

## CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.  
479-361-2700  
planning@tontitownar.gov

Meeting: **September 28, 2021**  
Project: **WM Container Shop**  
Planner: Courtney McNair,  
Garver

### AGENDA ITEM

## PC 3

### PRELIMINARY LARGE SCALE DEVELOPMENT REQUEST

1041 Arbor Acres Ave.  
Parcel # 830-38365-000

**SUMMARY:** Request to construct a 1,904 SF shop building in order to repair trash containers at the existing WM Hauling Company site.

**CURRENT ZONING:** C-2 General Commercial

**FUTURE LAND USE CATEGORY:** LE Landfill Exclusive

**PROPOSED USE:** Trash Container Repair Shop

**CITY WARD:** 3- Don Doudna & Tim Burress

**FLOODPLAIN:** No

**INFRASTRUCTURE SERVICE AREAS** (not a guarantee of service availability):

**Water:** Washington Water Authority

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

**Cable:** Cox Communications

#### PROJECT SYNOPSIS:

This property is owned by Fulton Equities, LLC c/o WM. This project is located within the City Limits of Tontitown, and takes access from Arbor Acres Ave.

The site already contains the WM Hauling Facility Office and Maintenance Building, Compressed Natural Gas Fueling Station, and associated parking.

The applicant plans to construct a 45' x 42' Container Shop for trash container repairs. In the submittal letter, the applicant states, "The daily activities for the container shop will include roll off container repairs. Including but not limited to dent removal, welding repairs, and painting. This new facility is necessary due to the increase in container repair demand".

The Tontitown Code of Ordinances lists "welding or machine shop" as allowable by Conditional Use Permit in C2 zoning. The Conditional Use Permit was approved by the Planning Commission in July 2021 and confirmed by the City Council in August 2021.

## **TECHNICAL INFORMATION:**

### **Utilities:**

**Water:** Washington Water Authority-no water connection is proposed.

**Electric:** Ozarks Electric

**Sewer/Septic:** Sewer- no sewer connection is proposed.

**Phone:** AT&T- No comments were received from ATT.

**Natural Gas:** Black Hills Energy- No comments were received from BHE.

**Cable:** Cox Communications- No comments were received from Cox.

It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

The applicant has verified that the only utility connections needed for this location are gas and electric. No water/sewer are needed as this use is ancillary to the WM Hauling company and the employees will access the existing facilities in the office/shop building.

### **Stormwater Pollution Prevention Plan (SWPPP):**

The applicant has provided a grading a drainage plan. A SWPPP must be completed and posted on site prior to construction.

### **Police:**

No comments were submitted.

### **Fire:**

Existing interior drives will be used to access this proposed building.

If additional "Fire Lane" striping is required, it shall be reviewed and approved by the Fire Marshal prior to installation. All interior drives must meet the required compaction rating to support emergency vehicles.

A knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal. This is noted on the plans.

Additionally, details for fire alarm as required by NFPA 17-9.5 System Annunciation Requirements and NFPA 72 shall be submitted for review and approval. This is noted on the plans.

### **Drainage:**

The drainage for this proposal will be routed to the existing detention system on the adjacent Eco Vista site. The applicant's engineer has submitted a drainage report for review, and the City Engineer has no additional comments.

### **Roads:**

This project has access on Arbor Acres Ave. No additional driveways are proposed.

### **Planning:**

The applicant has submitted architectural elevations, and the building is in compliance with the requirements for the façade. The lighting cut sheet and photometric plan have been submitted and are adequate.

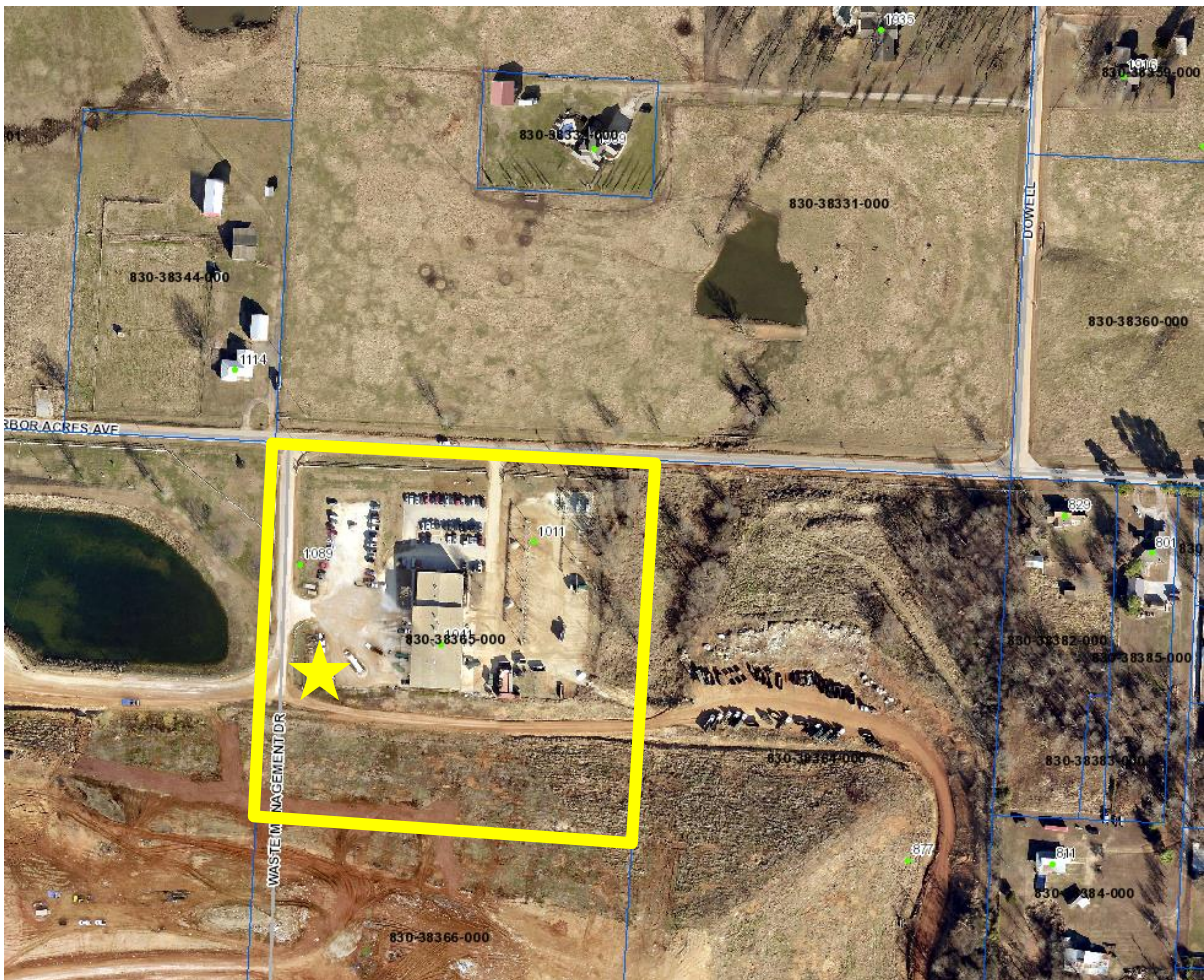
The Landscaping Plan has been submitted and provides all required landscaping as well as additional landscape screening required for the mechanical equipment.

