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

ROGERS PLANNING COMMISSION
AGENDA

Date:	**December 7, 2021**
Location:	**301 W. Chestnut Street**
Committee Sessions:	**4:15 PM**
Regular Session:	**5:00 PM**

COMMITTEE SESSIONS – Council Chambers 4:15 PM

PLANS & POLICIES COMMITTEE

1. RZN/DCP: Shadowbrooke Phase 5

DEVELOPMENT REVIEW COMMITTEE

1. LSDP: Dixie Lot 11 Warehouse/Office
2. LSDP: Conex Office Building
3. LSDP: Belue Muse Townhomes

REGULAR SESSION – Council Chambers 5:00 PM

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. November 16, 2021

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

1. Plans & Policies Committee
2. Development Review Committee

OLD BUSINESS

1. 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: Amber Long*
   - *REPRESENTED BY: Adam Osweiler*

PUBLIC HEARINGS

1. RZN/DCP: The Grove
   A request to rezone ± 24.78 acres SE of the intersection of W. Broadway Pl. and S. Dixieland Rd. from the RMF-9.5B (Residential Multi-Family) zoning district to the RMF-9.5B (Residential Multi-Family) zoning district with the acceptance of a Density Concept Plan.
   - *STAFF: Amber Long*
   - *REPRESENTED BY: Adam Osweiler*

2. CUP: Kum & Go #2421
   A request to for a Conditional Use Permit to allow the use "Convenience Store with Gas Sales" at the NW corner of W. New Hope Rd. and S. 1st St. in the C-3(Neighborhood Commercial) zoning district.
   - *STAFF: Amber Long*
   - *REPRESENTED BY: Michael Clotfelter*

NEW BUSINESS

1. LSDP: Dixie Lot 11 Warehouse/Office
   A request to allow the construction of one 15,000 sq. ft. warehouse/office building with paved parking on ± 1.05 acres located at 1701 W Industrial Dr.
   - *STAFF: Nicholas Little*
   - *REPRESENTED BY: Connor Threet*

2. LSDP: Conex Office Building
   A request to allow the construction of a 640 sq. ft. office building and paved parking on ± 0.22 acres located at 3300 S 27th St.
   - *STAFF: Nicholas Little*
   - *REPRESENTED BY: Taylor Lindley*

3. LSDP: Belue Muse Townhomes
   A request to allow the construction of one 3,708-SF building, three 448-SF buildings and paved parking on ± 0.59 acres located Northwest of the intersection of N 8th St. and W Persimmon St.
   - *STAFF: Nicholas Little*
   - *REPRESENTED BY: Doug Melton*

ADJOURN

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

MEETING DATE
DECEMBER 7, 2021

TO: PLANNING COMMISSION
PLANS & POLICIES COMMITTEE

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

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

REQUEST DETAILS

PROJECT NAME:	Shadowbrooke Phase 5
ADDRESS/LOCATION:	± 7.54 acres south of S. Everest and W. Everest avenues / 02-16715-001, 02-16715-010, 02-16715-007, 02-16715-009
CURRENT ZONING:	RMF-9A, R-O, C-2
PROPOSED ZONING/DENSITY:	RMF-12B with DCP / 12 units per acre
# UNITS/GROSS SITE AREA:	87 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 compatible with the surrounding land use intensity and is supported by the multiple access points through the site. The proposed layout differs from the previously submitted concept plan in that it provides a north-south public street connection that aligns with S. Kilimanjaro Way, thereby establishing a future connection to W. Ajax Avenue. While the proposed townhomes feature rear-loaded garages, the units along S. Everest Avenue include a street-facing entryway that functions as a front entrance. Staff finds this proposal to be adequate with regard to compatibility with the surrounding development context and capacity of the surrounding transportation network. There are no significant concerns with this conceptual plan, though future development must comply with all applicable development standards and regulations during the formal plan review process.

Staff recommends **approval** of this request as presented, but with the following notes:

1) Per Sec. 14-260(1)(d), the proposed stub-outs on the north end on Lot 1 and in the middle of Lot 2 should align with W. Denali Drive and S. Kilimanjaro Way, respectively, or be offset no less than 75 ft.
2) The applicant should provide a pedestrian connection from the façades along S. Everest Avenue to the public right-of-way.

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:*
      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 includes 87 townhome units, accessible from the public rights-of-way via named private drives. The greenspace "lawns" around the townhome units are characteristic of single-family residential neighborhoods and function as both breaks in impervious area and usable, shared open-space. Likewise, the proposed detention area at the southwest corner of the site allows for future recreational uses. The proposed sidewalks along S. Everest Avenue and W. Kilimanjaro Way tie into the existing sidewalk network in the earlier phases of the Shadowbrooke at the Peaks development and provide a pedestrian connection to existing and future commercial developments to the south. Unlike some of the previous phases of this development, the proposed private drives for this site connect to the public rights-of-way at more than one access point, allowing for circulation throughout the site. The applicant should expect more discussion on site drainage and street connectivity during development, but this layout is adequate for the purposes of this conceptual plan. ***Staff submits the following note to the applicant for the record***:
         1) Per Sec. 14-260(1)(d), the proposed stub-outs on the north end on Lot 1 and in the middle of Lot 2 should align with W. Denali Drive and S. Kilimanjaro Way, respectively, or be offset no less than 75 ft.

      ii) Building Form & Placement:
         The concept plan includes four, five, and six-unit townhomes, accessible via private drives in order to meet emergency access requirements. While the primary entrances for the units is oriented towards the private drives, the applicant's building elevation for the units along S. Everest Avenue includes a "rear" entryway that addresses the public street as a front façade. While this disposition is acceptable, ***staff submits the following note to the applicant for the record:***
         1) The applicant should provide a pedestrian connection from the façades along S. Everest Avenue to the public right-of-way in order to promote a more 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. While this connection would result in a greater reduction in open space (currently calculated as 44.22%), the connection would complement the requested, front setback reduction from 30' to 10'.

iii) Architectural Design:
The applicant has provided building elevations that indicate proposed materials, proportion, and style.

iv) Use Intensity:
Density for any given development within the Commerce Corridor is determined by a Density Concept Plan, in relation to the surrounding development context and the capacity of the transportation network. The proposed intensity is generally compatible with adjacent land uses, and traffic management will be addressed during Large-Scale Development.

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 requests setback reductions with this proposal:
(1) Front: 10' (30' required)
(2) Exterior Side: 10' (30' required)
(3) Interior Side: 5' (10' required)
(4) Rear: 10' (30' required)
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) **Approve** 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.

