

- The next Committee Meeting will be on Wednesday, November 2nd, 2022 in the Tiered Training Room.
- Agenda Packet will be available on the Friday before the meeting.

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
TIERED TRAINING ROOM
2ND FLOOR OF CRIMINAL JUSTICE BUILDING
Tuesday, October 25th, 2022**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Randall Harriman

6:00 p.m. **OFFICIAL AGENDA**

1. *Large Print* agendas are available.
2. Call to Order – Mayor Doug Sprouse
3. Roll Call – Denise Pearce, City Clerk/Treasurer
4. Recognition of a Quorum.
5. Comments from Citizens
The Council will hear brief comments from citizens present at the meeting during this period on issues not on the agenda. No action will be taken tonight. All comments will be taken under advisement.
6. Approval of Minutes – **Tuesday, October 11th, 2022.**
Pgs. 84-99
7. Procedural Motions
 - A. Entertain Motion to read all Ordinances and Resolutions by title only.
 - B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as *item number(s)* **12A-12D, 13, and 14.** *Motion must be approved by two-thirds (2/3) of the council members).*
8. **A Resolution** making a reappointment to the Springdale Library Board. **Pgs. 1-2**

9. Finance Committee by Chairman Jeff Watson

A Resolution authorizing the execution of a contract for the rehabilitation of the Ritter-McDonald Log Cabin at the Shiloh Museum. Forwarded from Committee with recommendation for approval. Presented by Angie Albright, Museum Director.

Pgs. 3-16

10. Parks and Recreation Committee by Chairman Mike Lawson

A Resolution waiving competitive bidding and authorizing the purchase of gym flooring. Forwarded from Committee with recommendation for approval. Presented by Chad Wolf, Parks and Recreation Director. Pgs. 17-21

11. **An Appeal** on L22-48 (Patton Industrial Park), a large-scale development. Presented by The Law Group of Northwest Arkansas LLP. Pgs. 22-58

12. Planning Commission Report and Recommendation by Patsy Christie, Director of Planning and Community Development

A. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at 3607 McRay Avenue from Agricultural District (A-1) to General Commercial District (C-2) and declaring an emergency. Pgs. 59-61

B. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located east of Gene George Boulevard, south of Members Lane from Thoroughfare Commercial District (C-5) to High Density Multi-Family Residential District (MF-24) and declaring an emergency. Pgs. 62-65

C. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at 2100 Old Missouri Road from Light Industrial District (I-1) and General Commercial District (C-2) to Thoroughfare Commercial District (C-5) and declaring an emergency. Pgs. 66-69

D. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at 274 S. 48th Street from Agricultural

District (A-1) to High Density Multi-Family Residential District (MF-24) and declaring an emergency. Pgs. 70-72

E. **A Resolution** approving a Conditional Use for Grow for It Therapy Services at 2307 Turner Street as set forth in Ordinance No. 4030. Pgs. 73-74

13. **An Ordinance** authorizing the City Clerk to file a lien for the razing and removal of a structure within the City of Springdale, Arkansas, located at 983 W. Sunset Avenue, Springdale, Arkansas; and declaring an emergency. Presented by Ernest Cate, City Attorney. Pgs. 75-81

14. **An Ordinance** amending Ordinance No. 5749 (accepting the final plat of Hylton Place Subdivision Phase II to the City of Springdale, Arkansas) to correct a scrivener's error; and declaring an emergency. Presented by Ernest Cate, City Attorney. Pgs. 82-83

15. Comments from Council Members.

16. Comments from City Attorney.

17. Comments from Mayor

18. Adjournment.

RESOLUTION NO. _____

**A RESOLUTION MAKING A REAPPOINTMENT TO
THE SPRINGDALE LIBRARY BOARD**

WHEREAS, Cat Peters currently serves on the Springdale Library Board with a term set to expire on December 31, 2022, and

WHEREAS, Arkansas Code 13-2-502, provides for appointments to the Library Board by the Mayor with the approval of the City Council, and

WHEREAS, Cat Peters has indicated a desire and willingness to continue serving on the Library Board of the City of Springdale; and

WHEREAS, upon the recommendation of the Library Board of the City of Springdale, the Mayor recommends Cat Peters be reappointed to the Springdale Library board with a term expiring on December 31, 2027; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that Cat Peters is hereby reappointed to the Springdale Library Board with a term expiring on December 31, 2027.

PASSED AND APPROVED this 25th day of October, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



Springdale Public Library

Library in the Park

October 4, 2022:

Mayor Sprouse and Springdale City Council:

Cat Peters has served on the Springdale Public Library Board since January of 2017, and her current term expires on December 31, 2022. As a member of the Springdale community and a library media specialist at Springdale High School, she brings valuable insights to the Board regarding library services and direction. At the September Library Board meeting, the Board recommended to Mayor Sprouse that she be reappointed to serve another five-year-term, and she expressed willingness to continue to serve.

Regards,

Anne Gresham
Acting Director
Springdale Public Library

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
CONTRACT FOR THE REHABILITATION OF THE
RITTER-MCDONALD LOG CABIN AT THE SHILOH
MUSEUM**

WHEREAS, the Shiloh Museum Board desires to make repairs to the 1850s era Ritter-McDonald log cabin located on the museum property ("the Project");

WHEREAS, on December 14, 2021, the Springdale City Council passed Resolution No. 158-21, which authorized the execution of a contract for Architect Services in connection with the Project;

WHEREAS, on September 27, 2022, the Springdale City Council passed Resolution No. 98-22, recognizing the historical significance of the Log Cabin, recognizing the importance of maintaining the integrity, safety, and longevity of the Log Cabin, and therefore expressed its support for the Project;

WHEREAS, the competitive bidding process provided by Arkansas law was utilized by the Shiloh Museum to obtain bids for the Project; and

WHEREAS, the lowest responsible bidder for the Project was River Ridge Builders, Inc., in the amount of \$140,000.00, and is recommended by the Architect on the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS THAT the Mayor and City Clerk/Treasurer are hereby authorized to execute a contract with River Ridge Builders, Inc., for the rehabilitation of the Ritter-McDonald Log Cabin at the Shiloh Museum in an amount not to exceed \$140,000.00, to be paid by the Shiloh Museum Board.

PASSED AND APPROVED this _____ day of _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the 5th day of October in the year 2022
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of Springdale
City Administration Building
201 Spring Street
Springdale, Arkansas 72764

and the Contractor:
(Name, legal status, address and other information)

River Ridge Builders, Inc., an Arkansas Corporation
P.O. Box 242776
Little Rock, Arkansas 72223

for the following Project:
(Name, location and detailed description)

Rehabilitation of the Ritter-McDonald Log Cabin
Shiloh Museum of Ozark History
118 West Johnson Avenue
Springdale, Arkansas

The Architect:
(Name, legal status, address and other information)

Clements & Associates/Architecture, Inc.
507 Main Street
North Little Rock, Arkansas 72114

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®-2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of this Agreement.

☒ A date set forth in a notice to proceed issued by the Architect as authorized by the Owner.

☐ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

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(Check one of the following boxes and complete the necessary information.)

☒ [X] Not later than One Hundred Twenty (120) calendar days from the date of commencement of the Work.

☐ [] By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be One Hundred and Forty Thousand Dollars and Zero Cents (\$ 140,000.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
N/A	

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
No. 1: Roof Purlins; 200 Linear feet	
No. 2: Additional Log Replacement: 20 linear feet	
No. 3: Wood Trim (Additional): 20 linear feet.	

§ 4.4 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

Liquidated Damages in the amount of One Hundred (\$100.00) dollars per calendar day shall be assessed for the incompletion of this project if Substantial Completion is not obtained in One Hundred Twenty (120) calendar days from the issuance of the Notice Proceed.

§ 4.6 Other:

(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

It is noted that the original bid for this project submitted on August 31, 2022 was \$141,200.00; however due to the available funding, the Contractor agreed to reduce the bid by \$1,200.00 to \$140,000.00.

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the last day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 15th day of the next month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than twenty (20) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

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§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Retention shall be held at the percentage rate of 10% from each application for payment through 50% of the contract completion, at which time the retention shall be reduced to 0% of the completed contract and the retention shall remain at 0% until the work is substantially complete.

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

N/A

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

N/A

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

N/A

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

10 % per annum

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

☒ [X] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

☐ [] Litigation in a court of competent jurisdiction

☐ [] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

N/A

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:

(Name, address, email address, and other information)

Angie Albright, Director
Shiloh Museum of Ozark History

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§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

Matthew McCraw, President
River Ridge Builders, Inc.

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in Item 13 of the Supplemental General Conditions

§ 8.5.2 The Contractor shall provide bonds as set forth in Item 15 of the Supplemental General Conditions.

(Paragraphs Deleted)

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- .2
- .3 AIA Document A201™–2017, General Conditions of the Contract for Construction
- .4

(Paragraph Deleted)

.5 Drawings

Number	Title	Date
Refer to the attached "Index of Drawings"		

.6 Specifications

Section	Title	Date	Pages
Refer to the attached "General Index"			

.7 Addenda, if any:

Number	Date	Pages
N/A		

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

- .8 Other Exhibits: N/A
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

(Paragraphs Deleted)

(Table Deleted)

[] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Refer to the "General Index"			

- .9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

The Honorable Doug Sprouse, Mayor City of
 Springdale

(Printed name and title)

CONTRACTOR *(Signature)*

Matthew C. McCraw, President River Ridge
 Builders, Inc.

(Printed name and title)

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**REHABILITATION OF THE RITTER-MCDONALD LOG CABIN
SHILOH MUSEUM OF OZARK HISTORY
118 WEST JOHNSON AVENUE
SPRINGDALE, ARKANSAS**

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REHABILITATION OF THE RITTER-MCDONALD LOG CABIN

NO WORK IN THIS SECTION

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NO WORK IN THIS SECTION

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(NO WORK IN THIS SECTION)

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NO WORK IN THIS SECTION

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NO WORK IN THIS SECTION

31 – EARTHWORK

311000	SITE CLEARING	1 – 3
312000	EARTH MOVING	1 – 3

32 – EXTERIOR IMPROVEMENTS

GENERAL INDEX
REHABILITATION OF THE RITTER-MCDONALD LOG CABIN

3

329200

TURF AND GRASSES

1 – 4

33 – UTILITIES

NO WORK IN THIS SECTION

INDEX OF DRAWINGS

GENERAL

T1 TITLE SHEET, INDEX OF DRAWINGS, AND SUMMARY OF THE WORK

ARCHITECTURAL

AS1 ARCHITECTURAL SITE PLAN, GENERAL CONSTRUCTION NOTES,
SITE PROTECTION NOTES, AND DETAIL

A1 EXISTING & PROPOSED FLOOR FRAMING PLAN, FLOOR PLAN,
SYMBOLS LEGEND, DETAILS, NOTES AND ALLOWANCES

A2 ROOF FRAMING PLAN, ROOF PLAN, SECTIONS, AND DETAILS

A3 EXTERIOR ELEVATIONS, DOOR ELEVATIONS, SHUTTER ELEVATIONS,
AND NOTES

RESOLUTION NO. _____

**A RESOLUTION WAIVING COMPETITIVE BIDDING
AND AUTHORIZING THE PURCHASE OF GYM
FLOORING**

WHEREAS, the Parks and Recreation Department has had extensive water damage to the gym flooring on one of the basketball courts, and

WHEREAS, the Parks and Recreation Department maintains a high demand for basketball court space, and

WHEREAS, the damage to the flooring disrupts the ability for individuals to use the court space and for the Parks and Recreation Center to rent the basketball court for practices and training, and

WHEREAS, the flooring is available on the Arkansas buy board which allows the governing body to waive competitive bidding, and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Council finds that due to the complexity and variations in this kind of equipment competitive bidding is not feasible or practical in the purchase of gym flooring and competitive bidding on the purchase of gym flooring from Gym Masters Basketball Courts., is hereby waived for an amount not to exceed \$89,950.00 and the Mayor is hereby authorized to execute any contracts related to the purchase.

PASSED AND APPROVED this 25th day of October, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney



SPRINGDALE™
WE'RE MAKING IT HAPPEN

DEPARTMENT FUNDING REQUEST

Department: <i>Parks & Recreation</i>		Date: <i>10-11-22</i>
Point of Contact: <i>Chad Wolf</i>	Amount Requested: <i>\$ 79,500 79,150⁰⁰</i>	
Date to be Presented to Committee: <i>10/17/2022</i>		
Brief Description of Funding Request: <i>replace Gym Floor due to water damage</i>		
Funding Source: (General Fund, Special Fund, etc.) <i>Insurance Recovery</i>		
IS IT BUDGETED?		
YES ☐	NO ☒	
\$0 - \$34,999 No Council approval needed	☐ \$0 - \$4,999	
Request to waive bidding? ☐ Buy Board ☐ Sole Source	☐ \$5,000 - \$34,999 Requires 3 Quotes	
Signature:	☐ \$35,000+ Requires Bid	
Please attach supplemental information	Request to waive bidding? ☒ Buy Board ☐ Sole Source	



www.basketballcourts.net • Fax: 501-279-3904
P.O. Box 1226 Searcy, AR 72145 • Phone: 501-279-3799

Gym Masters Quote

Springdale Parks and Recreations
1906 Cambridge St.
Springdale, AR 72764

Please accept the following letter quote as a formal summary of your discussions with Gym Masters' representatives regarding the tear out and installation of a new floor on basketball court #1.

Installation of New Court

6 mil Poly Vapor Barrier

3/8" Pads

2 layers of 1/2" Plywood

Installation of Aacer Cush II System basketball court system using 25/32" x 2 1/4" std 3rd grade Maple wood.

Sand court to MFMA standards.

MFMA approved Water-Based Seals.

Add customers requested game lines and graphics.

MFMA approved Water-Based Finish.

Reinstall current transitions

Total cost is **\$89,950.00**

Gym Masters' TIPS/TAPS vendor # is 21090501



Printed 11 October 2022

basketballcourts.net

Gym Masters LLC

EMAIL PO & VENDOR QUOTE TO: TIPSPO@TIPS-USA.COM PO AND QUOTE MUST REFERENCE VENDOR'S TIPS
CONTRACT NUMBER ATTACH PO AS A PDF - ONLY ONE PO (WITH QUOTE) PER ATTACHMENT

	<u>PAYMENT TO</u>	<u>TIPS CONTACT</u>
ADDRESS	2905 Shiloh Rd.	NAME Charlie Martin
CITY	Searcy	PHONE (866) 839-8477
STATE	AR	FAX (866) 839-8472
ZIP	72143	EMAIL tips@tips-usa.com

DISADVANTAGED/MINORITY/WOMAN BUSINESS ENTERPRISE: N HUB: N

SERVING STATES

AR | OK | TX | MO | MS | LA | AL | TN

Overview

<p>Gym Masters company. We do Recoats and Refurbishes of wooden basketball courts as well as install new wooden basketball courts.</p>

AWARDED CONTRACTS "View EDGAR Doc" on Website

Contract	Comodity	Exp Date	EDGAR
21090501	Gym Floors, Repairs, Replacements and Services	11/30/2024	See EDGAR Certification Doc.
21090502	Gym Floors, Repairs, Replacements, and Services (JOC)	11/30/2023	See EDGAR Certification Doc.

CONTACTS BY CONTRACTS**21090501**

Brett Farris	Manager	(870) 307-5226	bfarris@summitcourt.com
Koby Feather	Supervisor	(501) 279-6418	depfeather@live.com

21090502

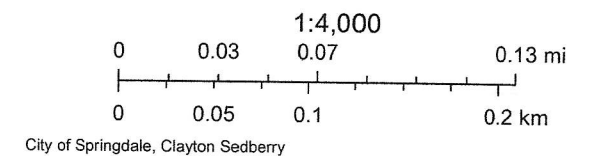
Brett Farris	Manager	(870) 307-5226	bfarris@summitcourt.com
Koby Feather	Supervisor	(501) 279-6418	depfeather@live.com

City of Springdale Zoning Map



October 18, 2022

- | | | | |
|-------------------------------------|--------------------|--------------|-----------|
| Form-Based Code District Overlay | Benton Co. Parcels | STREAMS | LAKES |
| S.E.E.D. Overlay District - Outline | SCHOOLS | MAIN CHANNEL | Buildings |
| Washington Co. Parcels | | TRIBUTARY | RAILROAD |



Gary V. Weeks^o

K.C. Dupps Tucker, LL.M. Agricultural Law^Δ

Kristy E. Boehler, LL.M. Agricultural & Food Law^{o+}

Sheila A. Cole^{*}

Hannah Catt, LL.M. Agricultural & Food Law^{o-}

Jason Boyeskie[□]

Holly Shattuck

Sarah Catherine Copper

Wm. Marshall Hubbard

^o Also Licensed In Missouri

[□] Also Licensed in Oklahoma

^Δ Also Licensed in Tennessee

⁺ Also Licensed in Virginia

⁻ Also Licensed in Maryland

^{*} Of Counsel

October 4, 2022

RE: Large Scale Development L22-48
Patton Industrial Park
2063 Long Street

Denise Pearce, City Clerk
dpearce@springdalear.gov

Patsy Christie, Director
Community Planning &
Development
pchristie@springdalear.gov

Ernest Cate, City Attorney
ecate@springdalear.gov

Dear Ms. Pearce, Ms. Christie, and Mr. Cate:

My name is Jason Boyeskie. I and my firm, The Law Group of Northwest Arkansas, previously appeared before the Planning Commission at its meeting of September 6, 2022, representing two (2) Springdale property owners: George's, Inc. and George Farms, Inc. We also represent SBA Towers IX, LLC, which leases property from Newoods, Inc. d/b/a ABC Block Company, Inc. and has installed an existing Two Hundred Feet tall (200') cell tower at 2202 Arkhola Drive in Springdale. That tower is a colocation facility with several tenants, including AT&T.

On that evening, the Planning Commission considered agenda item L22-48, the application of applicant Tillman Infrastructure and property-owner SL Patton Investments, LLC ("Patton") to allow for the installation of a One Hundred Eighty-Five Feet tall (185') cell tower at 2063 Long Street in Springdale. The application was approved that evening by a vote of 4 to 3. Pursuant to Article 2, Section 13(h) of the Zoning Ordinance, please let this letter serve as notice of appeal of that decision by the Planning Commission.

We appeal this decision based on the following grounds, all based on violations of the Comprehensive Land Use Plan for the City of Springdale:

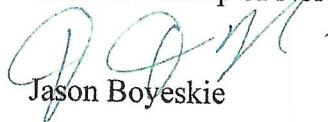
- The proposed tower violates the General Land Use Goal that encourages land uses that are compatible and result in a balanced efficient overall development pattern, and its underlying Policy that land uses should be arranged to minimize situations in which development on certain properties detracts from the enjoyment and value of surrounding and nearby properties;
- The proposed tower violates the General Land Use Goal of enhancing the visual quality of Springdale; and

- The proposed tower violates the Industrial Land Use Goal of insulating industrial sites from other activities by providing sufficient buffers to reduce nuisance and hazard exposure to surrounding non-industrial areas; and its policy to develop and implement design and performance standards that encourage safe, convenient, and attractive industrial areas with screening and horizontal separation between industrial and residential uses and all loading and unloading operations located off street.

These goals, objectives, and policies reflect a city plan that desires clean, efficient, and attractive design when it comes to land use. An installation of a new tower, less than an eighth of a mile from an existing tower, runs contrary to those goals, objectives, and policies. Two towers in such immediate proximity to one another would provide no tangible benefit to the city of Springdale or its residents but would certainly detract from the enjoyment and value of surrounding properties who would have yet another cell phone tower in their immediate visage. Approval of the Patton tower would put another tower that much closer to the downtown area of Springdale, which has its own special land use plans.

I would respectfully request that this matter be placed on the agenda of the City Council for consideration. If you could please provide the date to me that the City Council will hear this appeal, I would appreciate it. Likewise, if you have any questions or if there are issues with this appeal, please contact me at your earliest convenience. You may reach me by phone at (479) 316-3760 or email at jason.boyeskie@lawgroupnwa.com. Thank you in advance for your cooperation in this matter.

Sincerely,
The Law Group of Northwest Arkansas LLP



Jason Boyeskie

3.14 Self-supporting tower or antenna structure or monopole standards.

- A. *Setback requirements.* A self-supporting tower, antenna structure or monopole shall be set back one hundred fifty (150) percent of the total height of the structure plus antenna when adjacent to the property line of any existing residential use. (Note: A variance of this setback requirement shall not be granted.)
- B. *Development standards and mitigation measures.*
1. Tower, site, and building will be subject to site plan approval by the planning commission in accordance with article 2, section 13.
 2. Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approval is required for all tower installations. All monopoles or self-support towers higher than one hundred (100) feet shall be required to have FAA approval before a building permit is issued. The permit must include the tower height plus twenty (20) feet.
 3. Lighting shall be minimized. A dual light obstruction (OL-2) kit must be installed at the top of the tower for any structure between one hundred fifty (150) feet and one hundred ninety-nine (199) feet. If FAA requires more lighting than the OL-2 light kit, a dual beacon light kit shall be installed. For daytime, a medium intensity strobe converting to a red dual bulb blinking beacon at twilight is required. The dual beacon light kit would be required to eliminate painting requirements.
 4. All structure material and hardware to be of galvanized material.
 5. If a back up generator is installed, a "residential" type muffler not powered by a gasoline engine is required. Fuel storage guidelines will be strictly enforced and the generator exerciser timer must be adjusted for daytime hours.
 6. All structures must conform to RS222-d or latest national code that includes foundation, electrical, steel, etc. The applicant's engineer must certify to the city that all construction is in compliance with adopted codes.
 7. A wood fence eight (8) feet or higher is required to be installed around the exterior lot line. The housing structure must be of standard communications specifications allowing it to blend into normal neighborhood surroundings.
 8. A plan of vegetation control for inside, under and outside the fence is required for all tower installations.
 9. Projects will be designed to allow a secondary installation on a single site, where technically feasible and visually desirable.
 10. Applications for new or expanded facilities shall contain long-range plans which project market demand and expansion needs.