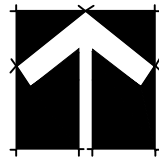
**STAFF RECOMMENDATION:**

Staff recommends approval of WM Container Shop Preliminary Large-Scale Development with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

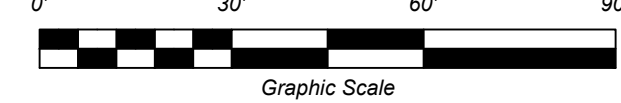
1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The SWPPP must be completed and posted on site prior to construction.
3. All interior drives must meet the required compaction rating to support emergency vehicles.
4. If additional "Fire Lane" striping is required, it shall be reviewed and approved by the Fire Marshal prior to installation
5. A knox box allowing entry into the building shall be required, and placement is to be coordinated with the Fire Marshal.
6. Details for fire alarm as required by NFPA 17-9.5 System Annunciation Requirements and NFPA 72 shall be submitted for review and approval.
7. The applicant shall apply for all required permits prior to construction.





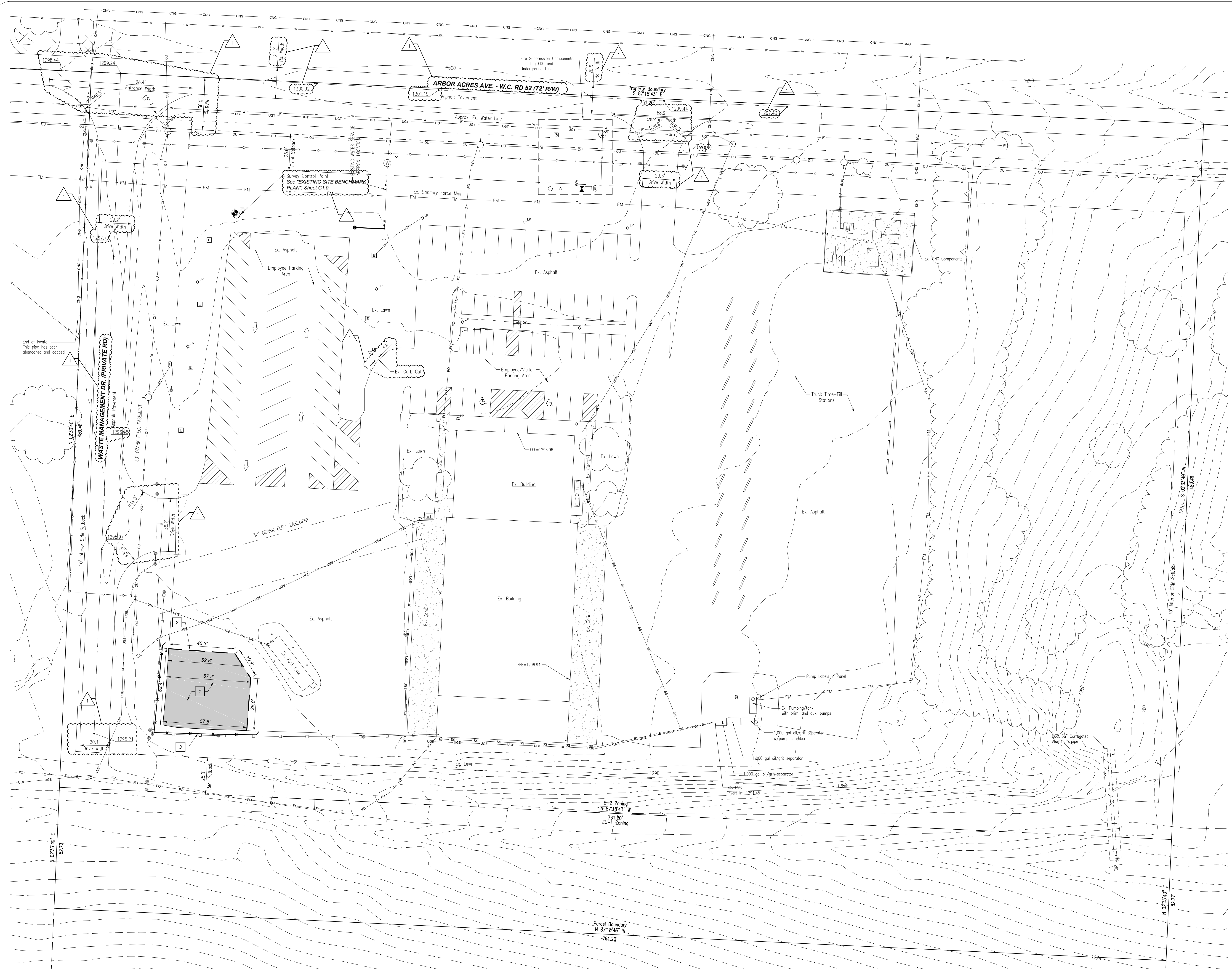
NORTH

Scale: 1 in. = 30 ft.