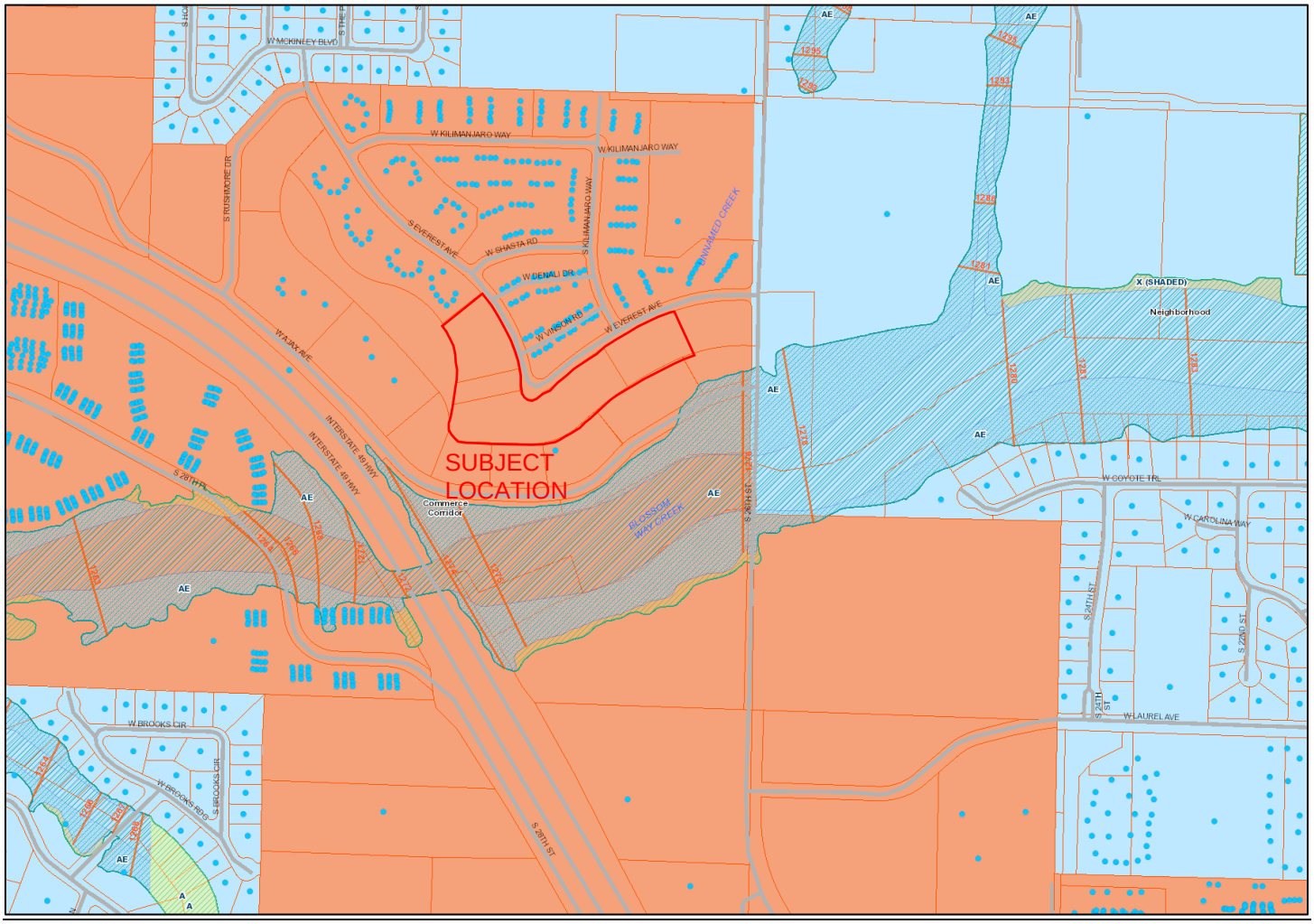
TABS

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

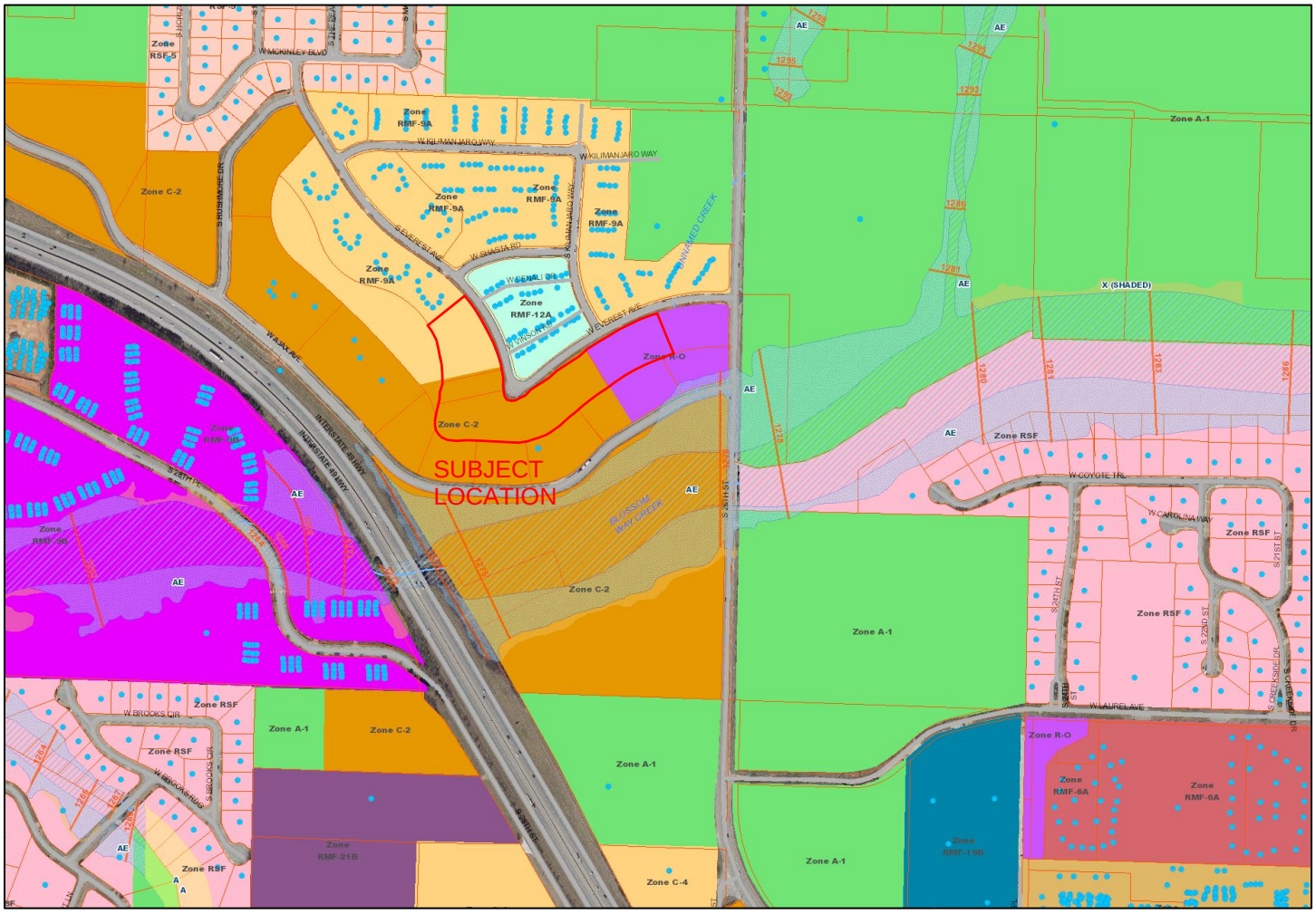
TAB 1

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

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 McClelland Consulting Engineers, Inc. is applying to the Rogers Planning Commission to rezone certain real property at South Everest Ave, Rogers, AR. The property is more particularly described as follows:

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 14

LAYMAN'S DESCRIPTION: South Everest Avenue, Rogers, Arkansas

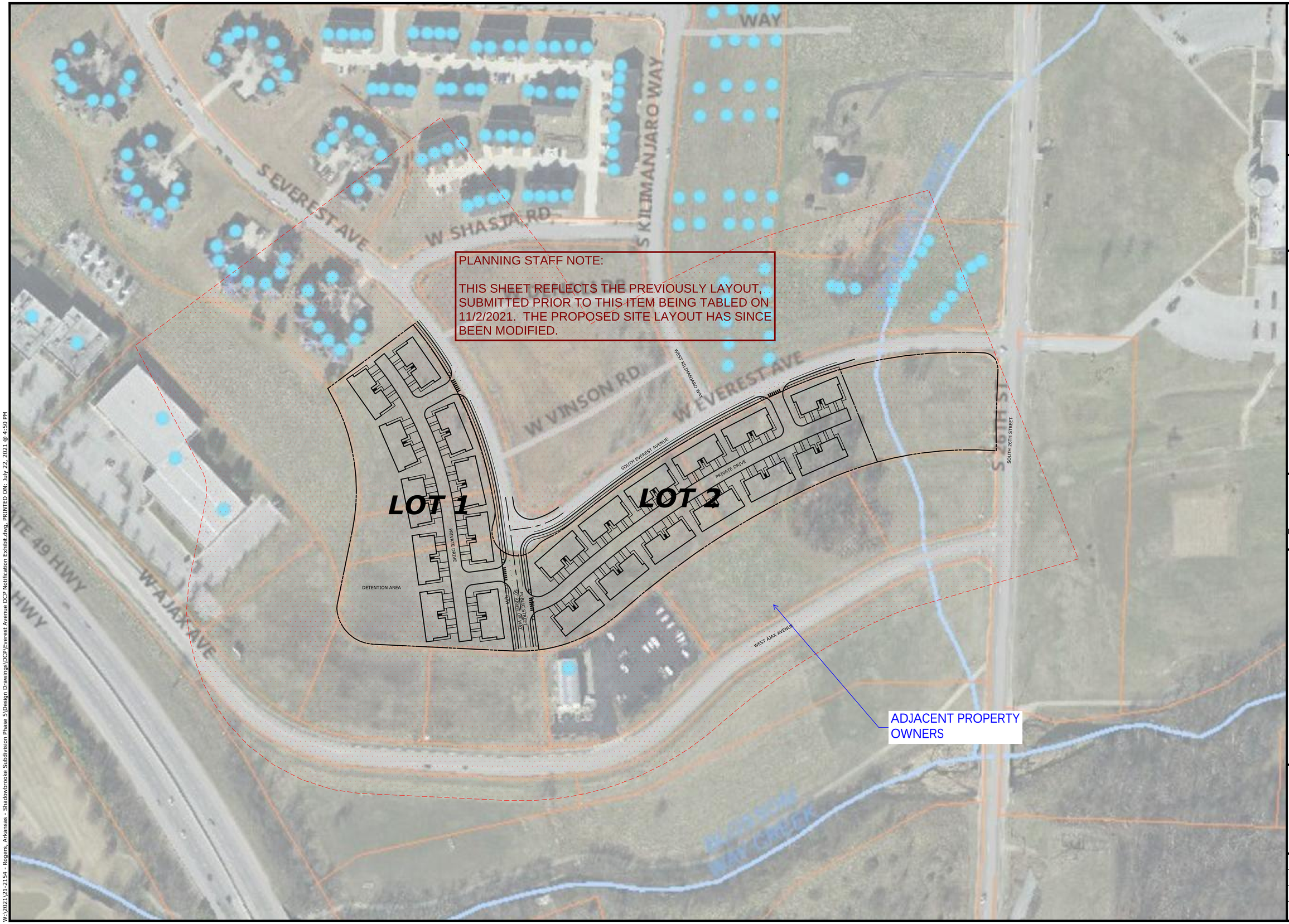
PRESENT ZONING: C-2, RMF-9A, R-O

ZONING REQUEST: RMF

A public hearing by the Rogers Planning Commission will be held on November 2, 2021 at 5:00 PM in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: _____
(Applicant's Signature)



PLANNING STAFF NOTE:

THIS SHEET REFLECTS THE PREVIOUSLY LAYOUT, SUBMITTED PRIOR TO THIS ITEM BEING TABLED ON 11/2/2021. THE PROPOSED SITE LAYOUT HAS SINCE BEEN MODIFIED.