4.4 I-2—General industrial districts.

PURPOSE.

The I-2 general industrial district is designed to accommodate industrial uses which involve potentially objectionable uses and hazards, and which, therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential to the economic viability of the city.

USES PERMITTED.

Unit 1, city-wide public uses by right.

Unit 21, trades and services.

Unit 24, warehousing and wholesale.

Unit 25, limited manufacturing.

Unit 26, general industrial.

Unit 27, parking lot.

Unit 32, temporary buildings.

Unit 33, self-supporting tower or antenna structure or monopole.

Unit 35, transportation services.

CONDITIONAL USES PERMISSIBLE ON APPEAL TO THE PLANNING COMMISSION.

Unit 2, city-wide uses by conditional use permit.

Unit 3, utility facilities.

Unit 16, offices, studios and related services.

HEIGHT REGULATIONS.

There shall be no maximum height limits in I-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 at least one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS.

SETBACKS.

Front setback30'

Front setback if parking is allowed between R-O-W and the building50'

Side setback (subject to applicable fire and building codes)0

Rear setback25'

Setbacks adjacent to residential uses50'

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 five (5) foot 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

The following is a verbatim account of L22-48, Paton Industrial Park.

Mr. Tyler: Next is L22-48, Patton Industrial Park, amended, presented by Randy Ritchey.

Mr. Ritchey: Good afternoon, my name is Randy Ritchey. I'm a project engineer and I'll be happy to answer any questions you have related to the site of the large scale and Mr. Jason here, o.k., Greg Farris will be answering any questions specific to the tower.

Ms. Christie: It was pointed out at the last meeting that we didn't have all of the information that was requested and were required in the Ordinance concerning the tower itself. Mr. Farris did present a narrative of the, for the communication tower that addressed the issues that were still remaining and I think you all got a copy of that in your packet.

Mr. Farris: Thank you Ms. Christie. Mr. Chairman and members of the Planning Commission; my name is Greg Farris. I represent the SDI wireless, Tillman infrastructures and AT&T. This was a, again, I appreciate Staff, they have been pretty patient through this process. Thank you very much.

Towers are allowed in limited industrial by your zoning code as long as they submit the information that is required. I think in my narrative that I went through than information. The one thing that was in question. I will go into a little detail on that. I'm not going to go into a lot but I will answer your questions if you have more detail. And that is the last item which is item 10; it is the application for new and expanded facilities shall contain long range plan and projects market demand and expansion needs. It is really difficult for any carrier to tell exactly what they are going to do. They have a very specific formula on how they analyze basic community and they go by here are users, here is our coverage, here is our capacity needs. They put all that into a matrix and that kicks out whether or not they a tower in an area or not.

In this area, it is a little bit different, they had a previous lease on a tower in this area; that lease has expired. There were some issues between the lease holder and that is really not your issue. Your issue is whether or not we meet the requirements for a large scale development; that improvement, which, I think, we have met that with Mr. Ritchey's drawings and whether or not we meet the criteria which is what we have submitted. That is king of where we are today and will be glad to answer any questions.

Mr. Tyler: Staff comments.

Mr. Barry: Planning Staff has only standard comments remaining.

Ms. Hollingshead: The only Engineering comment doesn't necessarily apply to this development but the property we will need to see the filed drainage easement around the detention pond.

Mr. Tyler: Any comments from the audience?

Mr. Boyeskie: Ladies and gentlemen of the commission, my name is Jason Boyeskie. I represent George's Incorporated, George's Farms and also SBA towers nine for the owners of the reference tower with AT&T and has a current contract.

I have submitted a letter that has several enclosures to you both for the August meeting and also here, and I know that the Commission is more than capable of what I put out there. I will say this briefly and I will be happy to answer any questions that on what I read but this tower is going to be located less than 750 feet from an existing tower. It is already taller on which AT&T operates equipment right now that has capacity for them to expand that has already installed the first net capability that they talk about on the narrative that they just submitted and has full capability of taking 5G on.

Ladies and gentlemen we have talked about what is and isn't the business of the Commission. Springdale doesn't need this tower. It is going to abut against two tenants and it is plain sight of an existing tower. Any issues with that tower is going to affect George's, Inc., George's Farms in two to four directions. It is going to run against general land use goals and industrial goals in this city by adding another tower again 750' away.

When we talk about something that provides for 20 miles. 750' might as well be from me to you, Commissioner Tyler, that's the distance we are talking about.

They are asking for this tower as the material we submitted shows, because it is AT&T's practice to go out and build new towers because it is cheaper for them. They want to add other towers to Springdale skyline for their bottom line. That's what it is here for. There is no need for this. It exists already and George's Inc., George's Farms and SBA towers and I would ask you to deny this request. And again, I'm happy to answer any of your questions.

Mr. Tyler: Any other comments from the audience?

Mr. Farris: If I may just correct one statement. I'm not sure where the gentleman says that these towers will go 20 miles are. Are search ring in this day and age are down to 500 to 1250', quarter mile at the most and that's because with 5G it doesn't go that far. Whether or not AT&T can utilize that tower, this is a little better location for them and there may be some reasons other than just financial but the main point is, is that your code allows us to do this, if we provide you the adequate information. These don't go 20 miles. There is no tower in Springdale that covers 20 miles. Most towers within the city limits of Springdale are going to be limited to a half of a mile to a mile, at the most. If they are using 5G. Now, if you are using analog or using the old 4 GLT's technology, you might be able to get a couple of miles but you will never get 20 miles. You don't even get 20 miles out in the middle of nowhere much less in a city the size and with the density of

Springdale. I wanted to correct that and make sure that that is a part of the record. And again this is not a question of whether you should be getting between landlords and what is financially feasible, your code allows us to build towers in an industrial area which this is as long as we show you and demonstrate the criteria that is set out in your code, which we did; so we believe it should be approved based on that.

Mr. Tyler: Any comments from the commissioners or questions? This will be a motion subject to Staff comments.

Mr. Covert: Motion, subject to Staff comments.

Mr. Tyler: Motion by Mr. Covert.

Ms. Mueller: Second.

Mr. Tyler: Second by Ms. Mueller.

Ms. Pounders: Compton – yes, Covert – yes, Mueller – no, Parker – yes, Tyler – yes, Austin – no, Cardiel – no

Mr. Tyler: Passes four – three.

Memo

To: Planning Commission

From: Staff

Date: August 31, 2022

Re: L22-48

Large-Scale

Patton Industrial Park, AMENDED

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-48. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
5. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
6. In light of the objections raised pertaining to Chapter 130, Article 6, Section 3.14, Number 10 "Applications for new or expanded facilities shall contain long-range plans which project market demand and expansion needs." the Planning Dept recommends that this project be tabled until the Planning Commission meeting to take place on September 6, 2022.

Building and Fire Comments:

1. Response to comments was Will send on 7/15/22 Comments were minor in nature.

Engineering Comments:

1. Chapter 106 – Stormwater Drainage

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

- **Submit Filed drainage easement.**

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted 7/13/22 Payment Method CC
 Date Accepted as Complete 7/15/22 Project Number L22-48

Must meet the below criteria for a Large Scale Submittal:

- ☐ Pre-application meeting held with Springdale Planning Department. Date May
- ☐ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
 (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☐ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ☐ Submit complete architectural elevations (If Applicable)
- ☐ Submit a copy of the warranty deed showing ownership of property
- ☐ Submit a unified lighting plan in pdf format (If Applicable)
- ☐ Submit the approved authorization of representation form, if property owner will be represented by anyone other than themselves
- ☐ Submit the \$500.00 review fee

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant X Representative

Applicant (person making request) Name: Tillman Infrastructure E-mail: <u>cariewoody@sciwireless.com</u> Address: <u>200 Ridge Point Dr Heath, TX 75126</u> Phone: <u>574-286-9719</u> Site/ Location: <u>2063 Long St. Springdale AR 72764</u> E-911 address Assessor's Parcel Number(s): <u>815-29127-000</u>	Development Point of Contact for Question & Staff Reviews Name: <u>RANDY RITCHIEY</u> E-mail: <u>r.ritcheye@pgtc.com</u> Address: <u>12091 CENTERPOINT CHURCH</u> <u>RAIRIE GROVE, AR 72753</u> Phone: <u>479-841-7142</u> Current Zoning District: <u>12</u> Rezone required: <u>—</u> Total Acreage: _____
--	--

Planning and Community Development Division
 (479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

Springdale planning department
201 Spring Street
Springdale, AR

RE: 2075 Long Street, Springdale, AR
Produced By: Randy Ritchey, PE
Produced For: Steve Patton
Date: June 30, 2022

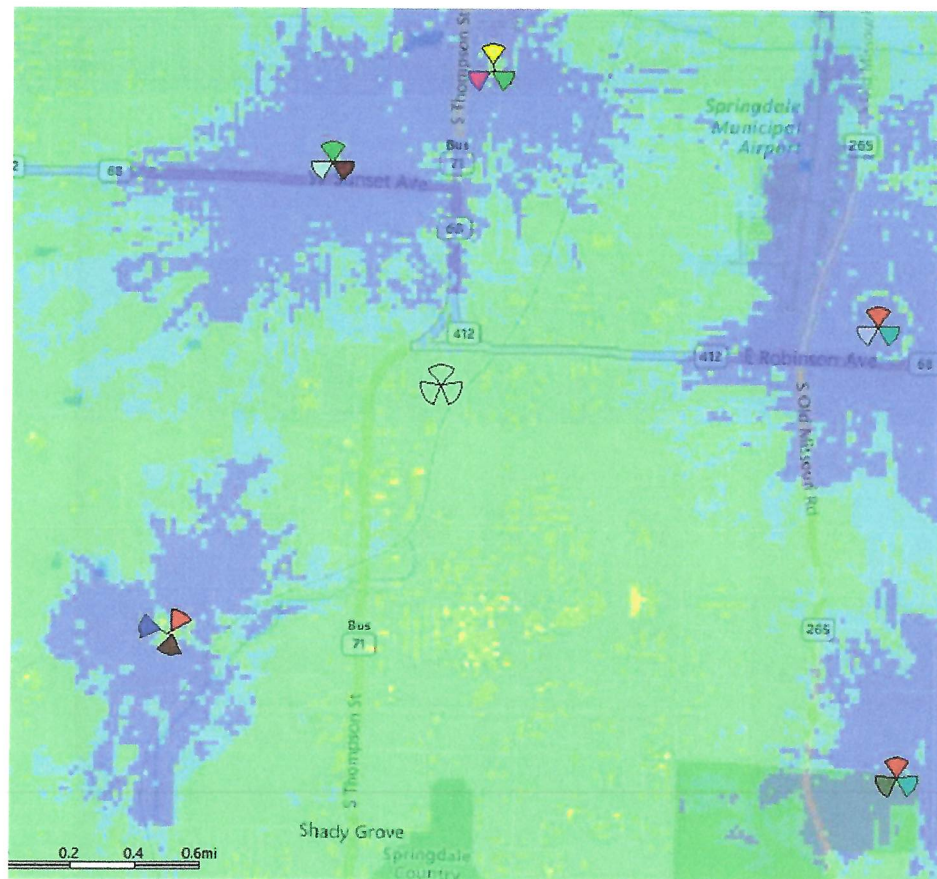
Greetings,

Please accept this summary letter for the Large Scale Development to add the cell tower to Mr. Patton's property at 2075 Long Street. The overall site already meets all of the zoning and development requirements for the current I-2 zoning. The parking, including handicapped parking spaces, are already there as well as landscaping, irrigation, site lighting, utilities, drainage and street improvements. This plan does include the relocation of 2 parking spaces, they are moving from the north west corner of the property to the east side of the property. The new location has the 2 spaces as parallel spaces adjacent to the top of the detention pond, on existing paving. No new paving is proposed, no new impervious area is proposed. The access drive for the tower is proposed to be gravel (variance or waiver will be submitted). The only utilities required by the tower are electric and communications, both of which are close by. A proposed 10' utility easement is shown, and will be shared in the detention pond drainage easement. The detention pond drainage easement does not encroach on the lease area for the tower.

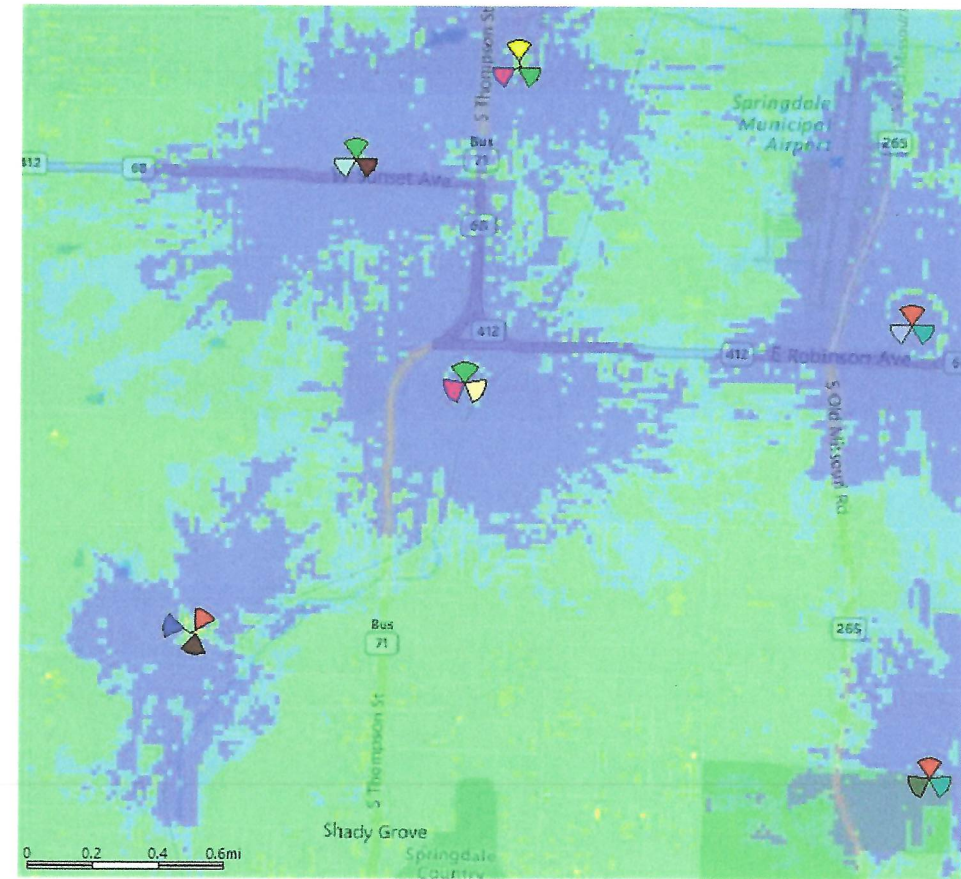
If you have any questions, please call me at 479-841-7142.
Thank you and have a blessed day!

Randy Ritchey. P.E.





Existing



Proposed New Site

Legend

LTE: RSRP (dBm) - Indoor

- RSRP Level (DL) (dBm) ≥ -78
- RSRP Level (DL) (dBm) ≥ -83
- RSRP Level (DL) (dBm) ≥ -98
- RSRP Level (DL) (dBm) ≥ -103
- RSRP Level (DL) (dBm) ≥ -108
- RSRP Level (DL) (dBm) ≥ -113



L22-48

City of Springdale, AR, Planning Department
Patsy Christie, Planning Director

Narrative for a Communication Tower as an Amendment to the Patton Industrial Park Large Scale Development Plan

Applicant: SCI Wireless and Tillman Infrastructure: Attention Carie Woody
497 Ridge Point Drive
Heath, TX 75126

Tenant: AT&T Wireless
308 S. Akard St., 19th Floor
Dallas, TX 75202

Landowner: Patton Investments, Attn. Steve Patton
2075 Long Street
Springdale, AR 72764

Rep.: Greg Ferris, SCI Wireless
PO Box 573
Wichita, KS 67201
Ph. 316-516-0808, Email: ferrisco@aol.com

Site No.: 10070681

Location: 2063 Long St., Springdale, AR 72764 PIN: 3815-29127-000

Project Description

Tillman Infrastructure ("Tillman") on behalf of AT&T Wireless is requesting an amendment to the Patton Industrial Park Large Scale Development Plan for a Communication Tower on the property located at 2063 Long St. and Zoned I-2. AT&T is seeking a new 178-foot Communication Tower, the ("Tower"). It will consist of a 170-foot self-support tower, with an 8-foot lightning arrestor, and utility cabinets within a 50' x 48' fenced enclosure with access gates. An access road will be constructed on the interior of the existing site. Communication Towers are allowed in the I-2 zoning district by right, if conditions are met.

2063 Long St., Springdale, AR 72764

AT&T Wireless ("AT&T") will collocate their panel antennas, remote radio units, antenna mounting frame and mounting poles, fiber optic cables and equipment, a GPS antenna, surge protector, generator, radio equipment cabinets, utility connections on the Facility. AT&T will locate their antennas at a RAD Center of 165 feet. The tower will be constructed to allow collocation of at least two other antenna arrays.

Location

The Facility will be located on the east side of Long Street. The subject property is zoned I-2 and is surrounded by commercial and industrial uses. There are no residential dwelling units within 1000 feet of the proposed tower. The tower will be located behind the existing building. Access will be provided by the from the new access road to the existing drive onto Long Street.

Objective

The Facility will provide an antenna platform for AT&T to locate their antennas. This will provide service to this area of Springdale. It will provide coverage with 5G service. The Coverage plots that are attached from AT&T demonstrate the coverage "hole" that this tower is to fill. Tillman Infrastructure has Master Lease Agreements with all major cellular providers. This tower will have collocation capacity and will be easily accessible to those providers.

Coverage

The Facility will augment the coverage and capacity of AT&T's wireless telecommunications network in the surrounding area including the addition of FirstNet, the national first responders' emergency network, equipment. With the increase in demand for AT&T services in the area, the existing network of sites cannot provide satisfactory and reliable service to users of the network. The lack of signal strength and network capacity in the area constitutes a gap in coverage that will be minimized by the proposed project. The Facility will ensure that AT&T can meet the high demand for their services in the immediate area surrounding the site. This demand is generated by the increasing number of people that use wireless telecommunications services not only for phone calls but for texting, emailing, teleconferencing, video streaming and surfing the web. Wireless phones and devices have replaced "traditional" landline phones and have become the primary device and service used for communication including contacting emergency services in the form of 911 calls. AT&T is committed to providing quality and reliable service to meet this user demand. In addition to facilitating the public's access to E-911, ATT will be adding FirstNet equipment which allows dedicated frequencies and services to first responders to allow them to coordinate efforts in the event of emergencies such as fires, active shooters, or weather emergencies.

About AT&T

As a licensee authorized by the Federal Communications Commission to provide wireless services in this region, AT&T must establish a network of wireless telecommunications facilities in the North Little Rock area and beyond. Each wireless telecommunications facility, or base

2063 Long St., Springdale, AR 72764

station, consists of transmitting and receiving antennas mounted on a communication tower or other suitable structure and electronic equipment cabinets. It will also consist of radios for receiving and transmitting wireless communications and complex electronic equipment to operate the radios, interface with other cellular sites, provide connections to the landline telephone network, and link the facility with the main switching center.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC and FAA as governed by the Telecommunications Act of 1996 and other applicable laws.

In order to meet the basic level of operational radio signal coverage, radio frequency (RF) engineers have designed a network of wireless telecommunications facilities for the area and routinely maintains and modifies the facilities to ensure they use the most up to date equipment and technology to provide the most reliable and high-quality service possible. Due to increases in demand for wireless telecommunications services modifying the existing facilities does not always fix network coverage and capacity issues resulting in the need for the development of new wireless telecommunications facilities.

The applicant's engineers choose specific sites after lengthy analysis. Selection criteria include limitations imposed by surrounding topography, the intended service area of the site, and the ability of the new site to "see" other sites in the network from its proposed location. Other selection factors include suitable access, availability of electrical and telephone service, and a willing property lessor. The antennas and equipment are screened or integrated with the building whenever possible. Only after careful analysis of many candidates and successful lease negotiations have been completed is a land use application such as this one submitted.

The cellular site is a passive use and will have no impact on other properties in the surrounding area. The facility is unstaffed. After an initial construction period of 30 to 45 days, the only traffic generated will be for routine maintenance visits, typically once or twice a month. There are no activities that will produce airborne emissions, odor, vibration, heat, glare, or noxious and toxic materials. All equipment and materials needed to operate the site are located in the equipment cabinets. The cellular site does not require water or sanitary facilities and therefore will generate no wastewater.