**LEGEND:**

---	Existing Road Centerline
---	Existing Edge of Pavement
---	Existing Unpaved Path
---	FM Existing Sanitary Foremain
---	SS Existing Sanitary Gravity
---	W Existing Water Line
---	CG Existing Gas
---	FO Existing Undergrnd Fiber Optic
---	UGT Existing Undergrnd Telephone
---	USE Existing Undergrnd Electric
---	OU Existing Overhead Utility
---	Existing 2' Contour
---	Existing 10' Contour
---	Full-depth Saw Cut Line
---	Asphalt Removal Area



**GENERAL NOTES:**

- A. All existing utilities are shown herein as reference only and are based on record of the various utility companies and a field survey. Contractor is responsible for determining the exact locations and depths of all utilities prior to any construction activities.
- B. All existing conditions, topography, utilities, and property information are taken from a survey of land situated in the City of Tonoloway, State of Arkansas, by surveyors:  
- Mason Surveying & Consulting, Inc., P.O. Box 571, Gentry, AR, 72734, ph: (479)238-3109.  
- Southern Resources Mapping Corporation, 5105 Highway 171, Northport, AL, 35473, ph: (205) 333-9900, fx: (205) 333-9915, email: srmaps@srmaps.com
- C. At start of project and prior to demolition of existing conditions, contractor shall be in contact with adjacent property owners or county representative, and site representative to coordinate demolition timing.
- D. Contractor to remove and dispose of all debris and other materials resulting from demolition and construction operations, disposal will be in accordance with all local, state, and federal regulations governing such operations.
- E. Contractor shall take all precautions necessary to avoid damage to adjacent properties during construction phases of this project. Contractor will be solely responsible for damage to neighboring properties occurring as a result of construction activities.
- F. Contractor shall provide traffic control in accordance with the state manual on uniform traffic control devices.
- G. Prior to starting demolition, it is the responsibility of the contractor to obtain all demolition permits, tap fees, bond fees, and inspection fees required by local and state governmental agencies.
- H. All landfill fees shall be paid by the Contractor.
- I. Utilities shall be removed and the trenches backfilled with approved backfill material. Backfill material shall be placed in maximum eight inch lifts and compacted to a minimum of 95% of the maximum dry density as determined by ASTM D-1557 modified proctor method +/- 3% optimum moisture content.
- J. Contractor shall be responsible for all phasing of demolition when the demolition may impact traffic, access, or utilities to neighbors or facilities to remain and other surrounding infrastructure or facilities.
- K. Conduct demolition operations to ensure minimal interference with roads, sidewalks, and any other adjacent occupied facilities.
- L. Do not close or obstruct roads, sidewalks, or any other occupied facilities without permission from the local authority having jurisdiction and/or property owners.
- M. The contractor shall be responsible for ensuring the construction site and surrounding areas are free of accumulated debris.
- N. Contractor shall repair/replace hard surface to match existing where damaged do to demolition & construction activities.

**KEYED NOTES:**

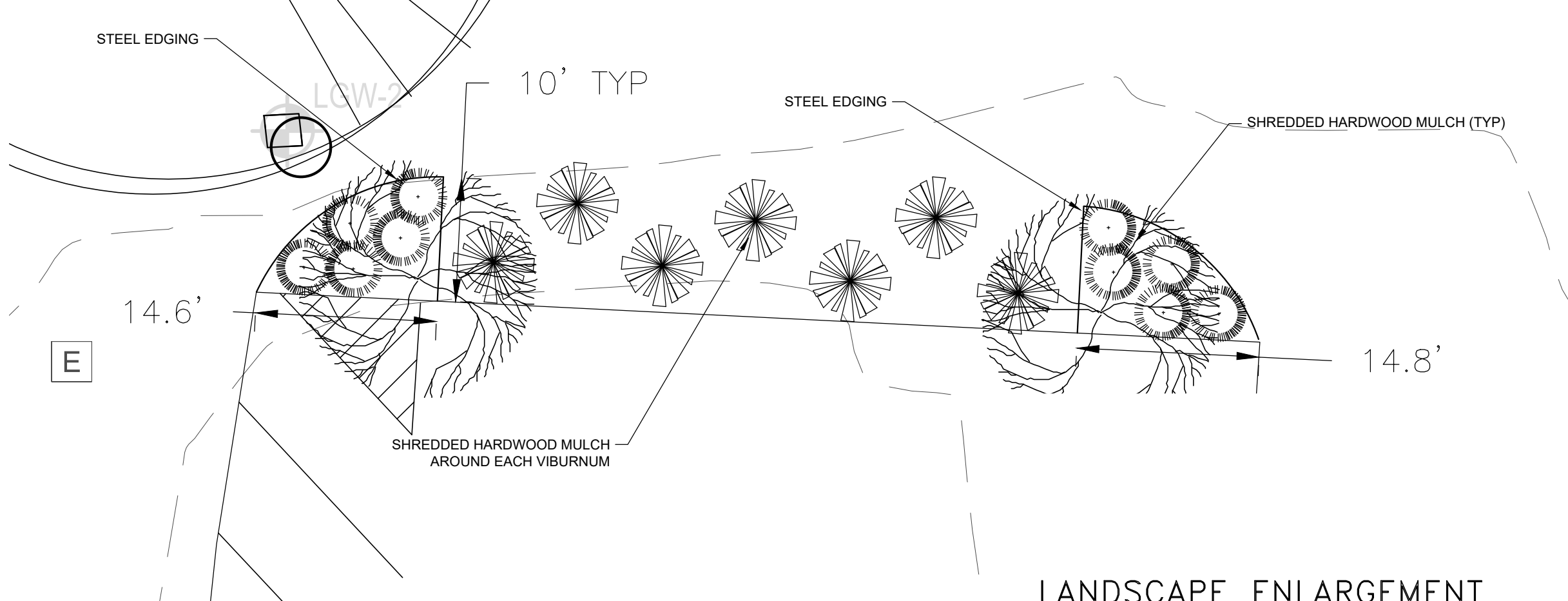
- 1) Remove asphalt pavement section. Demolition debris shall be hauled off-site by Contractor.
- 2) Full depth asphalt saw cut line.
- 3) Silt Fence (135 LF). See detail 1 sheet C5.0

