COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

ROGERS PLANNING COMMISSION
AGENDA

Date:	**November 2, 2021**
Location:	**301 W. Chestnut Street**
Committee Sessions:	**4:00 PM**
Regular Session:	**5:00 PM**

COMMITTEE SESSIONS – Council Chambers 4:00 PM

PLANS & POLICIES COMMITTEE

1. RZN/DCP: Shadowbrooke Phase 5

DEVELOPMENT REVIEW COMMITTEE

1. LSDP: Strasters Mixed Use
2. LSDP: Marine Sales and Service
3. LSDP: Olive Street Townhomes

REGULAR SESSION – Council Chambers 5:00 PM

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. October 19, 2021

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

1. Plans & Policies Committee
2. Development Review Committee

CONSENT AGENDA

OLD BUSINESS

PUBLIC HEARINGS

1. RZN: Scott Capital, LLC
   A request to rezone ± 0.42 acres located at 114 W. Pine St. from the I-1 (Light Industrial) zoning district to the NBT (Neighborhood Transition Unit) zoning district.
   STAFF: Amber Long
   REPRESENTED BY: Hannah Cicioni

2. RZN: Burke Larkin
   A request to rezone ± 3.66 acres at 5537 S. Bellview Rd. & 5581 S. Bellview Rd. from the A-1 (Agricultural) zoning district to the N-R (Neighborhood Residential) zoning district.
   - *STAFF: Nicholas Little*
   - *REPRESENTED BY: Burke Larkin*

3. RZN/DCP: Shadowbrooke Phase 5
   A request to rezone ± 7.54 acres South of the intersection of S. Everest Ave. and W. Everest Ave. from the C-2;PUD (Highway Commercial; Planned Unit Development), RMF-9A;PUD (Residential Multi-Family, 9 Units/Acre; Planned Unit Development), and R-O; PUD (Residential Office; Planned Unit Development) zoning districts to the RMF-12 (Residential Multi-Family; 12 units/acre) zoning district with the acceptance of a Density Concept Plan
   - *STAFF: Ethan Hunter*
   - *REPRESENTED BY: Adam Osweiler*

NEW BUSINESS

1. LSDP: Marine Sales and Service
   A request to allow the construction of a 15,196-SF building, paved parking, gravel storage parking, and retention basin on ± 15.77 acres located at 701 W Hudson Rd..
   - *STAFF: Amber Long*
   - *REPRESENTED BY: Chris Bakunas*

2. LSDP: Strasters Mixed Use
   A request to allow the construction of a 6,350-sf mixed use development on ± 0.44 acres located at 200 W. Sycamore and 800 S. 2nd streets.
   - *STAFF: Ethan Hunter*
   - *REPRESENTED BY: Rachael Koehler*

3. LSDP: Olive Street Townhomes
   A request to allow the construction of 33 townhome units and an ice cream shop with three apartment units on ± 2.22 acres located at 4100 – 4128 W. Olive St. & 701-745 N. 42nd St.
   - *STAFF: Amber Long*
   - *REPRESENTED BY: Rachel Koehler*

ADJOURN

COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
NOVEMBER 2, 2021

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – SCOTT CAPITAL, LLC

STAFF: AMBER LONG, PLANNER II

REQUEST DETAILS

ADDRESS/PARCEL:	114 W. Pine St. / 02-05222-000
TOTAL AREA TO BE REZONED:	± 0.42 acres
CURRENT ZONING:	I-1 (Light Industrial)
PROPOSED ZONING:	NBT (Neighborhood Transition)
APPLICANT/REPRESENTATIVE:	Hannah Cicioni
PROJECT OWNER/DEVELOPER:	N/A
PROPERTY OWNER:	Jacob Scott
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map. NBT is an allowed zoning district within the Regional Center Growth Designation. Per the Downtown Regional Zoning Plan, amended through Ordinance No. 21-42 on May 4, 2021, the subject property is intended for NBT zoning.

Staff recommends **approval** of this request.

THIS REPORT MAY NOT REFLECT ALL INFORMATION, DOCUMENTS, OR OTHER MATERIALS MADE AVAILABLE TO OFFICIALS DURING DISCUSSION AND PUBLIC INPUT. STAFF RECOMMENDATIONS ARE BASED ON TECHNICAL REVIEW OF CITY CODE AND MATERIALS PROVIDED BY APPLICANT AT TIME OF SUBMITTAL. ALL REQUESTS SHOULD BE CONSIDERED WITH REGARD TO LAND USE COMPATIBILITY AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:
   a) *Growth Designation*:
      Regional Center.

   b) *Growth Designation Character*:
      Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land (CGM Page 1).

   c) *Base Density*:
      N/A

   d) *Max Density*:
      N/A

   e) *Allowed Zoning Districts*:
      COR, COM, IA, NBT, U-COR, U-COM, U-ENT, U-NBT.

2. ZONING:
   a) *NBT (Neighborhood Transition)*
      The purpose and intent of the NBT zoning district is "to support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown," (Sec. 14-715(4.5)(a)).

   b) *General Findings*:
      The subject location is zoned I-1 with a single-family residential use in the downtown Regional Center Growth Designation. The tracts adjacent to the subject location are zoned I-1. Nearby zoning within the Regional Center includes I-1, N-R, R-DP, NBT, and COR—with some R-AH, C-2, and C-3 zoning located east of the Arkansas-Missouri Railroad. Per the Downtown Regional Zoning Plan, amended through Ordinance No. 21-42 on May 4, 2021, the subject property is intended for NBT. Staff finds this to be an appropriate request due to its consistency with the CGM and the current neighborhood characteristics.

3. RECOMMENDATIONS:
   a) **Approve** request.

DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

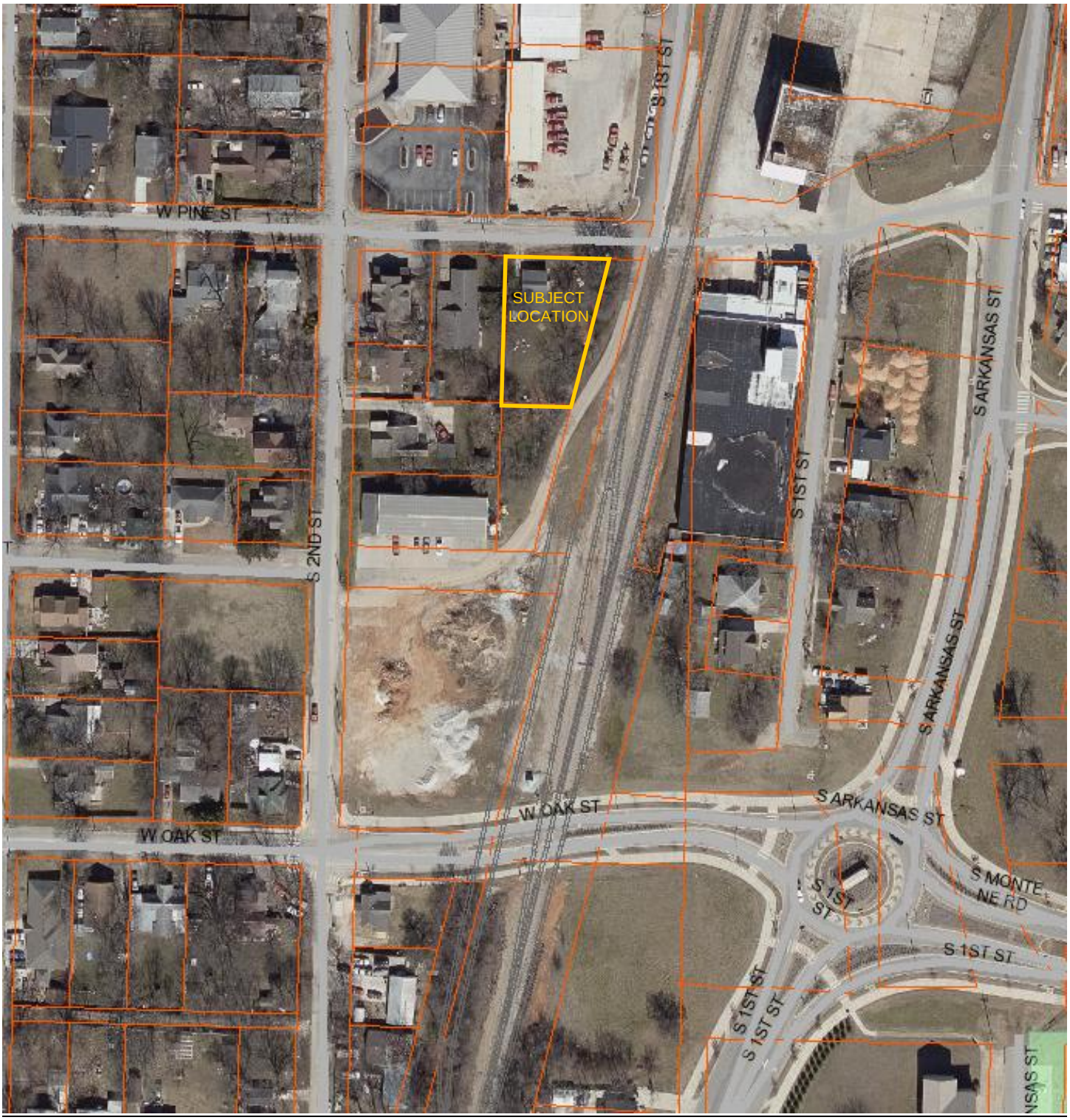
1. *IF APPROVING AS PRESENTED*:
   Move to recommend City Council approval as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS*:
   Move to recommend City Council approval subject to [conditions or contingencies].
3. *IF DENYING*:
   Move to deny the request.
4. *IF TABLING*:
   Move to table the request.

TABS

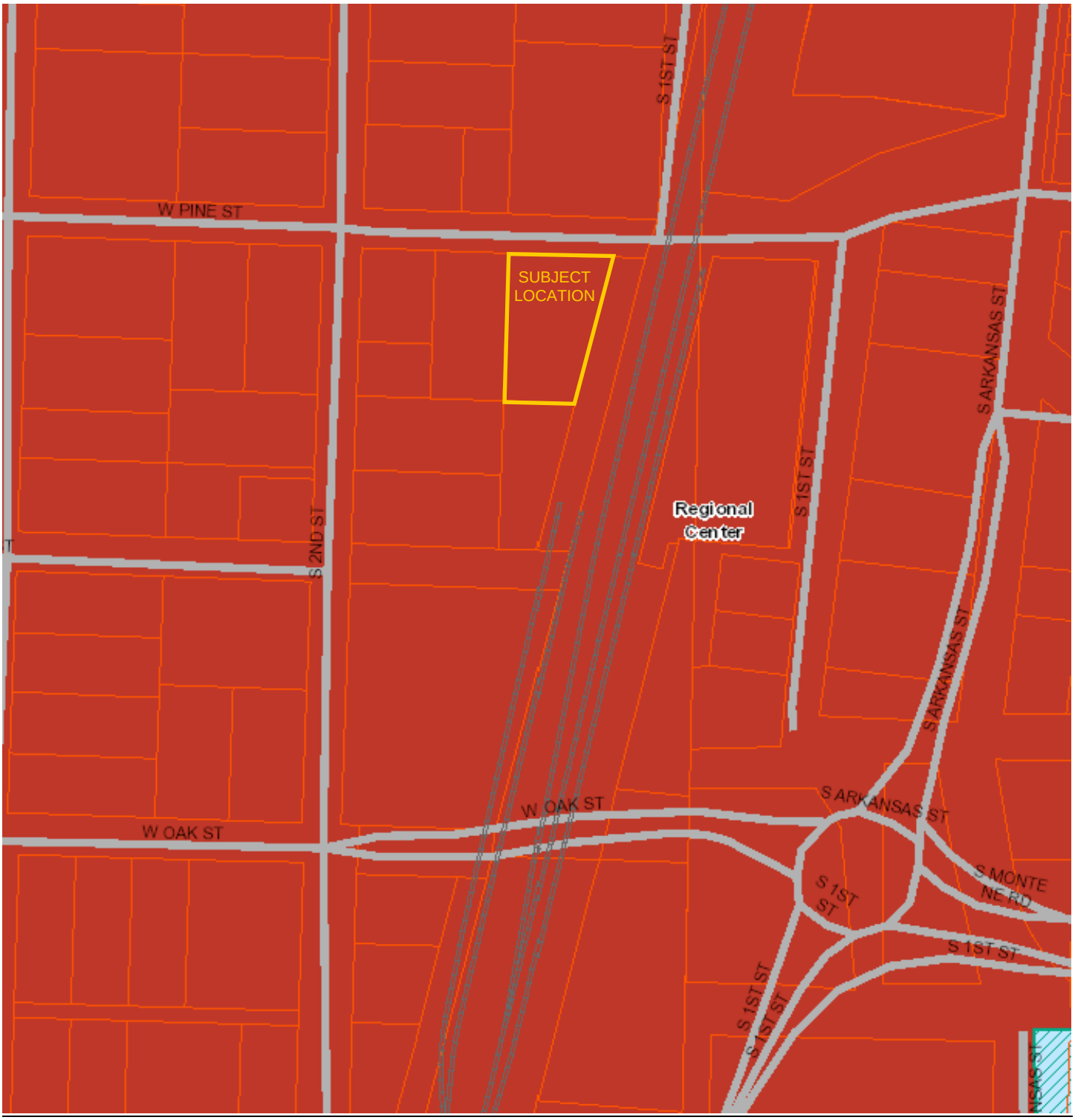
1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

TAB 1

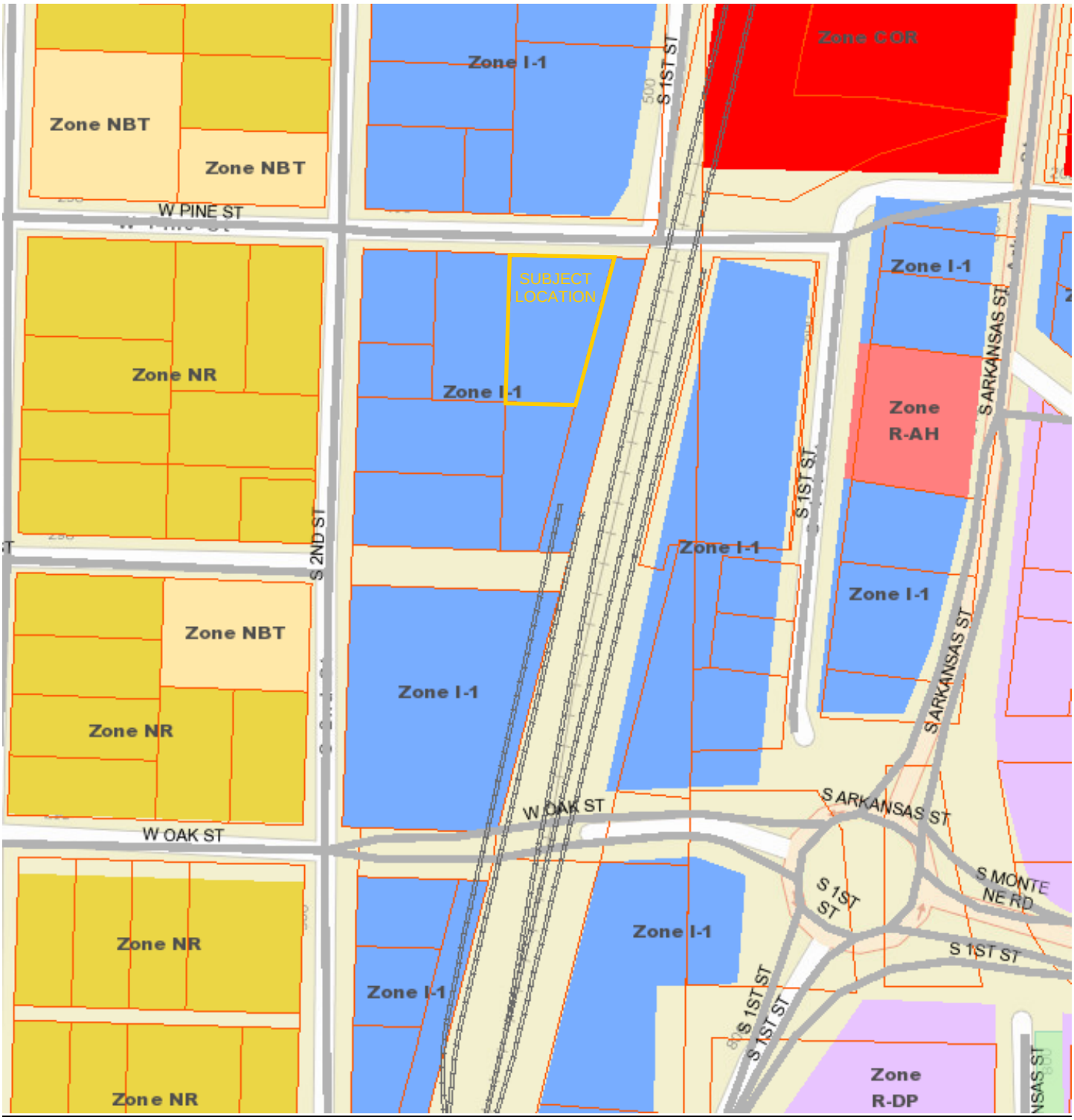
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: _____ ($200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Scott Capital, LLC / Hannah Cicioni

ADDRESS: 114 W Pine St, Rogers AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: Downtown Rogers

PHONE #: (479) 270-4982 EMAIL: hcicioni@crdred.com

PROPERTY OWNER: Jacob Scott PHONE #: _____

PRESENT USE: Single Family ZONING: I-1

PROPOSED USE: Mixed-Use ZONING: N.B.T

Applicant Signature Date August 24th, 2021

Attachment Checklist:

- ☐ Legal description of property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that Scott Capital, LLC is applying to the Rogers Planning Commission to rezone certain real property at 114 W Pine St, Rogers, Arkansas 72756. The property is more particularly described as follows:

LEGAL DESCRIPTION: LOT 1, BLOCK 9, J. WADE SIKES PARK ADDITION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "B" AT PAGE 20.

LAYMAN'S ZONING: 114 W PINE ST, ROGERS, ARKANSAS 72756

PRESENT ZONING: I-1

ZONING REQUEST: NBT

A public hearing by the Rogers Planning Commission will be held on _____, 20___ at 5:00pm in the City Council Chambers of the City Hall Building located at 301 W Chestnut St, Rogers, Arkansas.

Respectfully submitted,

By: _____

Hannah Cicioni
hcicioni@crdred.com

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 26 day of AUGUST, 2021.

Signed

Jacob Scott

Name Printed

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 26 day of AUGUST, 2021.

Notary Signature

KENDALL EVANS

Notary Name Printed

5/7/2030

Commission Expires

Kendall Evans
Benton County, Arkansas
Notary Public
Commission No. 12710559
My Commission Expires 05/07/2030

PROPERTY OWNER AFFIDAVIT

The petitioner, Scott Capital, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: Lot 1, Block 9, J. Wade Sikes Park Addition, Rogers, Benton County, ARKANSAS, as shown on Plat Record "B" at Page 20

LAYMAN'S DESCRIPTION: 114 W Pine St, Rogers, Arkansas, 72756

PRESENT ZONING: I-1

ZONING REQUEST: NBT

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this the 26 day of August, 2021.

_____
Notary Signature

KENDALL EVANS
Notary Name Printed

5/07/2030
Commission Expires

Kendall Evans
Benton County, Arkansas
Notary Public
Commission No. 12710650
My Commission Expires 05/07/2030

COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
NOVEMBER 2, 2021

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – COBBLESTONE/BELL TRACTS

STAFF: NICHOLAS LITTLE, PLANNER II

REQUEST DETAILS

ADDRESS/PARCEL:	5537 & 5581 S. Bellview Road/02-14353-000 & 02-14354-000
TOTAL AREA TO BE REZONED:	± 3.60 acres
CURRENT ZONING:	A-1 (Agricultural)
PROPOSED ZONING:	N-R (Neighborhood Residential)
APPLICANT/REPRESENTATIVE:	Burke Larkin
PROJECT OWNER/DEVELOPER:	Burke Larkin
PROPERTY OWNER:	Donald & Lee Bell
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map. N-R is an allowed zoning district within the Neighborhood Growth Designation and is appropriate at this location based on the surrounding zoning and development context.

Community Development recommends **approval** of this request.

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STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:
   a) *Growth Designation*:
      Neighborhood

   b) *Growth Designation Character*:
      Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development. (CGM Page 1)

   c) *Base Density*:
      6 units per acre

   d) *Max Density*:
      12 units per acre

   e) *Allowed Zoning Districts*:
      R-SF, N-R, R-DP, R-MF

2. ZONING:
   a) *R-O(Residential Office)*
      The purpose and intent of the N-R zoning district is "to encourage the continuation and revitalization of low- to medium-density housing throughout the City. Goals of the N-R district can be: Make more efficient use of existing infrastructure such as streets, and water and sewer lines, provide affordable housing opportunities within the City, minimize traffic congestion by reducing commuting distances, and relieve some of the pressure from suburban sprawl by promoting new development in more established areas." (Sec. 14-702(a)).

   b) *General Findings*:
      The subject property currently has an agricultural and residential use and contains an existing single-family home. All surrounding properties are zoned for either agricultural or residential uses. The properties directly west and south of the subject property are zoned A-1, while the large vacant parcel directly adjacent to the subject property on the west is zoned N-R. Residential subdivisions with R-SF zoning flank the subject property to the north and southeast. Staff finds this to be an appropriate request due to its consistency with the CGM and the current neighborhood characteristics.

3. RECOMMENDATIONS:
   a) **Approve** request.

DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

1. *IF APPROVING AS PRESENTED*:
   Move to recommend City Council approval as presented**.**
2. *IF APPROVING SUBJECT TO OTHER ACTIONS*:
   Move to recommend City Council approval subject to [conditions or contingencies].
3. *IF DENYING*:
   Move to deny the request.
4. *IF TABLING*:
   Move to table the request.

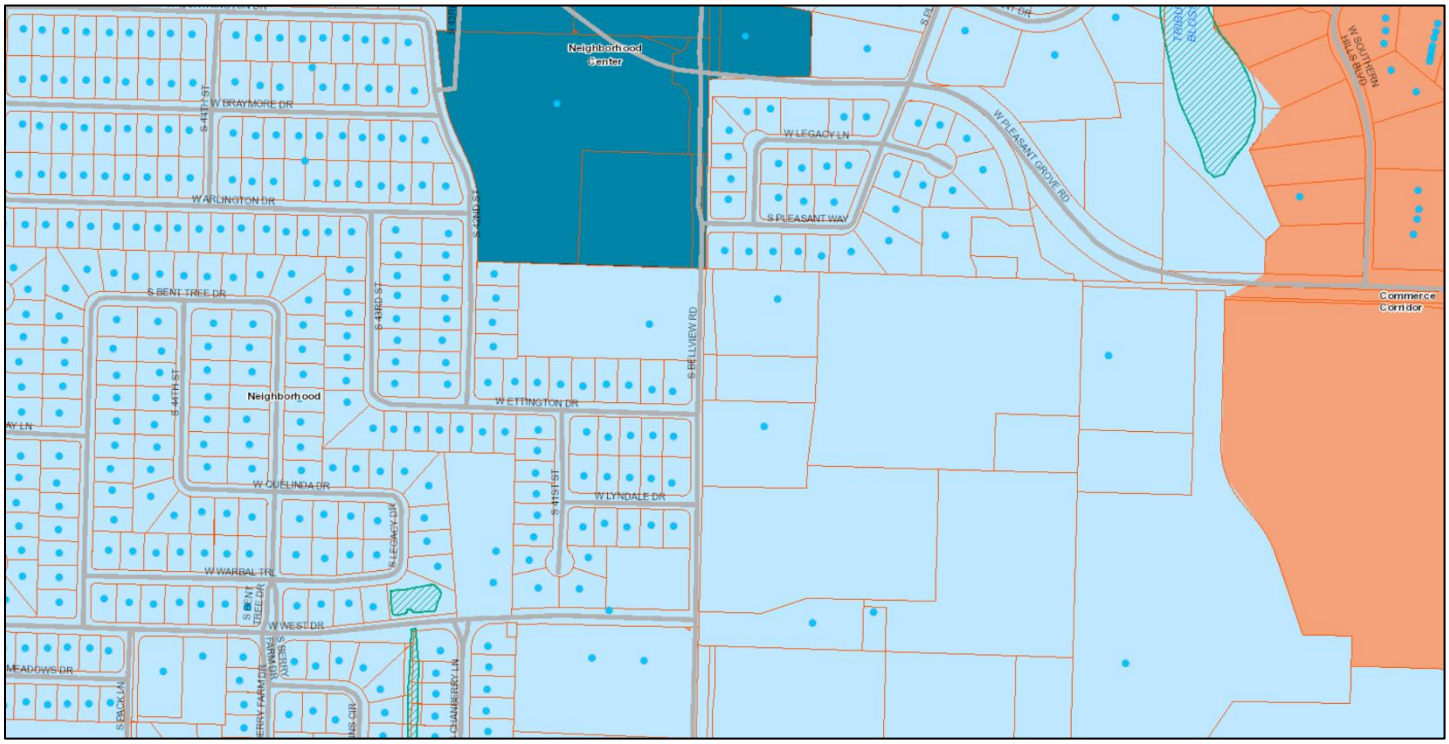
TABS

1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

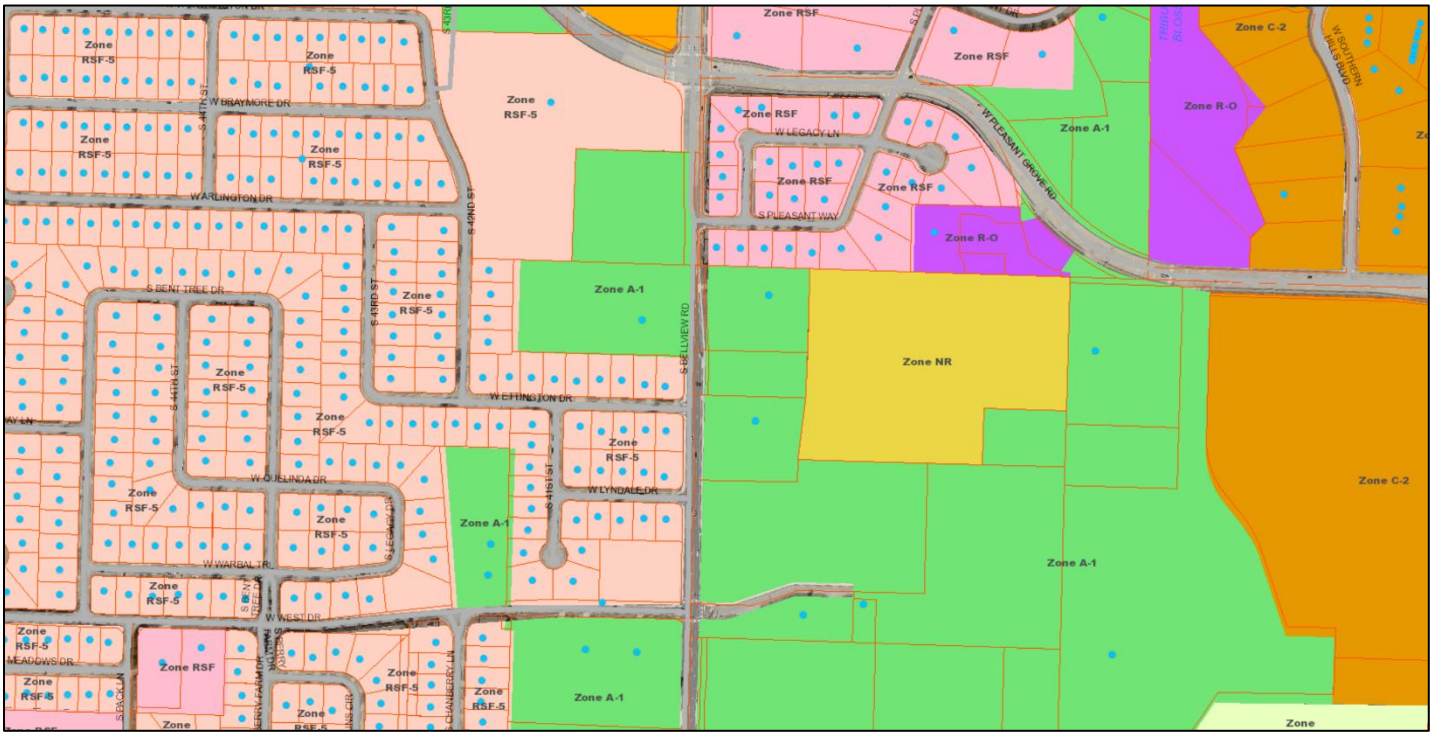
TAB 1

AERIAL VICINITY MAP

CGM VICINITY MAP



ZONING VICINITY MAP



DEPT. OF PLANNING
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: _____ ($200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Burke Larkin

ADDRESS: 1715 Park Ridge Way Cave Springs, AR 72718 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 5537 + 5581 S. Bellview Road, Rogers

PHONE #: 479.640.9588 EMAIL: michaelburkelarkin@gmail.com

PROPERTY OWNER: Donald + Lee Bell PHONE #: 479.640.9588

PRESENT USE: A-1 - Single Family house + Vacant land ZONING: A-1

PROPOSED USE: Single family neighborhood ZONING: NR

Applicant Signature Date 10/11/21

Attachment Checklist:

- ☒ Legal description of property
- ☒ Applicant Certification
- ☒ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, BURKE LARKIN, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION:

PRESENT ZONING: A-1

ZONING REQUEST: NR

Respectfully Submitted,

By: X Donald R Bell
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 1st day of October, 2021.

NIKKI L JOHNSTON
Notary Public-Arkansas
Benton County
My Commission Expires 08-29-2031
Commission # 12383913

Nikki L Johnston
Notary Signature

Nikki L Johnston
Notary Name Printed

August 29, 2031
Commission Expires

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 28th day of October, 2021.

Signed

M. BURKE LARKIN

Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 28th day of October, 2021.

SARAH E. WALTERMIRE
COMM. #12381041
Notary Public - Arkansas
Benton County
My Comm. Expires Mar. 9, 2031

Notary Signature

Sarah E. Waltermire

Notary Name Printed

03-09-2031

Commission Expires

APN:
02-14353-000
Alt. APN:
27206
% Improved:
48
Exemptions:
Homestead
Legal Description:
BEG NW/C NW NW N89*E362.88' S0*E300' S89*W362.88'N0*W299.27' POB & PT NE NW BEG SW/C N0*W560.92' N89*E362.75' N0*W460' POB N0*W299.61' N89*E50' S0*E299.69' S89*W50' POB LESS & EXCEPT: A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 30 WEST DESCRIBED AS FOLLOWS: BEGINNING AT THE FOUND REBAR PIN AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 34 AND RUN THENCE SOUTH 87(DEGREES)26 16 EAST ALONG THE NORTH LINE OF SAID 40 ACRE TRACT A DISTANCE OF 25.00 FEET TO THE PRESCRIPTIVE RIGHT OF WAY LINE OF BELLVIEW ROAD; THENCE LEAVING SAID NORTH LINE SOUTH 2*42'42" WEST ALONG SAID PRESCRIPTIVE RIGHT OF WAY LINE A DISTANCE OF 299.21 FEET

APN:
02-14354-000
Alt. APN:
27207
Exemptions:
Homestead
Legal Description:
PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NW CORNER OF SAID SECTION 34, SAID NW CORNER LYING IN TITLE CENTER LINE OF AN EXISTING COUNTY ROAD; THENCE S00*17'49" EAST 327 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING; THENCE N89*30'50" EAST 363 FEET; THENCE S 00*17'49" EAST 133 FEET; THENCE S 89*30'50" WEST 363 FEET TO THE CENTER LINE OF SAID COUNTY ROAD; THENCE N00*17'49" WEST 133 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING, AS DESIGNATED ON PLAT RECORD "X" AT PAGE 77. SUBJECT TO THE RIGHT-OF-WAY OF SAID COUNTY ROAD. AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON

COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
NOVEMBER 2, 2021

TO: PLANNING COMMISSION
PLANS & POLICIES COMMITTEE

RE: **STAFF SUMMARY REPORT**
REZONE WITH DCP – SHADOWBROOKE PHASE 5

STAFF: ETHAN HUNTER, CITY PLANNER
KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Shadowbrooke Phase 5
ADDRESS/LOCATION:	1626 S. Dixieland Rd. / PN 02-01570-000
CURRENT ZONING:	RMF-9A, R-O, C-2
PROPOSED ZONING/DENSITY:	RMF-12B with DCP / 12 units per acre
# UNITS/GROSS SITE AREA:	88 units / ± 7.54 acres
BUILDING TYPE:	Attached townhomes
APPLICANT/REPRESENTATIVE:	McClelland Consulting Engineers / Paul Bryant
PROJECT OWNER/DEVELOPER:	J&M Capital Ventures LLC
PROPERTY OWNER:	CH Peaks LLC
NATURE OF REQUEST:	Approval of Rezone with Density Concept Plan
AUTHORITY:	Sec. 14-727 and Sec. 14-737, Rogers Code of Ordinances

SUMMARY

The proposed R-MF zoning is consistent with the Comprehensive Growth Map, as this site is located in the Commerce Corridor Growth Designation near existing multifamily residential and commercial development. The proposed 12 units/acre density is not necessarily inappropriate at this location, but the proposed DCP does not account for a north-south public street connection through the eastern portion of this site that, once provided, could significantly affect the current layout.

Staff recommends **denial** of this request. To comply with Sec. 14-604(c), the applicant should extend S. Kilimanjaro Way across W. Everest Ave. to establish a future connection to W. Ajax Ave.

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STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:
   a) *Growth Designation:*
      Commerce Corridor.

   b) *Growth Designation Character:*
      Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes (CGM Page 1).

   c) *Base Density:*
      Determined by DCP.

   d) *Max Density:*
      Determined by DCP.

2. ZONING:
   a) *R-MF with DCP:*
      The purpose and intent of the R-MF zoning district is "to provide suitable areas within the City for attached and detached residential development...The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot-line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district," (Sec. 14-703(a)).

3. DENSITY CONCEPT PLAN:
   a) *Compatibility with Surrounding Environment:*
      i) Site Layout:
         The proposed layout does not account for a required public street connection on the eastern portion of this site (Sec. 14-604(c)). To comply with this requirement, the applicant should extend S. Kilimanjaro Way across W. Everest Ave. to establish a future connection to W. Ajax Ave. This could significantly affect the current conceptual layout and should be addressed before considering the DCP in full.

      ii) Building Form & Placement:
         Due to expected changes to street connectivity and site layout, staff has not conducted a full assessment of building placement and orientation. Buildings and main entrances should face the street to promote active relationships between public and private space, reduce sense of seclusion, allow for "eyes on the street," and connect residents with the broader neighborhood environment.

      iii) Architectural Design:
         The applicant has provided sample building elevations with material callouts.

      iv) Use Intensity:
         The proposed density is within CGM Growth Designation limits.

   b) *Capacity of Surrounding Infrastructure:*
      i) Travel Demand Management:
         The applicant has not addressed travel demand considerations with this submittal.

      ii) Traffic Characteristics:
         The applicant has not provided ITE trip generation estimates with this submittal. The proposed development should not create or compound a dangerous traffic condition, nor is a traffic study warranted.

c) *Development Waivers and Zoning Variances:*
   i) The applicant has not formally requested any waivers or variances with this submittal.
   ii) DCPs are conceptual in nature and do not undergo complete review for development compliance. Any waivers or variances requested and approved at the DCP stage may be applied to the future development, but all underlying code requirements apply during development if waivers or variances are not approved with the DCP. DCPs are enforceable by rezone ordinance and function like a special zoning district. Once in place, only minor modifications may be approved administratively without having to revise or replace the DCP by rezoning the property.

4. RECOMMENDATIONS:
   a) **Deny** request.

DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

1. *IF APPROVING AS PRESENTED*:
   Move to accept DCP and recommend City Council approval as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS*:
   Move to accept DCP and recommend City Council approval subject to [conditions, contingencies, waivers/variances].
3. *IF DENYING*:
   Move to deny the request.
4. *IF TABLING*:
   Move to table the request.

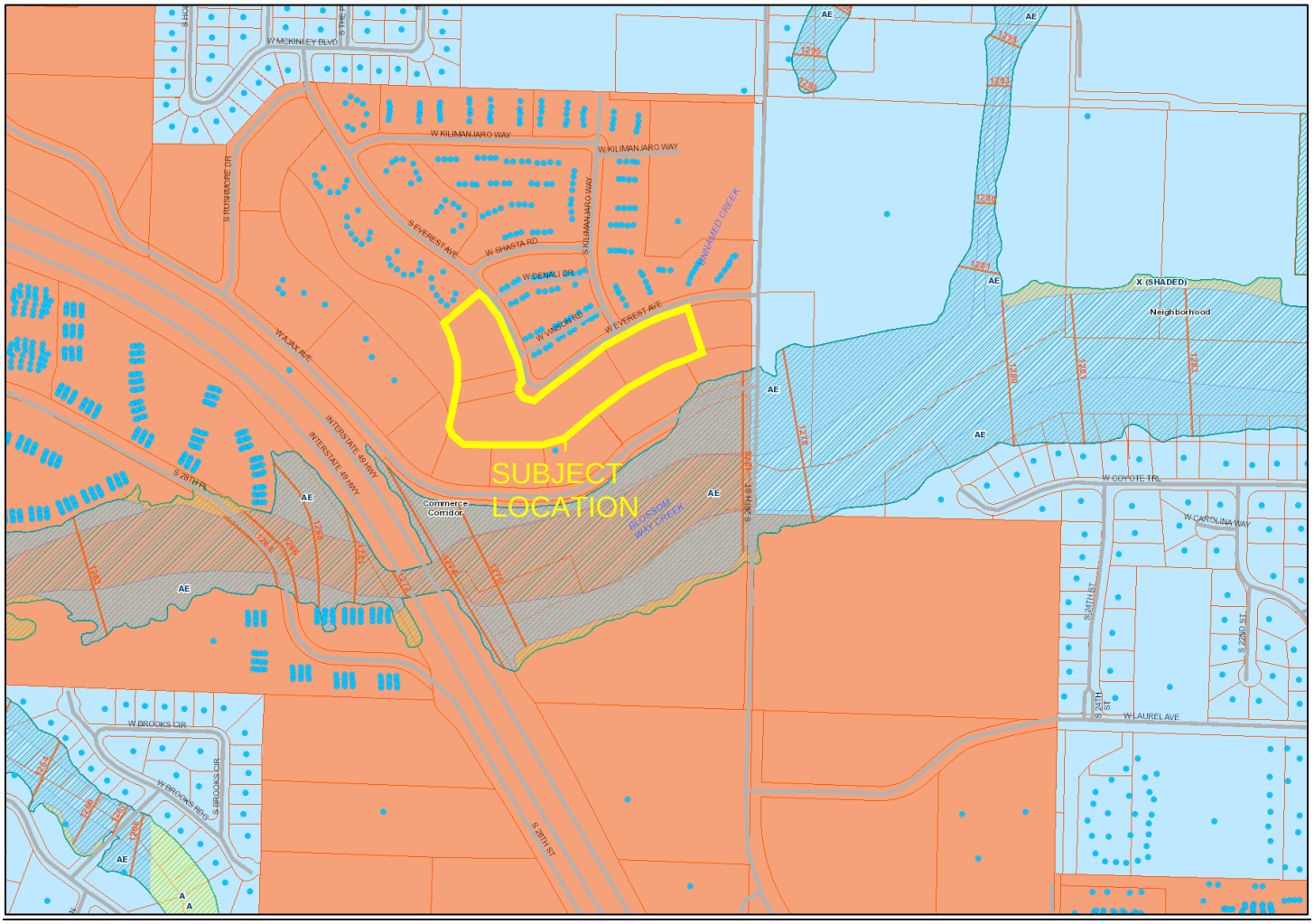
TABS

1. Vicinity maps (aerial, CGM, zoning)
2. Rezone/DCP application with required supplements

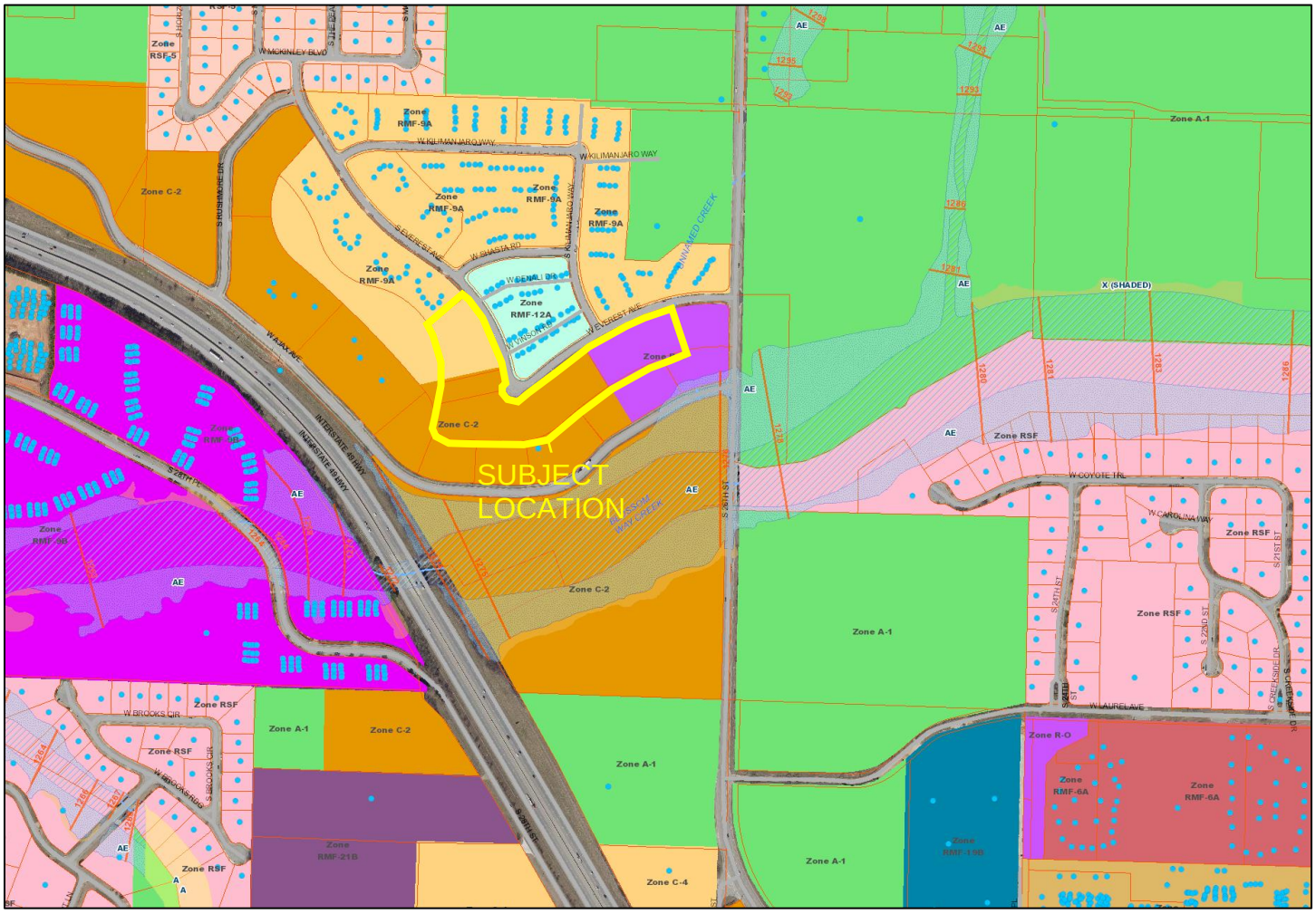
TAB 1

AERIAL VICINITY MAP

CGM VICINITY MAP



ZONING VICINITY MAP



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: _____ ($200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: McClelland Consulting Engineers, Inc.