Regulations for I-2, Use Unit 33, and Communication Towers

Chapter 130, Article 4, Section 4.4 of the Springdale Rock Code lists Use Unit 33 as a permitted use in the I-2 Zoning District. Use Unit 33 is found in Section 36 and spells out the requirements for "Self-supporting tower or antenna structure or monopole." Section 36 requires towers to comply with Article 6, Section 3.14 of the Code. This narrative outlines the applications compliance with these sections of the Code:

Article 4. Section 4: I-2 General Industrial District

PURPOSE: The I-2 general industrial district is designed to accommodate industrial uses which involve potentially objectionable uses and hazards, and which, therefore, cannot be reasonably

2063 Long St., Springdale, AR 72764

expected to conform to a high level of performance standards, but which are essential to the economic viability of the city.

Applicant's comment: Wireless communication is essential to the economic viability of the city. Business and residences alike utilize wireless communication for their phone service as well as in many cases internet services. This tower will be 5G capable and will allow businesses in this area to access high speed internet from this tower.

USES PERMITTED: Use Units 1, 21, 24, 25, 26, 27, 32, 33, 35

Applicant's comment: Use Unit 33 is "Self-supporting tower or antenna structure or monopole." The proposed amendment is to allow a self-support tower and therefore is a permitted use in the I-2 Zoning District. However, Section 36, Use Unit 33, requires towers to comply with Article 6, Section 3.14 of the Code

Article 6, Section 3.14: Self-supporting tower or antenna structure or monopole standards

A. Setback requirements. A self-supporting tower, antenna structure or monopole shall be set back one hundred fifty (150) percent of the total height of the structure plus antenna when adjacent to the property line of any existing residential use. (Note: A variance of this setback requirement shall not be granted.)

Applicant's comment: One hundred and fifty percent of the tower height would equal 267 feet. The nearest property line of an existing residential use is over 1000 feet from the tower. The nearest residential zoned property is over 600 feet from the property. The proposed tower exceeds the setback requirements.

B. Development standards and mitigation measures.

(1) Tower, site, and building will be subject to site plan approval by the planning commission in accordance with article 2, section 13

Applicant's comment: A detailed site plan has been submitted to the Planning Commission for their review. It contains information regarding the tower, site, and buildings. Since this is an amendment to a Large Scale Development Plan, other detailed information is included.

(2) Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approval is required for all tower installations. All monopoles or self-support towers higher than one hundred (100) feet shall be required to have FAA approval before a building permit is issued. The permit must include the tower height plus twenty (20) feet.

Applicant's comment: FAA and FCC approval will be submitted to the City at the time of Building Permit submittal.

(3) Lighting shall be minimized. A dual light obstruction (OL-2) kit must be installed at the top of the tower for any structure between one hundred fifty (150) feet and one hundred ninety-nine (199) feet. If FAA requires more lighting than the OL-2 light kit, a dual beacon light kit shall be installed. For daytime, a medium intensity strobe converting to a red dual

bulb blinking beacon at twilight is required. The dual beacon light kit would be required to eliminate painting requirements.

Applicant's comment: Lighting will comply with this Code Section. Detailed construction drawings, showing required lighting, will be submitted with the Building Permit Application.

(4) All structure material and hardware to be of galvanized material.

Applicant's comment: The tower will be galvanized steel and the other hardware will be galvanized material.

(5) If a backup generator is installed, a "residential" type muffler not powered by a gasoline engine is required. Fuel storage guidelines will be strictly enforced and the generator exerciser timer must be adjusted for daytime hours.

Applicant's comment: The generator will be installed in compliance with this Code Section. Construction drawings submitted for the building permit will reflect this compliance.

(6) All structures must conform to RS222-d or latest national code that includes foundation, electrical, steel, etc. The applicant's engineer must certify to the city that all construction is in compliance with adopted codes.

Applicant's comment: Construction drawings will be submitted during with the building permit application that will be stamped by a licensed engineer. The structures will comply with all applicable building codes.

(7) A wood fence eight (8) feet or higher is required to be installed around the exterior lot line. The housing structure must be of standard communications specifications allowing it to blend into normal neighborhood surroundings.

Applicant's comment: Drawings submitted show an eight-foot wood fence around the compound. No housing structure is planned. However, any future structures will blend into the immediate surroundings.

(8) A plan of vegetation control for inside, under and outside the fence is required for all tower installations.

Applicant's comment: A landscape plan is included with the drawings submitted.

(9) Projects will be designed to allow a secondary installation on a single site, where technically feasible and visually desirable.

Applicant's comment: The tower and compound are designed to allow additional installations. Tillman Infrastructure has Master Lease Agreements that are favorable to carriers for collocation.

(10) Applications for new or expanded facilities shall contain long-range plans which project market demand and expansion needs.

Applicant's comment: AT&T anticipates this tower will satisfy the existing Radio Frequency needs for this area. Propagation maps, assembled by an AT&T RF Engineer,

are attached. They demonstrate the immediate need for this tower. Without this tower, there is a hole in AT&T coverage. The plots clearly show the gap in coverage that exists before the tower is utilized. After the construction of the tower, and installations of AT&T antennas, the coverage gap is eliminated. The tower will be for AT&T's 5G network. It will also be available for AT&T's 4GLTE customers. AT&T does not have immediate plans for other towers in Springdale. As 5G usage continues to grow, AT&T will continue to evaluate its coverage and capacity needs for the area. AT&T would not anticipate the need for any towers in the immediate area of the proposed tower in the near future. There may be need in the future in other areas. These needs are determined by detailed RF analysis. This analysis will consist of existing customers, future anticipated customers, and usage patterns.

Adjacent Property Owners for 2075 Long Street, Springdale, AR

815-29148-000
NORTHWEST ARKANSAS HOME BUILDERS ASSOCIATION
2022 LONG ST, ST #C
Springdale, AR 72764

815-29127-001
CARRILLO HOLDINGS LLC
4980 E HEWITT SPRINGS RD
Springdale, AR 72764

815-29130-000
TYSON POULTRY INC
PO Box 2020
Springdale, AR 72756-2020

815-29130-001
Cargill Turkey Production
PO Box 5626
MINNEAPOLIS, MN 55440-5626

815-29276-000
NEWOODS INC
6902 BRODIE LN
LITTLE ROCK, AR 72204

815-29281-000
George Farms, Inc.
PO Box G
Springdale, AR 72765

815-29147-000
Georges, Inc
PO Drawer G
Springdale, AR 72765

815-29281-000
George Farms, Inc.
PO Box G
Springdale, AR 72765

815-29148-002
RX SPRINGDALE AR LLC
2001 S THOMPSON ST
Springdale, AR 72764



PARCEL NUMBER 815-29127-000

LEGAL DESCRIPTION:

Part of the NE 1/4 of the NE 1/4 of Section 11 in Township 17 North of Range 30 West, more particularly described as follows:
Beginning at the NE corner of said 40 acre tract, run South 593.75 ft to a found iron pin for the point of beginning; then South 8°45' East 325.75 ft. to a found iron pin, then North 88°56'45" West 410.21 ft. to a found railroad spike, then North 10°21' East 318.41 ft. to a found railroad spike, then south 89°59'15" East 408.36 ft. to the point of beginning, containing 3.03 acres, more or less.

GROSS SITE AREA = 3.03 ACRES
NET AREA OF THE SITE = 2.89 ACRES

TOTAL PARKING SPACES REQUIRED: 25
TOTAL PARKING SPACES PROVIDED: 25
TOTAL ADA SPACES PROVIDED: 2

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

TILLMAN INFRASTRUCTURE

TI-OPP# 17973-A
SITE NAME: SPRINGDALE
FA # 15473605
AT&T SITE ID# ARL02553
PTN: 3101A0ZJAM

LARGE SCALE DEVELOPMENT L22-48 NO DEVIATIONS/VARIANCES/WAIVERS

SOME DEVELOPMENT WITHIN THE CITY OF SPRINGDALE MAY REQUIRE ADDITIONAL STATE OR FEDERAL PERMITS NOT ADMINISTERED BY THE CITY OF SPRINGDALE TO BE GRANTED PRIOR TO APPROVAL OF THE PROJECT. THIS INCLUDES, BUT MAY NOT BE LIMITED TO, ANY WORK THAT IS BEING PROPOSED WITHIN RIGHTS-OF-WAY AND/OR EASEMENTS WITHIN THE JURISDICTION OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION, THE ARKANSAS NATURAL RESOURCES COMMISSION, THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY, OR THE U.S. ARMY CORPS OF ENGINEERS. PRIOR TO FINAL APPROVAL OF THIS PROJECT, PLEASE PROVIDE A COPY OF ANY REQUIRED FEDERAL, STATE, AND LOCAL PERMITS THAT ARE REQUIRED. FINAL APPROVAL OF THIS PROJECT DOES NOT WAIVE OR EXEMPT ANY REQUIREMENTS BY STATE OR FEDERAL LAWS.

PAGE #
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MROAR039160
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MROAR039151
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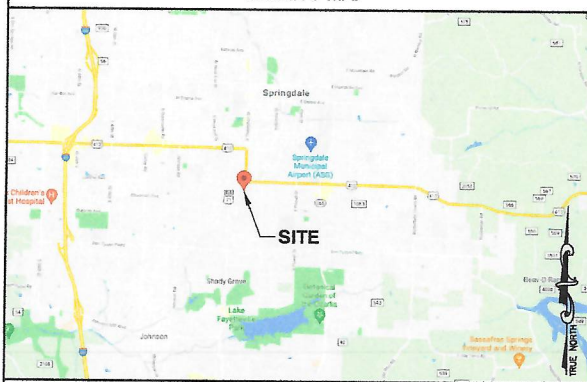
SITE INFORMATION

EP11 SITE ADDRESS: 2063 LONG STREET
SPRINGDALE, AR 72764
COUNTY: WASHINGTON
LATITUDE (NAD 83): 36° 09' 56.009" (36.165575°)
LONGITUDE (NAD 83): -94° 08' 22.600" (-94.139611°)
GROUND ELEVATION: 1344.6' (AMSL)
JURISDICTION: CITY OF SPRINGDALE
JURISDICTION CONTACT: CITY OF SPRINGDALE
201 SPRING STREET
SPRINGDALE, AR 72764
AUSTIN THOMAS
478-7508154
ZONING: I-2
PARCEL/MAP NUMBER: 815-29127-000
TOWER OWNER: TILLMAN INFRASTRUCTURE LLC
152 WEST 57TH STREET 27TH FLOOR
NEW YORK, NY 10019
STRUCTURE TYPE: SELF-SUPPORT
STRUCTURE HEIGHT: 171' (AGL)
POWER SUPPLIER: SWEPCO
888-216-3523
TELCO SUPPLIER: AT&T
800-331-0500

PROJECT TEAM

APPLICANT: TILLMAN INFRASTRUCTURE LLC
152 WEST 57TH STREET 27TH FLOOR
NEW YORK, NY 10019
PROJECT MANAGEMENT FIRM: SCI WIRELESS
497 RIDGE POINT DRIVE
HEATH, TX 76126
STEVE WOODY
(469) 377-2061
stevewoody@scwireless.com
DAVID LEDBETTER
dledbet@scwireless.com
ENGINEERING FIRM: MISSION 1 COMMUNICATIONS
6202 CONSTITUTION DR. SUITE C
FORT WAYNE, IN 46804
(260) 436-3922
WILL HEIDEN
whelden@mi1comm.com
PROVIDER: AT&T WIRELESS
607 N MILLER BLVD.
OKLAHOMA CITY, OK 73107
CRAIG HALL
(405) 308-5467

VICINITY MAP



DIRECTIONS

FROM BILL AND HILARY CLINTON NATIONAL AIRPORT, I AIRPORT RD, LITTLE ROCK, AR 72202, GET ON AIRPORT RD (WEST) 0.9 MI ROAD NAME CHANGES TO ANNE M BANKHEAD DR (BANKHEAD DR) 0.3 MI TAKE RAMP (RIGHT) ONTO I-440 2.3 MI US-130/TEXARKANA/DOOWNTOWN HOT SPRINGS AT EXIT 130A, TAKE RAMP (RIGHT) ONTO I-30 US-167 4.4 MI US-65 N US-167 N I-30 E/DOOWNTOWN AT EXIT 143A, TURN LEFT ONTO RAMP 0.2 MI AR-107 N I-40 W US-68 N/CONWAY/FORT SMITH TAKE RAMP (LEFT) ONTO I-40 US-69 14.7 MI US-69 N I-40 W/FORT SMITH AT EXIT 12, TAKE RAMP (RIGHT) ONTO I-540 47.0 MI I-540 N/PAYETTEVILLE ROAD NAME CHANGES TO JOHN PAUL HAMMERSCHMIDT HWY 0.4 MI US-71 BR/PAYETTEVILLE BUSINESS DIST. ROAD NAME CHANGES TO US-71 BRANCH (JOHN PAUL HAMMERSCHMIDT HWY) 4.8 MI KEEP RIGHT ONTO W ROBINSON AVE 65 YDS TURN RIGHT (SOUTH) ONTO LONG ST 0.1 MI TURN LEFT (EAST) ONTO LONG ROAD(S) 87 YDS ARRIVE ON SITE ON LEFT SIDE OF ROAD.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2015 INTERNATIONAL BUILDING CODE, CURRENT EDITION
- AS ADOPTED BY LOCAL JURISDICTION
- 2014 NATIONAL ELECTRIC CODE CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- 2015 INTERNATIONAL MECHANICAL CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- 2015 INTERNATIONAL PLUMBING CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- 2015 INTERNATIONAL FUEL GAS CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- AMERICAN CONCRETE INSTITUTE
- ANSI/TIA-222-G
- TIA 807
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELESCORIA GR-1275
- ANSI 311
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION

DRAWING INDEX

- T-1 TITLE SHEET
- SURVEY
- GP-1 GRADING PLAN
- GP-2 ACCESS ROAD PROFILE PLAN
- GP-3 GRADING AND EROSION CONTROL DETAILS
- GP-4 GRADING AND EROSION CONTROL DETAILS
- GP-5 GRADING, SEDIMENT, AND EROSION CONTROL DETAILS
- N-1 NOTES
- N-2 NOTES
- N-3 NOTES
- N-4 NOTES
- C-1 OVERALL SITE PLAN
- C-2 ENLARGED SITE PLAN
- C-3 ELEVATION AND DETAILS
- C-4 CONSTRUCTION DETAILS
- C-5 CONSTRUCTION DETAILS
- C-6 SITE SIGNAGE
- L-1 LANDSCAPE DETAILS
- S-1 FOUNDATION DETAILS
- S-2 EQUIPMENT DETAILS
- S-3 GENERATOR DETAILS
- E-1 ELECTRICAL PANEL, SCHEDULE, DIAGRAM AND NOTES
- E-2 UTILITY PLAN
- G-1 GROUNDING PLAN
- G-2 GROUNDING DETAILS
- G-3 GROUNDING DETAILS

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"x34" AND HALF SIZE AT 11"x17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

SCOPE OF WORK

THIS PROJECT CONSISTS OF:

- CONSTRUCTION OF A NEW UNMANNED TELECOMMUNICATIONS FACILITY.
- SITE WORK: NEW TOWER, UNMANNED EQUIPMENT SHELTER ON PLATFORM OR CONCRETE PAD AND UTILITY INSTALLATIONS.



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NO.	DATE	REVISION	DESCRIPTION OF REVISION	BY	APP'D
1	7/27/22		Revised per Customer Meeting Comments	JDP	

RANDY RITCHIE, PE
Randy, Reliable, Accurate
Civil, Structural and Land Development Services
12081 Centennial Church Rd., Prairie Grove, AR 72753
(479) 846-0265 (479) 841-7142 rritchier@gigac.com
For more information visit our website at www.ritchiepe.com

PROPOSED CELL TOWER
2075 LONG STREET
SPRINGDALE
TITLE SHEET

DESIGNED BY	RLR
DRAWN BY	RLR
APPROVED BY	RLR
DATE	6/30/2022
SCALE	AS NOTED
PROJECT NUMBER	20220022
SHEET	1 REV
	T1
	OF 20

A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.

B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON AND NOT THE OTHER, IT SHALL BE ACCOMPLISHED AS IF SHOWN.

C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

D. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUANTITY OF MATERIALS REQUIRED FOR THE WORK.

E. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO ANY DISCREPANCIES BETWEEN THE MEASUREMENTS AND THE DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS. IF THE CONTRACTOR REQUESTS THE OWNER TO PAY FOR ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE BEEN FULLY INFORMED PRIOR TO BIDDING, THE CONTRACTOR SHALL BE IN POSSESSION OF EVIDENCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR OBSTRUCTIONS OF ANY KIND, OR OF ANY OTHER RELEVANT MATTER OR CONDITIONS THAT MAY HAVE EXISTED PRIOR TO THE BIDDING, AND CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO COMPLY WITH ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

A. EACH CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR-OF-RECORD, AND PROVIDING JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION. THE CONTRACTOR SHALL BE REIMBURSED ONLY THE AMOUNT OF ANY FEE PAID AS FOLLOWS:

1. PLAN REVIEW FEE.
2. BUILDING PERMIT FEE.
3. CONNECTIONS AND INSPECTIONS FEE.

- B. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.

ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK. ANY STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

A. THE CONTRACTORS AT ALL TIME SHALL KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE EXTERIOR: VISUALLY INSPECTED EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER REGION WATER.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
2. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSES DOWN THE EXTERIOR OF THE STRUCTURE.

- C. INTERIOR: VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER FROM WALLS/FLOOR/CEILING.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
2. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES

A. THE CONTRACTOR CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/ OR THE CONTRACTOR. WHEN INVOLVED, THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL SUBMIT A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT PRICE AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HOURS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURE REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

A. GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE RESPONSIBILITY OF THE CONTRACTOR.

A. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS TO THE OWNER FOR APPROVAL.

B. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO BEING SUBMITTED TO THE OWNER.

A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION, IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION, INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

B. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY IDENTIFY THE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION, SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

A. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:

- * ANSI TIA/EIA - 222 - G
- * IBC 2015 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
- * BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA) IBC 2012
- * NATIONAL ELECTRICAL CODE (NEC) WITH LOCAL AMENDMENTS 2009
- * UNDERWRITER LABORATORIES APPROVED ELECTRICAL PRODUCTS
- * AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- * SPECIFICATIONS (AISC)
- * LIFE SAFETY CODE NFPA - 101-IBC 2012

A. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL DEVELOP A DETAILED SCHEDULE OF WORK WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

B. SUBMIT A BAR LIKE PROGRESS CHART NOT MORE THAN 3 DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING THE ORDER OF WORK FOR EACH MAJOR PART OF THE WORK. ALL WORK TO BE PERFORMED AT SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE WORK.

C. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).

D. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.

E. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WILL WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL LOCAL SAFETY REGULATIONS.

F. CONTRACTOR MUST PROVIDE WRITTEN DAILY UPDATES ON SITE PROGRESS TO THE OWNER.

G. A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.

H. NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABBIN

A. CONTRACTOR AT THEIR OWN EXPENSE SHALL CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE TO THE OWNER. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.

B. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.

C. CONTRACTOR MUST PROVIDE PROOF OF INSURANCE.

REFER TO THE SURVEY AND SITE PLAN FOR WORK INCLUDED.

B. INSTALLATION OF ANTENNA SUPPORT SYSTEM

- A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
- B. IF REQUIRED, GRADE, SEED, FERTILIZED AND MULCH DISTURBED AREAS IMMEDIATELY AFTER BRINGING THE SITE AND ACCESS ROAD TO BASE COURSE ELEVATION. WATER TO ENSURE GROWTH.
- C. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE.

A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO SURROUNDING PROPERTY CAUSED BY CONSTRUCTION.

B. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.

A. SITE MATERIALS: FILL MATERIAL - ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARDS SPECIFICATION.

B. SOIL STABILIZER FABRIC SHALL BE MIRAFI - 500X.

C. NON-STRUCTURAL SITE CONCRETE SHALL BE 3000 PSI BREAKING STRENGTH AT 28 DAYS. COMPLY WITH GENERAL PROVISIONS OF DIVISION 3 CONCRETE SPECIFICATIONS.

A. COMPACTING SHALL BE ACCOMPLISHED BY MECHANICAL MEANS, LARGER AREA SHALL BE COMPACTED BY SHEEPS FOOT, VIBRATOR OR RUBBER TIERED ROLLERS WEIGHING AT LEAST FIVE TONS, WATER TREATMENT MAY BE REQUIRED TO OBTAIN COMPACTION, SMALLER AREAS SHALL BE COMPACTED BY POWER-DRIVE, HAND HEAVY TAMPERS.

LOCAL BUILDING INSPECTION SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.

- A. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION EFFORTS GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES BELOW ORIGINAL GROUND LEVEL.
- B. UNLESS OTHERWISE INSTRUCTED BY THE OWNER, REMOVE TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
- C. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, REMOVE SOFT SPOTS AND COMPACT TO 95% STANDARD PROCTOR.
- D. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE GRUBBED AREAS WITH STABILIZER MAT PRIOR TO REPLACEMENT OF FILL OR BASE MATERIAL.

