
Benton County Planning Board

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Benton County Planning Department

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**SITE PLAN REVIEW
PLANNER'S PUBLIC HEARING REPORT
Simmons Water Tank Site Plan Review
18383 Y City Road, Gentry AR 72734**

EXECUTIVE SUMMARY

The property owner on this proposal details developing the property with a 1.5-million-gallon water tower servicing the BWRPWA and operated by the city of Gentry.

PROJECT INFORMATION

Owner: Simmons Foods Inc.

Applicant: Crist Engineering – Matt Dunn

Engineer: Crist Engineering

Address of subject property (as assigned): 18383 Y City Road, Gentry

Parcel IDs: 18-11667-000

Parcel Area: 228.45 +/- acres

Current Land Use(s): Heavy Industrial

Proposed Land Use(s): Utilities + Heavy Industrial

Attachments: The following drawings and documents are attached:

1. Vicinity Graphic
2. Context Map
3. Site Aerial
4. Civil Set from Applicant

PLANNING ANALYSIS

Description of Property and Surrounding Area:

The subject property consists of one parcel located on the south side of Y City Road, approximately 0.25-mile east of the AR Hwy 59 and Y City Road intersection. Primary vehicular access is proposed via one apron from Y City Road. The property is not located within the FEMA 100-yr. floodplain, nor within the County designated Urbanized MS4 area. The immediately surrounding land uses are as follows:

- North: Single Family Residential + Agricultural
- East: Vacant Timber
- South: Heavy Industrial + Agricultural
- West: Heavy Industrial

Background information:

The applicant submitted a Site Plan Review application and accompanying information meeting Staff's requirements. On January 27, 2020, an inter-departmental review form was sent to the following agencies: Planning Department, Health Dept., Road Dept., Building Dept., Fire Marshal, Assessor's GIS Mapping Manager, and Benton County E-911 Administration.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

Site inspection and research against State assessment records show the property as multiple assessed improvements.

Noticing Requirements:

On January 29, 2020, the applicant submitted USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the February 19th Public Hearing.

On February 3, 2020, the applicant submitted the required photographs verifying that the required public hearing notice signage along the property's frontage has been conspicuously posted on site.

Standard Building Setbacks:

Required: Fifty (50) feet measured from the center line of the fronting road (Y City Road) or twenty-five (25) feet from the fronting property lines, whichever is greater is required; A side and rear yard, building to property line setback of ten (10) feet is required.

Comments: The current site plan details all proposed improvements in compliance with County required building setbacks.

Site Features - Loading area:

The site plan details an area for loading/unloading in front of the overhead door at the base of the tank.

Site Features – Lighting:

The site plan provides a text note stating 'all outdoor lighting shall be full cut-off in accordance with IESNA requirements' and details the locations of the fixtures.

Parking / Landscape Buffer:

Required: Adjoining incompatible uses should be screened with landscaping, walls, berms, or similar treatments. Section 4.6.16.c states that all required vegetative screening must have a minimum height of five (5) feet. All trees should be wire basket, B & B, or container grown. Smaller flowering trees and ornamentals will be centered at four (4') feet maximum. Coniferous trees will be centered at four (4') feet to five (5') feet depending on desired effect. All shrubs are to be planted in continuous planting beds. Planting beds will be mulched to a minimum depth of three (3") inches and will be maintained weed free. Plantings consisting of trees and shrubs will be a minimum of 50% coniferous plantings. All required setbacks are required to be maintained as landscaped open space, per §4.6(16).

Comment: Land Use Compatibility analysis, per sec. 6.7, shows that the proposed use is classified as 'Utilities', and is immediately adjacent to noncompatible Residential and Agricultural uses. This places the proposed use as being Questionably Compatible to Incompatible with adjacent properties—and as such, will require some level of mitigation efforts in order to screen and/or buffer the proposed Utility use. Specifically, table 6.6 (Compatibility Levels and Criteria) indicates greater than 20 ft. of additional setback, buffering 40 ft. or greater in depth, and may require wall/fence and 2-3 tier plantings.

The site plans dated December 12, 2019 do not detail any proposed screening or buffering elements on site.

The proposed structure is located 600+ feet from the fronting road and western property line.

Access Driveways:

Required: The design and construction shall be in accordance with the standards as presented in the Benton County Road Plan.

Comment: The site fronts along a County maintained roadway. The applicant proposes to utilize an access drives from the public right-of-way. **The applicant shall gain approval from County Road Department for any work done within the County right of way including the access drive from Y City Road.**

Site Services - Drainage/ Storm water Management Plan:

Required: Applicant is required to indicate on plan storm drainage infrastructure and to provide an off-site drainage study. If study indicates an increase in peak flow discharge downstream, the developer shall construct a detention facility or an alternative LID methodology that shall control the peak runoff rate. The County also recommends minimizing impervious surface to limit the need for such facilities.

Comment: The subject property is not located in an MS4 area. The project engineer provided a detailed Storm water Pollution Prevention Plan (SWPPP), including a total LOD and BMP locations. As part of the site plan review, the project engineer provided a drainage analysis for the site detailing a negligible increase in post development runoff.

Site Services - Electrical Power Supply:

The applicant shall submit written confirmation of service from electrical provider.

Site Services - Water Service:

Service provided by BWRPWA.

Site Services - Fire & EMS:

The Benton County Emergency 911 Administration issued the address '18383 Y City Road' to the property.

Staff has not received comment from the County Fire Marshal.

Site Services – Hazardous Chemical Storage

In accordance with §4.6. B #5, all proposed commercial and industrial developments must submit written confirmation of hazardous materials to be used and stored on-site. Documentation is to be forwarded to the County Office of Emergency Services.

The applicant submitted documentation providing that no hazardous chemicals are to be stored on site.

OUTSTANDING ITEMS:

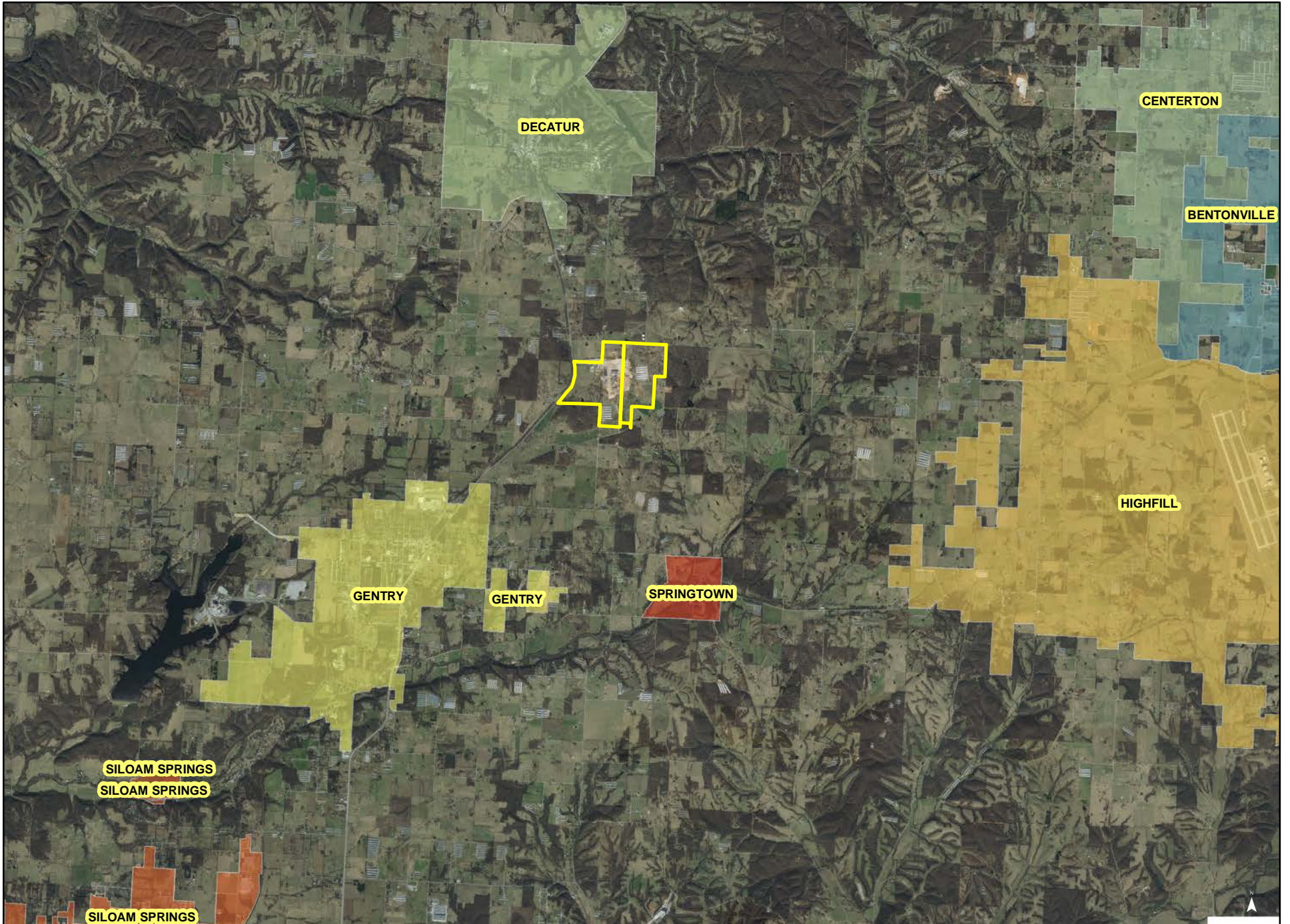
1. The applicant shall submit written confirmation of service from electrical provider.

CONSIDERATIONS FOR THE BOARD:

- I. Simmons Foods | City of Gentry | BWRPWA Water Tank Site Plan Review, case no. 20-013 conditioned upon the following;
 1. The applicant shall submit written confirmation of service from electrical provider.
 2. Project adheres to Standard Conditions of Site Plan Review

Prepared by: Taylor Reamer – Planning Director
Reviewed by: Tracy Backs – Senior County Planner

Simmons Water Tank
Vicinity Graphic



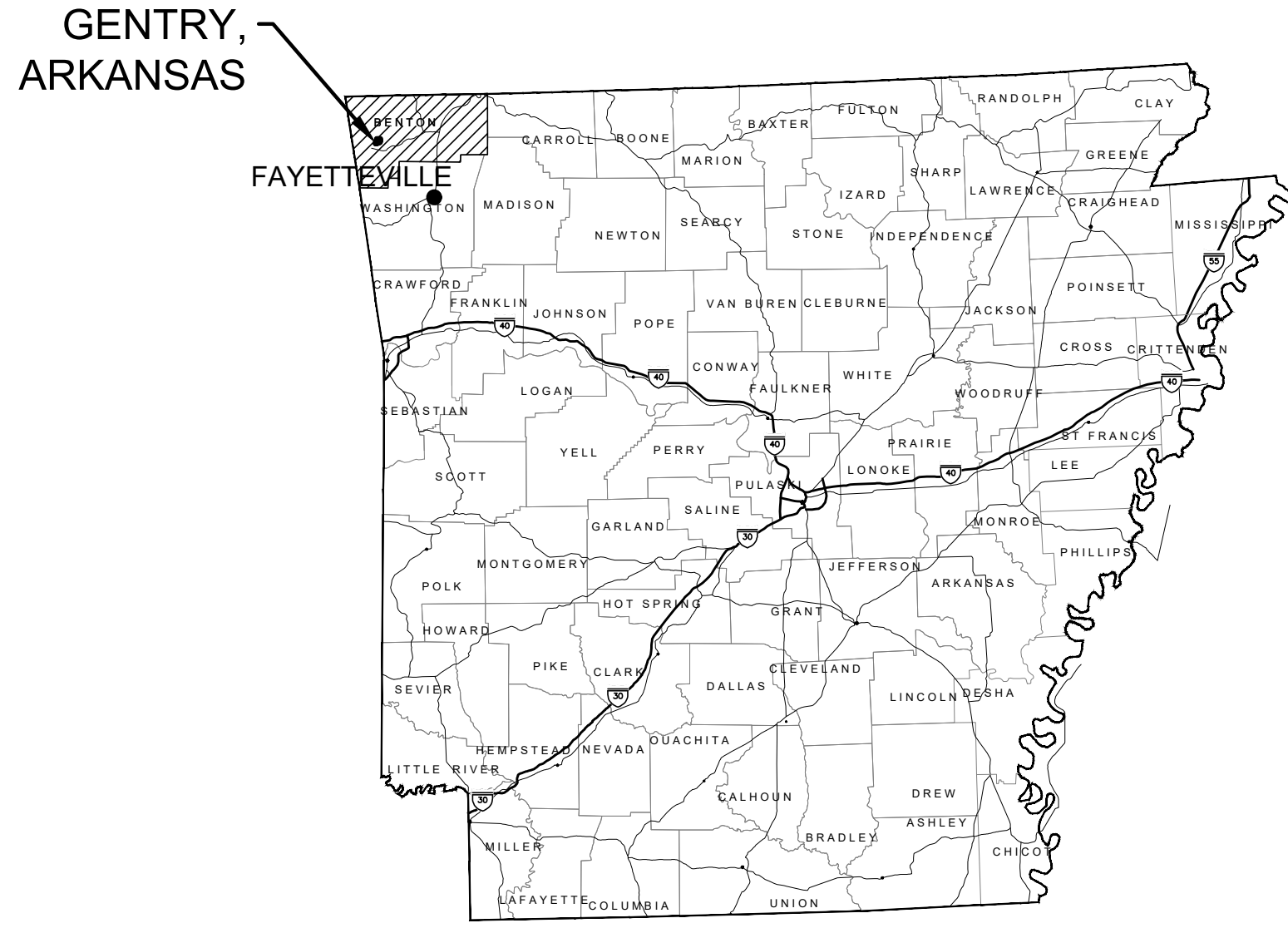
Simmons Water Tank
Vicinity Graphic



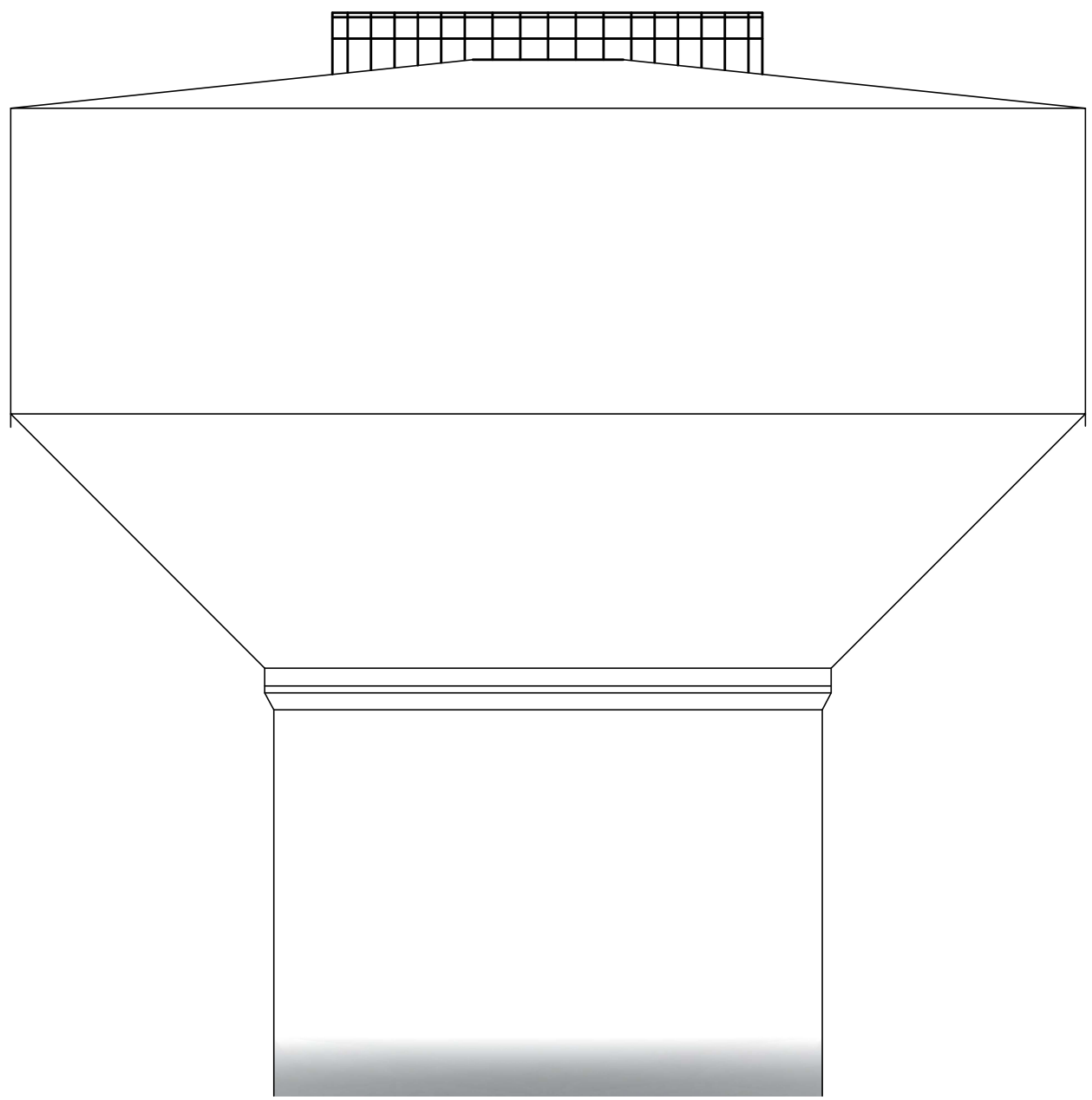
SIMMONS FOODS - CITY OF GENTRY, AR

1.5 MG COMPOSITE ELEVATED WATER STORAGE TANK

GENTRY, ARKANSAS



LOCATION MAP
N.T.S.

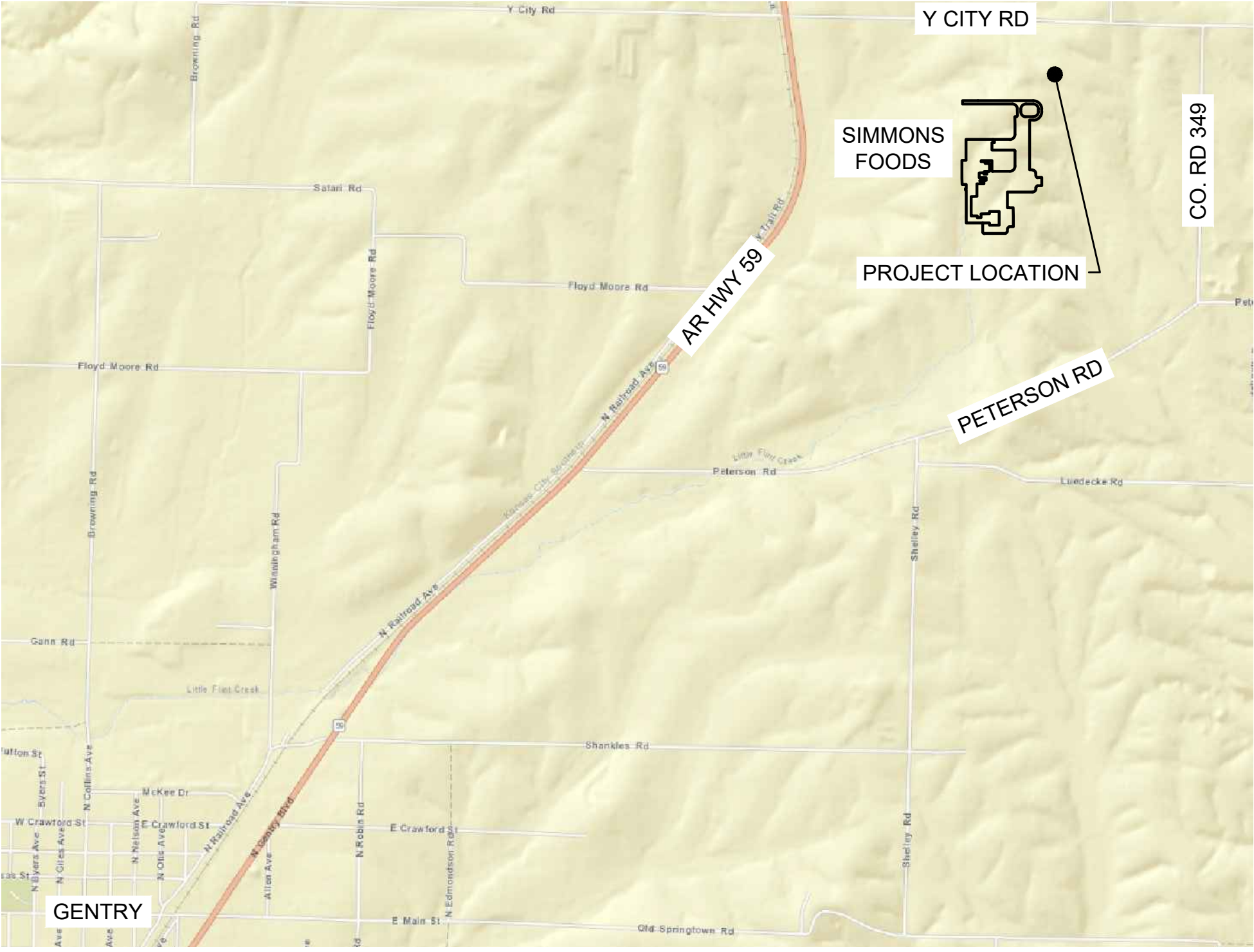


DECEMBER 2019

REGULATORY REVIEW SET
CRIST PROJECT NO. 1942



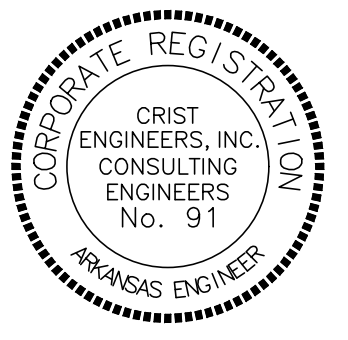
CRIST ENGINEERS, INC.
CONSULTING ENGINEERS
LITTLE ROCK, ARKANSAS

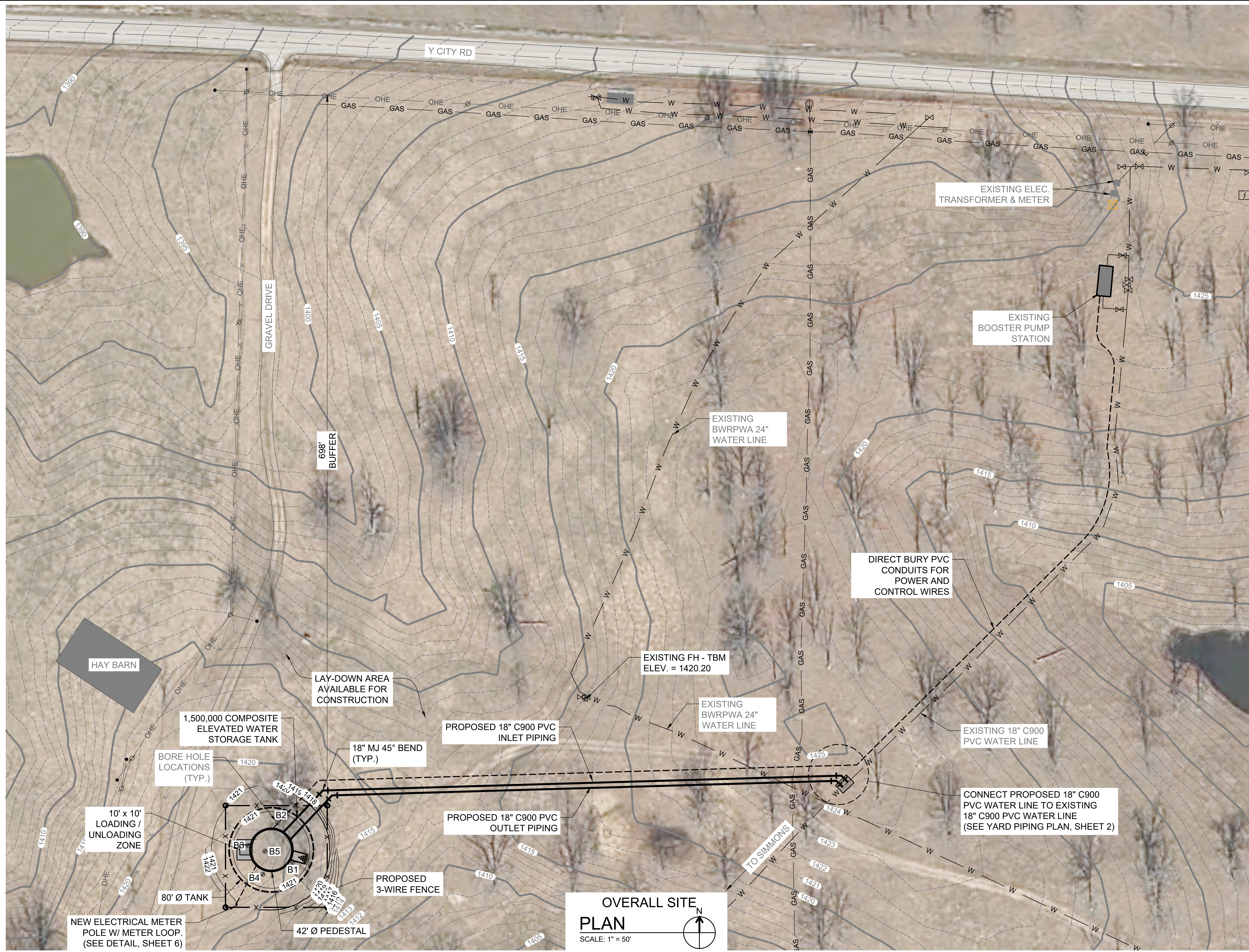


VICINITY MAP
N.T.S.

