR CONTROL OF VACUUM SYSTEM LOCATED IN 1ST DETAIL BAY PASSENGER-SIDE WALL & 5'-0" UP FROM FLOOR. INSTALL 4-#16AWG WIRES & GROUND TO CONNECT TO VACUUM SYSTEM.
- 26 1" R.O. WATER LINE WITH FEMALE THREADED BALL VALVE SHUT-OFF TO CONNECT TO RINSE ARCH. POSITIONED ACROSS FROM RINSE ARCH & APPROX. 10'-0" UP FROM FLOOR.

1 CAR WASH EQUIPMENT POWER PLAN
1/4" = 1'-0"

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CAR WASH EQUIPMENT POWER PLAN
A NEW DETAIL & DETAIL BUILDING FOR
CRAIN BUICK/GMC - SPRINGDALE
SPRINGDALE, AR

REVISIONS

11-20-2015

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ELECTRICAL SPECIFICATIONS

GENERAL

- A. ALL WORK SHALL BE DONE IN A GOOD WORKMANLIKE MANNER. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES INCLUDING BUT NOT LIMITED TO:
 1. NATIONAL ELECTRICAL CODE, LATEST EDITION
 2. UNDERWRITERS' LABORATORIES, INC.
 3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS
 4. INSULATED POWER CABLE ENGINEERS' ASSOCIATION
 5. NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
 6. AMERICAN STANDARDS ASSOCIATION
 7. AMERICAN SOCIETY FOR TESTING MATERIALS
 8. STATE FIRE PREVENTION CODE, LATEST EDITION
 9. OCCUPATIONAL SAFETY AND HEALTH ACT
 10. NATIONAL FIRE CODE
 11. INTERNATIONAL BUILDING CODE

THE LATEST SPECIFICATIONS AND STANDARDS AVAILABLE SHALL BE USED FOR THE ABOVE.

- B. IN CASE OF DISCREPANCY BETWEEN THE APPLICABLE CODES, PLANS, AND SPECIFICATIONS THE MOST STRINGENT SHALL GOVERN.

C. SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH REQUIREMENTS OF THE APPLICABLE AUTHORITIES, THEY SHALL BEAR ALL COSTS ARISING IN CORRECTING THE DEFICIENCIES.

FEES, PERMITS AND INSPECTIONS

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS.
- B. UNDER THIS SECTION OF WORK THE CONTRACTOR SHALL, UPON COMPLETION OF THE WORK, FURNISH A CERTIFICATE OF FINAL INSPECTION TO THE ENGINEER FROM THE INSPECTION DEPARTMENT HAVING JURISDICTION.
- C. THE CONTRACTOR SHALL PAY ALL CHARGES BY THE LOCAL ELECTRIC UTILITY FOR SERVICE TO THE BUILDING.

DRAWINGS AND PLANS

- A. THE ELECTRICAL PLANS ARE A GUIDE TO THE CONTRACTOR TO SHOW GENERAL ARRANGEMENT OF CONDUIT AND WIRING AND EQUIPMENT REQUIRED. IF ANY ERROR, OMISSIONS OR OBSCURITIES APPEAR THEREIN, WHICH ARE QUESTIONABLE, DO NOT CONFORM TO GOOD PRACTICE OR APPEAR CONTRARY TO THE PURPOSE AND INTENT OF THE WORK, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND APPLY FOR DIRECTIONS BEFORE CONSTRUCTION. THE EXACT LOCATION OF CONDUIT RUNS AND LENGTHS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
- B. THE DRAWINGS MAY BE SUPERSEDED BY LATER REVISED OR DETAILED DRAWINGS OR SPECIFICATION ADDENDA PREPARED BY THE ENGINEER. THE CONTRACTOR SHALL CONFORM TO ALL REASONABLE CHANGES WITHOUT EXTRA COST TO THE OWNER. ALL ITEMS NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS OR NOTED ON THE DRAWINGS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION SHALL BE INCLUDED.

RECORD DRAWINGS

- A. THE CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF FIELD CHANGES MADE DURING CONSTRUCTION. CHANGES SHALL BE PENCILLED IN ON A SEPARATE SET OF DRAWINGS USED ONLY FOR RECORDING CHANGES. AT COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER THIS SET TO THE ENGINEER FOR PREPARATION OF RECORD DRAWINGS.