ISSUE DATE	09/07/2021	SCALE	1" = 30'	CTR. INT.	2'
SURVEYED BY	MASON SURVEYING	CHECKED BY	CWH	DATE	
DRAWN BY	DSW	APPROVED BY	CWH	DWN BY	DES BY / CHK BY / APP BY
REV	DATE	DESCRIPTION	REVISION 01	DSW	DSW
				CWH	CWH
				DSW	DSW

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NEW PHILADELPHIA, OH 44663  
PH: (330) 364-4031  
WWW.DIVERSIFIED-ENG.COM

**WASTE MANAGEMENT**  
PROJECT: **SPRINGDALE AR HAULING FACILITY**  
CONTAINER SHOP  
SHEET TITLE: **EXISTING CONDITIONS & DEMOLITION PLAN**

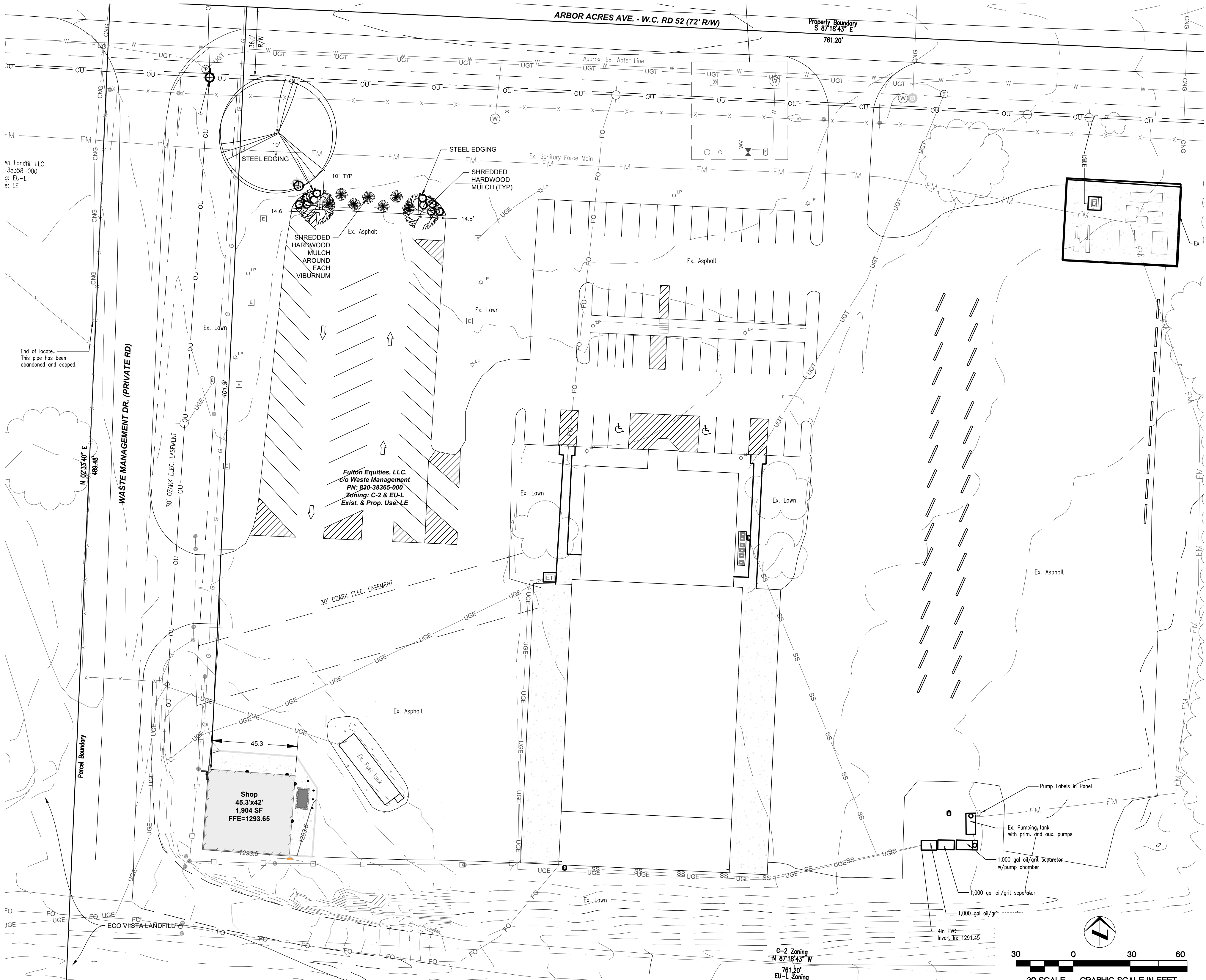
SHEET NO:  
**C2.0**  
JOB NO:  
ENG-1571



PLANT LEGEND						
#	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HEIGHT X WIDTH)	NOTES/COMMENTS
1	(Symbol)	QUERCUS RUBRA	NORTHERN RED OAK	3" CAL B&B & 8" TALL MIN.	60' X 60'	WASHINGTON COUNTY, AR NATIVE. HANDLES DRY SITES WELL.
2	(Symbol)	AMELANCHER ARBOREA	SERVICEBERRY	1.5" CAL B&B & 6" TALL MIN.	20' X 20'	WASHINGTON COUNTY, AR NATIVE. HANDLES DRY SITES WELL.
10	(Symbol)	JUNIPERUS PHYSOCARPUS OPULOIFOLIUS	OLD GOLD JUNIPER	3 GAL	4' X 4'	EVERGREEN.
7	(Symbol)	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	5 GAL	10' X 10'	EVERGREEN SCREEN.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