RANDY RITCHEY, PE
Ready, Reliable, Accurate
Civil, Structural and Land Development Services
2081 Centerpoint Church Rd. Profile, AR 72753
(479) 846-0295 (379) 841-7142 rritchey@ptle.com
Let his words be your inspiration

PROPOSED CELL TOWER
22075 LONG STREET
SPRINGDALE
NOTES

DESIGNED BY	RLF
DRAWN BY	RLF
APPROVED BY	RLF

DATE	6/30/2022
SCALE	AS NOTED
PROJECT NUMBER	20220022
SHEET	N1

A. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF THE OWNERS LEASE PROPERTY UNLESS AUTHORIZED BY PROJECT MANAGER, IN WRITING.

B. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND TO LEASE LINE.

A. COMPACTION SHALL BE 90% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR SITE WORK AND 95% UNDER PLATFORM AREA. SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE.

A. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE E ZINC, 1.8 OUNCES PER SQUARE FOOT.

- A. ASTM-A1120 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS FOR ORDINARY USES.
- B. ASTM-123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
- C. ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
- D. ASTM-A392 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
- E. ASTM-A491 SPECIFICATION FOR ALUMINUM-COATED CHAIN LINK FENCE FABRIC.
- F. ASTM-A825 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
- G. ASTM-A850 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP STRUCTURAL QUALITY.
- H. ASTM-A585 SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE.

1.1 WORK INCLUDED

- B. IF REQUIRED, ERECT FURNISHED TOWER.
- C. GROUND TOWER TEMPORARILY DURING ERECTION. GROUNDING SHOULD INCLUDE BASE(S) AND ANCHORS
- D. IF REQUIRED, INSTALL THREE (3) SIDE ARMS, CONSISTING OF OWNER REPRESENTATIONS.
- E. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND OWNER SPECIFICATION.
- F. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
- G. INSTALL FURNISHED GALVANIZED STEEL WAVE GUIDE LADDER.
- H. INSTALL WAVE GUIDE BRIDGE AS INDICATED ON DRAWING.
- I. SUPPLY AND INSTALL ONE INSULATED GROUND BAR AT EQUIPMENT CABINET.
- J. HANG AND INSTALL GROUNDING KITS WITH LONG BARREL DOUBLE CRAMP COMPRESSION LUGS. (S.M. TO ANDREW-223700TB OF APPROVED EQUAL) ATOP TOWER BASE BEFORE ENTERING THE EQUIPMENT. GROUNDING LEADS TO BE CONNECTED TO INSULATED GROUND BAR.
- K. ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX. CABLES.
- L. COOPERATE OTHERS FOR FOUNDATIONS SHALL BE DRILLED AND POURED ON THE SAME DAY.

2.3 REQUIREMENTS OF REGULATOR AGENCIES

- A. FURNISH U.L. LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE, INSTALL IN CONFORMANCE WITH U.L. STANDARDS WHERE APPLICABLE.
- B. INSTALL ANTENNA, ANTENNA CABLES AND GROUNDING SYSTEM IN ACCORDANCE WITH DRAWINGS AND SPECIFICATION IN EFFECT AT PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES, SPECIAL CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

1. EIA - ELECTRONIC INDUSTRIES ASSOCIATION TIA-EIA-222-G. STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
2. FAA - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7460-HH, OBSTRUCTION MARKING AND LIGHTING.
3. FCC - FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 716, OBSTRUCTION MARKING AND LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES.
4. AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

5. NEC - NATIONAL ELECTRICAL CODE - ON TOYER LIGHTING KITS.
6. UL - UNDERWRITER'S LABORATORIES APPROVED ELECTRICAL PRODUCTS.
7. IN ALL CASES, PART 77 OR THE FAA RULES AND PARTS 17 AND 22 OF THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OR SPECIFICATIONS.
8. IBC 2012 LIFE SAFETY CODE NFPA - 101

- A. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELEVATION PRIOR TO FOUNDATION CONSTRUCTION.
- B. AVOID CREATING DEPRESSIONS WHERE WATER MAY POOND.
- C. THE CONTRACT INCLUDES ALL NECESSARY GRADING, BANKING, DITCHING AND UNLESS OTHERWISE INDICATED, COVERING TWO INCHES OF SURFACE COURSE, ALL ROADS OR ROUTES UTILIZED FOR ACCESS TO THE SITE, COMMENCING AT THE POINT OF INTERSECTION WITH THE NEAREST PUBLIC THROUGHFARE, ARE INCLUDED UNLESS OTHERWISE NOTED.
- D. WHEN APPROVING A EXISTING ACCESS ROAD, GRADE THE EXISTING ROAD TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
- E. PLACE FILL OR STONE IN 6 INCH MAXIMUM LIFTS AND COMPACT BEFORE PLACING NEXT LIFT.
- F. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT BEYOND THE SITE FENCE AND SHALL COVER THE AREA AS INDICATED.
- G. RIP RAP SHALL BE APPLIED TO THE SIDES SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS AND TO ALL OTHER SLOPES GREATER THAN 2:1.
- H. RIP RAP SHALL BE APPLIED TO THE SIDES OF SIDES OF DITCHES OS DRAINAGE SWALES AS INDICATED ON PLANS.
- I. RIDE SHALL BE APPLIED TO ALL SITES FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
- J. SEED, FERTILIZER AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS AND DITCHES, DRAINAGE, SWALES, NOT OTHERWISE RIP-RAPPED.
- K. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES OR CULVERTS BE PLACED SO THAT STANDING WATER COULD FORM. ANY STANDING WATER IMMEDIATELY ADJACENT TO SITE, IF OWNER DESIGNS OR ELEVATIONS CONFLICT WITH THIS GUIDANCE ADVISE THE OWNER IMMEDIATELY, IN WRITING.
- L. IF DITCH LIES WITH SLOPES GREATER THAN TEN PERCENT, MOUND DIVERSIONARY IN THE DITCH AND DITCH AND RIP RAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DOWNSTREAM SIDE OF THE CULVERT ABOVE.
- M. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING, BARE AREAS TO BE SEED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
- N. SOVE IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- O. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING UP TO THE POINT OF RELEASE FROM THE CONTRACT, CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

- A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND THE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
- B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTION WIRE AND SECURED TO 2 1/2 INCH x 4 FOOT STEEL ANGLE EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
- C. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION

1.1 WORK INCLUDED

REFER TO SITE PLANS FOR SIZE AND LOCATION OF FENCE AND GATES TO BE
INSTALLED.

A. COORDINATE FENCE GROUNDING WITH ELECTRICAL SUBCONTRACTOR.
B. REFER TO DIVISION 2 - CONCRETE FOR SPECIFICATION OF CONCRETE AND GROUT.

A. IF THE SITE AREA HAS BEEN BROUGHT ON TO SURFACE COURSE ELEVATION PRIOR TO FENCE CONSTRUCTION, FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SIDE SURFACE COURSE.

A. MANUFACTURER'S DESCRIPTIVE LITERATURE.
B. CERTIFICATE OF COMPLIANCE THAT SPECIFICATIONS HAVE BEEN MET.

- A. ALL FABRIC WIRE, RAILS, POLES, HARDWARE AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
- B. FABRIC SHALL BE SIX FOOT HIGH (VERIFY W/PROJECT MANAGER) TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE, THE FABRIC SHALL HAVE A KNUCKLED FOR THE TOP AND BOTTOM EDGES, FABRIC SHALL CONFORM TO SPECIFICATIONS OF A-392 CLASS.
- C. ALL POSTS SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER (OD PER FENCE INDUSTRY STANDARD).

- LINE 4 INCHES
CORNER 4 INCHES
GATE 4 INCHES
- D. ALL TOP AND BRACE RAILS SHALL BE 1 1/4" DIAMETER SCHEDULE - 40 MECHANICAL SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
- E. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE CLAMPS.
- F. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64385 HINGE ADAPTER WITH METAL 6409, 180 DEGREE ATTACHMENT, OR EQUAL.
- G. THE GUIDE (LATCH ASSEMBLY) SHALL BE MERCHANTS METAL MODEL 2083, OR EQUAL.
- H. LATCHES, STOPS AND KEEPERS SHALL BE PROVIDED FOR ALL GATES.
- I. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.
- J. DOUBLE GATE SHALL HAVE A TENSION PLUNGER BAR WITH DOME CAP.
- K. NO. 4 GAUGE ZINC COATED HEIGHT WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
- L. PLACE A SIX INCH BY 1/2 INCH DIAMETER EYE-BOLT TO HOLD TENSION WIRE AT LINE POSTS.
- M. STRETCHER BARS SHALL BE 3/16 BY 3/4 INCH OR HAVE EQUIVALENT CROSS SECTION AREA.
- N. ALL CORNER GATE AND END PANELS SHALL HAVE A 3/8 INCH TRUSS ROD WITH TURNBUCKLES.
- O. ALL POST EXCEPT GATE POST SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
- P. OTHER HARDWARE REQUIRED BUT MAY NOT BE LIMITED TO THE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
- Q. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
- R. BARBED WIRE SUPPORT AND SHALL BE CAST IRON WITH SET BOLT AND LOCK WIRE IN THE ARM.
- S. ALL CAPS SHALL BE CAST IRON.
- T. CONCRETE WILL BE MIXED PRIOR TO INSERTION INTO FENCE POST HOLE.

3.1 EQUIPMENT

EXCAVATE POST HOLES WITH MECHANICAL AUGER EQUIPMENT.

3.2 INSPECTION

EXCAVATE POST HOLES PER CONSTRUCTION DOCUMENTS. CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS.

- A. POST FOUNDATIONS SHALL HAVE A MINIMUM SIX-INCH CONCRETE COVER UNDER POST.
- B. FENCE POSTS SHALL BE VERTICALLY PLUMB WITH ONE INCH IN EIGHT FEET.
- C. AT CORNER POSTS, GATE POSTS AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED STRETCHER AND TENSION BANDS-CLIPS AT 15 INCH INTERVALS.
- D. ALONG POSTS, FABRIC SHALL BE ATTACHED WITH BANDS-CLIPS AT 15 INCH INTERVALS.
- E. ATTACH FABRIC TO BRACE RAILS, TENSION WIRE TRUSS RODS WITH THE CLIPS AT FOOT INTERVALS.
- F. A MAXIMUM GAP OF TWO INCHES WILL BE PERMITTED BETWEEN THE CHAIN LINK, FABRIC AND THE FINAL GRADE.
- G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
- H. THE FENCE POST SHALL HAVE A MINIMUM OF 2,500 PSI BREAKING STRENGTH AT 28 DAYS.

UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT COLOR TO MATCH THE GALVANIZED PROCESS.

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PROJECT NOTES

1. ALL REFERENCES TO THE OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED AT&T OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF SOUTH CAROLINA.
3. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IBC 2015.
4. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND THE THE PROCEDURES TO BE USED ON THIS PROJECT.
5. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
7. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
8. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
10. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
11. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
12. IN APPLICABLE, ALL CONCRETE WORK SHALL COMPLY TO LOCAL CODES AND THE ACI 318-08, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE"
13. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
15. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
16. ALL TOWER MODIFICATION WORK SHALL BE IN ACCORDANCE WITH TIA-1019-A STANDARD FOR INSTALLATION, ALTERATION AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

ABBREVIATIONS

A - AMPERE	PNL - PANEL
AFG - ABOVE FINISHED GRADE	PNLBD - PANELBOARD
ATS - AUTOMATIC TRANSFER SWITCH	PVC - SCH 40 RIGID NON-METALLIC CONDUIT
AWG - AMERICAN WIRE GAUGE	RGS - RIGID GALVANIZED STEEL CONDUIT
BCW - BARE COPPER WIRE	SW - SWITCH
BFG - BELOW FINISHED GRADE	TGB - TOWER GROUND BAR
BKR - BREAKER	UL - UNDERWRITERS LABORATORIES
C - CONDUIT	V - VOLTAGE
CKT - CIRCUIT	W - WATTS
DISC - DISCONNECT	XFMR - TRANSFORMER
EGR - EXTERNAL GROUND RING	XMTR - TRANSMITTER
EMT - ELECTRIC METALLIC TUBING	

LEGEND

----	UGP-----	UNDERGROUND ELECTRICAL CONDUIT
----	UGT-----	UNDERGROUND TELEPHONE CONDUIT
		KILOWATT - HOUR METER
-----		UNDERGROUND BONDING AND GROUNDING CONDUCTOR
		GROUND ROD
		CADWELD
		GROUND ROD WITH INSPECTION WELL
		MECHANICAL CONNECTION

RANDY RITCHIE, P.E.
Ready, Reliable, Accurate
Civil, Structural and Land Development Services
12081 Canterbury Church Rd. Profile Grove, AR 72753
(479) 846-0295 (479) 841-7142 rritchier@rrdpc.com
REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ARIZONA

PROPOSED CELL TOWER
2075 LONG STREET
SPRINGDALE
NOTES (CONTINUED)

DESIGNED BY RLR
DRAWN BY RLR
APPROVED BY RLR

DATE 6/30/2022
SCALE AS NOTED
PROJECT NUMBER
20220022

SHEET 4
N4
REV
OF 20

Drawn: RLR
Scale: As Shown
Date: 6/30/2022
Drawing Name: 2075 LONG STREET CELL TOWER.dwg (8-mch)

NOTES:

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE NEW ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)

- TOP OF LIGHTNING ROD
±178'-0" A.G.L.
- TOP OF TOWER
±170'-0" A.G.L.
- NEW AT&T RAD CENTER
±165'-0" A.G.L.
- SPACE RESERVED FOR FUTURE CO-LOCATION
±150'-0" A.G.L.
- SPACE RESERVED FOR FUTURE CO-LOCATION
±135'-0" A.G.L.

TOWER NOTES:

1. TOWER MANUFACTURER'S SPECS, DESIGNS, FABRICATION, AND CONCRETE FOUNDATION DESIGN WILL BE PROVIDED BY TOWER VENDOR. TOWER SHOWN ON THESE PLANS IS REPRESENTATIVE ONLY TO THE TOWER TYPE.
2. THESE DRAWINGS HAVE BEEN PREPARED TO DEPICT NEW OVERALL TOWER HEIGHT DIMENSION AND SHALL NOT BE USED FOR CONSTRUCTION CONTRACTOR TO VERIFY TRUE HEIGHT WITH TARE DROP.
3. NO MODIFICATION OF TOWER ADDITIONS SHALL BE MADE WITHOUT APPROVED STRUCTURAL ANALYSIS PREPARED BY OTHERS.
4. SUB-CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.

NEW 6' LIGHTNING ARRESTOR

ANTENNA NOTES:

1. SIZE, HEIGHT AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET AT&T SUPPLIED RFDS.
2. CONTRACTOR SHALL VERIFY HEIGHT AND DIRECTION OF ANY MICROWAVE DISHES WITH PROJECT MANAGER.
3. ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.
4. REFER TO RFDS FOR ANTENNA MOUNTING HEIGHTS, MODEL NUMBER, AZIMUTHS, ETC.
5. GENERAL CONTRACTOR TO OBTAIN LATEST RFDS BEFORE CONSTRUCTION FOR EQUIPMENT VERIFICATION.

NOTE:

THE G.C. IS RESPONSIBLE FOR REMOVING ALL STEP PEGS FOR THE FIRST 10' FROM THE BASE OF THE TOWER AS IT APPLIES TO TYPE OF TOWER.

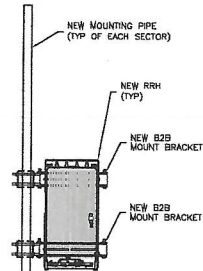
NEW 170' SELF-SUPPORT TOWER W/ 6' LIGHTNING ARRESTOR.

CABLE NOTES:

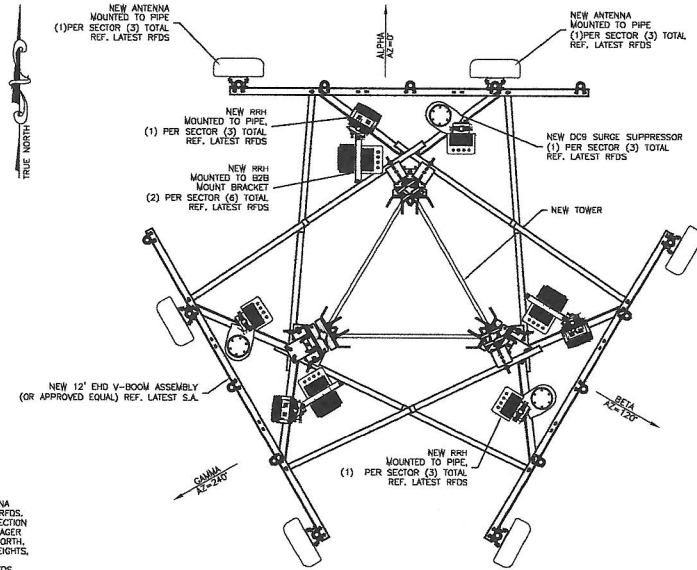
1. CABLE ATTACHMENTS SHOULD FOLLOW CABLE ATTACHMENTS SHOULD FOLLOW MANUFACTURER SPECIFICATIONS FOR ATTACHMENT AND HANGING SPECS.
2. ROUTE COAX UP TOWER PER ROUTE COAX UP TOWER PER STRUCTURAL ANALYSIS.

GRADE
0'-0"

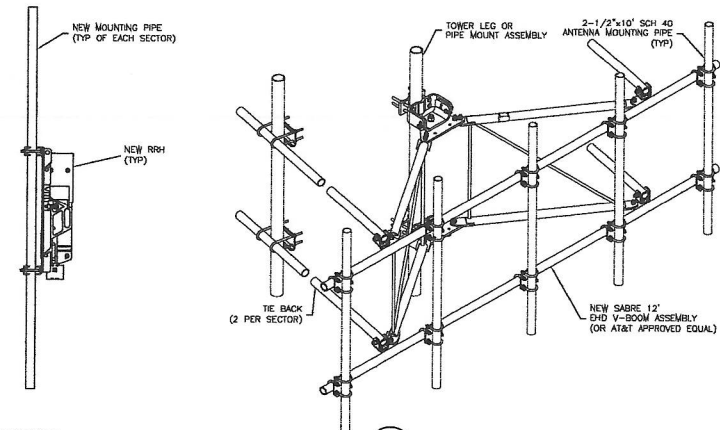
1 TOWER ELEVATION
C-3 SCALE: N.T.S.



2 RRH MOUNTING DETAIL
C-3 SCALE: N.T.S.



4 ANTENNA MOUNTING PLAN
C-3 SCALE: N.T.S.



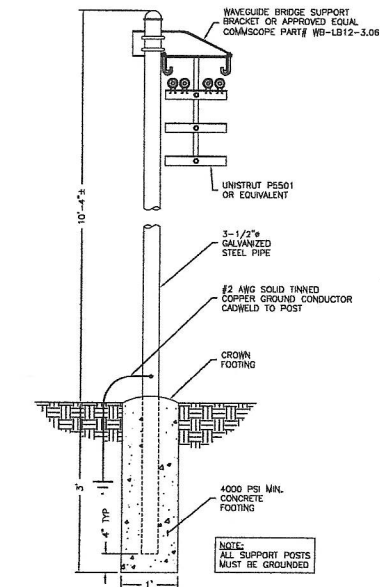
3 ANTENNA MOUNT FRAME DETAIL
C-3 SCALE: N.T.S.

NO.	DATE	DESCRIPTION OF REVISION OR ISSUE	BY	APPD.

RANDY RITCHIE, P.E.
Ready, Reliable, Accurate
Civil, Structural and Land Development Services
12081 Canterbury Church Rd. Prairie Grove, AR 72753
(479) 846-0295 (479) 841-7142 rritchey@pgt.com
or visit our website at <http://www.ritchiepe.com>

PROPOSED CELL TOWER
2075 LONG STREET
SPRINGDALE
ELEVATION

DESIGNED BY	RLR
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SHEET	C3
REV	
OF	20



SECTION ELEVATION AT GUTTER LINE

Diagram illustrating the cross-section of a curb and gutter. The curb is 1'-6" high and 6" wide. The gutter is 5'-0" wide or to the R/W line, whichever is greater. The gutter depth is 1'-1" and the gutter width is 1'-1". The gutter is constructed with a 1/4" thick layer of material, with a maximum depth of 1/4" and a minimum depth of 1/2". The gutter is finished with a 4" wide, #5 stone layer. The curb is symmetrical about the centerline.

SECTION A-A

Diagram illustrating a rip-rap culvert. The culvert is shown in plan view, with flow direction indicated by an arrow labeled "FLOW". The culvert is labeled "RIP-RAP (6" MIN.) CULVERT". The dimensions are indicated as "SEE PLAN" for both the culvert length and the rip-rap area.

A cross-sectional diagram of a pipe culvert installation. The diagram shows a trench with a pipe culvert inside. The pipe is labeled "1/2\" PIPE". The trench walls are labeled "PARENT MATERIAL". The area around the pipe is labeled "BACKFILL AND HAND TAMP WITH CLEAN GRANULAR MATERIAL". The top of the trench is labeled "FINISH GRADE" and "EARTH COVER". The depth of the trench is indicated as "1'-0\" MIN.".