STATEMENT OF WORK

- A. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, TOOLS AND MATERIALS TO COMPLETE THE WORK AS PER THESE SPECIFICATIONS AND THE ASSOCIATED PLANS. THE WORK SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO:
 - (1) SYSTEM OF LIGHTING CIRCUITS.
 - (2) SYSTEM OF POWER CIRCUITS.
 - (3) EMPTY CONDUIT SYSTEMS AS REQUIRED.
 - (4) LIGHTING FIXTURES, LAMPS AND MOUNTING EQUIPMENT.
 - (5) CONTROL WIRING.
 - (6) ELECTRICAL SERVICE.

WORK SPECIFIED ELSEWHERE

- (1) TEMPORARY SERVICES.
- (2) HEATING, COOLING & VENTILATING POWER AND THERMOSTAT RACEWAYS (SEE MECHANICAL PLANS AND COORDINATE WITH MECHANICAL CONTRACTOR)
- (3) PAINTING.

INSTALL WIRING, CONDUIT AND EQUIPMENT TO PROVIDE ALL ELECTRICAL SYSTEMS AS DESCRIBED HEREIN AND ON THE PLANS. THIS SHALL INCLUDE PROVIDING TEMPORARY SERVICE FOR CONSTRUCTION AND ALL CONDUIT AND WIRING SYSTEMS AND POWER FOR MECHANICAL SYSTEMS AS DESCRIBED IN DIVISION 15 AND NECESSARY CONDUIT AND ENCLOSURES FOR TELEPHONE AND CABLE SERVICES AND DATA COMMUNICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INCIDENTAL WORK REQUIRED TO ACCOMPLISH THIS WORK INCLUDING BUT NOT LIMITED TO TRENCHING AND BACKFILLING OF TRENCHES, AND ALL NECESSARY PENETRATIONS.

SUBMITTALS

- A. PRIOR TO ORDERING EQUIPMENT, THE CONTRACTOR SHALL MAKE SUBMITTALS (6 COPIES) FOR APPROVAL. THE SUBMITTALS SHALL INCLUDE DESCRIPTIVE DATA INCLUDING DIMENSIONS, VOLTAGE RATING, CURRENT RATING, WEIGHT, CAPACITY, DELIVERY TIME AND OTHER PERTINENT DATA.
- B. THE CONTRACTOR SHALL SUBMIT TWO SETS IN LOOSE LEAF BINDERS OF A COMPILED CATALOG DATA OF EACH ITEM OF EQUIPMENT IN THE ELECTRICAL WORK TO THE ENGINEER, BEFORE FINAL PAYMENT IS MADE. THIS DATA SHALL INCLUDE OPERATING, MAINTENANCE AND SPARE PARTS INFORMATION.

COORDINATION OF WORK

- A. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REVIEW DRAWINGS AND SPECIFICATIONS FOR ALL DISCIPLINES TO PROVIDE PROPER COORDINATION AND AVERT POSSIBLE INSTALLATION CONFLICTS. SHOULD DRASTIC CHANGES FROM ORIGINAL DRAWINGS BE NECESSARY, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SECURE WRITTEN APPROVAL AND AGREEMENT FROM THE ENGINEER ON NECESSARY ADJUSTMENTS.
- B. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES WHERE NECESSARY TO ASSURE PROPER INTERFACE BETWEEN ELECTRICAL, MECHANICAL, STRUCTURAL, AND ARCHITECTURAL SYSTEMS AND CONSTRUCTION.

EQUIPMENT AND MATERIALS

- A. EQUIPMENT AND MATERIALS SHALL BE NEW AND SHALL BEAR THE MANUFACTURER'S NAME, TRADE NAME AND THE UL LABEL IN EVERY CASE WHERE A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR MATERIAL. EQUIPMENT SHALL BE THE STANDARD PRODUCT OF A MANUFACTURER REGULARLY ENGAGED IN THE PRODUCTION OF THE REQUIRED TYPE OF EQUIPMENT, AND SHALL BE THE MANUFACTURER'S LATEST APPROVED DESIGN.
- B. EQUIPMENT AND MATERIALS OF THE SAME GENERAL TYPE SHALL BE OF THE SAME MAKE THROUGHOUT THE WORK TO PROVIDE UNIFORM APPEARANCE, OPERATION AND MAINTENANCE.
- C. DELIVERY AND STORAGE. EQUIPMENT AND MATERIALS SHALL BE DELIVERED TO THE SITE AND STORED IN ORIGINAL CONTAINERS, SUITABLY SHELTERED FROM THE ELEMENTS, BUT READILY ACCESSIBLE FOR INSPECTION BY THE ENGINEER UNTIL INSTALLED. ALL ITEMS SUBJECT TO MOISTURE DAMAGE (SUCH AS CONTROLS) SHALL BE STORED IN DRY, HEATED SPACES.