INDEX OF SHEETS

DWG NO.	DESCRIPTION
--	COVER SHEET
1	OVERALL SITE PLAN
2	YARD PIPING & SITE PLAN
3	ELEVATION & SECTION
4	GROUND FLOOR PLAN & PIPING DETAILS
5	TANK DETAILS
6	ELECTRICAL PLAN & DETAILS
7	CIVIL SITE DETAILS
8	EROSION CONTROL DETAILS - 1
9	EROSION CONTROL DETAILS - 2





LEGEND

— 1575 —	MAJOR CONTOUR
— — —	MINOR CONTOUR
— x —	EXISTING FENCE
— W —	EXISTING WATER
— OHE —	EXISTING OVER HEAD ELECTRIC
— GAS —	EXISTING UNDERGROUND GAS LINE
— 1575 —	PROPOSED CONTOUR
— x —	PROPOSED FENCE
— — —	PROPOSED WATER
— — —	PROPOSED UNDERGROUND ELECTRIC
— — —	EXISTING POWER POLE & GUY WIRE
⊗	EXISTING FIRE HYDRANT
⊗	EXISTING WATER VALVE
⊗	EXISTING GAS METER
⊗	EXISTING GAS VALVE
⊗	EXISTING COMM. PULL BOX
⊗	EXISTING ELEC. PULL BOX
●	FENCE CORNER POST
● B1	GEOTECHNICAL BORE LOCATION
△	BENCHMARK

- NOTES:**
1. CONTRACTOR MUST CALL ARKANSAS ONE-CALL SYSTEM FOR LOCATION OF ALL BURIED UTILITIES AT 800-482-8998 BEFORE DIGGING.
 2. SEED AND STRAW ALL DISTURBED AREAS.
 3. SILT FENCE SHALL BE CONSTRUCTED AROUND CONSTRUCTION SITE PER SWPPP.
 4. MEGALUGS REQUIRED ON ALL MJ FITTINGS.
 5. ALL OUTDOOR LIGHTING SHALL BE FULL CUT-OFF IN ACCORDANCE WITH IESNA REQUIREMENTS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

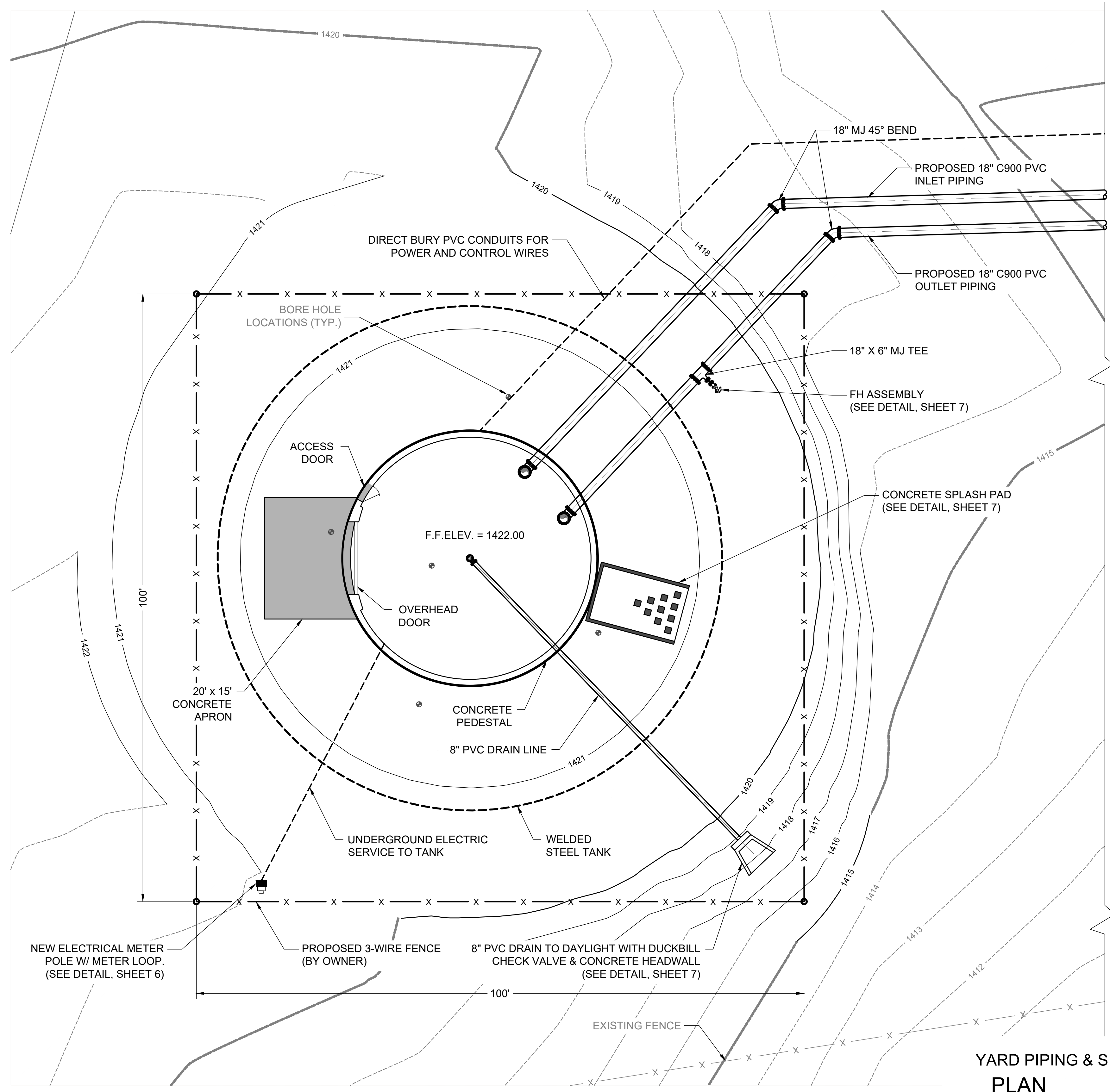
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 DRAFTED: KEG
 CHECKED: MDD
 DATE: DEC 2019

THIS LINE MEASURES 1" WHEN PLOTTED FULL SIZE

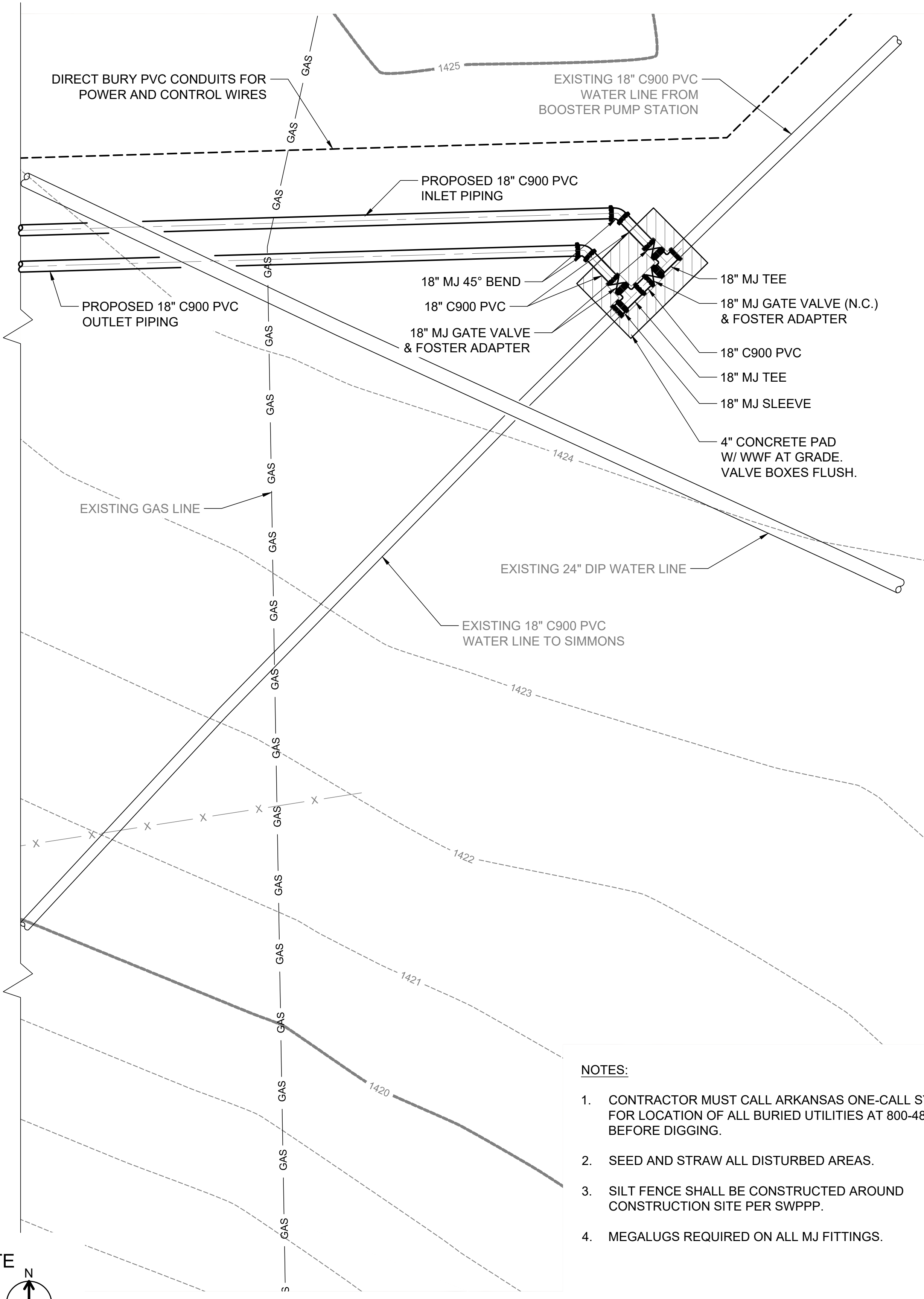
CRIST ENGINEERS, INC.
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 LITTLE ROCK, ARKANSAS 72205
 TELEPHONE: (501) 664-1552
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 WWW.CRISTENGINEERS.COM

GENTRY, ARKANSAS
SIMMONS FOODS - CITY OF GENTRY, AR
1.5 MG COMPOSITE ELEVATED WATER STORAGE TANK
 REGULATORY REVIEW SET
 OVERALL SITE PLAN

JOB NO.	1942
SHEET NO.	1



YARD PIPING & SITE PLAN
SCALE: 1" = 10'



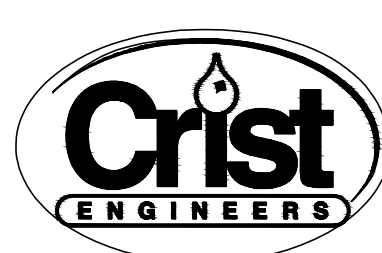
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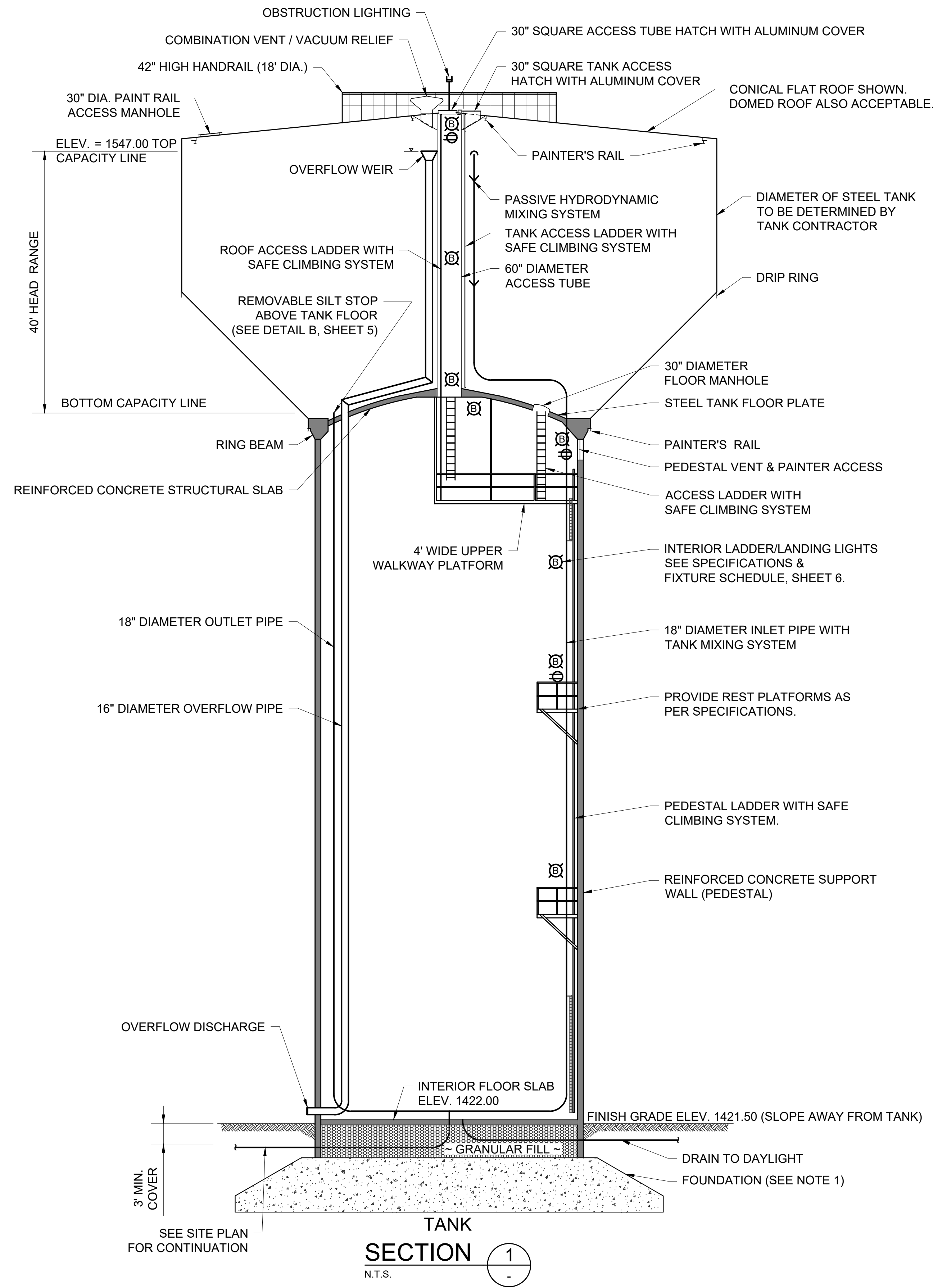
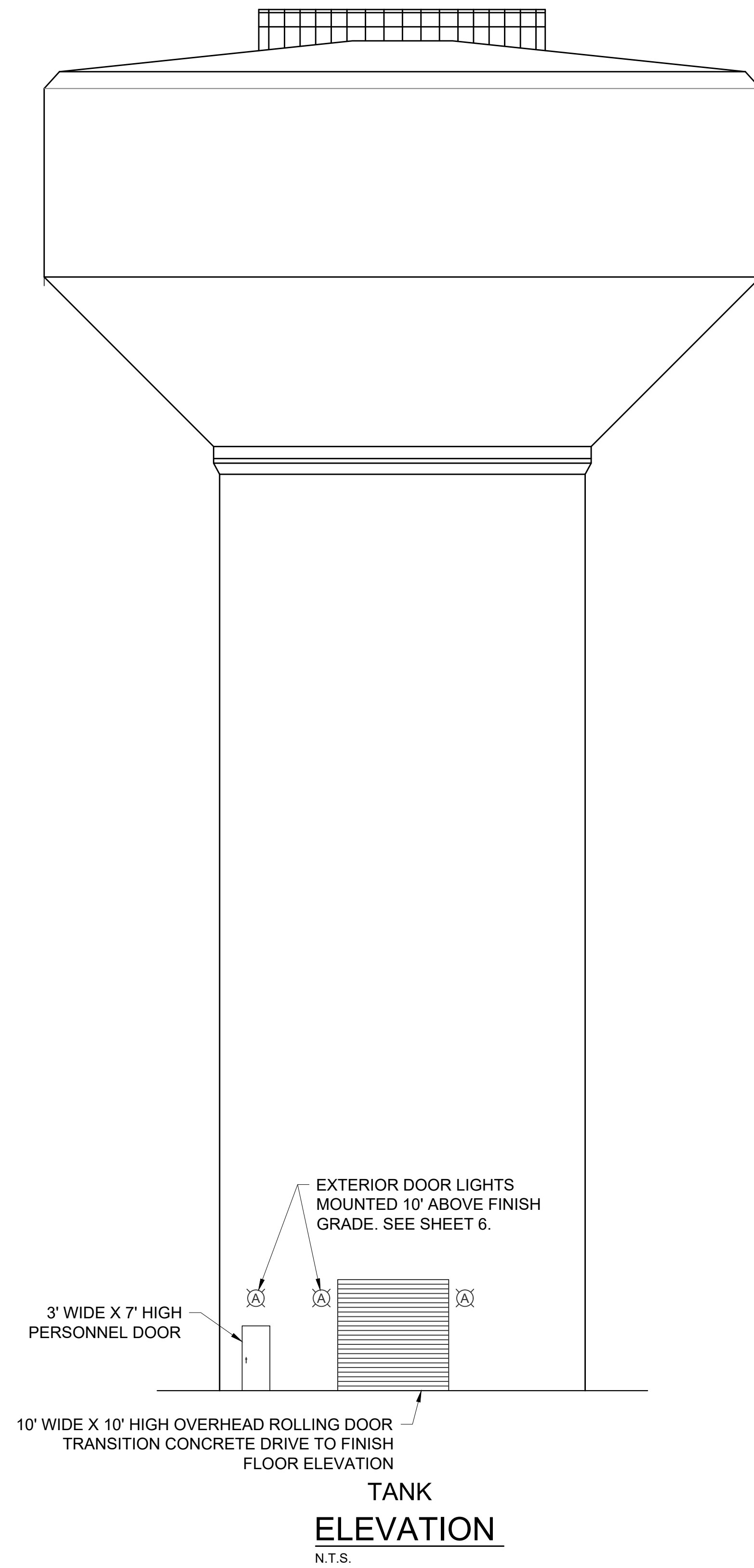
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DRAFTED: KEG
CHECKED: MDD
DATE: DEC 2019



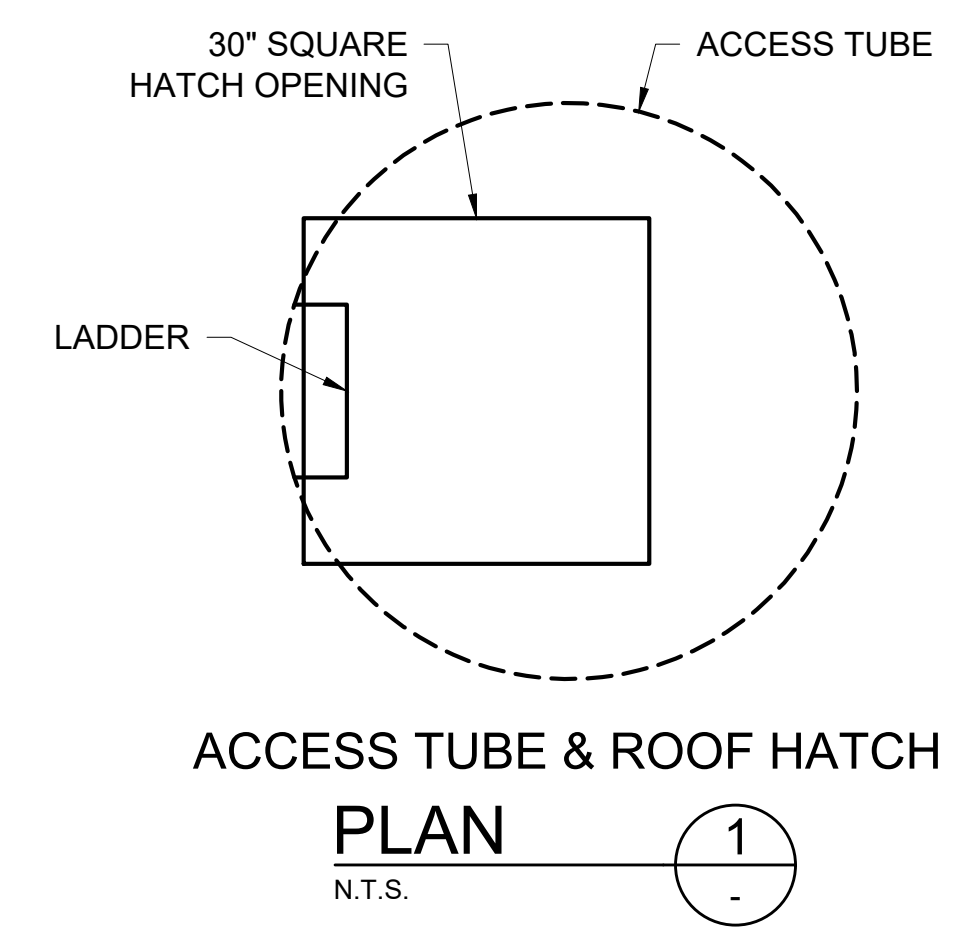
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GENTRY, ARKANSAS
SIMMONS FOODS - CITY OF GENTRY, AR
1.5 MG COMPOSITE ELEVATED WATER STORAGE TANK
REGULATORY REVIEW SET
YARD PIPING & SITE PLAN

JOB NO.
1942
SHEET NO.
2



- NOTES:**
1. SEE SPECIFICATIONS FOR DESIGN CRITERIA AND DETAILS.
 2. PROVIDE ADEQUATE FREEBOARD TO ENSURE ROOF PROJECTIONS AND PAINTERS RAIL REMAIN ABOVE THE HIGH WATER LEVEL.
 3. CONCRETE PEDESTAL EXTERIOR SHALL INCORPORATE HORIZONTAL AND VERTICAL RUSTICATIONS TO CREATE A SYMMETRICAL ARCHITECTURAL PATTERN. SEE SPECIFICATIONS.
 4. TANK APPURTENANCES ARE ROTATED FOR CLARITY.
 5. PROVIDE HANGERS, BRACKETS, AND THRUST RESTRAINT AS REQUIRED.
 6. OVERFLOW SYSTEM SHALL BE DESIGNED TO ACCOMMODATE MAXIMUM FILL RATE. SEE SPECIFICATIONS.
 7. PROVIDE SAFE CLIMBING SYSTEM ON LADDERS. SEE SPECIFICATIONS.



REV. NO.	DATE	DRWN	CHKD	REMARKS



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GENTRY, ARKANSAS

SIMMONS FOODS - CITY OF GENTRY, AR
1.5 MG COMPOSITE ELEVATED WATER STORAGE TANK

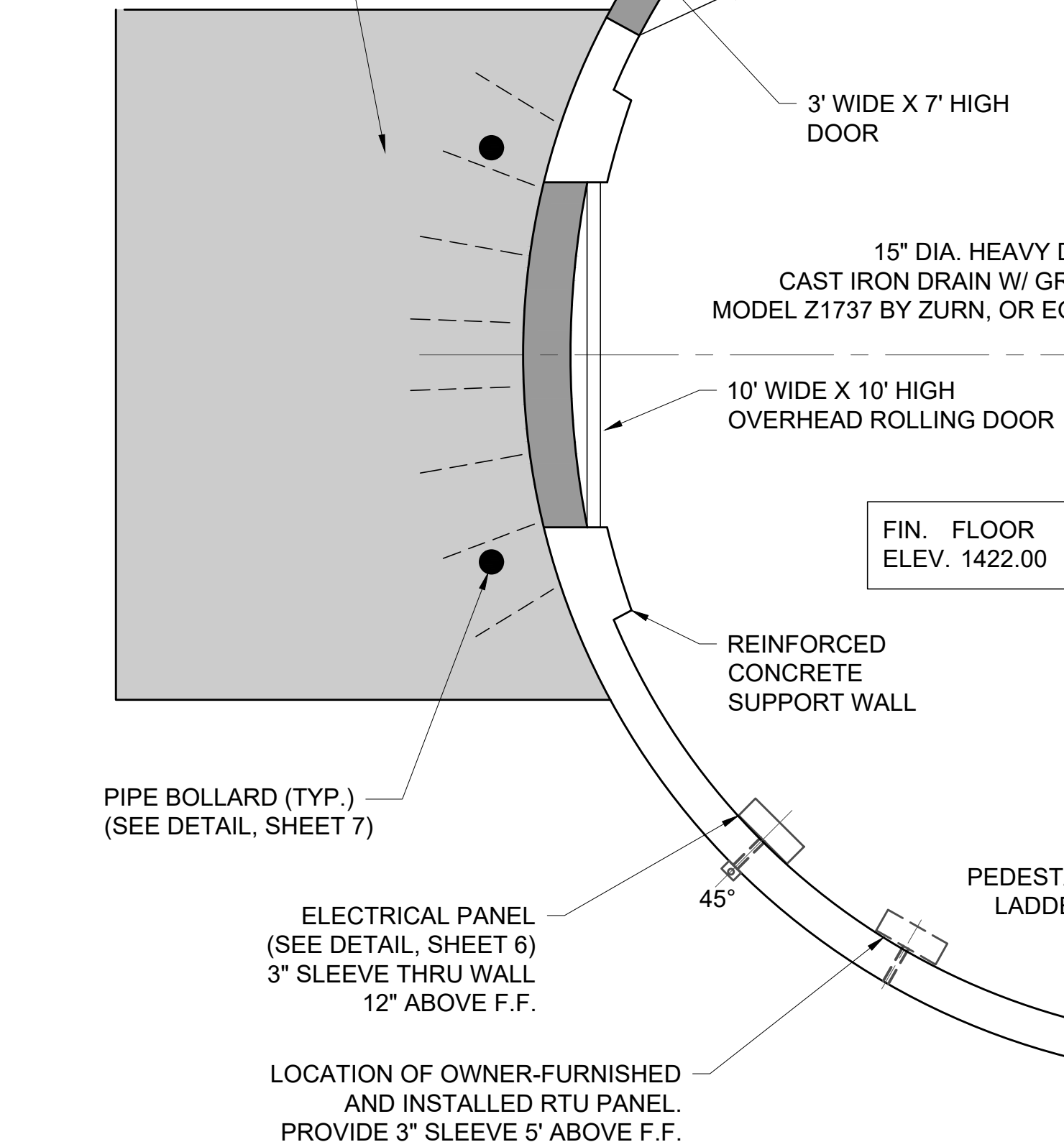
REGULATORY REVIEW SET

ELEVATION & SECTION

JOB NO. 1942

SHEET NO. 3

SLOPE CONCRETE FROM FINISHED FLOOR TO CONC. PAD



GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

PIPING NOTES:

- CONSTRUCT CONCRETE BASE UNDER CHECK VALVE AND EACH 90 DEGREE BASE BEND. SIZE OF BASE SHALL BE DETERMINED BY TANK MANUFACTURER.
- MEGALUGS REQUIRED ON ALL MJ FITTINGS.
- PROVIDE THRUST RESTRAINT AND SUPPORT FOR OVERFLOW, INLET, & OUTLET PIPING AS REQUIRED.
- PROVIDE 1/2" EXPANSION JOINT BETWEEN FLOOR & WALL & AT ALL FLOOR PENETRATIONS. CAP WITH SELF LEVELING SEALANT.
- PAINT ALL PIPING IN ACCORDANCE WITH SPECIFICATIONS.
- HEAT TRACE & INSULATE ALL TAPS ON INLET & OUTLET WITH 1/2" THK. ARMAFLEX OR INSUL-TUBE ELASTOMERIC PIPE INSULATION, GLUED. HEAT TRACING AT 4 WATTS/FT. NOMINAL, SELF REGULATING WITH LOW TEMP. THERMOSTAT, INCLUDING HOSE REEL PIPING.