ADDRESS: 1580 E. Stearns Street, Fayetteville, AR 72703 SUITE #: _____

GENERAL LOCATION OF PROPERTY: South Everest Avenue

PHONE #: 479.443.2377 EMAIL: pbryant@mce.us.com

PROPERTY OWNER: CH Peaks, LLC PHONE #: 479.495.0600

PRESENT USE: Vacant Lot ZONING: C-2, RMF-9A, R-O

PROPOSED USE: Residential ZONING: RMF

Applicant Signature 9/13/2021 Date

Attachment Checklist:

- ☒ Legal description of property
- ☒ Applicant Certification
- ☒ Property Owner Affidavit
- ☒ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, McClelland Consulting Engineers, Inc., petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:
REPLAT 9/30/08 2008-558 & 559 & REPLAT 6/12/2017 2017-492 & 493(FKA PT 14B) (FKA RO #4)
REPLAT 9/30/08 2008-558 & 559 & REPLAT 6/12/2017 2017-492 & 492(FKA PT 14B) AKA C-2#1
REPLAT 9/30/08 2008-558 & 559 & REPLAT 6/12/2017 2017-492 & 493(FKA PT 14 B) (FKA SOUTH PART OF 2 #3)
REPLAT 8/03/2021 LOT SPLIT OF LOT 14F TO LOTS 14N AND LOT 14O

LAYMAN'S DESCRIPTION: South Everest Avenue

PRESENT ZONING: C-2, RMF-9A, R-O

ZONING REQUEST: RMF

Respectfully Submitted,

By: John E. Chambers III
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Yell

Subscribed and sworn before me this the 13 day of September, 2021.

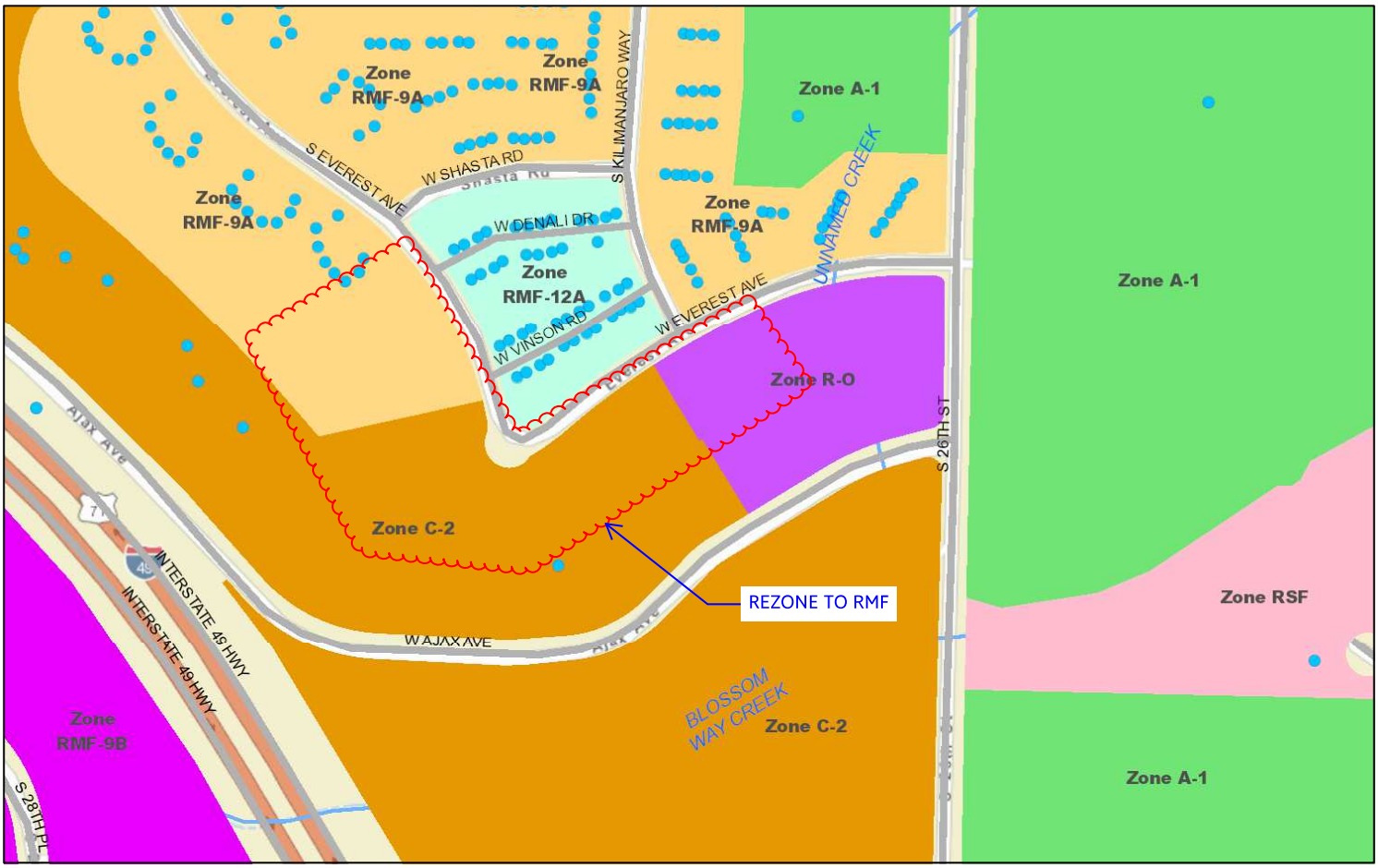
Jessica E. Riedel
Notary Signature

Jessica E. Riedel
Notary Name Printed

8/25/2024
Commission Expires

JESSICA E. RIEDEL
COMM. EXP.
8-25-2024
No. 12401079
YELL
COUNTY
NOTARY PUBLIC - ARKANSAS

Viewer Map



September 13, 2021

- Railroad
- Roads
- Address Points

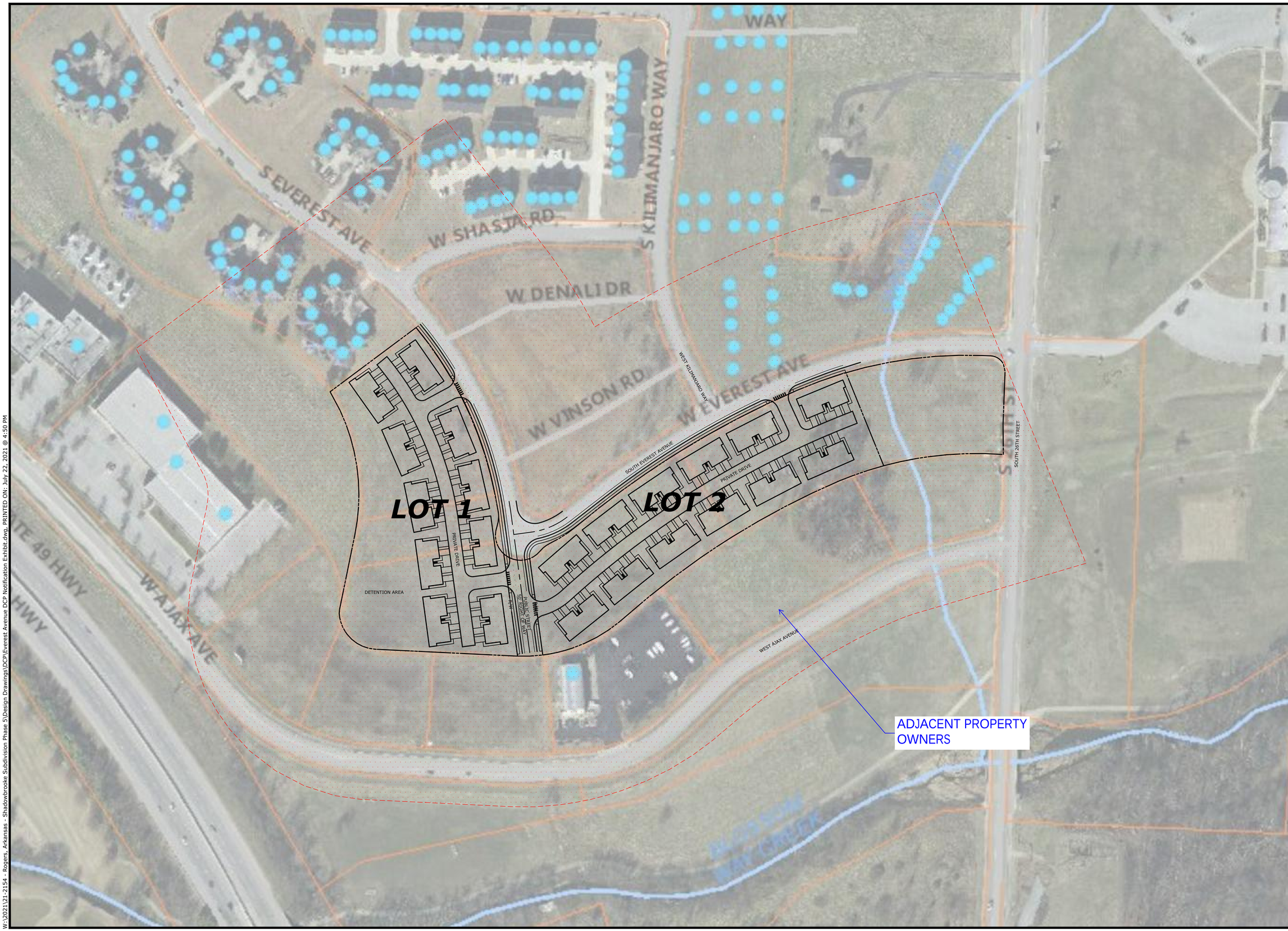
1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Copyright 2021



McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

DENSITY CONCEPT PLAN
SHADOWBROOKE PHASE V
SOUTH EVEREST AVENUE
ROGERS, ARKANSAS

©2021

811
Know what's below.
Call before you dig.

REVISIONS

REV	DATE	DESCRIPTION

DCP

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 7/22/2021	REVISION: REV-0
SCALE: AS NOTED	JOB NUMBER: N/A

DCP

W:\2021\21-2154 - Rogers, Arkansas - Shadowbrooke Subdivision Phase 5\Design Drawings\DCP\Everest Avenue DCP Notification Exhibit.dwg, PRINTED ON: July 22, 2021 @ 4:50 PM

COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

OFFICE USE ONLY
Approved Density: _____
Application Number: _____
CityView Project: _____
Date Approved: _____

DENSITY CONCEPT PLAN

To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	Shadowbrooke Phase V
ADDRESS/LOCATION:	South Everest Avenue
PROPOSED ZONING:	RMF
PROPOSED DENSITY:	12 Units Per Acre
GROSS SITE AREA:	7.54 Acres
DWELLING UNITS:	88
BUILDING TYPE:	Residential

APPLICANT INFORMATION:

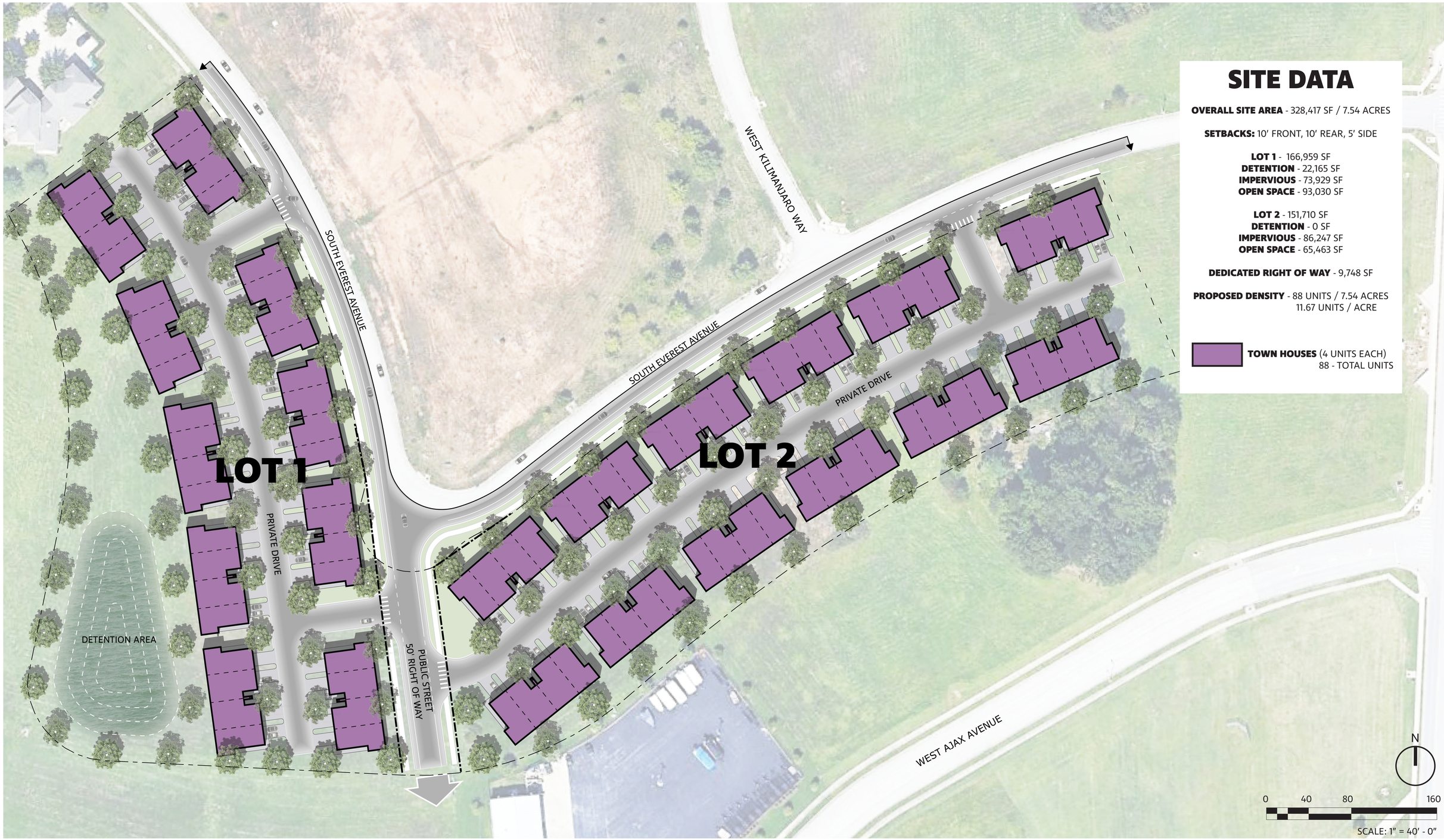
APPLICANT/REPRESENTATIVE:	McClelland Consulting Engineers, Inc.	PHONE:	479.443.2377
		EMAIL:	pbryant@mce.us.com
PROJECT OWNER/DEVELOPER:	J&M Capital Ventures, LLC	PHONE:	479.582.8732
		EMAIL:	ben@brittenumconstruction.com
PROPERTY OWNER:	CH Peaks, LLC (James Laird)	PHONE:	479.495.0600
		EMAIL:	
REQUEST:	Rezone to RMF and approve Density Concept Plan		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Commerce Corridor
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	Purpose: To serve as an extension of the Uptown Regional Center in a way that provides for high-intensity development while respecting established residential and commercial patters along the I-49 Corridor. Character: Judicious use of open space, walkability and access to transportation network.
BASE DENSITY:	DCP
MAX DENSITY:	DCP
CURRENT ZONING:	C-2, RMF-9A, R-O

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: 10/11/2021



SHADOWBROOKE PHASE V

DENSITY CONCEPT PLAN | ROGERS, AR 07. 22. 2021

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

1580 East Stearns Street
Fayetteville, AR 72703
(479) 443.2377 P | (479) 443.9241 F
mce.us.com

October 11, 2021

Rogers Planning Commission
301 West Chestnut
Rogers, AR 72756

Rogers Planning Commission,

J&M Capital Ventures, LLC is a local development company that specializes in residential communities.

We are proposing a residential community consisting of 22 townhome structures with 4 units per structure on 7.54 acres located along South Everest Avenue in Rogers.

Please find a narrative below that will accompany our Density Concept Plan application and proposed R-MF rezoning request. We are requesting to replace the approved Density Concept Plan as part of this rezoning. Our Density Concept Plan provides for the following:

- Front yard setback: 10′
- Side yard setback: 5′
- Rear yard setback: 10′
- Open space provided: 48%

Overall Concept:

- Residential community consisting of 22 townhomes on 7.54 acres located along South Everest Avenue in Rogers.
- Community will have several greenspace "lawns". Sidewalk system will connect to existing sidewalks along South Everest Avenue.

Compatibility and Specific Items:

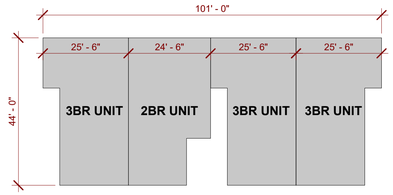
- Townhomes include:
    - Two-stories containing 1,822 sf per unit
    - Exterior Masonry, lap siding, B&B siding, cedar columns
    - Unit entry to be located along the private drive
    - Housing buildings along public right-of-way must be designed architecturally so that they have the appearance of facing the public street
    - Parking – Each unit will include a single car garage with dedicated driveway.

- Site Amenities:
    - A system of sidewalks throughout the community will connect to the existing sidewalks along South Everest Avenue.
- Capacity Considerations:
    - Traffic Management: Please see the provided conceptual site plan showing internal circulation, parking, and access.
    - Multimodal Infrastructure: This site will feature sidewalks.
    - Future roadway connection stub-out shown from South Everest Avenue to West Ajax Avenue to improve the area's connectivity

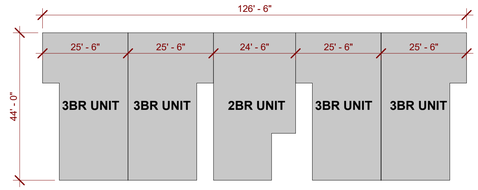
J&M Capital Ventures, LLC looks forward to working with the City of Rogers as this project moves forward. Thank you for your consideration.

AREA SCHEDULE

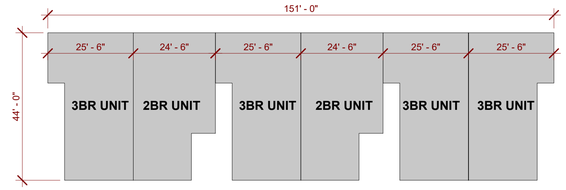
NAME	LEVEL	AREA	HT./CL.
3BR UNIT			
GARAGE	FIRST FLOOR PLAN	403 SF	NO
		403 SF	
3BR UNIT (1ST FLOOR)	FIRST FLOOR PLAN	604 SF	YES
3BR UNIT (2ND FLOOR)	SECOND FLOOR PLAN	924 SF	YES
TOTAL HEATED		1528 SF	
TOTAL UNDER ROOF		1931 SF	



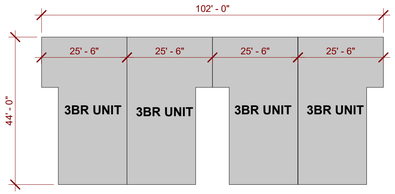
4 UNITS BUILDING



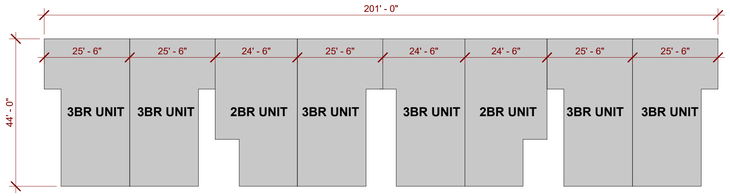
5 UNITS BUILDING



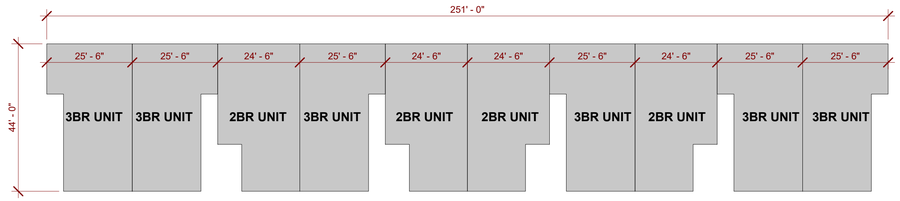
6 UNITS BUILDING



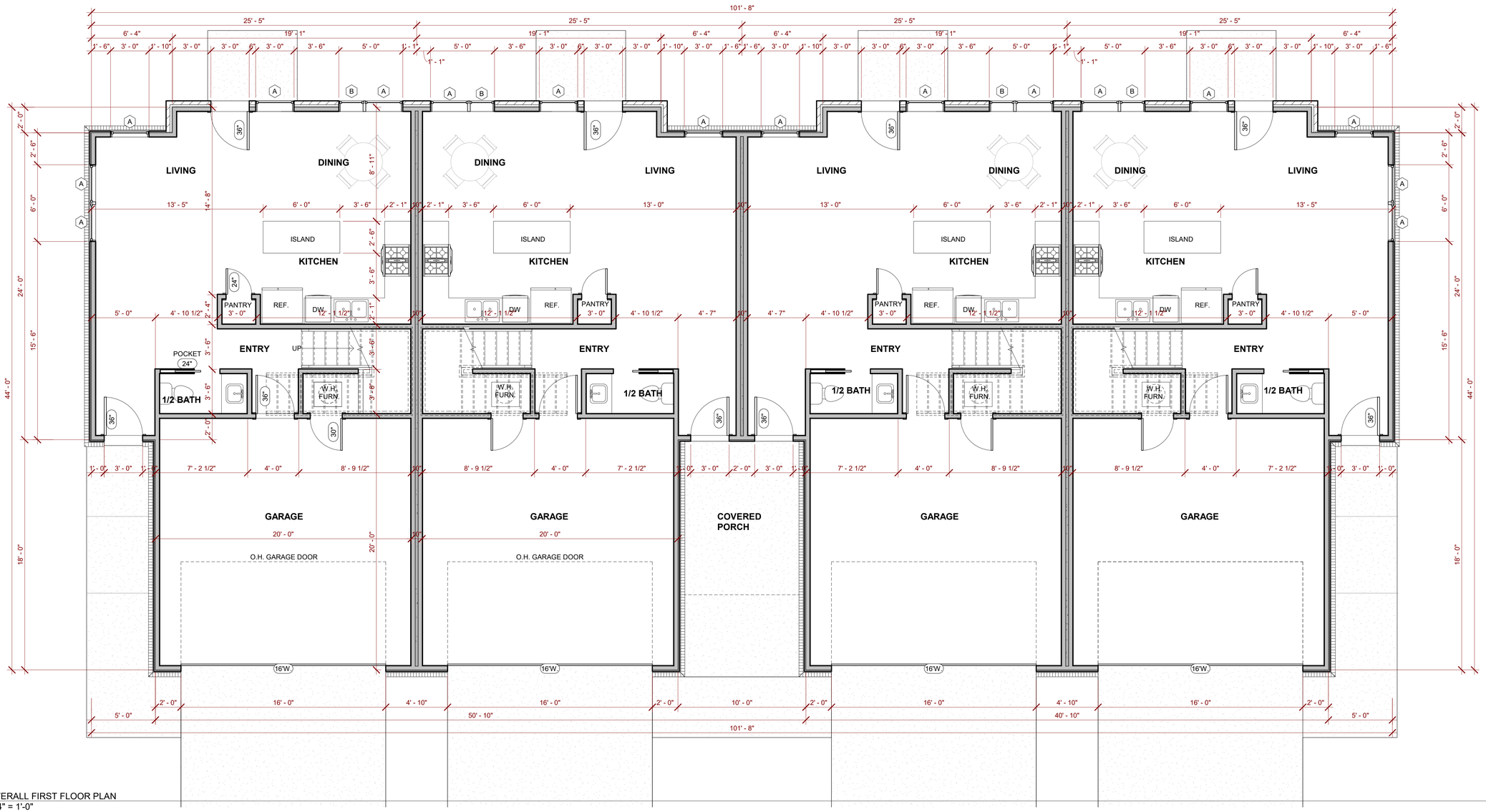
4 UNITS BUILDING



8 UNITS BUILDING



10 UNITS BUILDING



1 OVERALL FIRST FLOOR PLAN
1/4" = 1'-0"

blueROCK design · build
479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

SHADOWBROOKE - 4 PLEX (REAR LOAD)

485 E. CENTERTON RD. - CENTERTON, AR

FIRST FLOOR PLAN & AREA SCHEDULE

Seal

Revisions

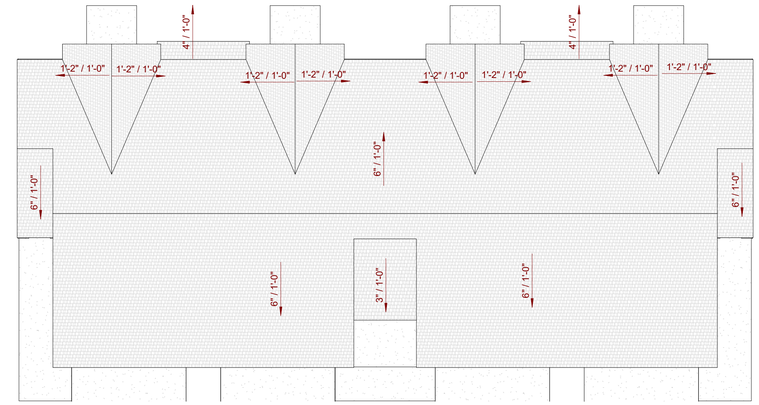
Date 8.31.21

Project 21.11

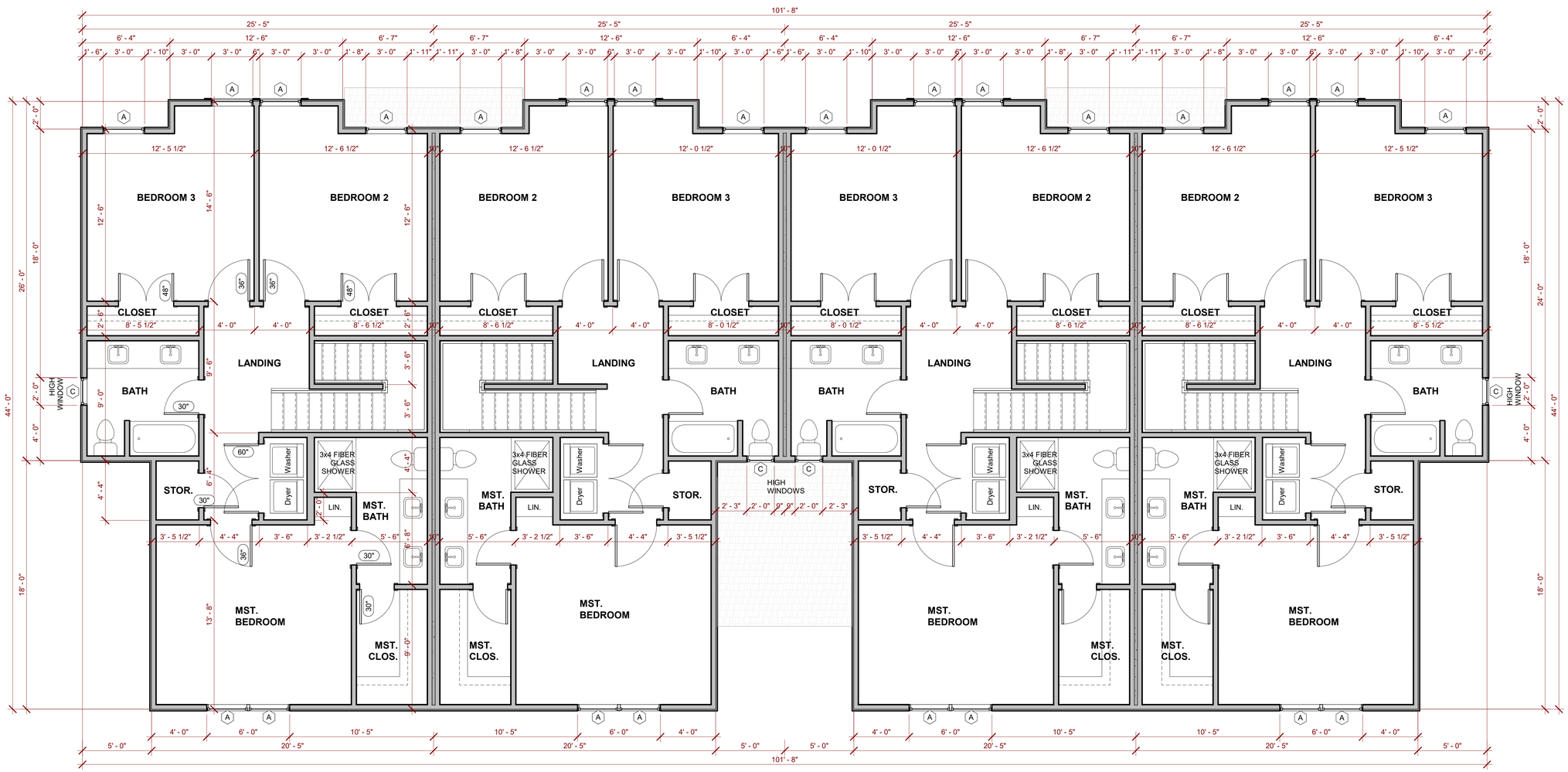
A2.0

WINDOW COUNT SCHEDULE

TYPE	COUNT	DESCRIPTION	BLINDS
A	40	3'-0"W. x 5'-0" T., CASEMENT, INSULATED	
B	4	2'-0" W. x 5'-0" T., FIXED, INSULATED	
C	4	2'-0" W. x 3'-0" T., FIXED, INSULATED	
D	8	3'-0" W. x 2'-0" T., FIXED, INSULATED	
Grand total: 56			



2 ROOF PLAN
1" = 10'-0"



1 OVERALL SECOND FLOOR PLAN
1/4" = 1'-0"

blueROCK design · build
479-459-2838 · BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

SHADOWBROOKE - 4 PLEX (REAR LOAD)

485 E. CENTERTON RD. - CENTERTON, AR

GREG T. ABBOTT
REGISTERED ARCHITECT
NO. 4317
ARKANSAS

SECOND FLOOR PLAN & ROOF PLAN

Seal

Revisions

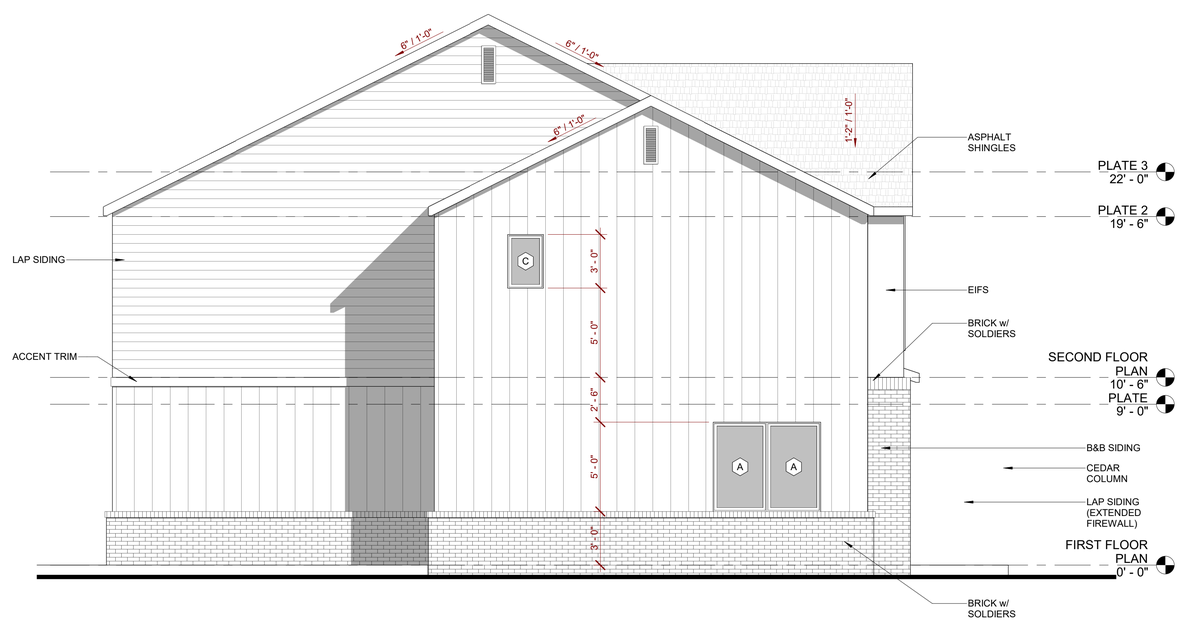
Date 8.31.21

Project 21.11

A2.1

1 FRONT ELEVATION
1/4" = 1'-0"

3 FRONT VIEW



2 REAR ELEVATION 1
1/4" = 1'-0"

blueROCK design · build
479-459-2838 · BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

SHADOWBROOKE - 4 PLEX (REAR LOAD)

485 E. CENTERTON RD. - CENTERTON, AR

BRETT ARNOLD REGISTERED ARCHITECT NO. 4317 ARKANSAS

ELEVATIONS & 3D IMAGE

Seal

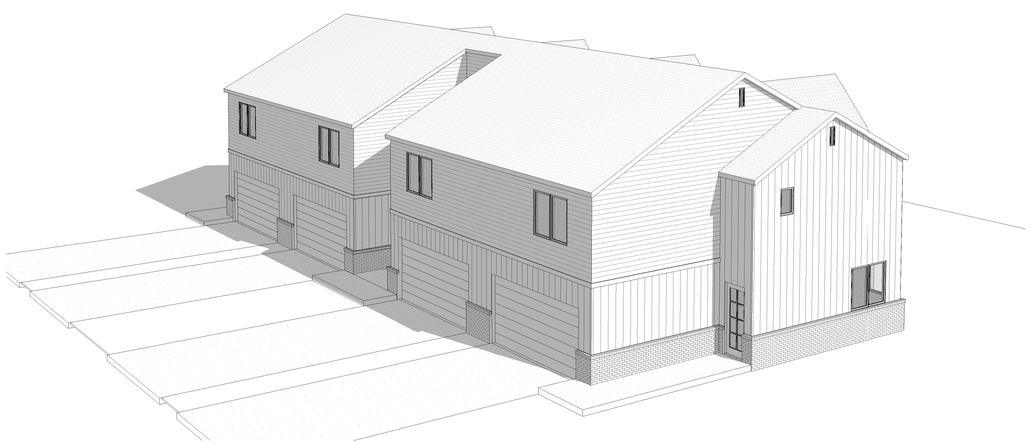
Revisions

Date 8.31.21

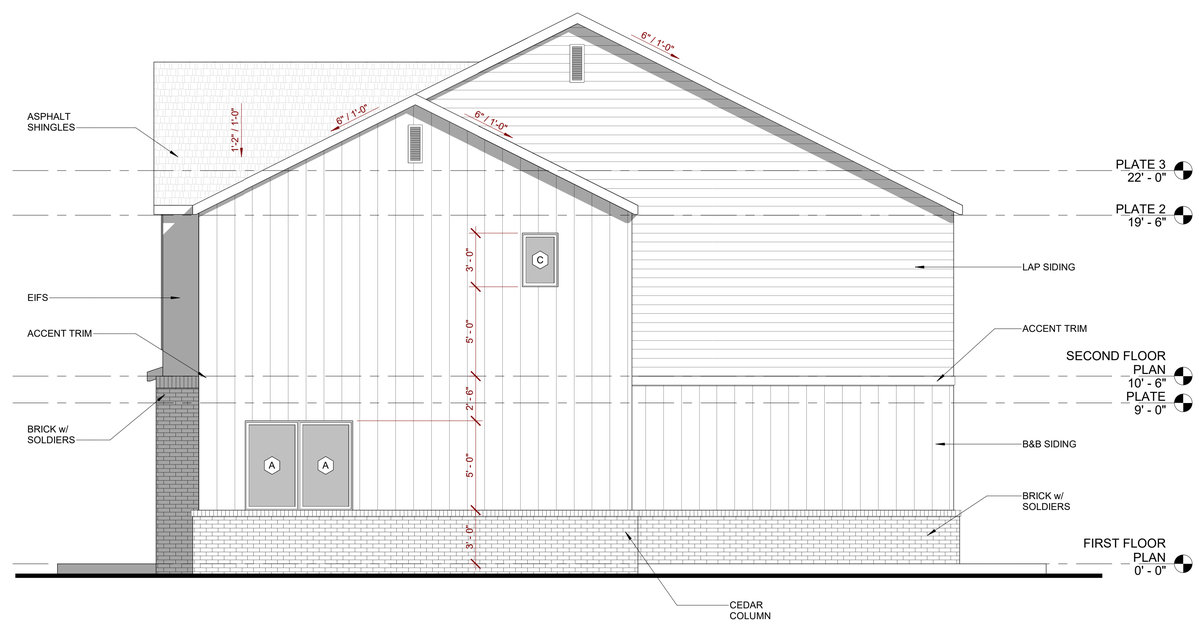
Project 21.11

A3.0

3 REAR ELEVATION
1/4" = 1'-0"



1 REAR VIEW



2 SIDE ELEVATION 2
1/4" = 1'-0"

blueROCK design · build
479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

SHADOWBROOKE - 4 PLEX (REAR LOAD)

485 E. CENTERTON RD. - CENTERTON, AR

GREG T. ABBOTT
REGISTERED ARCHITECT
NO. 4317
ARKANSAS

ELEVATIONS & 3D IMAGE

Seal

Revisions

Date
8.31.21

Project 21.11

A3.1

COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
NOVEMBER 2, 2021

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – MARINE SALES AND SERVICE

STAFF: AMBER LONG, PLANNER II
KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Marine Sales and Service
ADDRESS/LOCATION:	701 W. Hudson Rd. / 02-02129-000
PROPOSED USE:	Marine Sales, Rentals, and Services/Vehicle Storage
CURRENT ZONING:	C-2 (Highway Commercial); Overlay District
CGM GROWTH DESIGNATION:	Access Corridor
APPLICANT/REPRESENTATIVE:	McClelland Consulting Engineers, Inc.
PROJECT OWNER/DEVELOPER:	H&S Land, LLC
PROPERTY OWNER:	H&S Land, LLC
NATURE OF REQUEST:	Approval of Large-Scale Development Plans
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

This request is to allow the construction of a 15,196-SF building, paved parking, gravel storage parking, and retention basin on ± 15.77 acres. The proposed development plans meet all City requirements (except for requested waivers/variances) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b).

Community Development recommends **approval** of this request subject to the following actions:

1. Approve **WAIVER** from Sec. 14-256(6), to allow gravel in the vehicle storage area.
2. Require the condition that lot split be completed prior to the issuance of the building permit.
3. Approve **WAIVER** from Section 14-608 regarding the requirements for improvements along Hudson Road.
4. Approve a **WAIVER** from Section 14-604(c)(2) from requiring a North/South connection.
5. Approve **WAIVER** from the Typical Street Section 14-44(g) 1 of 6 allowing a 6-ft sidewalk in place of the 10-ft sidepath.
6. Approve **WAIVER** from the Typical Street Section 14-44(g) 1 of 6 allowing the trees to be planted outside of the right-of-way with the **CONDITION** that they be placed in a recreation easement.

THIS REPORT MAY NOT REFLECT ALL INFORMATION, DOCUMENTS, OR OTHER MATERIALS MADE AVAILABLE TO OFFICIALS DURING DISCUSSION AND PUBLIC INPUT. STAFF RECOMMENDATIONS ARE BASED ON TECHNICAL REVIEW OF CITY CODE AND MATERIALS PROVIDED BY APPLICANT AT TIME OF SUBMITTAL. ALL REQUESTS SHOULD BE CONSIDERED WITH REGARD TO LAND USE COMPATIBILITY AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:
   The applicant's proposed access driveway meets the access management standards.

2. STORMWATER MANAGEMENT:
   The applicant proposes a new retention pond for stormwater management.

3. WATER QUALITY:
   The applicant proposes an extended wet detention basin will be used to help meet water quality requirements.

4. FLOODPLAIN MANAGEMENT:
   A portion of the site is within a Zone AE Special Flood Hazard Area but will not be disturbed as the development is outside of the Special Flood Hazard Area.

5. MASTER STREET PLAN IMPROVEMENTS:
   a) *Street Pavement and Condition*:
      The applicant requests a **WAIVER** from Section 14-608 requiring improvements along Hudson Road. ArDOT is currently exploring options to reconfigure the intersection of Hudson Rd and N 8th St. Improvements by the developer to Hudson Rd at this time are likely to be removed and replaced once the ArDOT project is implemented.
   b) *Connectivity Standards*:
      The applicant has requested a **WAIVER** from Section 14-604(c)(2) requiring a North/South local street connection. The applicant states that for security and safety, the north half of the property will be fenced.
   c) *Streetscape*:
      i) *Right-of-Way*:
         The right of way along this development's portion of Hudson Road varies but maintains a minimum of 50-ft.
      ii) *Sidewalks & Sidepaths*:
         The applicant is requesting a **WAIVER** from the Typical Street Section 14-44(g) 1 of 6. The applicant is proposing a 6-ft sidewalk along Hudson Road in place of the 10-ft sidepath.
   d) *Trails*:
      A trail is not being proposed by the applicant.
   e) *Streetlights*:
      Two streetlights are proposed within the Right-of-Way. One at the driveway on the west side of the development and one on the east end of the development.
   f) *Street Trees*:
      The applicant requests a **WAIVER** from the Typical Street Section 14-44(g) 1 of 6 requiring planting street trees within the Right-of-Way. According to the applicant, planting trees would not be feasible here due to the limited green space between the back of curb, sidewalk, and adjacent underground and overhead utilities and Section 14-366 does not permit tree plants within 10-ft of underground utilities. The applicant proposes trees be planted outside of the Right-of-Way in lieu of this.

6. RECOMMENDATIONS:
   a) Approve **WAIVER** from Section 14-608 regarding the requirements for improvements along Hudson Road.
   b) Approve a **WAIVER** from Section 14-604(c)(2) from requiring a North/South connection. While the applicant stated that this is a staff request within their hardship, it is actually an ordinance requirement as stated in Section 14-604(c)(2). The applicant stated that this is not on the City of Rogers Master Street Plan. The connectivity requirement in the City of Rogers is defined separately in this code section to require local streets every 200-660 feet. No site-specific hardship was provided, however there is a regulatory floodway at the north side of this project along with the City Limits, and a subdivision to the east, and unlikely future development to the west.
   c) Approve **WAIVER** from the Typical Street Section 14-44(g) 1 of 6 allowing a 6-ft sidewalk in place of the 10-ft sidepath.
   d) Approve **WAIVER** from the Typical Street Section 14-44(g) 1 of 6 allowing the trees to be planted outside of the right-of-way with the **CONDITION** that they be placed in a recreation easement.

PLANNING REVIEW

1. LAND USE:
   a) *Use Definition*:
      i) "Marine Sales, Rentals, and Services" is defined as "establishments providing supplies and equipment for shipping services or pleasure boating and recreation. Marine Sales, Rentals, and Services includes but is not limited to the tertiary use classifications of: i. Boat sales; ii. Boat yards; and iii. Boat docks," (Sec. 14-695(b)(3)(x)).
      ii) "Vehicle Storage" is defined as "exclusive storage of operative or inoperative vehicles; Vehicle Storage includes without limitation the tertiary use classifications of: i. Storage of parking tow-aways; ii. Impound yards; and iii. Storage lots for automobiles, trucks, buses, and recreational vehicles," (Sec. 14-695(b)(3)(nn)).
   b) *Zoning Compliance*:
      The proposed project is in compliance with C-2 zoning regulations.
   c) *CGM Compliance*:
      The proposed project aligns with the purpose, character, and goals of the Access Corridor Growth Designation.

2. DEVELOPMENT STANDARDS:
   The proposed development plans conform to all development standards required by Sec. 14-709 and Article III with the exception of any requested waivers and/or variances.
   a) *Building Disposition*:
      All setback and height requirements have been met.
   b) *Building Design*:
      N/A
   c) *Parking & Loading*:
      All vehicle and bicycle parking requirements have been met.
   d) *Screening & Transitions*:
      All screening requirements have been met.
   e) *Landscaping*:
      All landscaping requirements have been met.