Diagram illustrating the installation of a trench drain system. The components and dimensions shown are:

- STEEL POST 36" HIGH MAXIMUM**: A vertical post supporting the drain grate.
- PONDING HEIGHT**: The height of water that can accumulate on the grate.
- FILTER FABRIC**: A layer separating the drain rock from the grate.
- FLOW**: Indicated by an arrow pointing towards the drain.
- 3/4" MINIMUM DRAIN ROCK**: The layer of rock beneath the filter fabric.
- 6"x6" TRENCH WITH 12" MIN. DEPTH**: The excavation for the drain system.

A cross-sectional diagram of a trench installation. A vertical steel post is shown on the left, labeled "STEEL POST 36" HIGH MAXIMUM". The trench is filled with "3/4\" minimum DRAIN ROCK". A "FILTER FABRIC" is shown at the bottom of the trench, with an arrow indicating "FLOW" from the rock into the trench. "WIRE MESH REINFORCEMENT" is shown along the right side of the trench. The "PONDING HEIGHT" is indicated at the top of the trench. The trench is labeled "6\" x 8\" TRENCH WITH COMPACTED RACK". The trench is shown with a "12\" MIN." depth. The trench is shown with a "6\" x 8\" TRENCH WITH COMPACTED RACK".

Diagram illustrating the installation of a wire mesh support fence for filter fabric. The diagram shows a cross-section of the fence structure, including the filter fabric, wire mesh support, and steel post. The flow direction is indicated by an arrow labeled "FLOW".

Labels and dimensions:

- EXTRA STRENGTH FILTER FABRIC NEEDED WITHOUT WIRE MESH SUPPORT
- STEEL POST
- ATTACH FILTER FABRIC SECURELY TO UPSTREAM SIDE OF POST
- 10'-0" MAXIMUM SPACING WITH WIRE SUPPORT FENCE
- 6'-0" MAXIMUM SPACING WITHOUT WIRE SUPPORT FENCE
- FLOW

SILT FENCE INSTALLATION:

1. THE FENCE SHOULD BE PLACED ACROSS THE SLOPE ALONG A LINE OF UNIFORM ELEVATION (PERPENDICULAR TO THE DIRECTION OF THE FLOW). THE FENCE SHOULD BE LOCATED AT LEAST 10' FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEAN OUT.
2. DRIVE THE STEEL POST AT LEAST 18" INTO THE GROUND, SPACING THEM NO FURTHER THAN 6'-0" APART.
3. THE POST SHOULD BE INSTALLED WITH THE POST TOPS Lying ABOVE THE TOP OF THE FENCE. THE POSTS NO LESS THAN 3'-0" OF THE POST SHOULD PROTRUDE ABOVE THE GROUND. THE MINIMUM FENCE HEIGHT (HEIGHT OF FILTER ABOVE GRADE) SHALL BE 24". THE MAXIMUM FENCE HEIGHT (HEIGHT OF FILTER ABOVE GRADE) SHALL BE 36".
4. THE FILTER FABRIC SHOULD BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. JOINTS, WHEN NECESSARY, SHOULD BE MADE BY OVERLAPPING THE FABRIC TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6" OVERLAP.
5. EXTRA-STRENGTH FILTER CLOTH (80 POUND/LINEAR INCH MINIMUM TENSILE STRENGTH) SHOULD BE USED. A 2" WIDE LATHE STRAP SHOULD OVERLAP OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF THE POSTS. THE STAPLES SHOULD BE 1.5" SPACED.
6. PLACE THE BOTTOM 16" OF THE FILTER FABRIC INTO THE 12" DEEP TRENCH, EXTENDING THE REMAINING 4" TOWARDS THE UPSLOPE OF THE TRENCH AND BACK FILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACTED.

INSPECTION AND MAINTENANCE:

1. INSPECT SILT FENCE EVERY SEVEN (7) DAYS WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" OR MORE OF PRECIPITATION. CHECK FOR AREAS WHERE RUN-OFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE WAS CAUSED TO SAG OR COLLAPSE BY RUNOFF OR TOPPING THE FENCE.
2. IF THE FENCE FABRIC IS FOUND TO BE BEGINNING TO TEAR, OR IN ANY OTHER WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF THE FENCE IMMEDIATELY.
3. SEDIMENT MUST BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 OF THE HEIGHT OF THE FENCE, ESPECIALLY IF IT REACHES THE TOP OF THE FENCE.
4. SILT FENCE SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMPs ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED AREAS RESULT FROM FENCE REMOVAL. SHALLOUING OF AREAS SHOULD BE MONITORED.
5. SILT FENCE MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.

[illegible]

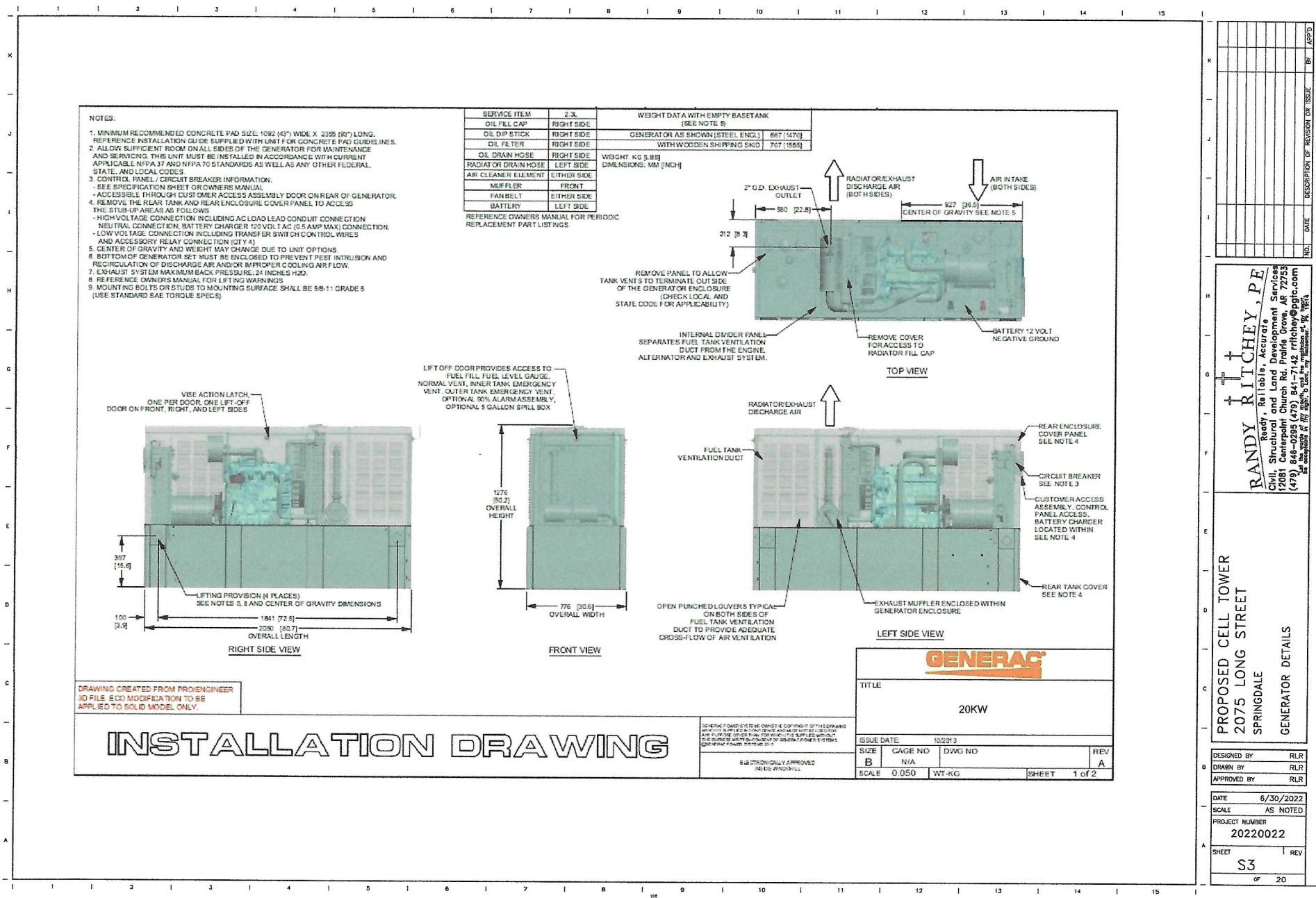
RANDY RITCHEY, PE
Ready, Reliable, Accurate
Civil, Structural and Land Development Services
12081 Canterpint Church Rd. Pella Grove, AR 72753
(479) 846-0295 (479) 841-7142 ritcheyp@pgc.com
See advertisement in "The Engineer" for full qualifications and "The Engineer" for full qualifications.

PROPOSED CELL TOWER
2075 LONG STREET
SPRINGDALE
CONSTRUCTION DETAILS (2)

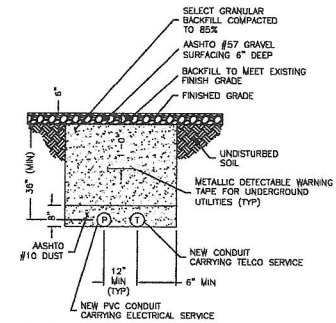
DESIGNED BY	RLR
DRAWN BY	RLR
APPROVED BY	RLR

DATE	6/30/2022
SCALE	AS NOTED
PROJECT NUMBER	
20220022	

SHEET	C5	REV
OF		20



1. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATIONS, OBSERVATION TESTS, AND EXAMINATIONS PRIOR TO BEGINNING OF ANY EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL DEFICIENCIES TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. VERIFY HEIGHTS WITH PROJECT MANAGER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
5. CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONARY CIRCUMSTANCES SURROUNDING THE PROJECT.
6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, MAINTENANCE, TRANSPORTATION, ETC. FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS ENERGIZED AND READY FOR USE. DEFICIENCIES INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURE THROUGHOUT THE ENTIRE PROJECT. ALL ELECTRICAL MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITERS' LABORATORIES AND SHALL BEAR THE INSPECTION LABEL, "WHERE SUBJECT TO THE JURISDICTION OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL ELECTRICAL CODE GOVERNING BODIES HAVING JURISDICTION OVER THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND REPAIR OF ELECTRICAL SYSTEMS, CURRENTLY APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NFPA, ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR THEIR INTENDED USE AND LOCATION.
8. ALL CITY SHALL COMPLY WITH ALL APPLICABLE GOVERNING STATE, COUNTY AND CITY CODES AND OSHA, NFPA, NEC & ASHRAE REQUIREMENTS.
9. ENTIRE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE. ALL WORK, MATERIAL AND EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS AFTER DATE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
10. PROPERLY SEAL ALL PENETRATIONS. PROVIDE UL LISTED FIRE-STOPPS WHERE PENETRATIONS PASS THROUGH FIRE-RATED ASSEMBLIES. WATER-TIGHT USING SICOURE SEALANT.
11. DELIVER ALL BROCHURES, OPERATING MANUALS, CATALOGS AND SHOP DRAWINGS TO THE PROJECT MANAGER AT JOB COMPLETION. PROVIDE MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT, ATEX MAINTENANCE LABELS TO MECHANICAL EQUIPMENT.
12. ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG, UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE TYPE THHN, THWN OR THW.
13. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM INTERRUPTING CURRENT TO WHICH THEY MAY BE SUBJECTED.
14. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, ARTICLES 250 & 810 AND THE UTILITY COMPANY STANDARDS.
15. CONDUIT:

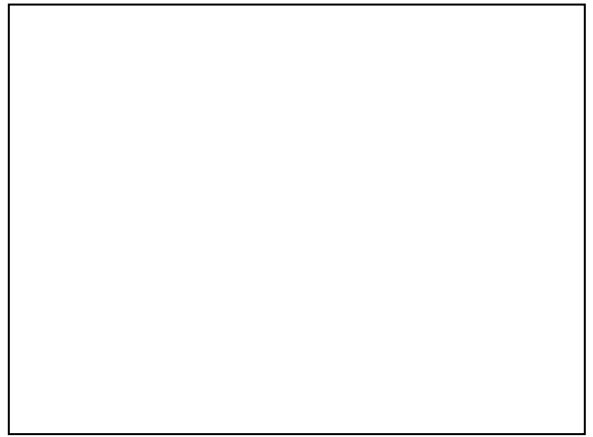


2 TYPICAL TRENCH DETAIL
E-1 SCALE: N.T.S.

PANEL DESIGNATION: ELECTRICAL PANEL (ITEM 2)										SUB-PANEL		TOTAL KVA		-
MAIN LUGS: N/A		MAIN BREAKER: 200 AMP						BRANCH BREAKER TYPE: SIEMENS - BL		TOTAL KVA		31.075		
VOLTAGE: 120/240		CYCLE: 60		PHASE: 1		WIRING: 3		MAIN COPPER BUS: 200 AMPS		NEUTRAL: 200 AMPS		TOTAL AMP	120.48	

PROPOSED CELL TOWER
2075 LONG STREET
SPRINGDALE
ELECTRIC SCHED. AND NOTES

DATE	6/30/2022
SCALE	AS NOTED
PROJECT NUMBER 20220022	
SHEET E1	REV
OF 20	



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO GENERAL COMMERCIAL DISTRICT (C-2) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of October 4, 2022 for hearing the matter of a petition of Mathias Shopping Centers, requesting that the following described tract of real estate to be zoned from Agricultural District (A-1) to General Commercial District (C-2).

Layman's Description: 3607 McRay Avenue

Legal Description: Part of the North Half of the Fractional Northwest Quarter of Section 3, Township 17 North, Range 30 West, City of Springdale, Washington County, Arkansas, being more particularly described as follows:

Commencing at the Northwest corner of the North Half of the said Fractional Northwest Quarter; Thence S 87°10'46" E along the North line of said Fractional Northwest Quarter, a distance of 972.15 feet to a nail and washer set in asphalt (PLS#1441) and the Point of Beginning; Thence continuing S 87°10'46" E along the North line of said Fractional Northwest Quarter, a distance of 423.52 feet to a nail and washer set in asphalt (PLS#1441); Thence S 02°17'09" W, a distance of 1168.05 feet to a found 5/8" rebar in concrete lying on the Northerly line of Lot 8 of Bayyari Business Park (Plat#18A-8); Thence N 87°40'04" W along the Northerly line of said Lot 8, a distance of 420.87 feet to a found 5/8" rebar in concrete; Thence N 02°09'26" E, a distance of 1171.67 feet to the Point of Beginning, containing 11.33 Acres more or less. Subject to McRay Ave right of way.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Agricultural District (A-1) to General Commercial District (C-2) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Agricultural District (A-1) to General Commercial District (C-2) .

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

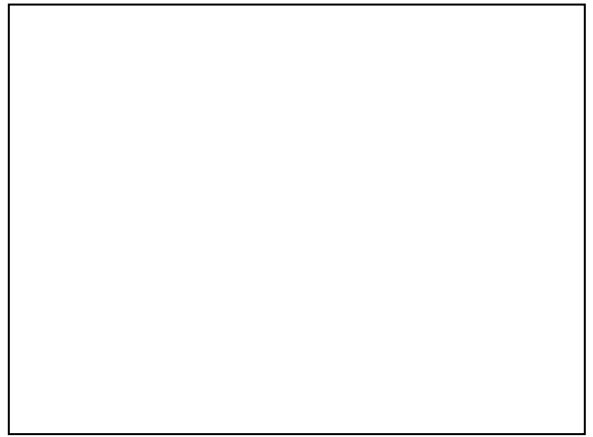
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM THOUROUGHFARE COMMERCIAL DISTRICT (C-5) TO HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-24) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of October 4, 2022, 2022 for hearing the matter of a petition of Sam's Real estate Business Trust, requesting that the following described tract of real estate to be zoned from Thoroughfare Commercial District (C-5) to High Density Multi-family Residential District (MF-24).

Layman's Description: East of Gene George Blvd., S of Members Lane

Legal Description: PART OF LOT ONE (1), BLOCK FOUR (4) OF SAM'S CLUB ADDITION TO THE CITY OF SPRINGDALE AS SHOWN ON PLAT FILE 24-338 FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 4, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF GENE GEORGE BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N02°19'31"E A DISTANCE OF 342.94 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 17.91 FEET AND A CHORD BEARING AND DISTANCE OF N66°00'07"E – 17.29 FEET; THENCE S87°40'41"E A DISTANCE OF 14.50 FEET; THENCE N02°19'19"E A DISTANCE OF 56.00 FEET; THENCE N87°40'41"W A DISTANCE OF 14.50 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.61 FEET, AN ARC LENGTH OF 17.72 FEET AND A CHORD BEARING AND DISTANCE OF

N61°42'45"W – 17.12 FEET; THENCE N02°18'30"E A DISTANCE OF 348.59 FEET; THENCE N03°11'13"E A DISTANCE OF 134.38 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 17.59 FEET AND A CHORD BEARING AND DISTANCE OF N66°28'28"E – 17.00 FEET; THENCE S87°40'41"E A DISTANCE OF 15.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S86°43'41"E A DISTANCE OF 832.19 FEET; THENCE S02°41'12"W A DISTANCE OF 377.69 FEET; THENCE S87°27'05"E A DISTANCE OF 639.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 49; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°32'20"W A DISTANCE OF 351.21 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, N87°44'27"W A DISTANCE OF 279.27 FEET; THENCE S02°30'34"W A DISTANCE OF 72.03 FEET; THENCE S88°16'59"W A DISTANCE OF 1236.39 FEET TO THE **POINT OF BEGINNING**, CONTAINING 23.09 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Thoroughfare Commercial District (C-5) to High Density Multi-family Residential District (MF-24) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Thoroughfare Commercial District (C-5) to High Density Multi-family Residential District (MF-24).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

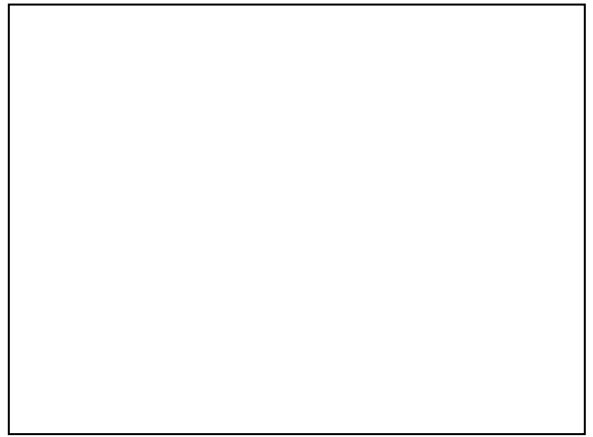
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM LIGHT INDUSTRIAL DISTRICT (I-1) AND GENERAL COMMERCIAL DISTRICT (C-2) TO THOROUGHFARE COMMERCIAL DISTRICT (C-5) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of October 4, 2022 for hearing the matter of a petition of Ft. Worth Partners, LLC, requesting that the following described tract of real estate to be zoned from Light Industrial (I-1) **and** General Commercial District (C-2) to Thoroughfare Commercial District (C-5).

Layman's Description: SW corner of the intersection of Highway 412 (E. Robinson Avenue) and Highway 265 (S. Old Missouri Road).