TANK NOTES:

- PERSONNEL ACCESS DOOR - 3' WIDE X 7' HIGH, HOLLOW METAL DOOR WITH 16 GA. FRAME AND HEAVY DUTY CLOSURE.
- OVERHEAD ROLLING DOOR - 10' WIDE X 10' HIGH ROLLING STEEL WITH 22 GA. GALVANIZED SLATS AND MANUAL CHAIN OPERATOR.
- PROVIDE MONOLITHIC REINFORCED CONCRETE INTERNAL BUTTRESS SECTION ON EACH SIDE OF OVERHEAD ROLLING DOOR. BUTTRESS TO BE MINIMUM 3'-6" WIDE AND 6" THICKER THAN NOMINAL WALL DIMENSION.

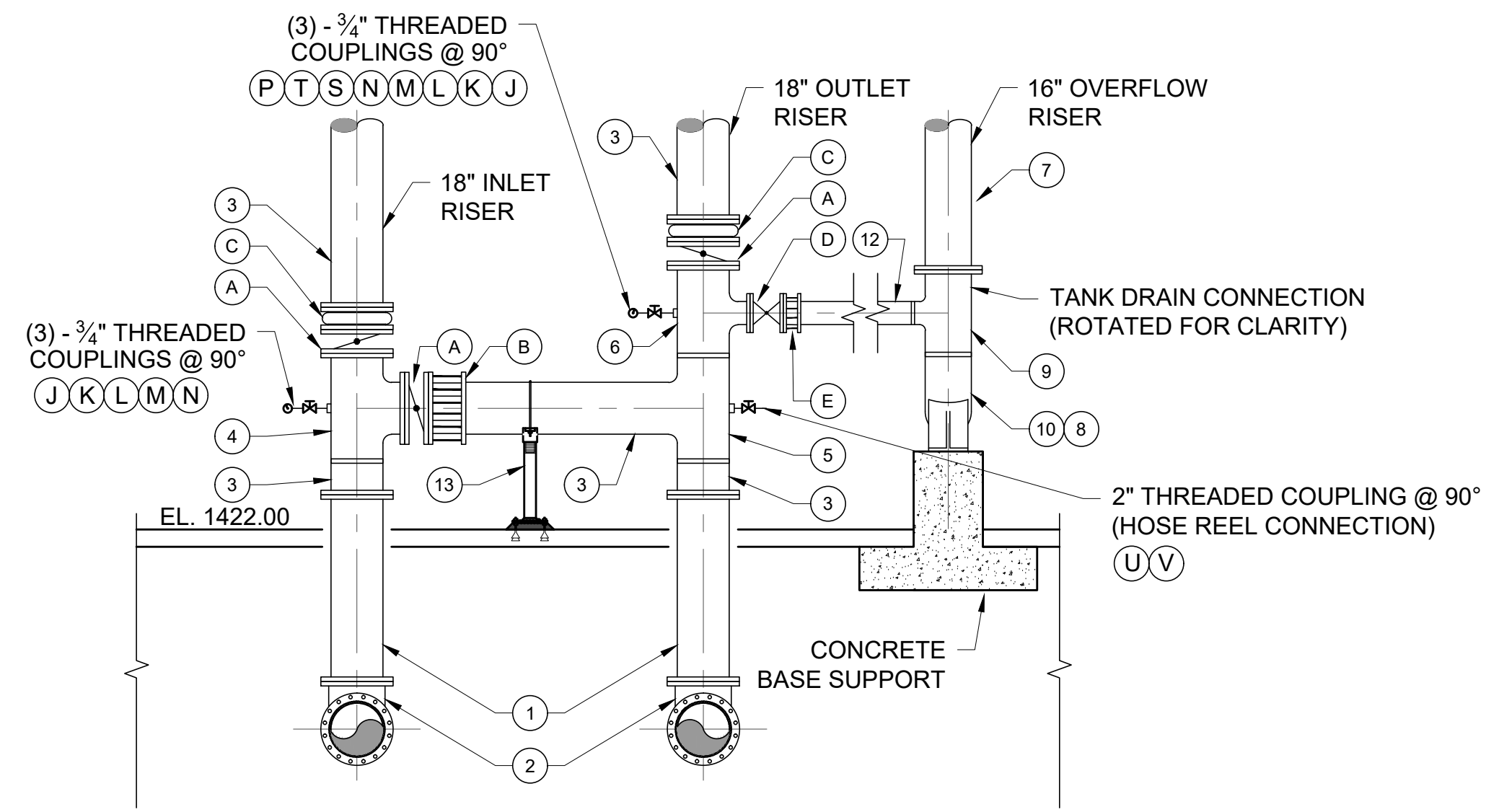
18" C900 PVC INLET/OUTLET PIPING (SEE SHEET 2 FOR CONTINUATION)

1" RPZ BACKFLOW PREVENTER

CONCRETE SPLASH PAD (SEE DETAIL G, SHEET 7)

TANK DRAIN CONNECTION, (SEE DETAIL, THIS SHEET)

DRAIN TO DAYLIGHT (SEE SHEET 2 FOR CONTINUATION)



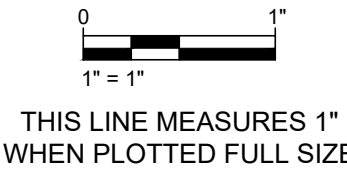
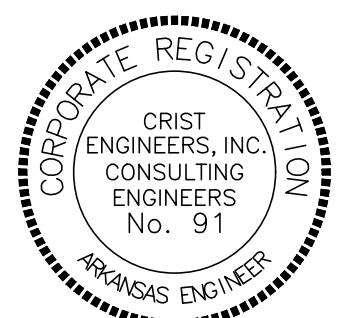
TANK PIPING DETAIL

SCALE: 1/4" = 1'-0"

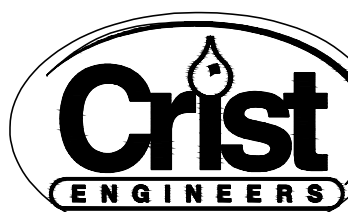
ITEM NO.	SIZE	DESCRIPTION
1	18"	C900 PVC PIPE
2	18"	D.I. MJ 90° BEND
3	18"	TYPE 304L S.S. PIPE (FL X PE)
4	18"	TYPE 304L S.S. TEE (FL X PE)
5	18"	TYPE 304L S.S. TEE (PE X PE)
6	18" X 8"	TYPE 304L S.S. REDUCING TEE (FL X PE)
7	16"	TYPE 304L S.S. PIPE (FL X PE)
8	16"	TYPE 304L S.S. PIPE (PE X PE)
9	16" X 8"	TYPE 304L S.S. TEE (FL X PE)
10	16"	TYPE 304L S.S. 90° BASE BEND (PE X PE)
11	16"	TYPE 304L S.S. 45° BEND (FL X PE)
12	8"	TYPE 304L S.S. PIPE (FL X PE)
12	-	ADJUSTABLE PIPE SUPPORT (SEE DETAIL, SHEET 7)

ITEM NO.	SIZE	DESCRIPTION
A	18"	BUTTERFLY VALVE W/ ELECTRIC ACTUATOR (FL X FL)
B	18"	FLANGED COUPLING ADAPTER - SMITH BLAIR #913
C	18"	EXPANSION JOINT (FL X FL)
D	8"	GATE VALVE (FL X FL)
E	8"	FLANGED COUPLING ADAPTER - SMITH BLAIR #913
F	16"	FLANGED DUCKBILL CHECK VALVE
G	-	NOT USED
H	-	NOT USED
J	4"	OIL FILLED PRESSURE GAUGE, 0 - 200 FEET
K	3/4"	SMOOTH - NOSED SAMPLING TAP
L	3/4"	BALL VALVE - BRONZE
M	3/4"	PLUG - BRONZE
N	3/4" X 2"	THREADED BRONZE NIPPLE
P	1/4"	PRESSURE GAUGE
R	1"	SCH 80 PVC PIPING TO HOSE REEL W/ HEAT TRACE & INSULATION
S	3/4"	BRONZE 90° BEND
T	1/4" / 3/4"	REDUCING BUSHING
U	2"	NIPPLE
V	2"	GATE VALVE

REV. NO.	DATE	DRWN	CHKD	REMARKS



DESIGNED: MDD
 DRAFTED: KEG
 CHECKED: MDD
 DATE: DEC 2019



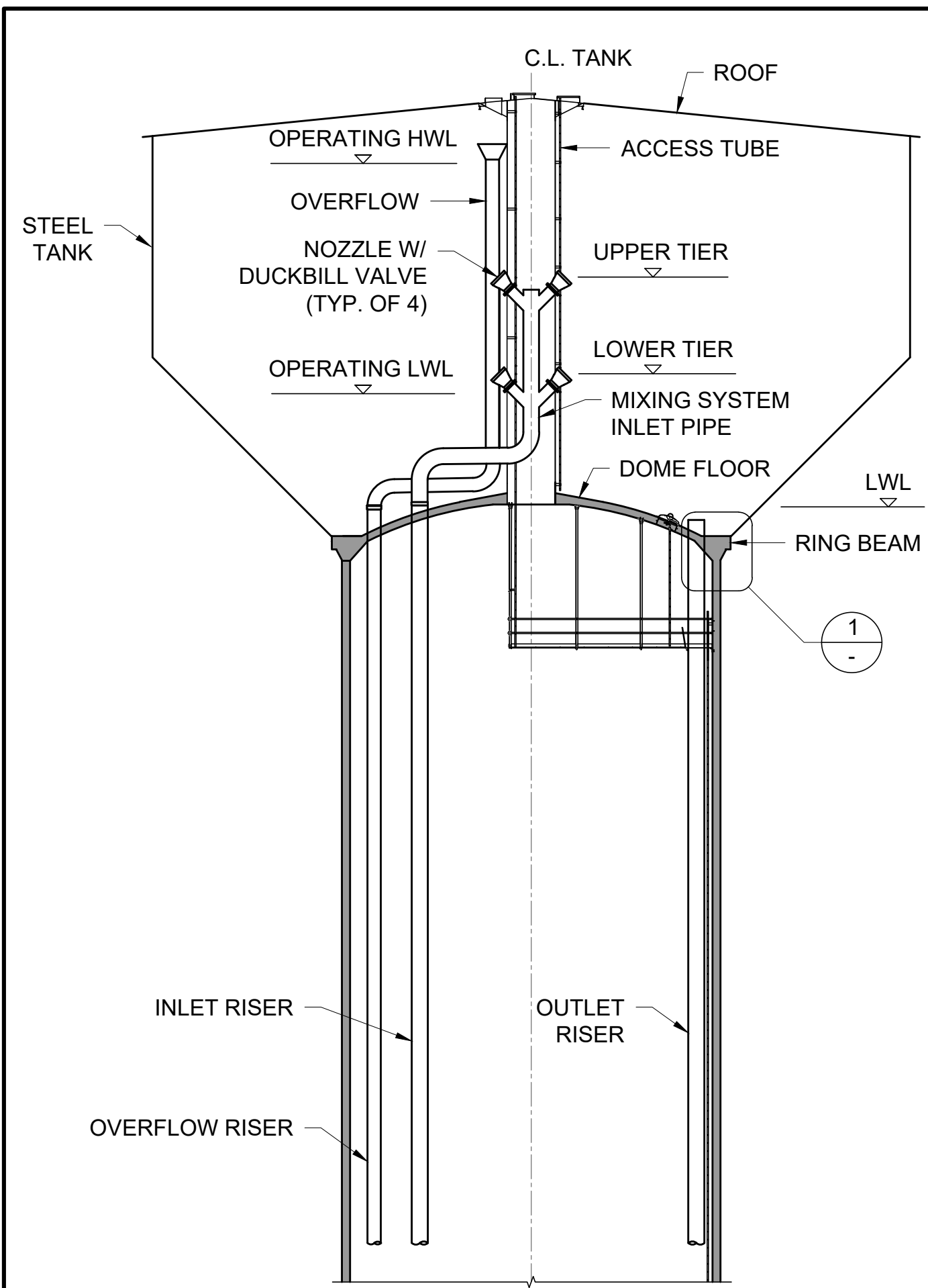
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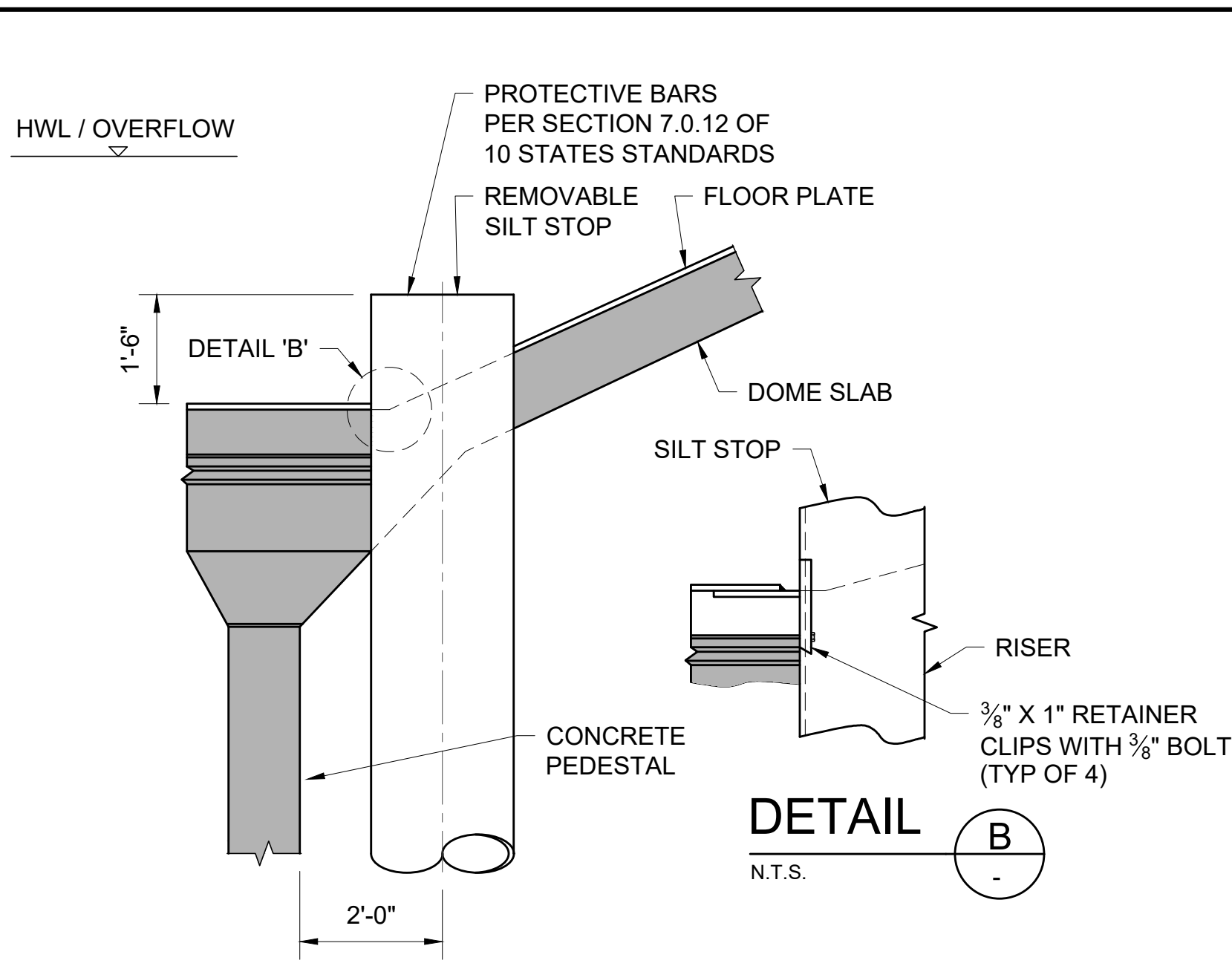
GENTRY, ARKANSAS
SIMMONS FOODS - CITY OF GENTRY, AR
1.5 MG COMPOSITE ELEVATED WATER STORAGE TANK
 REGULATORY REVIEW SET

GROUND FLOOR PLAN & PIPING DETAILS

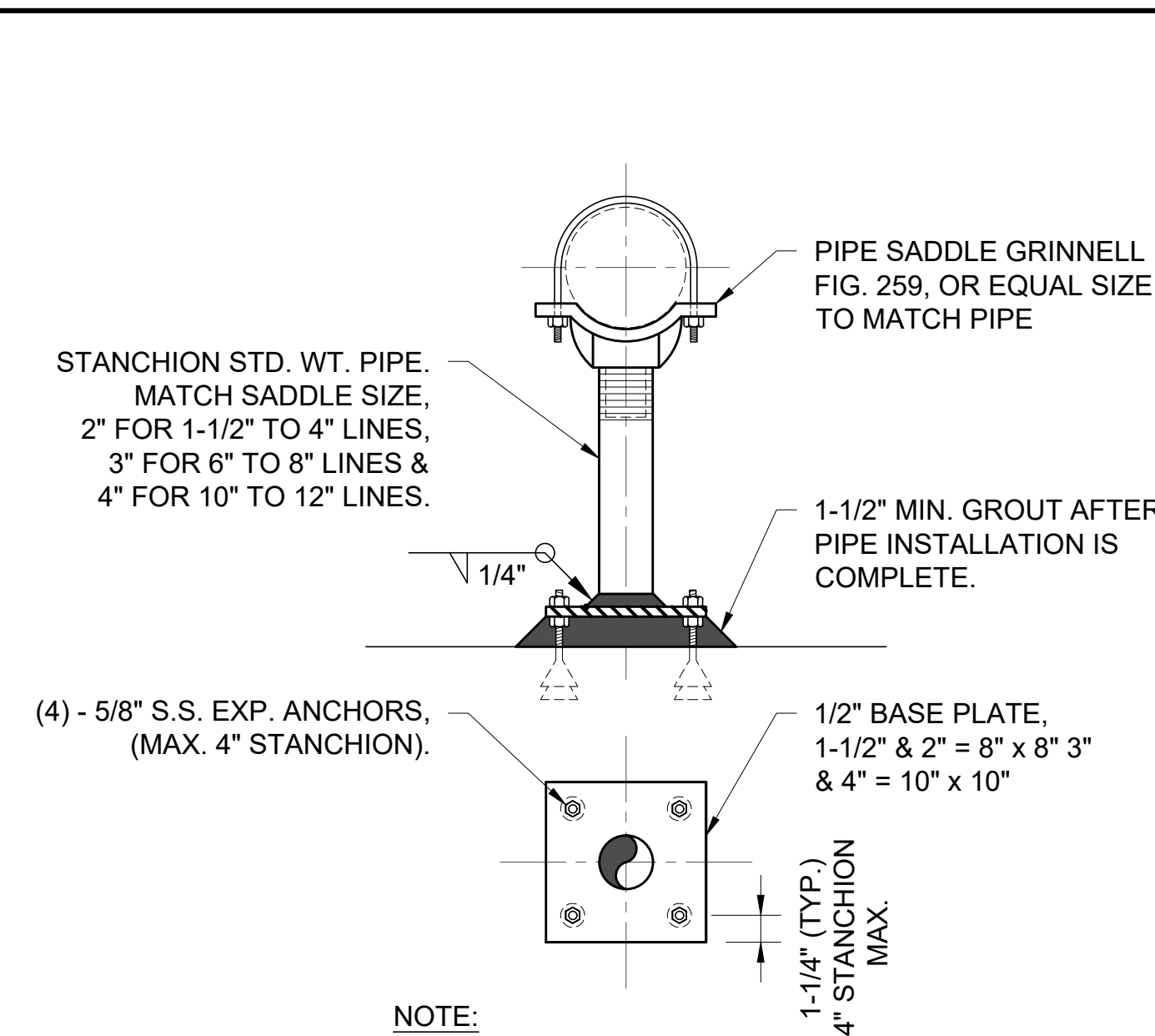
JOB NO.
 1942
 SHEET NO.
4



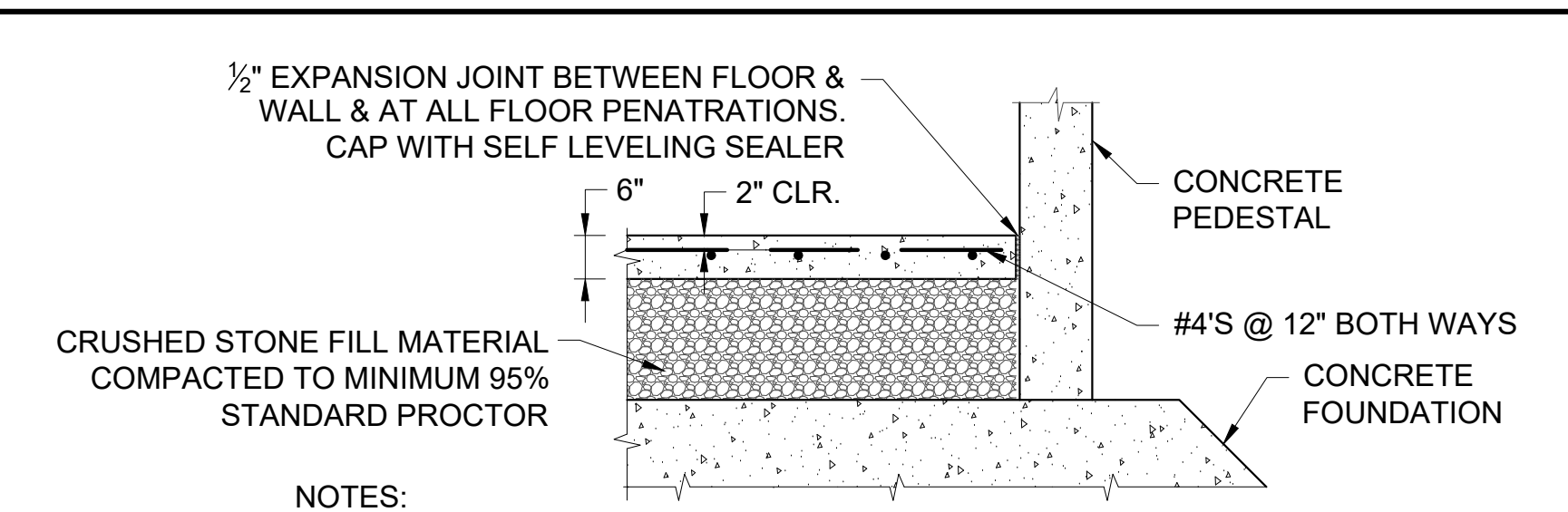
**MIXING SYSTEM
DETAIL**
N.T.S. (A)



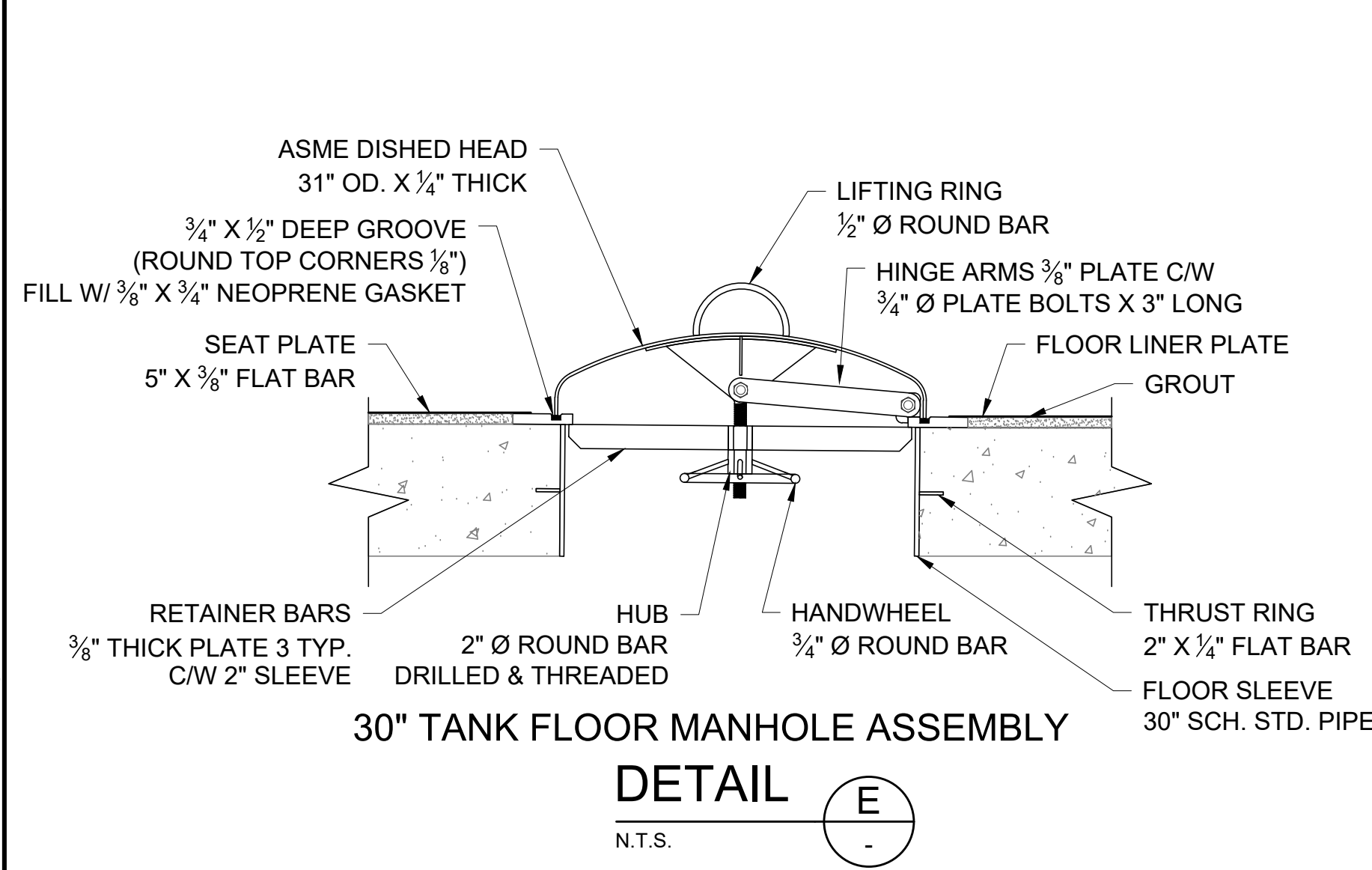
**OUTLET RISER PIPE
SILT STOP
SECTION**
N.T.S. (1)