EQUIPMENT AND MATERIALS (CONT.)

- D. PROTECTION. EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT, WATER AND CHEMICAL OR MECHANICAL INJURY AND THEFT. AT COMPLETION OF THE WORK, FIXTURES, EQUIPMENT AND MATERIALS SHALL BE FREE FROM DEFECTS AND DAMAGE AND SHALL BE CLEANED AND POLISHED AND TURNED OVER TO THE OWNER IN FIRST CLASS CONDITION. DAMAGE OR DEFECTS DEVELOPING BEFORE ACCEPTANCE OF THE WORK SHALL BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

- E. DIMENSIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ITEMS FURNISHED FIT THE SPACE AVAILABLE. THE CONTRACTOR SHALL MAKE NECESSARY FIELD MEASUREMENTS TO ASCERTAIN SPACE REQUIREMENTS, INCLUDING THOSE FOR CONNECTIONS, AND SHALL FURNISH AND INSTALL SUCH SIZES AND SHAPES OF EQUIPMENT THAT THE FINAL INSTALLATION SHALL SUIT THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.

- F. MANUFACTURER'S DIRECTIONS SHALL BE FOLLOWED COMPLETELY IN THE DELIVERY, STORAGE, PROTECTION AND INSTALLATION OF EQUIPMENT AND MATERIALS. NOTIFY THE ENGINEER OF ANY CONFLICT BETWEEN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS AND THE MANUFACTURER'S DIRECTIONS AND OBTAIN THE ENGINEER'S WRITTEN INSTRUCTION BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH THE MANUFACTURER'S DIRECTIONS OR SUCH WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR SHALL BEAR ALL COSTS ARISING IN CORRECTING THE DEFICIENCIES.

- G. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, AND INCIDENTAL ITEMS TO COMPLETE THE WORK, READY TO USE AND FULLY OPERATIONAL.

- H. EQUIPMENT AND MATERIALS SPECIFIED HEREIN ARE NAMED TO ESTABLISH A STANDARD OF QUALITY. OTHER MATERIAL OF EQUAL QUALITY MAY BE SUBSTITUTED WITH APPROVAL BY THE ENGINEER.

RACEWAYS

- A. ALL WIRING SYSTEMS SHALL BE INSTALLED IN RACEWAYS CONSISTING OF GALVANIZED STEEL TUBING, RIGID GALVANIZED STEEL, PVC, FLEXIBLE STEEL CONDUIT OR NEOPRENE COVERED FLEXIBLE STEEL CONDUIT.
- B. ALL CONDUIT SYSTEMS SHALL BE INSTALLED COMPLETE BEFORE PULLING WIRES.

- C. WATER TIGHT JUNCTION BOXES, FITTINGS, EXPANSION JOINTS, COMPRESSIONS FITTINGS, CONDUIT HUBS, ETC., SHALL BE PROVIDED FOR ALL ELECTRICAL SYSTEMS WHEREVER CONSTRUCTION DICTATES INCLUDING OUTDOOR LOCATIONS.
- D. METALLIC TUBING SHALL ONLY BE USED IN AREAS NOT SUBJECT TO MECHANICAL ABUSE. RIGID GALVANIZED CONDUIT SHALL BE USED IN AREAS WHERE CONDUIT SHALL BE SUSCEPTIBLE TO SUCH ABUSE.

- E. FLEXIBLE CONDUIT USED IN OUTDOOR LOCATIONS OR INDOOR LOCATIONS WHERE EXPOSED TO CONTINUOUS OR INTERMITTENT MOISTURE SHALL BE LIQUID TIGHT, NEOPRENE COVERED AND UL LISTED. ALL FITTINGS FOR SUCH APPLICATIONS SHALL BE LIQUID TIGHT, NYLON INSULATED THROAT TYPE AS MANUFACTURED BY THOMAS AND BETTS, SERIES 9531 OR APPROVED EQUAL.
- F. SUFFICIENT SLACK SHALL BE PROVIDED IN ALL FLEXIBLE CONDUIT CONNECTIONS TO REDUCE THE EFFECTS OF VIBRATION.