3. RECOMMENDATIONS:
   a) Approve Large-Scale Development plans.

OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

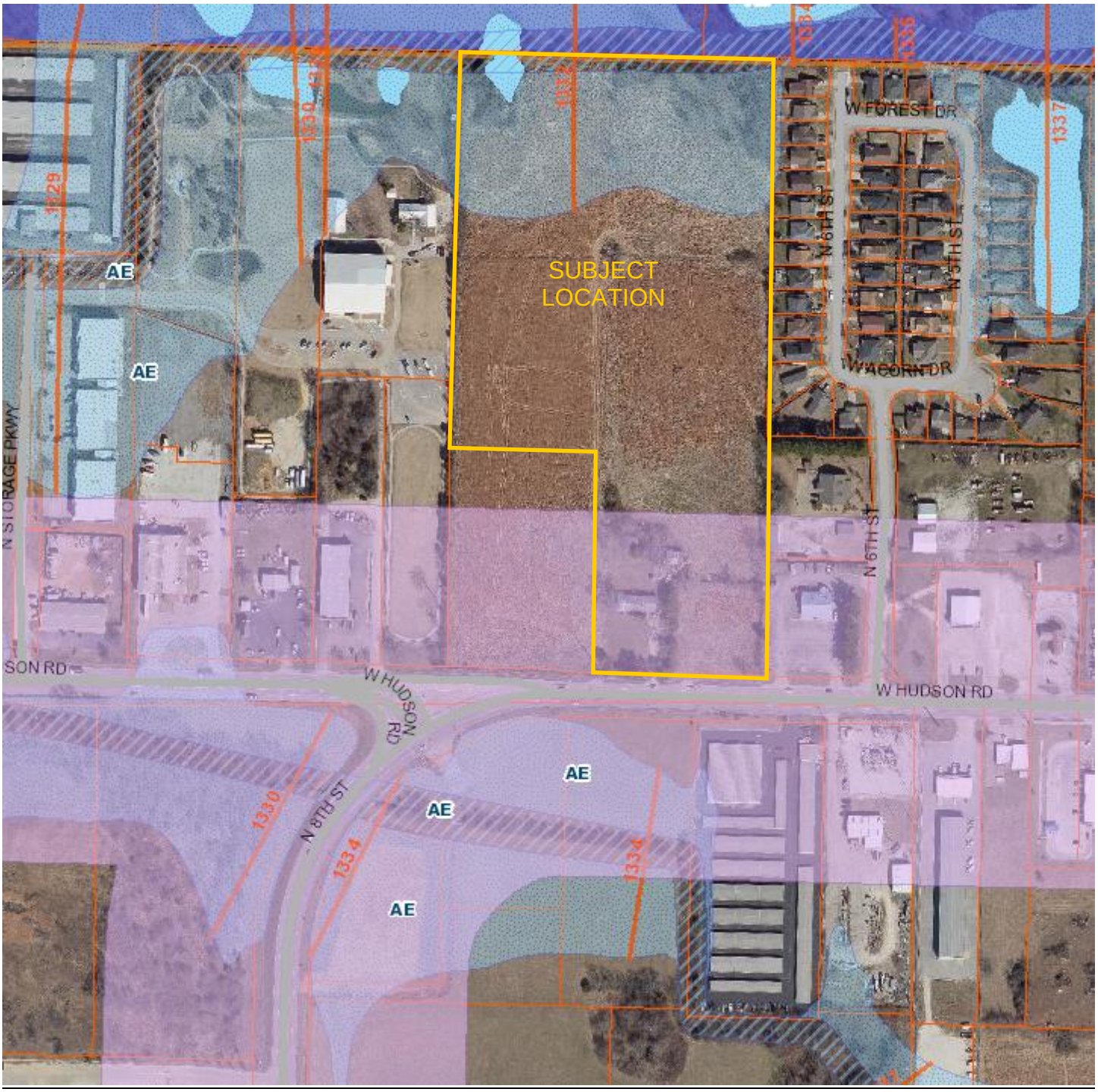
1. *IF APPROVING*:
   Move to approve the request as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS*:
   Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. *IF DENYING*:
   Move to deny the request.
4. *IF TABLING*:
   Move to table the request.

TABS

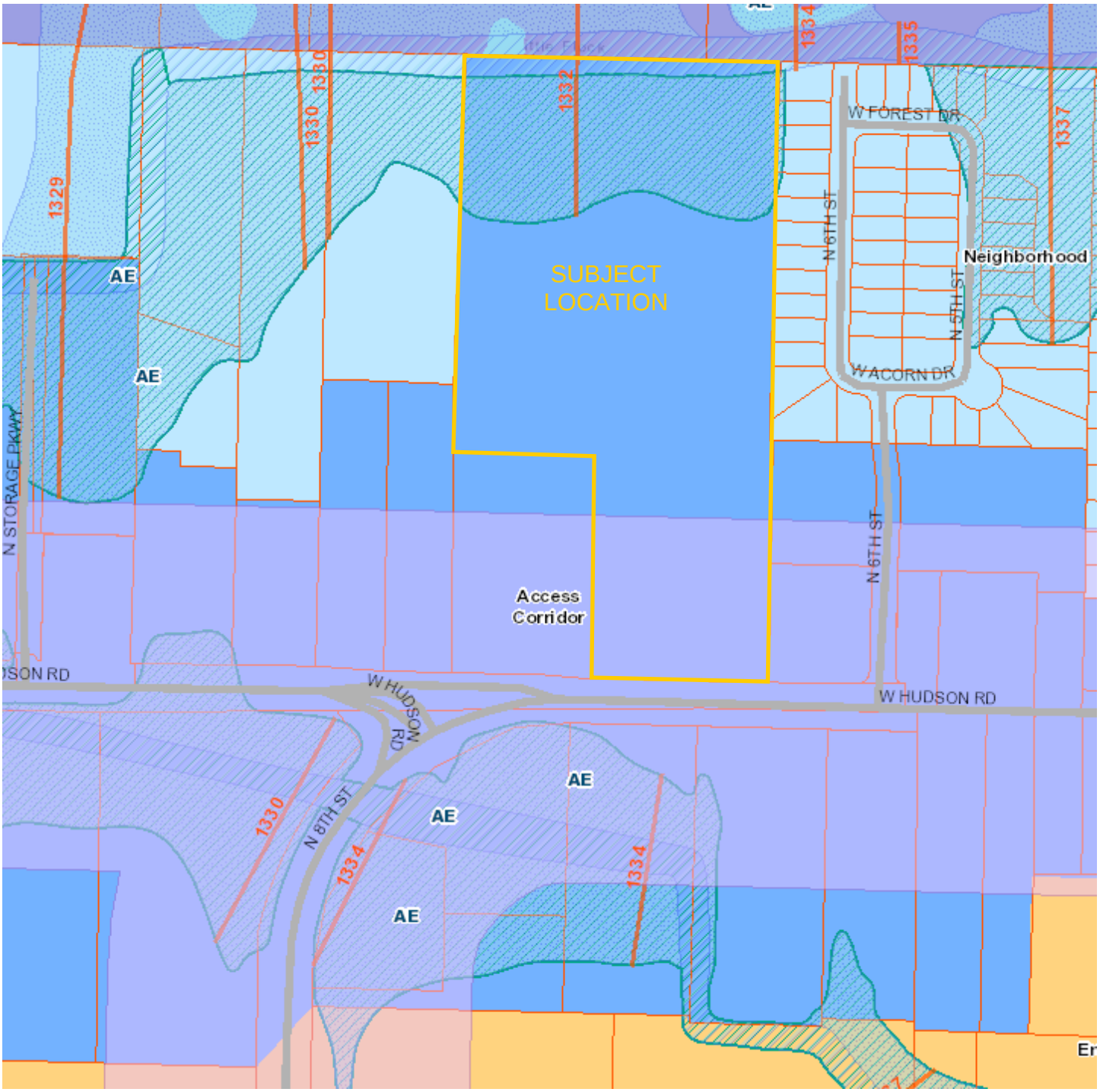
1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

TAB 1

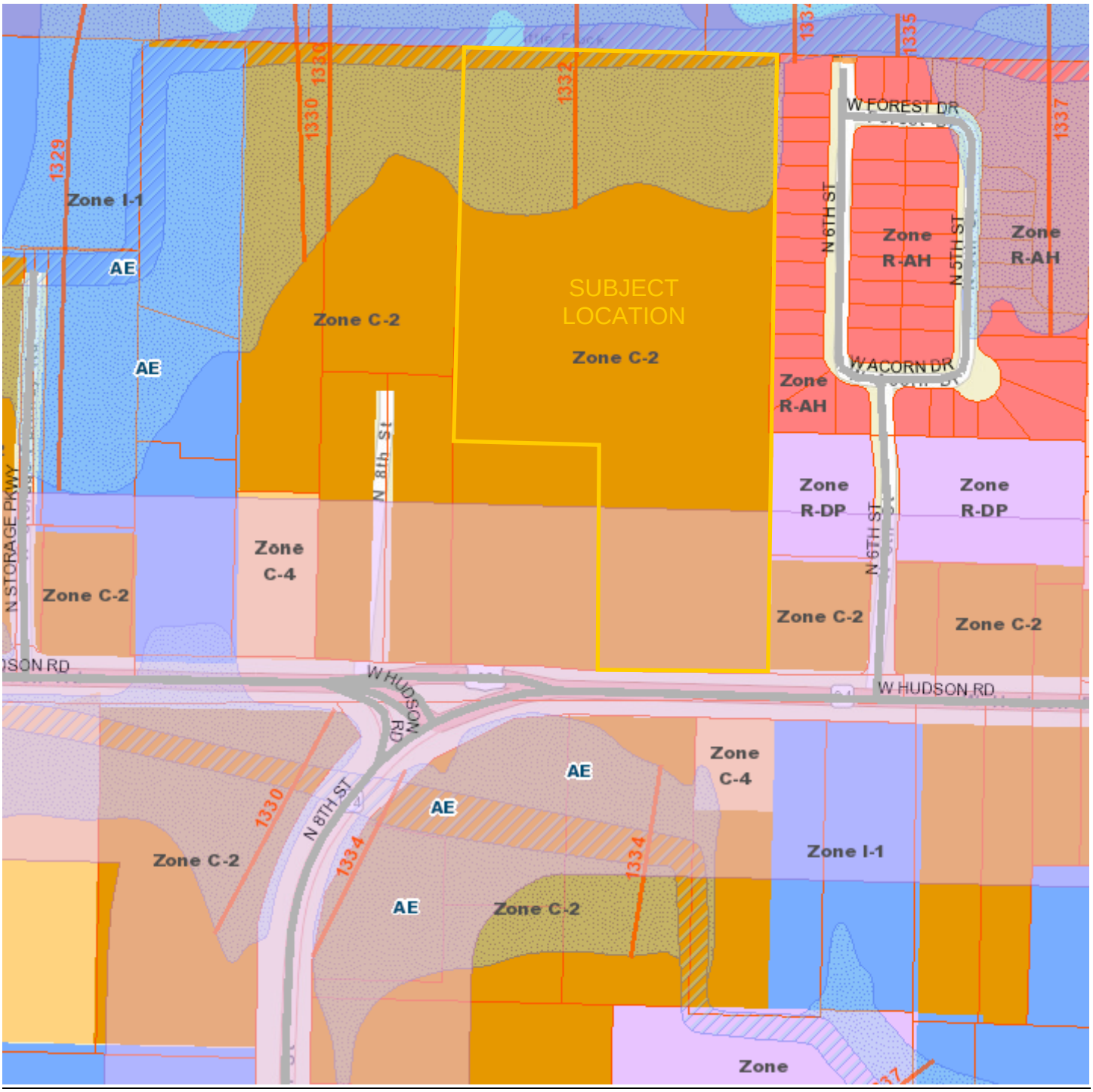
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP



October 14, 2021

Mr. Chris Bakunas, PLA
McClelland Consulting Engineers Inc.
1810 No. College
Fayetteville, AR 72702

Re: Conditional Approval of Civil Plans
Marine Sales & Service (Hudson Road Marine)

Dear Mr. Bakunas:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. The proposed 8" fire hydrant leads (over 20' in length) will need to be in accordance with RWU Standard Detail WD-1/4B. There should be an 8" gate valve, 8"x 6" reducer, and then the fire hydrant at the end of the lead.

2. There is still an in-line valve shown on the north side of the fire hydrant tee located at Sta. 0+19 on all plan views that should be removed. (See previous comment #21)

3. The tee at Sta. 0+19 on the water main profile shows an 8"x 8" tee. This should be shown as an 8"x 6" tee.

4. There is text blocking the design information on the plan view along the proposed water main. (See the fire hydrant line at Sta. 0+19 and the in-line valve at Sta. 2+47.)

5. Clean-outs that are within paved areas require metal lids.

6. Large Trees (over 20' tall at maturity in City Code 14-46-paragraph G) must be located at least 10 feet from any water or sanitary sewer main. There are multiple trees (ginko biloba) that will mature to 40-50' tall located near the existing water main that will be in violation of this code.

7. If there are trees proposed along the proposed sewer main extension, they will need to be shown on the Landscape Plan. There is a note on the plans that the existing trees in that area will be remove and replaced by other trees.

8. The following must be submitted prior to scheduling a pre-construction meeting:

   A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has

not worked recently within the Utility's service area.

B. One copy of the revised plans for review.

C. Written approval from the Arkansas Department of Health.

D. Architectural and plumbing plans submitted for commercial customers.

E. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.

F. A copy of the executed contract between the developer or general contractor and the utility contractor.

G. Performance and payment bonds executed by the utility contractor.

H. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen T. Ponder, PE

SP: DG

Attachment(s): Special Contract for Facilities Extension

Copy: B. Dobler, B. Sartain, J. Lunsford, T. Kinion, E. Hunter, A. Long, K. Belt, Developer (w/ attachments)
P:\Hudson Road Marine (Marine Sales & Services)\Reviews\HudsonRoadMarineChrisBakunas101421Letterhead.docx

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

1580 East Stearns Street
Fayetteville, AR 72703
(479) 443.2377 P | (479) 443.9241 F
mce.us.com

July 9, 2021

City of Rogers Community Development
301 W Chestnut St
Rogers, AR 72756

RE: Creekside Medical Development Waiver Request

Community Development Staff,

On behalf of the property owner of 701 W Hudson Rd, McClelland Consulting Engineers submits this letter requesting waivers from constructing a public street through the center of the property, street improvements for Hudson Rd, and trees located within the right-of-way along Hudson Rd.

Public Road Extension

Staff has requested that a public road be constructed through the center of the subject property, running from Hudson Rd to the northern property line with a spur connecting west with the Camp War Eagle Office parking lot. A public street is not conducive for the proposed use, marine sales, service and future boat storage facility. For security and safety, the north half of the property will be fenced and allowing access via a public road is not advisable. Additionally, a future road is not identified on the Rogers Master Street Plan for this property.

Access to the property is proposed through a private parking lot drive aisle which will serve the marine sales and service center and future boat storage facility. Hudson Rd is an ArDOT highway, therefor an ArDOT standard driveway is proposed.

Hudson Rd Street Improvements

A waiver is requested from section 14-608. -Requirements for improving substandard streets, for street improvements along Hudson Rd. ArDOT is currently exploring options to reconfigure the intersection of Hudson Rd and N 8th St. While plans and a timeline have yet to be provided, officials suggest that major improvements such as a roundabout and street widening should be expected. Any improvements by the developer to Hudson Rd at this time are likely to be removed and replaced once the ArDOT project is implemented.

Street Tree Plantings within the Right-of-Way

A waiver is requested from Article V. -Vegetation, requirements for planting street trees within the right-of-way. The feasibility of planting street trees along Hudson Rd is not advisable due to the limited green space between the back of curb, sidewalk, and adjacent underground and overhead utilities. On average less than 3’ of greenspace is available on either side of the sidewalk for tree plantings. Additionally, Section 14-366. -Proximity to utility equipment and facilities, does not permit tree plants within 10’ of underground utilities, leaving no space within the right-of-way for trees.

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In lieu of street trees in the right-of-way, they have been proposed outside of the right-of-way and utility paths adjacent to the parking lot.

If you should have any questions on these requests or require additional information, please do not hesitate to contact me.

Sincerely,

Chris Bakunas, PLA
Project Manager MCE-Fayetteville
(479) 443.2377
cbakunas@mce.us.com

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

1580 East Stearns Street
Fayetteville, AR 72703
(479) 443.2377 P | (479) 443.9241 F
mce.us.com

October 29, 2021

Amber Long
City of Rogers Community Development
301 W Chestnut St
Rogers, AR 72756

RE: Hudson Rd Marine Sales & Service Waiver Request

Ms. Long,

On behalf of Safe Harbor Investments, LLC and McClelland Consulting Engineers, Inc, a waiver from Sec. 14-256(6) allowing a gravel parking area for boats is requested.

As required by this section, "parking must meet the requirements of the zoning ordinance and must be paved. However, the Planning Commission may upon request waive the paving requirement under this subdivision if the parking is intended for storage of a vehicle and is screened from public view".

Adhering with the requirements for this section to be waived, the gravel storage area will be located on the backside (north) of the building screened from public view. Additionally, a 6' masonry wall will screen the development from the adjacent residential area on the east.

If you should have any questions or concerns, please do not hesitate to contact me. Thank you for your continued support of this project.

Sincerely,

Chris Bakunas, PLA
Project Manager MCE-Fayetteville
(479) 443.2377
cbakunas@mce.us.com

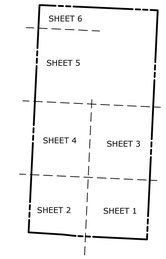
MARINE SALES AND SERVICE

701 WEST HUDSON ROAD, ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT

CITYVIEW PROJECT #PL202100554

SITE DATA		
TOTAL SITE AREA	686,912 S.F.	15.77 AC
TOTAL DEVELOPMENT (DISTURBED) AREA	323,382 S.F.	7.42 AC
PROJECT & LOT SPLIT SITE ZONING	C-2 (HIGHWAY COMMERICAL)	
FRONT SETBACK	75' (OVERLAY DISTRICT)	
REAR SETBACK	15'	
SIDE SETBACK	INTERIOR: 15' EXTERIOR: 45'	
DEVELOPMENT (DISTURBED) AREA	REQUIRED	PROVIDED
PERVIOUS AREA (MIN)	20% (64,037 SF)	51.77% (167,402 SF)
IMPERVIOUS AREA (MAX)	80% (256,148 SF)	48.23% (155,980 SF)
BUILDING AREA		
PROPOSED BUILDING AREA	15,196 SF	
MAXIMUM BUILDING COVERAGE	MAXIMUM	PROVIDED
	60% (194,029 SF)	4.70% (15,196 SF)
BUILDING HEIGHT	16'-0"	



SHEET INDEX KEY

GENERAL NOTES

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. ANY CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (WHICHEVER IS LESS), CONTRACTOR SHALL CONTACT McCLELLAND CONSULTING ENGINEERS, INC. @ (479) 443-2377 PRIOR TO ANY FURTHER CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT. THESE MEASURES WILL MEET OR EXCEED OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. McCLELLAND CONSULTING ENGINEERS, INC. AND THE DEVELOPER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY. WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS, OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP BEFORE, DURING, AND AFTER RAIN FALL EVENTS.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, OR WELLS AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:

MCCLELLAND CONSULTING ENGINEERS, INC.
1580 E. STEARNS STREET
FAYETTEVILLE, ARKANSAS 72703
OFFICE: (479) 443-2377
FAX: (479) 443-9241

McCLELLAND CONSULTING ENGINEERS, INC. AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE OMISSION OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM AS-BUILT SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.

IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.

STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.

ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.

EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

IF THE PROJECT COSTS EXCEED $20,000 A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6).

WETLAND NOTE

THERE ARE WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE AS NOTED PER THE US FISH & WILDLIFE WETLAND MAPPER. NO EXISTING WETLANDS WILL BE DISTURBED AS A PART OF THIS DEVELOPMENT.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AND ZONE "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.

FIRM PANEL: #05007C0280K
MAP REVISED: JUNE 5, 2012

CONTACTS

PLANNING
CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
JOHN MCCURDY
479.621.1186

STREET DEPARTMENT
CITY OF ROGERS
3101 W. OAK STREET
ROGERS, AR 72758
FRANKIE GUYLL
479.621.1140

WATER AND SEWER
CITY OF ROGERS
601 S. 2ND STREET
P.O. BOX 338
ROGERS, AR 72757
479.621.1142

STORM SEWER
CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
JOHN MCCURDY
479.621.1186

NATURAL GAS
BLACK HILLS ENERGY
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703
800.563.0012

CABLE / INTERNET
COX COMMUNICATIONS
KIP SMITH
479.717.3796
kip.smith@cox.com

TELEPHONE
AT&T
627 WHITE ROAD
P.O. BOX 7449
SPRINGDALE, AR 72766
SCOTT SEAMAN
479.442.1677

ELECTRIC
CARROLL ELECTRIC
707 SE WALTON BLVD.
P.O. BOX 329
BENTONVILLE, AR 72712
479.273.2421

FIRE DEPARTMENT
CITY OF ROGERS
201 N. FIRST ST.
ROGERS, AR 72756
THOMAS C. JENKINS
479.621.1179

OWNER/ DEVELOPER
H&S LAND, LLC
P.O. BOX 399
KIMBERLING CITY, MO 65686
RYAN HAMILTON
417.739.2314
ryan@tablerockboats.com

CIVIL ENGINEERING CONSULTANT
MCCLELLAND CONSULTING ENGINEERS
1580 E. STEARNS ST.
FAYETTEVILLE, AR 72703
CHRIS BAKUNAS
479.443.2377
cbakunas@mce.us.com

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTH EAST QUARTER (SE 1/4) OF SECTION 36, IN TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 660 FEET WEST OF THE SOUTHEAST CORNER OF SAID FORTY ACRES, THENCE WEST 330 FEET, THENCE NORTH 1,320 FEET, THENCE EAST 660 FEET, THENCE SOUTH 990 FEET, THENCE WEST 330 FEET, THENCE SOUTH 330 FEET TO POINT OF BEGINNING. 17. 5 ACRES MORE OR LESS

AND ALSO, PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36 IN TOWNSHIP 20 NORTH OF RANGE 30 WEST DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 330 FEET WEST OF THE SOUTHEAST CORNER OF SAID FORTY ACRES, RUN THENCE WEST 330 FEET, THENCE NORTH 330 FEET, THENCE EAST 330 FEET, THENCE SOUTH 330 FEET TO THE POINT OF BEGINNING: 2.5 ACRES MORE OR LESS.

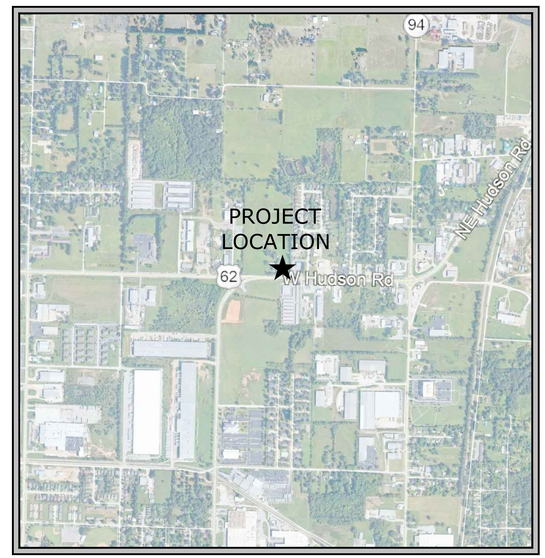
ZONING:
ZONING: C-2

LAND USE:
LAND USE: COMMERCIAL - MARINE SALES, RENTALS, & SERVICES AND BOAT STORAGE

AREA:
TOTAL SITE: 14.71 ACRES
PROPOSED DEVELOPMENT: 4.81 ACRES

DEVELOPMENT USAGE PLAN:
THE EXISTING SITE CURRENTLY EXISTS AS A RESIDENTIAL STRUCTURE AND OPEN FIELD. A MARINE SALES AND SERVICE FACILITY IS PROPOSED. STORMWATER WILL BE CONVEYED TO A PROPOSED DETENTION FACILITY WEST OF THE PROJECT.

REVISIONS		
REV	DATE	DESCRIPTION
3	5/28/2021	ADDRESSING CITY COMMENTS
4	7/9/2021	ADDRESSING CITY COMMENTS
5	7/30/2021	ADDRESSING CITY COMMENTS
6	8/25/2021	ADDRESSING CITY COMMENTS



VICINITY MAP

September 14, 2021
MCE PROJECT NUMBER 21-2101

INDEX TO DRAWINGS

C0.0	COVER
TS-1 THRU TS-8	TOPOGRAPHIC SURVEY
BND-1	BOUNDARY SURVEY
C1.0	OVERALL DEMOLITION PLAN
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C1.2	DEMOLITION PLAN - SHEET 2
C1.3	DEMOLITION PLAN - SHEET 3
C1.4	DEMOLITION PLAN - SHEET 4
C1.5	DEMOLITION PLAN - SHEET 5
C1.6	DEMOLITION PLAN - SHEET 6
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN - SHEET 1
C2.2	SITE PLAN - SHEET 2
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C3.5	EROSION CONTROL PH I PLAN - SHEET 5
C3.6	EROSION CONTROL PH I PLAN - SHEET 6
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C4.1	GRADING PLAN - SHEET 1
C4.2	GRADING PLAN - SHEET 2
C4.3	GRADING PLAN - SHEET 3
C4.4	GRADING PLAN - SHEET 4
C4.5	GRADING PLAN - SHEET 5
C4.6	GRADING PLAN - SHEET 6
C5.0	OVERALL EROSION CONTROL PH II PLAN
C5.1	EROSION CONTROL PH II PLAN - SHEET 1
C5.2	EROSION CONTROL PH II PLAN - SHEET 2
C5.3	EROSION CONTROL PH II PLAN - SHEET 3
C5.4	EROSION CONTROL PH II PLAN - SHEET 4
C5.5	EROSION CONTROL PH II PLAN - SHEET 5
C5.6	EROSION CONTROL PH II PLAN - SHEET 6
C6.0	OVERALL UTILITY PLAN
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C6.3	SEWER MAIN PLAN & PROFILE
C6.4	WATER MAIN PLAN & PROFILE
C6.5	FIRE HYDRANT PLAN & PROFILE
C7.0	OVERALL LANDSCAPE PLAN
C7.1	LANDSCAPE PLAN - SHEET 1
C7.2	LANDSCAPE PLAN - SHEET 3
C7.3	LANDSCAPE PLAN - SHEET 4
C7.4	LANDSCAPE PLAN - SHEET 5
C7.5	LANDSCAPE PLAN - SHEET 6
C7.6	LANDSCAPE NOTES
C7.7	TREE PRESERVATION PLAN
C8.0	DETAIL SHEET I
C8.1	DETAIL SHEET II
C8.2	DETAIL SHEET III
C8.3	DETAIL SHEET IV
C8.4	DETAIL SHEET V
C8.5	DETAIL SHEET VI
C8.6	DETAIL SHEET VII
WD-1	RWU STANDARD WATER DETAILS
WD-2	RWU STANDARD WATER DETAILS
SD-1	RWU STANDARD SEWER DETAILS
1	SITE PHOTOMETRICS
2	SITE PHOTOMETRICS

McCLELLAND CONSULTING ENGINEERS, INC.
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http://www.mce.us.com
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR • TULSA, OK

811 Know what's below. Call before you dig.

CERTIFICATE OF AUTH. ARKANSAS ENGINEERING McCLELLAND CONSULTING ENGINEERS No. 24

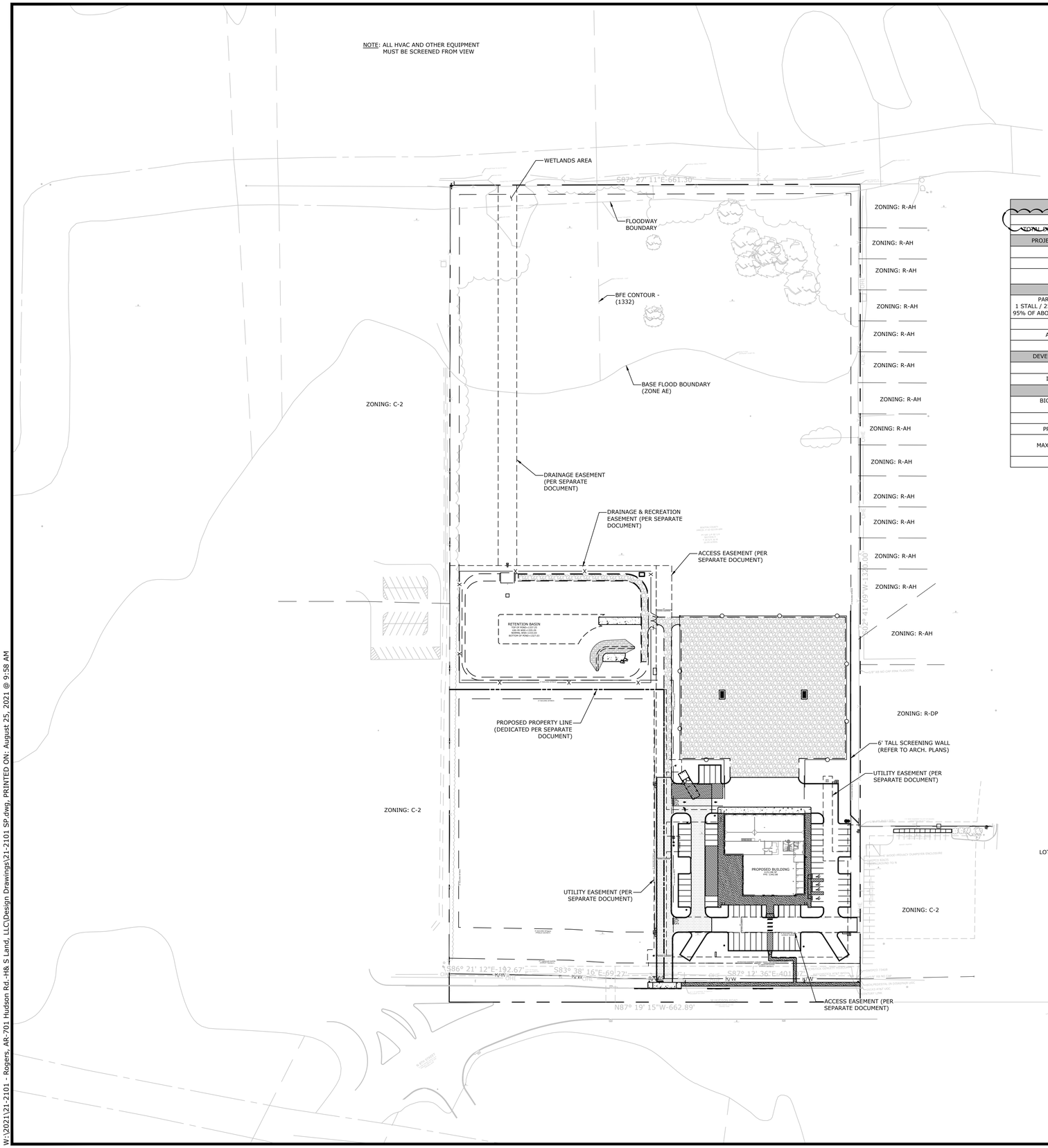
PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

701 WEST HUDSON ROAD ROGERS, ARKANSAS MCE #21-2101 9/14/2021 REV-6

W:\2021\21-2101 - Rogers, AR-701 Hudson Rd.-H& S Land, LLC\Design Drawings\21-2101 CS.dwg, PRINTED ON: September 14, 2021 @ 10:09 AM

NOTE: ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED FROM VIEW



SITE DATA

TOTAL SITE AREA	686,912 S.F.	15.77 AC
~~TOTAL DEVELOPMENT (DISTURBED) AREA~~	~~231,402 S.F.~~	~~5.31 AC~~
PROJECT & LOT SPLIT SITE ZONING	C-2 (HIGHWAY COMMERICAL)	
FRONT SETBACK	75' (OVERLAY DISTRICT)	
REAR SETBACK	15'	
SIDE SETBACK	INTERIOR: 15' EXTERIOR: 45'	
PARKING SPACES	REQUIRED	PROVIDED
PARKING STALL CALCULATION: 1 STALL / 250 SF NET FLOOR AREA (> 10K SF); 95% OF ABOVE REQUIREMENT (10K SF - 20K SF)	58	
PARKING STALLS	55	66
ADA ASSESSABLE STALLS	3 (1 VAN STALL)	4 (1 VAN STALL)
TOTAL PROVIDED		70
DEVELOPMENT (DISTURBED) AREA	REQUIRED	PROVIDED
PERVIOUS AREA (MIN)	20% (64,037 SF)	51.77% (167,402 SF)
IMPERVIOUS AREA (MAX)	80% (256,148 SF)	48.23% (155,980 SF)
BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE RACK CALCULATION: 1 RACK / 20 STALLS	4	4
BUILDING AREA		
PROPOSED BUILDING AREA	15,196 SF	
MAXIMUM BUILDING COVERAGE	MAXIMUM	PROVIDED
	60% (194,029 SF)	4.70% (15,196 SF)
BUILDING HEIGHT	16'-0"	

5

5

PLAN SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80ft.

EXISTING LEGEND

- PROPERTY LINE
- R/W — RIGHT OF WAY
- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- UFO — UNDERGROUND FIBER
- OHE — OVERHEAD ELECTRIC
- X — FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- FENCE
- PAINTED / THERMOPLASTIC STRIPING
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
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- PARKING STALL COUNT
- FIRE HYDRANT
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- LIGHT POLE
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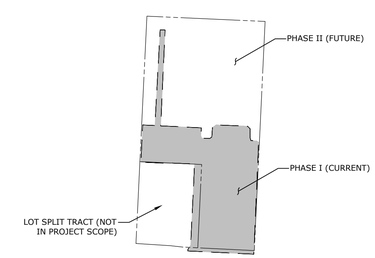

PHASING PLAN

GENERAL SITE NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY McCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY:
   THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. UNLESS OTHERWISE NOTED, ALL CURBING SHALL BE 18" TYPE 'A' STANDARD CONCRETE CURB AND GUTTER.
6. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
7. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
8. CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
9. ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
11. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
12. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
13. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

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OVERALL SITE PLAN

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 8/25/2021	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 21-2101

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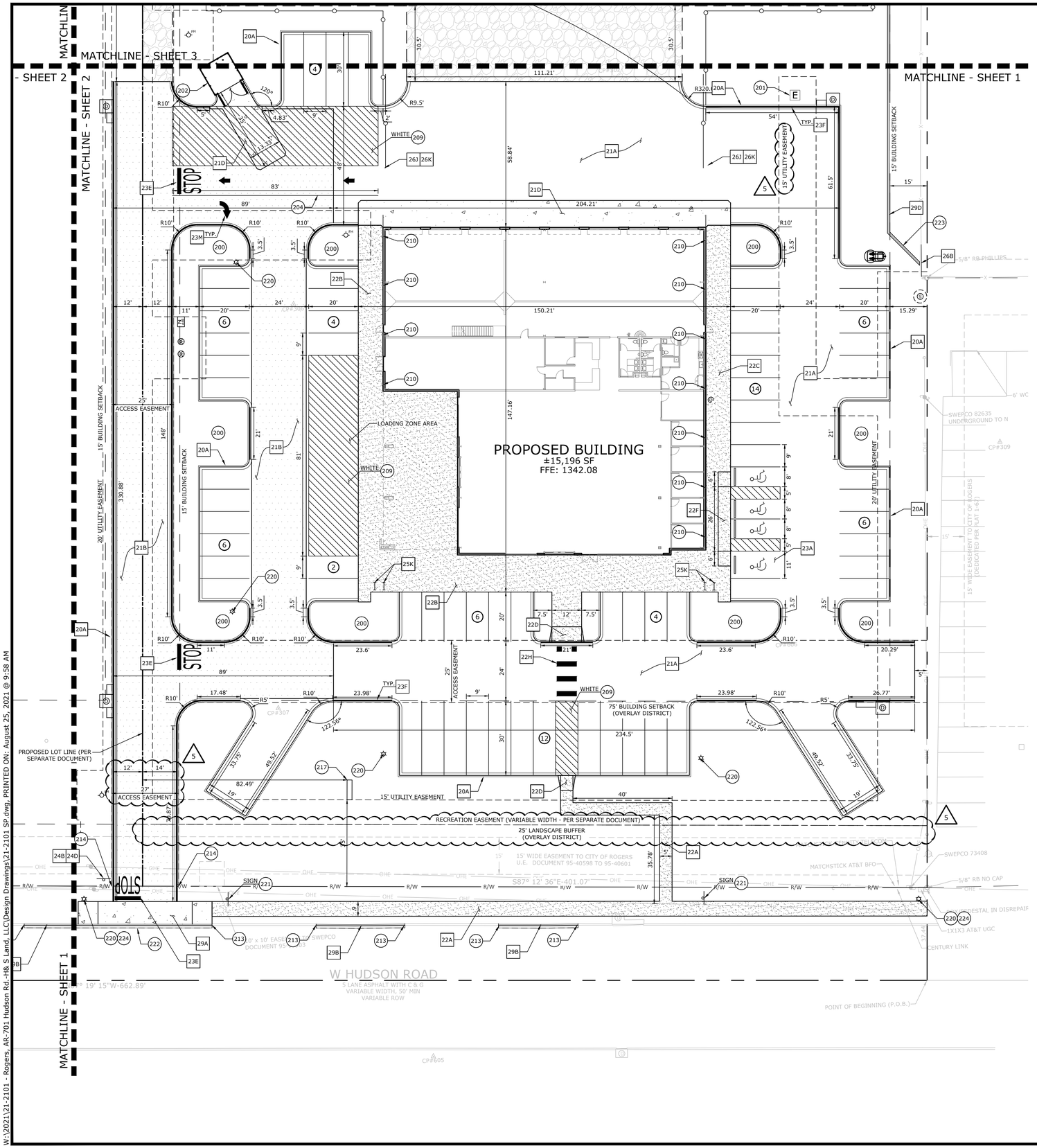

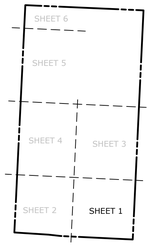

SHEET INDEX KEY

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DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 8/25/2021	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 21-2101

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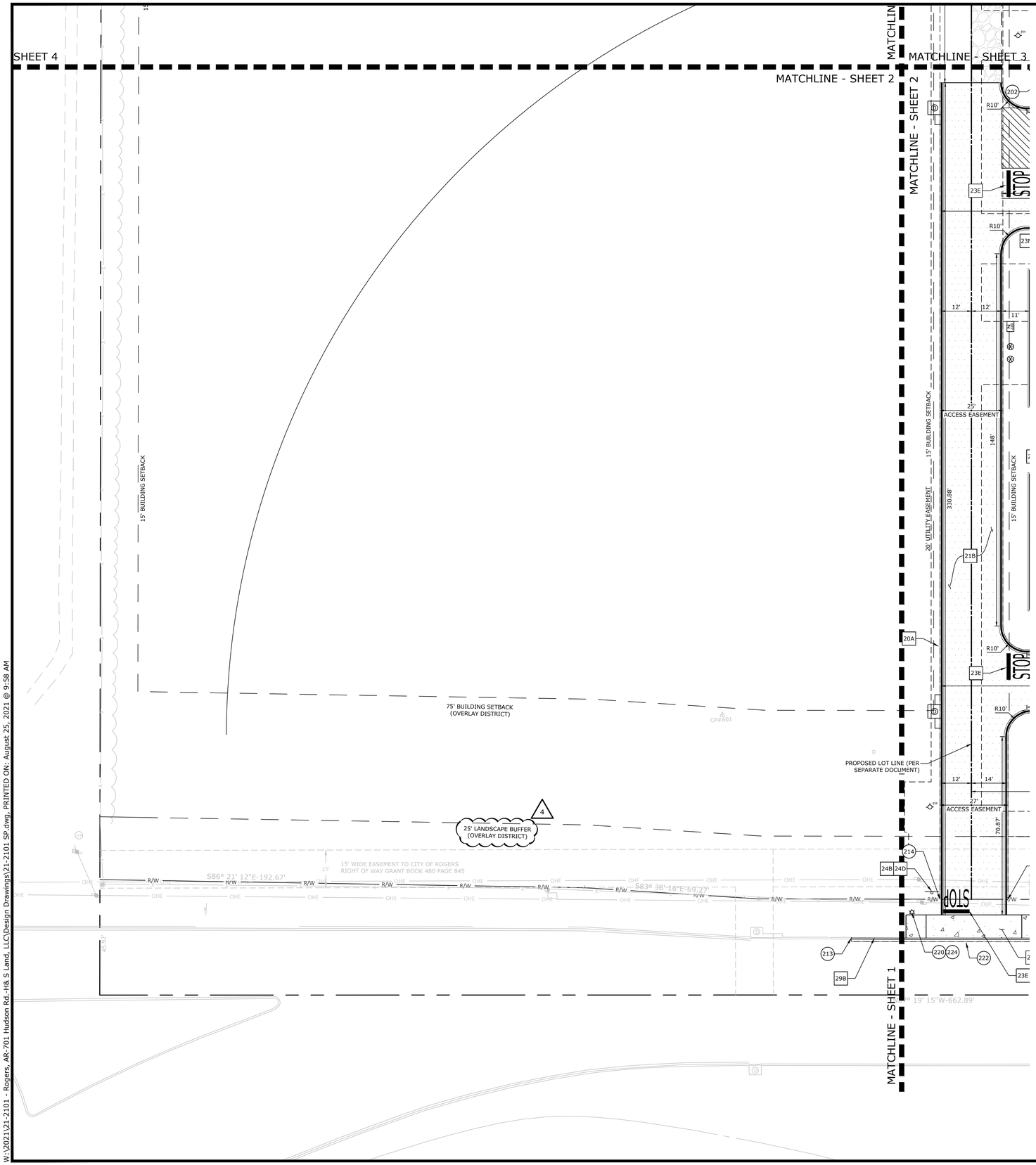

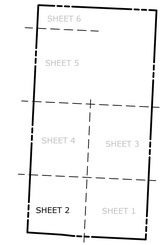

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SITE PLAN - SHEET 2

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 8/25/2021	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 21-2101