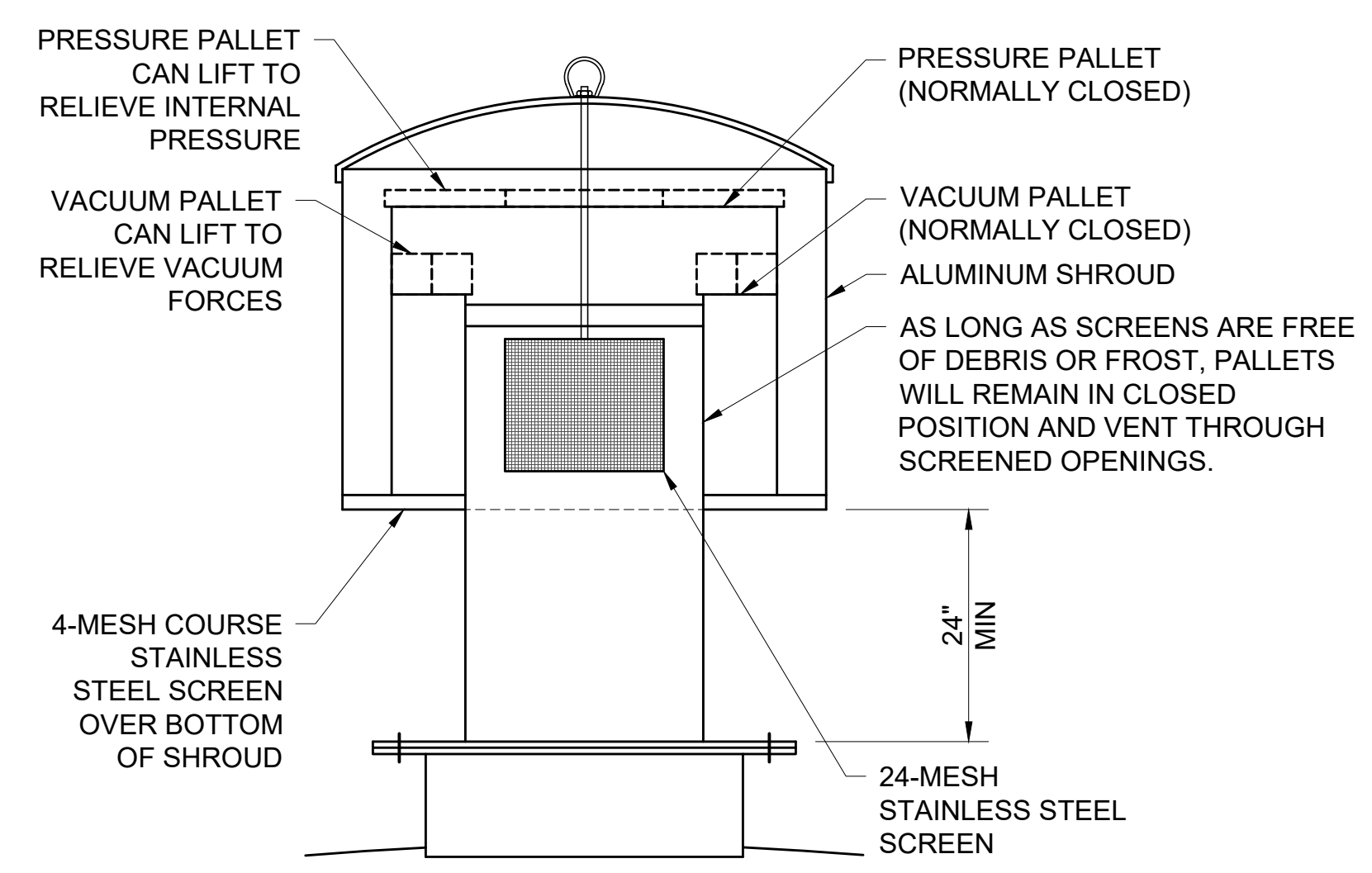
**PIPE SUPPORT
DETAIL**
N.T.S. (C)



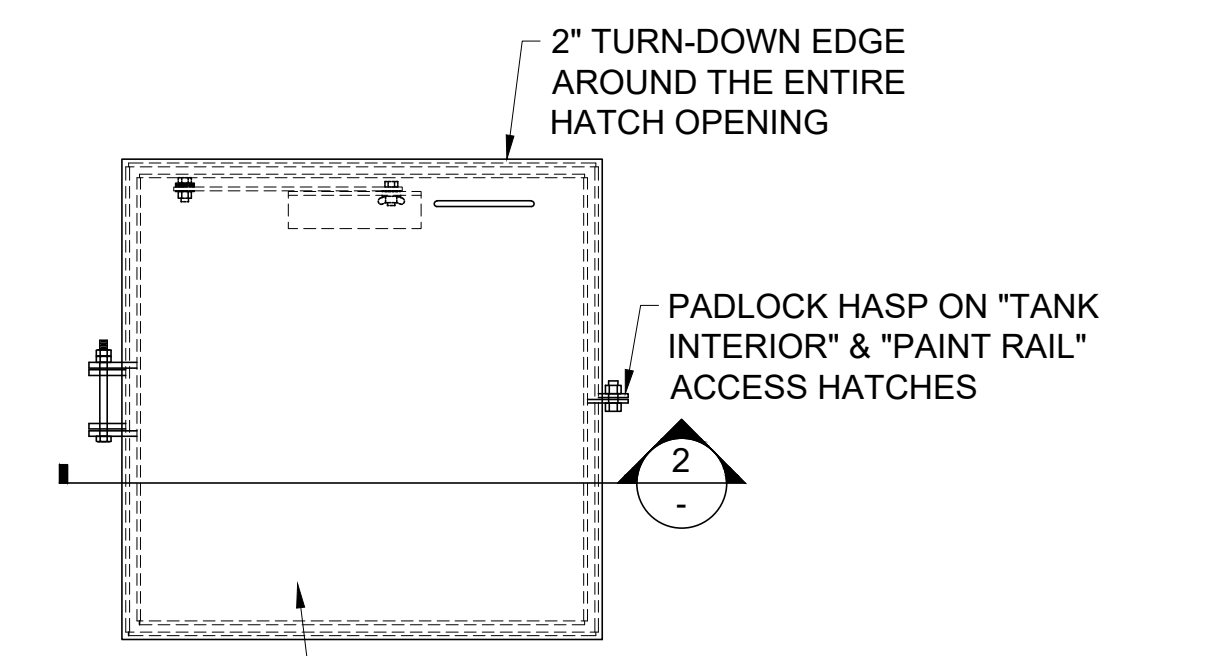
**INTERIOR FLOOR SLAB
DETAIL**
SCALE: 1/2" = 1'-0" (D)



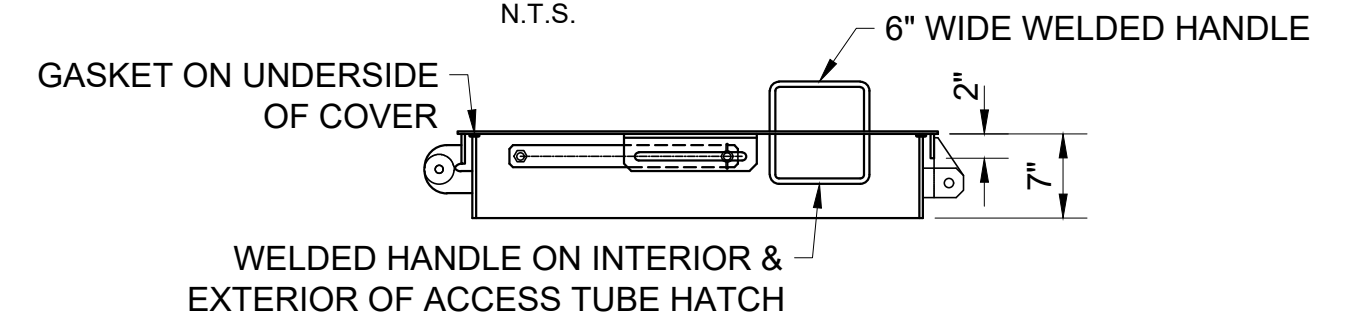
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24\"/>

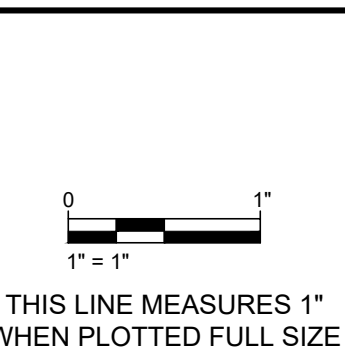
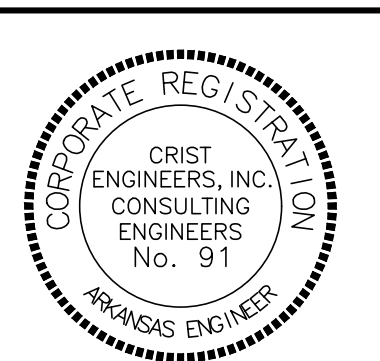


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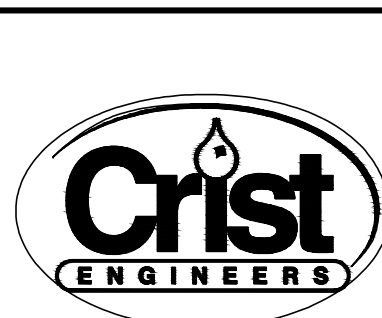


**ACCESS TUBE, TANK INTERIOR,
+ PAINT RAIL HATCH
DETAIL**
N.T.S. (2) (G)

REV. NO.	DATE	DRWN	CHKD	REMARKS



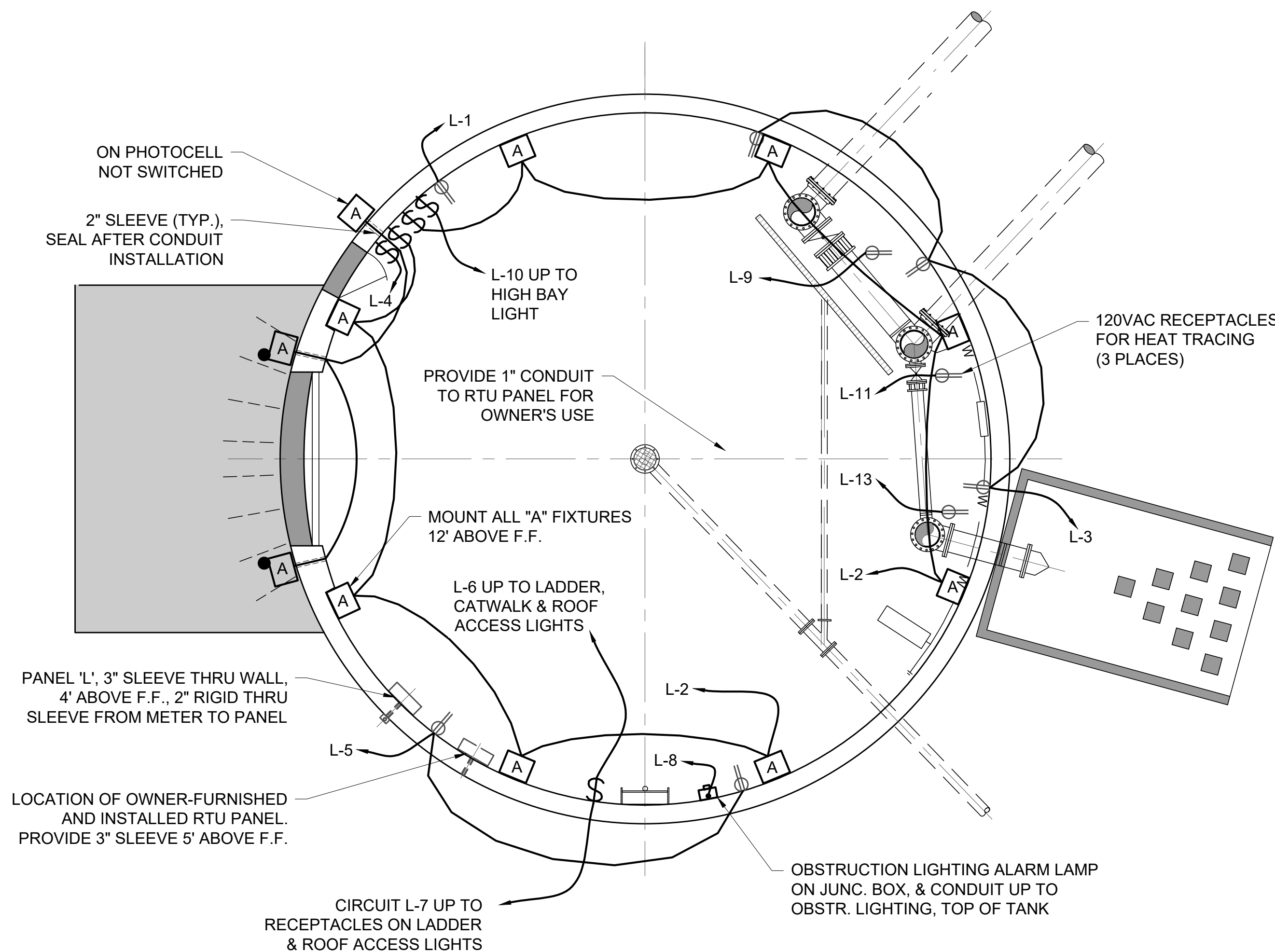
DESIGNED: MDD
 DRAFTED: KEG
 CHECKED: MDD
 DATE: NOV 2019



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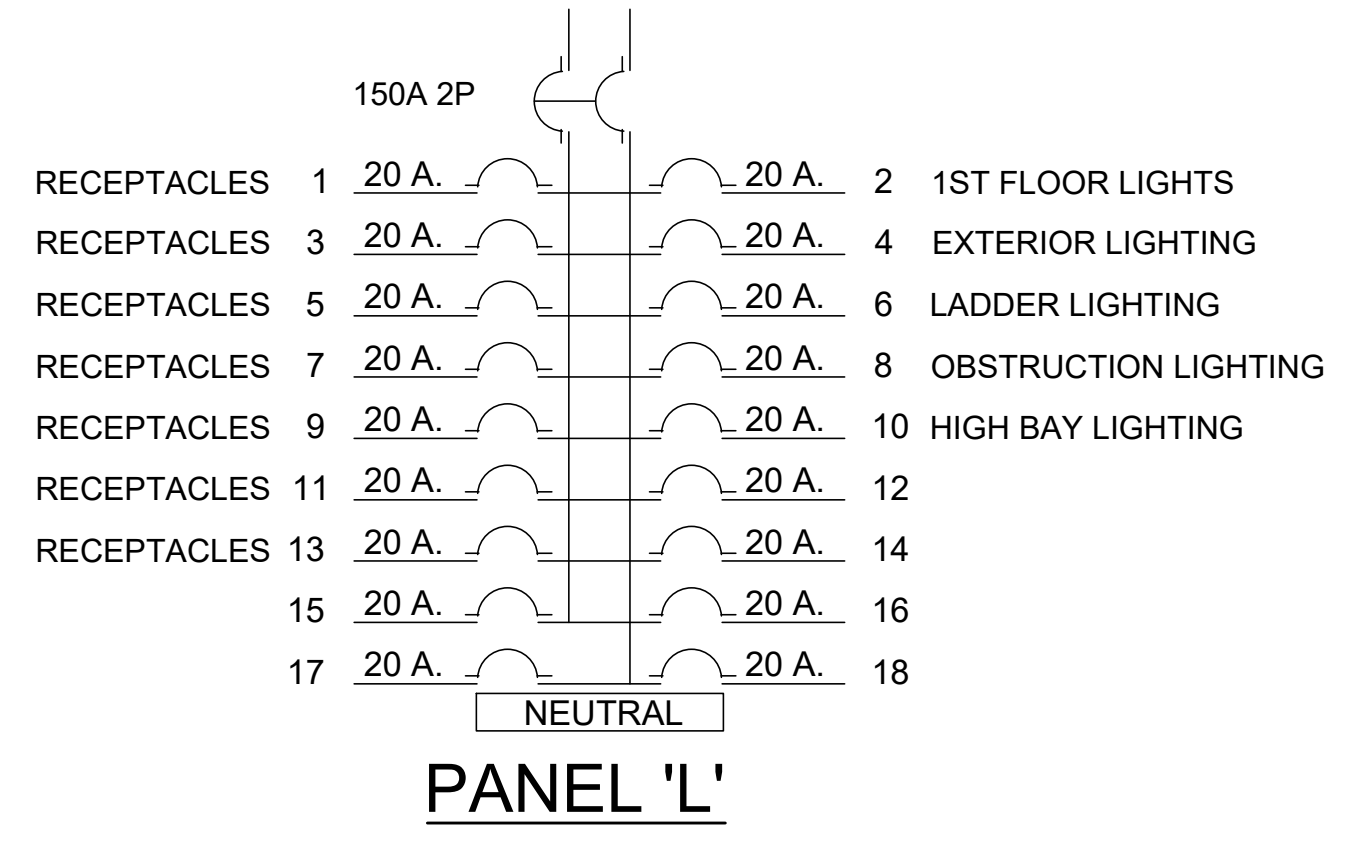
GENTRY, ARKANSAS
SIMMONS FOODS - CITY OF GENTRY, AR
1.5 MG COMPOSITE ELEVATED WATER STORAGE TANK
 REGULATORY REVIEW SET
 TANK DETAILS

JOB NO. 1942
 SHEET NO. 5

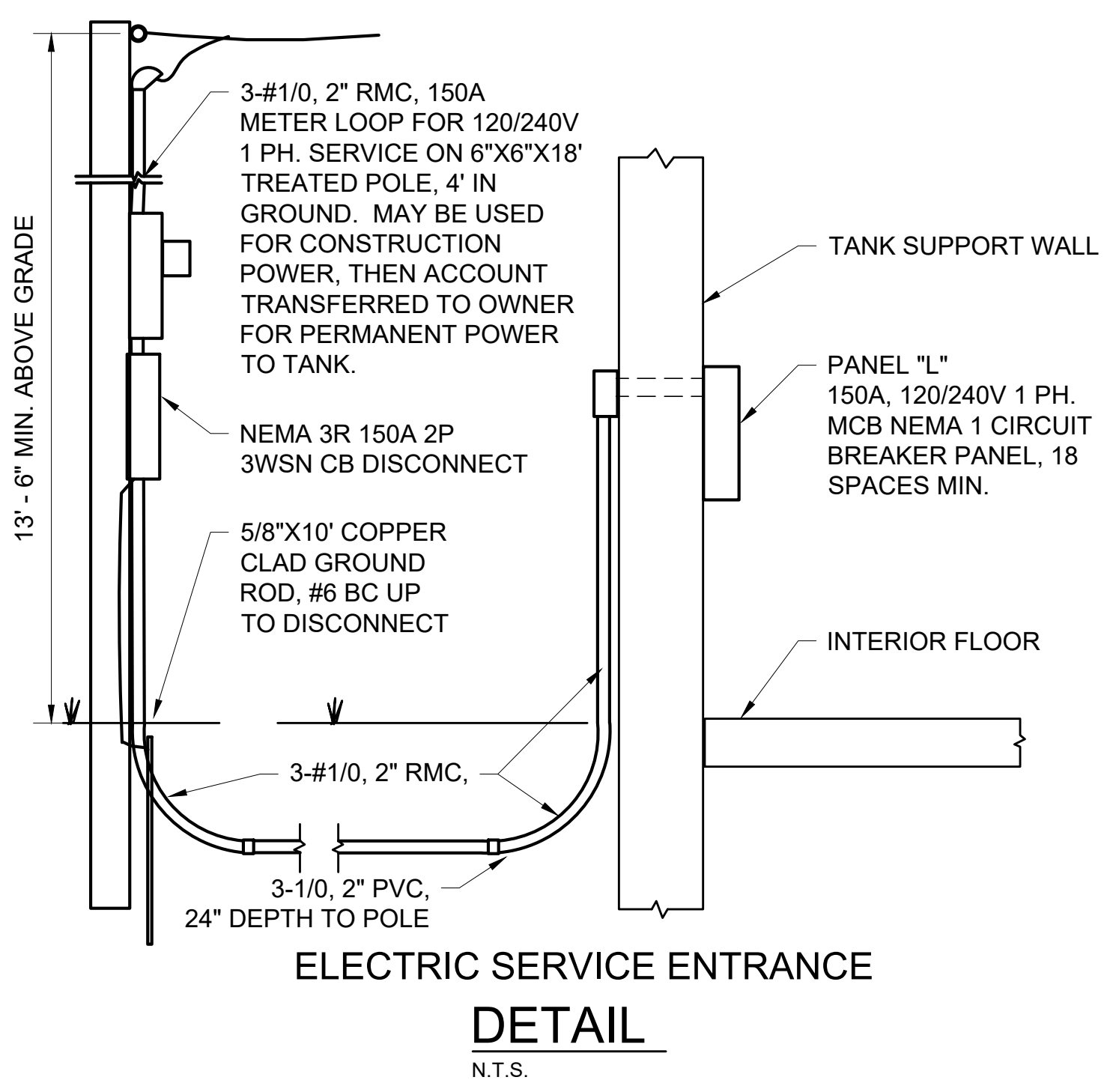


GROUND FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

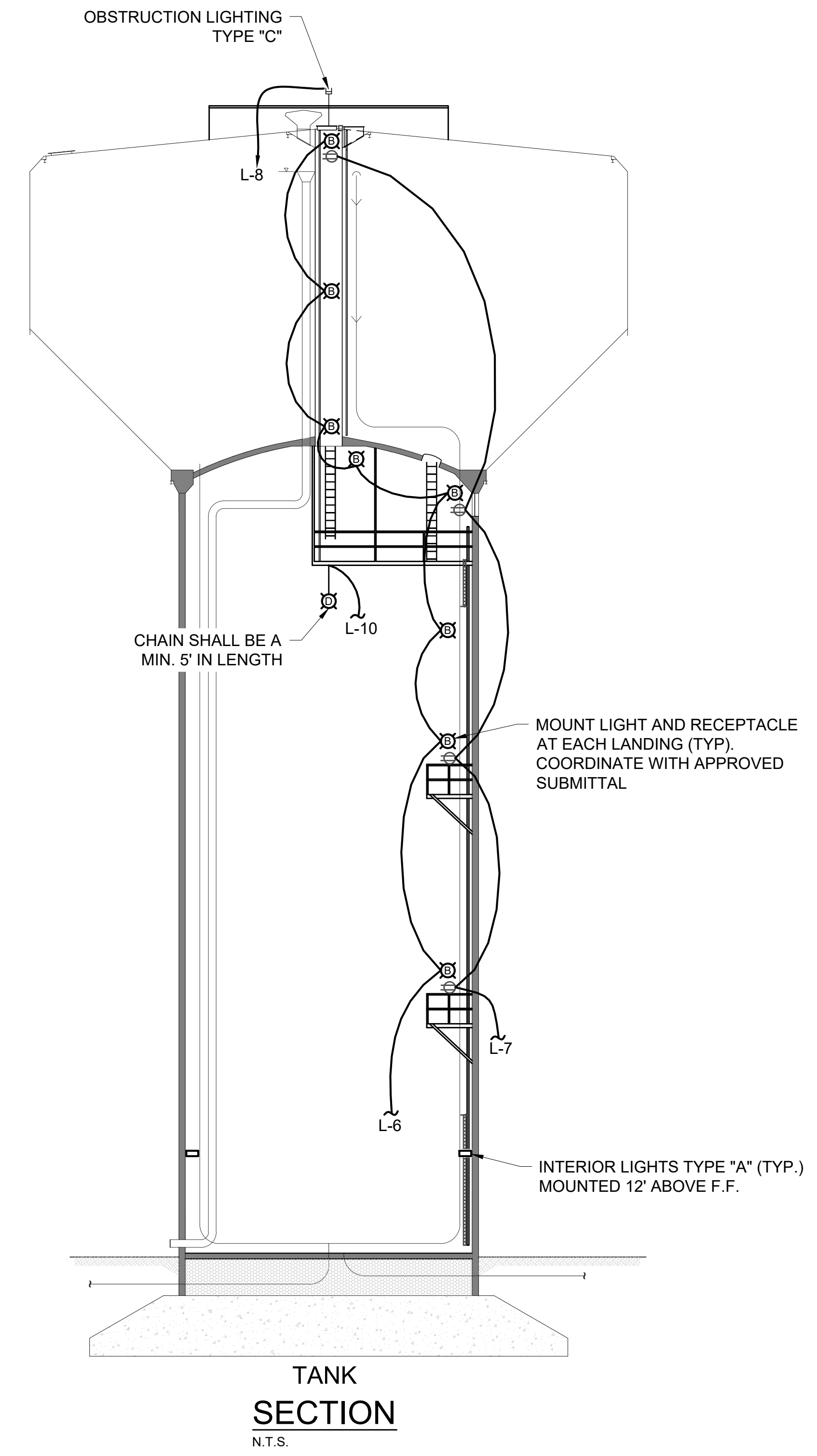
FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER	CATALOG NO.	DESCRIPTION	LAMPS	VOLTAGE	MOUNTING
A	LITHONIA	TWR1 LED P3 40K MVOLT	WALL MOUNT LED	40W LED	120V	WALL MOUNT
B	HUBBELL	VL15G-X	WALL MOUNT LED	20W LED	120V	WALL MOUNT
C	FLIGHT LIGHT	FL-81010RAC1D10BP	L-810 DOUBLE OBSTRUCTION LIGHT W/ GROUND LEVEL LAMP ALARM	(2) 116W LED	120V	1" CONDUIT HUB
D	HUBBELL	UTB-4K-WA16-HO-U-ND-GR-N-CHLP	HOOK MOUNT HIGH BAY LED	255W LED	120V	SUSPENDED



PANEL 'L'

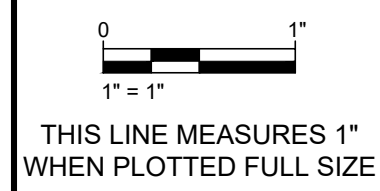
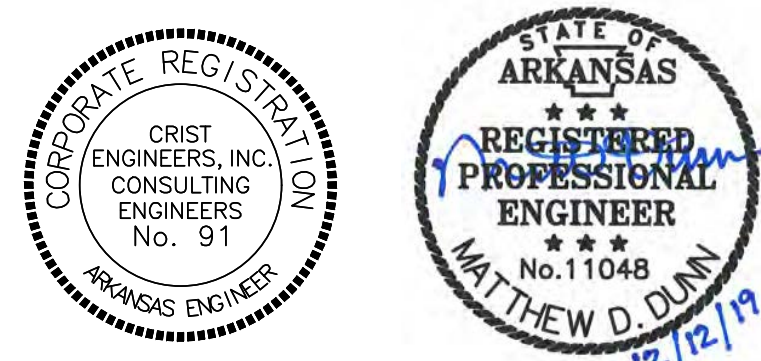


ELECTRIC SERVICE ENTRANCE DETAIL
N.T.S.

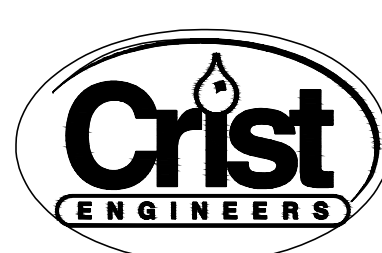


TANK SECTION
N.T.S.