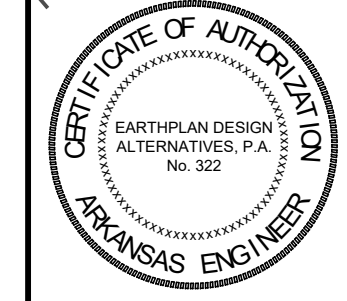
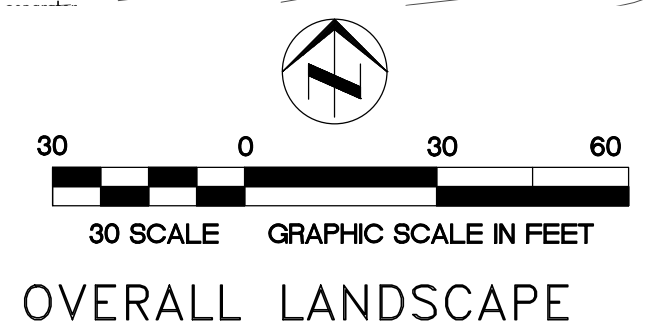
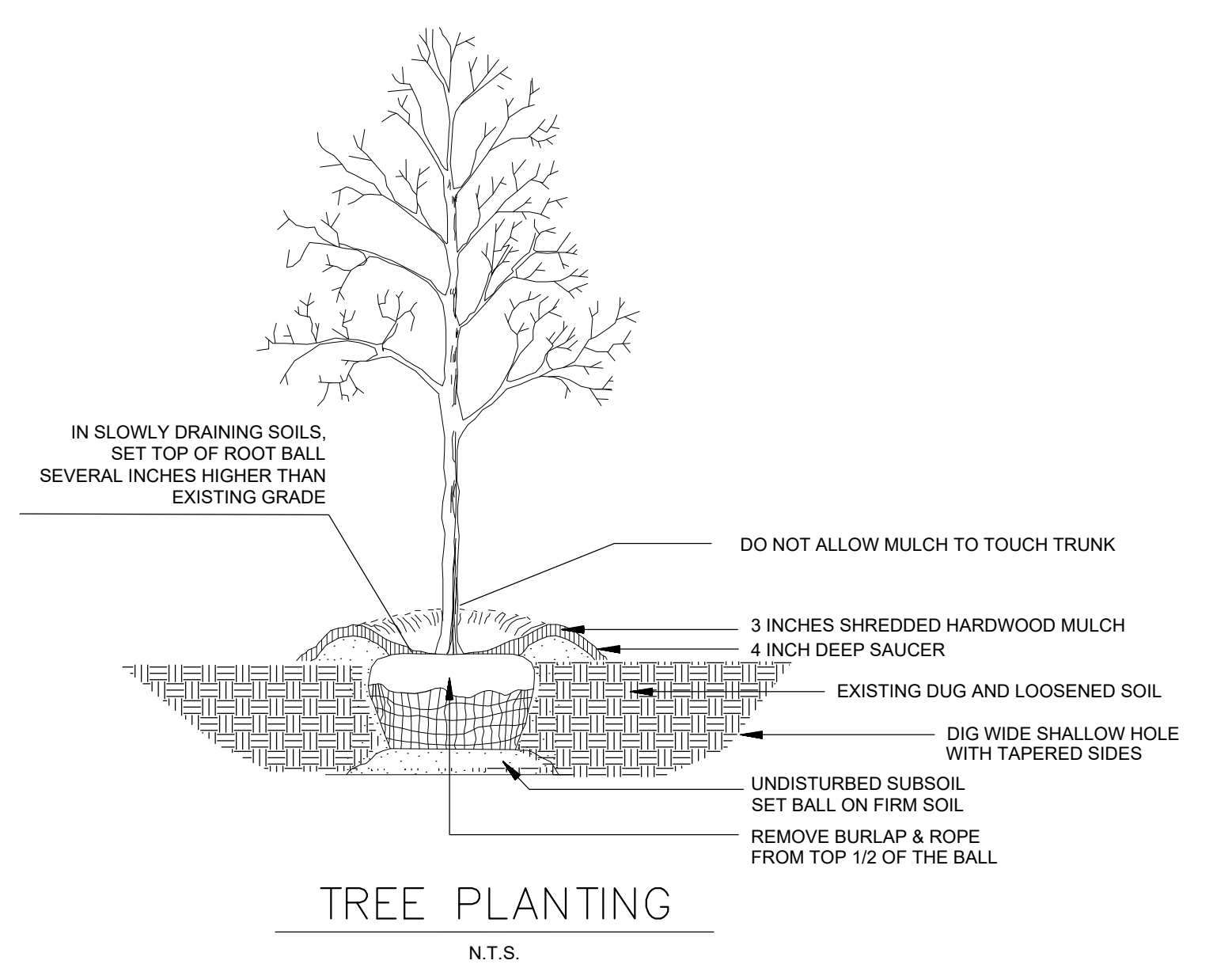
LANDSCAPE ENLARGEMENT



LANDSCAPE REQUIREMENTS (per code sctn 153.212 & 152.151)		
REQUIREMENTS	REQUIRED	PROVIDED
STREET TREE REQUIREMENTS	1 TREE/50 LINEAR FT BETWEEN RD AND SIDEWALK	1 (DUE TO RD WORK PLANNED FOR THIS SITE IN THE FUTURE, THIS TREE HAS BEEN PLACED FURTHER SOUTH OF THE ROW).
STREET FRONTAGE BUFFER (COMMERCIAL SITES)	10' BUFFER STRIP & 5 SHRUBS/SMALL TREES PER 30 LINEAR FEET STREET FRONTAGE. MIN. 50% SHALL BE EVERGREEN. GROUPING PREFERRED.	45.3'/30' = 1.51' X 5 = 7.55 SHRUBS REQUIRED 10 SHRUBS PROVIDED
INTERIOR PARKING LOT LANDSCAPING	1 PARKING ISLAND/15 PARKING SPACES CONTAINING 2 TREES AND GROUNDCOVER PER ISLAND	NOT APPLICABLE (NO PARKING SPACES ARE BEING ADDED WITH THIS PROJECT PROPOSAL).
INTERIOR SITE LANDSCAPING	MIN. 25% OF BUILDING FRONTAGE TO BE LANDSCAPED IN BEDS & 1 LG. TREE OR 2 SM. TREES PER UNIT/SUITE REQUIRED.	2 SMALL TREES PROVIDED IN NORTH PLANTING AREA; 43.5X0.25=10.875' TO BE LANDSCAPED (2 ADDITIONAL JUNIPERS ADDED AND ADDITIONAL MECHANICAL BUFFER SHRUBS ADDED).
LANDSCAPED PERIMETER BUFFER	5' GREENSTRIP ALONG SIDE AND REAR LOT LINES WITH 1 LARGE TREE PER 50' GROUNDCOVER (TURFGRASS) REQUIRED.	5' GREENSTRIP PROVIDED. CITY REPORTED THAT TREES ARE NOT APPLICABLE DUE TO LOCATION OF THE LANDFILL TO THE SOUTH AND WEST OF THE PROJECT SITE.
UTILITY & MECHANICAL EQUIPMENT SCREENING	SCREENING OF MECHANICAL EQUIPMENT	DUE TO LACK OF SPACE FOR LANDSCAPING BETWEEN THE EXISTING FUEL TANK AND MECHANICAL EQUIPMENT, EVERGREEN SHRUBS THAT GROW BETWEEN 15-25' HIGH ARE PROPOSED IN THE NORTHERN PLANTING BED.