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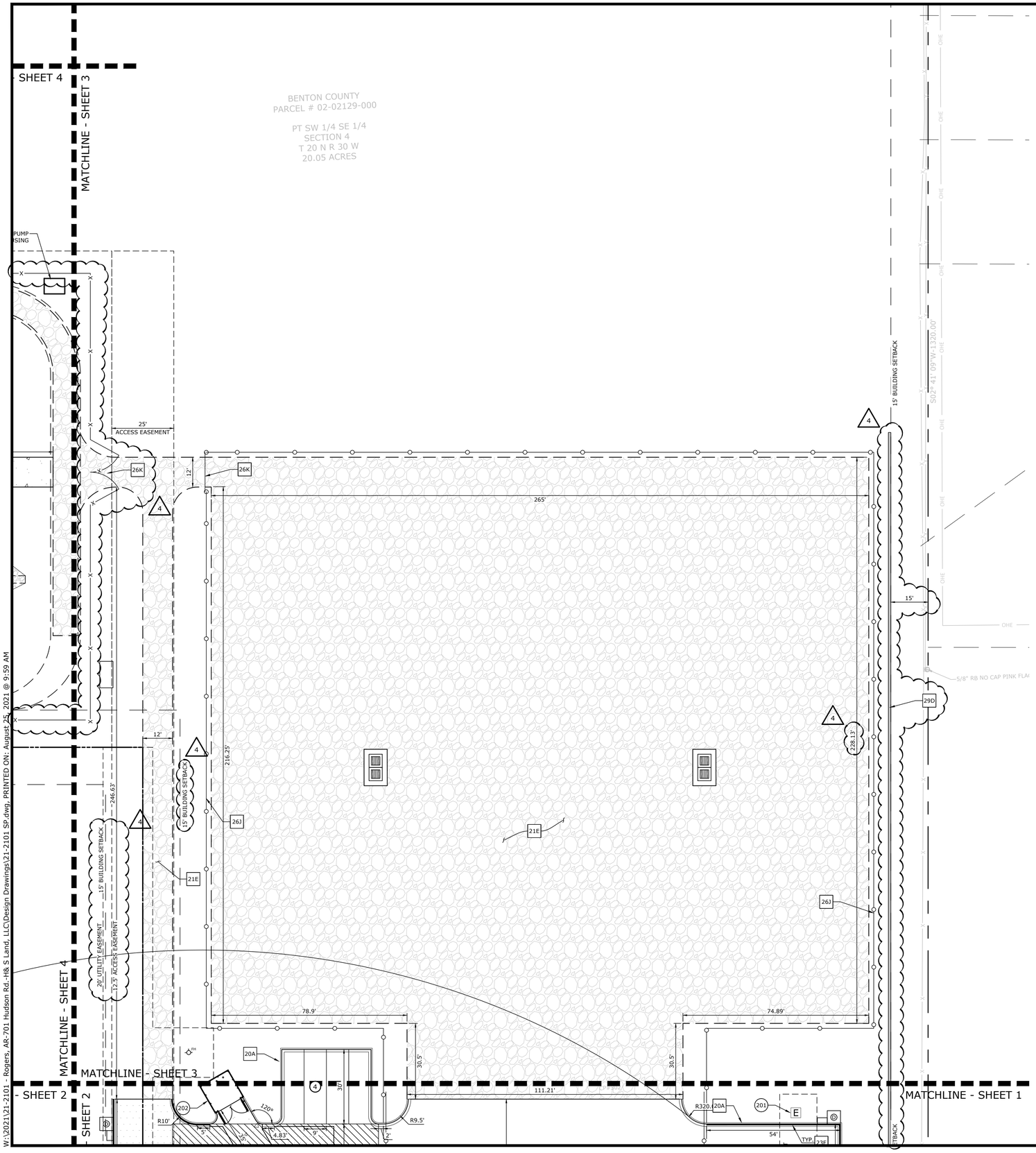

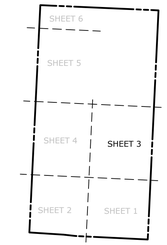

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SITE PLAN - SHEET 3

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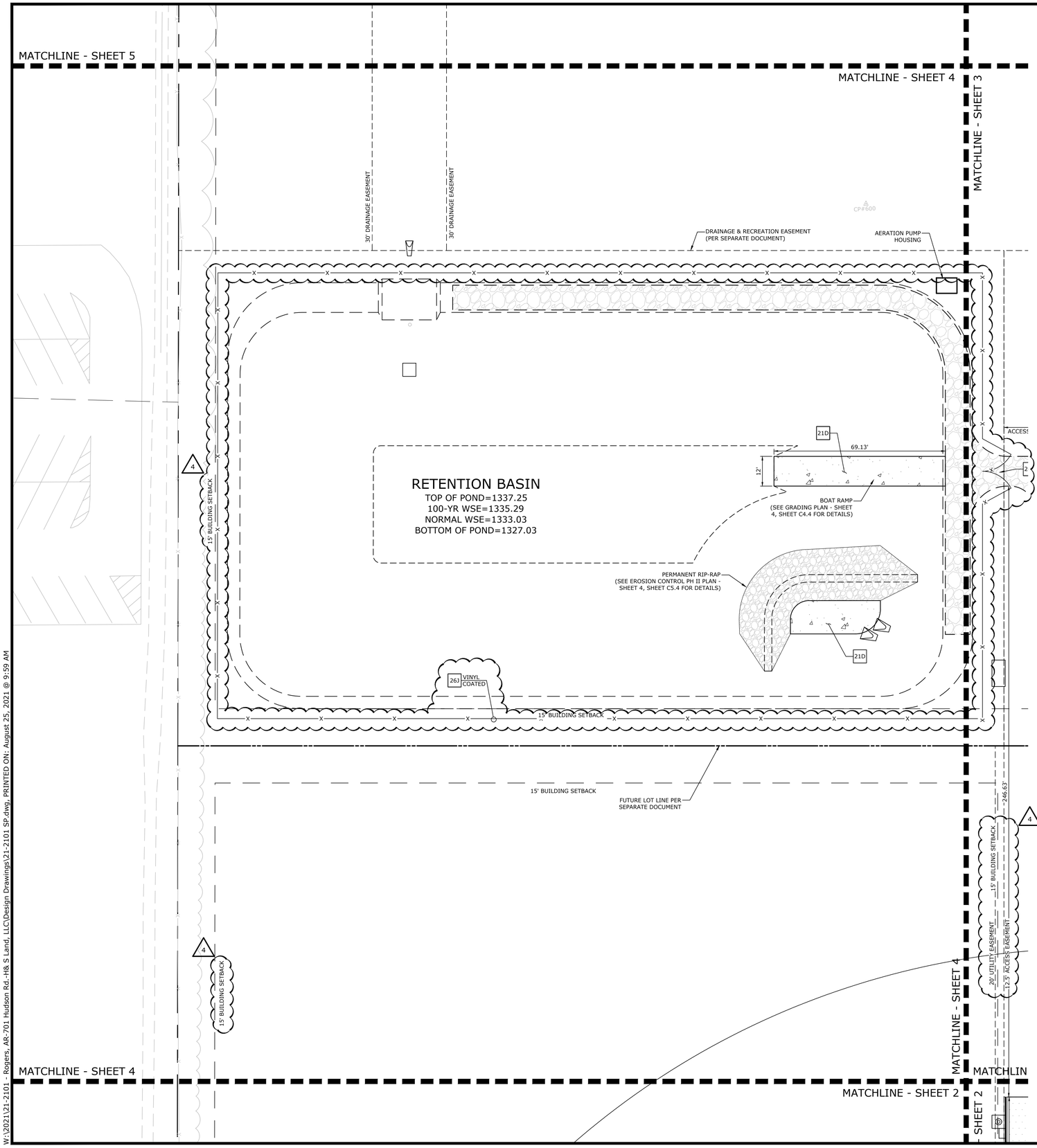

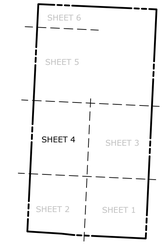

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22D PEDESTRIAN RAMP (PERPENDICULAR) (SEE LENGTH AT SYMBOL)
22F PEDESTRIAN RAMP (PARALLEL) (SEE LENGTH AT SYMBOL)
22H CROSSWALK STRIPING
23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
23D ACCESSIBLE PARKING SYMBOL
23E STOP BAR
23F FIRE LANE STRIPING
23M TRAFFIC FLOW ARROW PAVEMENT MARKING
24A ACCESSIBLE PARKING SIGN
24B SIGN POST
24D 'STOP' SIGN
25A WHEEL STOP
25K BIKE RACK
26B 6' WOOD PRIVACY FENCE
26J 6' COMMERCIAL CHAIN LINK FENCE
26K COMMERCIAL CHAIN LINK GATE
29A ARDOT DRIVEWAY STANDARD DETAIL (DR-1)
29B ARDOT TYPE A CURB & GUTTER STANDARD DETAIL (CG-1)
29C ARDOT CURB RAMP (WR-1)
29D SCREENING WALL DETAIL

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701 WEST HUDSON ROAD
ROGERS, ARKANSAS

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REVISIONS

REV	DATE	DESCRIPTION
3	5/28/2021	ADDRESSING CITY COMMENTS
4	7/9/2021	ADDRESSING CITY COMMENTS

SITE PLAN - SHEET 4

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 8/25/2021	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 21-2101

C2.4

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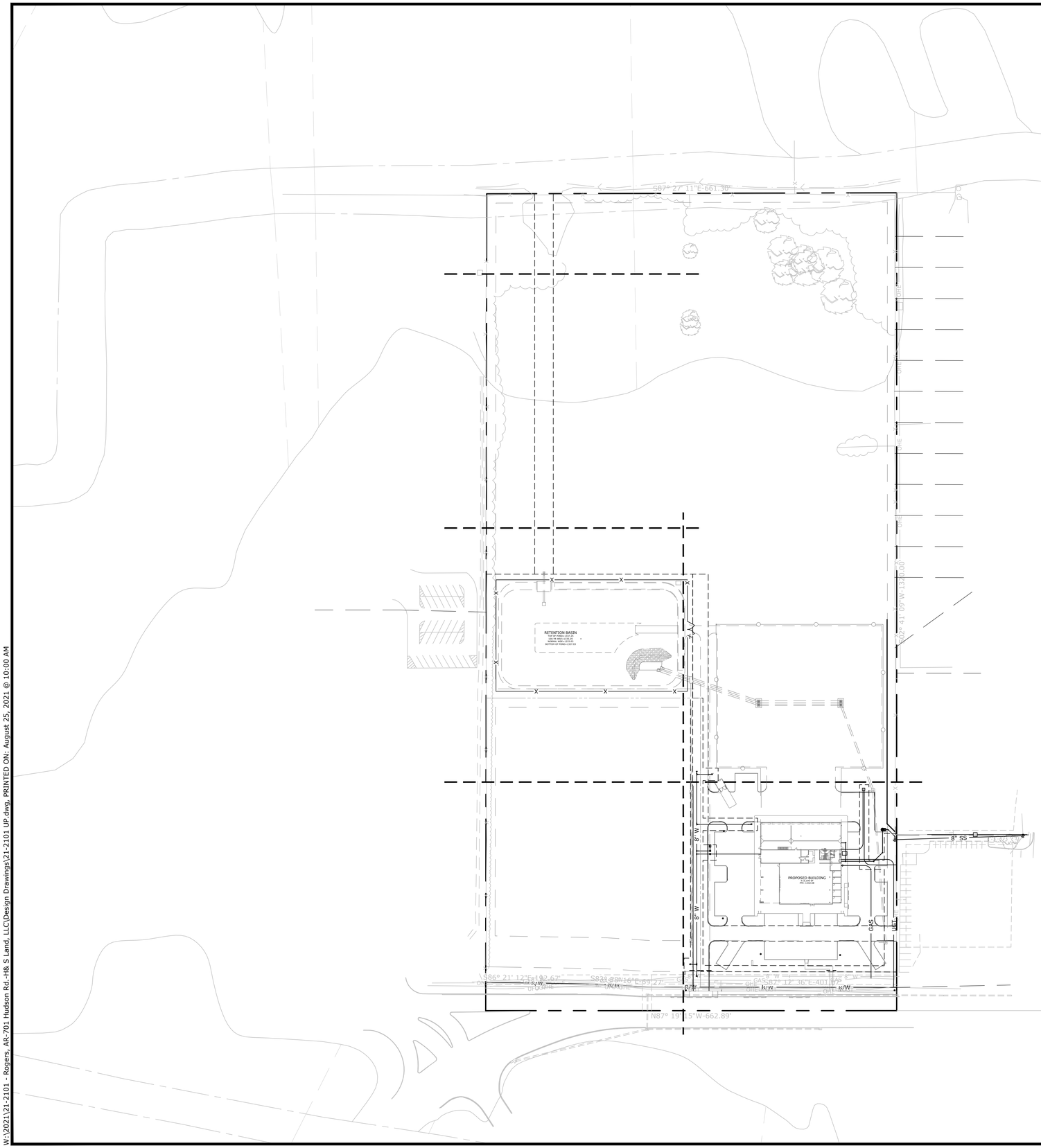

PLAN SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80ft.

EXISTING LEGEND

PROPERTY LINE	SANITARY SEWER MH
R/W — RIGHT OF WAY	CLEAN-OUT
SS — SANITARY SEWER LINE	DRAINAGE MH
W — WATER LINE	POWER POLE
GAS — GAS LINE	GUY WIRE w/ ANCHOR
UGT — UNDERGROUND TELEPHONE	GAS METER
UGE — UNDERGROUND ELECTRIC	GAS RISER
UGTV — UNDERGROUND TELEVISION	STREET LIGHT POLE
UFO — UNDERGROUND FIBER	TELEPHONE PEDESTAL
OHE — OVERHEAD ELECTRIC	CABLE TV PEDESTAL
X — FENCE	SIGN (AS NOTED)
ROAD CENTERLINE	POST (AS NOTED)
DITCH FLOWLINE	BENCHMARK
EASEMENT LINE	FOUND IRON PIN (AS NOTED)
GRAVEL LINE	CONTROL POINT
FIRE HYDRANT	RR SPIKE
WATER METER	BUSH
WATER VALVE	TREE
WATER FAUCET	

PROPOSED LEGEND

	STORM DRAIN
GAS	GAS LINE
	GAS METER
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE
X"W	WATER LINE
FH	FIRE HYDRANT
	WATER METER
	WATER VALVE
	CORPORATION STOP
X"SS	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
X"FM	FORCE MAIN LINE
	CLEAN-OUT
E	ELECTRIC TRANSFORMER
	LIGHT POLE
	CATCH BASIN

GENERAL UTILITY NOTES

1. ALL WATER MAINS SHALL BE DUCTILE IRON CL 50 OR GREATER, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL SEWER MAINS SHALL BE PVC (SDR-26), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL FIREHYDRANT LINES TO BE DUCTILE IRON (CLASS 50 OR GREATER)
   ALL DOMESTIC WATER SERVICE LINES SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. PUBLIC PORTION FROM WATER MAIN TO WATER METER SHALL BE COPPER. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SDR-26), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
2. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
3. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY McCLELLAND CONSULTING ENGINEERS, INC.
4. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. McCLELLAND CONSULTING ENGINEERS, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
5. ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
6. THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
7. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
8. ALL WATER & SEWER DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WATER AND SEWER IMPROVEMENTS IN THE CITY OF ROGERS AND AREAS UNDER THE JURISDICTION OF THE ROGERS WATERWORKS AND SEWER COMMISSION, REVISED 04/16/1997). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
9. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED / REPLACED AT THE OWNER'S / DEVELOPER'S EXPENSE.
10. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM (IF APPLICABLE). THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET (IF APPLICABLE).
11. ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
12. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
13. SERVICE TAPS ON UTILITY MAINS (PROPOSED AND / OR EXISTING) SHALL BE MADE BY THE CITY, AND FEES PAID BY CONTRACTOR.
14. ALL UNDERGROUND LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
15. DOMESTIC SANITARY SEWER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL SD-1/15.
16. DOMESTIC WATER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL WD-1/8.
17. ALL WATER LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING; ALL SEWER LINE DIMENSIONS ARE SHOWN TO CENTER OF MANHOLE OR CENTER OF PIPE.
18. TESTING OF WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
19. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE EITHER FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
    TOPS OF PROPOSED MANHOLES SHALL BE FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS. 4
20. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.
21. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.
22. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
23. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.
24. ALL WATER FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL WD-1/20 OR APPROVED EQUAL.
25. ALL SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL SD-1/18 OR APPROVED EQUAL.
26. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
27. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
28. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
29. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

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OVERALL
UTILITY PLAN

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 8/25/2021	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 21-2101

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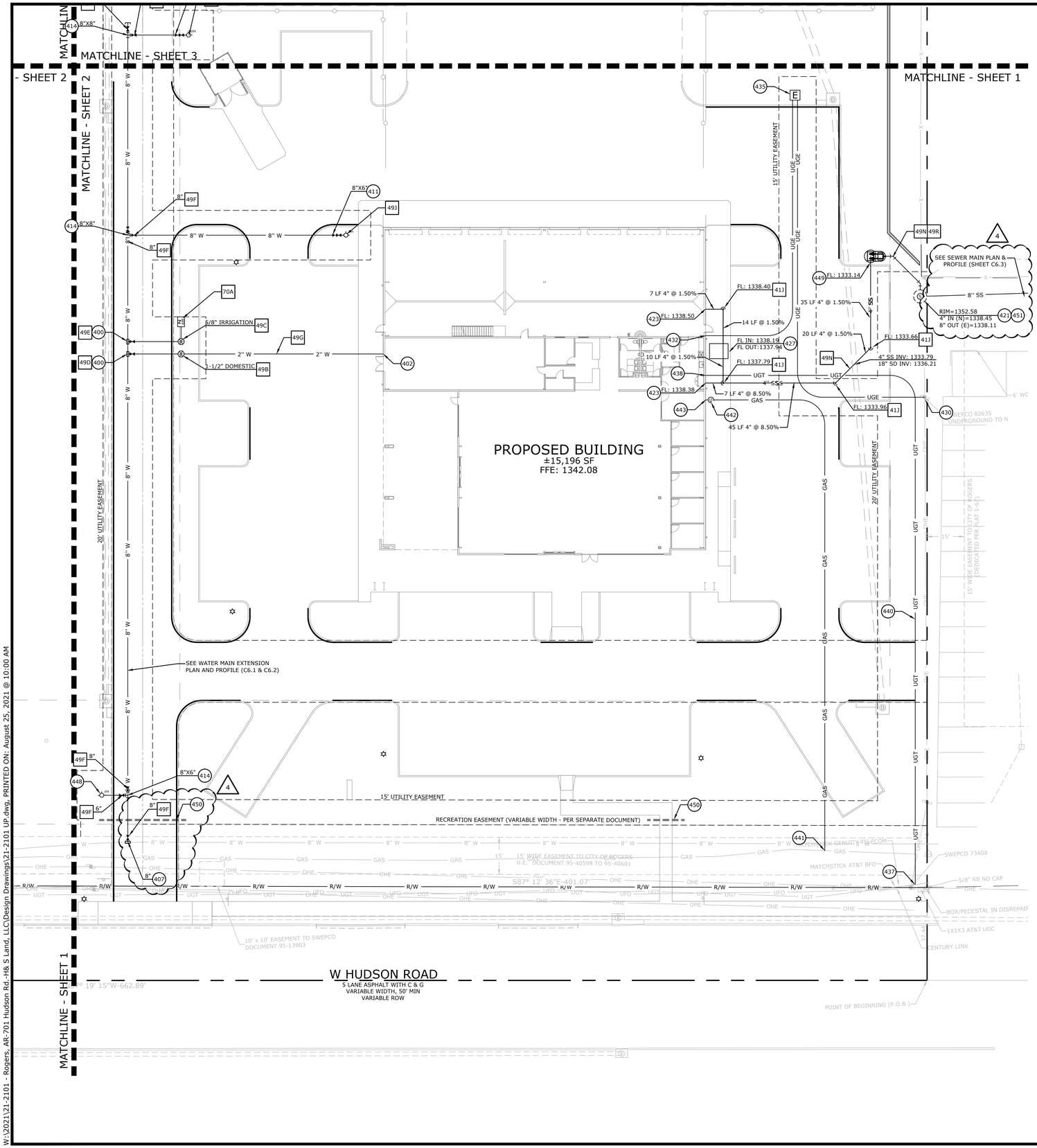

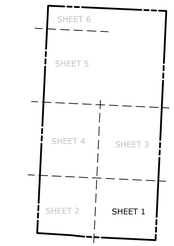

SHEET INDEX KEY

PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

PROPOSED LEGEND

- STORM DRAIN
- GAS — GAS LINE
- GAS METER
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE
- X"W — WATER LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CORPORATION STOP
- X"SS — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- X"FM — FORCE MAIN LINE
- CLEAN-OUT
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- LIGHT POLE
- CATCH BASIN

EXISTING LEGEND

- PROPERTY LINE
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- W — WATER LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
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- UFO — UNDERGROUND FIBER
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- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

UTILITY KEYNOTES

400 POINT OF CONNECTION - WATER SERVICE
402 DOMESTIC WATER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
407 TAPPING SLEEVE AND VALVE W/ THRUST BLOCKING AND ADJUSTABLE VALVE BOX (SEE DETAIL ON PLAN)
411 REDUCER (SEE SIZE AT SYMBOL)
~~413 CAP, PLUG W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)~~
~~414 45° BEND W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)~~
~~415 12" BEND W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)~~
421 POINT OF CONNECTION - SANITARY SEWER SERVICE
423 SANITARY SEWER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
427 OIL / WATER SEPARATOR W/ CLEAN OUTS (SEE ARCH. / MEP PLANS)
428 CONNECT TO EXISTING SANITARY SEWER MANHOLE
430 POINT OF CONNECTION - ELECTRIC SERVICE (PER ELECTRIC COMPANY REQUIREMENTS)
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435 PROPOSED ELECTRIC TRANSFORMER & PAD (PER ELECTRIC COMPANY REQUIREMENTS)
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438 TELEPHONE / INTERNET BUILDING ENTRY (SEE ARCH. / MEP PLANS)
440 TELEPHONE / INTERNET CONDUITS TO BE SCH. 40 PVC (SIZE AND QUANTITY PER TELEPHONE COMPANY) (UNDER PAVED AREAS ONLY)
441 POINT OF CONNECTION - NATURAL GAS SERVICE (PER GAS COMPANY REQUIREMENTS)
442 NATURAL GAS METER
443 NATURAL GAS BUILDING ENTRY (SEE ARCH. / MEP PLANS)
448 POINT OF RELOCATION
449 LIFT STATION (SEE LIFT STATION PLANS)
450 6" PVC SLEEVE FOR FUTURE SEWER SERVICE LINE (SHALL BE LOCATED 18" BELOW BOTTOM OF WATER LINE MINIMUM)
451 MANHOLE SHALL BE EPOXY LINED w/ A GMI 24" COMPOSITE RING (PER RWU SPECIFICATIONS)

UTILITY DETAILS

411 SANITARY SEWER CLEAN-OUT
49A SWING CONNECTION (WD-1/9)
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49C 5/8" & 1" METER BOX (WD-1/7)
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49E STANDARD 5/8" & 1" WATER SERVICE (WD-1/6)
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49H THRUST BLOCKING (WD-1/20)
49J FIRE HYDRANT (WD-1/4A)
49K END OF LINE FIRE HYDRANT (WD-2/4)
49M 4' CAST-IN-PLACE SANITARY SEWER MANHOLE (SD-1/2)
49N TRENCH/PIPE BEDDING DETAIL FOR SEWER MAIN (SD-1/15)
49P ASPHALT PAVEMENT REPAIR (SD-1/14)
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70A RPZ BACKFLOW DEVICE (WATTS 1" RPZ LF009M2QT; HEATED ENCLOSURE BY SAFETY-T-COVER, 200 S-AL)

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UTILITY PLAN - SHEET 1

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 8/25/2021	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 21-2101

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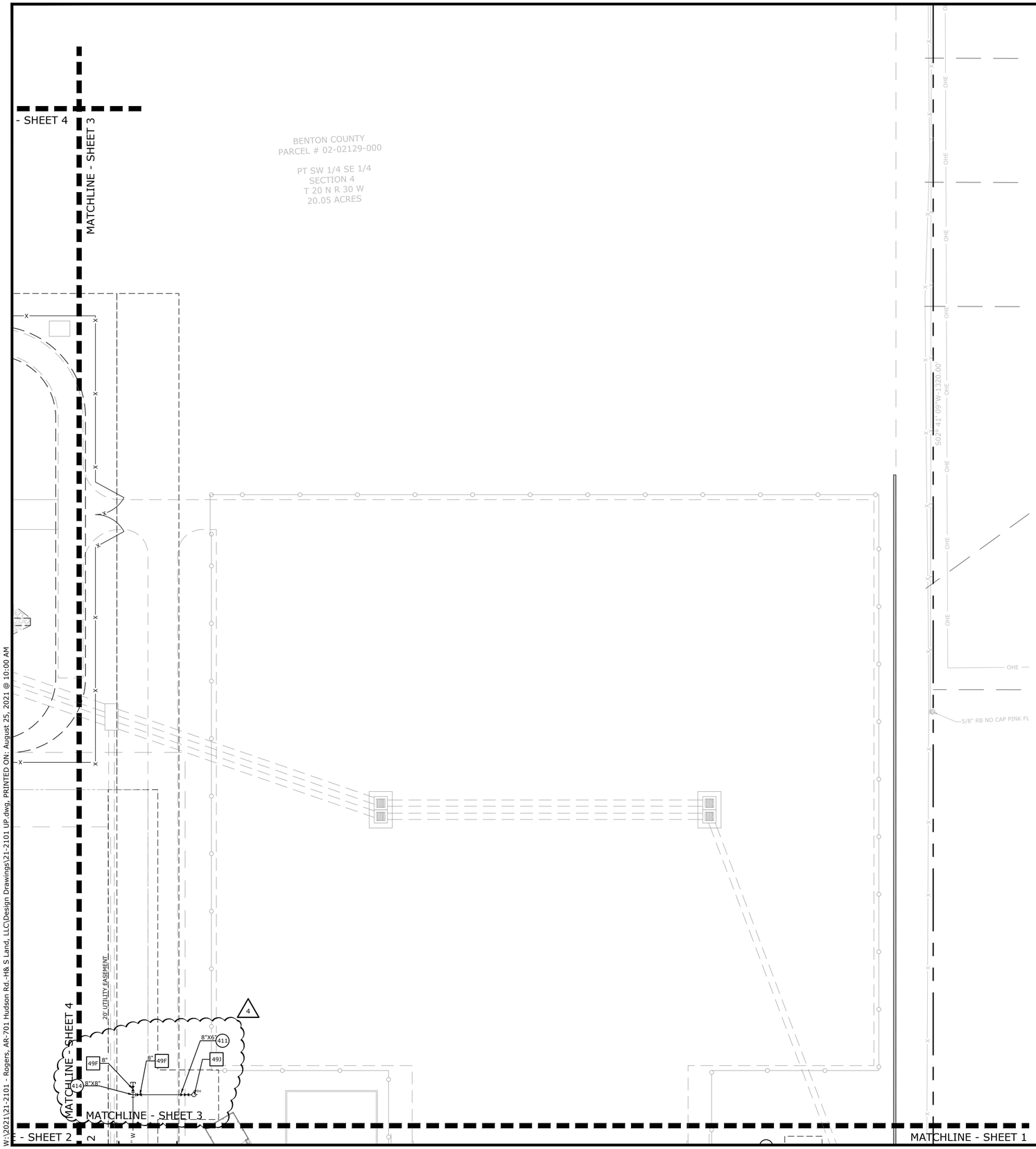

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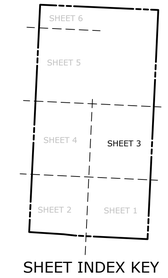

SHEET INDEX KEY

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	WATER VALVE		TREE
	WATER FAUCET		

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UTILITY PLAN - SHEET 3

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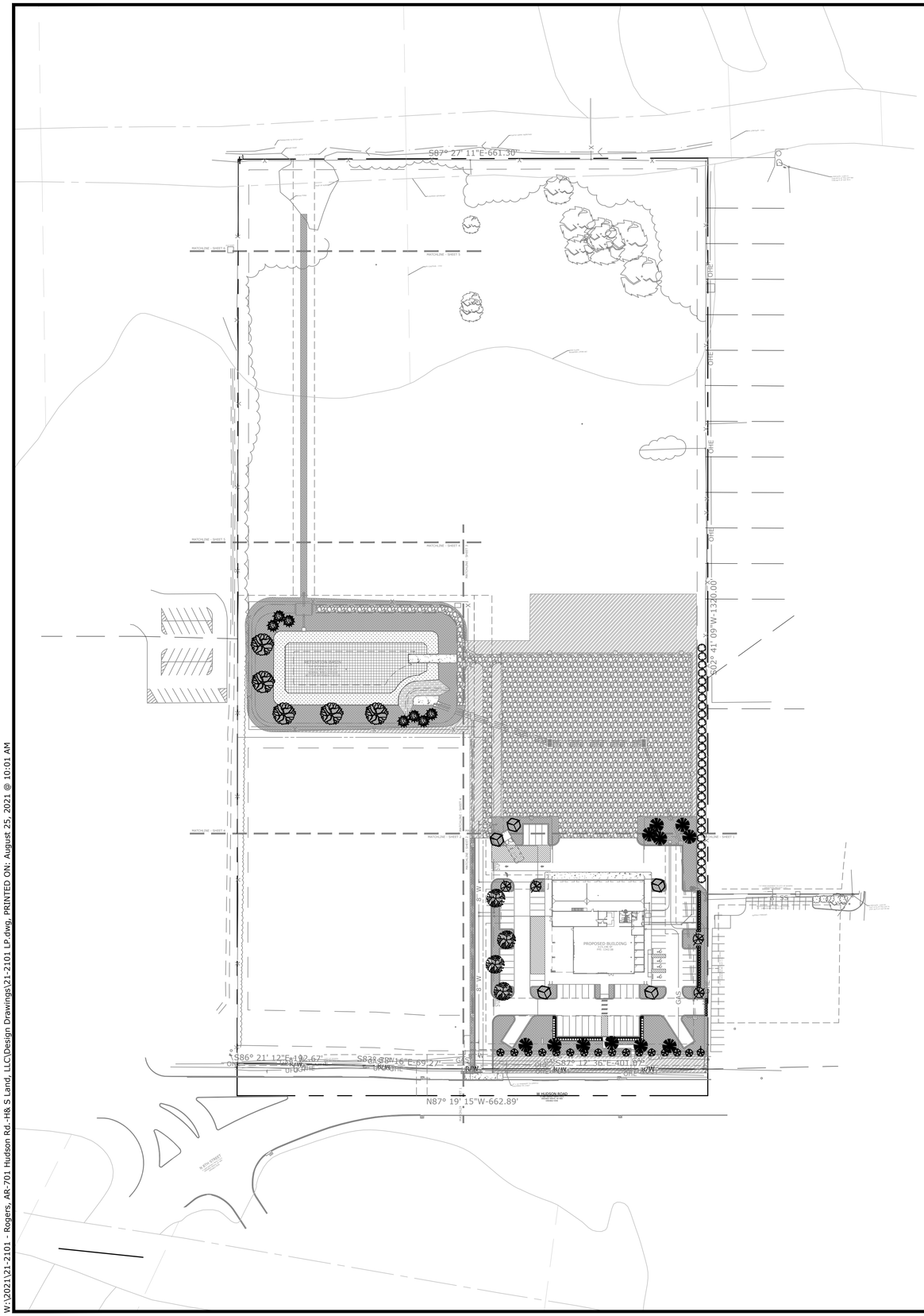

PLAN SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80ft.

PROPOSED LEGEND

- STORM DRAIN
- CATCH BASIN
- GAS METER
- ELECTRIC METER
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ELECTRIC TRANSFORMER
- LIGHT POLE
- SEED (SEE PLANTING LIST - THIS SHEET)
- SOD (SEE PLANTING LIST - THIS SHEET)
- SHRUB PLANTING (SEE PLANTING LIST - THIS SHEET)
- TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
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- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

SITE DATA

TOTAL SITE AREA	686,912 S.F.	15.77 AC
TOTAL DEVELOPMENT (DISTURBED) AREA	323,382 S.F.	7.42 AC
PROJECT & LOT SPLIT SITE ZONING	C-2 (HIGHWAY COMMERICAL)	
FRONT SETBACK	75' (OVERLAY DISTRICT)	
REAR SETBACK	15'	
SIDE SETBACK	INTERIOR: 15' EXTERIOR: 45'	
PARKING SPACES	REQUIRED	PROVIDED
PARKING STALL CALCULATION: 1 STALL / 250 SF NET FLOOR AREA (> 10K SF); 95% OF ABOVE REQUIREMENT (10K SF - 20K SF)	58	
PARKING STALLS	55	66
ADA ASSESSABLE STALLS	3 (1 VAN STALL)	4 (1 VAN STALL)
TOTAL PROVIDED		70
DEVELOPMENT (DISTURBED) AREA	REQUIRED	PROVIDED
PERVIOUS AREA (MIN)	20% (64,037 SF)	51.77% (167,402 SF)
IMPERVIOUS AREA (MAX)	80% (256,148 SF)	48.23% (155,980 SF)
BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE RACK CALCULATION: 1 RACK / 20 STALLS	4	4
BUILDING AREA		
PROPOSED BUILDING AREA	15,196 SF	
MAXIMUM BUILDING COVERAGE	MAXIMUM	PROVIDED
	60% (194,029 SF)	4.70% (15,196 SF)
BUILDING HEIGHT	16'-0"	

PLANT LIST

	KEY	QTY.	COMMON NAME / Botanical name	SIZE / COMMENTS:
FRONTAGE TREES	GK	16	PRINCETON SENTRY COLUMNAR GINKO Ginko biloba 'Princeton Sentry'	2 ½" Caliper (6' Tall Minimum)
SHADE TREES	CP	5	CHINESE PISTACHE Pistacia chinensis	2 ½" Caliper (6' Tall Minimum)
	ZK	4	GREEN VASE ZELKOVA Zelkova serrata 'Green Vase'	2 ½" Caliper (6' Tall Minimum)
	SO	5	SWAMP WHITE OAK Quercus bicolor	2 ½" Caliper (6' Tall Minimum) (Mitigation Trees) 6
6	BC	7	SHAWNEE BRAVE BALD CYPRESS Taxodium distichum 'Mickelson' SHAWNEE BRAVE	2 ½" Caliper (6' Tall Minimum)
ORNAMENTAL TREES	RB	4	OKLAHOMA REDBUD Cercis canadensis var. texenis 'Oklahoma'	2" Caliper (6' Tall Minimum)
EVERGREEN TREES	SP	11	SHORTLEAF PINE Pinus echinata	8' Tall (B&B)
SHRUBS	GG	29	GREEN GIANT ARBORVITAE Thuja plicata 'Green Giant'	8' Tall (B&B)
	BW	49	WINTER GEM BOXWOOD Buxus microphylla 'Winter Gem'	5 Gallon
	JH	43	COMPACT JAPANESE HOLLY Ilex crenata 'Compacta'	5 Gallon
PERENNIALS	LR	250	BIG BLUE LIRIOPE Liriope muscari 'Big Blue'	Quart / 18" O.C.
GROUNDCOVER	-	6,453 SY	YUKON BERMUDA SOD Cynodon dactylon 'Yukon'	Solid Sod
	-	3,416 SY	YUKON BERMUDA SEED Cynodon dactylon 'Yukon'	Seed with Straw Mulch Cover
	-	988 SY	DETENTION POND SEED MIX See Sheet C7.2 for Seed Mix Table	Seed with Straw Mulch Cover

Note: Caliper measurements as per American Standard for Nursery Stock (ANSI Z-60.1 - 2014) requirements.

CITY PLANNING REQUIREMENTS

		REQUIRED	PROVIDED
DESIGN STANDARDS (SEC. 14-256)	MINIMUM OPEN SPACE = 20 %. OVERALL DEVELOPMENT (DISTURBED) AREA = 323,382 SF	20% = 64,676 SF	167,402 SF = 51.77% OPEN SPACE
	1 TREE OR SHRUB REQUIRED FOR EVERY 2,000 SF OF DEVELOPMENT AREA DEVELOPMENT (DISTURBED) AREA = 323,382 SF / 2,000 SF	162 TREES OR SHRUBS (41 TREES & 121 SHRUBS)	41 TREES 121 SHRUBS
INTERIOR TREES	A MIN. OF 25% OF REQUIRED TREES OR SHRUBS SHALL CONSIST OF TREES	162 X 25% = 41 TREES	
STREET TREES	ONE TREE PER 50 LF OF STREET FRONTAGE: 317 LF / 50	6 TREES	6 TREES
OVERLAY DISTRICT FRONTAGE TREES	ONE TREE PER 20 LF OF STREET FRONTAGE: 317 LF / 20	16 TREES	16 TREES
PARKING LOT TREES	ONE TREE FOR EVERY 15 PARKING SPACES / 70 PARKING STALLS	70 / 15 = 5 TREES	5 TREES
MITIGATION TREES	MITIGATION TREES REQUIRED AT 1:5 RATIO FOR EVERY SIGNIFICANT TREE REMOVED	27 TREES REMOVED = 5 MITIGATION TREES REQUIRED	5 TREES
REQUIRED LANDSCAPE TOTALS		INTERIOR TREES = 41 TREES STREET TREES = 6 TREES MITIGATION TREES = 5 TREES TOTAL TREES REQUIRED = 52 TREES TOTAL SHRUBS REQUIRED = 121 SHRUBS	INTERIOR TREES = 41 TREES STREET TREES = 6 TREES MITIGATION TREES = 5 TREES TOTAL TREES PROVIDED = 52 TREES TOTAL SHRUBS PROVIDED = 121 SHRUBS

6

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4	7/9/2021	ADDRESSING CITY COMMENTS
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OVERALL LANDSCAPE PLAN

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 8/25/2021	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 21-2101

C7.0

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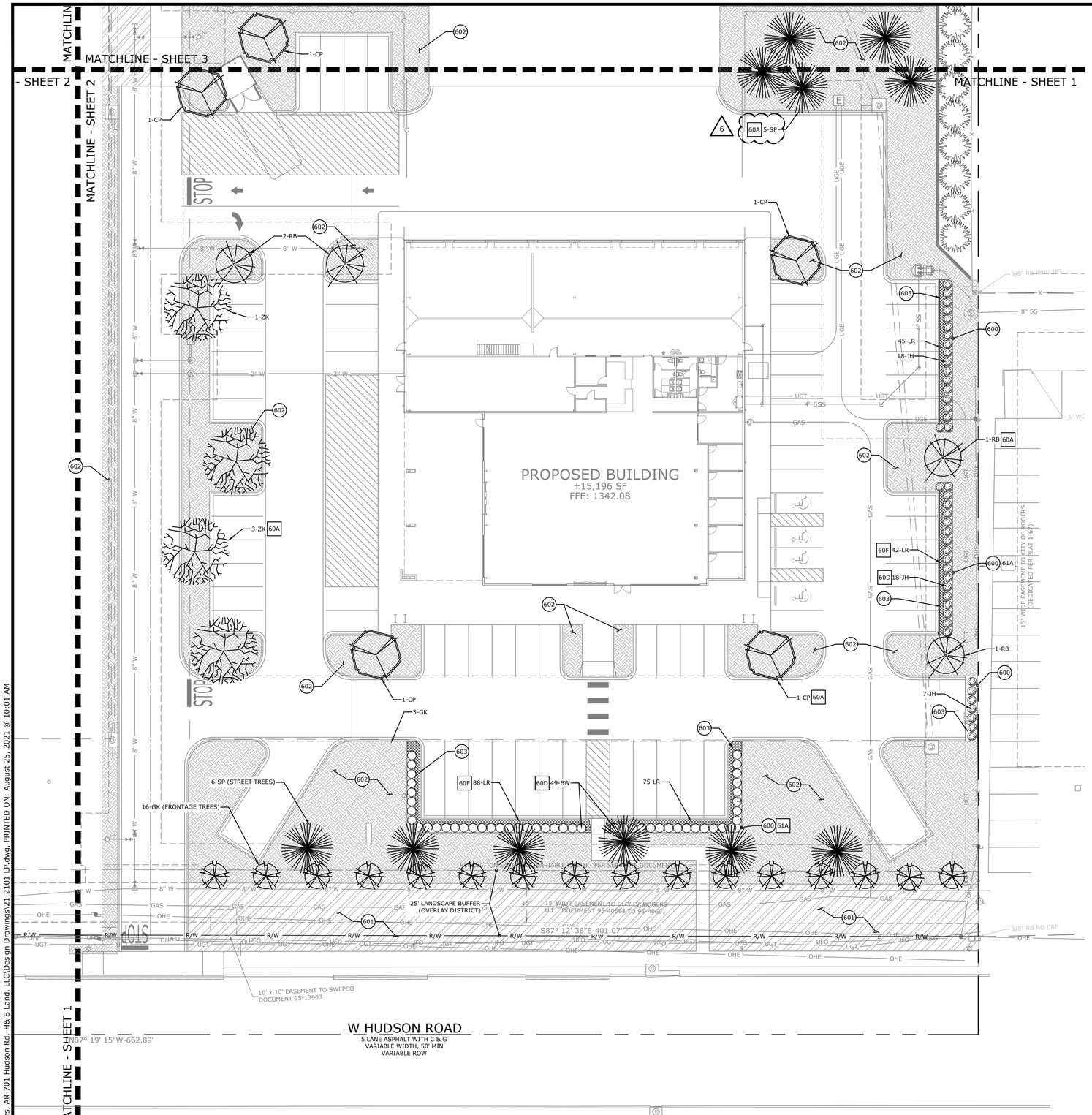

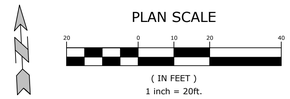

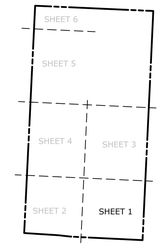

SHEET INDEX KEY

PROPOSED LEGEND

- STORM DRAIN
- CATCH BASIN
- GAS METER
- ELECTRIC METER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
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- ELECTRIC TRANSFORMER
- LIGHT POLE
- SEED (SEE PLANTING LIST - THIS SHEET)
- SOD (SEE PLANTING LIST - THIS SHEET)
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LANDSCAPE KEYNOTES

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LANDSCAPE DETAILS

60A TREE PLANTING
60C TREE PLANTING ON SLOPE
60D SHRUB PLANTING
60F HERBACEOUS PLANTING
61A STEEL EDGING

PLANT LIST

	KEY	COMMON NAME / Botanical name	SYMBOL	SIZE / COMMENTS:
FRONTAGE TREES	GK	PRINCETON SENTRY COLUMNAR GINKO / Ginko biloba 'Princeton Sentry'		2 1/2" Caliper (6' Tall Minimum)
SHADE TREES	CP	CHINESE PISTACHE / Pistacia chinensis		2 1/2" Caliper (6' Tall Minimum)
	ZK	GREEN VASE ZELKOVA / Zelkova serrata 'Green Vase'		2 1/2" Caliper (6' Tall Minimum)
	SO	SWAMP WHITE OAK / Quercus bicolor		2 1/2" Caliper (6' Tall Minimum)
	BC	SHAWNEE BRAVE BALD CYPRESS / Taxodium distichum 'Mickelson' SHAWNEE BRAVE		2 1/2" Caliper (6' Tall Minimum)
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EVERGREEN TREES	SP	SHORTLEAF PINE / Pinus echinata		8' Tall (B&B)
SHRUBS	GG	GREEN GIANT ARBORVITAE / Thuja plicata 'Green Giant'		8' Tall (B&B)
	BW	WINTER GEM BOXWOOD / Buxus microphylla 'Winter Gem'		5 Gallon
	JH	COMPACT JAPANESE HOLLY / Ilex crenata 'Compacta'		5 Gallon
PERENNIALS	LR	BIG BLUE LIRIOPE / Liriope muscari 'Big Blue'		Quart / 18" O.C.
GROUNDCOVER	-	YUKON BERMUDA SOD / Cynodon dactylon 'Yukon'		Solid Sod
	-	YUKON BERMUDA SEED / Cynodon dactylon 'Yukon'		Seed with Straw Mulch Cover
	-	DETENTION POND SEED MIX / See Sheet C7.2 for Seed Mix Table		Seed with Straw Mulch Cover

Note: Caliper measurements as per American Standard for Nursery Stock (ANSI Z-60.1 - 2014) requirements.

LANDSCAPE NOTES:

1. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
2. A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.