REV. NO.	DATE	DRWN	CHKD	REMARKS



DESIGNED:	MDD
DRAFTED:	KEG
CHECKED:	MDD
DATE:	DEC 2018



CRIST ENGINEERS, INC.
CONSULTING ENGINEERS
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WWW.CRISTENGINEERS.COM

GENTRY, ARKANSAS
SIMMONS FOODS - CITY OF GENTRY, AR
1.5 MG COMPOSITE ELEVATED WATER STORAGE TANK
REGULATORY REVIEW SET
ELECTRICAL PLAN & DETAILS

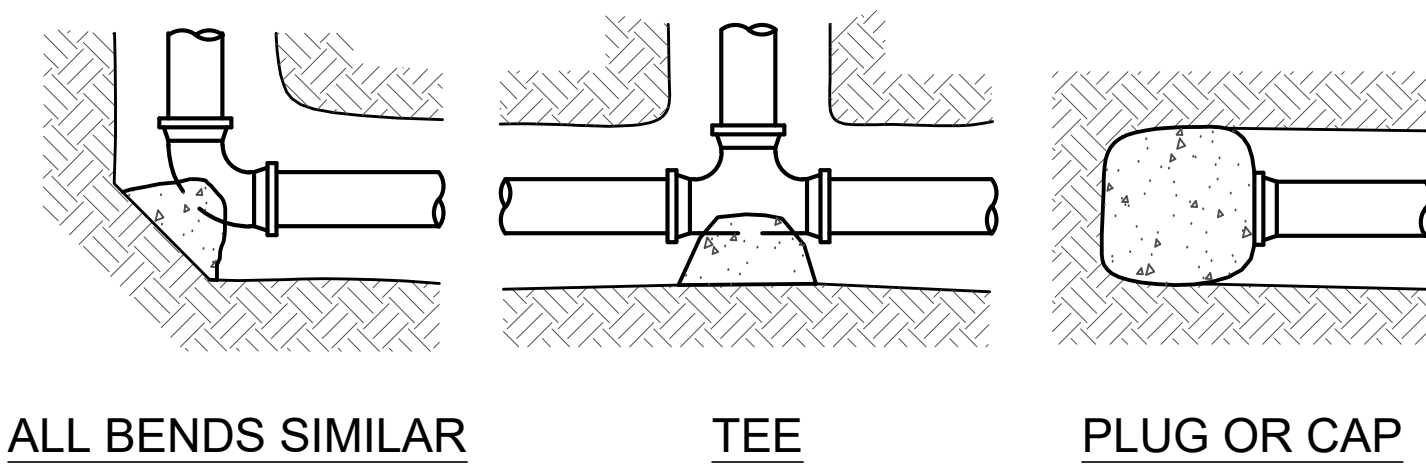
JOB NO.	1942
SHEET NO.	6

LINE SIZE (IN)	FITTING TYPE	THRUST BLOCK SCHEDULE			GRAVITY BLOCK SCHEDULE		
		L (FT)	W (FT)	H (FT)	L (FT)	W (FT)	H (FT)
4 OF LESS	DEAD END, TEES, DEFLECTION COUPLING, INLINE VALVE, REDUCERS	2	1	1	2	4	1
	11.25 BEND	1	1	1	1	2	1
	22.5 BEND	1	1	1	1	3	1
	45 BEND	1	1	1	1	5	1
	90 BEND	2	1	1	2	5	1
6	DEAD END, TEES, DEFLECTION COUPLING, INLINE VALVE, REDUCERS	2	2	2	2	6	2
	11.25 BEND	1	2	2	1	2	2
	22.5 BEND	1	2	2	1	5	2
	45 BEND	2	2	2	2	5	2
	90 BEND	3	2	2	3	6	2
8	DEAD END, TEES, DEFLECTION COUPLING, INLINE VALVE, REDUCERS	3	2	2	3	7	2
	11.25 BEND	1	2	2	1	4	2
	22.5 BEND	2	2	2	2	4	2
	45 BEND	2	2	2	2	8	2
	90 BEND	4	2	2	4	7	2

LINE SIZE (IN)	FITTING TYPE	THRUST BLOCK SCHEDULE			GRAVITY BLOCK SCHEDULE		
		L (FT)	W (FT)	H (FT)	L (FT)	W (FT)	H (FT)
12	DEAD END, TEES, DEFLECTION COUPLING, INLINE VALVE, REDUCERS	5	2	2	5	7	2
	11.25 BEND	1	2	2	1	7	2
	22.5 BEND	2	2	2	2	7	2
	45 BEND	4	2	2	4	7	2
	90 BEND	7	2	2	7	7	2
16	DEAD END, TEES, DEFLECTION COUPLING, INLINE VALVE, REDUCERS	7	3	3	7	8	2.5
	11.25 BEND	2	3	3	2	5	2.5
	22.5 BEND	3	3	3	3	7	2.5
	45 BEND	6	3	3	6	7	2.5
	90 BEND	10	3	3	10	8	2.5
18	DEAD END, TEES, DEFLECTION COUPLING, INLINE VALVE, REDUCERS	8	3	3	8	9	2.5
	11.25 BEND	2	3	3	2	7	2.5
	22.5 BEND	4	3	3	4	7	2.5
	45 BEND	7	3	3	7	8	2.5
	90 BEND	12	3	3	12	8	2.5

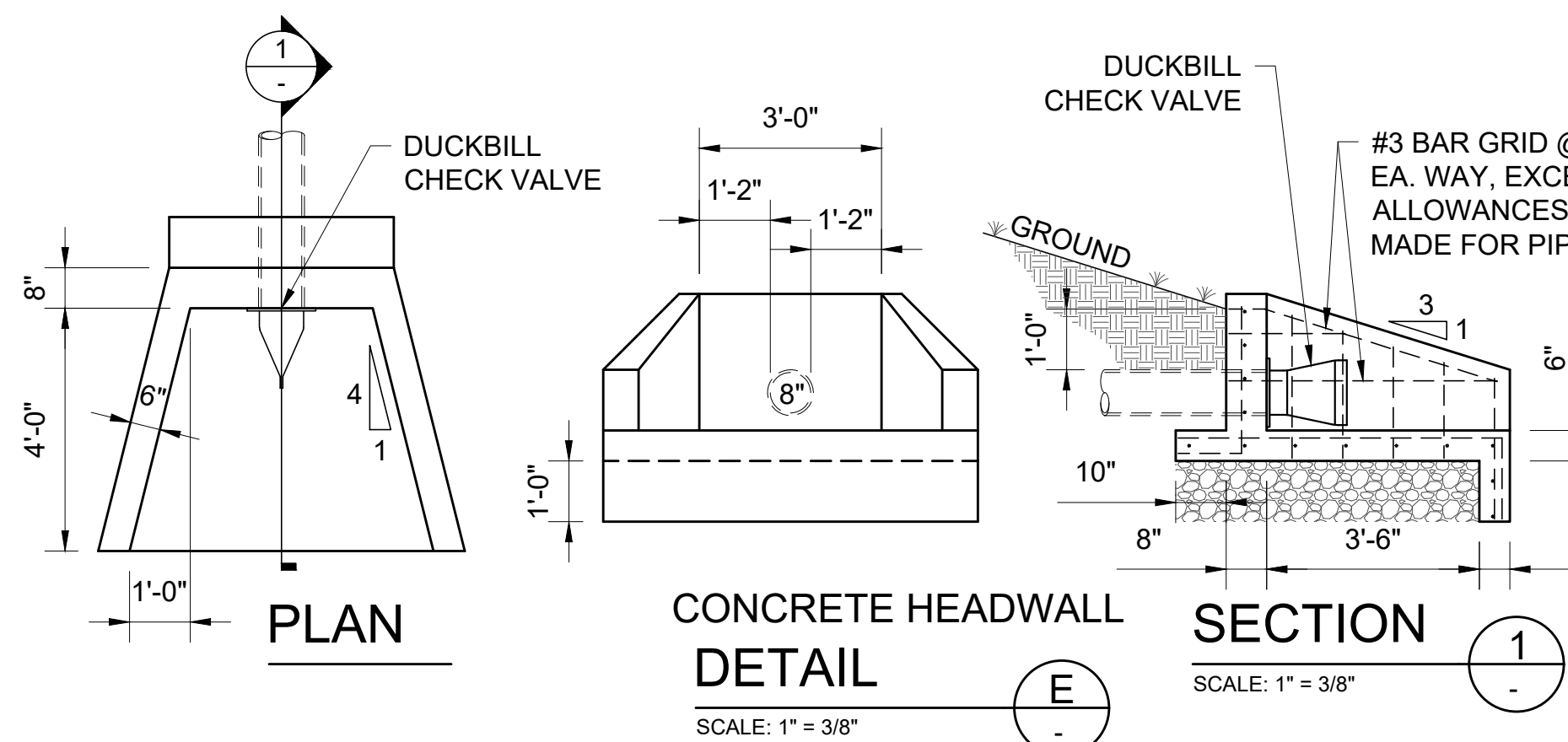
HORIZONTAL THRUST BLOCKING NOTES:

1. CONCRETE FOR THRUST BLOCKS SHALL DEVELOP NOT LESS THAN 3,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND SHALL BE PLACED AGAINST UNDISTURBED SOIL.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE THRUST BLOCKING. THE INFORMATION SHOWN IS FOR CONTRACTORS USE.
3. THRUST BLOCKING SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS OBTAINED INITIAL SET.
4. WRAP ALL BOLTS AND NUTS WITH PLASTIC TO PROTECT FROM CONCRETE.



HORIZONTAL THRUST BLOCKING

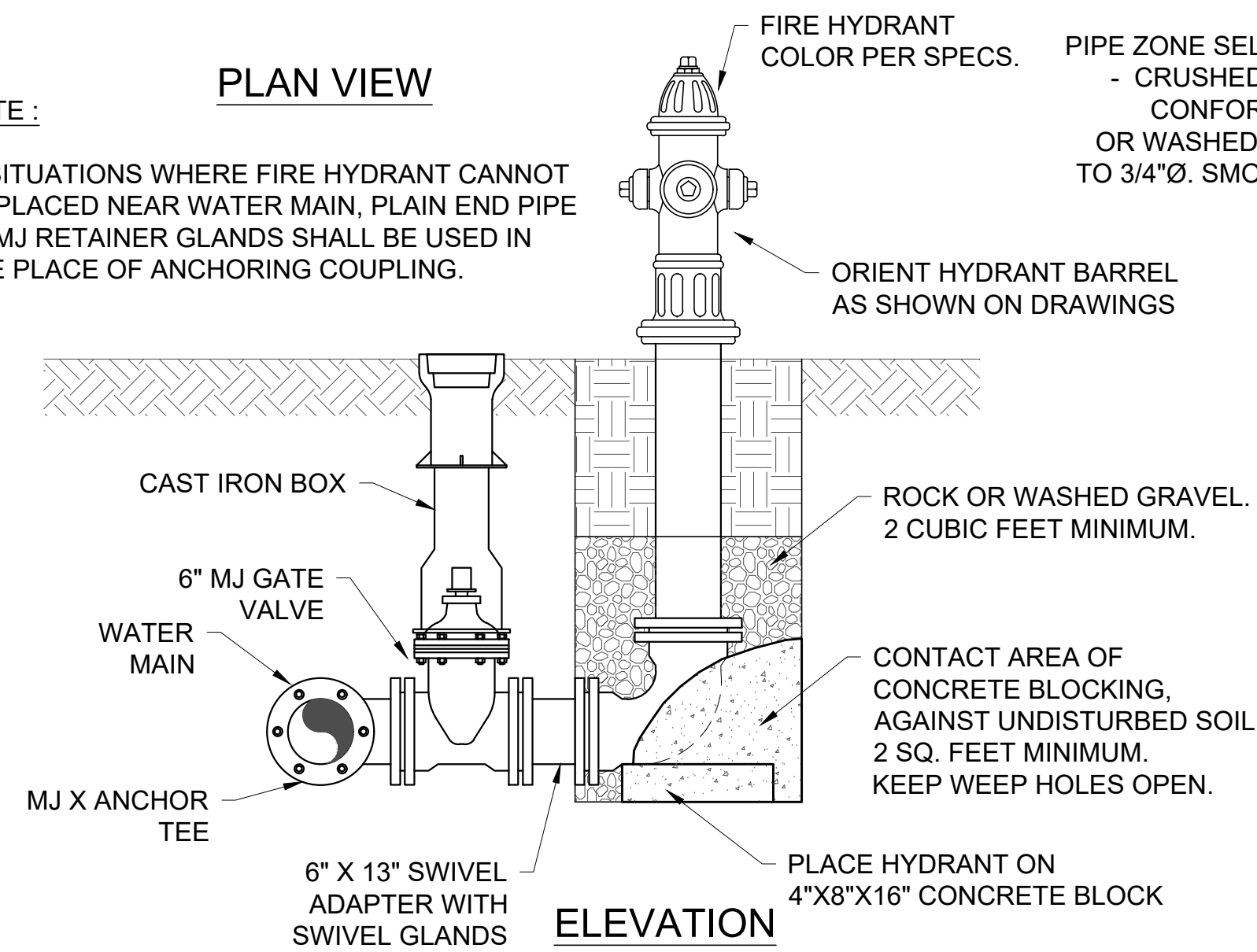
DETAIL A
N.T.S.



CONCRETE HEADWALL
DETAIL E
SCALE: 1" = 3/8"

FIRE HYDRANT ASSEMBLY

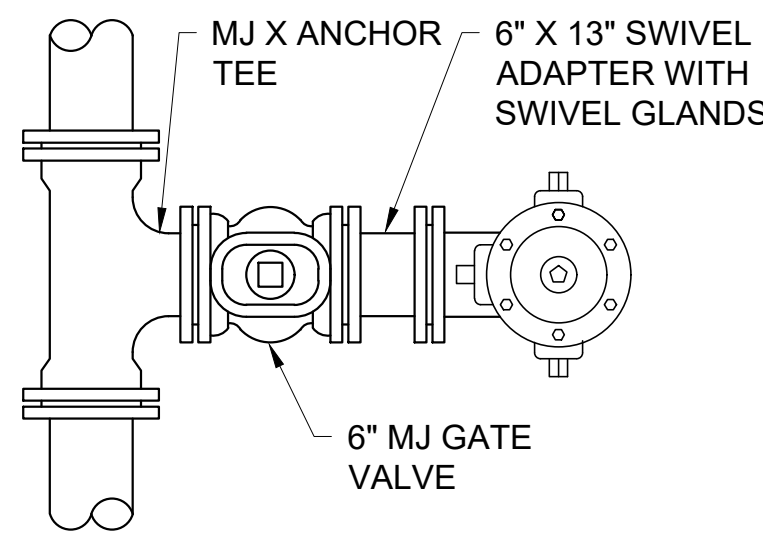
DETAIL B
N.T.S.



NOTE:

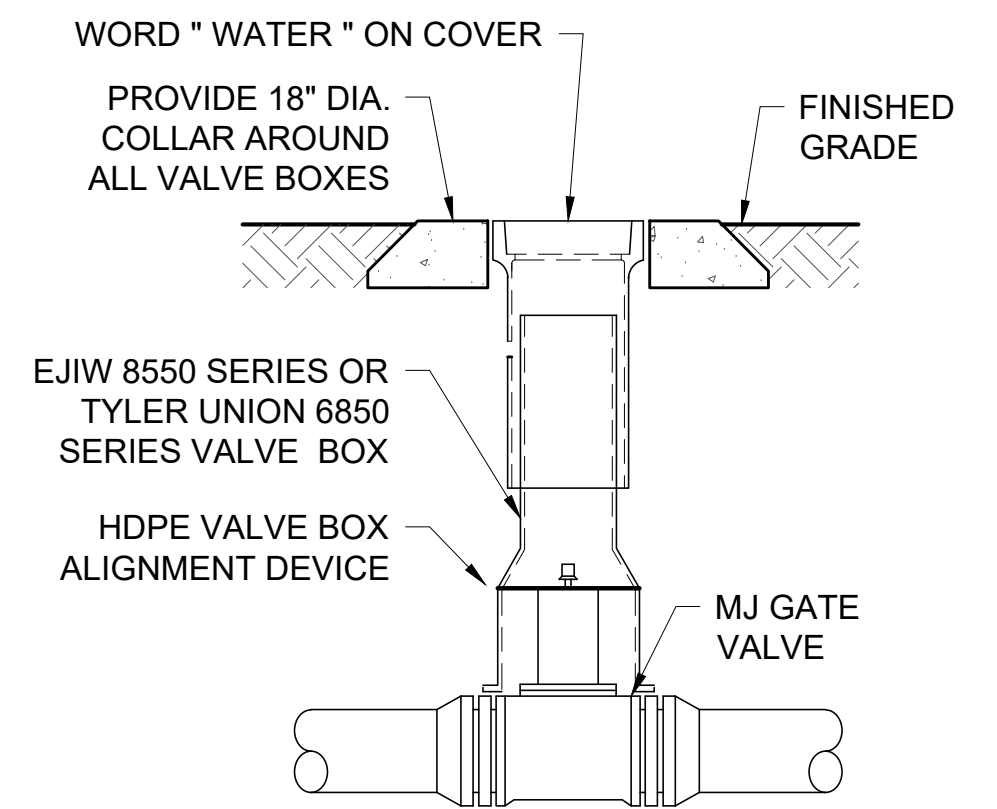
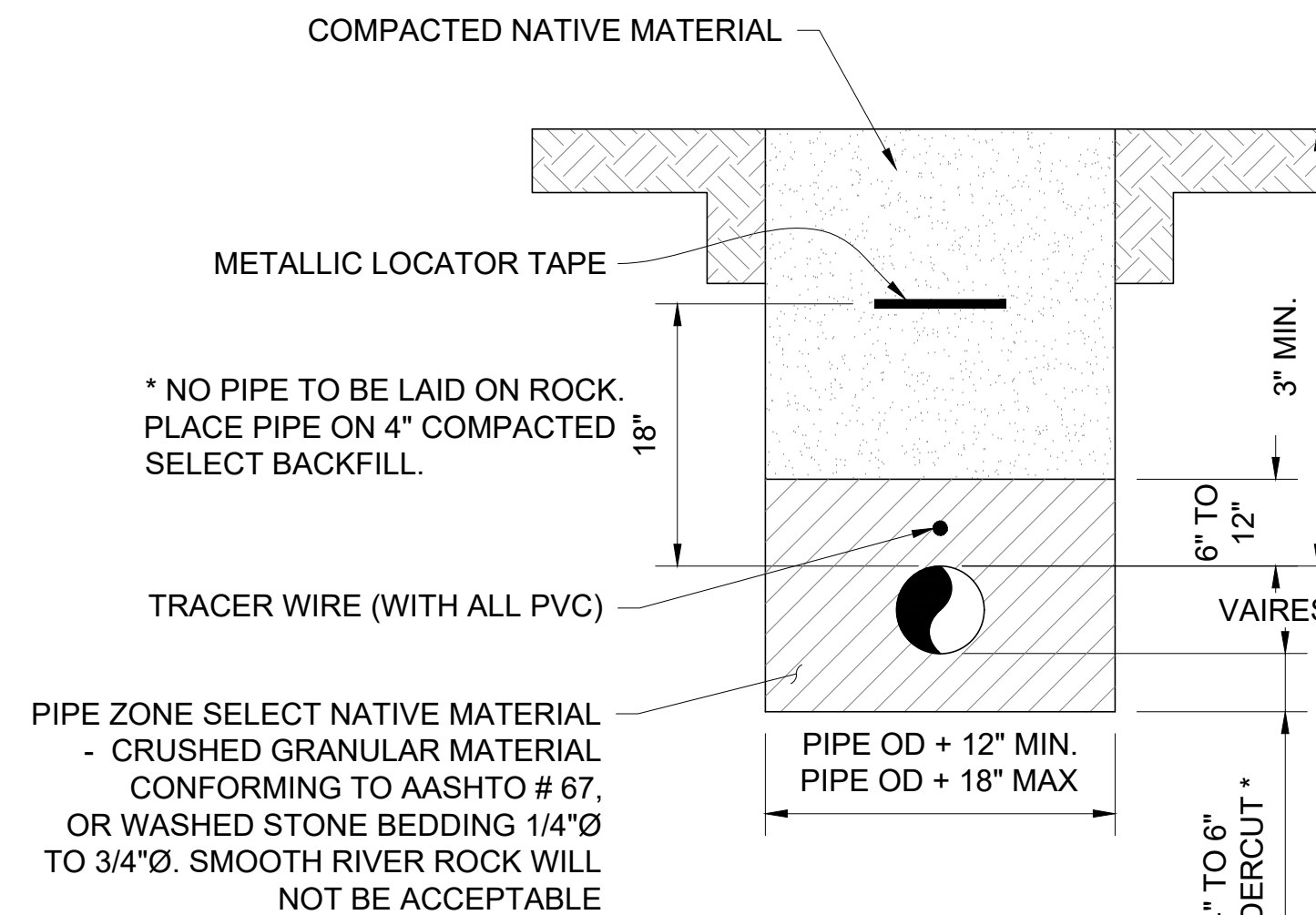
IN SITUATIONS WHERE FIRE HYDRANT CANNOT BE PLACED NEAR WATER MAIN, PLAIN END PIPE W/ MJ RETAINER GLANDS SHALL BE USED IN THE PLACE OF ANCHORING COUPLING.

PLAN VIEW



WATER LINE TRENCHING

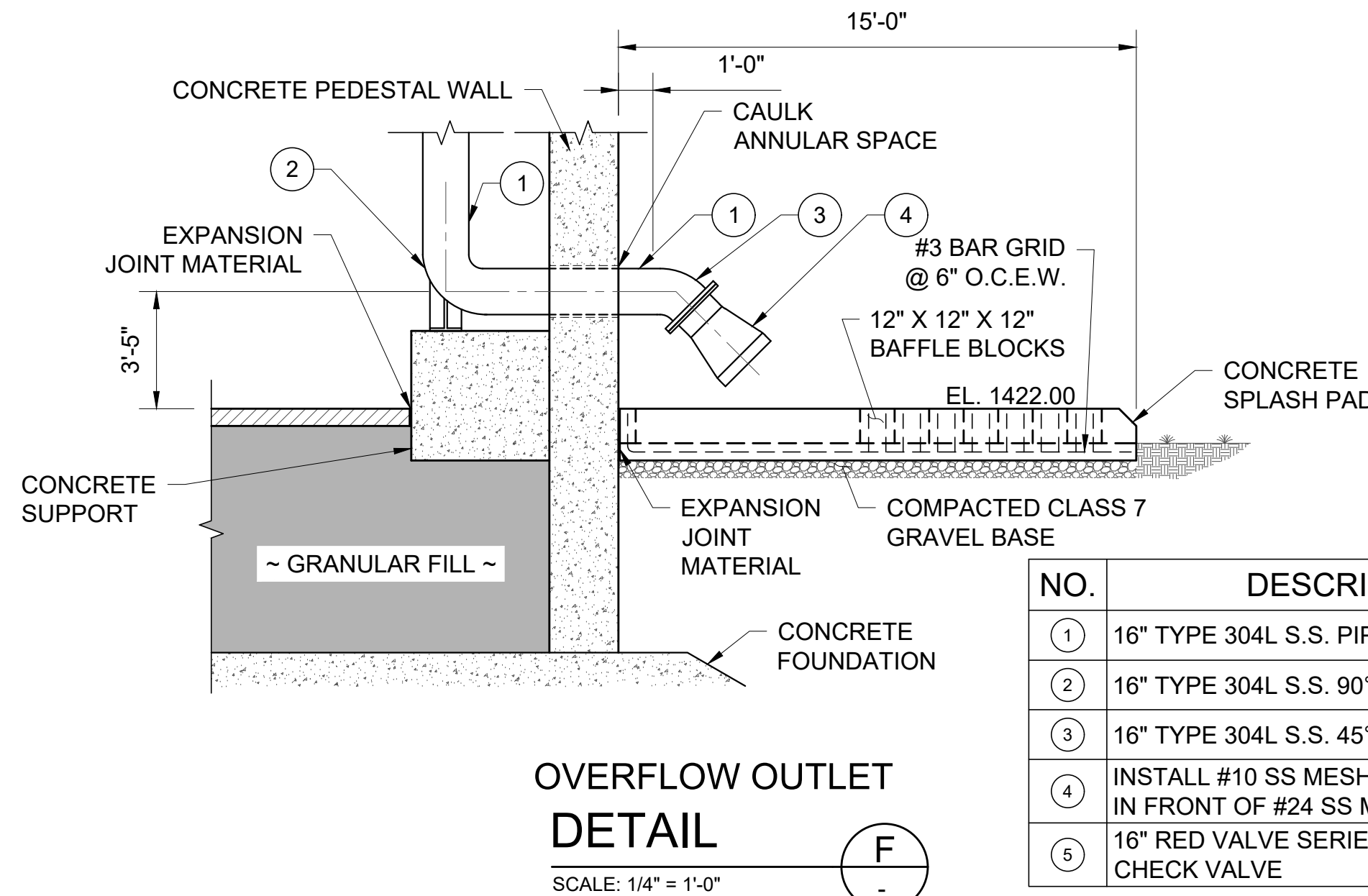
DETAIL C
N.T.S.