Legal Description: SURVEY DESCRIPTION OF ALTA/NSPS LAND TITLE SURVEY, BEING THE LEASED PORTION OF PROPERTY DESCRIPTION FOUND IN TITLE COMMITMENT FILE NO. 2210034-106 AND WARRANTY DEED 2011-19299:

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF THE FRACTIONAL NORTHWEST QUARTER (FRL NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN WASHINGTON COUNTY, ARKANSAS, AND ALTOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL NORTHWEST QUARTER (FRL. NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION SEVEN (7); THENCE S00°51'11"E 24.49 FEET ALONG THE WEST LINE OF SAID SECTION SEVEN (7) TO A SET COTTON SPINDLE ON THE SOUTH

RIGHT-OF-WAY LINE OF U.S. HIGHWAY 412 (ROBINSON AVENUE); THENCE LEAVING THE WEST LINE OF SAID SECTION SEVEN (7), N88°41'26"E 1.81 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N88°41'26"E 3.58 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AN EXISTING ARKANSAS HIGHWAY COMMISSION RIGHT-OF-WAY MONUMENT; THENCE S00°45'46"E 6.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON A SANITARY SEWER MANHOLE LID; THENCE N89°13'01"E 232.61 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AN EXISTING AHC RIGHT-OF-WAY MONUMENT; THENCE N00°36'45"W 5.92 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AN EXISTING AHC RIGHT-OF-WAY MONUMENT; THENCE N89°13'28"E 151.35 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AN EXISTING AHC RIGHT-OF-WAY MONUMENT; THENCE S51°41'50"E 76.75 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AN EXISTING AHC RIGHT-OF-WAY MONUMENT AT THE WEST RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #265 (OLD MISSOURI ROAD) AS ESTABLISHED BY AHTD JOB 040490 AND RECITED IN WARRANTY DEED 2011-19299 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS; THENCE S02°51'36"E 109.41 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO AN EXISTING AHC RIGHT-OF-WAY MONUMENT; THENCE S01°21'44"E 138.29 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO AN EXISTING AHC RIGHT-OF-WAY MONUMENT; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S89°07'35"W 215.09 FEET TO AN EXISTING IRON REBAR; THENCE S52°11'01"W 5.41 FEET TO A POINT ON AN EXISTING CONCRETE CURB; THENCE S89°15'03"W 234.54 FEET TO AN EXISTING CHISELED "X" IN CONCRETE, SAID POINT BEING ON THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWELVE (12); THENCE N03°23'15"W 48.50 FEET TO A POINT ON THE SOUTH END OF AN EXISTING CONCRETE CURB; THENCE N00°03'06"E 251.11 FEET ALONG AND IN LINE WITH THE BACK OF SAID CONCRETE CURB TO THE POINT OF BEGINNING, CONTAINING 3.03 ACRES, MORE OR LESS.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Light Industrial District (I-1) **and** General Commercial District (C-2) to Thoroughfare Commercial District (C-5) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Light Industrial District (I-1) **and** General Commercial District (C-2) to Thoroughfare Commercial District (C-5).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

ATTEST:

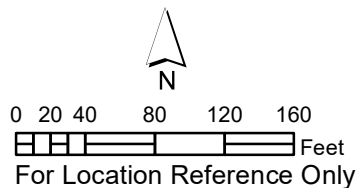
Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

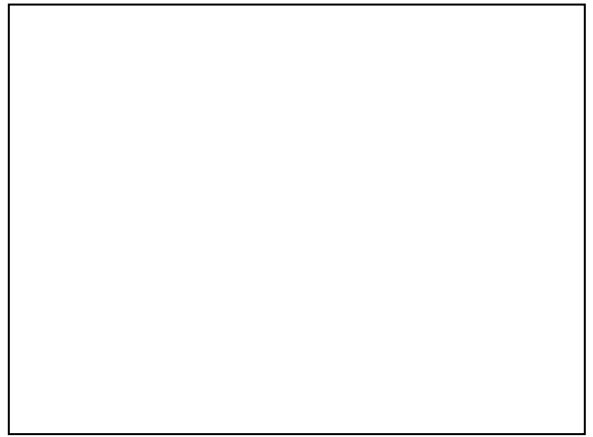


Public Hearing Sign Posted Prior/On: 09/23/2022
Public Hearing Sign Posted By: RB
Public Hearing Sign Location



FILE NO. R22-67
APPLICANT: Fort Worth Partners, LLC
REQUEST: Rezoning from I-1 and C-2 to C-5

PLANNING COMMISSION MEETING
October 4, 2022



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-24) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of October 4, 2022 for hearing the matter of a petition of Jerry C. Vaughn Trust, requesting that the following described tract of real estate to be zoned from Agricultural District (A-1) to High Density Multi-family Residential District (MF-24).

Layman's Description: 274 S. 48th Street

Legal Description: DEED DESCRIPTION:

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-THREE (33) TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 174.4 FEET NORTH OF THE SOUTHEAST CORNER OF SAID 40-ACRE TRACT, THENCE NORTH 650.6 FEET, THENCE WEST 1320 FEET, THENCE SOUTH 825 FEET, THENCE EAST 820 FEET, THENCE NORTH 174.4 FEET, THENCE EAST 500 FEET TO THE POINT OF BEGINNING, CONTAINING 23 ACRES, MORE OR LESS.

SURVEY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" DIA. IRON PIN, USED AS THE SOUTHEAST CORNER OF THE SE 1/4 OF SAID SW 1/4; THENCE NORTH 0°38'24" EAST 174.40 FEET TO THE POINT OF BEGINNING (P.O.B.) THENCE CONTINUE NORTH 0°38'24" EAST 650.15 FEET; THENCE NORTH 89°1'57" WEST 1330.34 FEET TO A SET 5/8" DIA. IRON PIN; THENCE SOUTH 1°17'50" WEST 825.00 FEET TO A FOUND 3/4"

DIA. PINCHED TOP PIPE; THENCE SOUTH 89°11'11" EAST 832.53 FEET TO A FOUND 1/2" DIA. IRON PIPE; THENCE NORTH 0°38'24" EAST 174.40 FEET TO A SET 5/8" DIA. IRON PIN; THENCE SOUTH 88°49'54" EAST 507.28 FEET TO THE POINT OF BEGINNING, CONTAINING 23.22 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF 48TH STREET ALONG THE EAST BOUNDARY AND SUBJECT TO EASEMENTS OF RECORD.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Agricultural District (A-1) to High Density Multi-family Residential District (MF-24) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Agricultural District (A-1) to High Density Multi-family Residential District (MF-24).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



0 50 100 200 300 400
Feet
For Location Reference Only

FILE NO. R22-68
APPLICANT: Jerry C. Vaughn Trust
REQUEST: Rezoning from A-1 to MF-24

PLANNING COMMISSION MEETING
October 4, 2022

RESOLUTION NO. _____

**A RESOLUTION APPROVING A CONDITIONAL USE FOR
GROW FOR IT THERAPY SERVICES AT 2307 TURNER
STREET AS SET FORTH IN ORDINANCE NO. 4030**

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on October 4, 2022, on a request by Grow For It Therapy Services for a Use Unit 45 (Health Care Clinic) in a Low/Medium Density Single Family Residential District (SF-2).

WHEREAS, following the public hearing the Planning Commission by a vote of eight (8) yes and zero (0) no recommends that a Conditional Use be granted to with the following conditions: Access must be paved, refuse and service areas must be shown on site plan, exact location of sign needs to be shown on site plan.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to with the following conditions: Access must be paved, refuse and service areas must be shown on site plan, exact location of sign needs to be shown on site plan.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

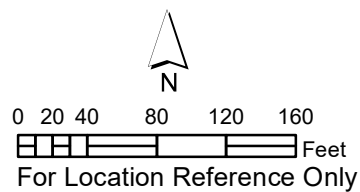
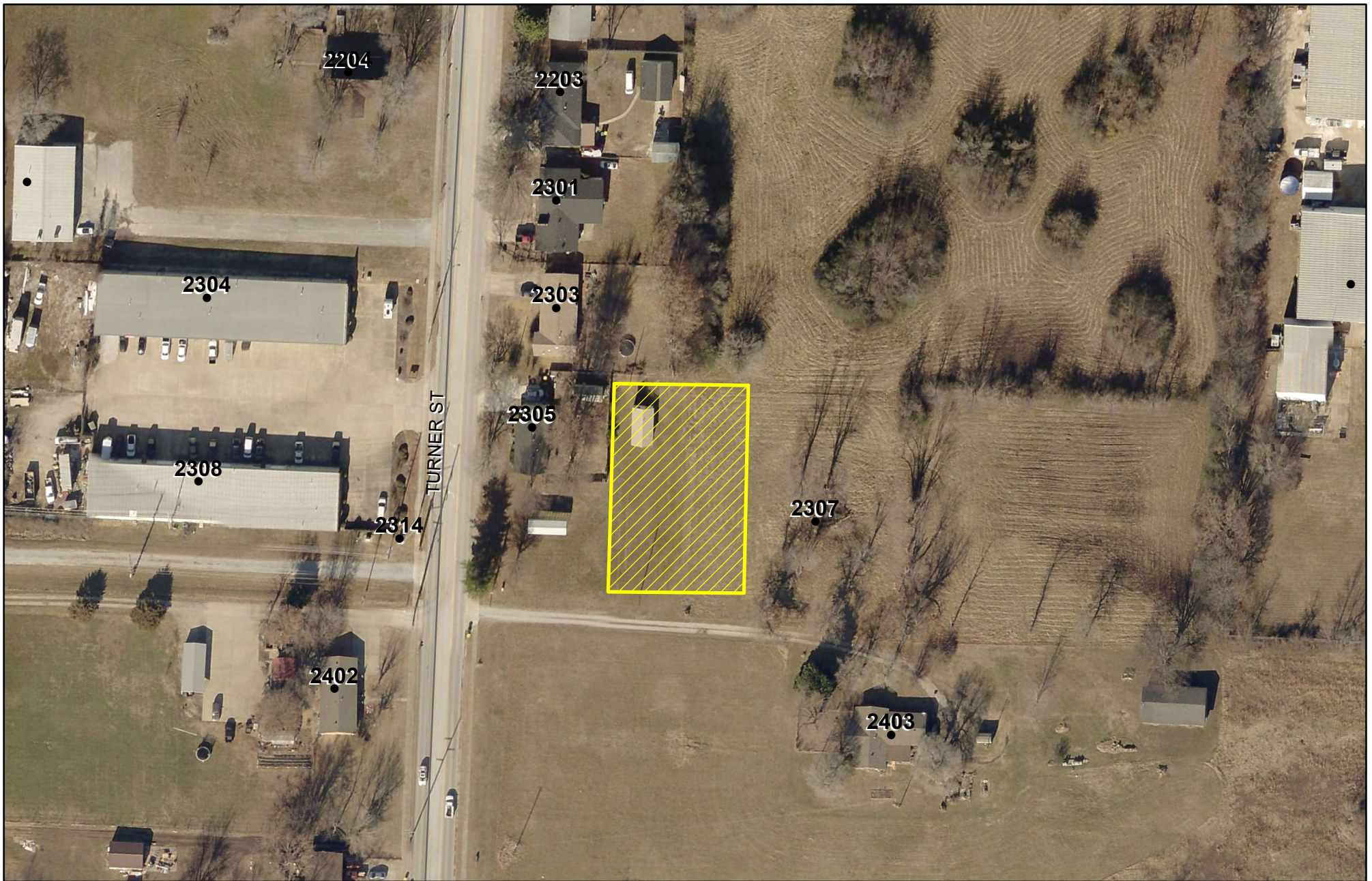
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

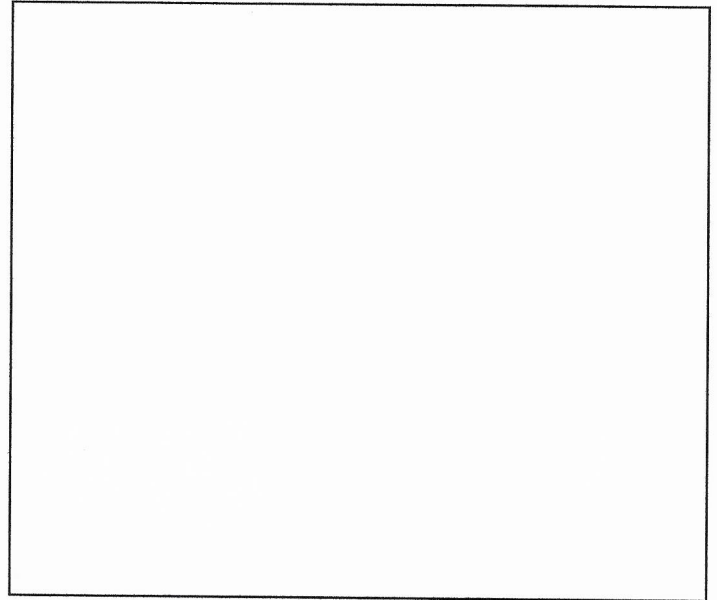


FILE NO. C22-19
APPLICANT: Katherine Blubaugh & Katherine Acre
REQUEST: Conditional use for Use Unit 45 (health care clinic)
in an SF-2

PLANNING COMMISSION MEETING
October 4, 2022

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE CITY
CLERK TO FILE A LIEN FOR THE RAZING
AND REMOVAL OF A STRUCTURE WITHIN
THE CITY OF SPRINGDALE, ARKANSAS,
LOCATED AT 983 W. SUNSET AVE.,
SPRINGDALE, ARKANSAS; AND DECLARING
AN EMERGENCY**



WHEREAS, LJ'S Restaurant, Inc. is the owner of certain real property situated in Springdale, Washington County, Arkansas, more particularly described as follows:

Part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), Section 2, Township 17 North, Range 30 West, beginning at a point 190 feet West and 23.9 feet South of the Northeast corner of said Forty Acre Tract, thence West 162.4 feet, thence South 0 degrees, 21' 01" West, 188.1 feet, thence East 162.4 feet, thence North 0 degrees 21'01" East, 188.1 feet to a point of beginning, containing 0.70 acres more or less, and being part of Lot 11 of the C.F. Noel Addition to the City of Springdale, Washington County, Arkansas. Subject to easements and restrictions of record, if any.

LAYMAN'S DESCRIPTION: 983 West Sunset

PARCEL NO.: 815-23987-000

WHEREAS, on April 12, 2022, the City Council for the City of Springdale, Arkansas, passed Ordinance No. 5699, ordering the owner of 983 W. Sunset Ave. to raze (demolish) and remove the dilapidated, unsightly and unsafe structure located on the aforesaid property, and was further ordered to abate the unsightly conditions on the property;

WHEREAS, Ordinance No. 5699 provided that said work was to be commenced within ten (10) days and was to be completed within thirty (30) days from the passage of the ordinance, and that if the work was not commenced within ten (10) days or completed within thirty (30) days, the Mayor, or the Mayor's authorized representative, were directed to cause the aforesaid structure to be razed (demolished) and removed and to abate the unsafe, unsanitary, and unsightly conditions on the property;

WHEREAS, LJ's Restaurant, Inc. after being given proper notice of Ordinance No. 5699, and after being given adequate time to abate the situation on the property, failed to remove the dilapidated, unsightly and unsafe structure located on the aforesaid property, and failed to abate the unsightly conditions on the property;

WHEREAS, pursuant to Ordinance No. 5699, the Mayor's authorized representative caused the aforesaid structure to be razed (demolished) and removed, and caused the unsafe, unsanitary, and unsightly conditions on the property to be abated;

WHEREAS, as shown on the attached Exhibits, the City expended the amount of Twenty Thousand Four Hundred Thirty One Dollars (\$20,431.00) to raze (demolish) and remove the dilapidated, unsightly and unsafe structure located on the aforesaid property, and to abate the unsightly conditions located thereon;

WHEREAS, Ordinance No. 5699 provides that the City of Springdale shall have a lien upon the aforesaid described real property for the cost of razing (demolishing) and removing said structure and for the cost of abating said aforementioned conditions, said costs to be determined at a hearing before the City Council; and

WHEREAS, the property owner has been given at least 30 days written notice of the public hearing in accordance with Ark. Code Ann. §14-54-903;

WHEREAS, Ark. Code Ann. §14-54-904 authorizes the City Council to assert a clean-up lien on this property to collect the amount expended by the City in cleaning up this property;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, pursuant to Ark. Code Ann. §14-56-203 and Ark. Code Ann. §14-54-904, the City Council certifies \$20,431.00, plus 10.00% for collection, to the Washington County Tax Collector to be placed on the tax books as delinquent taxes on the above-described property and collected accordingly.

Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this 25th day of October, 2022.

Mayor

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Red Line Contractors LLC
P.O. Box 600
Springdale, AR 72765
479-419-4100
www.redline.me

Invoice

Date 7/20/2022
Invoice # 42091

Bill To

City of Springdale, AR
201 Spring St.
Springdale, AR 72764

P.O. No. Terms Job

Due on receipt

Description	Qty	Rate	Amount
Demolition 938 W Sunset Ave	1	19,931.00	19,931.00

Transaction #
Date
Account # 101-0903-423-70-35
Project #
Invoice # 42091
Amount \$19,931.00
Description Billings
Rate & amount to 938 W. Sunset
Approved By *Michael M* 9/12/22

Total	\$19,931.00
Payments/Credits	\$0.00
Balance Due	\$19,931.00

Red Line Contractors LLC
P.O. Box 600
Springdale, AR 72765
479-419-4100
www.redline.me

Invoice

Date	Invoice #
6/14/2022	3167

Bill To
City of Springdale, AR 201 Spring St. Springdale, AR 72764

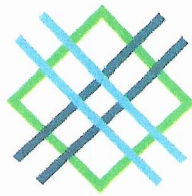
Description	Qty	Rate	Amount	P.O. No.	Terms	Job
				Due on receipt		
Asbestos Survey		500.00	500.00			
Transaction # _____ Date _____ Account # 101-0963-423, 70-35 Project # _____ Invoice # 3167 Amount \$500.00 Description Building Asbestos survey @ 936 W. Spring Approved By Michael D. Gunkler 6/14/22						
				Total \$500.00		
				Payments/Credits \$0.00		
				Balance Due \$500.00		

Ernest B. Cate
City Attorney
ecate@springdalear.gov

Taylor Samples
Senior Deputy City Attorney
tsamples@springdalear.gov

David D. Phillips
Deputy City Attorney
dphillips@springdalear.gov

Garrett Harlan
Deputy City Attorney
gharlan@springdalear.gov



SPRINGDALETM
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

201 Spring Street • Springdale, Arkansas 72764
Phone (479) 750-8173 • Fax (479) 750-4732
www.springdalear.gov

Giselle Gonzalez
Case Coordinator/Victim Advocate
ggonzalez@springdalear.gov

Steve Helms
Investigator
shelms@springdalear.gov

Dixie Putt
Administrative Legal Assistant/Paralegal
dputt@springdalear.gov

Sasha Bennett
File/Discovery Clerk
sabennett@springdalear.gov

September 14, 2022

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED AND
REGULAR MAIL**

LJS Restaurants Inc.
P.O. Box 10656
Fort Smith, AR 72917

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

LJS Restaurants, Inc.
c/o CT Corporation System, Registered Agent
124 W. Capitol Ave., Suite 1900
Little Rock, AR 72201

RE: Property located at 983 W. Sunset, Springdale, Arkansas
Parcel #815-23987-000

Dear Property Owner/Lienholder:

On April 12, 2022, the Springdale City Council passed Ordinance No. 5699. This Ordinance ordered that the unsafe structure located at 983 W. Sunset, Springdale, Arkansas be razed (demolished) and removed and that the unsightly conditions on the property be abated. The Ordinance provided that this be done within thirty (30) days.

The structure on the property was not razed (demolished) and removed within thirty (30) days as required by Ordinance No. 5699. As a result, the City of Springdale caused the structure located at 983 W. Sunset, Springdale, Arkansas to be razed (demolished) and removed, and caused the unsafe, unsanitary and unsightly conditions on the property to be abated. Enclosed is the billing statement showing the City's cost of \$20,431.00 to clean up the property and remove the structure.

This is to notify you that in the event this amount is not paid on or before October 20, 2022, a hearing will be held before the Springdale City Council pursuant to Ark. Code Ann. § 14-54-904 to determine the amount of the lien to which the City is entitled for cleaning up the property. The hearing will be held Tuesday, October 25, 2022 at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas.

You will be entitled to present evidence at this hearing concerning the amount of the lien the City of Springdale is claiming. I have enclosed a copy of the proposed ordinance that will be presented at that meeting.

I am also forwarding a copy of this letter to you via first class mail as well as to the email address below. If you should have any questions, please let me know,

Sincerely,



Ernest B. Cate
City Attorney

EBC:dp

Enclosures

cc: fpurritano@stnladvisors.com

ENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

LJS Restaurants Inc.
P.O. Box 10656
Fort Smith, AR 72917



9590 9402 7283 2028 6486 06

Article Number (Transfer from service label)

7020 0640 0001 3065 5922

S Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☒ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LJS Restaurants Inc.
c/o CT Corporation System, Registered Agent
124 W. Capitol Ave., Suite 1900
Little Rock, AR 72201



9590 9402 7283 2028 6485 69

2. Article Number (Transfer from service label)

7020 0640 0001 3065 7247

S Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☒ Signature Confirmation Restricted Delivery

Domestic Return Receipt

OFFICE OF THE
CITY ATTORNEY
201 NORTH SPRING STREET
SPRINGDALE, ARKANSAS 72764



• Sender: Please print your name, address, and ZIP+4® in this box•

United States
Postal Service

9590 9402 7283 2028 6485 69



USPS TRACKING #

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

OFFICE OF THE
CITY ATTORNEY
201 NORTH SPRING STREET
SPRINGDALE, ARKANSAS 72764



• Sender: Please print your name, address, and ZIP+4® in this box•

United States
Postal Service

9590 9402 7283 2028 6486 06

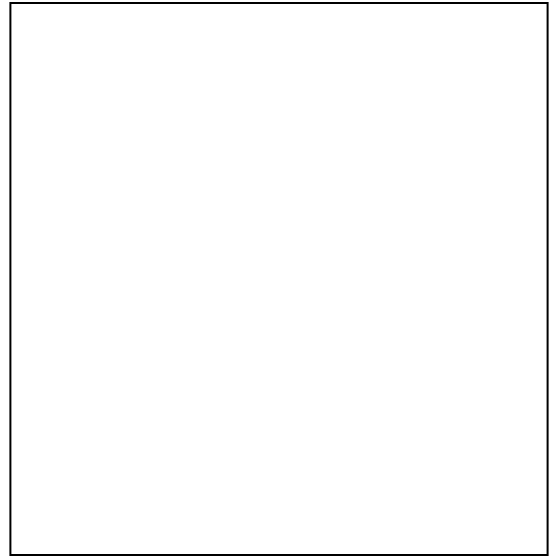


USPS TRACKING #

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 5749 (ACCEPTING THE FINAL PLAT OF HYLTON PLACE SUBDIVISION PHASE 2 TO THE CITY OF SPRINGDALE, ARKANSAS) TO CORRECT A SCRIVENER'S ERROR; AND DECLARING AN EMERGENCY.