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

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

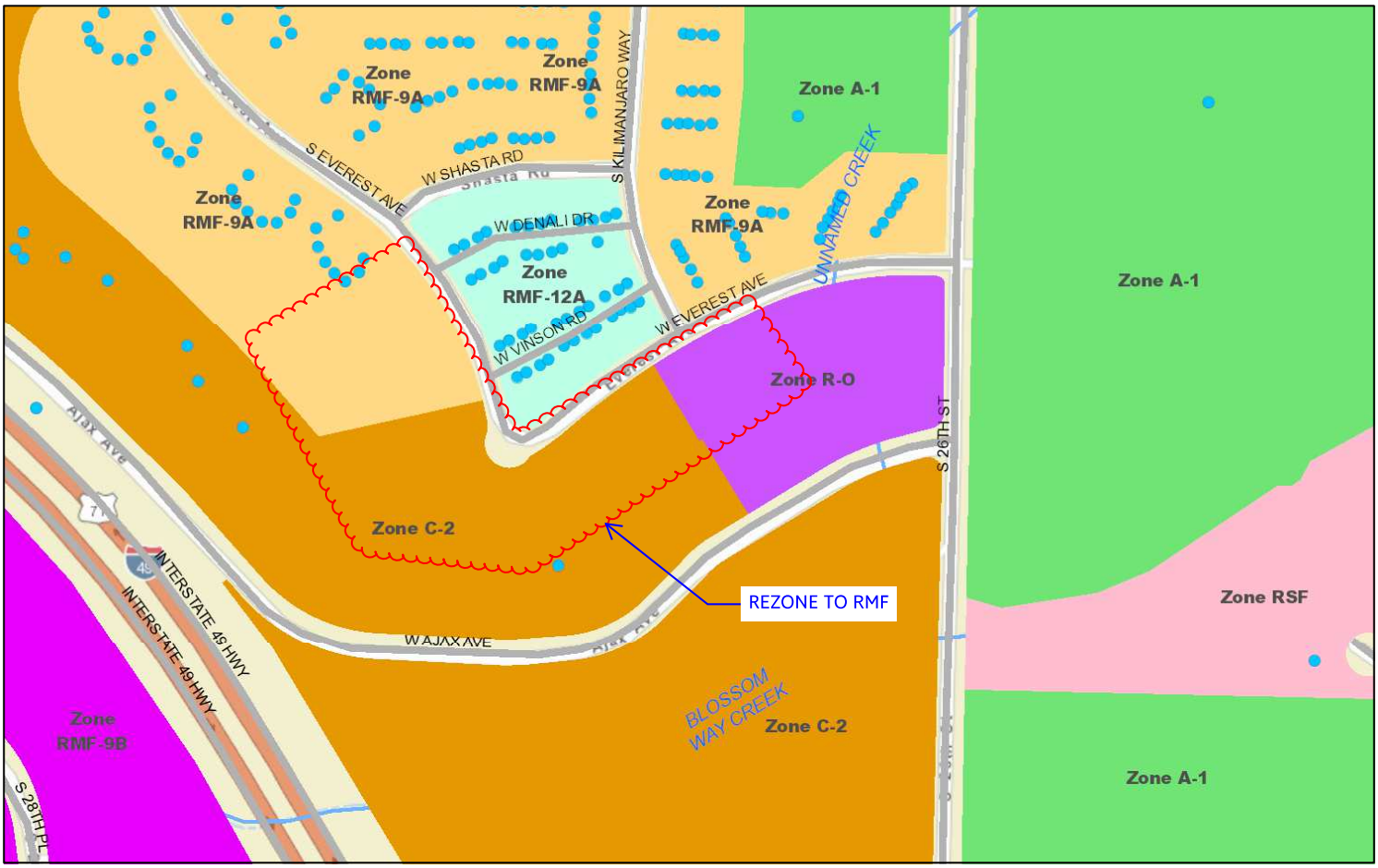
DCP

21-2154 Adjacent Property Owners - Rezone

#	Parcel No.	Owner/Entity Name	Mailing Address	City	ST
1	02-02087-250	IMMANUEL BAPTIST CHURCH OF ROGERS INC	2531 S 26TH STREET	ROGERS	AR
2	02-02087-260	IMMANUEL BAPTIST CHURCH OF ROGERS INC	2555 S 26TH STREET	ROGERS	AR
3	02-16554-001	CITY OF ROGERS ATTN: CITY CLERK	301 W CHESTNUT STREET	ROGERS	AR
4	02-16554-000	CITY OF ROGERS ATTN: CITY CLERK	301 W CHESTNUT STREET	ROGERS	AR
5	02-16542-000	SUMMIT PARTNERS LLC	1100 SE WALTON BLVD	BENTONVILLE	AR
6	02-16543-000	SUMMIT PARTNERS LLC	1100 SE WALTON BLVD	BENTONVILLE	AR
7	02-16545-000	PEN FARMS LLC	PO BOX 2704	BENTONVILLE	AR
8	02-16546-000	SUMMIT PARTNERS LLC	1100 SE WALTON BLVD	BENTONVILLE	AR
9	02-16547-000	SUMMIT PARTNERS LLC	1100 SE WALTON BLVD	BENTONVILLE	AR
10	02-16548-000	SUMMIT PARTNERS LLC	1100 SE WALTON BLVD	BENTONVILLE	AR
11	02-16549-000	PEAK HOLDINGS 1 LLC	599 HORSEBARN ROAD SUITE 100	ROGERS	AR
12	02-16715-013	NOONAN LLC	5507 WALSH LANE SUITE 202	ROGERS	AR
13	02-16715-000	NOONAN LLC	5507 WALSH LANE SUITE 202	ROGERS	AR
14	02-16715-003	SHADOWBROOKE HOLDING LLC	14034 S 145 E SUITE 301	DRAPER	UT
15	02-16715-006	EVEREST RENTALS LLC	PO BOX 312	CAVE SPRINGS	AR
16	02-16715-011	J & M CAPITAL VENTURES LLC	4034 N OLD WIRE ROAD	FAYETTEVILLE	AR
17	02-02087-267	KEENEN TRUST, BEVERLY	2542 W 26TH STREET	ROGERS	AR

#	Zip	Physical Address	City	ST	Zip	Subdivision	Acres	Receipt Confirmation Received
1	72758-6147					27-19-30-ROGERS	36.62	
2	72758-6147					27-19-30-ROGERS	4.12	
3	72756-4559	AJAX AVENUE	ROGERS	AR		PEAKS PH 1, THE-ROGERS	2.64	
4	72756-4559	W AJAX AVENUE	ROGERS	AR		PEAKS PH 1, THE-ROGERS	2.07	
5	72712	W AJAX AVENUE	ROGERS	AR		PEAKS PH 1, THE-ROGERS	1	
6	72712	W AJAX AVENUE	ROGERS	AR		PEAKS PH 1, THE-ROGERS	1.85	
7	72712	W AJAX AVENUE	ROGERS	AR		PEAKS PH 1, THE-ROGERS	1.5	
8	72712	W AJAX AVENUE	ROGERS	AR		PEAKS PH 1, THE-ROGERS	1.04	
9	72712	W AJAX AVENUE	ROGERS	AR		PEAKS PH 1, THE-ROGERS	1.01	
10	72712	W AJAX AVENUE	ROGERS	AR		PEAKS PH 1, THE-ROGERS	1.22	
11	72758-8711	2807 W AJAX AVENUE	ROGERS	AR		PEAKS PH 1, THE-ROGERS	3.67	
12	72758-8711					PEAKS PH II, THE-ROGERS	4.31	
13	72758-8711	2616 S EVEREST AVENUE	ROGERS	AR		PEAKS PH II, THE-ROGERS	9.02	
14	840250-5756	W SHASTA ROAD	ROGERS	AR		PEAKS PH II, THE-ROGERS	5.89	
15	72718	2704 W EVEREST AVENUE	ROGERS	AR		PEAKS PH II, THE-ROGERS	4.07	
16	72703	S KILIMANJARO WAY	ROGERS	AR		SHADOWBROOKE AT THE PEAKS PH III HPR-ROGERS	7.82	
17	72758-6147					27-19-30-ROGERS	6.94	