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LANDSCAPE PLAN - SHEET 1

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 8/25/2021	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 21-2101

C7.1

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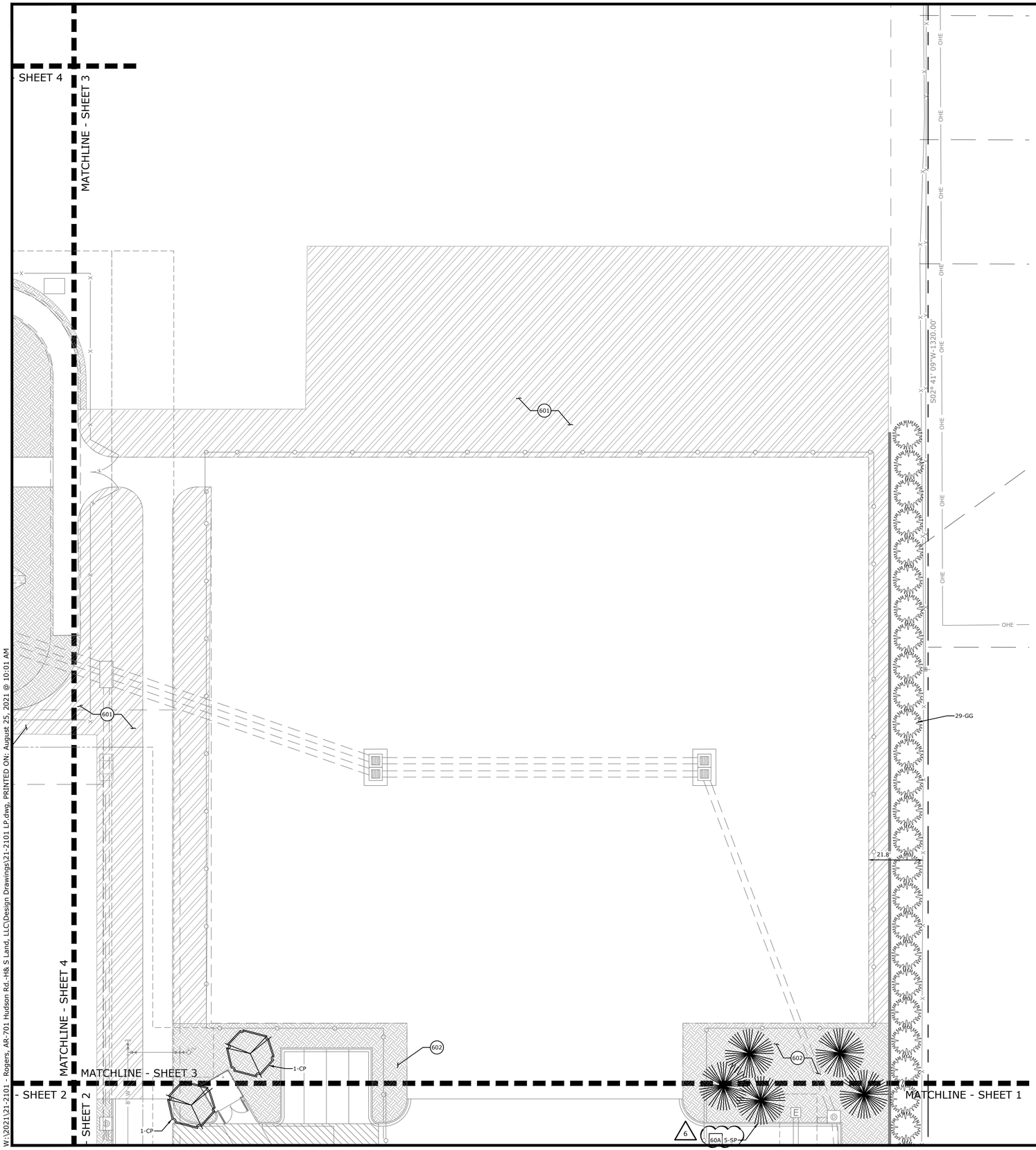

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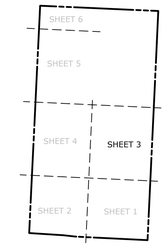
PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.



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60C TREE PLANTING ON SLOPE
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	ZK	GREEN VASE ZELKOVA / Zelkova serrata 'Green Vase'		2 1/2" Caliper (6' Tall Minimum)
	SO	SWAMP WHITE OAK / Quercus bicolor		2 1/2" Caliper (6' Tall Minimum)
	BC	SHAWNEE BRAVE BALD CYPRESS / Taxodium distichum 'Mickelson' SHAWNEE BRAVE		2 1/2" Caliper (6' Tall Minimum)
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	BW	WINTER GEM BOXWOOD / Buxus microphylla 'Winter Gem'		5 Gallon
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Note: Caliper measurements as per American Standard for Nursery Stock (ANSI Z-60.1 - 2014) requirements.

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LANDSCAPE PLAN - SHEET 3

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 8/25/2021	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 21-2101

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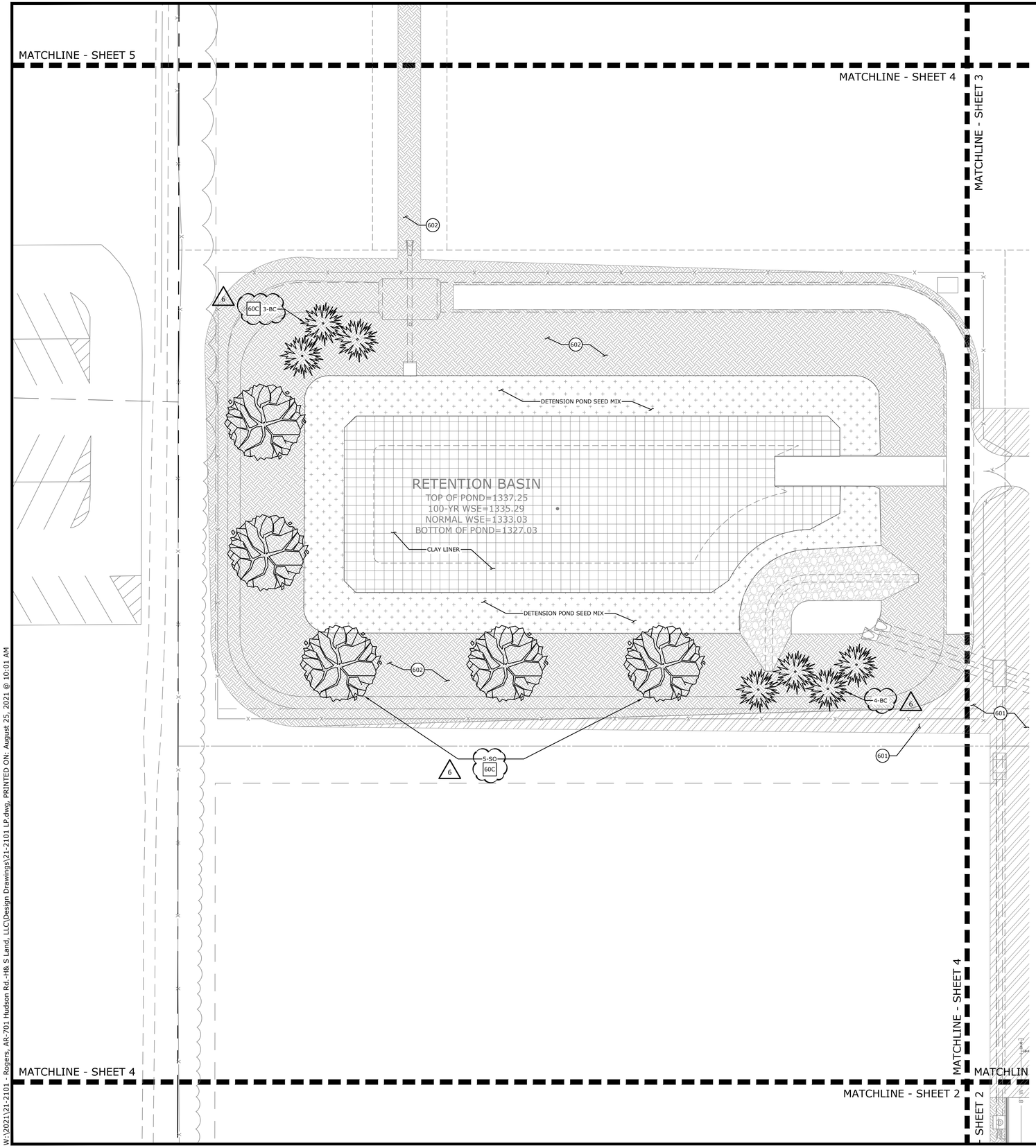

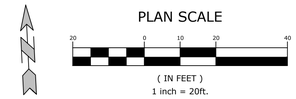

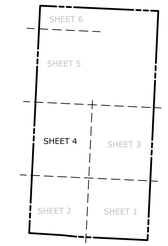

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Note: Caliper measurements as per American Standard for Nursery Stock (ANSI Z-60.1 - 2014) requirements.

Detention Pond Bottom Seed Mix

Common Name	Botanical Name	Seed Rate per Acre / Percentage of Mix
Annual Rye Grass (Temporary)	Lolium multiflorum	8 lbs. (100%)
Common Rush	Juncus effusus	2 ozs. (5%)
Fox Sedge	Carex vulpinoidea	0.5 lbs. (30%)
Grey Sedge	Carex grayi	1 lb. (10%)
Little Bluestem	Andropogon scoparius	2 lbs. (30%)
Side Oats Grama	Bouteloua curtipendula	3 lbs. (25%)

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4	7/9/2021	ADDRESSING CITY COMMENTS
6	8/25/2021	ADDRESSING CITY COMMENTS

LANDSCAPE PLAN - SHEET 4

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 8/25/2021	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 21-2101

C7.3

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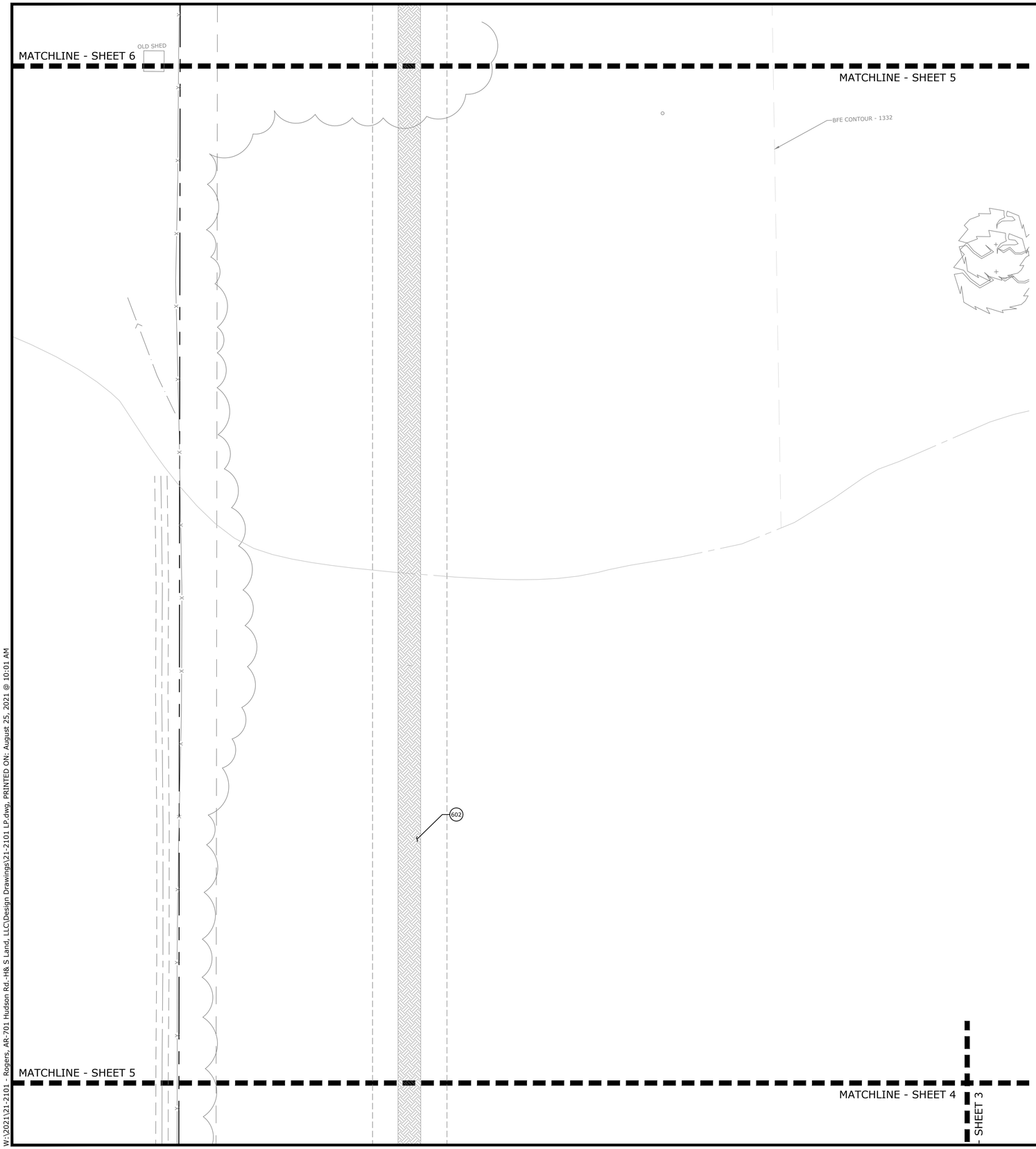

PLAN SCALE

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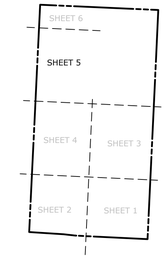

SHEET INDEX KEY

PROPOSED LEGEND

- STORM DRAIN
- CATCH BASIN
- GAS METER
- ELECTRIC METER
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ELECTRIC TRANSFORMER
- LIGHT POLE
- SEED (SEE PLANTING LIST - THIS SHEET)
- SOD (SEE PLANTING LIST - THIS SHEET)
- SHRUB PLANTING (SEE PLANTING LIST - THIS SHEET)
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- GAS — GAS LINE
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LANDSCAPE KEYNOTES

600 LANDSCAPE EDGING
601 SEEDED AREA
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603 APPLY A 3" LAYER OF SHREDDED HARDWOOD MULCH (NATURAL COLOR) TO ALL LANDSCAPE BEDS. SINGLE TREES AND SHRUBS SHALL HAVE THE SAME 3" LAYER OF MULCH APPLIED TO THE OUTSIDE EDGE OF THE PLANTING PIT.

LANDSCAPE DETAILS

60A TREE PLANTING
60C TREE PLANTING ON SLOPE
60D SHRUB PLANTING
60F HERBACEOUS PLANTING
61A STEEL EDGING

PLANT LIST

	KEY	COMMON NAME / Botanical name	SYMBOL	SIZE / COMMENTS:
FRONTAGE TREES	GK	PRINCETON SENTRY COLUMNAR GINKO / Ginko biloba 'Princeton Sentry'		2 1/2" Caliper (6' Tall Minimum)
SHADE TREES	CP	CHINESE PISTACHE / Pistacia chinensis		2 1/2" Caliper (6' Tall Minimum)
	ZK	GREEN VASE ZELKOVA / Zelkova serrata 'Green Vase'		2 1/2" Caliper (6' Tall Minimum)
	SO	SWAMP WHITE OAK / Quercus bicolor		2 1/2" Caliper (6' Tall Minimum)
	BC	SHAWNEE BRAVE BALD CYPRESS / Taxodium distichum 'Mickelson' SHAWNEE BRAVE		2 1/2" Caliper (6' Tall Minimum)
ORNAMENTAL TREES	RB	OKLAHOMA REDBUD / Cercis canadensis var. texenis 'Oklahoma'		2" Caliper (6' Tall Minimum)
EVERGREEN TREES	SP	SHORTLEAF PINE / Pinus echinata		8' Tall (B&B)
SHRUBS	GG	GREEN GIANT ARBORVITAE / Thuja plicata 'Green Giant'		8' Tall (B&B)
	BW	WINTER GEM BOXWOOD / Buxus microphylla 'Winter Gem'		5 Gallon
	JH	COMPACT JAPANESE HOLLY / Ilex crenata 'Compacta'		5 Gallon
PERENNIALS	LR	BIG BLUE LIRIOPE / Liriope muscari 'Big Blue'		Quart / 18" O.C.
GROUNDCOVER	-	YUKON BERMUDA SOD / Cynodon dactylon 'Yukon'		Solid Sod
	-	YUKON BERMUDA SEED / Cynodon dactylon 'Yukon'		Seed with Straw Mulch Cover
	-	DETENTION POND SEED MIX / See Sheet C7.2 for Seed Mix Table		Seed with Straw Mulch Cover

Note: Caliper measurements as per American Standard for Nursery Stock (ANSI Z-60.1 - 2014) requirements.

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LANDSCAPE PLAN - SHEET 5

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 8/25/2021	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 21-2101

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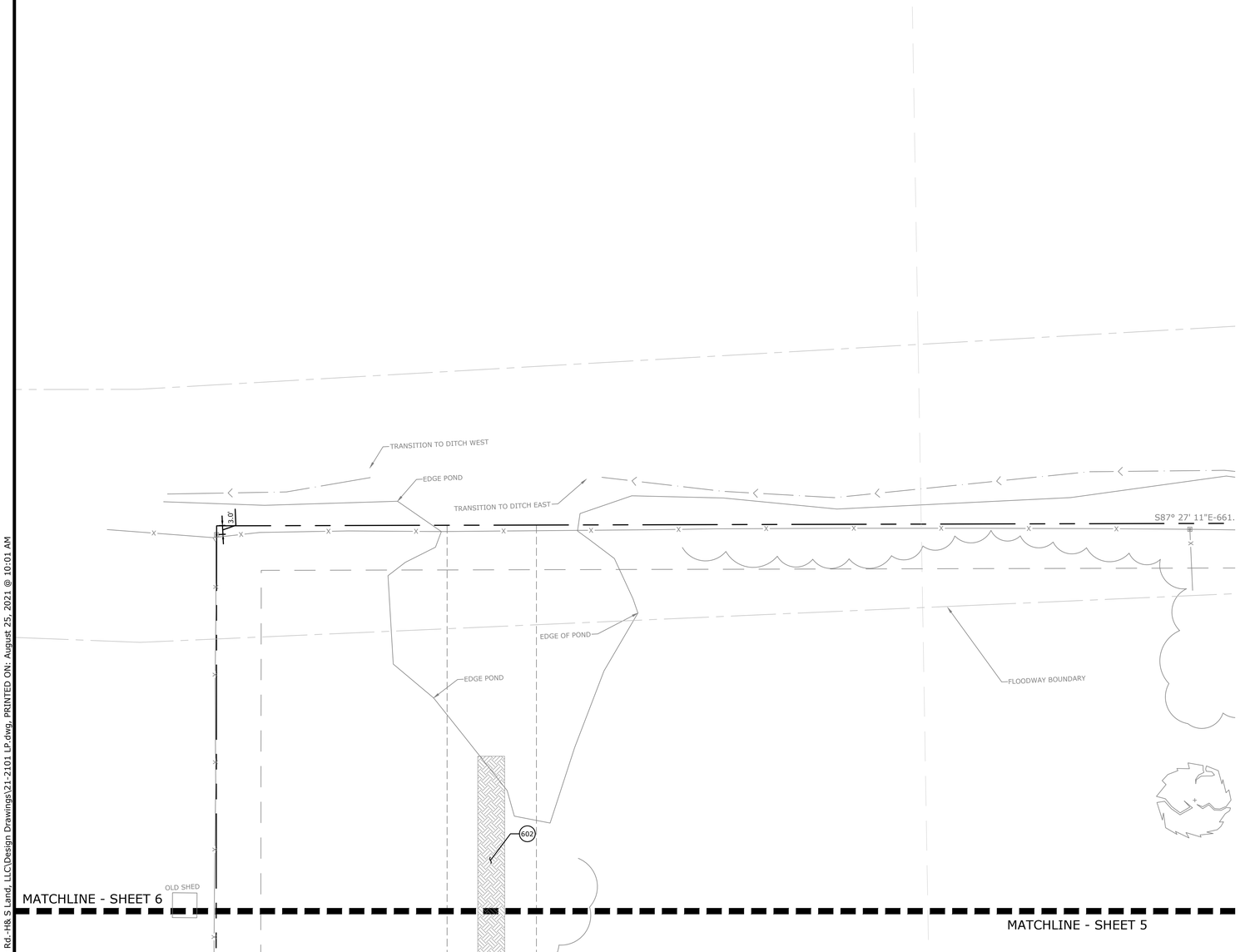

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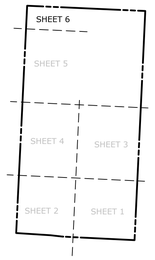

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Note: Caliper measurements as per American Standard for Nursery Stock (ANSI Z-60.1 - 2014) requirements.

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LANDSCAPE PLAN - SHEET 6

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 8/25/2021	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 21-2101

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COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
NOVEMBER 2, 2021

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – STRASTERS MIXED USE

STAFF: ETHAN HUNTER, CITY PLANNER
KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Strasters Mixed Use
ADDRESS/LOCATION:	200 W. Sycamore & 800 S. 2nd streets / PN 02-05265-000
PROPOSED USE:	Mixed Use Lodging/Office (CUP #21-14)
CURRENT ZONING:	NBT (Neighborhood Transition)
CGM GROWTH DESIGNATION:	Regional Center
APPLICANT/REPRESENTATIVE:	Crafton Tull / Rachael Koehler
PROJECT OWNER/DEVELOPER:	Potato Chip Factory LLC
PROPERTY OWNER:	Potato Chip Factory LLC
NATURE OF REQUEST:	Approval of Large-Scale Development Plans
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

This request is to allow the construction of a 6,350-sf mixed use development on ± 0.44 acres. The proposed development plans meet all City requirements (except for requested waivers/variances) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b).

Staff recommends **approval** of this request subject to the following actions:

1. Approve **WAIVER** from Sec. 14-1005 of Commercial Driveway Detail requirements to allow a radii of the entrance and exit drives to be less than 30-ft.
2. Approve **VARIANCE** from Sec. 14-715(4.5)(d) for the requirement to provide an 8-ft. masonry wall along the south and west property boundary.
3. Consider **VARIANCE** from Sec. 14-715(4.1)(c)(ii) for the requirement to provide a minimum of 20 vehicular parking spaces.

THIS REPORT MAY NOT REFLECT ALL INFORMATION, DOCUMENTS, OR OTHER MATERIALS MADE AVAILABLE TO OFFICIALS DURING DISCUSSION AND PUBLIC INPUT. STAFF RECOMMENDATIONS ARE BASED ON TECHNICAL REVIEW OF CITY CODE AND MATERIALS PROVIDED BY APPLICANT AT TIME OF SUBMITTAL. ALL REQUESTS SHOULD BE CONSIDERED WITH REGARD TO LAND USE COMPATIBILITY AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:
   The applicant requests a **WAIVER** from Sec. 14-1005 of Commercial Driveway Detail requirements to allow a radii of the entrance and exit drives to be less than 30-ft, and allow a 10-ft radii at the driveway exit and a 7-ft and 5.5-ft radii on the drive entrance. The applicant states that this is necessary to fit all amenities, greenspace, and pedestrian access desired for this site.

2. STORMWATER MANAGEMENT:
   The applicant's proposal includes a permeable paver system to detain the post-development flows from the proposed development.

3. WATER QUALITY:
   The project is not subject to water quality requirements due to the size of the project being less than 1-acre.

4. FLOODPLAIN MANAGEMENT:
   No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).

5. MASTER STREET PLAN IMPROVEMENTS:
   a) *Street Pavement and Condition*:
      i) The applicant proposes to reconstruct Sycamore Street to the centerline.
      ii) The applicant will either provide Geotech Report showing that the street is built to standard for S 2nd Street or reconstruct to the centerline.
   b) *Connectivity Standards*:
      Connectivity standards are not applicable on this site.
   c) *Streetscape*:
      i) *Right-of-Way*:
         1) The right-of-way width for W Sycamore Street is 20-feet from the centerline and the applicant proposes to dedicate an additional 5-ft to meet the Minor Street Typical Street Section.
         2) The right-of-way width for S 2nd St is 20-feet from the centerline and the applicant proposes to dedicate an additional 5-ft to meet the Minor Street Typical Street Section.
      ii) *Sidewalks & Sidepaths*:
         The applicant proposes an 8-ft sidewalk along S 2nd Street and a 5-ft sidewalk along W Sycamore Street.
   d) *Trails*:
      Trails are neither proposed nor required by the applicant.
   e) *Streetlights*:
      Streetlights are proposed along both rights-of-way as required.
   f) *Street Trees*:
      The applicant proposes the required street tree requirements.

6. RECOMMENDATIONS:
   a) Approve **WAIVER** from Sec. 14-1005 of Commercial Driveway Detail requirements to allow a radii of the entrance and exit drives to be less than 30-ft. The streets at this location are low volume for traffic, and the proposed use is not an anticipated major traffic generator.

PLANNING REVIEW

1. LAND USE:
   a) *Use Definition*:
      N/A
   b) *Zoning Compliance*:
      The proposed project is in compliance with NBT zoning regulations.
   c) *CGM Compliance*:
      The proposed project aligns with the purpose, character, and goals of the Regional Center Growth Designation.

2. DEVELOPMENT STANDARDS:
   The proposed development plans conform to all development standards required by Sec. 14-715 and Article III with the exception of any requested waivers and/or variances.
   a) *Building Disposition*:
      All build-to and frontage requirements have been met.
   b) *Building Design*:
      All building design requirements have been met.
   c) *Parking & Loading*:
   4. The applicant requests a **VARIANCE** from Sec. 14-715(4.1)(c)(ii) for the requirement to provide a minimum of 20 vehicular parking spaces. They instead propose a total of 12 off-street vehicular spaces.
   d) *Screening & Transitions*:
      The applicant requests a **VARIANCE** from Sec. 14-715(4.5)(d) for the requirement to provide an 8-ft. masonry wall along the south and west property boundary. They instead propose 6' privacy fencing to keep with existing neighborhood context.
   e) *Landscaping*:
      All landscaping requirements have been met.

3. RECOMMENDATIONS:
   a) Approve **VARIANCE** from Sec. 14-715(4.5)(d) for the requirement to provide an 8-ft. masonry wall along the south and west property boundary.
   b) Consider **VARIANCE** from Sec. 14-715(4.1)(c)(ii) for the requirement to provide a minimum of 20 vehicular parking spaces.

OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities. All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

1. *IF APPROVING*:
   Move to approve the request as presented**.**
2. *IF APPROVING SUBJECT TO OTHER ACTIONS*:
   Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. *IF DENYING*:
   Move to deny the request.
4. *IF TABLING*:
   Move to table the request.

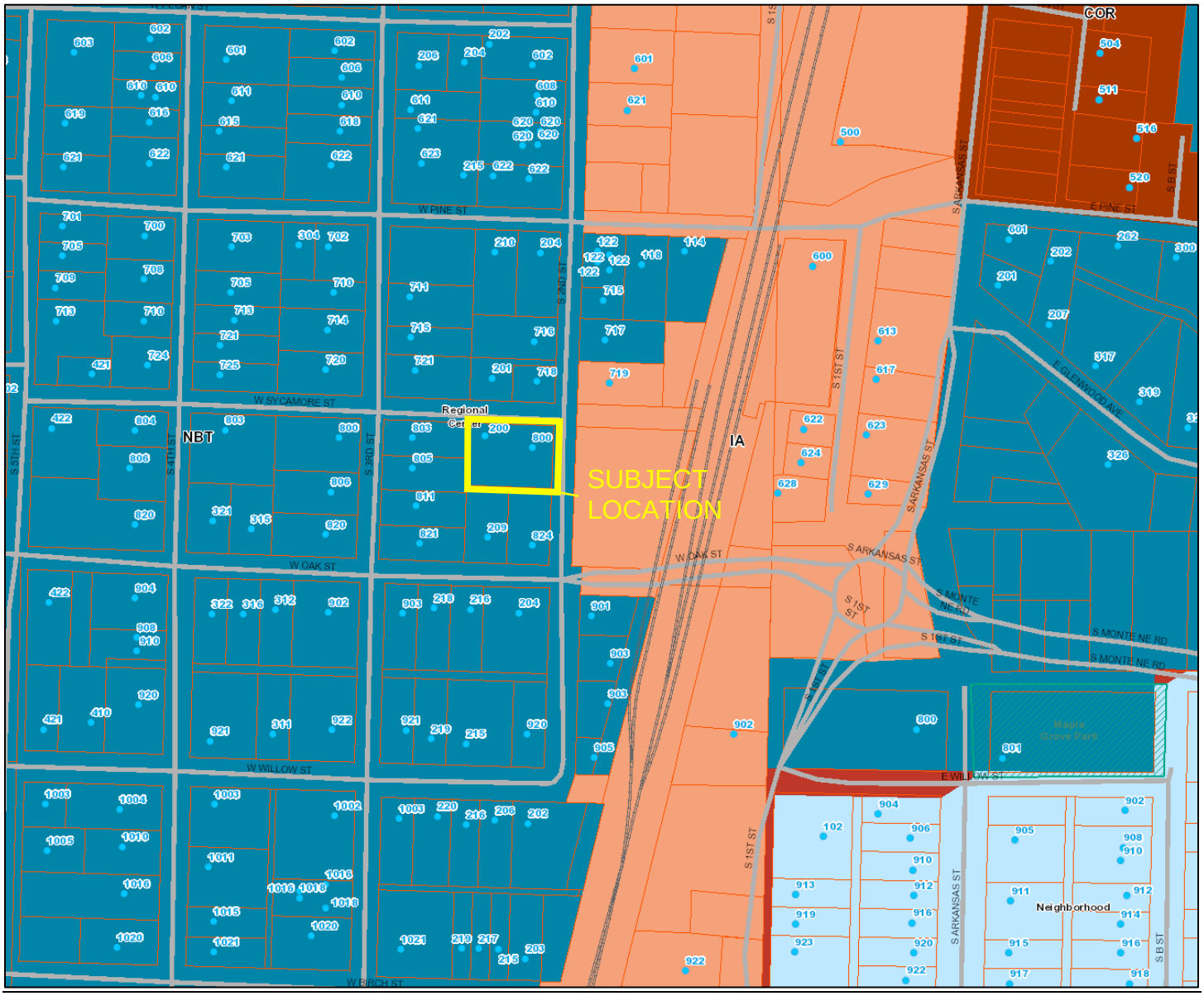
TABS

1. Vicinity maps (aerial, zoning, CGM)
2. Waiver and/or variance request letter
3. Large-Scale Development Plans (cover, site, utility, landscape)

TAB 1

AERIAL VICINITY MAP

CGM VICINITY MAP



ZONING VICINITY MAP

September 16, 2021

Mr. Daniel Ellis, PE
Crafton Tull-Civil
901 North 47th Street, Suite 200
Rogers, AR 72756

Re: Conditional Approval of Civil Plans
Strasters Mixed Use

Dear Mr. Ellis,

We have reviewed the plans that were received for the referenced project. We have the following comments:

1. **This project anticipates a connection to a proposed water main along S. 2nd St. This proposed water main design has not yet been submitted to RWU.**

2. **A proposed project anticipates the extension of sanitary sewer along the S. 2nd St. along the entire frontage of the site. This may affect the sanitary separation requirements of the proposed fireline and domestic water services, as well as the point of connection of the sewer service.**

3. The following portions of the project, while not part of the site design, must also be approved by the Utility before water or sewer service is established:

   A. Provide plumbing plans for review. The plumbing plans must include an approved RPZA for backflow protection. Food service facilities must also include an approved grease interceptor.

   B. Provide fire suppression plans once they are complete. Approved backflow protection is required on a fire protection system.

   Please forward these requirements to the appropriate design firm(s) and to your client.

4. With reference all callouts for the proposed 8" water main along S. 2nd St., replace the word "Future" with "Proposed". Also replace the phrase "by Rogers Water Utilities" with "by Others."

5. Remove the note instructing the contractor to install a 1.5" tapping sleeve for the 1-1/2" domestic service line.

6. Depict the location for the irrigation RPZA on the Utility Plan.

7. Display the rim and flowline elevation of the existing manhole on the Utility Plan.

8. Depict the location(s) of any required exterior sewer service cleanouts, and provide a detail for any cleanouts proposed in paved areas.

9. Provide a callout at the proposed connection point at the sanitary sewer main.

10. On the Utility Plan and Plan & Profile for Fireline 1, depict the 8”x6” tee and 6” gate valve as “proposed by others.” Also label the 6” gate valve as “demarcation.”

11. On the fireline profiles, depict the valve connected directly to the tee.

12. Label Firelines 1 & 2 as “Private” on the Utility Plan and fireline plan and profile sheets.

13. Add to Utility Notes: “All applicable improvements shown herein shall comply with the standard details and specifications of Rogers Water Utilities.”

Revise the plans addressing each comment, and submit one electronic copy of the revised plans to this office for further review.

Sincerely,

Brian T. Sartain, PE
Utility Engineer

Copy: B. Dobler, S. Ponder, J. Lunsford, T. Kinion, E. Hunter, A. Long, K. Belt
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Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

August 11, 2021

Ethan Hunter
City of Rogers – Dept. of Community Development
City Planner
301 W. Chestnut
Rogers, AR 72756

RE: Variance Request – Strasters Mixed Use
Crafton Tull Job No. 20109500
PL202100511

I am writing this letter to request the following variances and waivers:

1. To allow the sliding barn door at the north entrance to 200 W. Sycamore St. to encroach approximately 1.5” into the right-of-way along W. Sycamore St.

   The sliding door will encroach approximately 1.5” into the right-of-way and will provide van access to the commercial catering kitchen located on the ground floor of 200 W. Sycamore St. Due to the size limitations of the project site, the buildings cannot be shifted to the south without constricting the southern drive aisle to less than 13’. The sidewalk outside this sliding door will be a minimum of 7’ wide, and we do not believe the door will negatively impact the views or functionality along W. Sycamore St. Therefore, we are requesting a waiver for the door.

2. To allow the Residential Transition Area fence along the south and west property lines to be constructed of wood panels or white vinyl, consistent with building façade materials; decrease landscape buffer width to accommodate the fence along the south and west property lines; and allow a 36” wide path between evergreen shrubs at four fence posts to allow for placement of bike hooks on the fence posts.

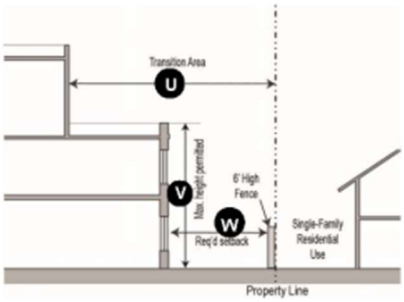
   <u>Sec 14-715(4.5)(d)</u>- (see image below)

d) Residential Transition Standards:

The following transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to any existing single-family detached residentially zoned lots. This requirement shall NOT apply if an alley or other similar R-O-W separates the subject lot and the existing single-family detached residential lot.

i.	Transition Area	30 feet min.	U
ii.	Max. Building Height at/within Transition Area	35 feet max.	V
iii.	Required setback	10 feet min.	W

A Residential Transition Area fence (minimum 6 feet and maximum 8 feet high) shall be required when adjacent to an existing single-family detached residentially zoned lot and shall be optional for all other adjacencies. The required fence shall be constructed of masonry or block. A 6-foot wide landscape buffer with evergreen shrubs planted at 3' on center and 6' min. in height at maturity shall also be required to be planted within the landscape buffer parallel to any single-family residential lot line. (see surface parking setbacks illustration; Subsection 4.5 (e) i)



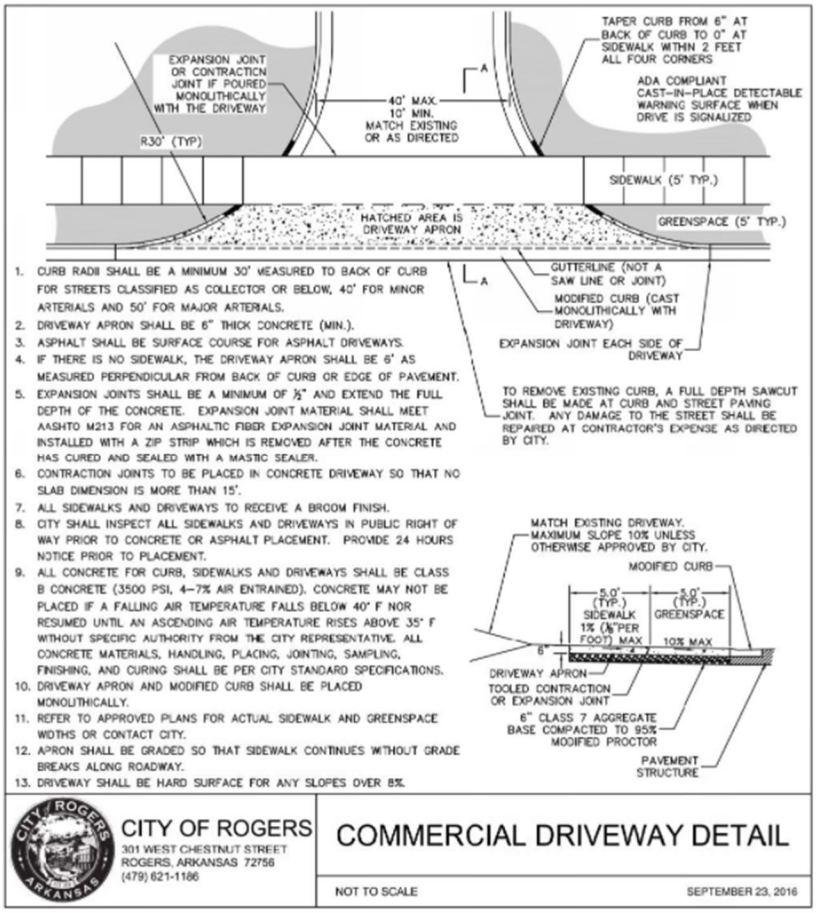
901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

The lots to the west and south of the project site have existing wooden fences, meaning a wooden or white vinyl fence at this site, rather than a masonry fence, would be consistent with the appearance of the surrounding neighborhood. The total landscape buffer and fence width will be 6'; thus, the landscape buffer will only be decreased by the width of the fence, no more than 6" if the variance allowing a wooden or vinyl fence is approved. Finally, to meet space constraints at this site, we would like to locate bicycle parking via hooks mounted to the fence on the property. This will allow bicycle parking to be more private for the benefit of future residents in the development and will increase greenspace onsite. We do not believe the slight decrease in landscape buffer and change in fence materials should conflict with the aesthetic goals of the DRDC, and we are therefore requesting a variance from this section of the code.

3. To allow radii of the entrance and exit drives to be less than 30' (as shown in plans).

<u>Sec 14-1005</u>- (see image below)



The property configuration is such that 30' radii on all entrance and exit points would further limit parking and would interfere with ADA compliance of sidewalk grading. We are proposing 10' radii on drive exit and 7' and 5.5' radii on the drive entrance. These smaller radii were necessary to fit all amenities, greenspace, and pedestrian access desired for this site, and therefore we are requesting a variance from this section of the code.

Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

4. To allow a variance for less vehicle and bicycle parking than the required 22 vehicle parking stalls and 5 bicycle parking stalls.

Sec 14-715(4.1)(c)(Table 4-1)-

Minimum Off-Street Vehicular Parking Requirements:

All non-residential uses and ground floor commercial spaces: 1 space per 300 square feet of building area

Residential Uses: 1.5 Spaces per dwelling unit

Minimum Bicycle Parking Requirements:

Multi-Family Residential: 20% of all vehicular parking

Based on the DRDC requirements, with 7 dwelling units and 3,249 sq. ft. of non-residential space in this development, required parking would be 22 vehicular stalls and 5 bicycle stalls. This site is small, with very limited space for parking, and using angled parking the current parking provided is 11 standard vehicular stalls, 1 ADA compliant vehicular stall, and 4 bicycle hooks to accommodate 1 bicycle each. Providing 22 vehicular parking stalls and 5 bicycle stalls for this site is not feasible based on the limited space available for development, and therefore we are requesting a variance from this portion of the code.

Thank you for your consideration in approving these variance and waiver requests. Should you have any questions, please contact us at your earliest convenience.

Sincerely,
Crafton Tull & Associates, Inc.

Rachael Koehler

Rachael Koehler, E.I.

STRASTERS MIXED USE

ROGERS, ARKANSAS

800 S. 2ND ST.

LSDP - CITY VIEW PROJECT#PL202100511

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- FOUND IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- SPRINKLER HEAD
- ELECTRIC PEDESTAL
- GRATED INLET
- DROP INLET
- TREE
- TREE TO BE REMOVED

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (SPECIFY SIZE & TYPE) (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- UNDERGROUND TELEVISION (UGTV)
- OVERHEAD TELEVISION (OHTV)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FIBER OPTIC (FO)
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- STRUCTURE NUMBER (X-X)
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- FIBER OPTIC (FO)
- UNDERGROUND TELEVISION
- OVERHEAD TELEVISION (OHTV)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. IF THE PROJECT COSTS EXCEED $20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-228(6)
11. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
12. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY
13. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
14. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.

PROPERTY DESCRIPTION

LOT 1A OF J WADE SIKES PARK ADDITION, AS PER PLAT RECORD L202032880 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0280K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

UTILITY CONTACTS

WATER & SANITARY SEWER
ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
PHONE: (479) 621-1142

Arkansas One Call

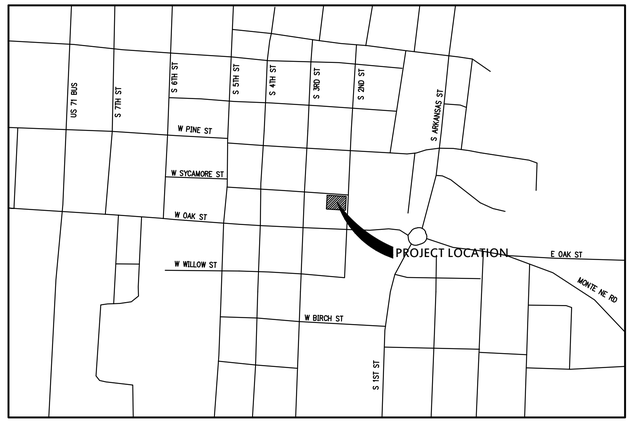
811

Know what's **below**.
Call before you dig.