- G. CONDUIT BELOW GRADE, IN FILL OR OUT OF DOORS BELOW GRADE SHALL BE RIGID GALVANIZED HEAVY WALL STEEL MADE UP ON SCORED JOINTS OR SCHEDULE 40 PVC CONDUIT OUTDOORS ABOVE GRADE SHALL BE RIGID GALVANIZED STEEL. THE CONDUIT SHALL BE LAID ON UNDER THE SLAB IN STRAIGHT RUNS WITH ALL OFFSETS AND BENDS BEING FRAMED ON CENTER LINES OF RELATED BOXES. NO CONDUIT BELOW GRADE SHALL BE LESS THAN 3/4". ALL 90 DEGREE ELBOWS ARE TO BE "GRS" OR "MC".

- H. INSULATED BUSHINGS SHALL BE USED ON ALL CONDUITS 1/2" AND LARGER.

- I. ALL CONDUIT BENDS SHALL HAVE A RADIUS GREATER THAN OR EQUAL TO THAT STIPULATED BY THE NEC. STANDARD FACTORY ELBOWS SHALL BE USED, FOR BENDS IN ALL 1/2" AND LARGER CONDUITS.

- J. PVC IS NOT TO BE INSTALLED EXPOSED.

- K. E.M.T. FITTINGS SHALL BE COMPRESSION TYPE.

- L. "MC" CABLE IS ALLOWED FOR FIXTURE "WHIPS" ONLY. NO DAISY CHAINING OF FIXTURES IS ALLOWED.

HANGERS AND SUPPORTS

- A. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR ALL RACEWAYS IN COMPLIANCE WITH THE NEC TO PREVENT APPRECIABLE SAGGING OF CONDUIT.

- B. MULTIPLE CONDUITS RUNNING HORIZONTALLY AT THE SAME GRADE AND ELEVATION MAY BE SUPPORTED BY TRAPEZES OR CHANNELS SUSPENDED ON RODS. ALL SUPPORT COMPONENTS SHALL BE OF ADEQUATE SIZE FOR LOADED WEIGHTS BEING SUPPORTED.

- C. PERFORATED STRAP IRON OR WIRE SHALL NOT BE USED FOR SUPPORTING CONDUITS OR EQUIPMENT.

- D. WHERE LARGE CONDUITS ARE SUPPORTED BENEATH BAR JOIST, HANGER RODS SHALL BE SECURED TO ANGLE IRONS OF ADEQUATE SIZE. EACH ANGLE SHALL BE WELDED TO THE JOIST AND SHALL SPAN TWO OR MORE JOIST TO DISTRIBUTE THE WEIGHT PROPERLY.

- E. SUPPORTS SHALL BE INSTALLED WITHIN THREE FEET OF EACH COUPLING OR CONNECTOR.

JUNCTION, OUTLET AND PULL BOXES

- A. JUNCTION AND PULL BOXES SHALL BE INSTALLED WHERE SHOWN ON THE PLANS AND WHERE REQUIRED TO OVERCOME MECHANICAL DIFFICULTIES DUE TO ARRANGEMENT OF RUNS. NO RUNS OVER 100' SHALL BE MADE WITHOUT THE USE OF A PULL BOX.

- B. ALL DEVICES SHALL BE SUPPORTED BY TWO STUDS.

- C. ALL BOXES SHALL BE GALVANIZED METAL INSIDE AND OUTSIDE AND SHALL BE PROVIDED WITH GALVANIZED COVERS. NO PLASTIC ENCLOSURES OR BOXES SHALL BE ACCEPTED, EXCEPT WHERE NOTED ON THE PLANS.

WALL PENETRATIONS

- A. ALL WALL PENETRATIONS SHALL BE CAULKED AND SEALED.

- B. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY SLEEVES AND CHASES FOR ALL WORK PASSING THROUGH AND ATTACHING TO WALLS, FLOORS, CEILINGS OR THE ROOF.

WIRE AND CABLES

- A. ALL WIRE AND CABLE SHALL BE SOFT DRAWN COPPER WITH INSULATION CONFORMING TO REQUIREMENTS OF THE NEC AND ALL RELEVANT ASTM SPECIFICATIONS.