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),

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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:	87
BUILDING TYPE:	Residential

APPLICANT INFORMATION:

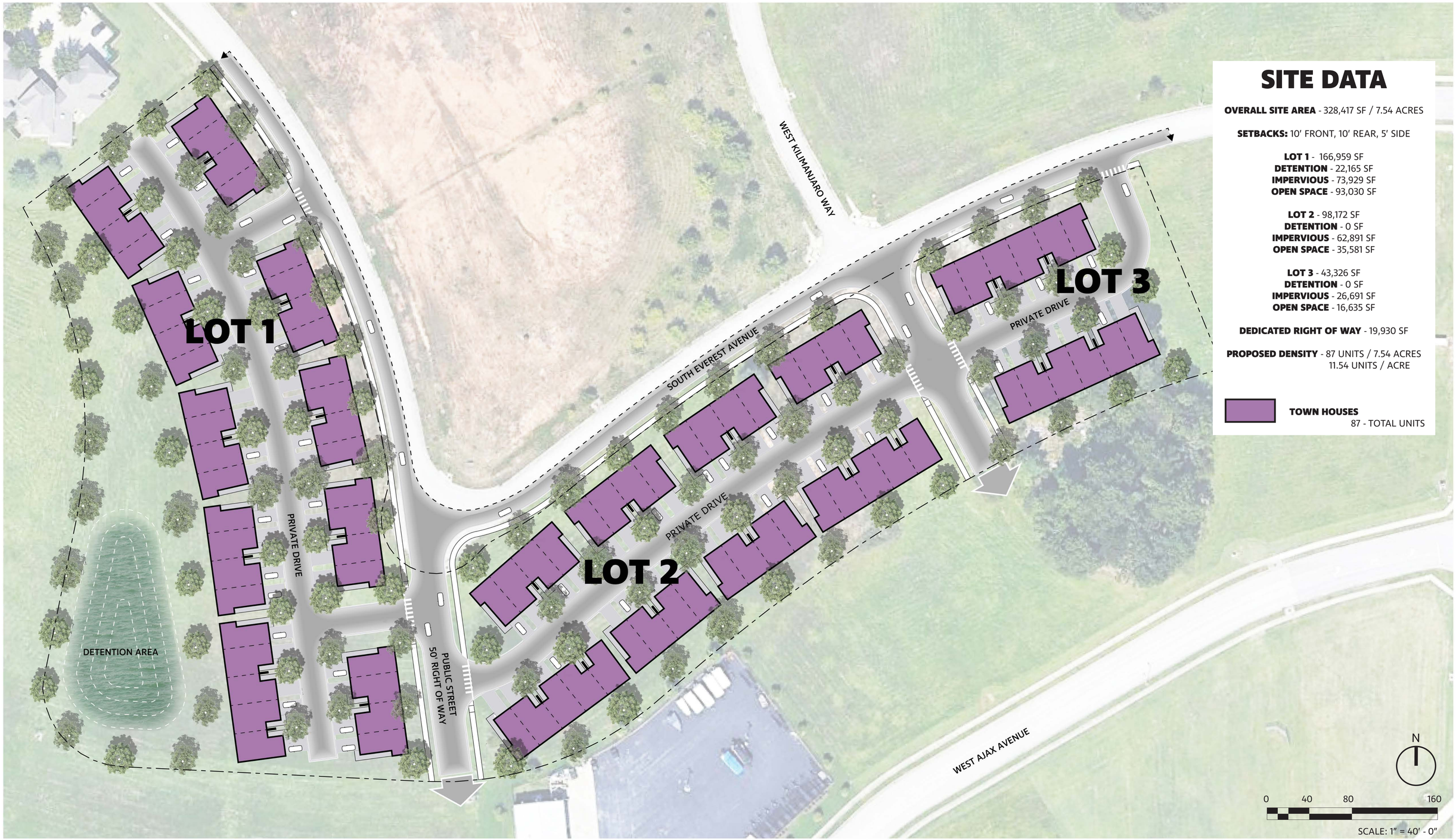
APPLICANT/REPRESENTATIVE:	McClelland Consulting Engineers, Inc.	PHONE:	479.443.2377
		EMAIL:	pbryant@mce.us.com
PROJECT OWNER/DEVELOPER:	J&M Capital Ventures, LLC	PHONE:	479.582.8732
		EMAIL:	ben@brittenumconstruction.com
PROPERTY OWNER:	CH Peaks, LLC (James Laird)	PHONE:	479.495.0600
		EMAIL:	
REQUEST: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



SITE DATA

OVERALL SITE AREA - 328,417 SF / 7.54 ACRES

SETBACKS: 10' FRONT, 10' REAR, 5' SIDE

LOT 1 - 166,959 SF
DETENTION - 22,165 SF
IMPERVIOUS - 73,929 SF
OPEN SPACE - 93,030 SF

LOT 2 - 98,172 SF
DETENTION - 0 SF
IMPERVIOUS - 62,891 SF
OPEN SPACE - 35,581 SF

LOT 3 - 43,326 SF
DETENTION - 0 SF
IMPERVIOUS - 26,691 SF
OPEN SPACE - 16,635 SF

DEDICATED RIGHT OF WAY - 19,930 SF

PROPOSED DENSITY - 87 UNITS / 7.54 ACRES
11.54 UNITS / ACRE

TOWN HOUSES
87 - TOTAL UNITS

SHADOWBROOKE PHASE V

DENSITY CONCEPT PLAN | ROGERS, AR 11. 11. 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

November 17, 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 20 townhome structures with varying 4, 5, or 6 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: 44%

Overall Concept:

- Residential community consisting of 20 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:

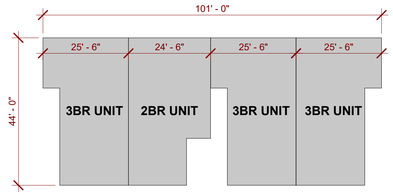
- Townhomes include:
    - Two-stories containing 1,822 sf per unit
    - Exterior Masonry, lap siding, B&B siding, cedar columns
    - Unit entry to be located along the private drive
    - Housing buildings along public right-of-way must be designed architecturally so that they have the appearance 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

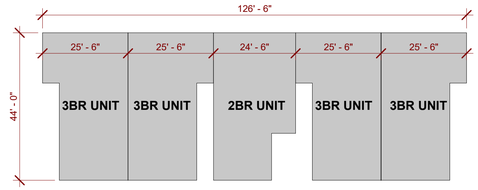
J&M Capital Ventures, LLC looks forward to working with the City of Rogers as this project moves forward. Thank you for your consideration.

AREA SCHEDULE

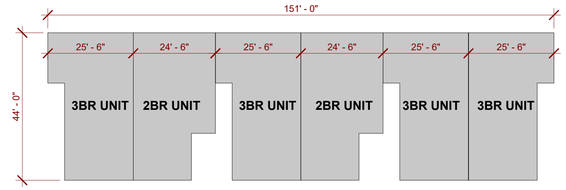
NAME	LEVEL	AREA	HT./CL.
3BR UNIT			
GARAGE	FIRST FLOOR PLAN	403 SF	NO
		403 SF	
3BR UNIT (1ST FLOOR)	FIRST FLOOR PLAN	604 SF	YES
3BR UNIT (2ND FLOOR)	SECOND FLOOR PLAN	924 SF	YES
TOTAL HEATED		1528 SF	
TOTAL UNDER ROOF		1931 SF	