SITE LOCATED IN DRDC ZONE NBT

VICINITY MAP

NTS



PROJECT INFORMATION

BUILD-TO ZONES:	GENERAL FRONTAGE	0' MIN. - 30' MAX.
FINISHED FLOOR ELEV.:	SEE GRADING PLAN	
SITE AREA:	0.44 AC. (±19352.78 SQ.FT.)	
DEVELOPED AREA:	0.38 AC. (±16493.3 SQ.FT.)	
BUILDING SIZE:	WEST BUILDING (BUILDING B) FOOTPRINT ±1,202 SQ. FT. WEST BUILDING (BUILDING B) COMBINED ±1,790 SQ. FT. EAST BUILDING (BUILDING A) FOOTPRINT ±2,280 SQ. FT. EAST BUILDING (BUILDING A) COMBINED ±4,560 SQ. FT.	
BUILDING USAGE:	MIXED USE - CUP#21-14	
BUILDING CONSTRUCTION TYPE:	IIB UNPROTECTED	
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN	
ZONING:	NBT	
BUILDING HEIGHT:	30'	
ADDRESS:	200 W. SYCAMORE ST. & 800 S 2ND ST ROGERS, AR 72756	
SQUARE FOOTAGE BY USE:	ASSEMBLY = 510 SQ. FT. STORAGE = 85 SQ. FT. COMMERCIAL KITCHEN = 335 SQ. FT.	RESIDENTIAL = 5,266 SQ. FT. BALCONY/DECKS = 874 SQ. FT.
NUMBER OF DWELLING UNITS:	11 UNITS	
NUMBER OF ROOMS PER UNIT:	1 ROOM / UNIT	
DENSITY:	11 DU/0.44 ACRES = 25 DWELLING UNITS PER ACRE	
TOTAL OPEN SPACE PROVIDED:	3,562.5 SQ. FT. (±0.08 ACRES) 3562.5 SQ. FT./19352.78 SQ. FT.=18.4% PROVIDED	
PUBLIC OPEN SPACE REQUIRED:	0 SQ FT REQUIRED (SITE LESS THAN 2 ACRES PER ROGERS CODE SEC. 14-715(7.3))	
PUBLIC OPEN SPACE PROVIDED:	2,929 SQ FT	
PRIVATE COMMON OPEN SPACE REQUIRED:	20-30 DWELLING UNITS/ACRE=MIN. OF 120 SQ FT PER DWELLING UNIT 11 DWELLING UNITS/0.44 ACRES= 25 UNITS PER ACRE 11 DWELLING UNITS X 120 SQ FT=1,320 SQ FT REQUIRED	
PRIVATE COMMON OPEN SPACE PROVIDED:	1,408 SQ FT	
BUILDING COVERAGE:	±3,482/19,352.78 = 18.0% PROVIDED	
IMPERVIOUS AREA:	12,930.8 SQ. FT. (0.30 ACRES) 12,930.8/19,352.78 = 66.8% PROVIDED	
GREENSPACE RATIO:	6,421.98 SQ. FT. GREENSPACE 6,421.98/19,352.78 = 33.2% PROVIDED	
SITE OWNER:	POTATO CHIP FACTORY LLC 803 S 4TH ST ROGERS, AR 72756 479-409-7139 STEVENSTRASTERS@ME.COM	
SITE ENGINEER:	CRAFTON TULL DANIEL ELLIS P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 DANIEL.ELLIS@CRAFTONTULL.COM	BUILDING FRONTAGE (GENERAL FRONTAGE): SYCAMORE STREET 61'± 2ND STREET 57'± PROPERTY FRONTAGE (GENERAL FRONTAGE): SYCAMORE STREET 150'± 2ND STREET 110'± REQUIRED FRONTAGE (GENERAL FRONTAGE): SYCAMORE STREET 30% 2ND STREET 30% PROVIDED FRONTAGE (GENERAL FRONTAGE): SYCAMORE STREET 61'±/150'± = 40±% 2ND STREET 57'±/110'± = 52±%
SITE ARCHITECT:	JKJ ARCHITECTS, PLLC 116 B WEST WALNUT ROGERS, AR 72756 479-246-0055 JMACK@JKJARCHITECTS.COM	
PARKING REQUIREMENTS:	NON-RESIDENTIAL USES: 1 SPACE PER 300 SQ FT. OF BUILDING AREA 930 SQ FT./300= 3 PARKING STALLS RESIDENTIAL USES: 1.5 SPACES PER DWELLING UNIT 11 DWELLING UNITS X 1.5 SPACES= 17 STALLS BICYCLE PARKING: 20% OF ALL TOTAL REQUIRED VEHICLE PARKING: 20 STALLS TOTAL REQUIRED BICYCLE PARKING: 4 STALLS	
PROVIDED PARKING:		
STANDARD STALL:	11 PARKING STALLS	
ADA STALLS:	1 ADA STALL	
TOTAL STALLS:	12 PARKING STALLS	
PROVIDED BIKE RACKS	4 BIKE HOOKS = 4 BIKE STALLS TOTAL	

Sheet List Table

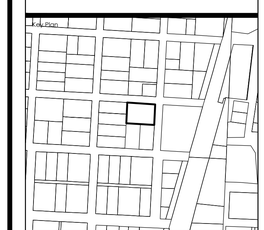
SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN
C-102	SITE PLAN
C-103	UTILITY PLAN (COLOR)
C-104	GRADING PLAN
C-105	EROSION CONTROL PHASE 1
C-106	EROSION CONTROL PHASE 2
C-107	PAVING PLAN (COLOR)
C-201	PERMEABLE PAVERS P&P (COLOR)
C-202	FIRE LINE 1 & 2 P&P
C-501	SITE DETAILS SHT. 1
C-502	SITE DETAILS SHT. 2
C-503	SITE DETAILS SHT. 3
C-504	ROGERS MUNICIPAL DETAILS
C-505	EROSION CONTROL DETAILS SHT. 1
C-506	EROSION CONTROL DETAILS SHT. 2
C-507	EROSION CONTROL DETAILS SHT. 3
C-508	PAVER DETAILS
WD-1	RWU STANDARD DETAILS
WD-2	RWU STANDARD DETAILS
SD-1	RWU STANDARD DETAILS
L-101	PLANTING PLAN (COLOR)
L-501	PLANTING DETAILS
L-502	PLANTING DETAILS (2)
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS (2)
A201	BUILDING ELEVATIONS

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

STRASTERS MIXED USE
ROGERS, ARKANSAS



No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc..

PROJECT NO: 20109.500
ISSUE DATE: 10/13/2021
CONTACT: B. WILLIAMS
CHECKED BY:

ISSUED FOR REVIEW

NOT FOR CONSTRUCTION — REVIEW SET — THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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COVER SHEET

C-001

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	OVERHEAD ELECTRIC
TELEPHONE PEDESTAL	CHAIN LINK FENCE
TV PEDESTAL	WOOD FENCE
DOWN GUY	RIGHT OF WAY
TREE	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	CHAIN LINK FENCE
TELEPHONE PEDESTAL	WOOD FENCE
TV PEDESTAL	BUILD-TO ZONE LINE
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

PROJECT INFORMATION

BUILD-TO ZONES:	GENERAL FRONTAGE 0' MIN. – 30' MAX.
FINISHED FLOOR ELEV.:	SEE GRADING PLAN
SITE AREA:	0.44 AC. (±19352.78 SQ.FT.)
DEVELOPED AREA:	0.38 AC. (±16493.3 SQ.FT.)
BUILDING SIZE:	WEST BUILDING (BUILDING B) FOOTPRINT ±1,202 SQ. FT. WEST BUILDING (BUILDING B) COMBINED ±1,790 SQ. FT. EAST BUILDING (BUILDING A) FOOTPRINT ±2,280 SQ. FT. EAST BUILDING (BUILDING A) COMBINED ±4,560 SQ. FT.
BUILDING USAGE:	MIXED USE
BUILDING CONSTRUCTION TYPE:	IIB UNPROTECTED
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
ZONING:	NBT
BUILDING HEIGHT:	30'
ADDRESS:	200 W. SYCAMORE ST. & 800 S 2ND ST ROGERS, AR 72756
SQUARE FOOTAGE BY USE:	ASSEMBLY = 510 SQ. FT. RESIDENTIAL = 5,266 SQ. FT. STORAGE = 85 SQ. FT. BALCONY/DECKS = 874 SQ. FT. COMMERCIAL KITCHEN = 335 SQ. FT.
NUMBER OF DWELLING UNITS:	11 UNITS
NUMBER OF ROOMS PER UNIT:	1 ROOM / UNIT
DENSITY:	11 DU/0.44 ACRES = 25 DWELLING UNITS PER ACRE
TOTAL OPEN SPACE PROVIDED:	3,562.5 SQ. FT. (±0.08 ACRES) 3562.5 SQ. FT./19352.78 SQ. FT.=18.4% PROVIDED
PUBLIC OPEN SPACE REQUIRED:	0 SQ FT REQUIRED (SITE LESS THAN 2 ACRES PER ROGERS CODE SEC. 14-715(7.3))
PUBLIC OPEN SPACE PROVIDED:	2,929 SQ FT
PRIVATE COMMON OPEN SPACE REQUIRED:	20-30 DWELLING UNITS/ACRE=MIN. OF 120 SQ FT PER DWELLING UNIT 11 DWELLING UNITS/0.44 ACRES= 25 UNITS PER ACRE 11 DWELLING UNITS X 120 SQ FT=1,320 SQ FT REQUIRED
PRIVATE COMMON OPEN SPACE PROVIDED:	1,408 SQ FT
BUILDING COVERAGE:	±3,482/19,352.78 = 18.0% PROVIDED
IMPERVIOUS AREA:	12,930.8 SQ. FT. (0.30 ACRES) 12,930.8/19,352.78 = 66.8% PROVIDED
GREENSPACE RATIO:	6,421.98 SQ. FT. GREENSPACE 6,421.98/19,352.78 = 33.2% PROVIDED
PARKING REQUIREMENTS:	NON-RESIDENTIAL USES: 1 SPACE PER 300 SQ FT. OF BUILDING AREA 930 SQ FT./300= 3 PARKING STALLS RESIDENTIAL USES: 1.5 SPACES PER DWELLING UNIT 11 DWELLING UNITS X 1.5 SPACES= 17 STALLS BICYCLE PARKING: 20% OF ALL TOTAL REQUIRED VEHICLE PARKING: 20 STALLS TOTAL REQUIRED BICYCLE PARKING: 4 STALLS
PROVIDED PARKING:	
STANDARD STALL:	11 PARKING STALLS
ADA STALLS:	1 ADA STALL
TOTAL STALLS:	12 PARKING STALLS
PROVIDED BIKE RACKS	4 BIKE HOOKS = 4 BIKE STALLS TOTAL

BUILDING FRONTAGE (GENERAL FRONTAGE):	SYCAMORE STREET	61'±
	2ND STREET	57'±
PROPERTY FRONTAGE (GENERAL FRONTAGE):	SYCAMORE STREET	150'±
	2ND STREET	110'±
REQUIRED FRONTAGE (GENERAL FRONTAGE):	SYCAMORE STREET	30%
	2ND STREET	30%
PROVIDED FRONTAGE (GENERAL FRONTAGE):	SYCAMORE STREET	61'±/150'± = 40±%
	2ND STREET	57'±/110'± = 52±%

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

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GRAPHIC SCALE IN FEET
30' 0 30'

STRASTERS MIXED USE

ROGERS, ARKANSAS

Key Plan

No.	Description	Date

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CONTACT: B. WILLIAMS
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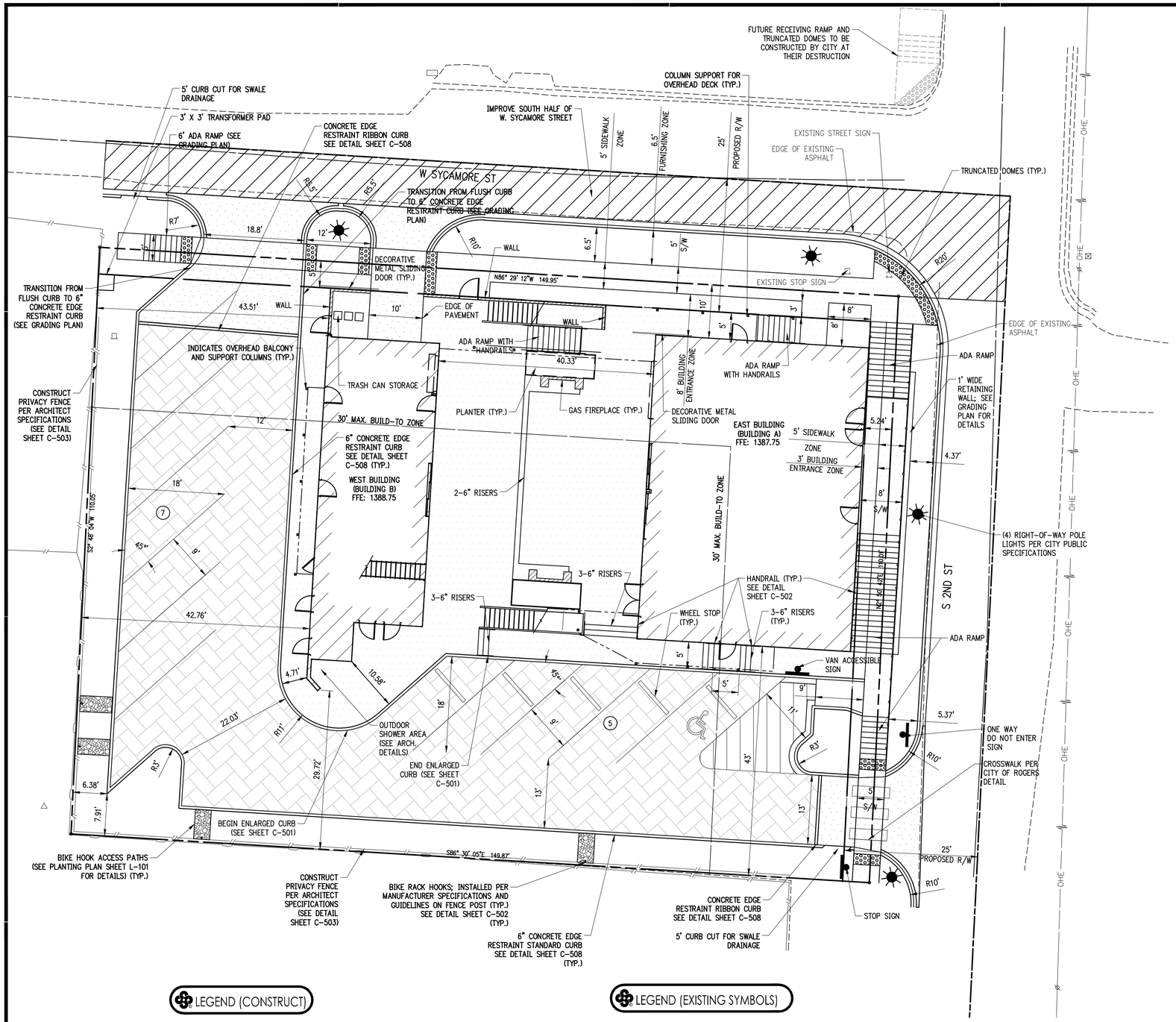
OVERALL SITE PLAN

C-101



PROJECT INFORMATION

BUILD-TO ZONES:	GENERAL FRONTAGE 0' MIN. – 30' MAX.
FINISHED FLOOR ELEV.:	SEE GRADING PLAN
SITE AREA:	0.44 AC. (±19352.78 SQ.FT.)
DEVELOPED AREA:	0.38 AC. (±16493.3 SQ.FT.)
BUILDING SIZE:	WEST BUILDING (BUILDING B) FOOTPRINT ±1,202 SQ. FT. WEST BUILDING (BUILDING B) COMBINED ±1,790 SQ. FT. EAST BUILDING (BUILDING A) FOOTPRINT ±2,280 SQ. FT. EAST BUILDING (BUILDING A) COMBINED ±4,560 SQ. FT.
BUILDING USAGE:	MIXED USE
BUILDING CONSTRUCTION TYPE:	IIB UNPROTECTED
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
ZONING:	NBT
BUILDING HEIGHT:	30'
ADDRESS:	200 W. SYCAMORE ST. & 800 S 2ND ST ROGERS, AR 72756
SQUARE FOOTAGE BY USE:	ASSEMBLY = 510 SQ. FT. RESIDENTIAL = 5,266 SQ. FT. STORAGE = 85 SQ. FT. BALCONY/DECKS = 874 SQ. FT. COMMERCIAL KITCHEN = 335 SQ. FT.
NUMBER OF DWELLING UNITS:	11 UNITS
NUMBER OF ROOMS PER UNIT:	1 ROOM / UNIT
DENSITY:	11 DU/0.44 ACRES = 25 DWELLING UNITS PER ACRE
TOTAL OPEN SPACE PROVIDED:	3,562.5 SQ. FT. (±0.08 ACRES) 3562.5 SQ. FT./19352.78 SQ. FT.=18.4% PROVIDED
PUBLIC OPEN SPACE REQUIRED:	0 SQ FT REQUIRED (SITE LESS THAN 2 ACRES PER ROGERS CODE SEC. 14-715(7.3))
PUBLIC OPEN SPACE PROVIDED:	2,929 SQ FT
PRIVATE COMMON OPEN SPACE REQUIRED:	20-30 DWELLING UNITS/ACRE=MIN. OF 120 SQ FT PER DWELLING UNIT 11 DWELLING UNITS/0.44 ACRES= 25 UNITS PER ACRE 11 DWELLING UNITS X 120 SQ FT=1,320 SQ FT REQUIRED
PRIVATE COMMON OPEN SPACE PROVIDED:	1,408 SQ FT
BUILDING COVERAGE:	±3,482/19,352.78 = 18.0% PROVIDED
IMPERVIOUS AREA:	12,930.8 SQ. FT. (0.30 ACRES) 12,930.8/19,352.78 = 66.8% PROVIDED
GREENSPACE RATIO:	6,421.98 SQ. FT. GREENSPACE 6,421.98/19.352.78 = 33.2% PROVIDED
PARKING REQUIREMENTS:	NON-RESIDENTIAL USES: 1 SPACE PER 300 SQ FT. OF BUILDING AREA 930 SQ FT./300= 3 PARKING STALLS RESIDENTIAL USES: 1.5 SPACES PER DWELLING UNIT 11 DWELLING UNITS X 1.5 SPACES= 17 STALLS BICYCLE PARKING: 20% OF ALL TOTAL REQUIRED VEHICLE PARKING: 20 STALLS TOTAL REQUIRED BICYCLE PARKING: 4 STALLS
PROVIDED PARKING:	
STANDARD STALL:	11 PARKING STALLS
ADA STALLS:	1 ADA STALL
TOTAL STALLS:	12 PARKING STALLS
PROVIDED BIKE RACKS	2 BIKE RACKS (2 BIKES EACH RACK) 4 BIKE STALLS TOTAL

BUILDING FRONTAGE (GENERAL FRONTAGE):	SYCAMORE STREET	61'±
	2ND STREET	57'±
PROPERTY FRONTAGE (GENERAL FRONTAGE):	SYCAMORE STREET	150'±
	2ND STREET	110'±
REQUIRED FRONTAGE (GENERAL FRONTAGE):	SYCAMORE STREET	30%
	2ND STREET	30%
PROVIDED FRONTAGE (GENERAL FRONTAGE):	SYCAMORE STREET	61'±/150'± = 40±%
	2ND STREET	57'±/110'± = 52±%

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	BUILD-TO-ZONE LINE
TELEPHONE PEDESTAL	RIGHT OF WAY
TV PEDESTAL	PROPERTY LINE
	ROAD CENTERLINE
	HANDRAIL

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	OVERHEAD ELECTRIC
STORM SEWER PIPE	UNDERGROUND TELEVISION
DOWN GUY	OVERHEAD TELEVISION
TREE	CHAIN LINK FENCE
TREE TO BE REMOVED	WOOD FENCE
	RIGHT OF WAY
	ROAD CENTERLINE

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

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ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
10' 0 10'

STRASTERS MIXED USE

ROGERS, ARKANSAS

Key Plan

No.	Description	Date

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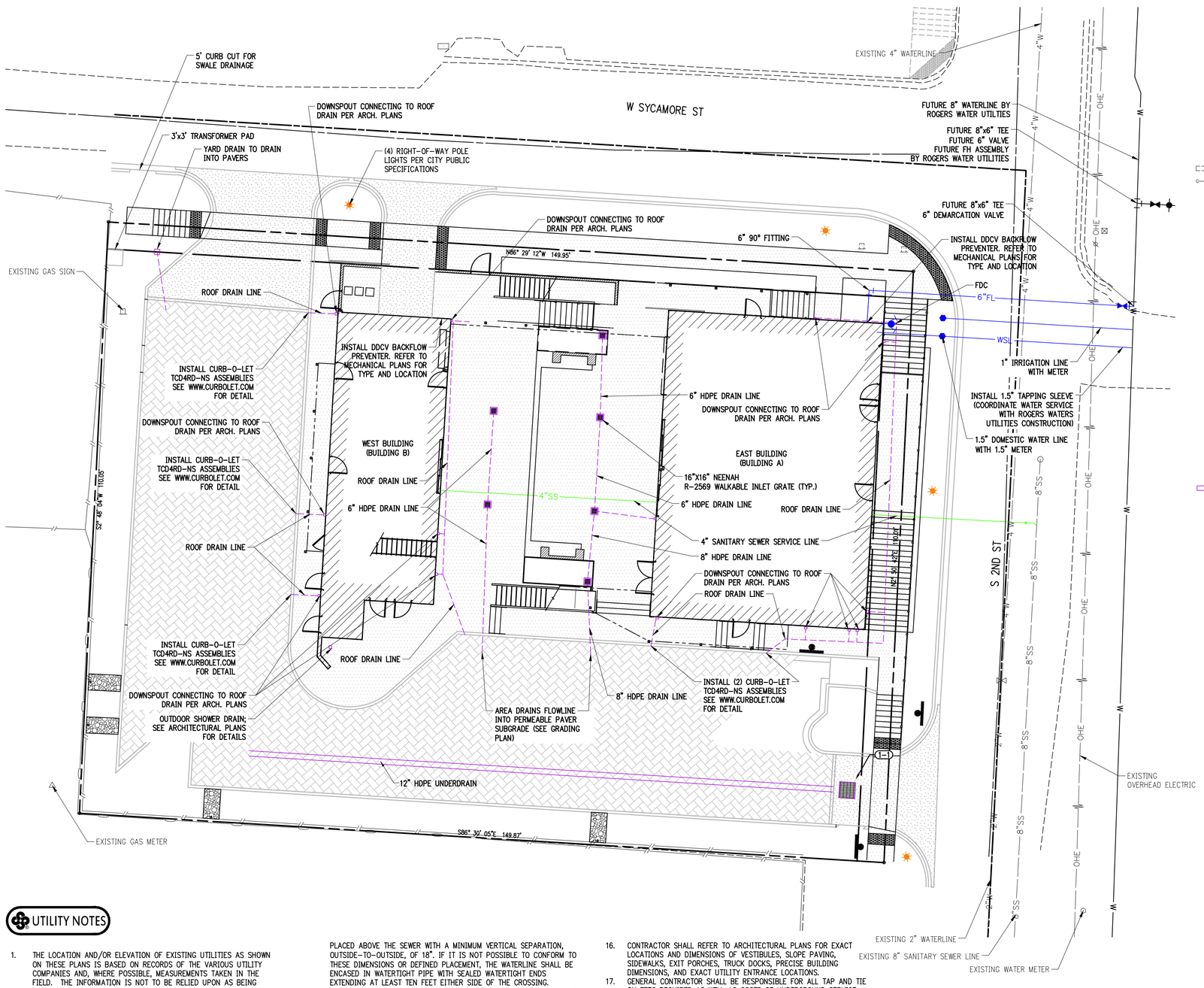
SITE PLAN

C-102



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE (SS)
TELEPHONE PEDESTAL	GAS LINE (G)
TV PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE) (W)
MANHOLE	UNDERGROUND TELEPHONE (UGT)
SANITARY SEWER CLEANOUT	OVERHEAD ELECTRIC (OHE)
GAS METER	CHAIN LINK FENCE
STORM SEWER PIPE	WOOD FENCE
DOWN GUY	BARBED WIRE FENCE
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	ROAD CENTERLINE
WATER METER	
ELECTRIC PEDESTAL	
GRATED INLET	
DROP INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE (SS)
TELEPHONE PEDESTAL	GAS LINE (G)
TV PEDESTAL	WATER LINE (W)
MANHOLE	UNDERGROUND TELEPHONE (UGT)
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC (UGE)
GAS METER	OVERHEAD ELECTRIC (OHE)
GAS VALVE	FIBER OPTIC (FO)
STORM SEWER PIPE	UNDERGROUND TELEVISION (UGTV)
STRUCTURE NUMBER	OVERHEAD TELEVISION (OHTV)
WATER VALVE	WOOD FENCE
FIRE HYDRANT ASSEMBLY	RIGHT OF WAY
AIR RELEASE VALVE	PROPERTY LINE
FIRE DEPARTMENT CONNECTION	ROAD CENTERLINE
WATER METER	
BACK FLOW PREVENTER	
REDUCER	
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

UTILITY NOTES

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. <u>ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:</u> ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

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GRAPHIC SCALE IN FEET
10' 0 10'

STRASTERS MIXED USE

ROGERS, ARKANSAS

Vicinity Map

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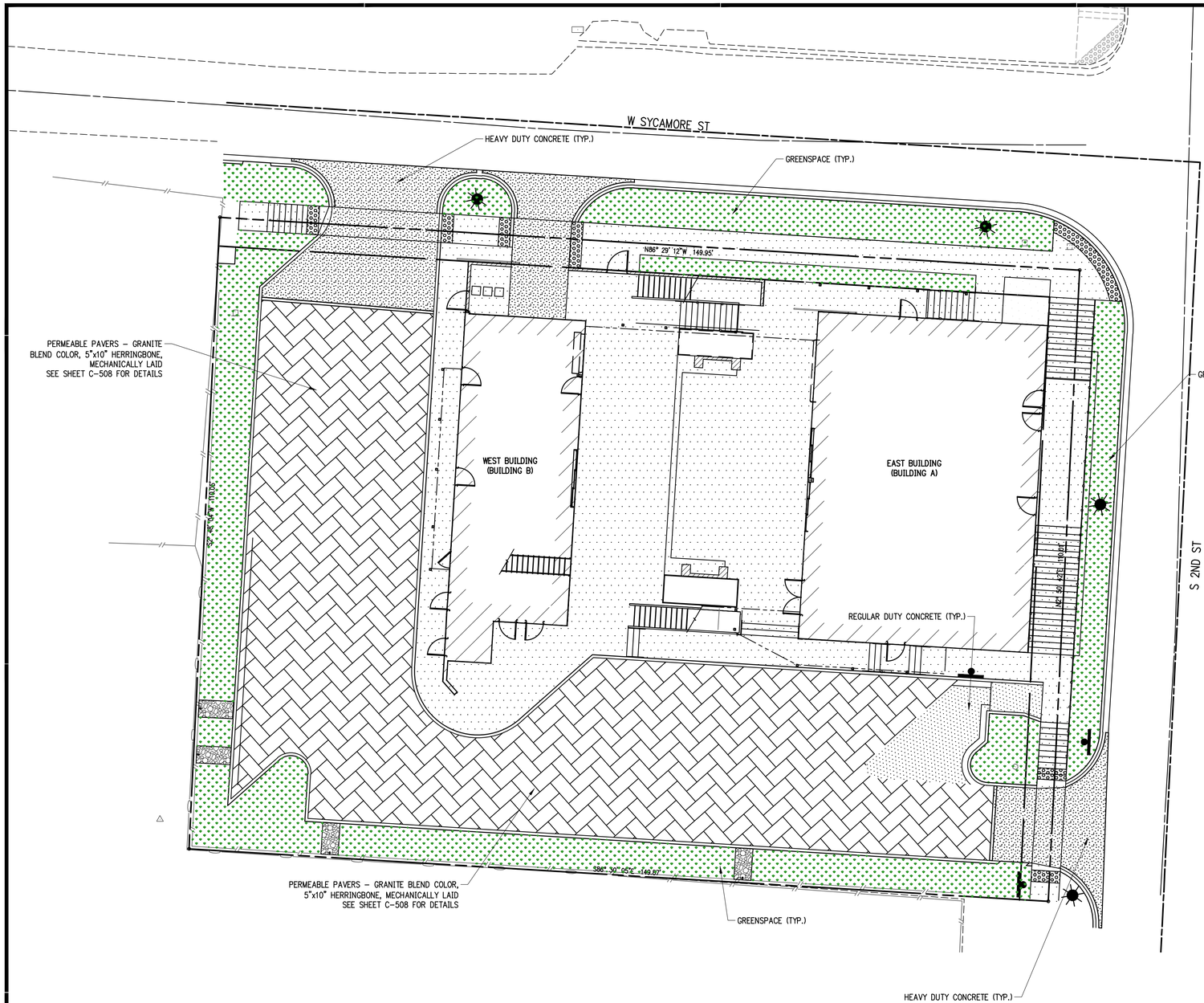
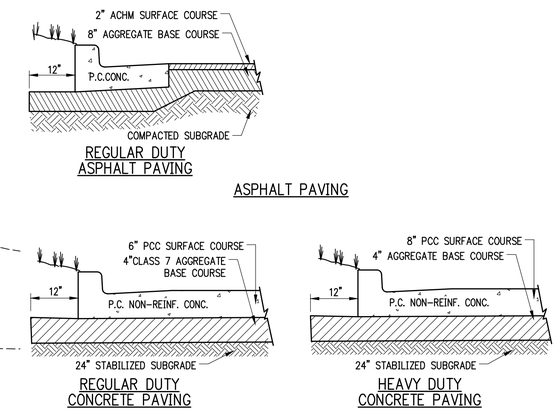
UTILITY PLAN (COLOR)

C-103





PARKING LOT PAVING
NTS

LEGEND (EXISTING)

LINEWORK

CURB

RIGHT OF WAY

LEGEND (CONSTRUCT)

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

CONSTRUCT SIDEWALK/REGULAR DUTY CONCRETE

INSTALL REGULAR DUTY ASPHALT

INSTALL HEAVY DUTY CONCRETE

PERMEABLE PAVERS SEE SHEET C-508 FOR DETAIL

GREENSPACE

NOTES:

1. THE SUBGRADE UNDER PAVEMENTS SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
2. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND PREPARING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8" AND UNIFORMLY COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR.
3. AGGREGATE BASE COURSE MIXTURES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ASPHALTIC SURFACE AND BINDER COURSES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. PORTLAND CEMENT CONCRETE PAVEMENT SHALL CONFORM WITH THE REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.

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GRAPHIC SCALE IN FEET
10' 0 10'

STRASTERS MIXED USE
ROGERS, ARKANSAS

Key Plan

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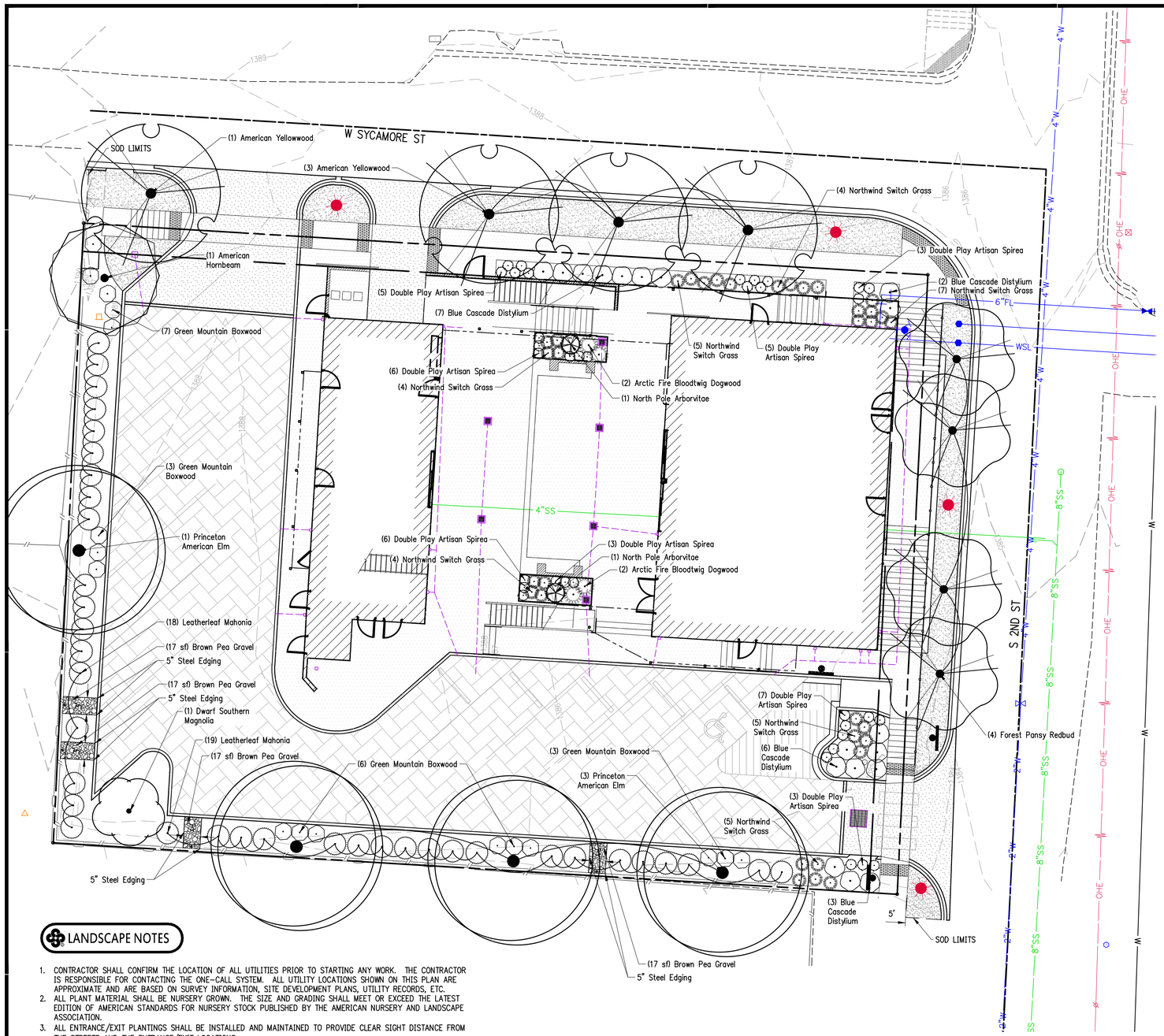
PAVING PLAN (COLOR)

C-107



LANDSCAPE REQUIREMENTS

SITE LANDSCAPE REQUIREMENTS

TOTAL PLANTS REQ'D: 15,226 SF/1000 = 16 TOTAL TREES & SHRUBS
SITE TREES REQ'D: 16 * 25% = 4 TOTAL SITE TREES REQ'D (MINIMUM)
- MAX # ORNAMENTALS: 4 * 25% = 1 ORNAMENTAL
- MIN # EVERGREENS: 4 * 10% = 1 EVERGREEN

ADDITIONAL LANDSCAPE REQUIREMENTS

MITIGATION TREES REQ'D: NO MITIGATION REQ'D; FEWER THAN 7 TREES REMOVED
PARKING TREES REQ'D: 14 SPACES/15 = 1 PARKING TREE
STREET TREES REQ'D: 145 LF/40 = 4 STREET TREES (W. SYCAMORE ST)
105 LF/30 = 4 STREET TREES (S. 2ND ST)
NBT EVERGREEN SCREEN: CONTINUOUS EVERGREEN SCREEN (SOUTH AND WEST PERIMETER)

TOTAL TREES REQUIRED

SITE TREES: 4 MINIMUM
MITIGATION TREES: 0
PARKING TREES: 1
STREET TREES: 8
13 TOTAL TREES REQUIRED (MINIMUM)

TOTAL TREES PROVIDED

SITE TREES: 5 (4 SHADE; 1 EVERGREEN)
MITIGATION TREES: 0
PARKING TREES: 1
STREET TREES: 8
14 TOTAL TREES PROVIDED

TOTAL SHRUBS REQUIRED & PROVIDED

16 TOTAL SITE PLANTS
-5 SITE TREES
11 SHRUBS REQUIRED

SHRUBS PROVIDED: 22 SHRUBS (5 GAL OR LARGER)
35 SHRUBS (3 GAL)
34 NATIVE GRASSES (1 GAL)

NBT SCREEN: 54 EVERGREEN SHRUBS (5 GAL)

GREENSPACE:

SITE AREA = 15,226 SQ FT
BUILDING AREA 3,388 SQ FT
BUILDING COVERAGE PERCENTAGE= 5,500 SQ FT/83,635 = 6.6%
IMPERVIOUS AREA =55,147 SQ FT
IMPERVIOUS AREA PERCENTAGE =55,147 SQ FT/103,673 SQ FT = 53%
GREENSPACE AREA (MINUS POND)= 43,390 SQ FT
GREENSPACE PERCENTAGE=43,390 SQ FT/ 103,673 SQ FT = 41%
OPEN SPACE= 48,527 SQ FT
OPEN SPACE PERCENTAGE 48,527 SQ FT/ 103,673 SQ FT = 47%

PLANT SCHEDULE

DECIDUOUS SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	4	ULMUS AMERICANA `PRINCETON` / PRINCETON AMERICAN ELM	B & B	2.5"CAL	8` HT. MIN.

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	1	MAGNOLIA GRANDIFLORA `LITTLE GEM` / DWARF SOUTHERN MAGNOLIA	B & B		8` HT. MIN.
	2	THUJA OCCIDENTALIS `ART BOE` TM / NORTH POLE ARBORVITAE	B & B		6`-8` HT.

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	1	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5"CAL	8` HT. MIN.

STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	4	CERCIS CANADENSIS `FOREST PANSY` / FOREST PANSY REDBUD	B & B	2.5"CAL	6`-8` HT.
	4	CLADRASTIS KENTUKEA / AMERICAN YELLOWWOOD	B & B	2.5"CAL	8` HT. MIN.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	4	CORNUS SANGUINEA `ARCTIC FIRE` TM / ARCTIC FIRE BLOODTWIG DOGWOOD	5 GAL	24" HT. MIN.	24" SPREAD MIN.
	18	DISTYLIUM X `PIIDIST-II` TM / BLUE CASCADE DISTYLIUM	5 GAL	24" HT. MIN.	24" SPREAD MIN.
	34	PANICUM VIRGATUM `NORTHWIND` / NORTHWIND SWITCH GRASS	1 GAL	12" HT. MIN.	12" SPREAD MIN.
	35	SPIRAEA JAPONICA `GALEN` TM / DOUBLE PLAY ARTISAN SPIREA	3 GAL	12" HT. MIN.	12" SPREAD MIN.

EVERGREEN SCREEN	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	17	BUXUS X `GREEN MOUNTAIN` / GREEN MOUNTAIN BOXWOOD	5 GAL	24" HT. MIN.	18" SPREAD MIN.
	37	MAHONIA BEALEI / LEATHERLEAF MAHONIA	5 GAL	24" HT. MIN.	18" SPREAD MIN.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	639 SF	BROWN PEA GRAVEL SCARIFIED TO REVEAL BURGUNDY	S.F.
	1,191 SF	ZOYSIA JAPONICA `EL TORO` / EL TORO ZOYSIA GRASS	S.F.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
5. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
6. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
7. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" DOUBLE GROUND SHREDDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
8. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
9. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
10. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SODDED.
11. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
12. ALL SOD ON 4:1 SLOPES OR GREATER SHALL BE STAPLED IN PLACE.
13. LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED. LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.
14. ALL TREES MUST BE PLANTED AT LEAST 10' FROM ANY UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, AND DRAINAGE LINES. LINES MUST BE FIELD LOCATED TO INSURE THERE IS NO CONFLICT.
15. NO PLANTINGS SHALL BE WITHIN 10' OF THE DOORS OF GROUND MOUNTED TRANSFORMERS AND ELECTRICAL GEAR.
16. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION

MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER FOR A WARRANTY PERIOD OF THREE YEARS. A LETTER OF WARRANTY GUARANTEE FROM THE OWNER MUST BE PROVIDED TO THE CITY OF ROGERS FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
10' 0 10'

STRASTERS MIXED USE
ROGERS, ARKANSAS

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 20109.500
ISSUE DATE: 10/13/2021
CONTACT: B. WILLIAMS
CHECKED BY:

ISSUED FOR REVIEW

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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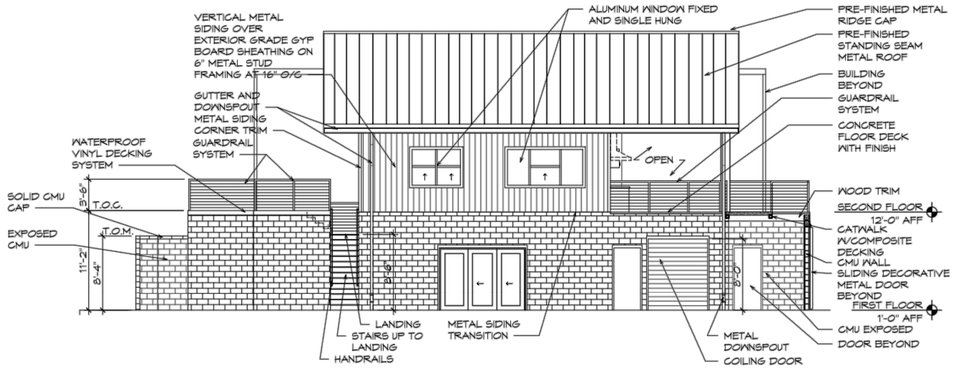
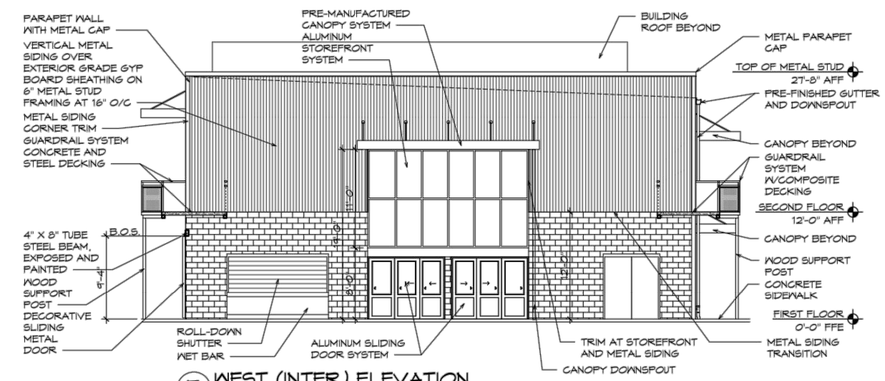
PLANTING PLAN (COLOR)

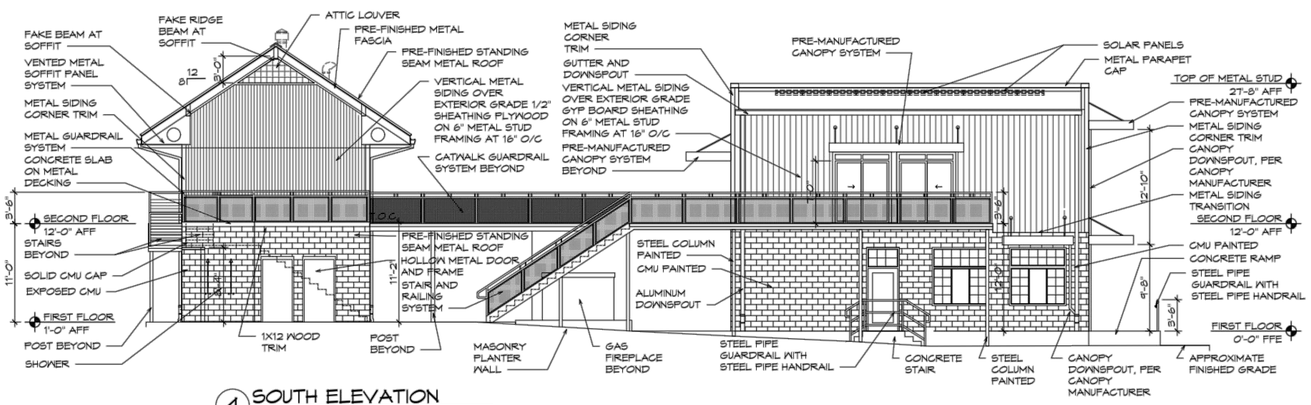
L-101



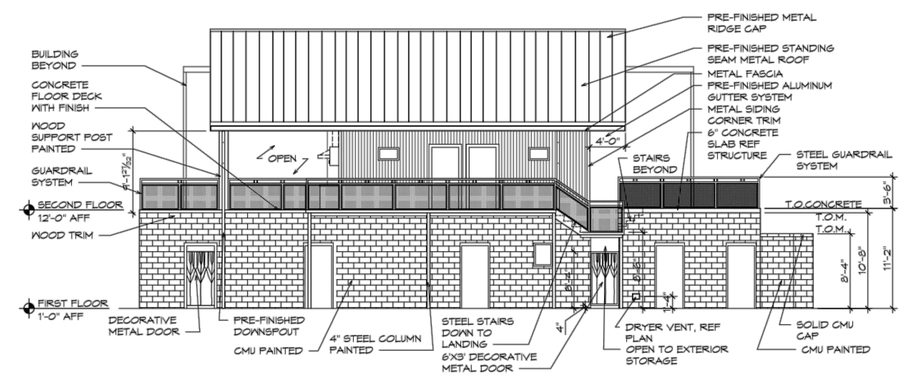
6 EAST (INTER) ELEVATION
SCALE: 1/8" = 1'-0"



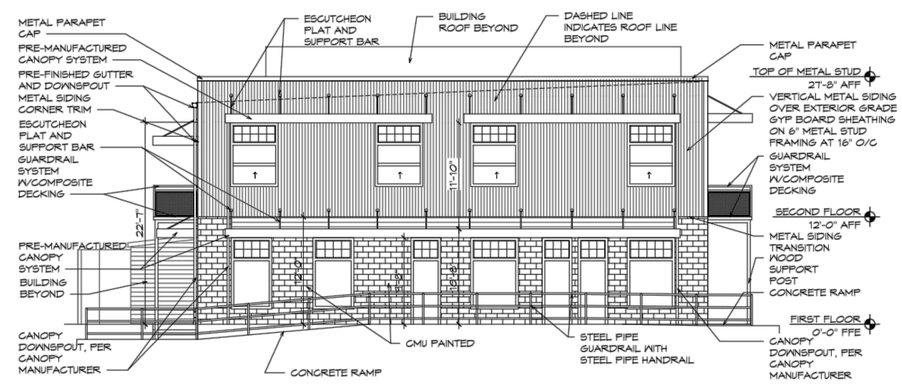
5 WEST (INTER) ELEVATION
SCALE: 1/8" = 1'-0"



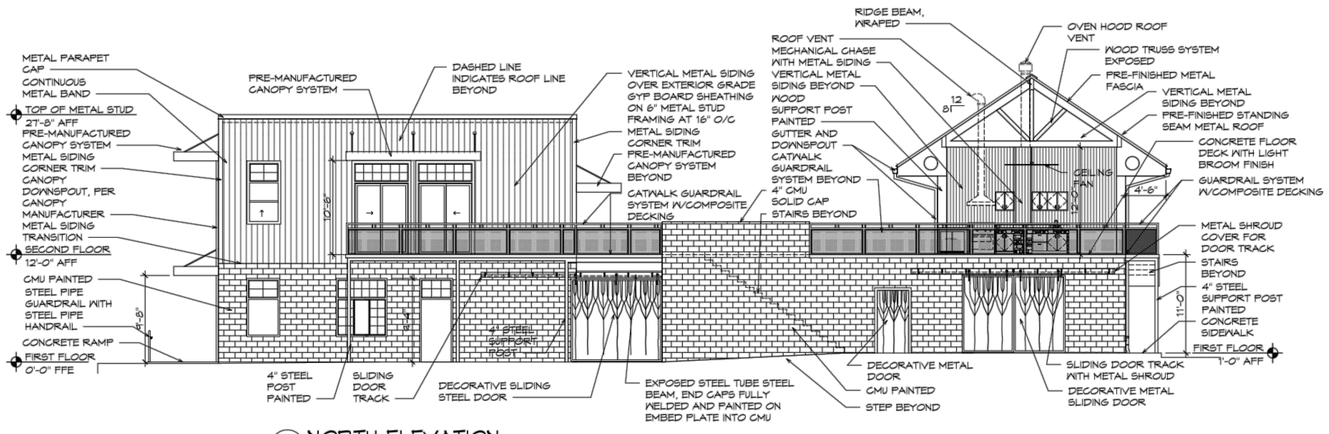
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

A.I.A
J. K. J. Architects
116B West Walnut
Rogers, Arkansas
Phone: 479-246-0055
Fax: 479-246-0086

-Preliminary-
NOT FOR CONSTRUCTION

- ALL ARCHITECTURAL AND ENGINEERING DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY.
- NO ADDS WILL BE ALLOWED ON THE BASIS OF FAILURE TO REVIEW THE COMPLETE SET OF DOCUMENTS.
- CONDITIONS SHOWN ON ANY DOCUMENTS SHALL BE DEEMED TO SHOW ON ALL.
- PARTIAL SETS SHALL NOT BE USED.