- B. WIRE AND CABLE SHALL BE NEW SHALL HAVE SIZE, GRADE OF INSULATION, VOLTAGE AND MANUFACTURER NAME, PERMANENTLY MARKED ON OUTER COVERING AT REGULAR INTERVALS.

- C. WIRE SHALL BE COLOR CODED WITH A SEPARATE COLOR FOR EACH PHASE AND NEUTRAL AND THE COLOR CODE SHALL BE CONSISTENT THROUGHOUT INSTALLATION.

- D. ALL WIRE NO. 8 AND LARGER SHALL BE STRANDED, WHERE NO. 12 OR 10 STRANDED IS USED, TERMINATE WITH INSULATED COMPRESSION LUG OF THE PROPER SIZE.

- E. ALL WIRE SHALL HAVE 600 VOLT TYPE THIN INSULATION, UNLESS SPECIFIED OTHERWISE ON THE PLANS.

GROUNDING

- A. ALL ELECTRICAL EQUIPMENT AND ASSOCIATED SYSTEMS SHALL BE GROUNDED IN STRICT COMPLIANCE WITH ARTICLE 250 OF THE NEC.
- B. ALL CIRCUITS SHALL HAVE A GREEN COVERED GROUND WIRE SIZED PER NEC REQUIREMENTS OR AS PER THE PLANS. GROUND WIRES SHALL BE BONDED TO ALL PANELS, ENCLOSURES, MOTOR FRAMES, EQUIPMENT FRAMES, OUTLET, JUNCTION AND PULL BOXES.
- C. NO STRAP TYPE GROUNDING CLAMPS SHALL BE USED. ALL CONNECTIONS SHALL BE MADE ONLY AFTER SURFACES HAVE BEEN CLEANED OR GROUND TO EXPOSED METAL.

WIRING DEVICES

- A. ALL DISCONNECT SWITCHES SHALL BE HEAVY DUTY TYPE.
- B. DISTRIBUTION PANELS SHALL BE SQUARE D, GENERAL ELECTRIC, CUTLER HAMMER OR APPROVED EQUAL AS SCHEDULED ON PLANS.
- C. RECEPTACLES SHALL BE 20 AMP, 3 WIRE GROUNDING TYPE 5362 OR EQUAL.
- D. LIGHT SWITCHES SHALL BE 20 AMP 125/277 VOLT TYPE I221 OR EQUAL.
- E. PROVIDE HIGH IMPACT NYLON COVERS FOR ALL INTERIOR DEVICES, COLOR TO BE COORDINATED WITH THE ARCHITECT AND OWNER.
- F. EXTERIOR WEATHER PROOF DEVICES SHALL BE, METAL NEMA 3R RATED, WHILE IN USE.

LIGHTING FIXTURES

- A. PROVIDE FIXTURES OF THE TYPE SHOWN ON THE DRAWINGS AND WITH THE FOLLOWING ACCESSORIES AS APPLICABLE.
 1. RECESSED FIXTURES:
 - A. PROVIDE HOUSING NEC AND UL LISTED FOR DIRECT CONTACT WITH INSULATION.
 - B. PROVIDE FRAME OF TYPE REQUIRED FOR THAT PARTICULAR CEILING CONSTRUCTION AND FINISH.
 - C. HOLD ALL INSULATION AWAY FROM FIXTURES BY 3".
 2. FLUORESCENT FIXTURES:
 - A. PROVIDE BALLASTS AS PER THE FIXTURE SCHEDULE.
 - B. PROVIDE LOW TEMPERATURE TYPE BALLAST FOR FIXTURES IN LOW TEMPERATURE INDOOR AREAS AND AT ALL OUTDOOR AREAS.
 - C. PROVIDE LAMPS AT ALL FLUORESCENT FIXTURES PER FIXTURE SCHEDULE.

MOTOR STARTERS

- A. PROVIDE SQUARE D, G.E., CUTLER HAMMER OR EQUAL STARTING SWITCHES, PROTECTIVE DEVICES AND OTHER ITEMS REQUIRED BY THE MANUFACTURER AND THE NEC.
 1. VERIFY HORSEPOWER RATINGS AND VOLTAGES.
 2. PROVIDE AUTOMATIC OR REMOTE CONTROL AND ACCESSORIES AS REQUIRED FOR PROPER OPERATION AND AS SHOWN ON DRAWINGS.
- B. CONDUIT CONNECTIONS:
 1. INSTALL 24" MAX. OF FLEXIBLE CONDUIT BETWEEN EQUIPMENT AND MOTORS THAT ARE ATTACHED TO BUILDINGS.
 2. AT EXTERIOR AND DAMP INTERIOR LOCATIONS USE POLYVINYL CHLORIDE JACKETED FLEXIBLE CONDUIT.