VALVE ASSEMBLY NOTES:

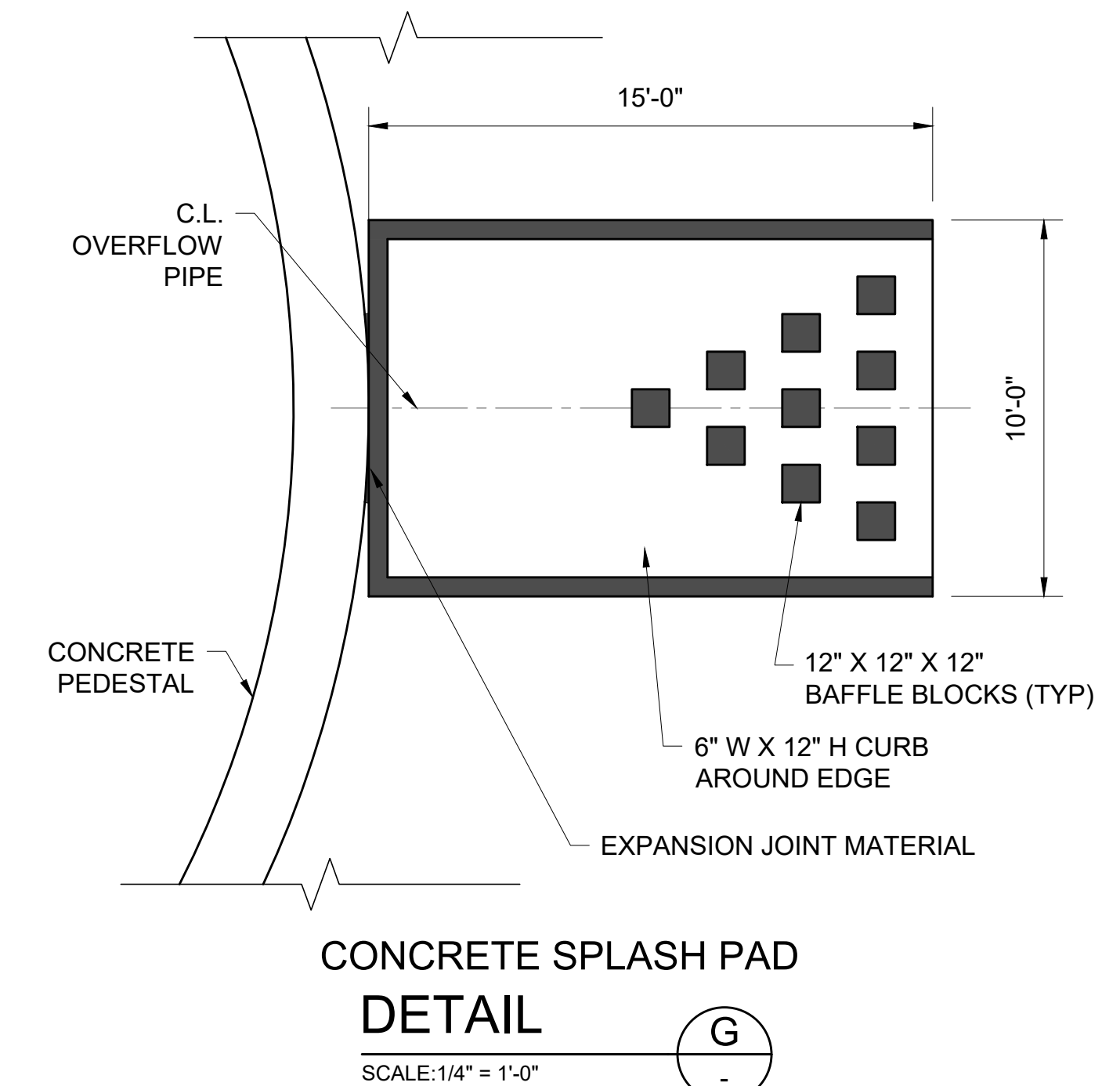
1. FULLY SUPPORT VALVE BOX WITH CONCRETE BLOCKS ON UNDISTURBED EARTH.

VALVE ASSEMBLY
DETAIL D
N.T.S.



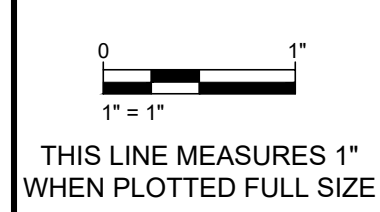
OVERFLOW OUTLET
DETAIL F
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION
1	16" TYPE 304L S.S. PIPE
2	16" TYPE 304L S.S. 90° BASE BEND
3	16" TYPE 304L S.S. 45° BEND
4	INSTALL #10 SS MESH BACK-UP SCREEN IN FRONT OF #24 SS MESH SCREEN
5	16" RED VALVE SERIES 35 DUCKBILL CHECK VALVE



CONCRETE SPLASH PAD
DETAIL G
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	DRWN	CHKD	REMARKS



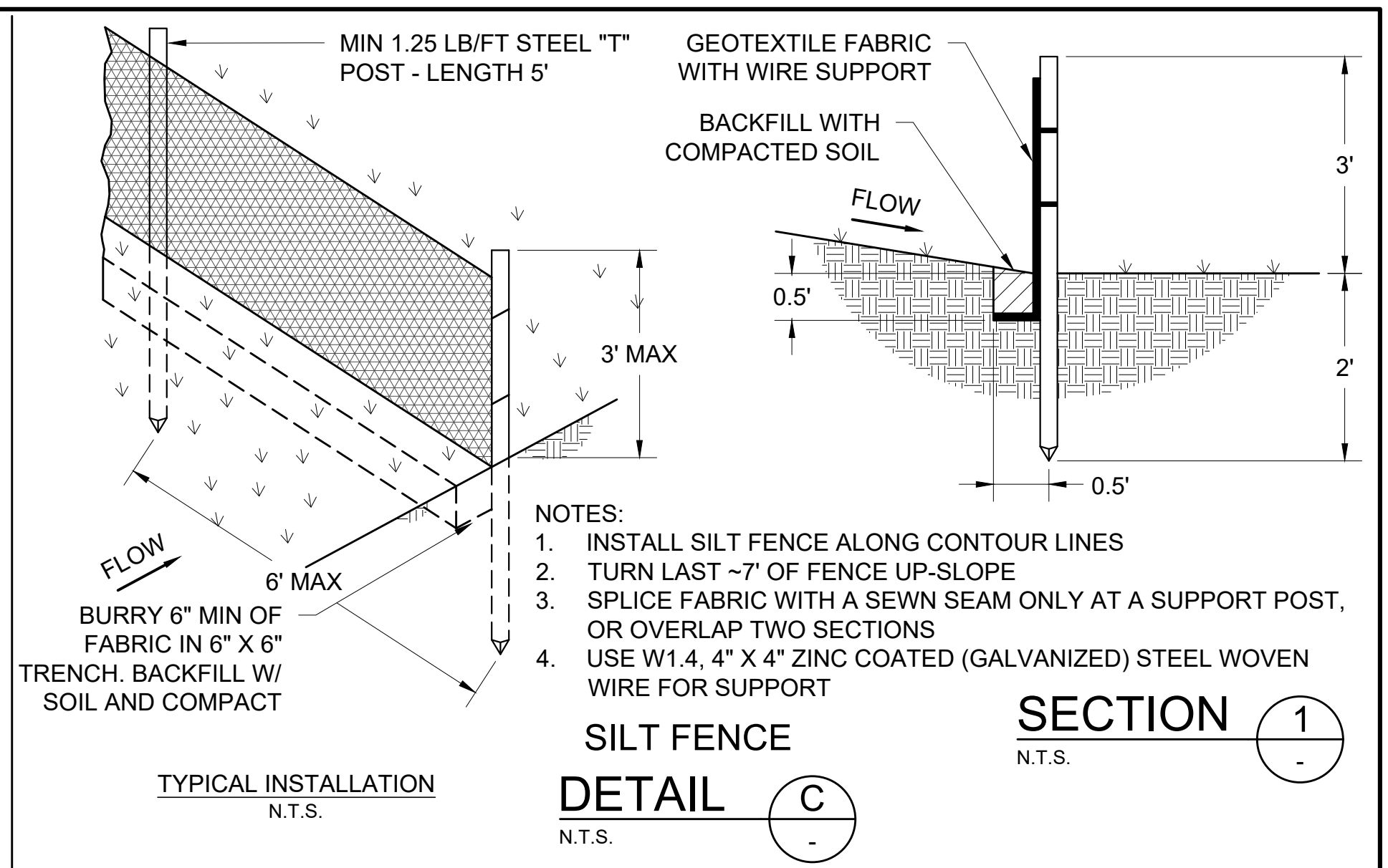
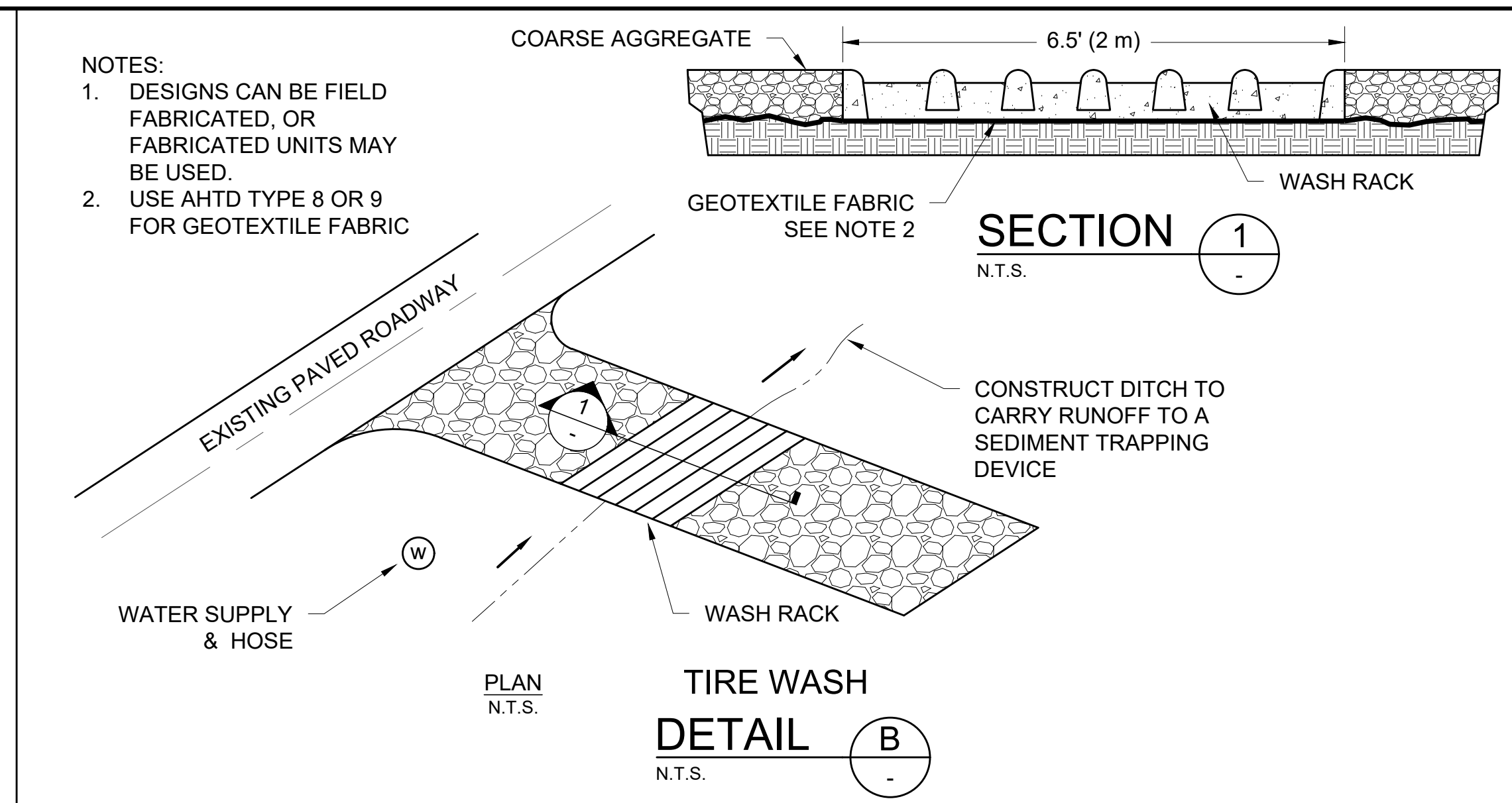
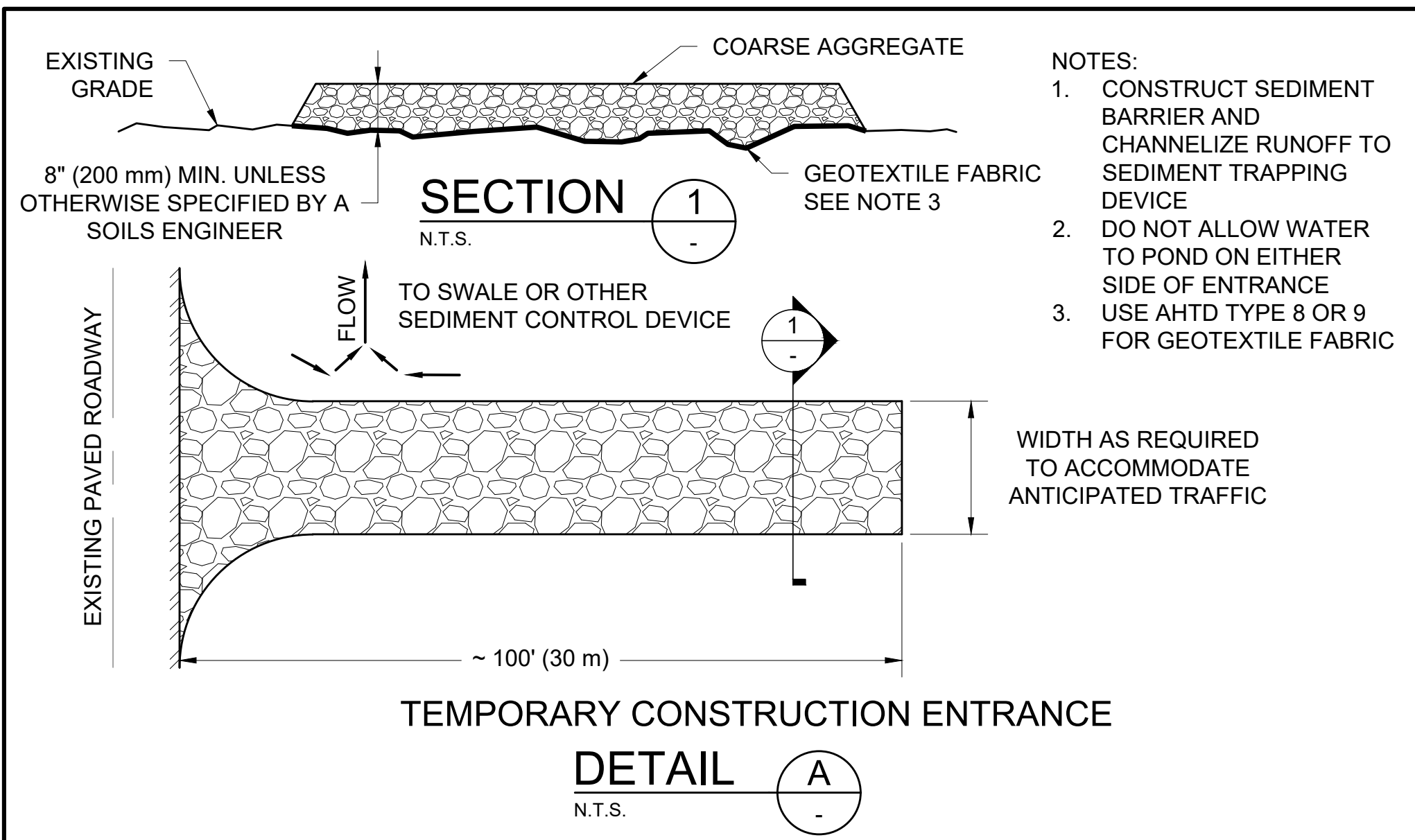
DESIGNED: MDD
DRAFTED: KEG
CHECKED: MDD
DATE: DEC 2018



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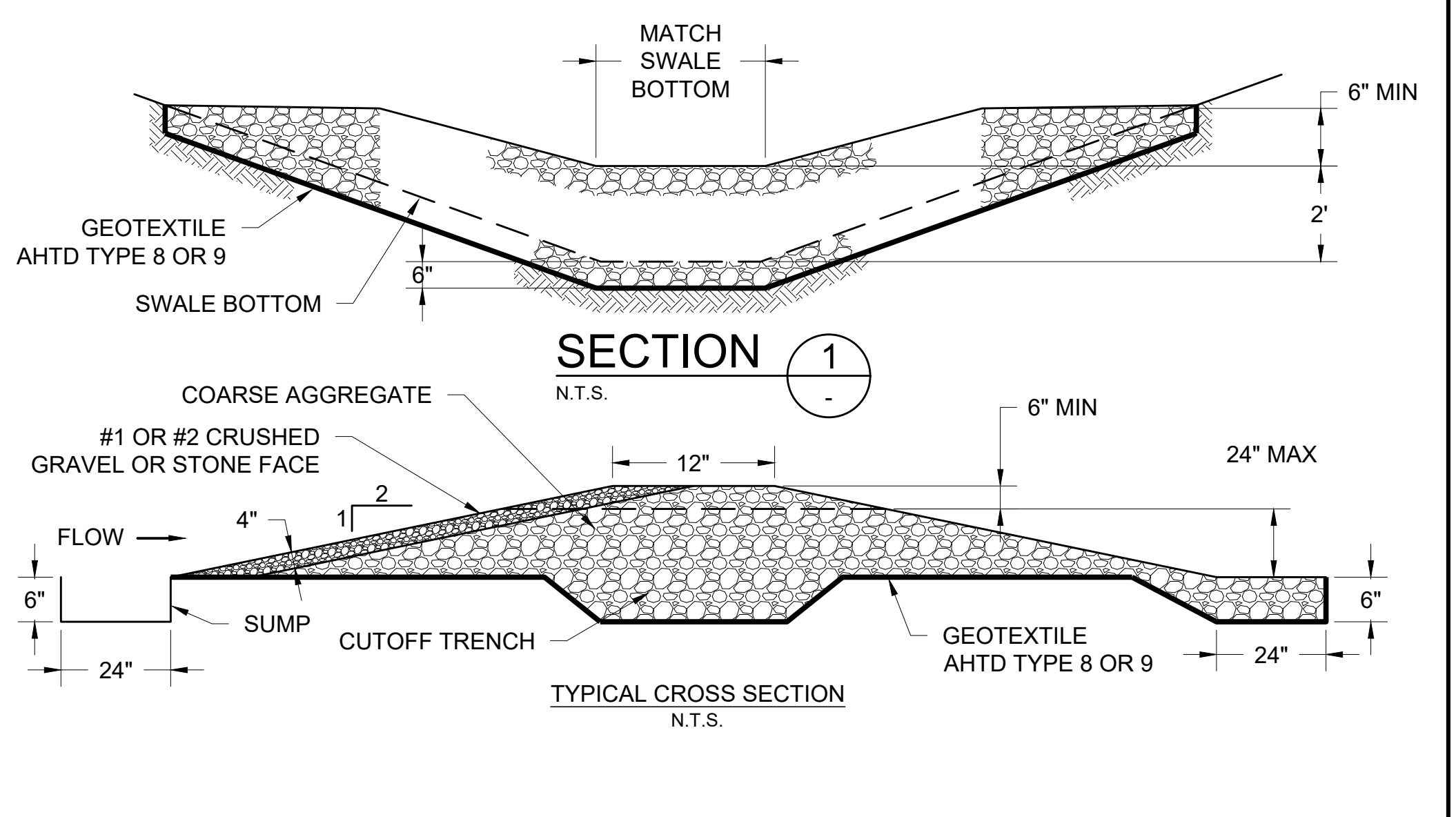
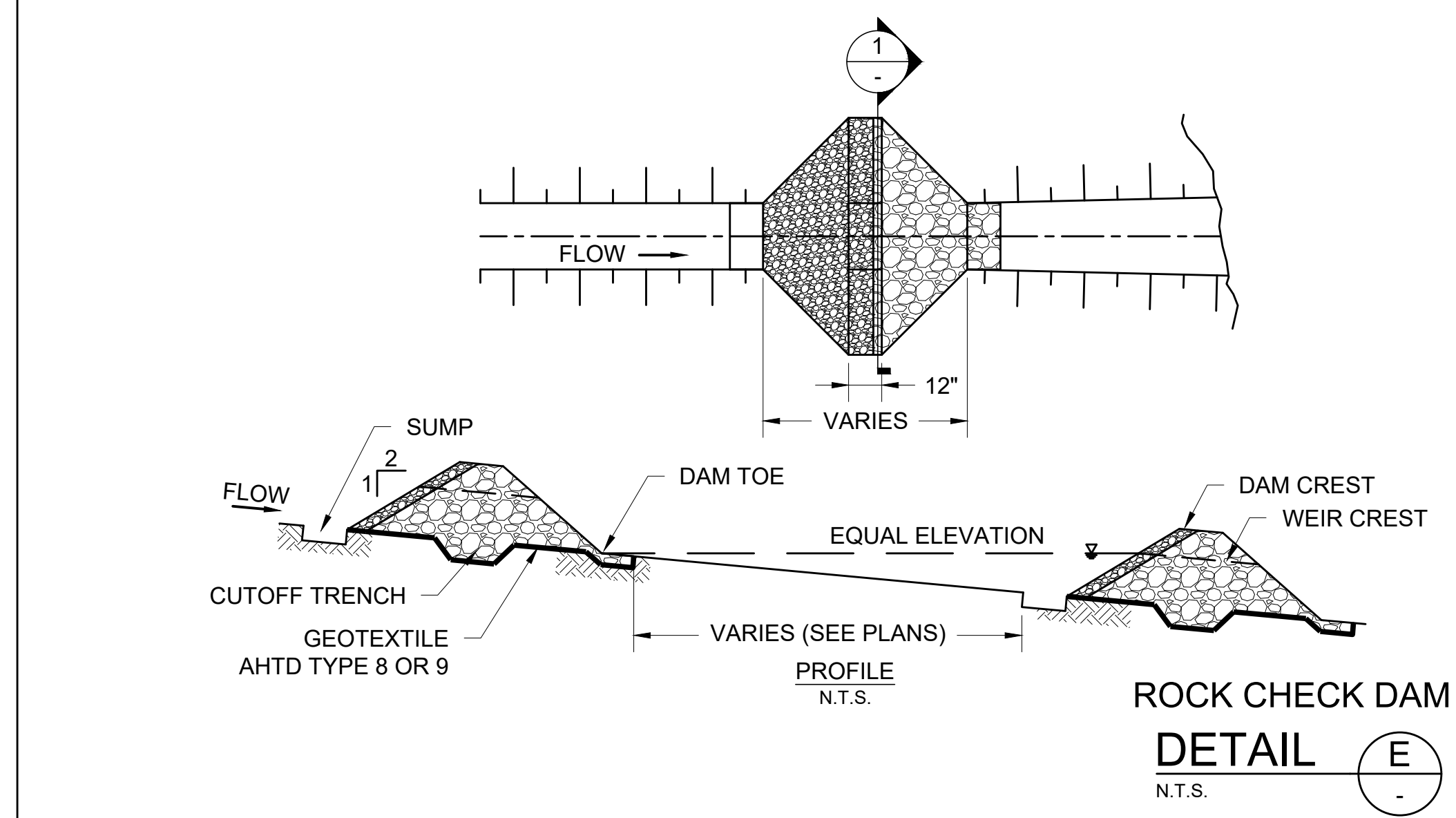
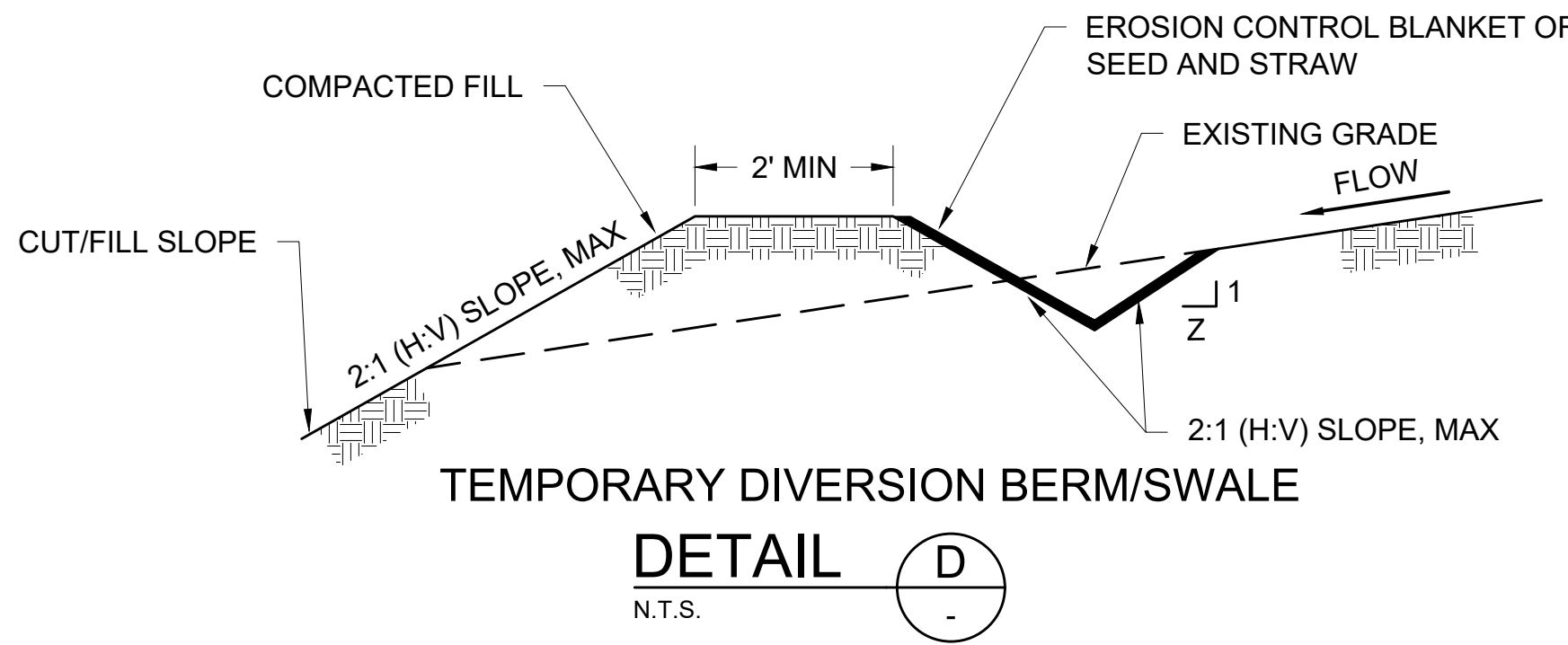
GENTRY, ARKANSAS
SIMMONS FOODS - CITY OF GENTRY, AR
1.5 MG COMPOSITE ELEVATED WATER STORAGE TANK
REGULATORY REVIEW SET
CIVIL SITE DETAILS

JOB NO. 1942
SHEET NO. 7



SWALE DATA

SWALE	Z:1 (FT/FT)	DEPTH (FT)	SLOPE (%)	VELOCITY (FPS)	Q (CFS)