WHEREAS, the City Council for the City of Springdale, Arkansas, passed Ordinance No. 5749 on August 9, 2022, which accepted the Final Plat of Hylton Place Subdivision Phase 2 to the City of Springdale, Arkansas;

WHEREAS, the Final Plat accepted by Ordinance No. 5749 contained a scrivener's error as it related to a street name on the Final Plat of Phase 2 of Hylton Place Subdivision;

WHEREAS, Ordinance No. 5749 accepting the Final Plat should be amended and corrected to include the correct street name, and to correct the scrivener's error on the Final Plat.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINDGALE, ARKANSAS, that Ordinance No. 5749 is hereby amended to correct the street names on the Final Plat of Phase 2 of Hylton Place Subdivision to the City of Springdale, Arkansas, and all other provisions of Ordinance No. 5749 are hereby affirmed and ratified.

Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

NOTES:

- 1) ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
- 2) LOT 101 IS A NON-BUILDABLE LOT. LOT 101 IS TO BE OWNED AND MAINTAINED BY THE POA.
- 3) LOTS 81 & 82 SHALL HAVE NO ACCESS TO HYLTON ROAD.
- 4) SIDEWALKS ARE TO BE 5' WIDE WITH A 4' GREEN SPACE AS REQUIRED BY CITY ORDINANCE AND SHALL BE PLACED BY INDIVIDUAL LOT OWNER UPON EACH LOT.
- 5) 1/2" REBAR WITH CAP "PS 1559" SET AT ALL PROPERTY CORNERS AND ANGLE POINTS.
- 6) ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN THE FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6' FROM THE SIDE PROPERTY LINE.
- 7) NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.
- 8) STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 8,800 LUMENS. STREET LIGHTS ALONG HYLTON ROAD SHALL BE A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED / BILLED BY THE CITY.

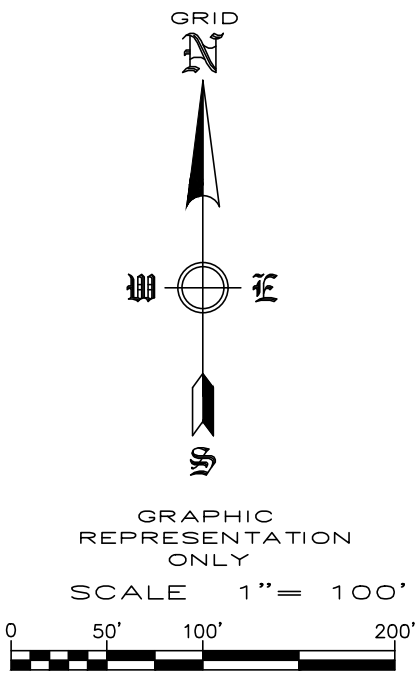
FINISHED FLOOR TABLE	
LOT #	MIN F.F.E.
54	1308.58
54	1307.39
66	1306.28
67	1306.28
68	1307.00
69	1307.00
70	1307.00
71	1307.00
82	1310.00

FINISHED FLOOR TABLE	
LOT #	MIN F.F.E.
83	1310.00
84	1310.00
85	1310.00
86	1311.00
87	1311.00
88	1310.00
89	1310.00
90	1309.50
91	1309.50

FINISHED FLOOR TABLE	
LOT #	MIN F.F.E.
92	1309.00
93	1308.50
94	1308.00
95	1308.00
96	1309.00
97	1311.00
98	1310.00
99	1309.50
100	1309.00

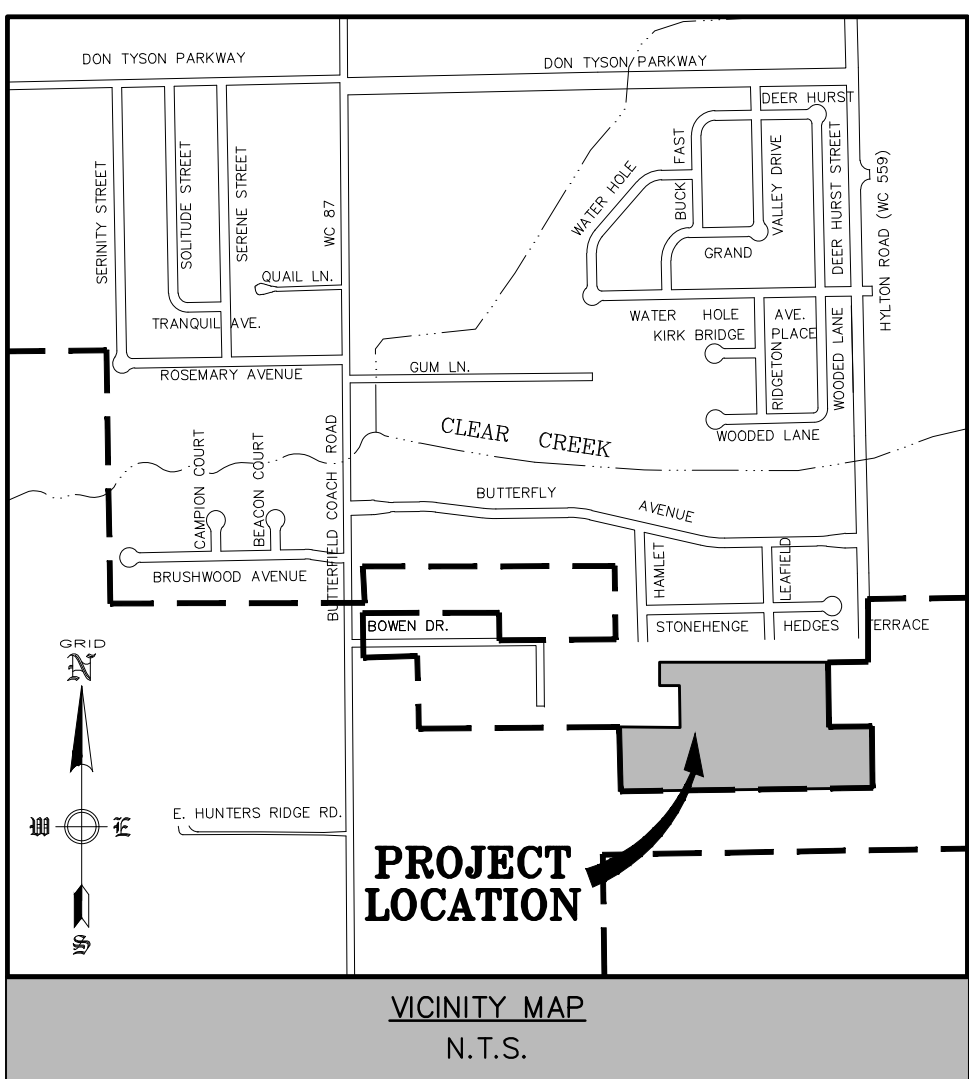
NOTE:
ALL LOT CORNERS AND ANGLE POINTS WILL
BE MARKED WITH APPROPRIATE MONUMENT.

P.O.C.
E 1/4 COR., SEC. 17,
T-17-N, R-29-W
FND. BOAT SPIKE



TEMPORARY BENCHMARK TABLE

TBM #1	CHISLED X IN DI, ELEVATION 1306.327 N: 665000.778, E: 695331.414
TBM #2	CHISLED X IN JB, ELEVATION 1306.566 N: 665314.295, E: 695880.074
TBM #3	CHISLED X IN DI, ELEVATION 1307.925 N: 664934.684, E: 696201.152



FP22-04

OWNER/ DEVELOPER :

HYLTON ROAD REAL ESTATE, LLC
P.O. BOX 773
SPRINGDALE, AR 72765

ENGINEER/SURVEYOR :

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

EXISTING ZONING :

SF-2

SETBACKS :

FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'

GROSS AREA:

16.11 ACRES

PROPOSED LOTS:

48 (47 BUILDABLE)
1 DETENTION AREA

FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN
ON THE F.I.R.M. MAP #05143C0090 F, PANEL 90 OF 575,
WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.
EFFECTIVE DATE: MAY 16, 2008.

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	31.42'	20.00'	28.28'	S42°40'47"E
C2	47.12'	30.00'	42.43'	N47°19'14"E
C3	47.12'	30.00'	42.43'	N42°40'46"W
C4	26.87'	30.00'	25.98'	S66°39'42"W
C5	46.91'	58.00'	45.64'	S64°10'18"W
C6	51.79'	58.00'	50.08'	N67°05'05"W
C7	44.45'	58.00'	43.37'	N19°33'21"W
C8	40.27'	58.00'	39.47'	N22°17'20"E
C9	44.41'	58.00'	43.33'	N64°08'55"E
C10	58.30'	58.00'	55.87'	S65°09'19"E
C11	26.58'	30.00'	25.72'	S61°44'34"E
C12	0.29'	30.00'	0.29'	S87°24'08"E
C13	47.12'	30.00'	42.43'	N47°19'14"E
C14	47.12'	30.00'	42.43'	N42°40'46"W
C15	46.90'	30.00'	42.26'	S47°32'19"W
C16	47.38'	30.00'	42.61'	S42°26'11"E
C17	31.14'	20.00'	28.09'	N47°42'49"E

SURVEY DESCRIPTION (PARCEL NO.'S 815-36207-100, 815-36207-300, 815-36207-400, 815-36207-500, 815-36207-600):

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

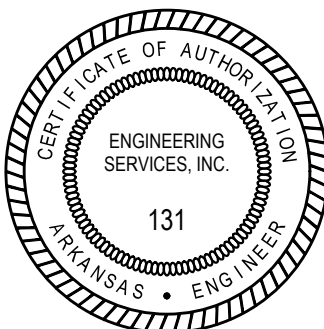
COMMENCING AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 17, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE EAST LINE OF SAID NE 1/4 OF THE SE 1/4 OF THE S02°34'51"W A DISTANCE OF 668.13 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING S02°34'51"W A DISTANCE OF 320.95 FEET; THENCE LEAVING SAID EAST LINE, N87°40'46"W A DISTANCE OF 1320.93 FEET TO A POINT ON THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4; THENCE ALONG SAID WEST LINE, N02°21'08"E A DISTANCE OF 333.03 FEET; THENCE LEAVING SAID WEST LINE, S87°52'18"E A DISTANCE OF 195.51 FEET; THENCE N02°19'13"E A DISTANCE OF 2.55 FEET; THENCE S87°40'46"E A DISTANCE OF 120.00 FEET; THENCE N02°19'13"E A DISTANCE OF 210.00 FEET; THENCE N87°40'46"W A DISTANCE OF 120.00 FEET; THENCE N02°19'13"E A DISTANCE OF 113.60 FEET; THENCE S87°12'57"E A DISTANCE OF 897.93 FEET; THENCE S03°05'53"W A DISTANCE OF 329.45 FEET; THENCE S87°08'14"E A DISTANCE OF 233.28 FEET TO THE **POINT OF BEGINNING**, CONTAINING 16.11 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

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.

RODNEY WOODS, P.S. NO. 1559, AR.

DATE



CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	CITY CLERK
	MAYOR
COMMISSION	SECRETARY, PLANNING
	CHAIRMAN, PLANNING COMMISSION
APPROVAL FOR RECORDING	DIRECTOR, COMMUNITY DEVELOPMENT DIVISION
WATER AND SEWER	ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	DIRECTOR, ENGINEERING

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE, FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LAW OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

AUTHORIZED REPRESENTATIVE

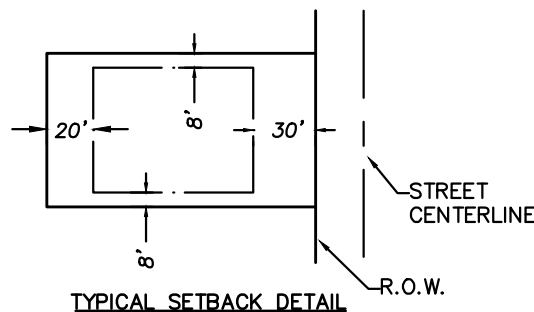
DATE

RESOLUTION: RESOLVED THAT _____, MEMBER, IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION SHOWN ON THIS PLAT.

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
54	11552.35	0.27
55	14970.60	0.34
56	10857.93	0.25
57	9984.47	0.23
58	9984.47	0.23
59	9984.47	0.23
60	10075.64	0.23
61	13270.80	0.30
62	13088.48	0.30
63	10258.00	0.24
64	8875.09	0.20
65	12773.97	0.29
66	11642.52	0.27
67	11553.88	0.27
68	12325.61	0.28
69	9485.84	0.22
70	10928.15	0.25
71	13739.12	0.32
72	16615.16	0.38
73	16548.73	0.38

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
74	16482.26	0.38
75	16415.78	0.38
76	16351.79	0.38
77	9922.33	0.23
78	9999.44	0.23
79	9884.70	0.23
80	12542.18	0.29
81	15919.12	0.37
82	11469.48	0.26
83	8750.00	0.20
84	8750.00	0.20
85	8750.00	0.20
86	8750.00	0.20
87	8750.00	0.20
88	8750.00	0.20
89	8750.00	0.20
90	8750.00	0.20
91	8750.00	0.20
92	8750.00	0.20
93	8750.00	0.20

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
94	8750.00	0.20
95	8750.00	0.20
96	10378.12	0.24
97	12121.69	0.28
98	12119.72	0.28
99	12117.75	0.28
100	12151.27	0.28
101	43221.69	0.99



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

STREET TABLE	
CLASSIFICATION	PUBLIC STREET
MINOR COLLECTOR	321 L.F.
LOCAL STREET	2238 L.F.



LEGEND

- PROPERTY LINE
- EASEMENT (AS NOTED)
- SETBACK
- CENTERLINE OF ROAD
- SIDEWALK
- SANITARY SEWER LINE
- STORM PIPE (SIZE AS NOTED)
- UTILITY CONDUITS
- POINT OF BEGINNING
- IPF - IRON PIN FOUND (AS NOTED)
- FOUND RAILROAD SPIKE
- IPS - IRON PIN SET W/ CAP "PS 1559"
- LIGHT POLE
- BOAT SPIKE

REVISION	DATE	DESCRIPTION

FINAL PLAT

HYLTON PLACE SUBDIVISION PH 2

SPRINGDALE, ARKANSAS

SCALE: 1"=100' DATE: October 19, 2022 DRAWN BY: JDH

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

W.O.# 18943 SHEET 1

The City Council of the City of Springdale met in regular session on Tuesday, October 11, 2022, in the tiered training room in the new Criminal Justice Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Brian Powell	Ward 3
Amelia Williams	Ward 4
Jeff Watson	Ward 3
Mike Overton	Ward 2
Mike Lawson	Ward 1
Rex Bailey	Ward 2
Randall Harriman	Ward 1
Mark Fougrousse	Ward 4
Ernest Cate	City Attorney
Denise Pearce	City Clerk/Treasurer

Department heads present:

Colby Fulfer	Chief of Staff
Blake Holte	Fire Chief
Frank Gamble	Police Chief
Patsy Christie	Planning Director
Mike Chamlee	Building Official
John Oliver	Neighborhood Services
James Smith	Public Works Director
Ryan Carr	Engineering Dept.

PUBLIC COMMENTS

Brenda Linsmeier, owner of Top Drawer Flea Market located at 3480 N. Thompson Street, asked City Council for an updated use unit to allow her business to be able to display items outside her business.

Terri Trotter, President and CEO of the Jones Center, introduced herself to City Council. She started there in March 2022.

APPROVAL OF MINUTES

Council Member Overton moved the minutes of the September 27, 2022 City Council meeting be approved as presented. Council Member Harriman made the second.

There was a voice vote of all ayes and no nays.

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

Council Member Harriman made the motion to read all Ordinances and Resolutions by title only and to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for all items listed on this agenda. Council Member Powell made the second.

The vote:

Yes: Powell, Williams, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse

No: None

PRESENTATION ON WORK HAPPENING AT THE 214 BUILDING

Amber Perrodin, local artist, gave a presentation on what is happening at the 214 Building (Former Arts Center of the Ozarks) located at 214 S. Main Street. There have been over 101 events held there since 2021.

RESOLUTION NO. 114-22 – AMENDING THE 2022 BUDGET OF THE CITY OF SPRINGDALE POLICE DEPARTMENT FOR VEHICLE MAINTENANCE

Council Member Brian Powell presented a Resolution amending the 2022 Budget of the City of Springdale Police Department for vehicle maintenance.

RESOLUTION NO. ____

A RESOLUTION AMENDING THE 2022 BUDGET OF THE CITY OF SPRINGDALE POLICE DEPARTMENT

WHEREAS, the Police Department has received funds that have not been appropriated from vehicle insurance settlements, and

WHEREAS, the Police Chief has requested that these funds be appropriated for vehicle maintenance,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2022 budget of the City of Springdale Police Department is hereby amended as follows:

			Present		Proposed
<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Police	1010501-397.00-00	Vehicle Maintenance	\$155,000.00	\$343,092.27	\$498,092.27

PASSED AND APPROVED this ____ day of October, 2022.

Doug Sprouse, MAYOR

ATTEST:

Denise Pearce, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY

Council Member Harriman moved the Resolution be adopted. Council Member Overton made the second.

The vote:

Yes: Williams, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse, Powell

No: None

The Resolution was numbered 114-22.

POLICE DEPARTMENT ACCREDITATION

Chief Frank Gamble announced the Springdale Police Department was awarded their Tier I Advanced Accreditation. This shows the department is following policies and practices

that are best for law enforcement agencies in the State of Arkansas. It also enables the department to apply for federal grants.

ORDINANCE NO. 5770 – ACCEPTING THE REPLAT OF BLOCK 4, LOT 1, SAM’S CLUB ADDITION IN THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance accepting the Replat of Block 4, Lot 1, Sam’s Club Addition in the City of Springdale, Arkansas, and declaring an emergency.

A public hearing was held at Planning Commission.

After reading the title of the Ordinance, Council Member Powell moved the Ordinance “Do Pass”. Council Member Bailey made the second.

The vote:

Yes: Watson, Overton, Lawson, Bailey, Harriman, Fougrousse, Powell, Williams

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Overton, Lawson, Bailey, Harriman, Fougrousse, Powell, Williams, Watson

No: None

The Ordinance was numbered 5770.

ORDINANCE NO. 5771 – ACCEPTING THE FINAL PLAT OF DEERE CREEK SUBDIVISION, PHASE I, IN THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance accepting the Final Plat of Deere Creek Subdivision, Phase I, in the City of Springdale, Arkansas, and declaring an emergency.

A public hearing was held at Planning Commission.

After reading the title of the Ordinance, Council Member Powell moved the Ordinance “Do Pass”. Council Member Harriman made the second.

The vote:

Yes: Lawson, Bailey, Harriman, Fougrousse, Powell, Williams, Watson, Overton

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Bailey, Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson

No: None

The Ordinance was numbered 5771.

RESOLUTION NO. 115-22 – AUTHORIZING PAYMENT OF AN INVOICE
(PROJECT NO. 18BPS12 – HAR-BER: 40TH STREET TO GUTENSOHN ROAD)

Council Member Brian Powell presented a Resolution authorizing payment of an invoice (Project No. 18BPS12 – Har-Ber: 40th Street to Gutensohn Road).

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING PAYMENT OF AN INVOICE
PROJECT NO. 18BPS12**

WHEREAS, Springdale municipal code sec. 2-158 requires approval of the governing body before paying any bill that exceeds \$1,000,000, and;

WHEREAS, the City of Springdale has contracted with Crossland Heavy Contractors to construct the Har-Ber Avenue Extension from 40th Street to Gutensohn Road, and;

WHEREAS, the City has received an invoice of \$1,528,040.32, and;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the Mayor and City Clerk are hereby authorized to pay Crossland Heavy Contractors \$1,528,040.32 with funds from the 2018 Street Bond Fund.

PASSED AND APPROVED this ____ day of October, 2022.

Doug Sprouse, MAYOR

ATTEST:

Denise Pearce, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY

Council Member Harriman moved the Resolution be adopted. Council Member Powell made the second.

The vote:

Yes: Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson, Bailey

No: None

The Resolution was numbered 115-22.

RESOLUTION NO. 116-22 – EXPRESSING THE WILLINGNESS OF THE CITY OF
SPRINGDALE TO UTILIZE FEDERAL FUNDING FOR THE FOLLOWING
PROJECT: CARBON REDUCTION (CRP), PLANNING AND DESIGN

Mike Peters, Active Transportation Coordinator, presented a Resolution expressing the willingness of the City of Springdale to utilize federal funding for the following project: Carbon Reduction (CRP), Planning and Design.

RESOLUTION NO. ____

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE TO UTLIZE FEDERAL FUNDING FOR THE FOLLOWING PROJECT: CARBON REDUCTION (CRP), PLANNING AND DESIGN.

WHEREAS, the Northwest Arkansas Regional Planning Commission is accepting applications for Carbon Reduction Program (CRP) funds for projects designed to reduce transportation emissions, up to the maximum Federal-aid available.

<u>TYPE WORK</u>	<u>WORK PHASE</u>	<u>FEDERAL</u>	<u>CITY</u>	<u>TOTAL</u>
Planning and Design of City Project	Project Evaluation, Development and Design	80% \$100,000	20% \$25,000	100% \$125,000

WHEREAS, Planning and design of on-road and off-road trail facilities are eligible activities.