ELECTRICAL WORK

- A. WHEREVER EQUIPMENT REQUIRING ELECTRICAL CONNECTION IS SPECIFIED, ALL WIRING SHALL BE FURNISHED AND INSTALLED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. STARTING SWITCHES, PROTECTIVE DEVICES AND OTHER MEANS FOR THE OPERATION AND CONTROL OF EQUIPMENT SHALL BE FURNISHED AND ELECTRICALLY CONNECTED COMPLETE UNDER THE ELECTRICAL SECTION UNLESS OTHERWISE SPECIFICALLY NOTED. ADDITIONAL DISCONNECTS REQUIRED BY THE NATIONAL ELECTRICAL CODE SHALL BE FURNISHED, INSTALLED AND CONNECTED.

IDENTIFICATION

- A. THE ELECTRICAL CONTRACTOR SHALL PROVIDE NAMEPLATES FOR ALL ELECTRICAL EQUIPMENT, IDENTIFYING EACH ITEM BY NAME. THE CONTRACTOR SHALL PROVIDE NAMEPLATES ON ALL PANELS, STARTERS, DISCONNECT SWITCHES, ETC.
 - B. THE NAMEPLATES SHALL BE CONSTRUCTED OF LAMINATED BAKELITE AND BE SECURELY FASTENED TO THE EQUIPMENT BY AN APPROVED MEANS NO STICK-ON TAPE WILL BE ALLOWED. THE NAMEPLATES SHALL BE WHITE IN COLOR WITH ENGRAVED UPPER CASE LETTERS BLACK IN COLOR. THE LETTERS SHALL BE A MINIMUM OF 3/8" IN HEIGHT.
 - C. PROVIDE TYPED PANEL SCHEDULES FOR ALL PANEL BOARDS ADDED OR CHANGED.
 - D. ALL JUNCTION BOXES SHALL BE HAND LABELED WITH A PERMANENT BLACK MARKER INDICATING PANEL AND CIRCUIT FEEDS CONTAINED.
 - E. PROVIDE LABELS ON EACH PANEL DESCRIBING VOLTAGE AND PHASE, AND COLOR CODE OF THE CABLE WITHIN TEST.

- A. AFTER INSTALLATION IS COMPLETE, THE CONTRACTOR SHALL CONDUCT OPERATING TEST FOR APPROVAL BY THE ENGINEER. TEST SHALL INCLUDE VERIFICATION OF DIRECTION OF ROTATION FOR ALL MOTORS. THE EQUIPMENT SHALL BE DEMONSTRATED TO OPERATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. THE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER.

GUARANTEE

- A. THE WORK HEREIN SPECIFIED SHALL BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIAL UNDER NORMAL USE AND SERVICE.

IF WITHIN TWELVE (12) MONTHS FROM DATE OF SUBSTANTIAL COMPLETION OF THE WORK HEREIN DESCRIBED, ANY OF THE EQUIPMENT OR MATERIALS, OR THE INSTALLATION THEREOF, IS FOUND TO BE DEFECTIVE IN WORKMANSHIP OR MATERIALS, IT SHALL BE REPLACED OR REPAIRED FREE OF CHARGE.

FINALLY

- A. IT IS THE INTENTION THAT THIS SPECIFICATION SHALL PROVIDE A COMPLETE INSTALLATION. ALL ACCESSORIES AND APPARATUS NECESSARY FOR A COMPLETE OPERATIONAL SYSTEM SHALL BE INCLUDED. THE OMISSION OF SPECIFIC REFERENCE TO ANY PART OF THE WORK NECESSARY FOR SUCH COMPLETE INSTALLATION SHALL NOT BE INTERPRETED AS RELIEVING THIS CONTRACTOR FROM FURNISHING AND INSTALLING SUCH PARTS.

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ELECTRICAL SPECIFICATIONS
 A NEW DETAIL & DETAIL BUILDING FOR
 CRAIN BUICK/GMC - SPRINGDALE
 SPRINGDALE, AR

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