INSTALLATION NOTES:

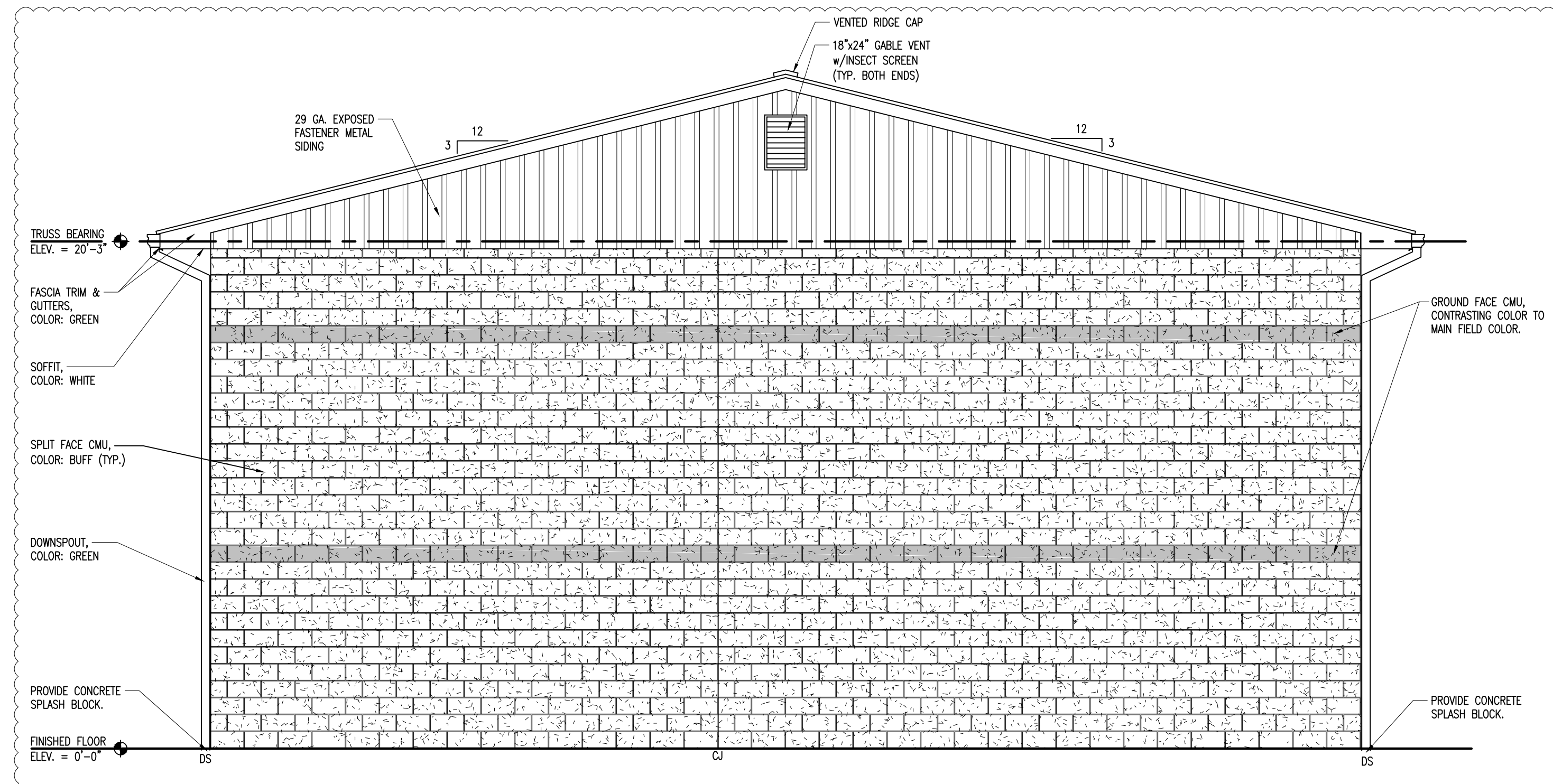
- ALL TREES AND SHRUBS ARE GRAPHICALLY SHOWN AT APPROXIMATE MATURE SIZE.
- THREE-YEAR GUARANTEE. THE DEVELOPER SHALL WARRANT ALL PLANT MATERIALS FOR A PERIOD OF THREE (3) YEARS FROM THE TIME OF INSTALLATION. IF ANY MATERIAL SHOULD FAIL TO SURVIVE DURING THAT PERIOD, IT SHALL BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER PRUNING TECHNIQUES AS ESTABLISHED BY ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED DURING MAINTENANCE.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL TREES SHALL BE BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST (IF BALLED AND BURLAPPED IS SPECIFIED ON THE PLAN).
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
- SHREDDED HARDWOOD MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS AND SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE. EXCESSIVE MULCHING OVER TREE ROOTS IS NOT ALLOWED. THE DEPTH OF SHREDDED HARDWOOD MULCH COVERING TREE ROOTS SHALL BE 3" THICK.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
- ALL DISTURBED AREAS SHALL BE SEED OR SODDED WITH TURF-TYPE BERMUDA.
- HOSEBIB WITHIN 100 FEET OF ALL LANDSCAPED AREAS.