WHEREAS, a maximum \$25,000 city match is required with a maximum \$100,000 Carbon Reduction Program reimbursement, is currently budgeted in the Public Works 2022 budget.

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

Section 1: The City will participate in accordance with its designated responsibility in this project.

Section 2: The City pledges its full support and hereby authorizes the Northwest Arkansas Planning Commission to initiate action to implement this project.

PASSED AND APPROVED THIS ____ DAY OF OCTOBER, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Council Member Powell moved the Resolution be adopted. Council Member Bailey made the second.

The vote:

Yes: Fougrousse, Powell, Williams, Watson, Overton, Lawson, Bailey, Harriman

No: None

The Resolution was numbered 116-22.

RESOLUTION NO. 117-22 – EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE TO PARTNER WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION FOR THE I-49 TO HIGHWAY 265 SPRINGDALE BYPASS (S) PROJECT (JOB 090621)

Mayor Doug Sprouse presented a Resolution expressing the willingness of the City of Springdale to partner with the Arkansas Department of Transportation for the I-49 to Highway 265 Springdale Bypass (S) Project (Job 090621).

RESOLUTION NO. ____

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE TO PARTNER WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION FOR THE I-49 TO HWY 265 SPRINGDALE BYPASS (S) PROJECT (JOB 090621).

WHEREAS, the Arkansas Department of Transportation ("the Department") has programmed a project to construct the portion of the Springdale Northern Bypass from Interstate 49 to Highway 265;

WHEREAS, the City of Springdale ("the City") has requested a modification to the proposed project to include a grade separation and overpass for the Dixieland Road extension and design modifications for the interchanges on Highway 612 with Highway 71B and Highway 265 to accommodate a 12-foot sidepath;

WHEREAS, the City agrees to provide funding for the accommodation of the 12-foot sidepath currently estimated at \$200,000.00;

WHEREAS, the Department has agreed to the requested modifications within the right-of-way of the Highway 71B and Highway 265 interchanges with the assurance that the sidepath accommodations will be cost-neutral for the Department; and

WHEREAS, the portion outside the interchanges will be constructed using the Department's standard design.

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

Section 1: The City will participate in accordance with its designated responsibilities in this project.

Section 2: The Mayor, or his designated representative, is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite implementation of this project.

Section 3: The City pledges its full support and hereby requests that the Arkansas Department of Transportation initiate action to implement these improvements.

PASSED AND APPROVED this ____ day of OCTOBER, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

Council Member Harriman moved the Resolution be adopted. Council Member Fougrousse made the second.

The vote:

Yes: Williams, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse

No: None

Recuse: Powell

The Resolution was numbered 117-22.

**RESOLUTION NO. 118-22 – AUTHORIZING THE SALE OF PROPERTY TO
LEISURE HOMES CORPORATION LOCATED AT 226 MCCOLLOUGH DRIVE**

Planning Director Patsy Christy presented a Resolution authorizing the sale of property to Leisure Homes Corporation located at 226 McCollough Drive for the total sum of \$260,000.00.

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING THE SALE OF PROPERTY TO
LEISURE HOMES CORPORATION LOCATED AT 226
MCCOLLOUGH DRIVE.**

WHEREAS, the City of Springdale owns the following real property located in the City of Springdale, Arkansas, said land being more particularly described as follows ("the Property"):

Washington County Tax Parcel Nos. 815-28738-210 & 815-28738-230,
and as shown on the attached Exhibit "A" which is incorporated herein by
reference.

EXHIBIT "A"

Part of the SE 1/4 of the SE 1/4 of Section 31, Township 18 North, Range 29 West, described as beginning at a point 330 feet West and 200 feet South of the NE Corner of said 40 acre tract, thence South 1120 feet, thence East 165 feet, thence North 1120 feet, thence West 165 feet to the point of beginning.
and

Part of the SE 1/4 of the SE 1/4 of Section 31, Township 18 North, Range 29 West, described as follows, to-wit: Beginning at a point 500 feet South of the NE Corner of said 40 acre tract, thence South 820 feet, thence West 165 feet, thence North 820 feet, thence East 165 feet to the point of beginning.

And an easement for ingress and egress, described as follows, to-wit: Beginning at the NE Corner of the SE 1/4 of the SE 1/4 of Section 31, Township 18 North, Range 29 West, run thence South 610 feet, thence West 165 feet to the true point of beginning, thence North 610 feet, thence West 15 feet, thence South 610 feet, thence East 15 feet to the true point of beginning.

LESS AND EXCEPT: Part of the SE 1/4 of the SE 1/4 of Section 13, Township 18 North, Range 29 West, described as follows: Beginning at a point 500 feet South of the NE Corner of said 40 acre tract, thence South 110 feet, thence West 165 feet, thence North 110 feet, thence East 165 feet to the point of beginning. LESS AND EXCEPT: Part of the SE 1/4 of the SE 1/4 of Section 31, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows: commencing at a found railroad spike, used as the NE Corner of the SE 1/4 of the SE 1/4; thence North 87 degrees 33 minutes 07 seconds West 165.0 feet; thence South 2 degrees 29 minutes 56 seconds West 203.79 feet to a set 5/8" diameter iron pin and the point of beginning; thence continue South 2 degrees 29 minutes 56 seconds West 120.00 feet to a 5/8" diameter iron pin; thence North 87 degrees 33 minutes 07 seconds West 167.31 feet to a set 5/8" diameter iron pin; thence North 2 degrees 14 minutes 57 seconds East 120.00 feet to a set 5/8" diameter iron pin; thence South 87 degrees 33 minutes 07 seconds East 167.83 feet to the point of beginning, containing 0.46 acres, more or less.

WHEREAS, on May 11, 2021, the City of Springdale passed Resolution No. 56-21, authorizing the Mayor and City Clerk to enter into an option agreement for the purchase of the Property;

WHEREAS, Leisure Homes Corporation wishes to exercise its right to purchase the Property pursuant to the option to purchase agreement for the sum of \$260,000.00;

WHEREAS, Ark. Code Ann. §14-54-302 empowers and authorizes municipalities to sell, transfer, or dispose of real property it owns, subject to approval by the City Council;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk of the City of Springdale, Arkansas, are hereby authorized to execute all documents necessary to effect the sale of the Property to Leisure Homes Corporation for the total sum of \$260,000.00.

PASSED AND APPROVED this ____ day of OCTOBER, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

Council Member Harriman moved the Resolution be adopted. Council Member Lawson made the second.

The vote:

Yes: Williams, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse, Powell

No: None

The Resolution was numbered 118-22.

RESOLUTION NO. 119-22 – AUTHORIZING THE MAYOR TO EXECUTE A NON-BINDING LETTER OF INTENT PERTAINING TO PROPERTY LOCATED AT 1403 POWELL STREET, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

Mayor Doug Sprouse presented a Resolution authorizing the Mayor to execute a non-binding letter of intent pertaining to property located at 1403 Powell Street, Springdale, Washington County, Arkansas.

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A NON-BINDING LETTER OF INTENT PERTAINING TO PROPERTY LOCATED AT 1403 POWELL STREET, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

WHEREAS, property located at 1403 Powell Street, City of Springdale, Arkansas (Washington County Tax Parcel No. 815-28751-000), consisting of a 59,400 square foot industrial building on approximately 5.13 acres of land, is of interest to the City, as it would be beneficial for future development of that portion of the City;

WHEREAS, the City would like to engage in negotiations to possibly purchase the Property;

WHEREAS, the City and the owner of the Property desire to enter into a non-binding Letter of Intent, in order to facilitate the drafting of a formal Purchase and Sale Agreement for the Property; and

WHEREAS, the City Council of the City of Springdale wishes to give the Mayor the authority to execute a non-binding Letter of Intent for the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor is hereby authorized to execute a non-binding Letter of Intent, in order to facilitate negotiations for the City's possible purchase of the Property.

PASSED AND APPROVED this ____ day of OCTOBER, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Council Member Powell moved the Resolution be adopted. Council Member Williams made the second.

The vote:

Yes: Harriman, Fougrousse, Powell, Williams

No: Watson, Overton, Lawson

Recuse: Bailey

Mayor Sprouse voted yes.

The Resolution was numbered 119-22.

RESOLUTION NO. 120-22 – AUTHORIZING THE PROVISION OF GOVERNMENT SERVICES FOR THE CITIZENS OF SPRINGDALE, ARKANSAS, FROM THE AMERICAN RESCUE PLAN ACT (ARPA) FUNDS

Chief of Staff Colby Fulfer presented a Resolution authorizing the provision of government services for the citizens of Springdale, Arkansas, from the American Rescue Plan Act (ARPA) Funds.

RESOLUTION NO. ____

A RESOLUTION TO AUTHORIZE THE PROVISION OF GOVERNMENT SERVICES FOR THE CITIZENS OF SPRINGDALE, ARKANSAS FROM THE AMERICAN RESCUE PLAN ACT (ARPA) FUNDS.

WHEREAS, the City of Springdale, Arkansas has been directly affected by the COVID- 19 global pandemic;

WHEREAS, the City of Springdale, Arkansas has experienced a reduction in revenues as a result of the COVID-19 global pandemic;

WHEREAS, the City of Springdale, Arkansas continued to provide essential services to its residents throughout the COVID-19 pandemic;

WHEREAS, the City of Springdale, Arkansas will continue to provide essential services to its residents; and

WHEREAS, the City of Springdale, Arkansas desires to use a portion of the \$9,236,788 American Rescue Plan Act (ARPA) funds previously designated as lost revenue.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS authorizes the obligation of an amount not to exceed \$635,000.00 to the provision of government services for the citizens of Springdale, Arkansas in accordance with eligible use of funds as defined by ARPA, to be paid from funds previously designated as lost revenue by Resolution No. 131-21 passed on October 27, 2021.

PASSED AND APPROVED this ____ day of OCTOBER, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

Council Member Powell moved the Resolution be adopted. Council Member Bailey made the second.

The vote:

Yes: Overton, Lawson, Bailey, Harriman, Fougrousse, Powell, Williams, Watson

No: None

The Resolution was numbered 120-22.

RESOLUTION NO. 121-22 – AUTHORIZING RECOVERY PAY FOR CITY STAFF TO AID IN THE RESPONDING TO THE PUBLIC HEALTH AND ECONOMIC IMPACTS OF COVID 19

Chief of Staff Colby Fulfer presented a Resolution authorizing recovery pay for city staff to aid in the responding to the public health and economic impacts of COVID 19.

RESOLUTION NO. ____

A RESOLUTION TO AUTHORIZE RECOVERY PAY FOR CITY STAFF TO AID IN THE RESPONDING TO THE PUBLIC HEALTH AND ECONOMIC IMPACTS OF COVID-19.

WHEREAS, the City of Springdale, Arkansas has been directly affected by the COVID-19 global pandemic; and

WHEREAS, the City of Springdale, Arkansas continued to provide essential services to its residents during the COVID-19 pandemic; and

WHEREAS, there have been significant health and economic impacts to our

residents, including the staff of the City of Springdale, Arkansas, as a result of the COVID-19 global pandemic; and

WHEREAS, the City of Springdale, Arkansas desires to show its support through monetary means to our staff who have ensured the continuity of essential services; and

WHEREAS, the City of Springdale, Arkansas has sufficient funds in the General Fund to fund this Recovery Pay.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS authorizes recovery pay totaling an amount not to exceed \$635,000.00 to eligible municipal staff (excluding elected officials) that have been and continue to provide essential services during the COVID-19 pandemic, to be paid from the General Fund.

PASSED AND APPROVED this ____ day of OCTOBER, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

Council Member Powell moved the Resolution be adopted. Council Member Bailey made the second.

The vote:

Yes: Lawson, Bailey, Harriman, Fougrousse, Powell, Williams, Watson, Overton

No: None

The Resolution was numbered 121-22.

ORDINANCE NO. 5772 – AMENDING ORDINANCE NO. 5498 TO AMEND THE DOWNTOWN SPRINGDALE OUTDOOR DINING DISTRICT, DECLARING AN EMERGENCY AND FOR OTHER PURPOSES

Council Member Mike Overton presented the following Ordinance amending Ordinance No. 5498 to amend the Downtown Springdale Outdoor Dining District; declaring an emergency and for other purposes.

AN ORDINANCE AMENDING ORDINANCE NO. 5498 TO AMEND THE DOWNTOWN SPRINGDALE OUTDOOR DINING DISTRICT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, on August 11, 2020, the City of Springdale passed Ordinance No. 5498, which established the Downtown Springdale Outdoor Dining District ("the District"), pursuant to Ark. Code Ann. §14-54-1412, created a designated entertainment district, and set reasonable standards for the regulation of alcohol possession within the boundaries of the District;

WHEREAS, Ordinance No. 5498 granted the Public Events Committee the authority to review and recommend expansion of the boundaries of the District;

WHEREAS, the City Council has determined that the District is in keeping with the

vision of the Downtown Master Plan of creating an environment that a diversity of people and businesses are attracted to help ensure long term economic and social sustainability by promoting an atmosphere that highlights restaurant, entertainment, and hospitality options; and

WHEREAS, the City Council finds that it is in the best interests of the City and its residents to amend Ordinance No. 5498 and the District, subject to the regulations set forth in this Ordinance.

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

SECTION 1: That the boundaries of the Downtown Springdale Outdoor Dining District ("District") is hereby amended and established within the boundaries as set forth and designated on the map that is attached as Exhibit A and incorporated by reference. The Public Events Committee shall continue to have the authority to review and recommend expansion of the boundaries of the District, subject to the provisions of Ark. Code Ann. §14-54-1412(a), and this Ordinance.

SECTION 2: That the following regulations shall apply to the Downtown Springdale Outdoor Dining District:

(a) Restaurants, bars, and breweries, within the District boundaries, as well as vendors at special events within the District boundaries, may serve alcoholic beverages that may be carried out of the establishment and consumed within the designated boundaries of the District between the hours of 3:00 p.m. and 10:00 p.m. on Monday through Friday; 8:00 a.m. and 10:00 p.m. on Saturday; and 10:00 a.m. and 10:00 p.m. on Sunday, as long as the beverage is contained in a designated District cup provided by a participating business in the District.

(b) The Springdale Public Events Committee shall have the right, at its discretion, to exclude Walter Turnbow Park and/or Shiloh Square during specified times.

(c) The boundaries of the District will be designated by signage placed on the sidewalk within the District.

(d) As needed trash and recycling receptacles will be placed at the boundaries of the District.

(e) A document will be prepared showing the boundaries of the District, participating bars and restaurants, information regarding the regulations of the District, and frequently asked questions. The document will be available on Explore Springdale and Downtown Springdale digital platforms.

(f) Participating restaurants and bars may not allow alcoholic beverages to be removed from the premises in glass containers and it shall be unlawful for any person to possess alcoholic beverages in glass containers at Walter Turnbow Park and Shiloh Square, and on the streets, sidewalks, rights-of-way, and parking lots located within the District.

(g) No alcoholic beverages purchased outside the District shall be allowed in open containers in the District.

(h) Nothing in this ordinance shall be construed to allow any person to possess open containers of alcohol beverages or to consume alcoholic beverages in a motor vehicle.

(i) No person shall be permitted to remove an open alcoholic beverage container from the District. All unfinished quantities of alcoholic beverages must be properly disposed of prior to the individual leaving the District

SECTION 3: This Ordinance does not diminish the requirements of the Alcoholic Beverage Control Division of the Department of Finance and Administration concerning permits issued within the designated entertainment district.

SECTION 4: Pursuant to Ark. Code Ann. §14-54-1412(b)(4), the City Clerk shall, within ten (10) days from the passage of this Ordinance, provide notice to the Alcoholic Beverage Control Division of the Department of Finance and Administration of the creation of this Entertainment District.

SECTION 5: Emergency Clause. It is hereby found and determined that the the Downtown Springdale Outdoor Dining District promotes hospitality and tourism by highlighting restaurant, entertainment, and hospitality options, and provides economic benefit to the City and its residents and business owners; thus the immediate passage of this Ordinance is necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, it is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this ____ day of OCTOBER, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

Jill Dabbs, Downtown Springdale Alliance, explained this will expand the district to Holcomb Street where Bauhaus Bistro and Biergarten is located. She said most of the time on Saturday mornings the bars will not be open unless there is a big event going on downtown.

After reading the title of the Ordinance, Council Member Lawson moved the Ordinance “Do Pass”. Council Member Powell made the second.

The vote:

Yes: Harriman, Fougerousse, Powell, Williams, Watson, Overton, Lawson

No: Bailey

Council Member Powell moved the “Emergency Clause be adopted. Council Member Lawson made the second.

The vote:

Yes: Harriman, Fougerousse, Powell, Williams, Watson, Overton, Lawson, Bailey

No: None

The Ordinance was numbered 5772.

ORDINANCE NO. 5773 – AMENDING CHAPTER 22-91 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS (NATIONAL ELECTRICAL CODE)

Council Member Mike Overton presented an Ordinance amending Chapter 22-91 of the Code of Ordinances of the City of Springdale, Arkansas.

Chapter 22-91 of the Code of Ordinances of the City of Springdale, Arkansas, provides for the adoption of the National Electrical Code and is hereby amended to read as follows:

Sec. 22-91. National Electrical Code Adopted.

There is hereby adopted by the city, for the purpose for continued maintenance and upgrading of standards for electrical wiring, that certain electrical code known as the ~~2017~~ 2020 National Electrical Code, in its entirety, of which not less than three copies shall be filed in the office of the city clerk.

The ~~2017~~ 2020 National Electrical Code is incorporated herein as though set out fully word for word. ~~Notwithstanding the provisions of the 2017 National Electrical Code, arc fault circuit interrupters shall not be required in kitchens and laundry rooms.~~ The provisions of Section 210.8F of the 2020 National Electrical Code, dealing with the GFCI requirements for Heating, Ventilation and Air Conditioning are excluded from the adoption of the 2020 National Electrical Code.

After reading the title of the Ordinance, Council Member Lawson moved the Ordinance “Do Pass”. Council Member Harriman made the second.

The vote:

Yes: Fougrousse, Powell, Williams, Watson, Overton, Lawson, Bailey, Harriman

No: None

The Ordinance was numbered 5773.

RESOLUTION NO. 122-22 – AUTHORIZING THE GRANT OF A UTILITY EASEMENT ACROSS PROPERTY OWNED BY THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS TO SOUTHWESTERN ELECTRIC POWER COMPANY (SWEPCO)

City Attorney Ernest Cate presented a Resolution authorizing the grant of a utility easement across property owned by the City of Springdale, Washington County, Arkansas to Southwestern Electric Power Company (SWEPCO). This is needed for the relocation of electric transmission lines being relocated due to the Razorback Greenway Trail realignment

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING THE GRANT OF A UTILITY EASEMENT ACROSS PROPERTY OWNED BY THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

WHEREAS, the City of Springdale, Arkansas, owns property known as Parcel No. 815-25189-000 and Parcel No. 815-25190-000, Washington County, Arkansas ("the Property");

WHEREAS, Southwestern Electric Power Company (SWEPCO) is in need of a utility easement across the Property for the location of electric transmission lines being

relocated due to the Razorback Greenway Trail realignment, and streetscape improvements to Emma Avenue project, as shown on the attached Exhibit "A";

WHEREAS, Ark. Code Ann. §14-54-302 provides that the Mayor and City Clerk may execute the attached easement document (Exhibit "B") when authorized to do so by Resolution approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor and City Clerk are hereby authorized to execute the attached easement document granting a utility easement across the Property to SWEPCO.

PASSED AND APPROVED this ____ day of OCTOBER, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Council Member Powell moved the Resolution be adopted. Council Member Lawson made the second.

The vote:

Yes: Powell, Williams, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse

No: None

The Resolution was numbered 122-22.

ORDINANCE NO. 5774 – AUTHORIZING THE CITY CLERK TO FILE A CLEAN-UP LIEN FOR THE REMOVAL OF OVERGROWN BRUSH AND DEBRIS ON PROPERTY LOCATED WITHIN THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY

City Attorney Ernest Cate presented an Ordinance authorizing the City Clerk to file a clean-up lien for the removal of overgrown brush and debris on property located within the City of Springdale, Arkansas; and declaring an emergency. Kelly Ryan and Janet Carter are owners of the property located at 408 Midland Avenue.

After reading the title of the Ordinance, Council Member Lawson moved the Ordinance “Do Pass”. Council Member Powell made the second.

The vote:

Yes: Williams, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse, Powell

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Watson, Overton, Lawson, Bailey, Harriman, Fougrousse, Powell, Williams

No: None

The Ordinance was numbered 5774.

DOWNTOWN MASTER PLAN UPDATE

Planning Director Patsy Christie said H3 Studios will make a presentation before the regular committee meeting on Monday, October 17th, on the final draft of the Downtown Master Plan.

ADJOURNMENT

Council Member Overton made the motion to adjourn. Council Member Lawson made the second.

After a voice vote of all ayes and no nays, the meeting adjourned at 7:05 p.m.

Doug Sprouse, Mayor

Denise Pearce, City Clerk/Treasurer