STEVE AND BECKE STRASTERS
MIXED USE DEVELOPMENT
ROGERS, ARKANSAS

REVISION DATES

ISSUE DATE
MM-DD YYYY

SHEET TITLE
A201- ELEVATIONS

PROJECT NUMBER
2020-0020

A201

COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
NOVEMBER 2, 2021

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – OLIVE STREET TOWNHOMES

STAFF: AMBER LONG, PLANNER II
KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Olive Street Townhomes
ADDRESS/LOCATION:	4100 – 4128 W. Olive St. & 701-745 N. 42nd St. / 02-15159-000
PROPOSED USE:	Multifamily Residential; Restaurant Full Service
CURRENT ZONING:	C-3 (Neighborhood Commercial)
CGM GROWTH DESIGNATION:	Neighborhood Commercial
APPLICANT/REPRESENTATIVE:	Daniel Ellis, Crafton Tull
PROJECT OWNER/DEVELOPER:	HMV Construction, Inc.
PROPERTY OWNER:	HMV Construction, Inc.
NATURE OF REQUEST:	Approval of Large-Scale Development Plans
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

This request is to allow the construction of 33 townhome units and an ice cream shop with three apartment units on ± 2.22 acres. The proposed development plans meet all City requirements (except for requested waivers/variances) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b).

Community Development recommends **approval** of this request subject to the following actions:

1. Approve **WAIVER** of Sec. 14-46(g) 2 of 6 from requiring upgrades to the Typical Street Section standards with the **CONDITION** that street trees located at the back of the sidewalk will be placed in a recreation easement. This will allow street trees to be placed along the frontage and provide future maintenance as needed.

THIS REPORT MAY NOT REFLECT ALL INFORMATION, DOCUMENTS, OR OTHER MATERIALS MADE AVAILABLE TO OFFICIALS DURING DISCUSSION AND PUBLIC INPUT. STAFF RECOMMENDATIONS ARE BASED ON TECHNICAL REVIEW OF CITY CODE AND MATERIALS PROVIDED BY APPLICANT AT TIME OF SUBMITTAL. ALL REQUESTS SHOULD BE CONSIDERED WITH REGARD TO LAND USE COMPATIBILITY AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:
   The applicant's proposal meets the City of Rogers' Access Management standards.

2. STORMWATER MANAGEMENT:
   The applicant proposes a permeable paver system to manage stormwater at this location.

3. WATER QUALITY:
   The applicant proposes a permeable paver system to manage water quality at this location.

4. FLOODPLAIN MANAGEMENT:
   No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).

5. MASTER STREET PLAN IMPROVEMENTS:
   a) *Street Pavement and Condition*:
      The applicant requests a **WAIVER** from Section 14-46(g) 2 of 6 from the Minor Street Typical Street Section for upgrades along W Olive Street. The applicant states that the sidewalk along the street is relatively new and in good condition, but the greenspace is approximately 3-ft in width rather than 6-ft, and that the sidewalk is 5-ft rather than 10-ft. The applicant is proposing multiple pedestrian connections. The applicant also discussed that two existing water lines are laid parallel with W Olive Street, which would allow street trees to be planted with the current configuration, however, if the sidewalk is moved to meet the Typical Street Section, the waterlines would prohibit street tree plantings.
   b) *Connectivity Standards*:
      Connectivity standards are not applicable at this site.
   c) *Streetscape*:
      i) *Right-of-Way*:
         i) The right-of-way width for W Olive Street varies, and the applicant has agreed to meet the minimal right-of-way width from the physical centerline, which would be a minimum 40-ft off center.
      ii) *Sidewalks & Sidepaths*:
         The applicant's waiver addresses sidewalks along W Olive Street.
   d) *Trails*:
      No trails are proposed nor are they required.
   e) *Streetlights*:
      An existing street light is located at the intersection of 42nd Street & Olive Street.
   f) *Street Trees*:
      The applicant proposes the required street tree requirements.

6. RECOMMENDATIONS:
   a) Approve **WAIVER** of Sec. 14-46(g) 2 of 6 from requiring upgrades to the Typical Street Section standards with the **CONDITION** that street trees located at the back of the sidewalk will be placed in a recreation easement. This will allow street trees to be placed along the frontage and provide future maintenance as needed.

PLANNING REVIEW

1. LAND USE:
   a) *Use Definition*:
      i) "Restaurant Full Service" is defined as "A bona fide restaurant establishment where the principal business is the sale of food and beverages to guests via table service for consumption on the premises. As used in this definition, a "bona fide" full service restaurant shall have suitable kitchen facilities for cooking of complete meals," (Sec. 14-695(b)(3)(ff)).
      ii) "Multifamily Residential" is defined as "buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site," (Sec. 14-695(b)(1)(i)).
   b) *Zoning Compliance*:
      The proposed project is in compliance with C-3 zoning regulations.
   c) *CGM Compliance*:
      The proposed project aligns with the purpose, character, and goals of the Neighborhood Center Growth Designation.

2. DEVELOPMENT STANDARDS:
   The proposed development plans conform to all development standards required by Sec. 14-710 and Article III with the exception of any requested waivers and/or variances.
   a) *Building Disposition*:
      All setback and height requirements have been met.
   b) *Building Design*:
      N/A
   c) *Parking & Loading*:
      All vehicle and bicycle parking requirements have been met.
   d) *Screening & Transitions*:
      All screening requirements have been met.
   e) *Landscaping*:
      All landscaping requirements have been met.

3. RECOMMENDATIONS:
   a) Approve Large-Scale Development plans.

OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

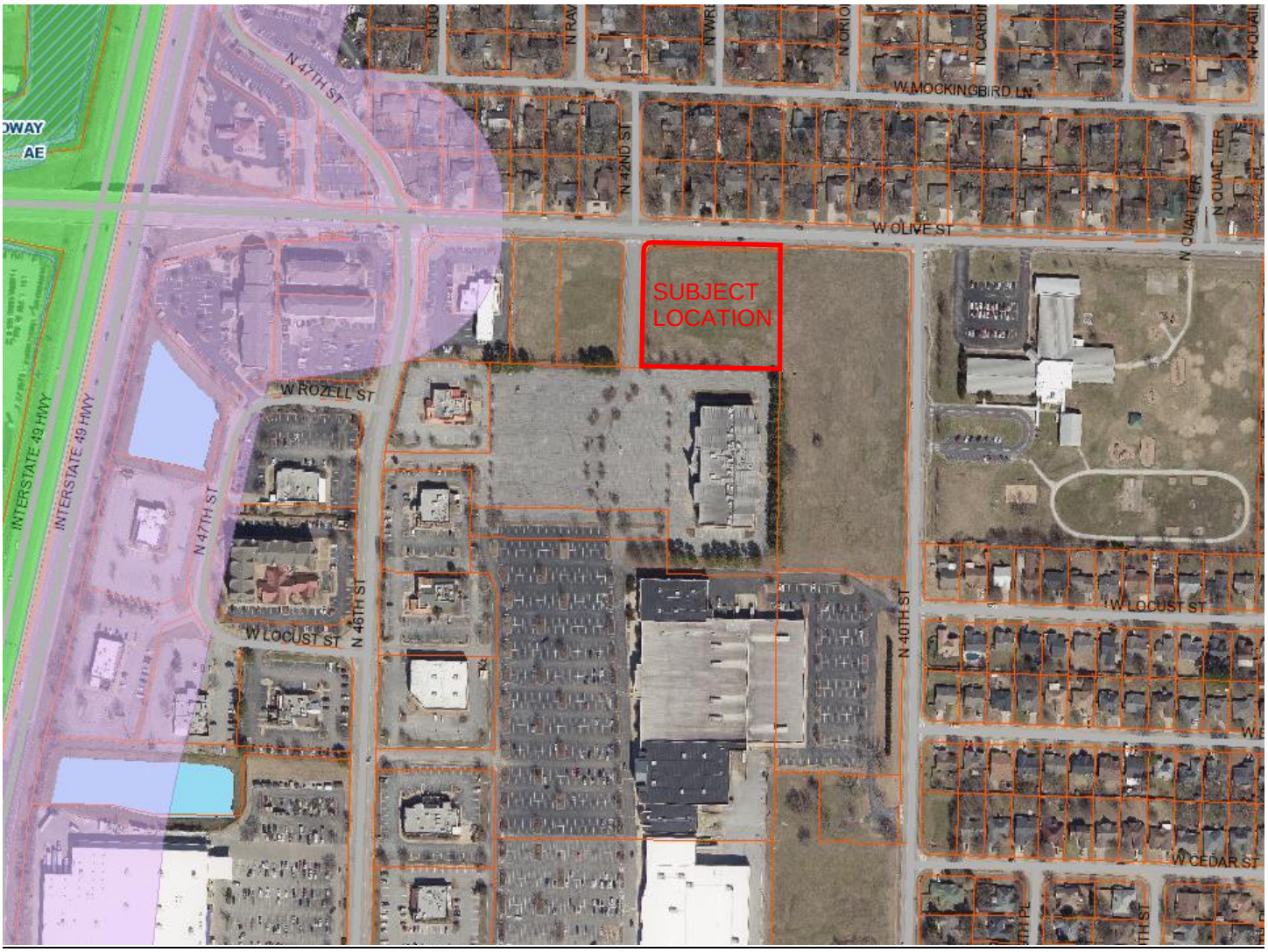
1. *IF APPROVING*:
   Move to approve the request as presented**.**
2. *IF APPROVING SUBJECT TO OTHER ACTIONS*:
   Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. *IF DENYING*:
   Move to deny the request.
4. *IF TABLING*:
   Move to table the request.

TABS

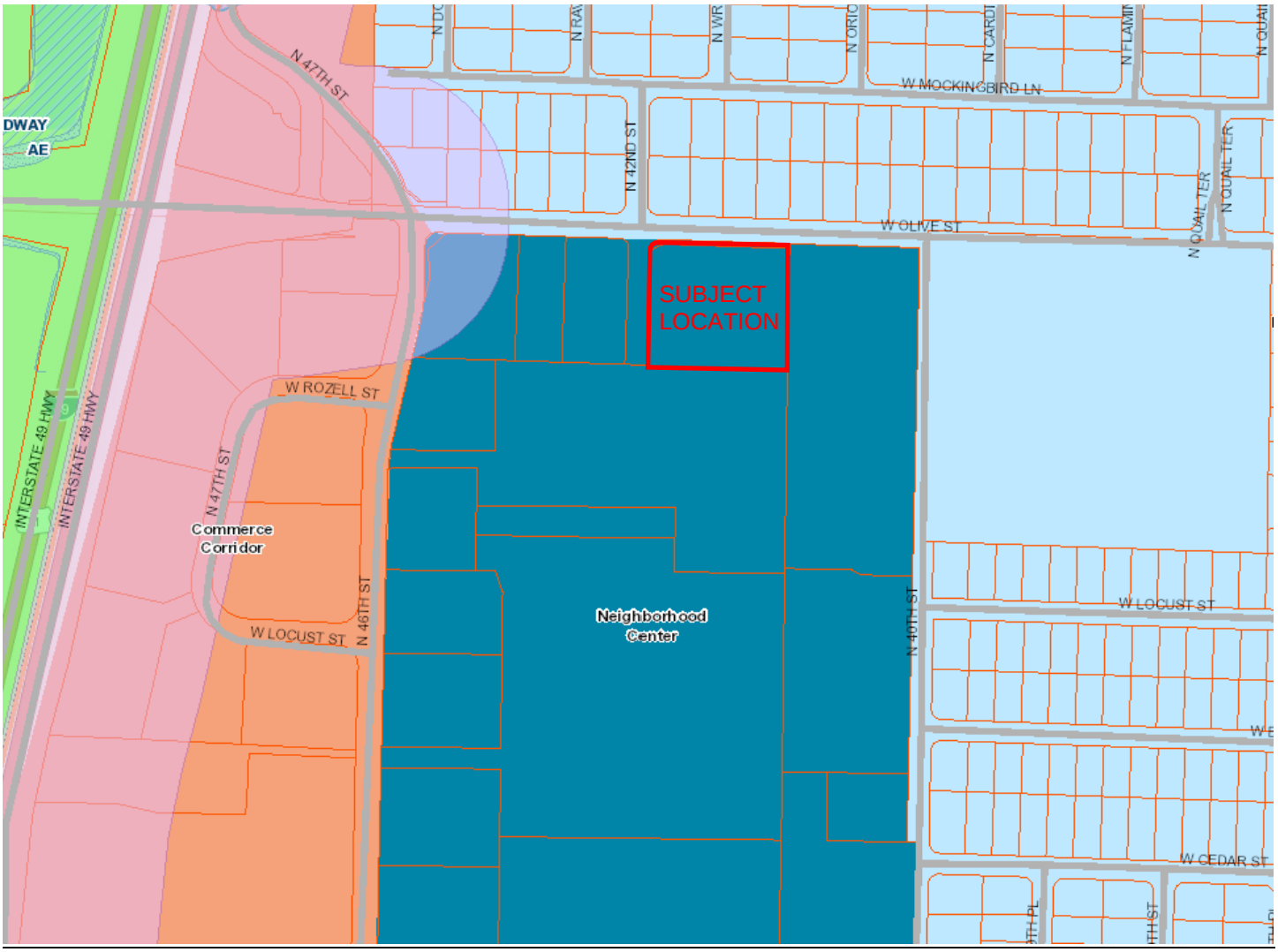
1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

TAB 1

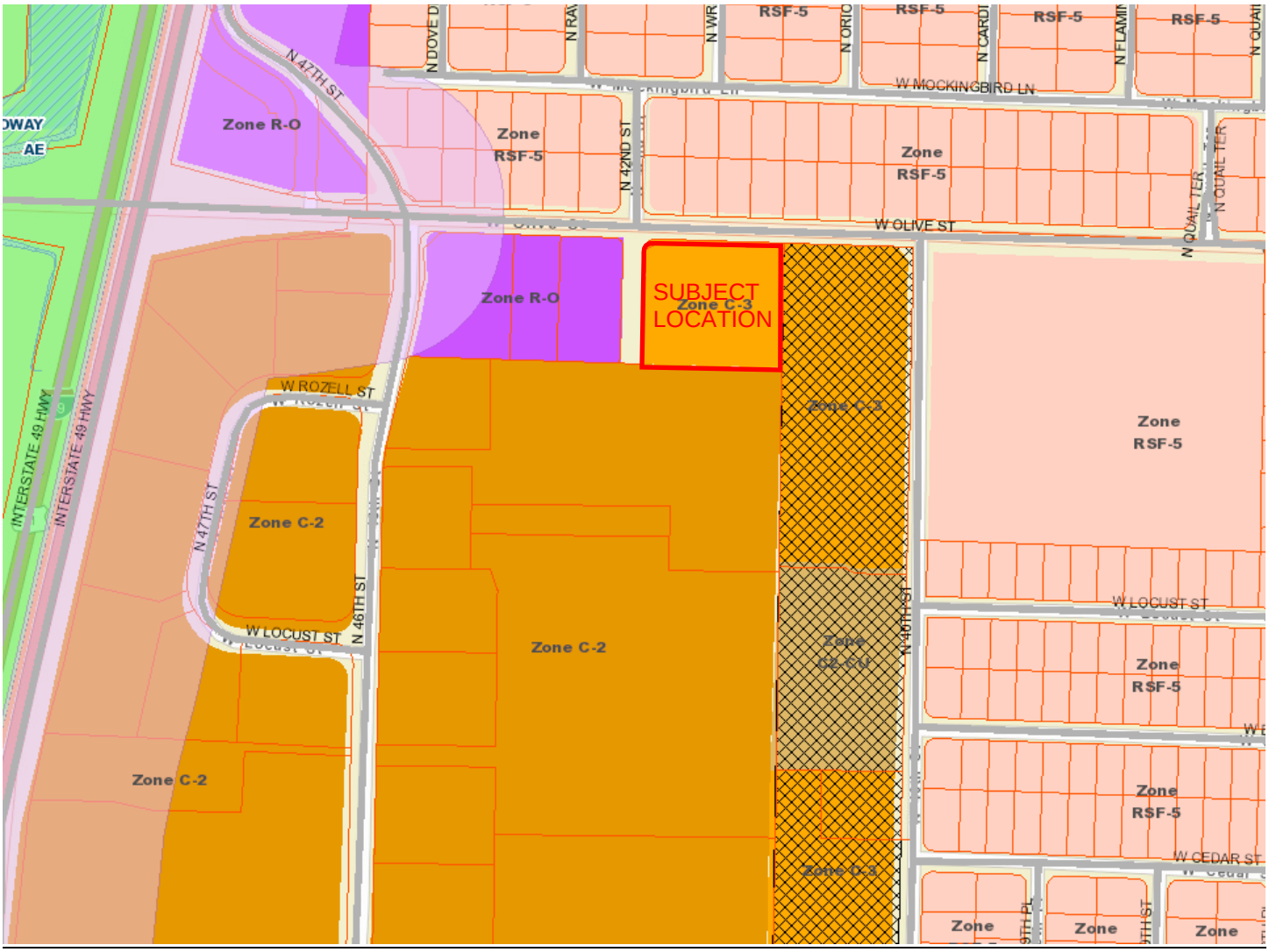
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP



October 14, 2021

Mr. Daniel Ellis, PE
Crafton Tull-Civil
901 North 47th Street, Suite 200
Rogers, AR 72756

Re: Conditional Approval of Civil Plans
Olive Street Townhomes

Dear Mr. Ellis:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. The legal documents of this Horizontal Property Regime should identify all private sanitary sewer lines as common property. We will need to review this document before executing and filing for public record.

2. A clay cap should be placed over the entire trench beneath the permeable pavers as your detail shows. A clay dam (not cap) should be placed where the service exits from beneath pavers. The notes on the Utility Plan should reflect these ideas. A non-permeable liner should line the trench walls and bottom. This should be shown and noted in your detail. A clay dam detail should also be provided. You should also make it clear on your plans that the sanitary sewer crossing detail is located beneath the storm water storage area.

3. Move the sewer service connection for Unit 34 to the main with a wye connection instead of into the manhole. We prefer minimizing connections directly to the manholes whenever possible.

4. The grease interceptor size and model should be shown on the civil plans. Contact Amber Owens at 479-273-7378 ext. 301 for guidance in sizing the grease interceptor.

5. Specify that a USC-FCCCHR approved RPZA will be required and located in a heated space or frost-free enclosure prior to any tees or branches for the irrigation service line. (Provide a detail for installation indicating manufacturer, model number--complete with all suffixes and prefixes, size, and installation orientation must be shown). This should be shown on the civil plans.

6. If the rim elevation of an existing manhole needs to be adjusted, <u>display the existing and proposed rim elevations on the plans</u>. Reference the appropriate RWU Standard Detail for adjustment with each application.

7. Verify that the proposed fire hydrant will be a minimum of 3' away from the back of

curb.

8. The following must be submitted prior to scheduling a pre-construction meeting:

   A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.

   B. One copy of the revised plans for review.

   C. Written approval from the Arkansas Department of Health.

   D. Fire suppression plans approved by the Utility if applicable.

   E. Architectural and plumbing plans submitted for commercial customers.

   F. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.

   G. A copy of the executed contract between the developer or general contractor and the utility contractor.

   H. Performance and payment bonds executed by the utility contractor.

   I. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen T. Ponder, PE

SP: DG

Attachment(s): Special Contract for Facilities Extension

Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

August 27, 2021

Ethan Hunter
City of Rogers – Dept. of Community Development
City Planner
301 W. Chestnut
Rogers, AR 72756

RE: Waiver Request – Olive Street Townhomes
Crafton Tull Job No. 21103000
PL202100662

I am writing this letter to request a waiver from upgrading W. Olive Street to a Minor Arterial Street per the City of Rogers Typical Street Section and from the storm sewer pipe materials specified in the Drainage Criteria Manual.

<u>With regard to upgrading W. Olive Street per the City of Rogers Typical Street Section:</u>

The segment of W. Olive St. in question is classified as a Minor Arterial Street in the City of Rogers Master Street Plan. The existing sidewalk along the portion of Olive Street providing frontage to our site is relatively new and in good condition. However, the existing greenspace between Olive Street and the sidewalk is approximately 3' in width rather than 6' as required by the City for a Minor Arterial Street. Additionally, the sidewalk itself is approximately 5' in width rather than 10' as required by the City.

We are proposing pedestrian access to the townhomes in this project by tying directly to the existing sidewalk rather than tearing out and replacing it with a 6' greenspace and 10' sidepath as shown in the Typical Street Section. Adjacent sidewalk to the east and west (along both sides of Olive Street) is consistent in terms of width, age, and incorporated greenspace.

Two existing water lines are laid parallel with W. Olive at the project location, with one line running beneath the back of curb on Olive Street and the other being approximately 20' south of this. The existing sidewalk will allow for planting of street trees along W. Olive without a conflict with existing utilities, while the required typical section would not allow for tree plantings without utility conflict. Our proposed layout allows for street trees to be planted on the south side of the existing sidewalk in order to maintain the uniform appearance of Olive Street.

We are dedicating the appropriate amount of right-of-way per the City of Rogers Master Street Plan and are requesting a waiver from providing street improvements to W. Olive Street.

Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

With regard to pipe materials:

The drives included to provide access to this development are proposed to be constructed of interlocking permeable pavers with granular storage beneath the pavers. The included paver system allows this development to meet the water quality treatment standards required by the Rogers Drainage Criteria Manual. In locations where subgrade soil composition will limit infiltration of water, underdrains made of perforated PVC are typically included to prevent paver systems from flooding.

Soils at the project location are anticipated to have a low infiltration rate; therefore, an underdrain tying into existing storm sewer infrastructure is included on the west side of the north drive. In order for a permeable paver system to function with an underdrain, the included underdrain must be perforated and allow for infiltration of runoff from the storage layers beneath the paver blocks into the pipe. Because the pipe used to drain the permeable paver drives is to be located under a traffic area, the Rogers Drainage Criteria Manual required that it should be reinforced concrete pipe (RCP). RCP should not be perforated, and therefore would inhibit the drainage system from functioning as required. Rather than RCP, we are showing perforated PVC pipe as the underdrain for the paver system. Due to the stated requirements for the functioning of the permeable paver system, we are requesting a waiver from the pipe materials required by the Rogers Drainage Criteria Manual.

Thank you for your consideration in approving these waiver request. Should you have any questions, please contact us at your earliest convenience.

Sincerely,
Crafton Tull & Associates, Inc.

Rachael Koehler

Rachael Koehler, E.I.

OLIVE STREET TOWNHOMES

ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT - CITY VIEW PROJECT #PL202100662

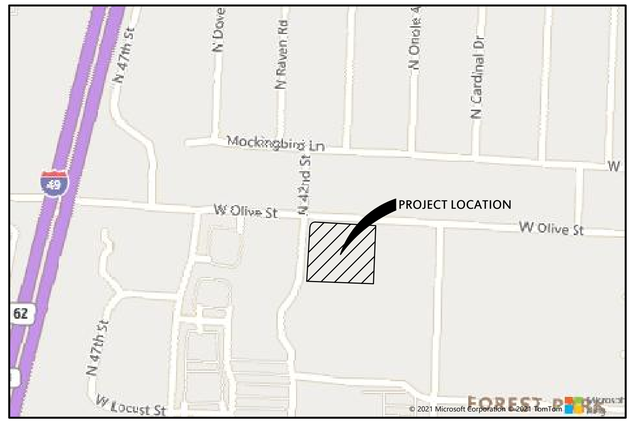
LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- STRUCTURE NUMBER
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- FIBER OPTIC (FO)
- UNDERGROUND TELEVISION
- OVERHEAD TELEVISION (OHTV)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE



VICINITY MAP

NTS

UTILITY CONTACTS

WATER & SANITARY SEWER
ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
PHONE: (479)621-1142

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN
C-102	SITE PLAN
C-103	UTILITY PLAN (COLOR)
C-104	GRADING PLAN
C-105	ENLARGED GRADING PLAN
C-106	PAVING PLAN (COLOR)
C-107	EROSION CONTROL PHASE I
C-108	EROSION CONTROL PHASE II
C-201	SANITARY SEWER LINE 1 P&P (COLOR)
C-202	FIRE LINE 1 P&P (COLOR)
C-203	PAVER P&P 1 P&P SHT. 1 (COLOR)
C-204	PAVER P&P 2 P&P SHT. 2 (COLOR)
C-205	STORM SEWER LINE 1 P&P
C-501	ROGERS MUNICIPAL DETAILS
C-502	SITE DETAILS SHT. 1
C-503	SITE DETAILS SHT. 2
C-504	SITE DETAILS SHT. 3
C-505	SITE DETAILS SHT. 4
C-506	EROSION CONTROL DETAILS SHT. 1
C-507	EROSION CONTROL DETAILS SHT. 2
C-508	EROSION CONTROL DETAILS SHT. 3
SD-1	RWU DETAILS
WD-1	RWU DETAILS
WD-2	RWU DETAILS
L-101	PLANTING PLAN (COLOR)
L-501	PLANTING DETAILS
A-2.0	DUMPSTER DETAIL
A-3.0	TOWNHOME ELEVATIONS
A-3.1	TOWNHOME ELEVATIONS
A-3.2	TOWNHOME ELEVATIONS
A-3.0	ICE CREAM SHOP ELEVATIONS
A-3.1	ICE CREAM SHOP ELEVATIONS

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- FOUND IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- SPRINKLER HEAD
- ELECTRIC PEDESTAL
- GRATED INLET
- DROP INLET
- TREE
- TREE TO BE REMOVED

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (SPECIFY SIZE & TYPE) (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- UNDERGROUND TELEVISION (UGTV)
- OVERHEAD TELEVISION (OHTV)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FIBER OPTIC (FO)
- RIGHT OF WAY
- ROAD CENTERLINE

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. <u>ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES</u>: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY
11. IF THE PROJECT EXCEEDS $20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-228(6).
12. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
13. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
14. IFC 2021 3310.1 – APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30,480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
15. IFC 2012 3312.1 – AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
16. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.

PROJECT INFORMATION

BUILDING SETBACK/ BUILD TO ZONES:	FRONT 5' MIN., 30' MAX. INT. & EXT. SIDE 5' MIN., NO MAX REAR 10' MIN., NO MAX
BUILDING COVERAGE:	MAX: 80% PROVIDED: 46,136/96513= 47.80%
SITE/DEVELOPMENT AREA:	2.22 AC. (96,513.1 SQ.FT.)
BEDROOMS/UNIT:	TOWNHOMES = 3 BEDROOMS PER UNIT ICE CREAM SHOP (RESIDENTIAL) = 1-2 BEDROOM UNIT & 2-1 BEDROOM UNITS
UNIT COUNTS:	TOWNHOMES = 33 UNITS ICE CREAM SHOP = 1 UNIT APARTMENTS ABOVE ICE CREAM SHOP = 3 UNITS
DENISTY CALCULATION:	GROSS DENSITY: 36 UNITS/2.22 AC. = 16 UNITS/AC. NET DENSITY (RATIO OF DWELLING UNITS TO RESIDENTIAL AREA EXCLUDING PUBLIC RIGHTS-OF-WAY, COMMON OPEN SPACE, AND NON-BUILDABLE LAND): 36 UNITS/1.24 ACRES = 29 UNITS/AC.
BUILDING SQ FT:	FOOTPRINT: 1,313 SQ. FT. FOOTPRINT PER TOWNHOME 4-7 UNIT TOWNHOME BUILDINGS: ±9,191 SQ. FT. PER BUILDING 1-5 UNIT TOWNHOME BUILDING: ±6,565 SQ. FT. TOTAL TOWNHOMES AREA: ±43,329 SQ. FT. 1 ICE CREAM SHOP/RESIDENTIAL: 2,807 SQ. FT. FOOTPRINT TOTAL BUILDING FOOTPRINT AREA: ±46,136 SQ. FT. COMBINED SQ. FT. ALL FLOORS: 2,256 SQ. FT. PER TOWNHOME 4-7 UNIT TOWNHOME BUILDINGS: ±15,792 SQ. FT. PER BUILDING 1-5 UNIT TOWNHOME BUILDING: ±11,280 SQ. FT. TOTAL TOWNHOMES COMBINED AREA ALL FLOORS: ±74,448 SQ. FT. 1 ICE CREAM SHOP: 2,807 SQ. FT. COMMERCIAL 2,721 SQ. FT. RESIDENTIAL = 5,528 SQ. FT. TOTAL TOTAL BUILDING AREA: ±79,976 SQ. FT.
MAX IMPERVIOUS AREA ALLOWABLE:	90% IMPERVIOUS AREA
IMPERVIOUS AREA ONSITE:	81.5% IMPERVIOUS AREA
OPEN SPACE REQUIREMENT:	NOT LESS THAN 10% PER 14-710 (e).
OPEN SPACE PROVIDED:	±28,004 SQ. FT. / ±96513 SQ. FT. =29.0%
GREENSPACE PROVIDED:	±18,238.41 SQ. FT. / ±96513 SQ. FT. =18.89%
BUILDING USAGE:	TOWNHOMES/ICE CREAM SHOP
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
SITE ENGINEER:	CRAFTON TULL DANIEL ELLIS P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 DANIEL.ELLIS@CRAFTONTULL.COM
SITE OWNER/DEVELOPER:	HMV CONSTRUCTION, INC. HUMBERTO REYNOSO 5303 SW LAVENDER ST. BENTONVILLE, AR 72713 MUNISHEKARRAJA@GMAIL.COM
REQUIRED PARKING:	NON-RESIDENTIAL USES: NO MIN. REQUIREMENT RESIDENTIAL USES: 1.5 SPACES PER DWELLING UNIT 36 UNITS X 1.5 SPACES= 54 SPACES
PROVIDED PARKING:	RESIDENTIAL TOWNHOMES 2 SPACES PER UNIT (2-CAR GARAGES) 33 UNITS X 2 UNIT= 66 SPACES RESIDENTIAL (APARTMENTS)/NON-RESIDENTIAL 2 SPACES PROVIDED 66 + 2 = 68 TOTAL SPACES PROVIDED
ADA PROVIDED PARKING:	2 ADA PARKING SPACES PROVIDED
APBP APPROVED BIKE RACKS REQUIRED:	MULTI-FAMILY RESIDENTIAL: 1 PER 30 DWELLING UNITS 36 DWELLING UNITS = 2 RACKS REQUIRED NON-RESIDENTIAL: 1 RACK PER 20 SPACES WITH MINIMUM OF 1 RACK PROVIDED 2 PARKING SPACES PROVIDED = 1 RACK REQUIRED
APBP APPROVED BIKE RACKS PROVIDED:	3 BIKE RACKS
ADDRESS:	4100-4128 W. OLIVE ST. & 701-745 N. 42ND ST. ROGERS, AR 72756 SEE OVERALL SITE PLAN FOR BUILDING ASSIGNMENTS
ZONING:	C-3
PROPERTY USAGE:	MIXED USE
BUILDING HEIGHT:	MAX HEIGHT ALLOWABLE: PRINCIPAL BUILDING 3 STORIES ACCESSORY STRUCTURE: 16 FEET TOWNHOMES PROVIDED HEIGHT: 2 STORIES, 28.0' TOTAL ICE CREAM SHOP PROVIDED HEIGHT: 2 STORIES, 26.5' TOTAL

PROPERTY DESCRIPTION

BEING ALL OF TRACT 1 OF SCOTTSDALE CENTER, AS RECORDED IN THE CIRCUIT CLERK'S OFFICE FOR BENTON COUNTY, ARKANSAS AT PLAT RECORD L202144272, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF TRACT PC1A, AS SHOWN ON PLAT RECORD 2004-426;
THENCE ALONG THE EAST LINE THEREOF S 02° 12' 10" W 10.00 FEET TO THE POINT OF BEGINNING, BEING THE SOUTH RIGHT-OF-WAY LINE FOR WEST OLIVE STREET AS DESCRIBED ON STREET RIGHT-OF-WAY DEED 2008-37340;
THENCE CONTUINING ALONG SAID EAST LINE S 02° 12' 10" W 290.06 FEET;
THENCE N 86° 38' 04" W 336.65 FEET TO THE EAST RIGH-OF-WAY LINE OF NORTH 42ND STREET;
THENCE ALONG SAID EAST RIGH-OF-WAY LINE N 03° 21' 56" E 275.00 FEET;
THENCE LEAVING SAID EAST RIGH-OF-WAY LINE N 67° 57' 05" E 34.95 FEET;
THENCE S 86° 38' 02" E 299.20 FEET TO THE POINT OF BEGINNING, CONTAINING 2.22 ACRES, MORE OR LESS.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Arkansas One Call
811
Know what's **below**.
Call before you dig.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0260K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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CERTIFICATE OF AUTHORIZATION:
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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

OLIVE STREET TOWNHOMES
ROGERS, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO:
ISSUE DATE: 08/27/2021
CONTACT: B. WILLIAMS
CHECKED BY:

ISSUED FOR REVIEW

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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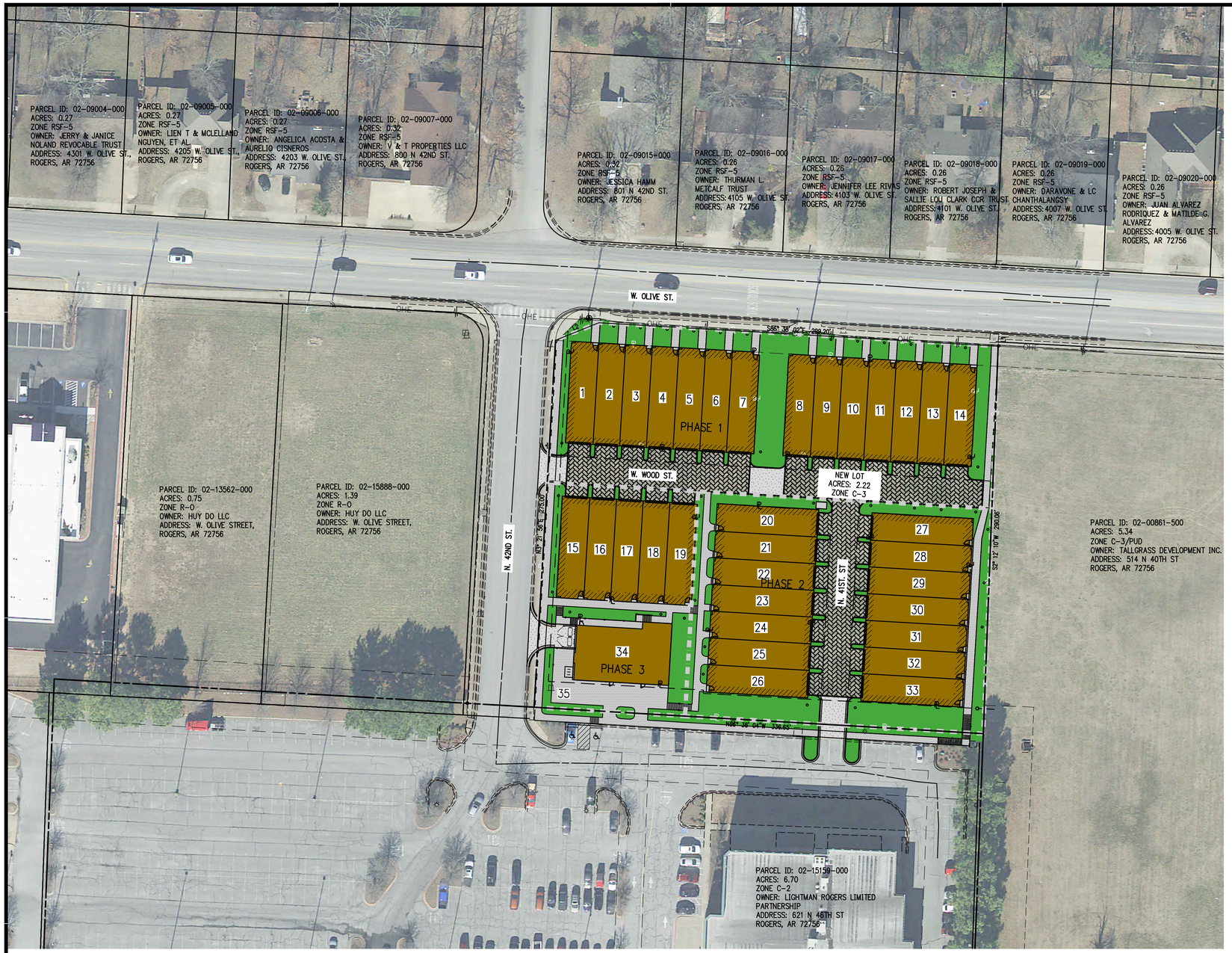
COVER SHEET

PL# 20210662

C-001



SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE SCREENED FROM VIEW.
12. REFUSE STORAGE AREAS SHALL BE SCREENED FROM VIEW.

NEW ADDRESSES (ROGERS, AR 72756)

UNIT #	ADDRESS	UNIT #	ADDRESS	UNIT #	ADDRESS	UNIT #	ADDRESS
1	4128 W. OLIVE ST.	10	4108 W. OLIVE ST.	19	4120 W. WOOD ST.	28	711 N. 41ST. ST.
2	4126 W. OLIVE ST.	11	4106 W. OLIVE ST.	20	712 N. 41ST ST.	29	709 N. 41ST. ST.
3	4124 W. OLIVE ST.	12	4104 W. OLIVE ST.	21	710 N. 41ST ST.	30	707 N. 41ST. ST.
4	4122 W. OLIVE ST.	13	4102 W. OLIVE ST.	22	708 N. 41ST. ST.	31	705 N. 41ST. ST.
5	4120 W. OLIVE ST.	14	4100 W. OLIVE ST.	23	706 N. 41ST. ST.	32	703 N. 41ST. ST.
6	4118 W. OLIVE ST.	15	4128 W. WOOD ST.	24	704 N. 41ST. ST.	33	701 N. 41ST. ST.
7	4116 W. OLIVE ST.	16	4126 W. WOOD ST.	25	702 N. 41ST. ST.	34	701 N. 42ND ST.
8	4112 W. OLIVE ST.	17	4124 W. WOOD ST.	26	700 N. 41ST. ST.		
9	4110 W. OLIVE ST.	18	4122 W. WOOD ST.	27	713 N. 41ST. ST.		

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	UNDERGROUND TELEPHONE (UGT)
TELEPHONE PEDESTAL	UNDERGROUND ELECTRIC (UGE)
DOWN GUY	OVERHEAD ELECTRIC (OHE)
ELECTRIC PEDESTAL	CHAIN LINK FENCE
GRATED INLET	WOOD FENCE
DROP INLET	RIGHT OF WAY
TREE	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	BUILDING SET BACK
TELEPHONE PEDESTAL	RIGHT OF WAY
TV PEDESTAL	PROPERTY LINE
	ROAD CENTERLINE
	LOT LINE

PROJECT INFORMATION

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FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
REQUIRED PARKING:	NON-RESIDENTIAL USES: NO MIN. REQUIREMENT RESIDENTIAL USES: 1.5 SPACES PER DWELLING UNIT 36 UNITS X 1.5 SPACES= 54 SPACES
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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
40' 0 40'

OLIVE STREET TOWNHOMES

ROGERS, ARKANSAS

Key Plan

No.	Description	Date

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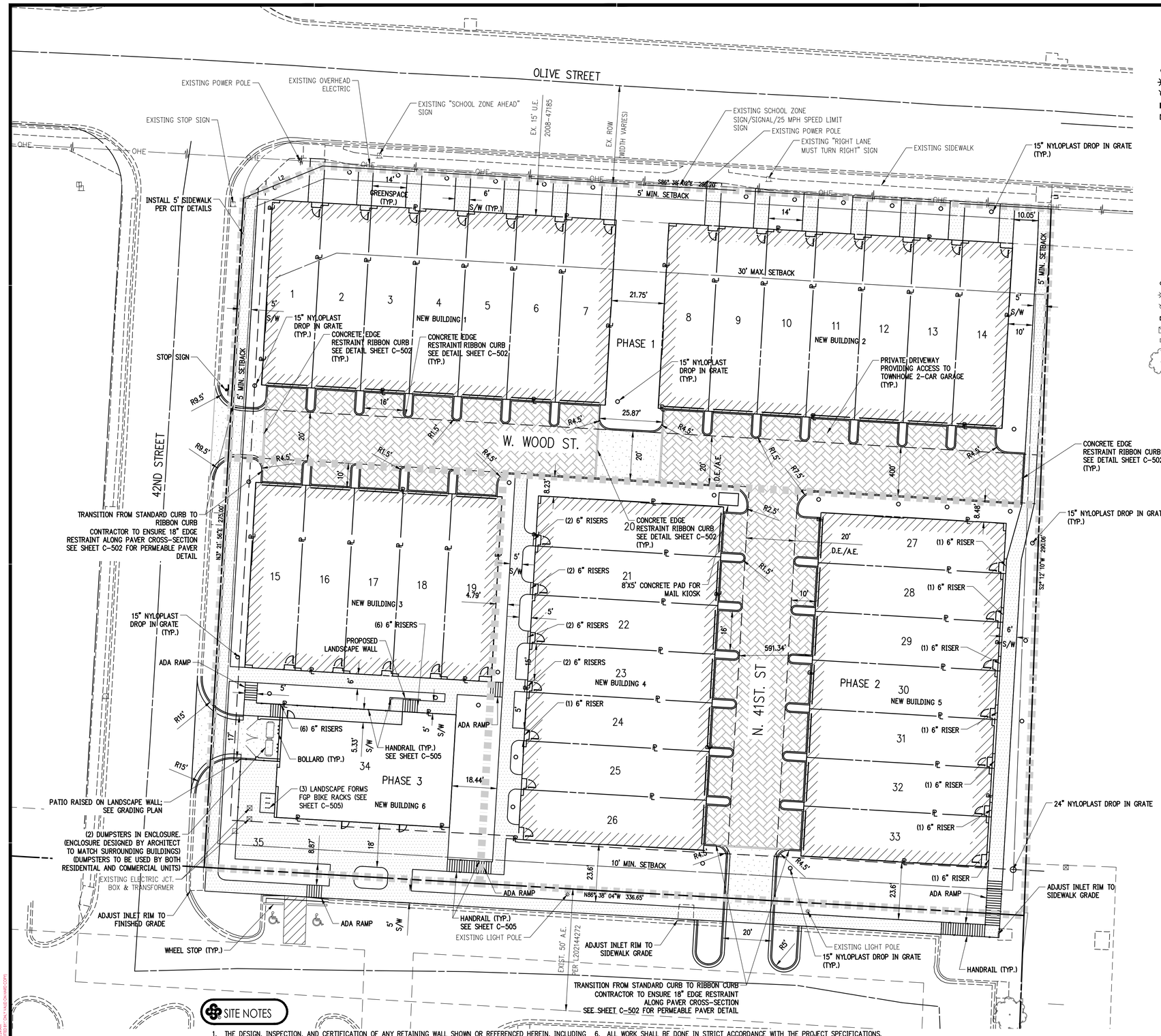
OVERALL SITE PLAN

PL# 20210662

C-101



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5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE SCREENED FROM VIEW.
12. REFUSE STORAGE AREAS SHALL BE SCREENED FROM VIEW.