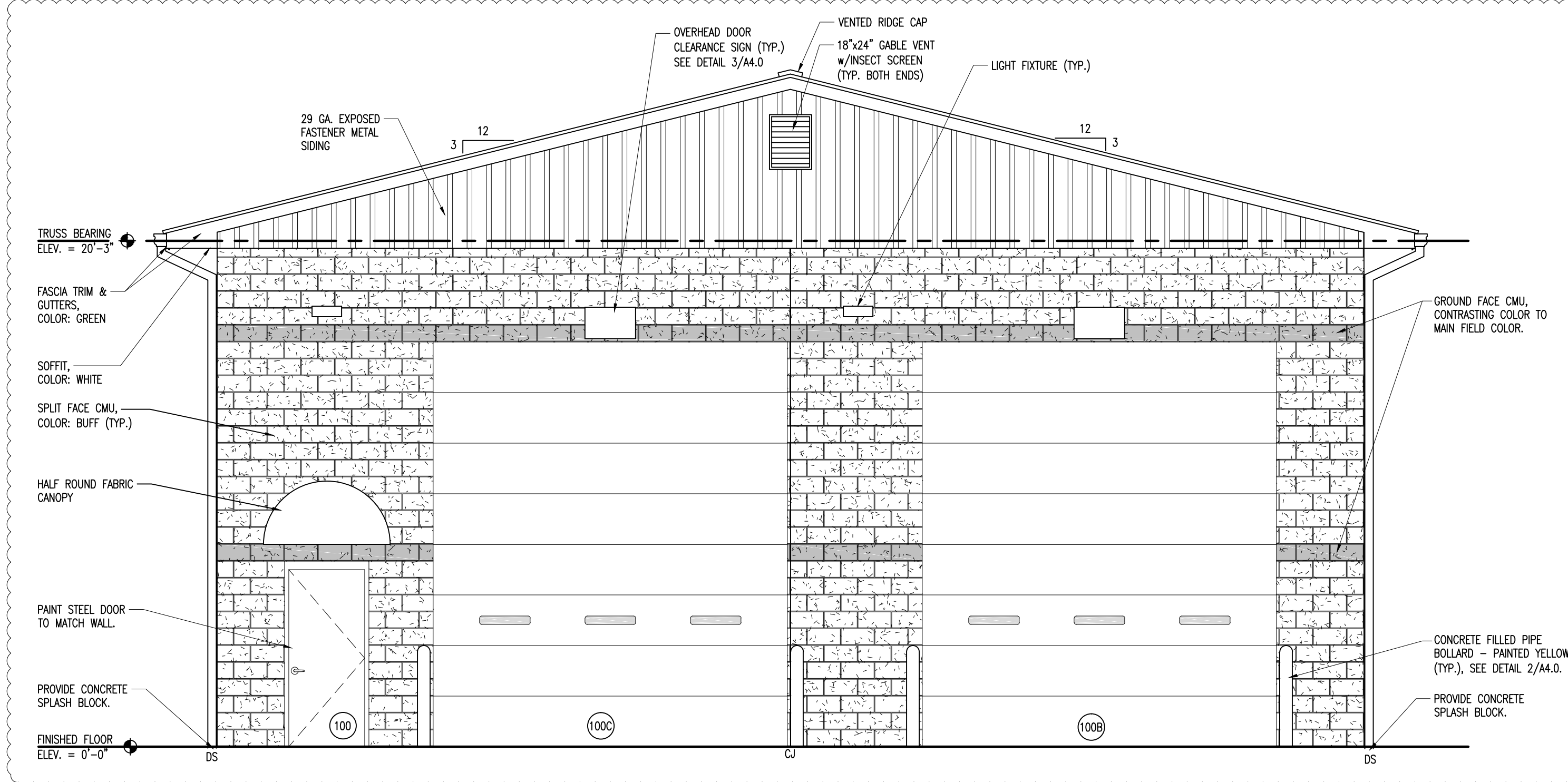
LANDSCAPE PLAN  
WASTE MANAGEMENT  
SPRINGDALE, AR

**Earthplan Design Alternatives, PA**  
Civil Engineering / Landscape Architecture  
131 West Francis Avenue  
Springdale, Arkansas 72764  
(479) 756-1266  
www.eda-pa.com