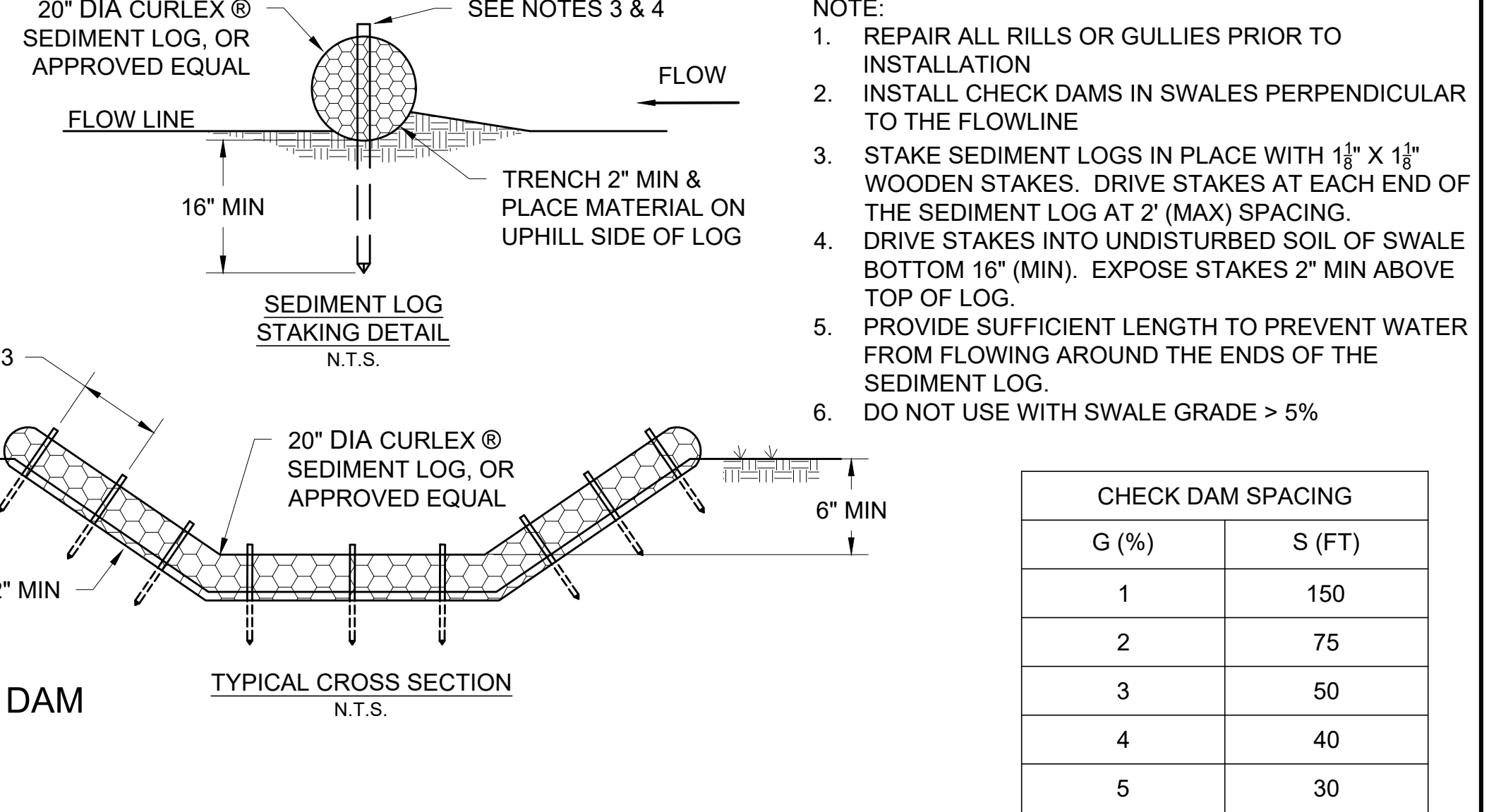
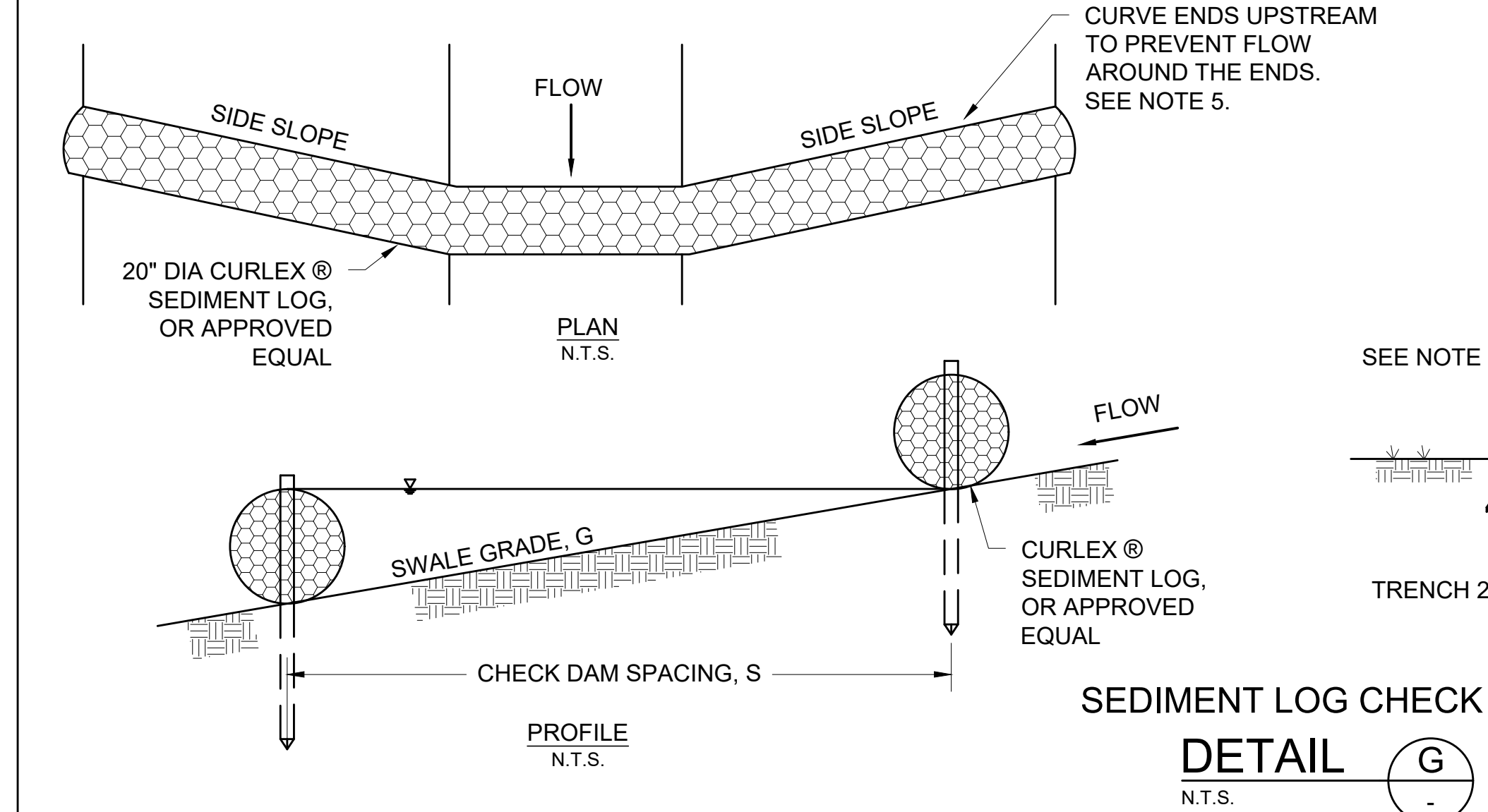


SPECIES	SEEDING RATE (LB/1,000 FT ²)	PLANTING TIME
RYE OR CEREAL GRASSES	2.3	AUG 15-JAN 20
BROWN TOP MILLET	1.25	JAN 21-AUG 14

- NOTES:
1. THE AREA DESIGNATED OR DIRECTED TO BE TEMPORARILY SEEDED DOES NOT HAVE TO BE BROUGHT TO GARDEN-LINE CONDITION, BUT SHALL BE LIGHTLY TILLED.
2. FERTILIZER SHALL BE APPLIED AT THE RATE OF 11.5 LB/1,000 FT² OF 10-20-10 OR THE EQUIVALENT AMOUNT OF PLANT FOOD.
3. MULCH COVER SHALL CONSIST OF STRAW FROM THRESHED RICE, OATS, WHEAT, BARLEY, OR RYE; OF WOOD EXCELSIOR, OR OF HAY OBTAINED FROM VARIOUS LEGUMES OR GRASSES SUCH AS LESPEDEZA, CLOVER, VETCH, SOYBEANS, BERMUDA, CARPET SEDGE, BAHIA, FESCUE, OR OTHER LEGUMES OR GRASSES; OR A COMBINATION THEREOF. MULCH SHALL BE DRY AND REASONABLY FREE FROM NOXIOUS WEEDS. MULCH COVER SHALL BE APPLIED AT THE RATE OF 92 LB/1,000 FT² IMMEDIATELY AFTER SEEDING AND SHALL BE SPREAD UNIFORMLY OVER THE ENTIRE AREA.
4. FROM APRIL 1 TO DECEMBER 31, EITHER THE DAY BEFORE THE TEMPORARY SEEDING IS PLACED OR ON THE DAY OF THE TEMPORARY SEEDING OPERATION (EITHER BEFORE THE SEED IS PLACED OR AFTER THE APPLICATION OF THE MULCH COVER), A MINIMUM OF 0.5 M GAL/1,000 FT² OF WATER WILL BE APPLIED.

TEMPORARY SEEDING

DETAIL F
N.T.S.



CHECK DAM SPACING

G (%)	S (FT)
1	150
2	75
3	50
4	40
5	30

REV. NO.	DATE	DRWN	CHKD	REMARKS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 11048 MATTHEW D. DUNN 12/12/19

CRIST ENGINEERS, INC. CONSULTING ENGINEERS No. 91

DESIGNED: MDD
DRAFTED: KEG
CHECKED: MDD
DATE: DEC 2019

1" = 1'

THIS LINE MEASURES 1" WHEN PLOTTED FULL SIZE

CRIST ENGINEERS, INC.
CONSULTING ENGINEERS

205 EXECUTIVE COURT
LITTLE ROCK, ARKANSAS 72205
TELEPHONE: (501) 664-1552
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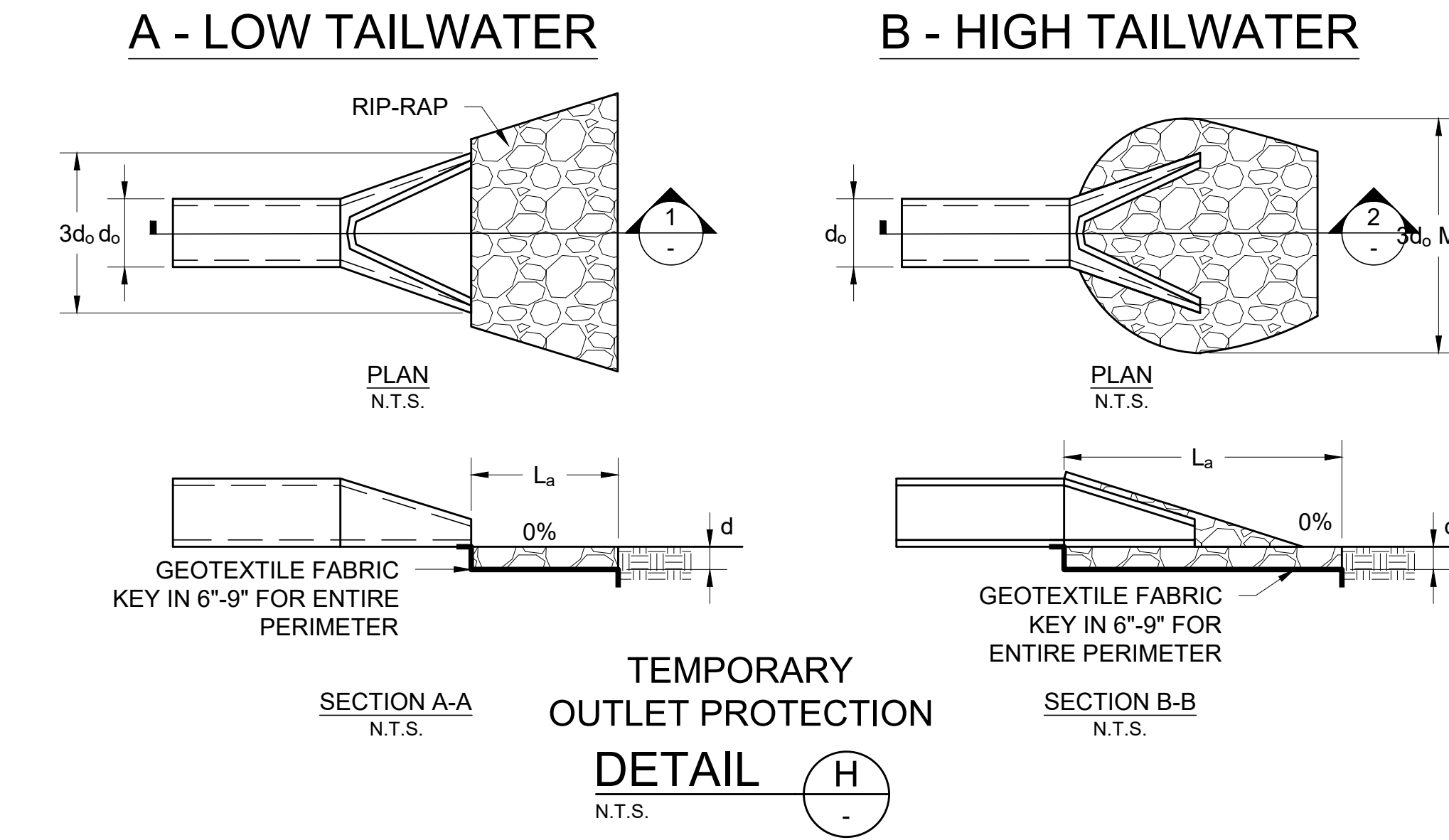
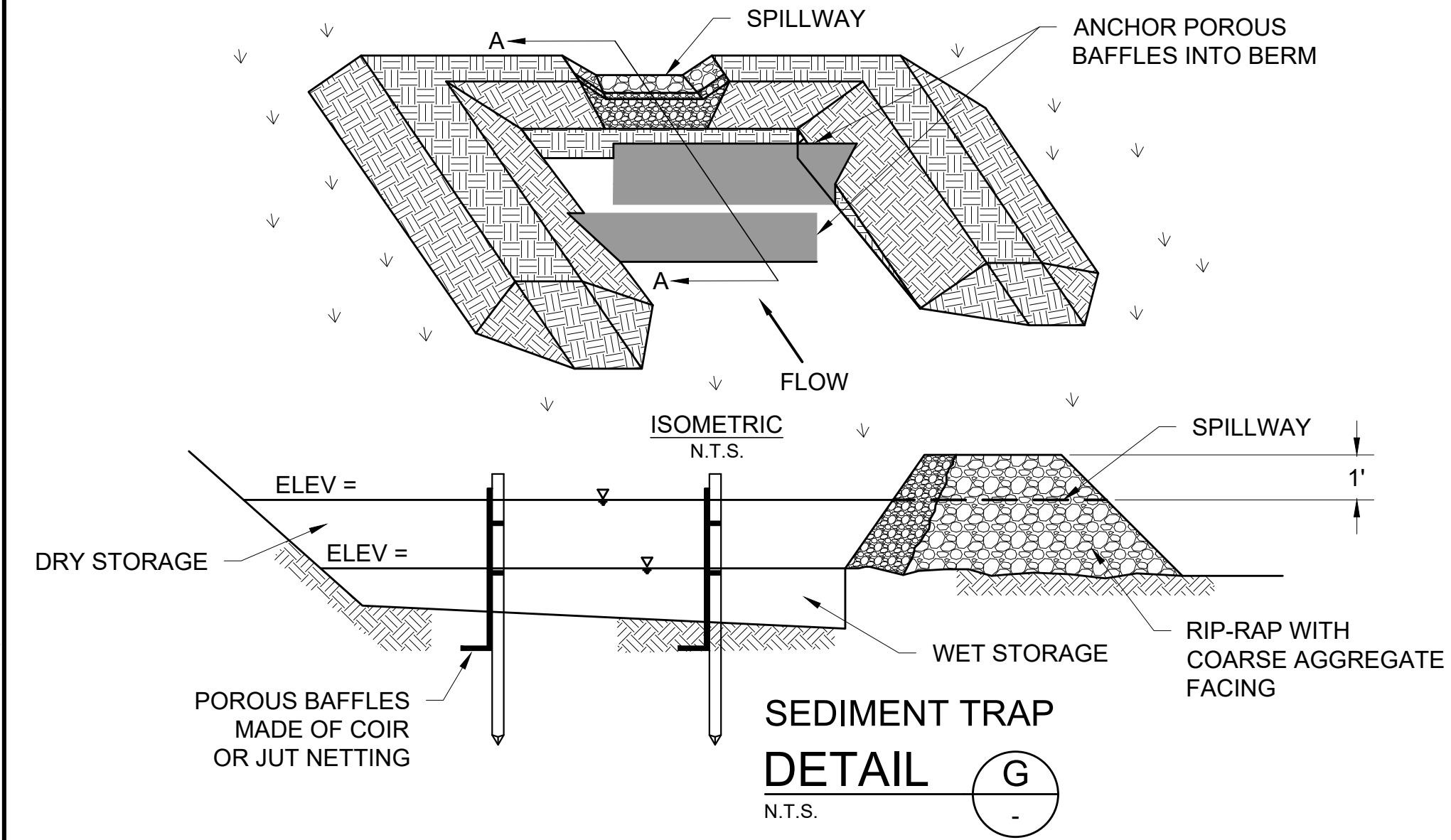
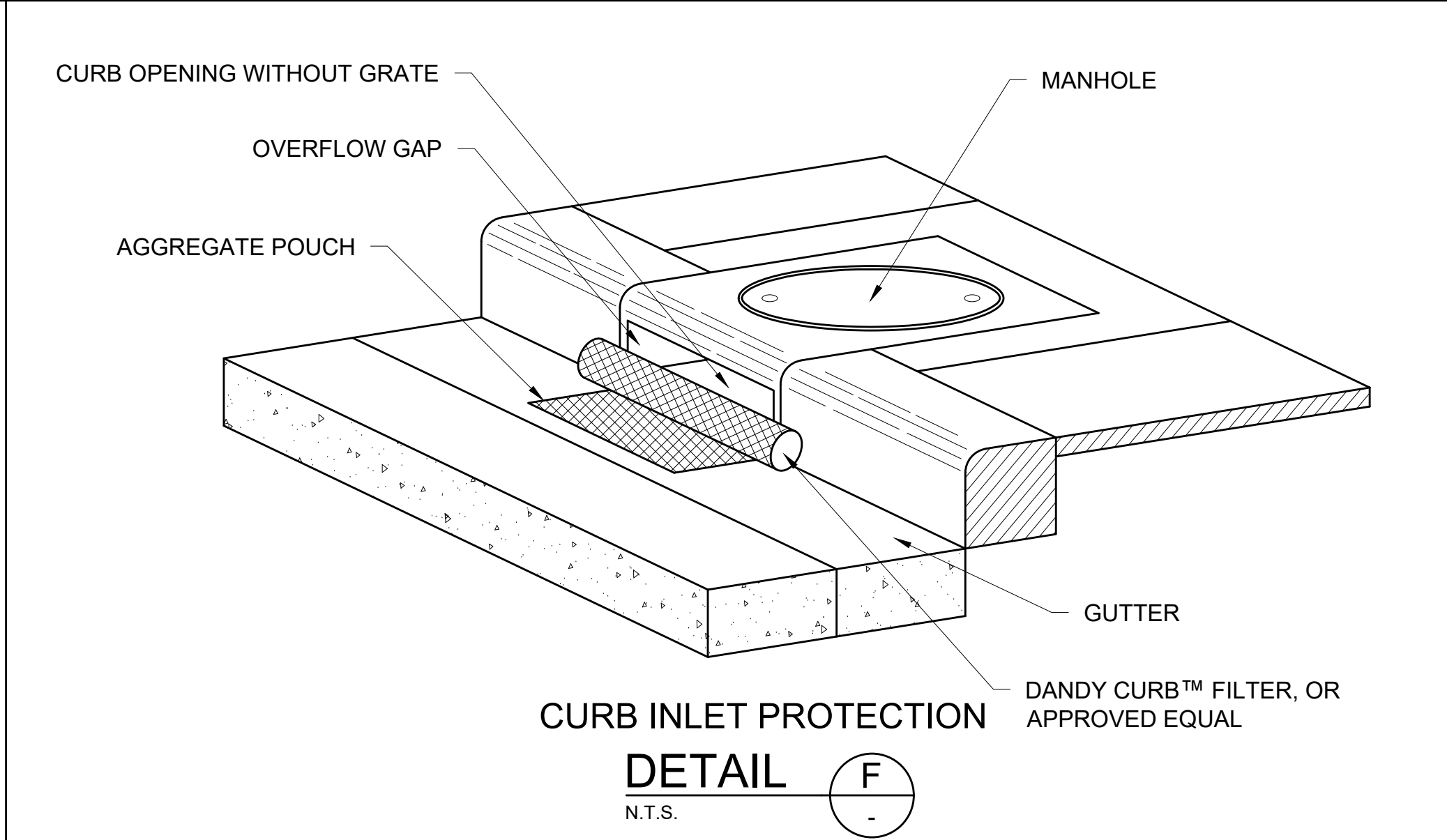
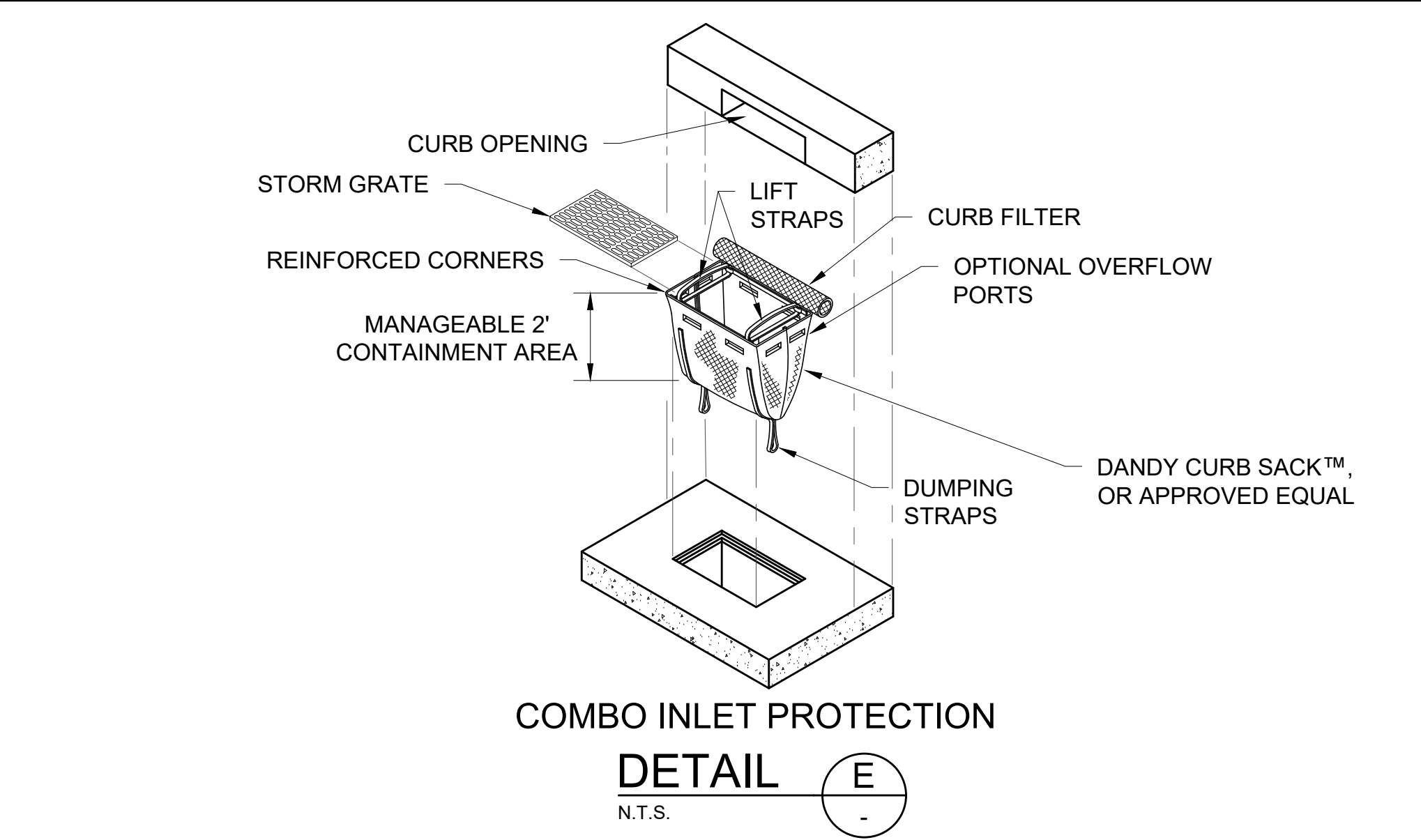
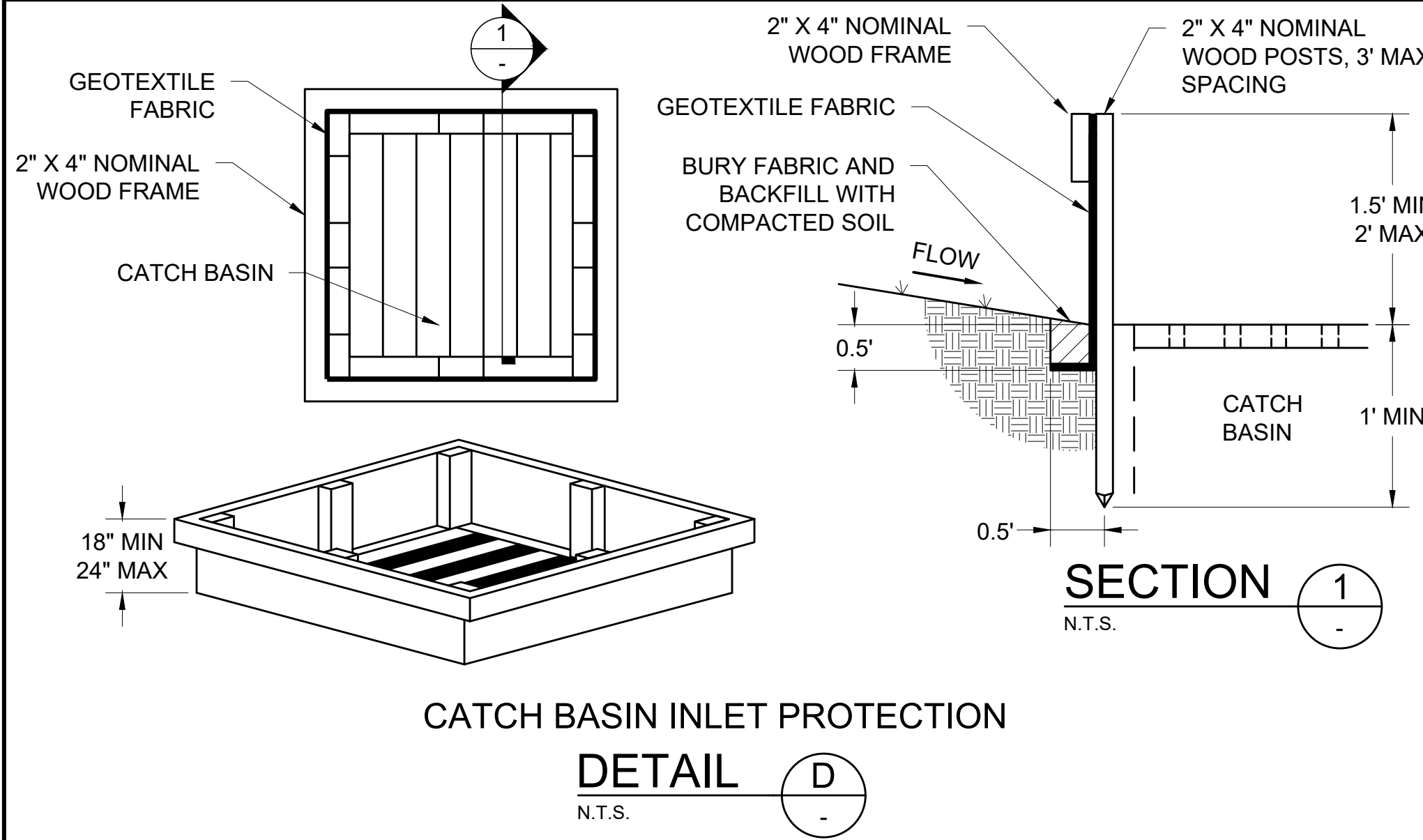
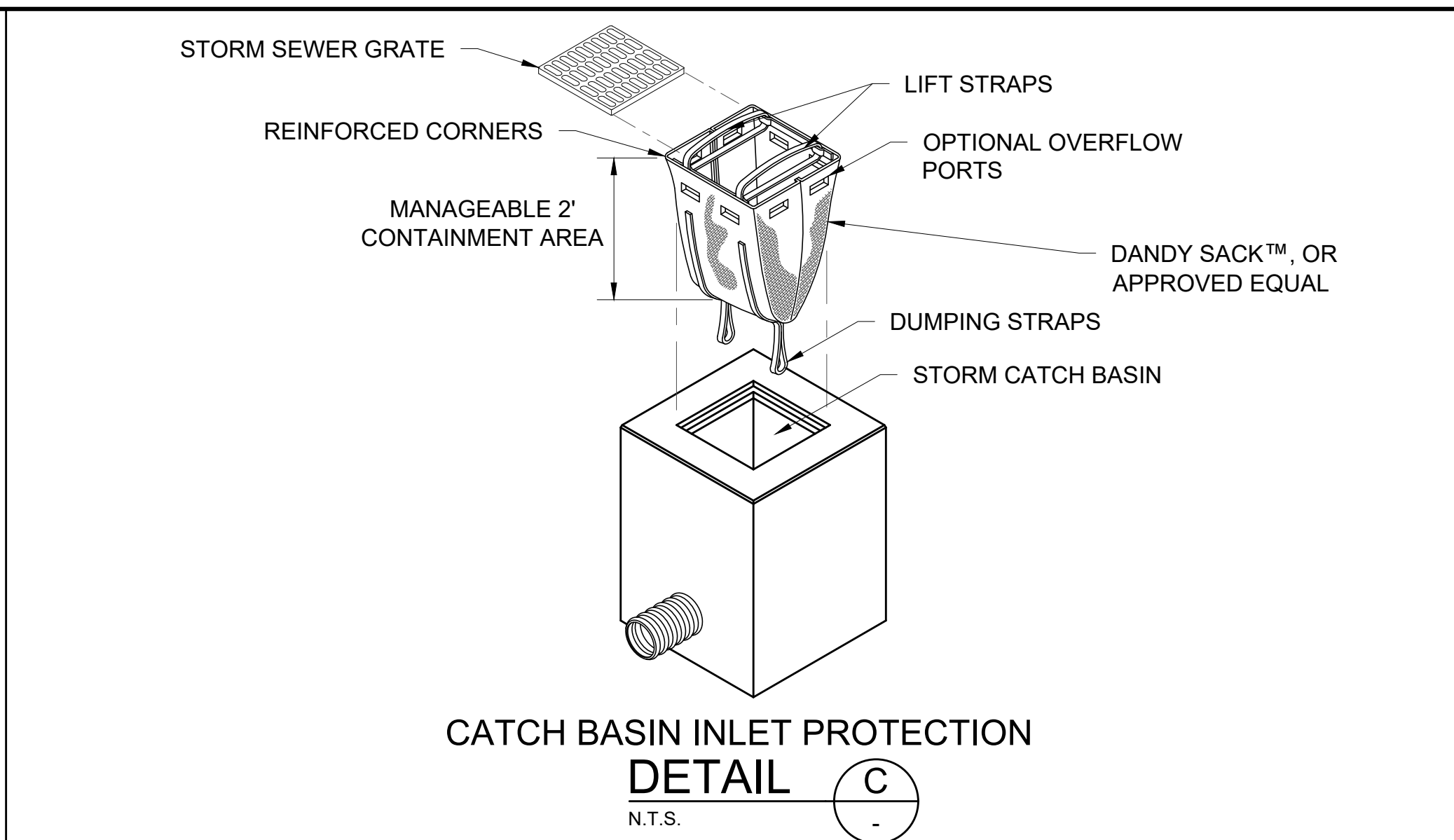
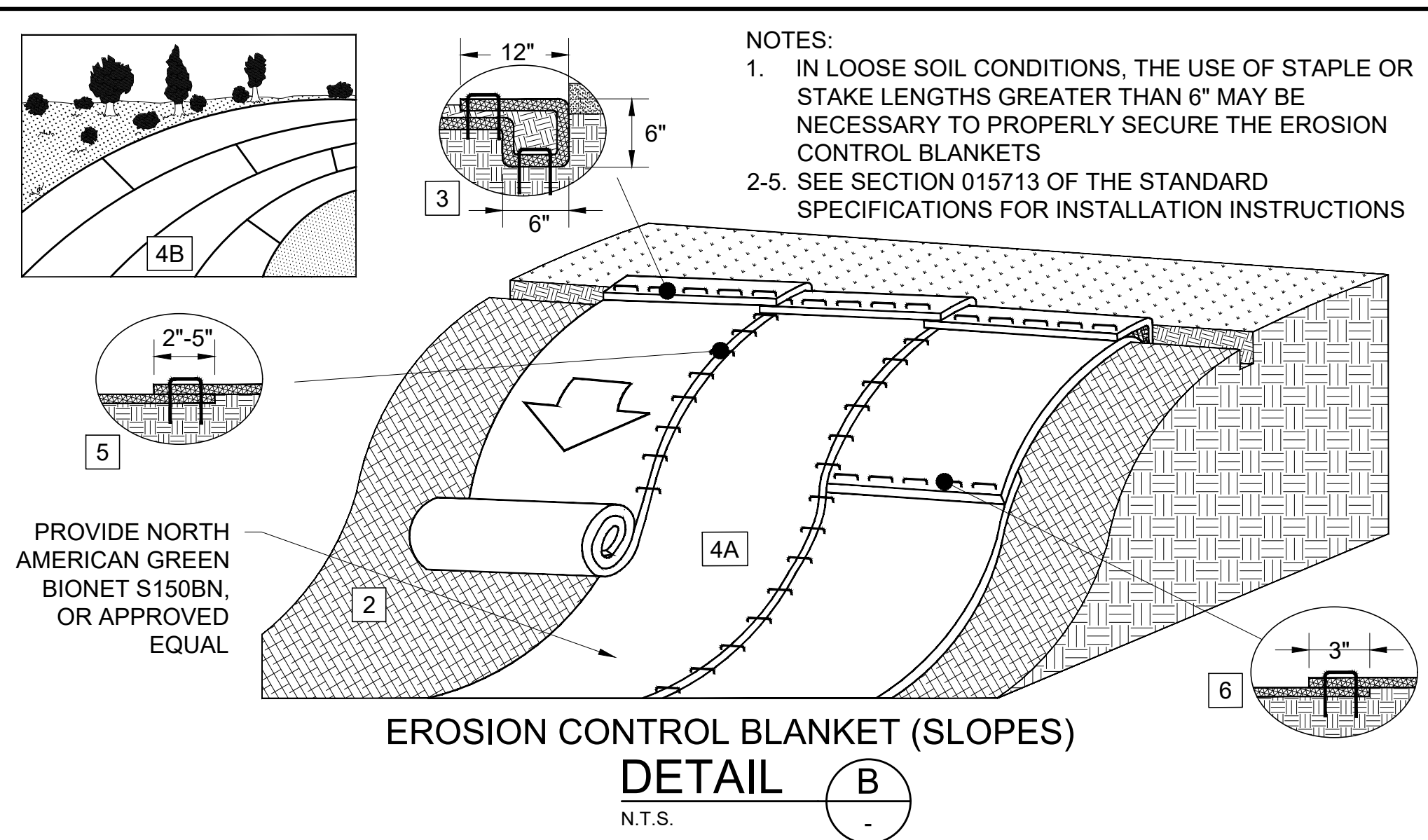
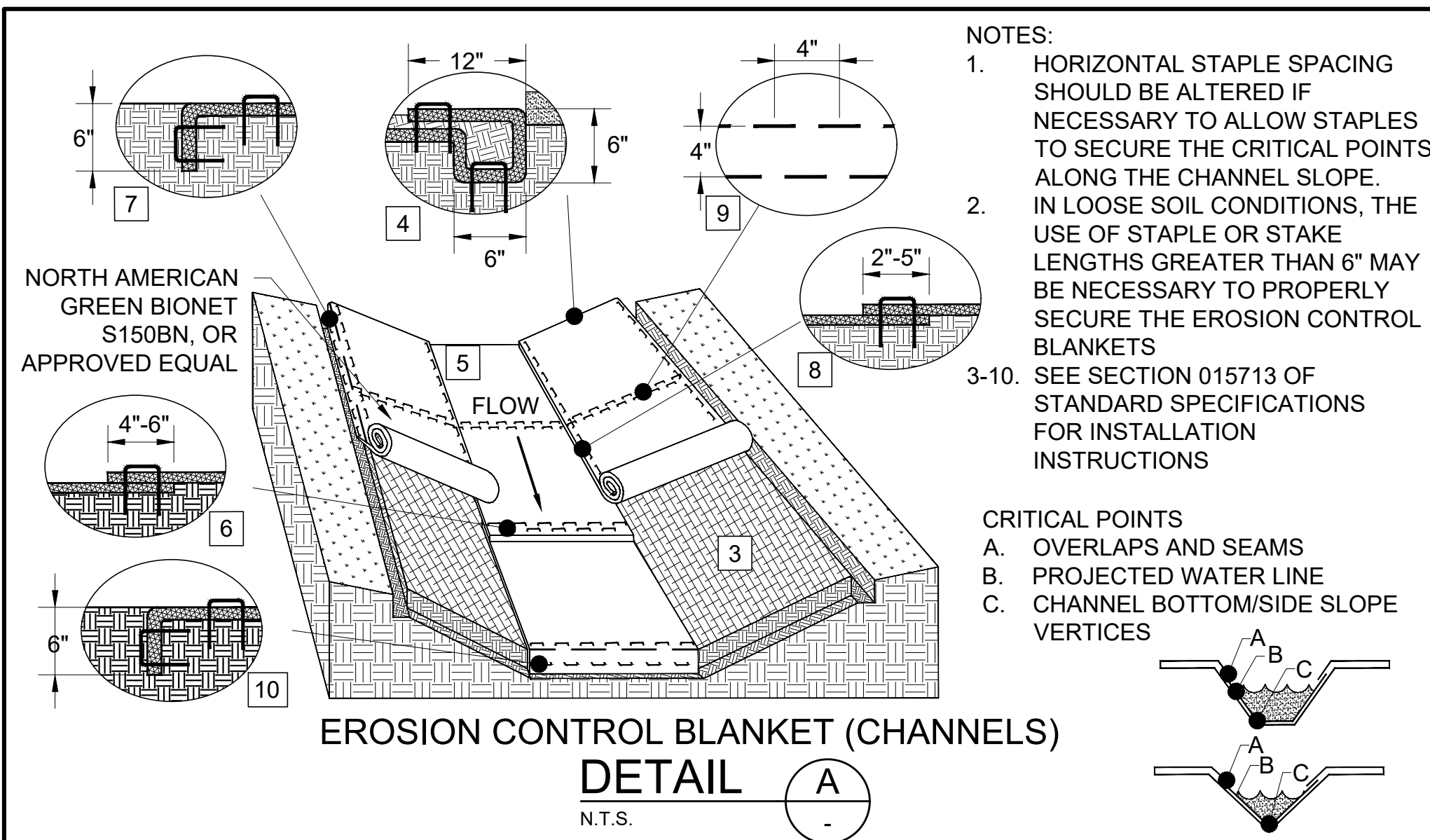
GENTRY, ARKANSAS