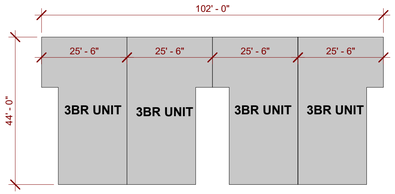
4 UNITS BUILDING



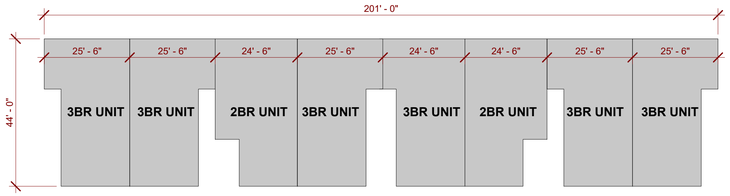
5 UNITS BUILDING



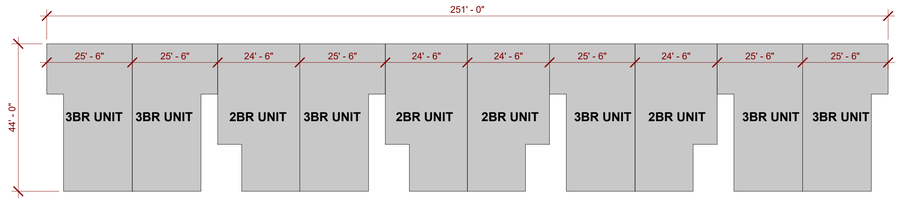
6 UNITS BUILDING



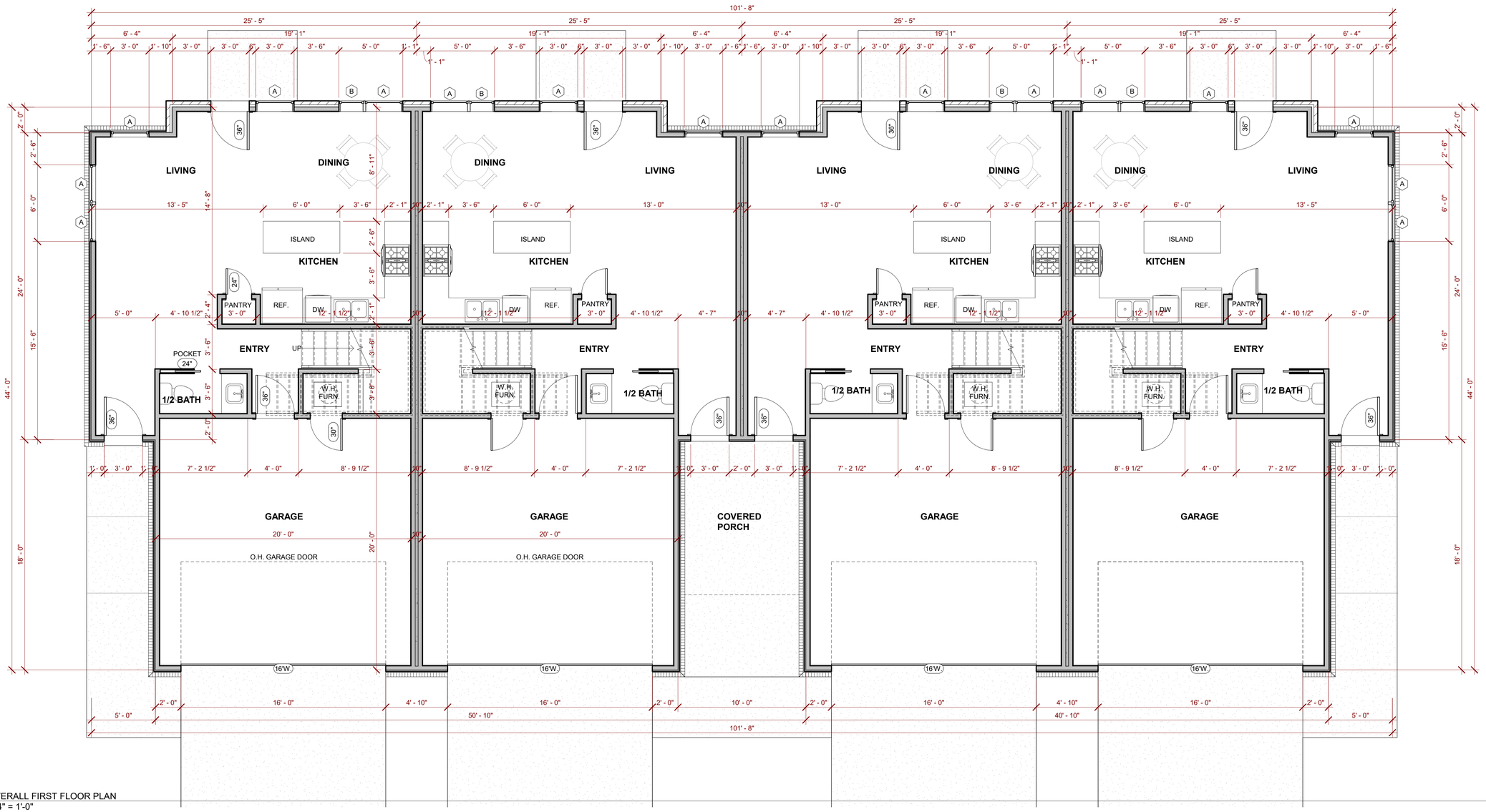
4 UNITS BUILDING



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

GREG T. ABBOTT
REGISTERED ARCHITECT
NO. 4317
ARKANSAS

FIRST FLOOR PLAN & AREA SCHEDULE

Seal

Revisions

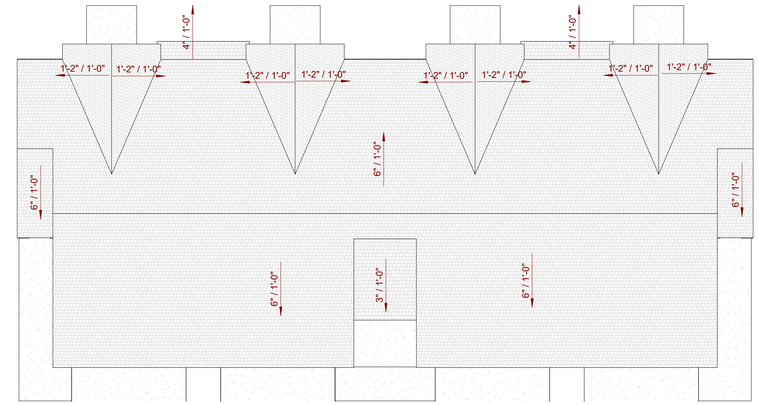
Date 8.31.21

Project 21.11

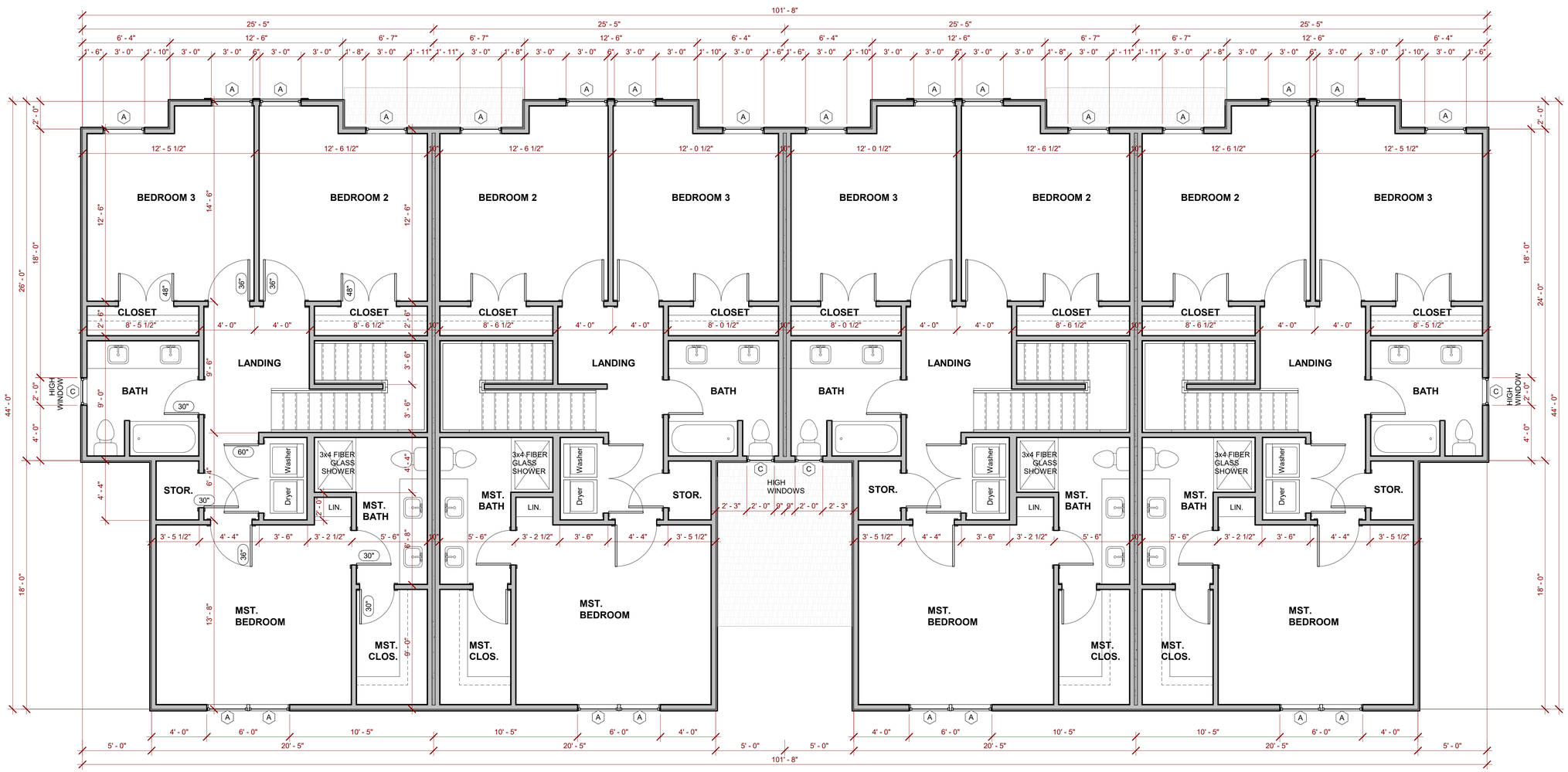
A2.0

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

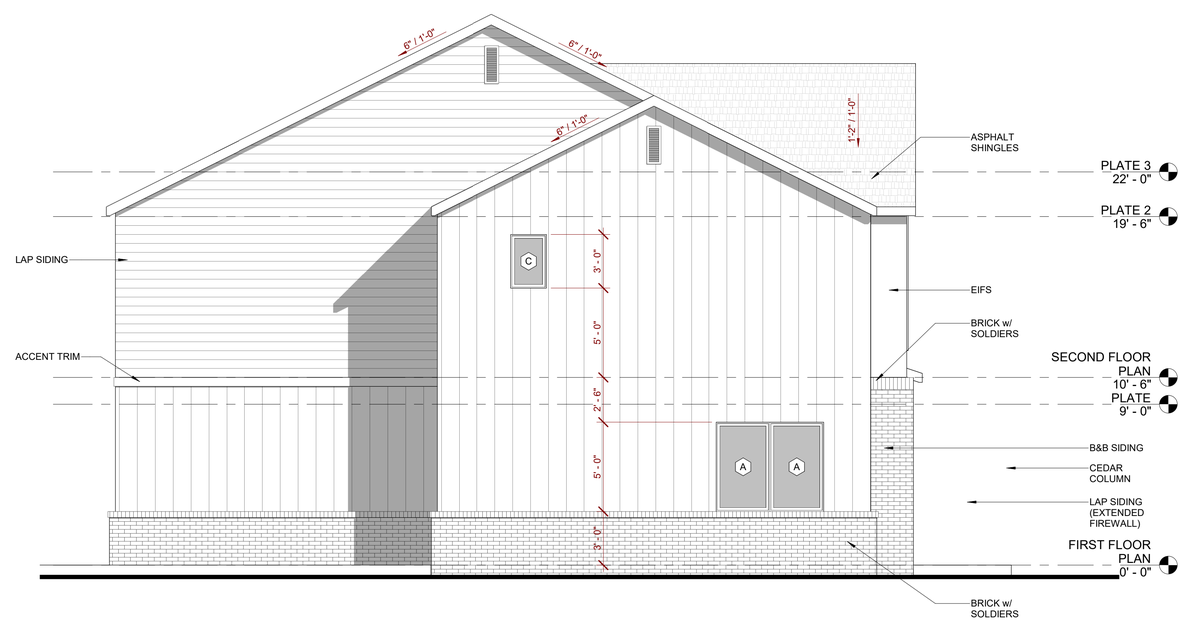
Date 8.31.21

Project 21.11

A2.1