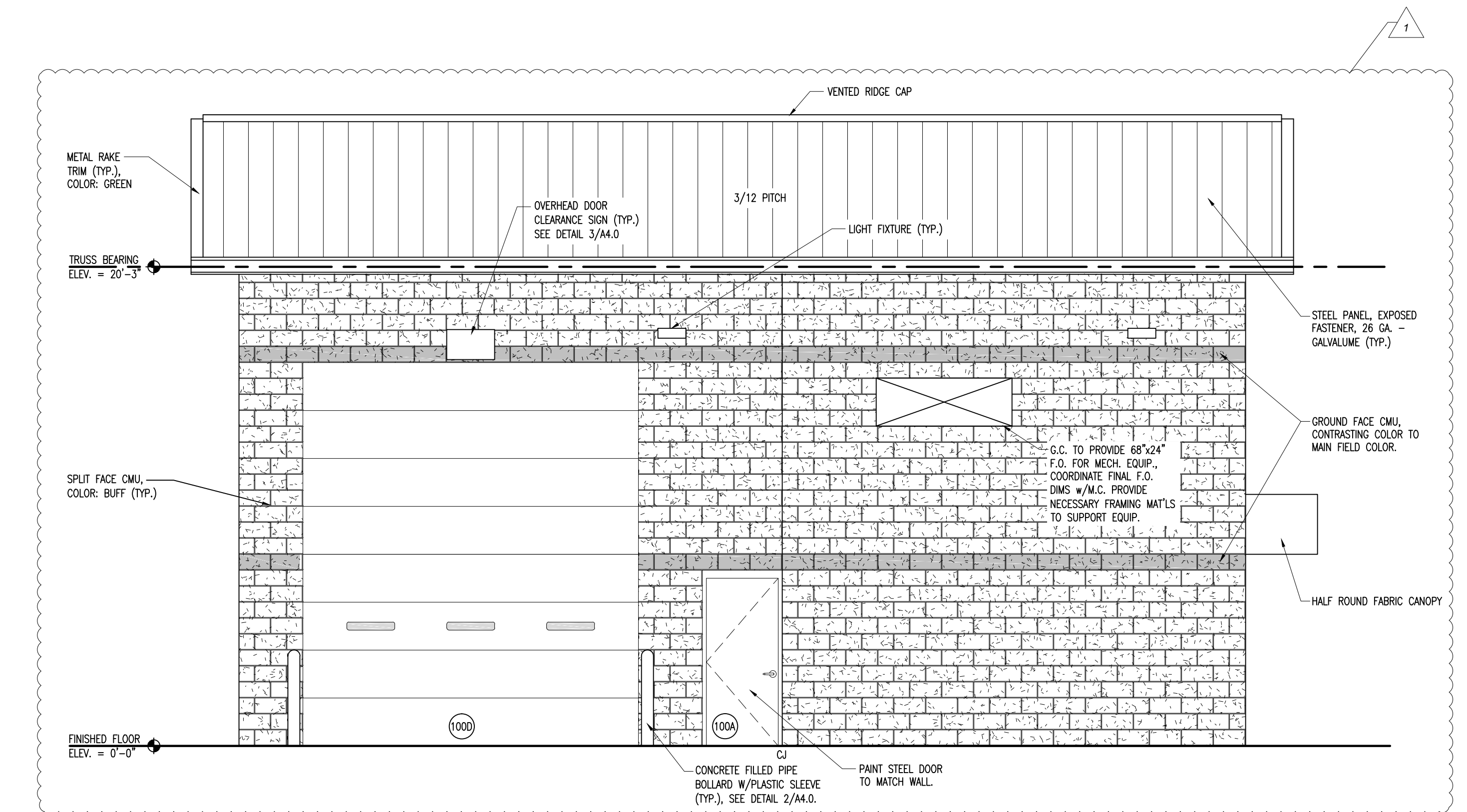




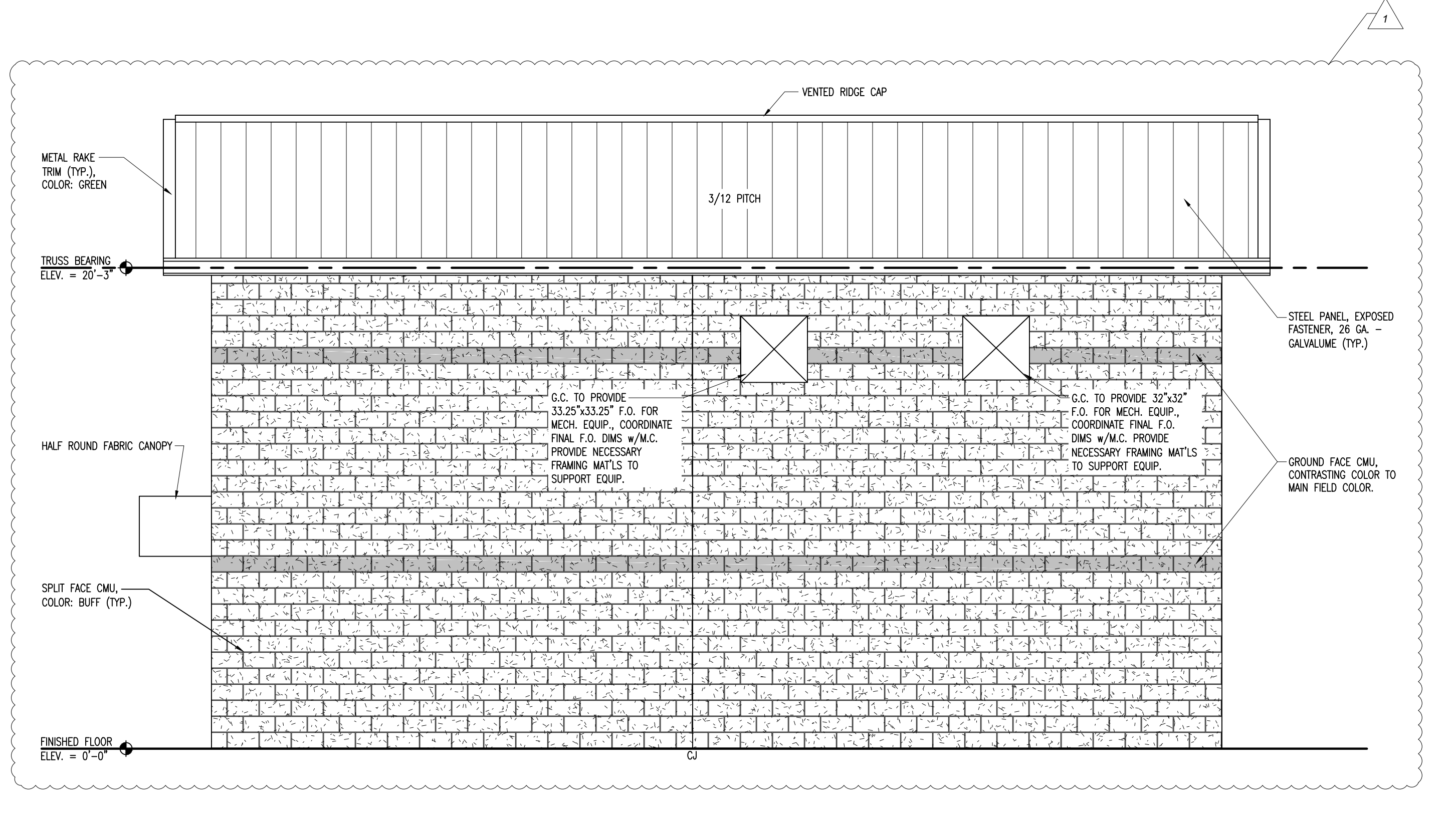
1 EXTERIOR ELEVATION - SOUTH  
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH  
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION - EAST  
SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST  
SCALE: 1/4" = 1'-0"

ISSUE DATE	8/9/2021	SCALE	1/4" = 1'-0"	CTR. INT.	
SURVEYED BY	LDB	CHECKED BY	LDB	APPROVED BY	BWS
DRAWN BY	LDB	DESCRIPTION	ADDENDUM 001	DWN BY DES. BY	CHK BY / APP BY
REV	DATE				
	9/2/21				

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**WASTE MANAGEMENT**  
PROJECT: CONTAINER SHOP  
1041 ARBOR ACRES AVE., SPRINGDALE, AR  
SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NO:  
**A3.0**  
JOB NO:  
ENG-1571

BID/PERMIT SET  
9/9/2021