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	HANDRAIL
TELEPHONE PEDESTAL	BUILDING SET BACK
TV PEDESTAL	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	LOT LINE
	PHASE LINE

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	OVERHEAD ELECTRIC
TELEPHONE PEDESTAL	WROUGHT IRON FENCE
TV PEDESTAL	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
TREE	

PROJECT INFORMATION

BUILDING SETBACK/ BUILD TO ZONES:	FRONT 5' MIN., 30' MAX. INT. & EXT. SIDE 5' MIN., NO MAX REAR 10' MIN., NO MAX
BUILDING COVERAGE:	MAX: 80% PROVIDED: 46,136/96513= 47.80%
SITE/DEVELOPMENT AREA:	2.22 AC. (96,513.1 SQ.FT.)
BEDROOMS/UNIT:	TOWNHOMES = 3 BEDROOMS PER UNIT ICE CREAM SHOP (RESIDENTIAL) = 1-2 BEDROOM UNIT & 2-1 BEDROOM UNITS
UNIT COUNTS:	TOWNHOMES = 33 UNITS ICE CREAM SHOP = 1 UNIT APARTMENTS ABOVE ICE CREAM SHOP = 3 UNITS
DENISTY CALCULATION:	GROSS DENSITY: 36 UNITS/2.22 AC. = 16 UNITS/AC. NET DENSITY (RATIO OF DWELLING UNITS TO RESIDENTIAL AREA EXCLUDING PUBLIC RIGHTS-OF-WAY, COMMON OPEN SPACE, AND NON-BUILDABLE LAND): 36 UNITS/1.24 ACRES = 29 UNITS/AC.
BUILDING SQ FT:	FOOTPRINT: 1,313 SQ. FT. FOOTPRINT PER TOWNHOME 4-7 UNIT TOWNHOME BUILDINGS: ±9,191 SQ. FT. PER BUILDING 1-5 UNIT TOWNHOME BUILDING: ±6,565 SQ. FT. TOTAL TOWNHOMES AREA: ±43,329 SQ. FT. 1 ICE CREAM SHOP/RESIDENTIAL: 2,807 SQ. FT. FOOTPRINT TOTAL BUILDING FOOTPRINT AREA: ±46,136 SQ. FT. COMBINED SQ. FT. ALL FLOORS: 2,256 SQ. FT. PER TOWNHOME 4-7 UNIT TOWNHOME BUILDINGS: ±15,792 SQ. FT. PER BUILDING 1-5 UNIT TOWNHOME BUILDING: ±11,280 SQ. FT. TOTAL TOWNHOMES COMBINED AREA ALL FLOORS: ±74,448 SQ. FT. 1 ICE CREAM SHOP: 2,807 SQ. FT. COMMERCIAL 2,721 SQ. FT. RESIDENTIAL = 5,528 SQ. FT. TOTAL TOTAL BUILDING AREA: ±79,976 SQ. FT.
MAX IMPERVIOUS AREA ALLOWABLE:	90% IMPERVIOUS AREA
IMPERVIOUS AREA ONSITE:	81.5% IMPERVIOUS AREA
OPEN SPACE REQUIREMENT:	NOT LESS THAN 10% PER 14-710 (e).
OPEN SPACE PROVIDED:	±28,004 SQ. FT. / ±96513 SQ. FT. =29.0%
GREENSPACE PROVIDED:	±18,238.41 SQ. FT. / ±96513 SQ. FT. =18.89%
BUILDING USAGE:	TOWNHOMES/ICE CREAM SHOP
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
REQUIRED PARKING:	NON-RESIDENTIAL USES: NO MIN. REQUIREMENT RESIDENTIAL USES: 1.5 SPACES PER DWELLING UNIT 36 UNITS X 1.5 SPACES= 54 SPACES
PROVIDED PARKING:	RESIDENTIAL TOWNHOMES 2 SPACES PER UNIT (2-CAR GARAGES) 33 UNITS X 2 UNIT= 66 SPACES RESIDENTIAL (APARTMENTS)/NON-RESIDENTIAL 2 SPACES PROVIDED 66 + 2 = 68 TOTAL SPACES PROVIDED
ADA PROVIDED PARKING:	2 ADA PARKING SPACES PROVIDED
APBP APPROVED BIKE RACKS REQUIRED:	MULTI-FAMILY RESIDENTIAL: 1 PER 30 DWELLING UNITS 36 DWELLING UNITS = 2 RACKS REQUIRED NON-RESIDENTIAL: 1 RACK PER 20 SPACES WITH MINIMUM OF 1 RACK PROVIDED 2 PARKING SPACES PROVIDED = 1 RACK REQUIRED
APBP APPROVED BIKE RACKS PROVIDED:	3 BIKE RACKS
ADDRESS:	4100-4128 W. OLIVE ST. & 701-745 N. 42ND ST. ROGERS, AR 72756 SEE OVERALL SITE PLAN FOR BUILDING ASSIGNMENTS
ZONING:	C-3
PROPERTY USAGE:	MIXED USE
BUILDING HEIGHT:	MAX HEIGHT ALLOWABLE: PRINCIPAL BUILDING 3 STORIES ACCESSORY STRUCTURE: 16 FEET TOWNHOMES PROVIDED HEIGHT: 2 STORIES, 28.0' TOTAL ICE CREAM SHOP PROVIDED HEIGHT: 2 STORIES, 26.5' TOTAL

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CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OLIVE STREET TOWNHOMES

ROGERS, ARKANSAS

Key Plan

No.	Description	Date

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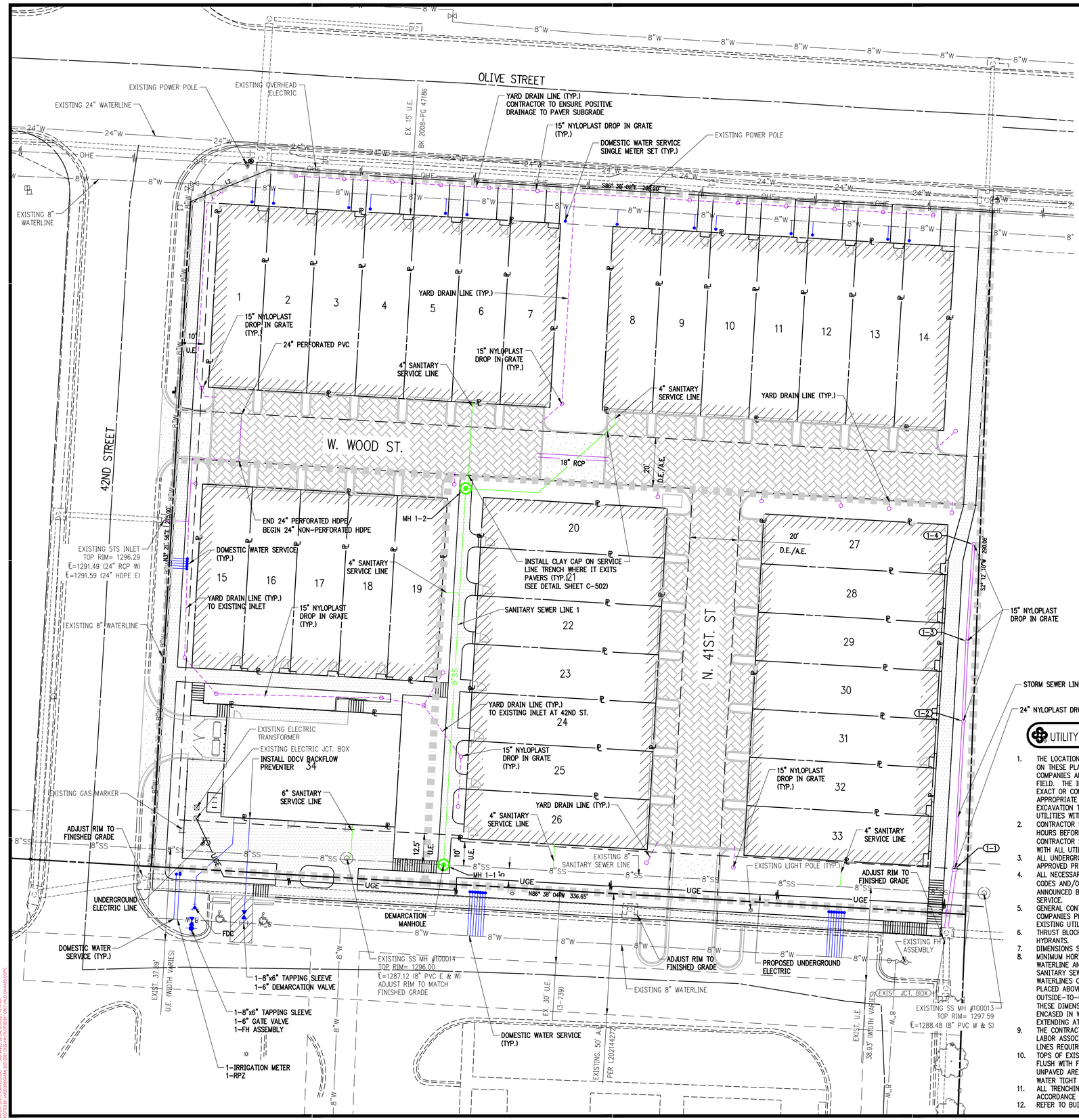
SITE PLAN

PL# 20210662

C-102



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
MANHOLE	UNDERGROUND TELEPHONE
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC
GAS METER	OVERHEAD ELECTRIC
GAS VALVE	WROUGHT IRON FENCE
STORM SEWER PIPE	RIGHT OF WAY
DOWN GUY	ROAD CENTERLINE
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
WATER METER	
ELEC. JCT. BOX/TRANSFOMER	
GRATED INLET	
DROP INLET	
TREE	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE
MANHOLE	DRAIN LINE
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC
GAS METER	OVERHEAD ELECTRIC
GAS VALVE	RIGHT OF WAY
STORM SEWER PIPE	PROPERTY LINE
STRUCTURE NUMBER	ROAD CENTERLINE
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
FIRE DEPARTMENT CONNECTION	
WATER METER	
BACK FLOW PREVENTER	
REDUCER	
YARD DRAIN/STORM SEWER YARD DRAIN	
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
D.E./A.E. DRAINAGE/ACCESS EASEMENT	

UTILITY NOTES

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. <u>ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES</u>: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
21. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM YARD DRAINS TO PAVER SUBGRADE AND CURB INLETS WHERE INDICATED BY YARD DRAIN LINES

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GRAPHIC SCALE IN FEET
20' 0 20'

OLIVE STREET TOWNHOMES

ROGERS, ARKANSAS

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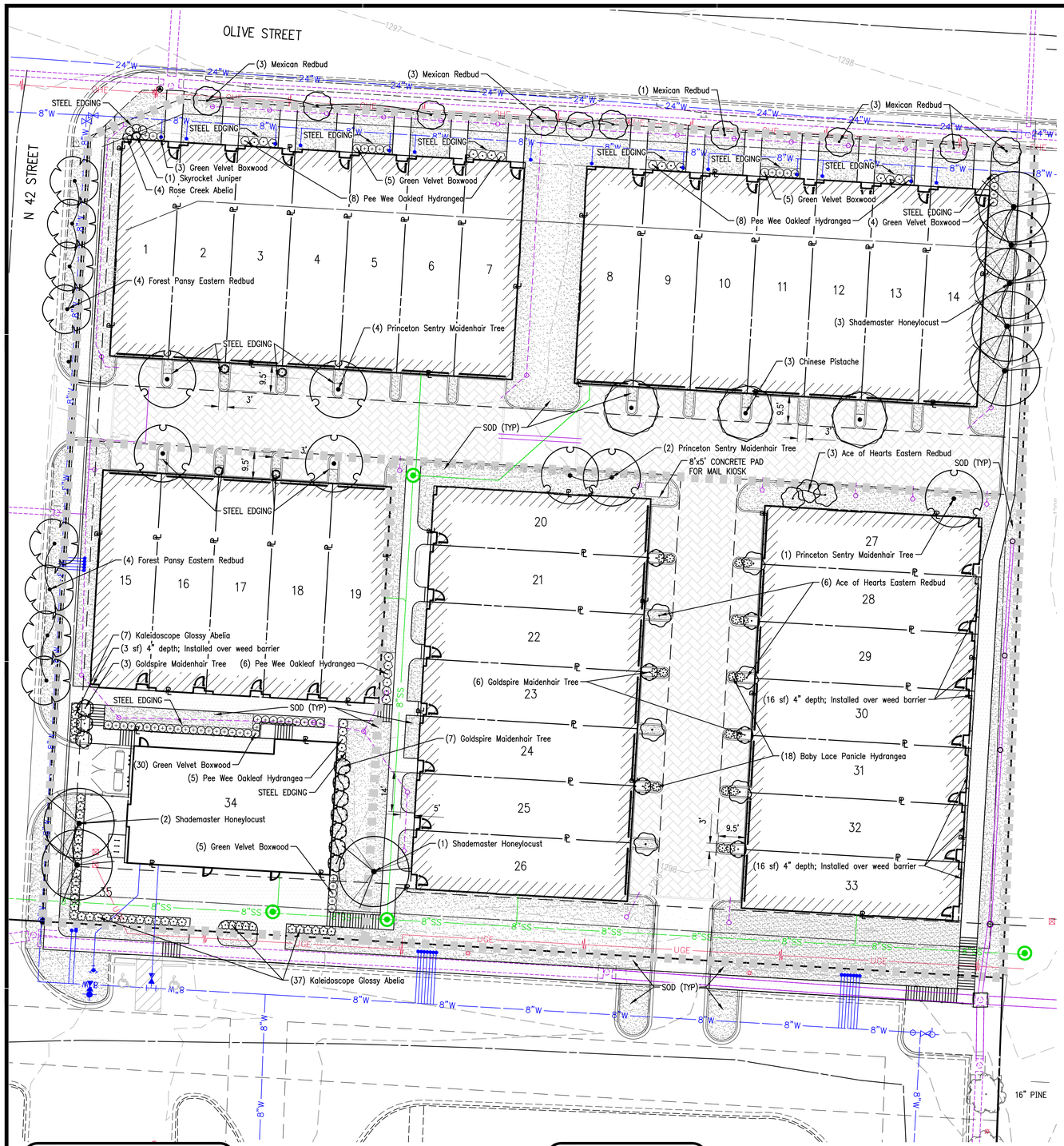
UTILITY PLAN (COLOR)

PL# 20210662

C-103



PLANT SCHEDULE

SITE TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	9	CERCIS CANADENSIS 'ACE OF HEARTS' / ACE OF HEARTS EASTERN REDBUD	B & B	4"CAL	8'–10' HT.	ORNAMENTAL
	7	GINKGO BILOBA 'PNI 2720' TM / PRINCETON SENTRY MAIDENHAIR TREE	B & B	4"CAL	10'–12' HT.	SHADE
	16	GINKGO BILOBA 'GOLDSPIRE / GOLDSPIRE MAIDENHAIR TREE	B & B	4"CAL	12 HT MIN	SHADE
	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEYLOCUST	B & B	4"CAL	8' HT. MIN.	SHADE
	1	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	B & B		10' HT MIN	EVERGREEN
	4	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR JUNIPER	B & B		10' HT MIN	EVERGREEN
	3	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	4"CAL	8'–10' HT.	ORNAMENTAL
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	8	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD PLACED IN AREAS WHERE UTILITY CONFLICTS EXIST	B & B	2"CAL	6' MIN	ORNAMENTAL
	10	CERCIS CANADENSIS MEXICANA / MEXICAN REDBUD PLACED IN AREAS WHERE UTILITY CONFLICTS EXIST	B & B	2"CAL	6' MIN	ORNAMENTAL
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**	**SPREAD**	
	44	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	5 GAL	10" MIN	10" SPREAD MIN.	
	4	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	5 GAL	24" MIN. HT.	24" SPREAD MIN.	
	52	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	5 GAL	12" HT. MIN.	12" SPREAD MIN.	
	18	HYDRANGEA PANICULATA 'BABY LACE' / BABY LACE PANICLE HYDRANGEA	5 GAL	12" HT. MIN.	12" SPREAD MIN.	
	27	HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA	5 GAL	18" HT. MIN.	18" SPREAD MIN.	
SOD/SEED	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**			
	102 SF	1" – 2" WASHED BROWN RIVER ROCK / 4" DEPTH; INSTALLED OVER WEED BARRIER	S.F.			
	19,997 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	S.F.			

Arkansas One Call 811

Know what's **below**. **Call** before you dig.

LANDSCAPE REQUIREMENTS

STREET TREES: (1 TREE PER 30 LF)

W OLIVE STREET (305.56 LF) = 10 TREES REQUIRED
10 TREES PROVIDED

N 42 STREET (230 LF) = 8 TREES REQUIRED
8 TREES PROVIDED

GREENSPACE: (1 TREE PER 2,000 SF SITE)

SITE (±96,513 SF; ±2.22 ACRES) = 15% GREENSPACE REQUIRED; 1 PLANT PER 500 SF = 193 PLANTS REQUIRED
GREENSPACE PROVIDED = ±18,238.41 SF / ±96,513 SF = 18.89% GREENSPACE PROVIDED
*MIN 25% OF PLANTS = 48 4" CALIPER TREES REQUIRED:
31 SHADE TREES REQUIRED, 5 EVERGREEN REQUIRED, 12 ORNAMENTAL TREES ALLOWED
48 4" CALIPER TREES PROVIDED:
31 SHADE TREES PROVIDED (65%), 5 EVERGREEN PROVIDED (10%), 12 ORNAMENTAL TREES PROVIDED (25%)
145 5 GAL SHRUBS PROVIDED
193 PLANTS PROVIDED

MMITIGATION TREES: (REPLACE AT 1:5 RATIO OF TREES REMOVED IF MORE THAN 7 TREES REMOVED)

6 TREES REMOVED ON SITE = 0 MITIGATION TREE REQUIRED
0 MITIGATION TREE PROVIDED

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE–CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SODDED.
15. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
16. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS.
17. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
18. 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 APPROVED AND ACCEPTED IN TOTAL BY OWNER.
23. CONTRACTOR SHALL PROVIDE A THREE (3) YEAR LANDSCAPE REPLACEMENT GUARANTEE TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

UTILITIES AND PLANT MATERIALS

1. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES WHERE POTENTIAL CONFLICTS ARE POSSIBLE.
3. TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 10' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 10' OF UNDERGROUND UTILITIES.
5. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 10' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
6. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

MAINTENANCE NOTES

1. ONCE LANDSCAPING IS INSTALLED, A LETTER OF WARRANTY GUARANTEE FROM THE OWNER MUST BE PROVIDED TO THE CITY OF ROGERS FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION FOR A WARRANTY PERIOD OF THREE YEARS, AND ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED 3 YEAR WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

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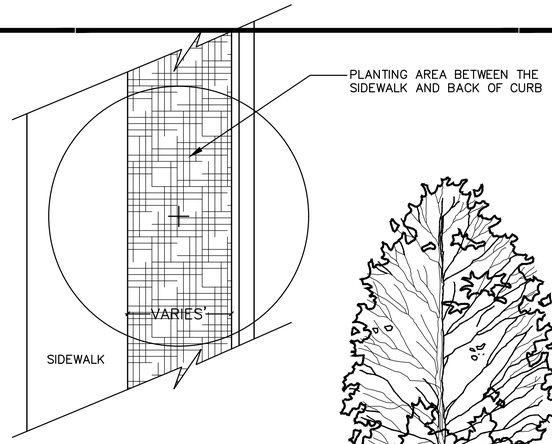
PLANTING PLAN (COLOR)

PL# 20210662

L-101

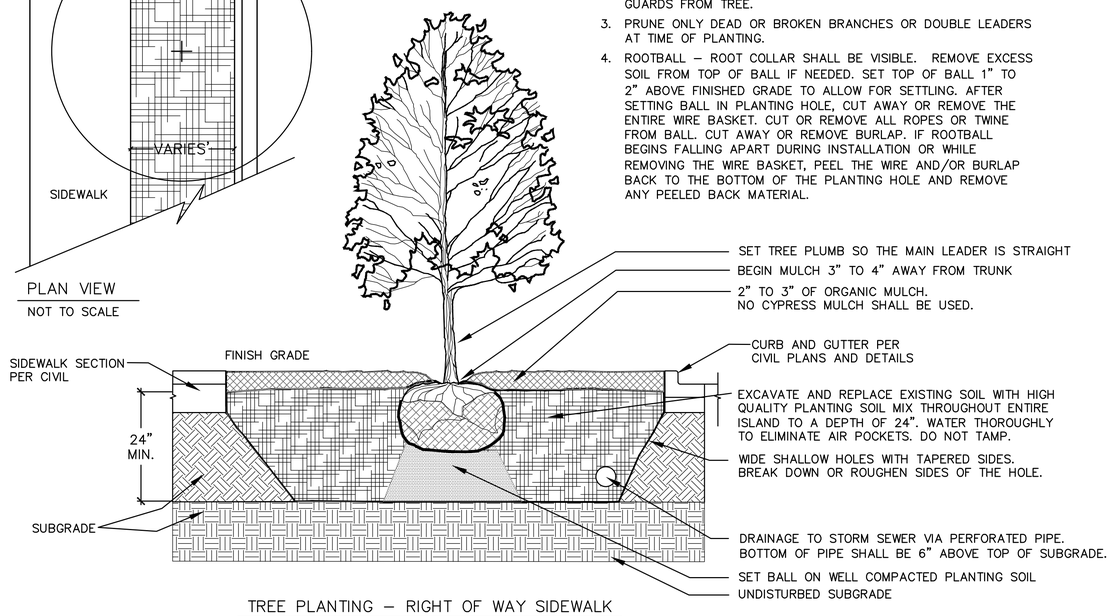


PLAN VIEW

NOT TO SCALE

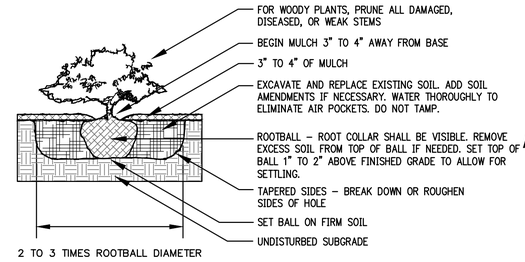
NOTES:

1. TREES SHALL BE OF CALIPER AND HEIGHT SPECIFIED ON PLAN.
2. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, POLES OR GUARDS FROM TREE.
3. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
4. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



TREE PLANTING – RIGHT OF WAY SIDEWALK

NOT TO SCALE



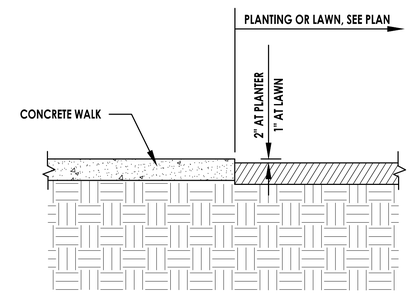
SHRUB PLANTING DETAIL

NOT TO SCALE

Arkansas One Call 811

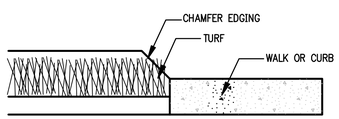
Know what's **below**.

Call before you dig.



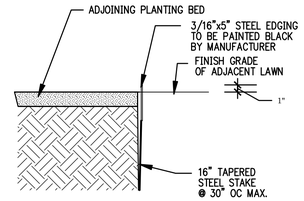
CONCRETE AT PLANTING DETAIL

NTS



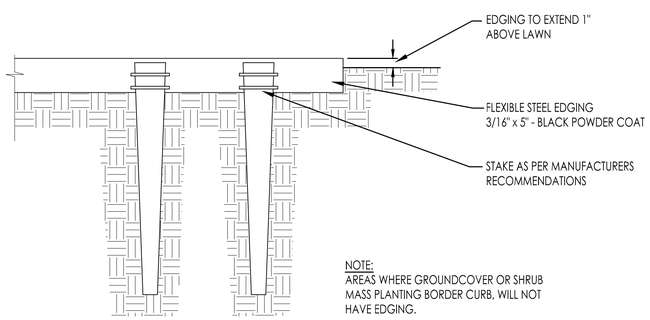
STEEL EDGING DETAIL

NTS



SECTION - STEEL EDGING

NTS

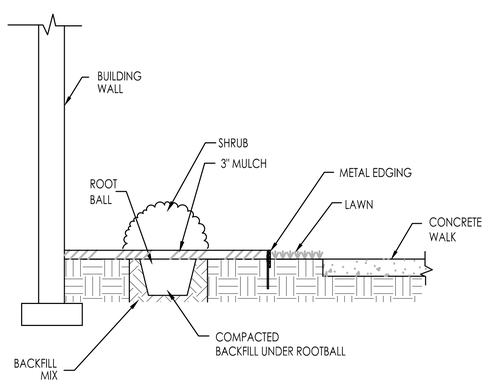


NOTE:
AREAS WHERE GROUNDCOVER OR SHRUB MASS PLANTING BORDER CURB, WILL NOT HAVE EDGING.

CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE ADJACENT TO PAVING OR CURBS.

STEEL EDGING DETAIL

NTS

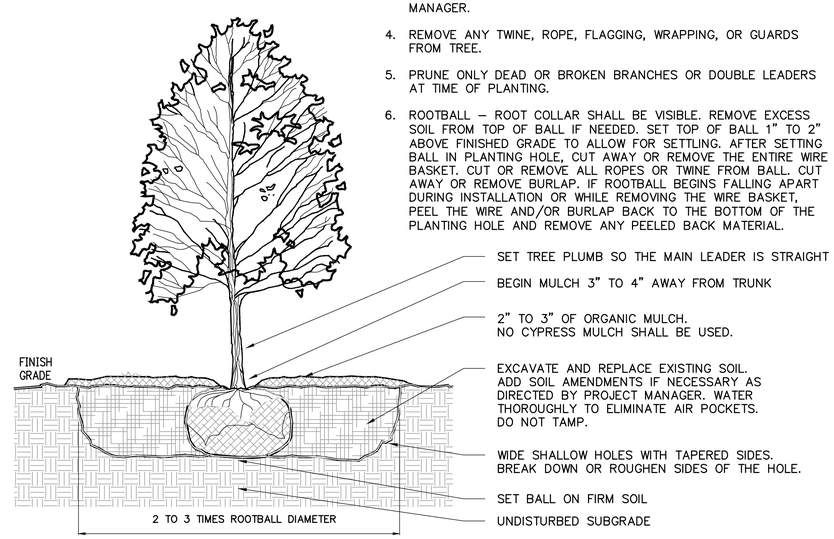


PLANTING BED DETAIL

NTS

NOTES:

1. TREES SHALL BE OF CALIPER AND HEIGHT SPECIFIED ON PLAN.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



TREE PLANTING DETAIL

NOT TO SCALE

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

Crafton Tull
architecture | engineering | surveying

479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

OLIVE STREET TOWNHOMES

ROGERS, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO:
ISSUE DATE: 08/27/2021
CONTACT: B. WILLIAMS
CHECKED BY:

ISSUED FOR REVIEW

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

REVIEW SET · NOT FOR CONSTRUCTION

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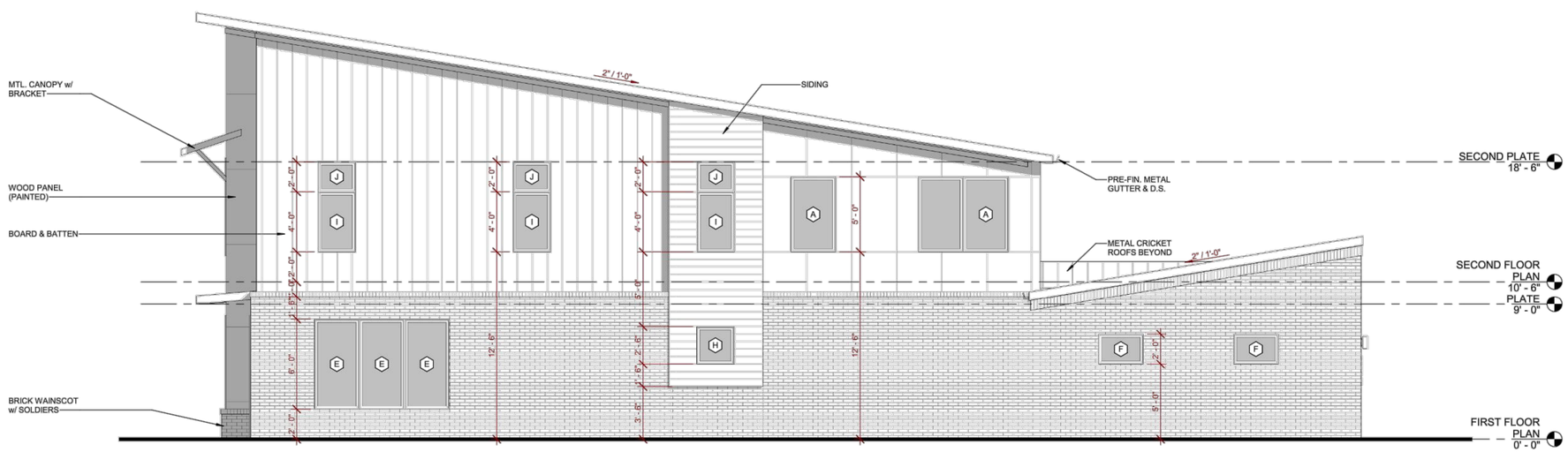
PLANTING DETAILS

PL# 20210662

L-501

1 FRONT ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION 1
1/4" = 1'-0"

blueROCK design · build
479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

MALCO TOWNHOUSES

W. OLIVE ST. - ROGERS, AR

BRETT ABBOTT REGISTERED ARCHITECT NO. 4317 ARKANSAS

ELEVATIONS

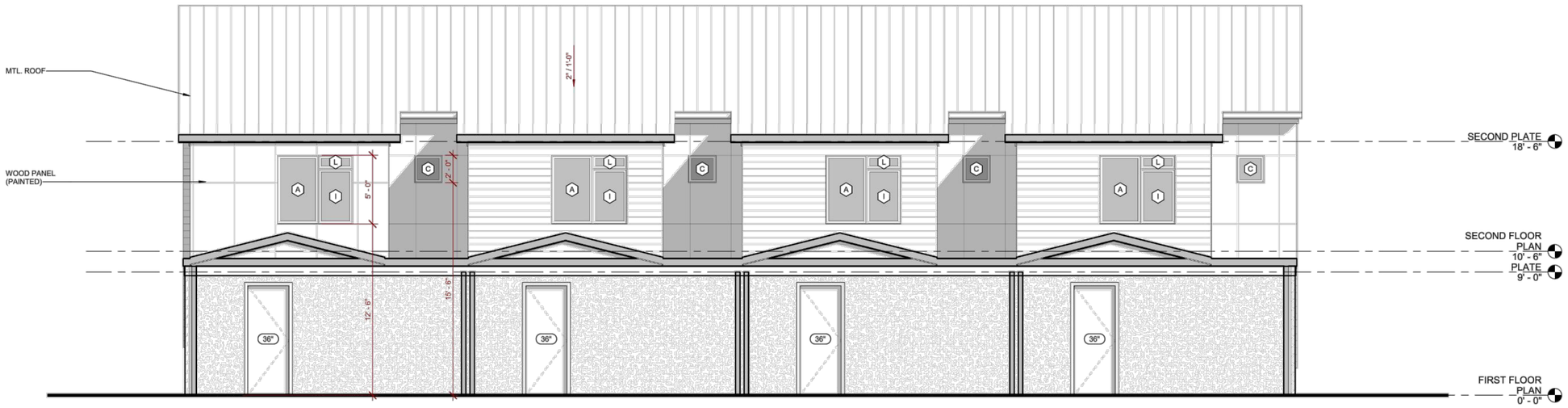
Seal

Revisions

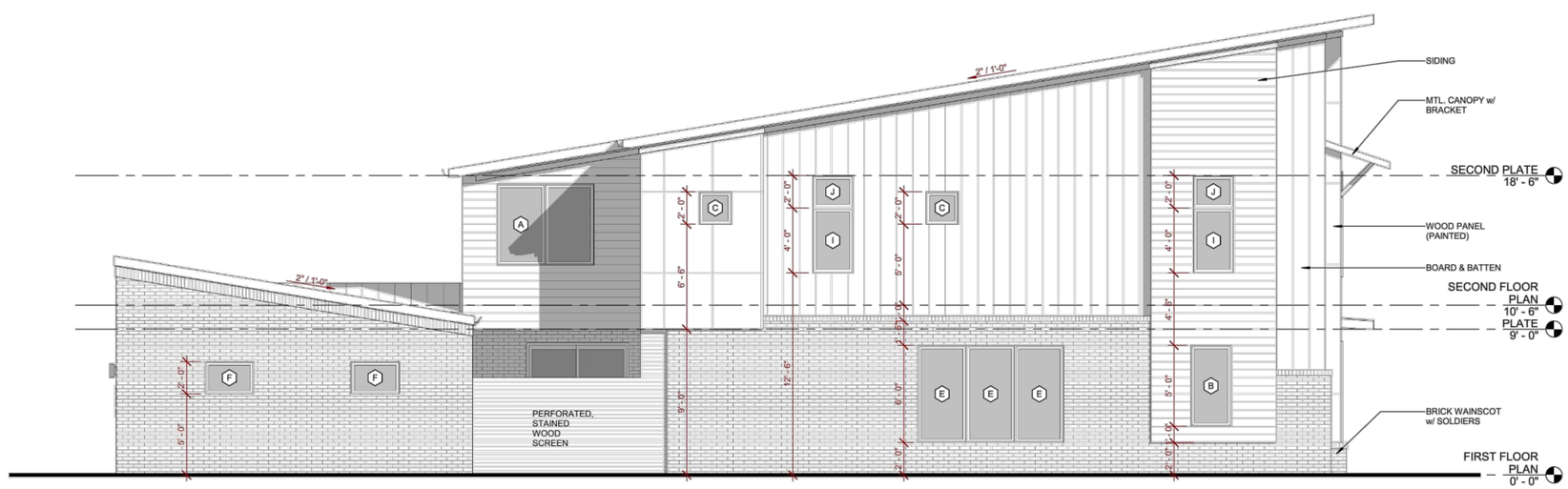
Date 4.7.21

Project 21.46

A3.0



1 REAR ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION 2
1/4" = 1'-0"

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PROPOSED PROJECT FOR:
MALCO TOWNHOUSES
W. OLIVE ST. - ROGERS, AR

BRETT ABBATE REGISTERED ARCHITECT NO. 4717 ARKANSAS

ELEVATIONS

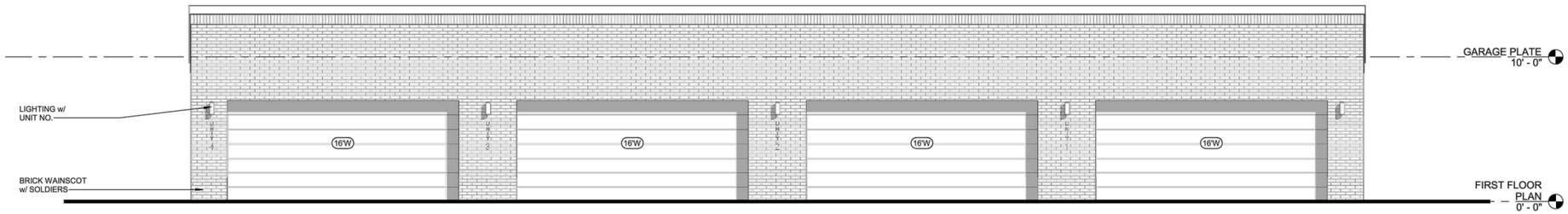
Seal

Revisions

Date 4.7.21

Project 21.46

A3.1



1 FRONT ELEVATION - GRAGE
1/4" = 1'-0"

2 REAR ELEVATION - GARAGE
1/4" = 1'-0"

4 REAR EYE LEVEL VIEW

3 FRONT EYE LEVEL VIEW

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PROPOSED PROJECT FOR:

MALCO TOWNHOUSES

W. OLIVE ST. - ROGERS, AR

BRETT ARRATT
REGISTERED
ARCHITECT
NO. 4377
ARKANSAS

GARAGE
ELEVATION &
3D IMAGE

Seal

Revisions

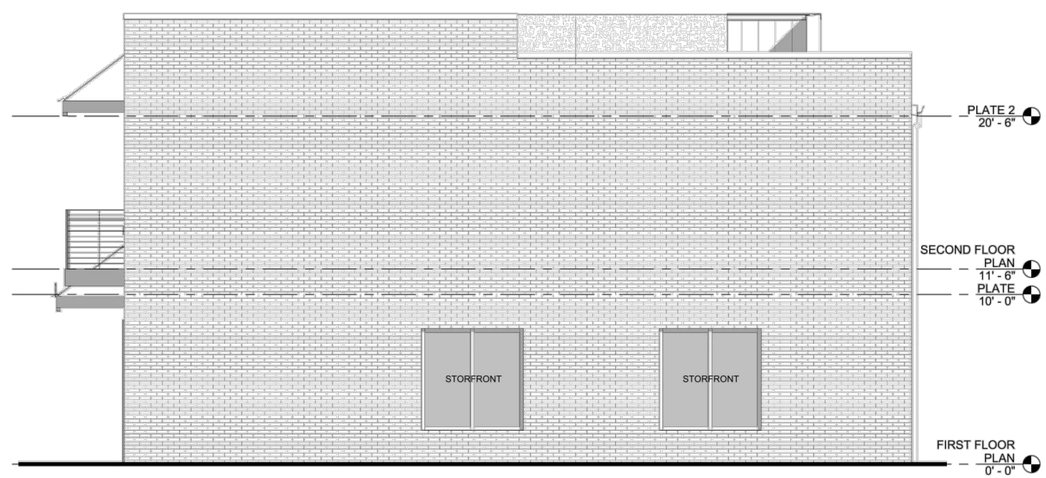
Date
4.7.21

Project 21.46

A3.2

1 FRONT ELEVATION
1/4" = 1'-0"

3 FRONT VIEW



2 SIDE ELEVATION 1
1/4" = 1'-0"

blueROCK design · build
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PROPOSED PROJECT FOR:

ICE CREAM SHOP (MALCO)

W. OLIVE ST. ROGERS, AR

BRETT ARBOUR
REGISTERED ARCHITECT
NO. 4317
ARKANSAS

ELEVATIONS

Seal

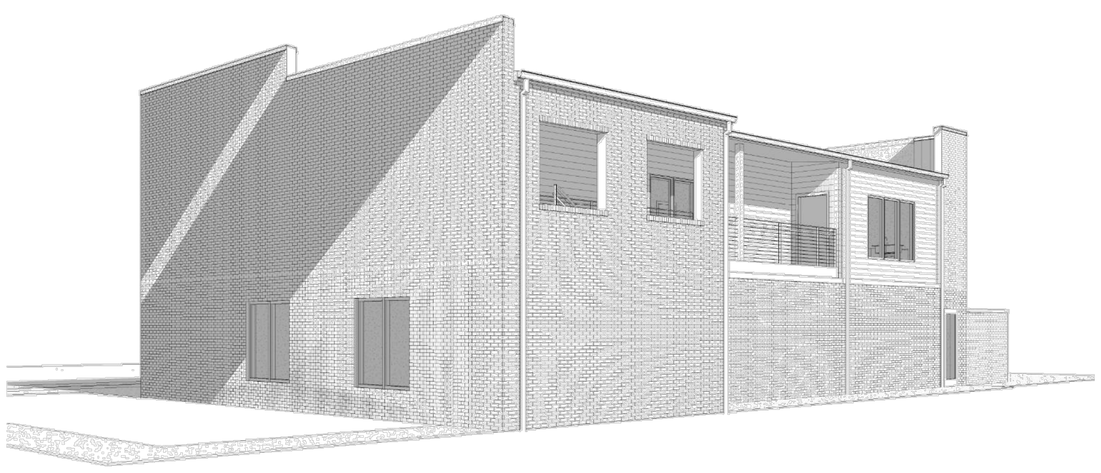
Revisions

Date 6.8.21

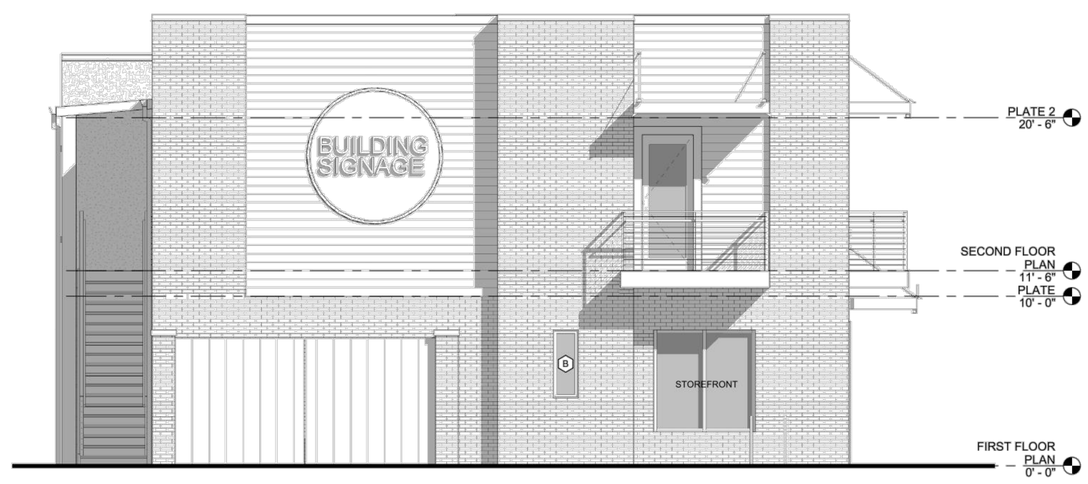
Project 21.46

A3.0

1 REAR ELEVATION
1/4" = 1'-0"



3 REAR VIEW



2 SIDE ELEVATION 2
1/4" = 1'-0"

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PROPOSED PROJECT FOR:

ICE CREAM SHOP (MALCO)

W. OLIVE ST. ROGERS, AR

BRETT ABBOTT
REGISTERED ARCHITECT
NO. 4377
ARKANSAS

ELEVATIONS

Seal

Revisions

Date
6.8.21

Project 21.46

A3.1