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

3 FRONT VIEW



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

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PROPOSED PROJECT FOR:

SHADOWBROOKE - 4 PLEX (REAR LOAD)

485 E. CENTERTON RD. - CENTERTON, AR

ELEVATIONS & 3D IMAGE

Seal

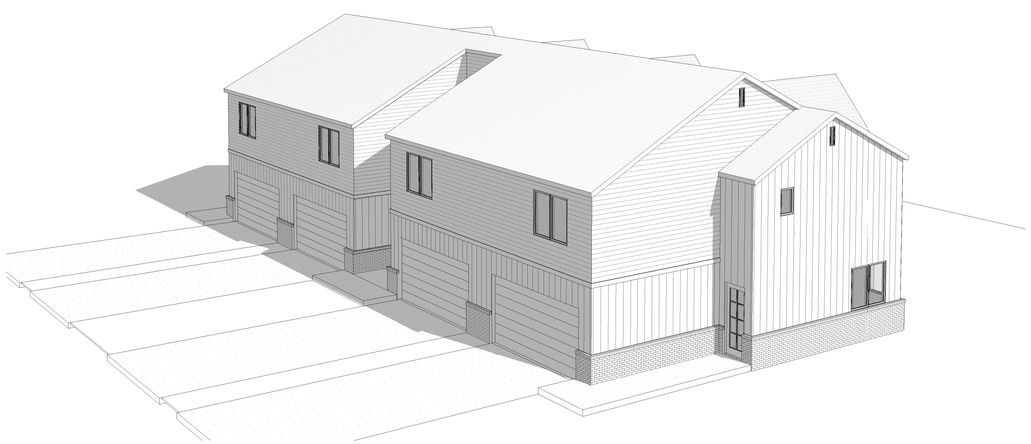
Revisions

Date 8.31.21

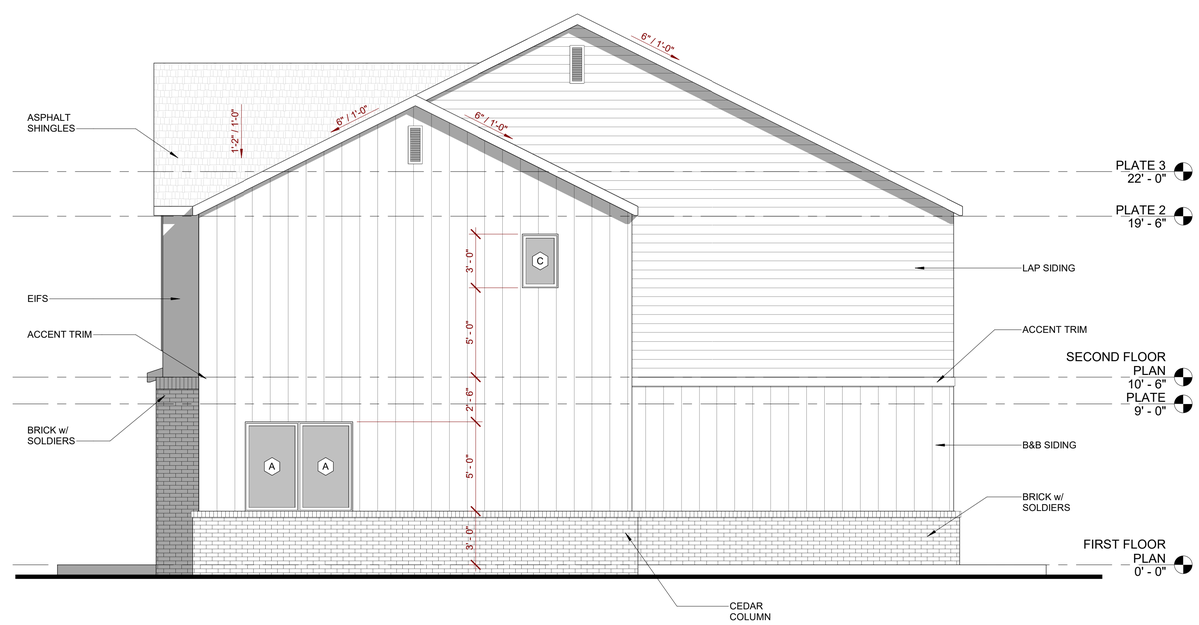
Project 21.11

A3.0

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



1 REAR VIEW



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

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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