SIMMONS FOODS - CITY OF GENTRY, AR
REGULATORY REVIEW SET

1.5 MG COMPOSITE ELEVATED WATER STORAGE TANK

EROSION CONTROL DETAILS - 1

JOB NO. 1942
SHEET NO. 8



REV. NO.	DATE	DRWN	CHKD	REMARKS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 91
CRIST ENGINEERS, INC. CONSULTING ENGINEERS
MATTHEW D. DUNN 12/12/19

DESIGNED: MDD
DRAFTED: KEG
CHECKED: MDD
DATE: DEC 2019

THIS LINE MEASURES 1" WHEN PLOTTED FULL SIZE

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CONSULTING ENGINEERS
205 EXECUTIVE COURT
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GENTRY, ARKANSAS
SIMMONS FOODS - CITY OF GENTRY, AR
REGULATORY REVIEW SET
1.5 MG COMPOSITE ELEVATED WATER STORAGE TANK

EROSION CONTROL DETAILS - 2

JOB NO. 1942
SHEET NO. 9

**Engineer: Kelly Vanlandingham, PE
Arkansas PE# 7996**

Drainage Calculations for Tank Site

Area of site:	100 ft x 100 ft =	0.23 acres
Area Disturbed:	0.36 acres	(To be seeded afterwards)
Area of Tank	0.12 acres	
Runoff Coef for existing	0.40	
Runoff Coef for seeded disturbed area	0.30	
Runoff Coef for tank area	0.90	

PRE-DEVELOPED CONDITIONS

Basin Name:	A	
Area:	0.23 acres	
Length:	141.4 feet	
Elevation High:	1421 feet	
Elevation Low:	1415.6 feet	
S, Slope:	0.0382 ft/ft	
Manning's N:	0.4	
Time of Concentration (Kerby):		11.7 minutes
$t_{ov} = K(L \times N)^{0.467} S^{-0.235}$		

Time of Concentration to use (5 minutes minimum): 11.7 minutes

Intensity (10 year) 6.2 in / hour (see IDF graph)

Runoff Coefficient, C (10-year return): 0.40

Peak Flow, Q= 0.57 cfs

POST-DEVELOPED CONDITIONS

Basin Name:	A	
Area:	0.23 acres	
Length:	141.4 feet	
Elevation High:	1421 feet	
Elevation Low:	1415.6 feet	
S, Slope:	0.0382 ft/ft	
Manning's N:	0.45	Reseeding disturbed areas
Time of Concentration (Kerby):		12.4 minutes
$t_{ov} = K(L \times N)^{0.467} S^{-0.235}$		

Time of Concentration to use (5 minutes minimum): 12.4 minutes

Intensity (10 year) 6 in / hour (see IDF graph)

Runoff Coefficient, C (10-year return): 0.56 weighted average

Peak Flow, Q= 0.77 cfs

Difference in Runoff =	0.20 cfs
-------------------------------	-----------------

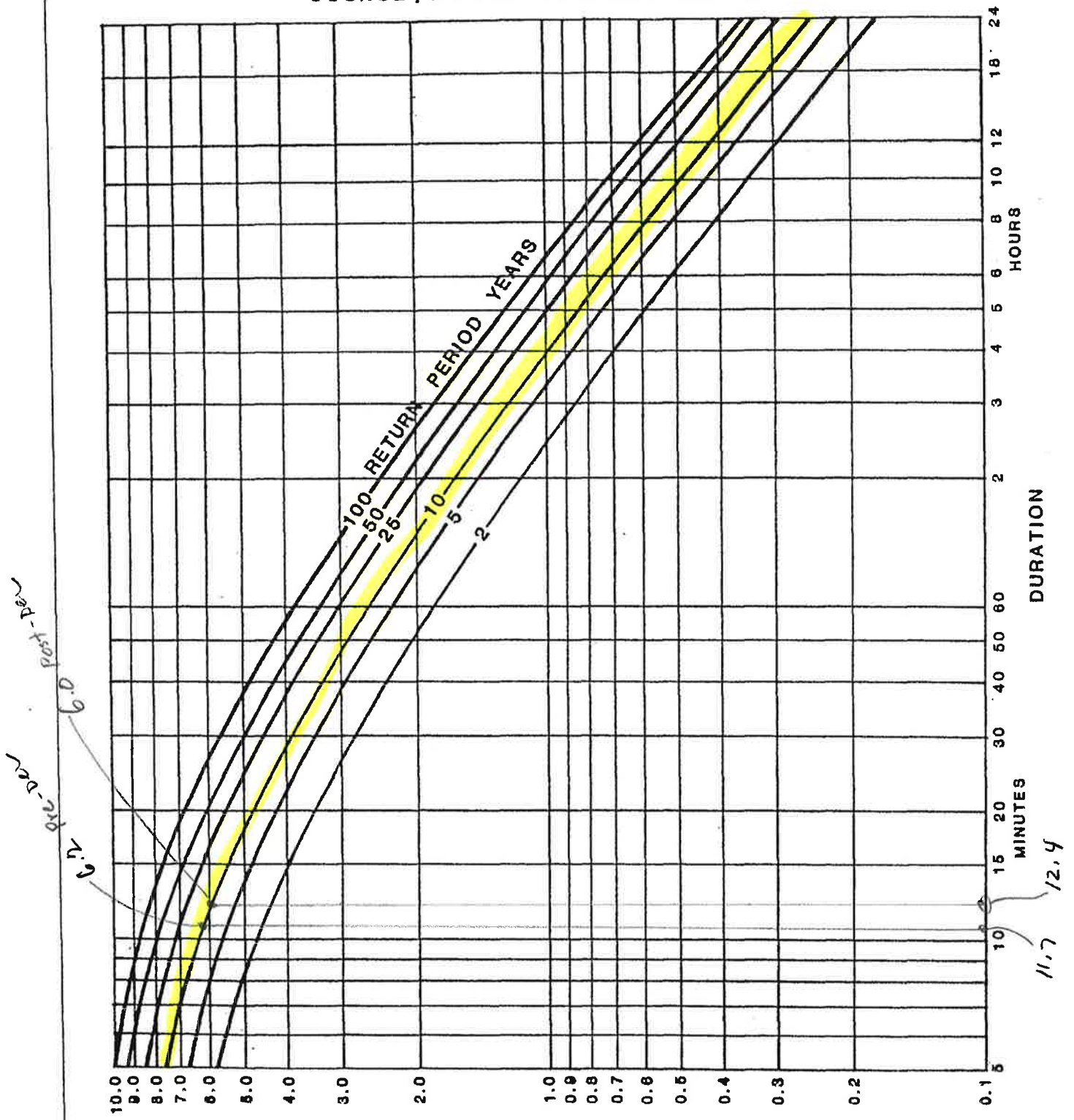
Volume of Storage: 149.2 cf < 1000 cf therefore negligible



INTENSITY - DURATION - FREQUENCY

LITTLE ROCK

SOURCE: HYDRO 35 & T.P. No. 40



RAINFALL INTENSITY IN INCHES PER HOUR
Taken from City of LR Stormwater Manual



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www.cristengineers.com

Stewart W. Noland
Leslie B. Price
Matthew D. Dunn
Craig A. Johnson

December 15, 2017

Mr. Bob Bracy, Chair
Benton County Planning Board
905 NW 8th Street
Bentonville, AR 72712

Re: Proposed Simmons Facility Near Gentry
Potable Water Supply

Dear Mr. Bracy:

I am writing on behalf of the Benton Washington Regional Public Water Authority (BWRPWA) to confirm the available water supply for the proposed Simmons poultry facility that is planned to be constructed in Benton County near Gentry. The BWRPWA is the wholesale water provider for the City of Gentry and, thus, will be the water provider for the proposed facility as it is currently planned.

We provide consulting engineering services for the BWRPWA and we maintain a computer model of the BWRPWA water transmission system. I have simulated the added water demand of the proposed facility on the BWRPWA hydraulic model to evaluate the scenario.

The BWRPWA water transmission system includes two water storage tanks located just north of the proposed facility site, across Y-City Road. The two water storage tanks have an overflow elevation of 1495.00 feet MSL. The tanks are supplied by a 36-inch water transmission line from the BWRPWA water treatment plant to the north. A 24-inch water transmission line is connected to the outlet side of the tanks and continues south, across the proposed Simmons property, toward Washington County.

I simulated a demand of 3,000,000 gallons per day over a 24-hour period for the proposed plant water demand. The connection for the new Gentry water meter for the new water demand needs to be located on the 36-inch water transmission line on the upstream side of the BWRPWA water storage tanks. The model results for the 3,000,000 gallon, 24-hour scenario showed no negative impacts on the BWRPWA water transmission system.

As standard policy, the master meter vault will become the property of the BWRPWA after construction. The City of Gentry will construct new water mains from the vault to the proposed

site. The City will be required to construct a new water storage tank in accordance with BWRPWA policy. The water storage tank will provide equalization and emergency storage for the Gentry system as well as the proposed Simmons facility.

The proposed Simmons facility will not be directly connected to the BWRPWA water transmission system; rather, the facility will be supplied by the Gentry water system, including the new water storage tank. All peak instantaneous flows, including fire flows, will be provided by the Gentry system. The analysis that we have conducted for the BWRPWA is for daily wholesale water supply only. The BWRPWA water transmission system is capable of providing up to 3,000,000 gallons per day, over a 24-hour period, to the City of Gentry at this site.

Please let me know if you have any questions or need additional information.

Sincerely,

CRIST ENGINEERS, INC.



Matthew D. Dunn, P.E.
Vice President

copy: Scott Borman, BWRPWA (*via email*)
 Gentry Mayor Kevin Johnston (*via email*)
 Luke Wright, Simmons Prepared Foods (*via email*)



November 3, 2017

James Smith
Sr. Vice President
Simmons Foods
250 S Main Street
Decatur, AR 72722

Mr. Smith,

It has come to my attention that there is potential interest in water being served to property(s) more or less described as being between Arkansas Highway 59 and Bredehoeft Rd., and Y City Rd. and Peterson Rd.

This described area is currently within the boundaries of the Gentry Water Department's service area which is also known as the Benton Washington Regional Public Water Authority (BWRPWA), Gentry Service Area. The map depicting this service area can be found at http://www.bwrpwa.com/images/BWRPWA_Service_Area_Map.pdf

Discussions between representatives from the city of Gentry and BWRPWA have revealed the main trunk line feeding this area is capable of providing sufficient capacity to handle the projected 3 million gallons per day needed as mentioned in our previous discussions.

Based on this information, it is our intention to work with Simmons Foods to construct and maintain the necessary infrastructure needed to provide 3 MGD service to the above, mentioned property(s) along with the agreed upon storage facility capacity in case of a potential water system failure or emergency.

Please let me know if you need any further information.

Sincerely,

Kevin Johnston



January 23, 2020

Mr. Taylor Reamer, CFM
Benton County Planning Director
1204 SW 14th Street
Suite 6
Bentonville, AR 72712

Mr. Reamer,

Please accept this letter of support for the construction of a new water storage tower by Simmons Foods, to be located south of "Y" City Road, between AR Hwy 59 and Bredehoeft Rd.

In addition to meeting the specific requirements set forth by the Arkansas Department of Health, Benton/Washington Regional Public Water Authority (BWRPWA), and state/county/city fire codes, the addition of this proposed water storage facility is crucial to the success and stability of the city of Gentry's water service area.

The timely completion of this project is not only vital to the city of Gentry's water district and system, it is also important to the continued operation of the new Simmons Foods facility, and all other cities who purchase water from the BWRPWA.

I respectfully request the consideration of all Benton County Planning Officials to approve the construction of this much needed and required improvement that will likely have a positive affect on all customers who may be connected to BWRPWA's system.

If you require additional information, please feel free to contact me anytime.

Sincerely,

Kevin Johnston
Mayor
City of Gentry

Taylor S. Reamer

From: Scott Borman <scott.borman@bwrpwa.com>
Sent: Wednesday, January 22, 2020 8:16 AM
To: Taylor S. Reamer
Cc: Luke Wright; Matt Dunn
Subject: Gentry / Simmons Elevated Water Storage Tank

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Taylor

It is my understanding that new composite elevated water storage tank that will be located on the Simmons property will be on the Benton County Planning Board Agenda at the next meeting. I am sending this E-mail / letter in support of this project and wish that you share this E-mail with the entire Benton County Planning Board.

I want to stress to the Planning Board that it is imperative that this water storage facility be built as soon as possible. Right now the new Simmons facility is solely reliant on the Benton Washington Public Water Authority's (BWRPWA) ground storage facility just to the north of the Simmons plant, near the intersection of Bredehoeft and Y-City Road south of Decatur. As such, should something occur on our transmission line or with our storage facility, the new Simmons Plant could be potentially without water service in a very short amount of time. By building this tank, in the event of an emergency, this storage would allow Simmons to shut down production and do the requisite clean up while still providing the necessary fire flows to the facility. In addition, by placing the Simmons facility on their own storage, it allows BWRPWA to operate our storage tanks to meet the needs of all our customers and allows us the flexibility to meet all of our regulatory requirements.

In addition, the composite tank (concrete pedestal and steel bowl) style that they have chosen to build is consistent with other recent tanks previously approved by the Planning Board. Our new tank in Garfield being constructed, the new Centerton Storage Tank and our existing tank on HWY 72, as well as, the new Lincoln Storage Tank in Washington County are all the same type of design. The design Engineer for this facility is Crist Engineers, who has also designed and overseen construction on our new and existing composite tanks and the contractor is Landmark Structures who has built all of our tanks, as well as Centerton and the new Lincoln Tank. Subsequently experience, quality and aesthetics of the finished project are all non-issues as far as this project is concerned in my opinion.

Last is the tank location. The location being submitted is the one on the Simmons property that meets the geotechnical requirements for this storage tank. Other sites were tested and found not to be suitable for this type of tank and during the evaluation process it was found that a ground storage tank would not provide the necessary elevations to provide the required pressures and fire flows to all floors of the facility. Consequently, an elevated storage facility is the only realistic option to pursue. The proposed location of the tank is quite simply the one that works and is located not too far from our existing ground storage tanks which should eliminate any "compatibility" issues that may arise from this project. Given the growth of the area and our increase in demand seen over the last year, it is very likely that BWRPWA will adding additional storage at our existing facility in the very near future.

I appreciate yours and the Planning Board's consideration in this project and again I encourage the Board to move this project forward as it is a very large necessity that storage facility be built as soon as possible. Thank you for your time and if there are any questions or additional information needed please feel free to contact me at your convenience.

Scott Borman

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