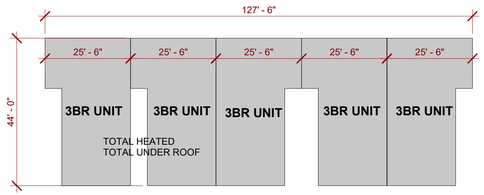
Seal

Revisions

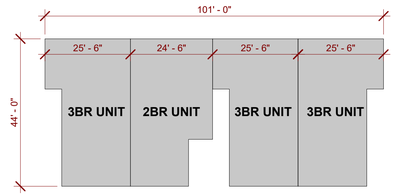
Date 8.31.21

Project 21.11

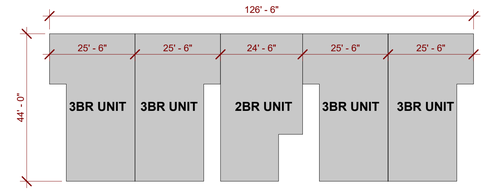
A3.1



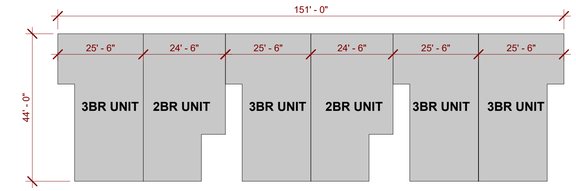
54 UNITS BUILDING



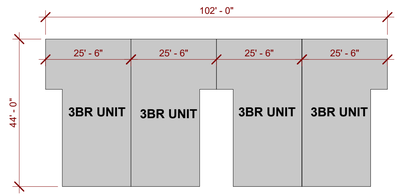
4 UNITS BUILDING



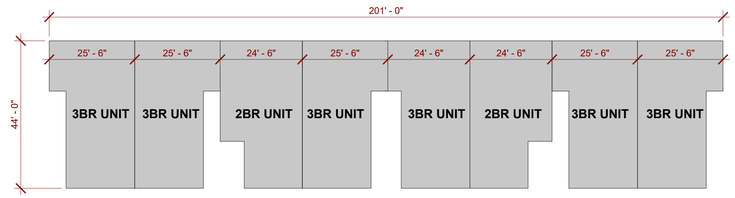
5 UNITS BUILDING



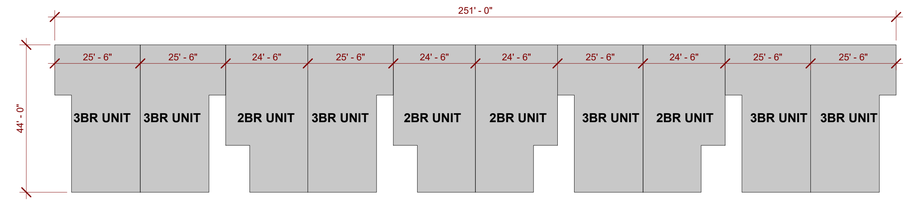
6 UNITS BUILDING



4 UNITS BUILDING



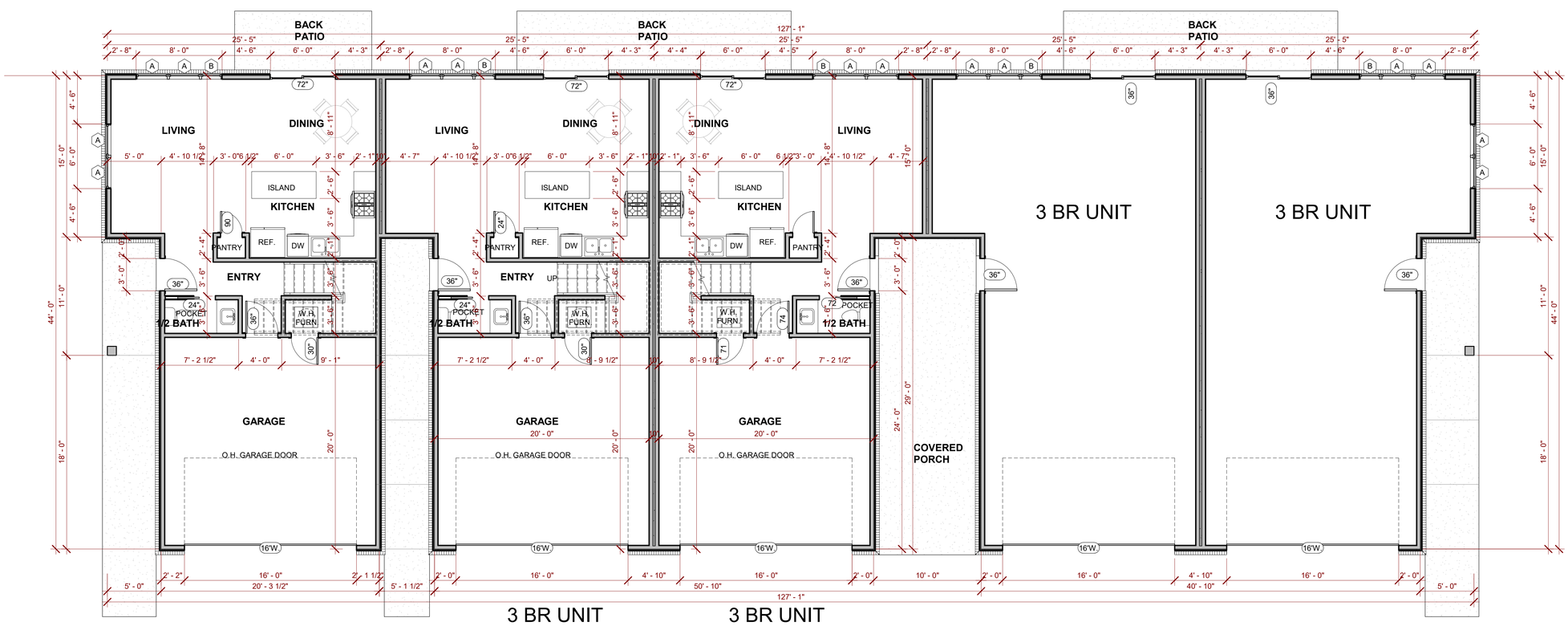
8 UNITS BUILDING



10 UNITS BUILDING

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	565 SF	YES
3BR UNIT (2ND FLOOR)	SECOND FLOOR PLAN	854 SF	YES
		1419 SF	
		1822 SF	



1 OVERALL FIRST FLOOR PLAN
3/16" = 1'-0"

blueROCK design · build
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PROPOSED PROJECT FOR:

SHADOWBROOKE - 5 PLEX

485 E. CENTERTON RD. - CENTERTON, AR

BRETT ABBOTT REGISTERED ARCHITECT NO. 4317 STATE OF ARKANSAS

FIRST FLOOR PLAN & AREA SCHEDULE

Seal

Revisions

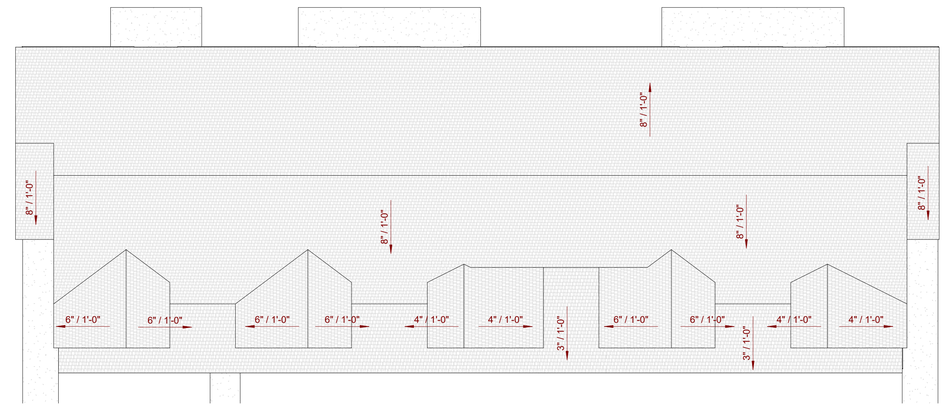
Date 11.12.21

Project 21.11

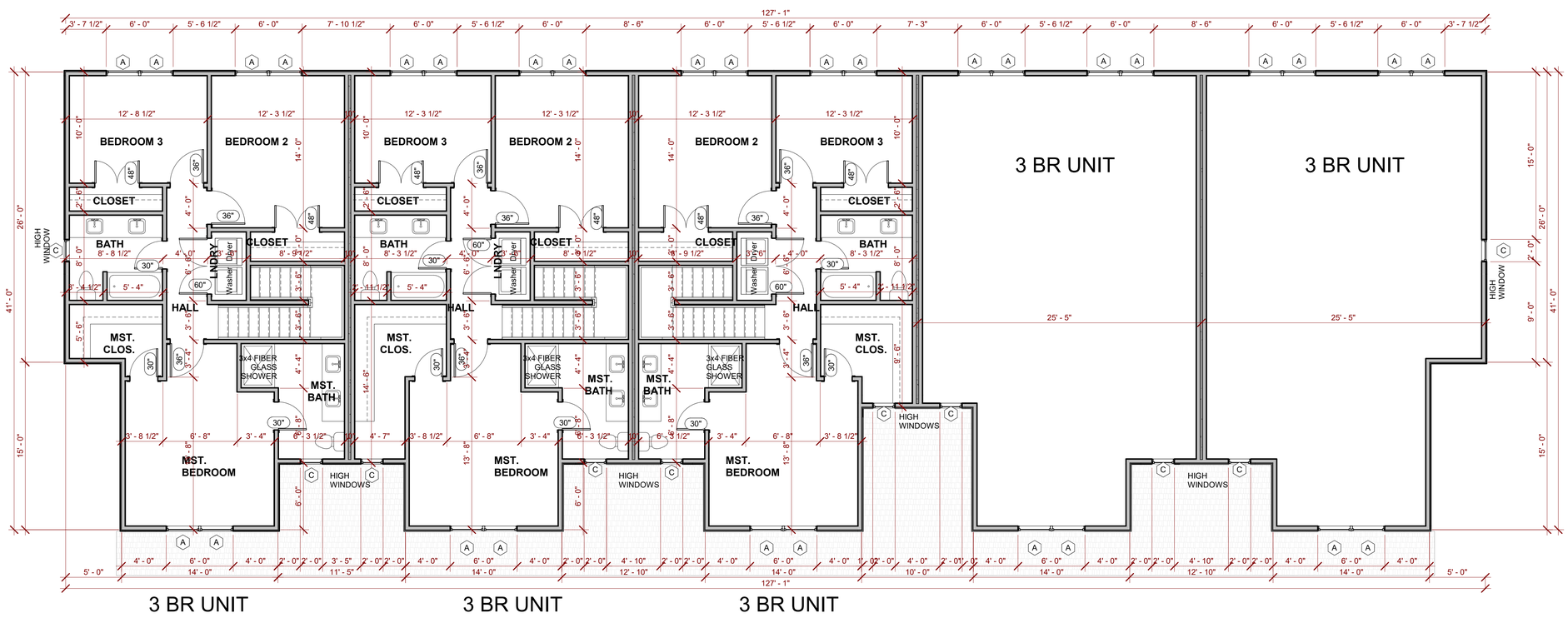
A2.0

WINDOW COUNT SCHEDULE

TYPE	COUNT	DESCRIPTION	BLINDS
A	44	3'-0"W. x 5'-0" T., CASEMENT, INSULATED	
B	5	2'-0" W. x 5'-0" T., FIXED, INSULATED	
C	10	2'-0" W. x 3'-0" T., FIXED, INSULATED	
Grand total: 59			



2 ROOF PLAN
1" = 10'-0"



1 OVERALL SECOND FLOOR PLAN
3/16" = 1'-0"

blueROCK design · build
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PROPOSED PROJECT FOR:
SHADOWBROOKE - 5 PLEX
485 E. CENTERTON RD. - CENTERTON, AR

BRETT ARBOLI REGISTERED ARCHITECT NO. 4317 ARKANSAS

SECOND FLOOR PLAN & ROOF PLAN

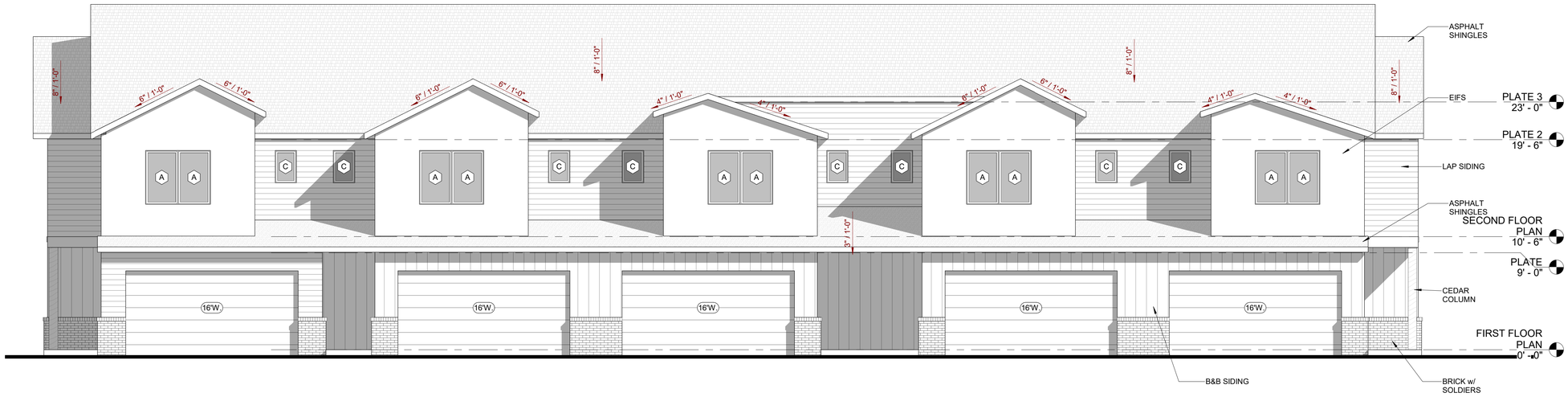
Seal

Revisions

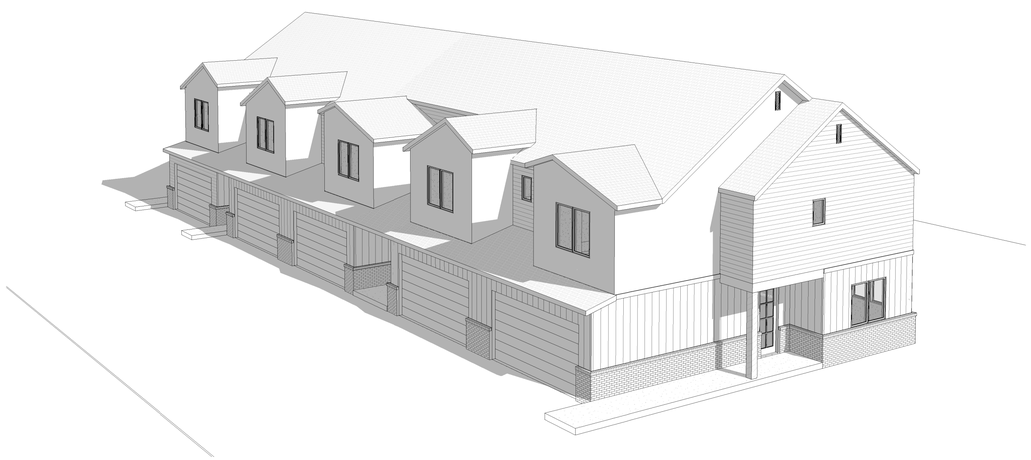
Date 11.12.21

Project 21.11

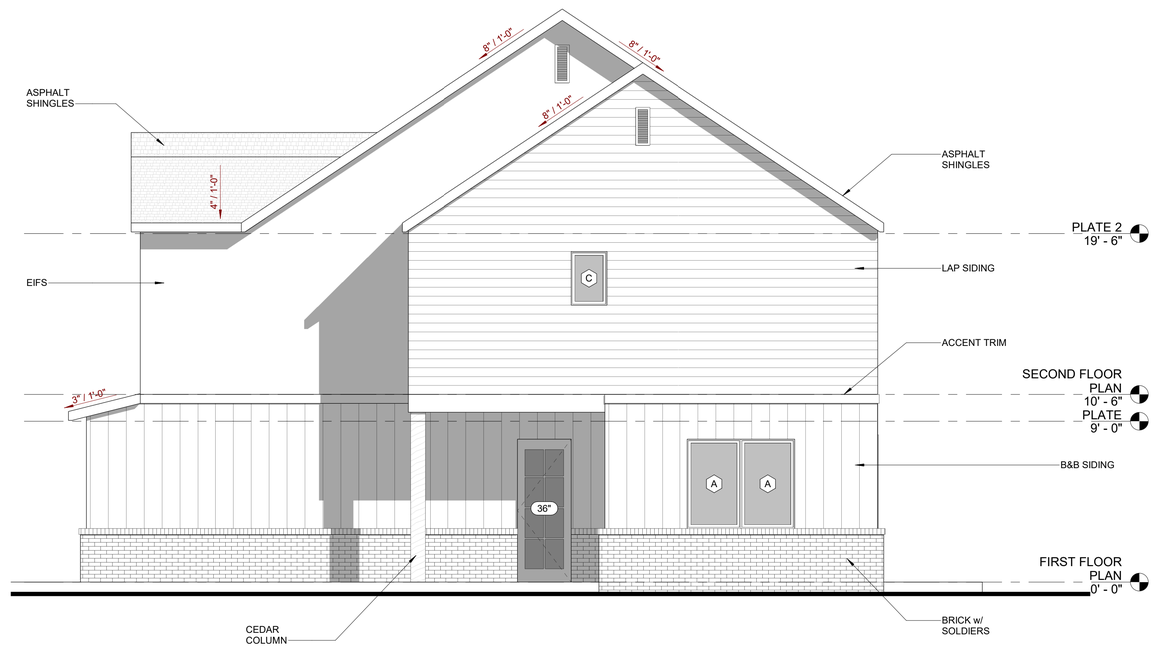
A2.1



1 FRONT ELEVATION
3/16" = 1'-0"



3 FRONT VIEW



2 East
1/4" = 1'-0"

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PROPOSED PROJECT FOR:

SHADOWBROOKE - 5 PLEX

485 E. CENTERTON RD. - CENTERTON, AR

GREG T. ABBOTT
REGISTERED ARCHITECT
NO. 4317
STATE OF ARKANSAS

ELEVATIONS & 3D IMAGE

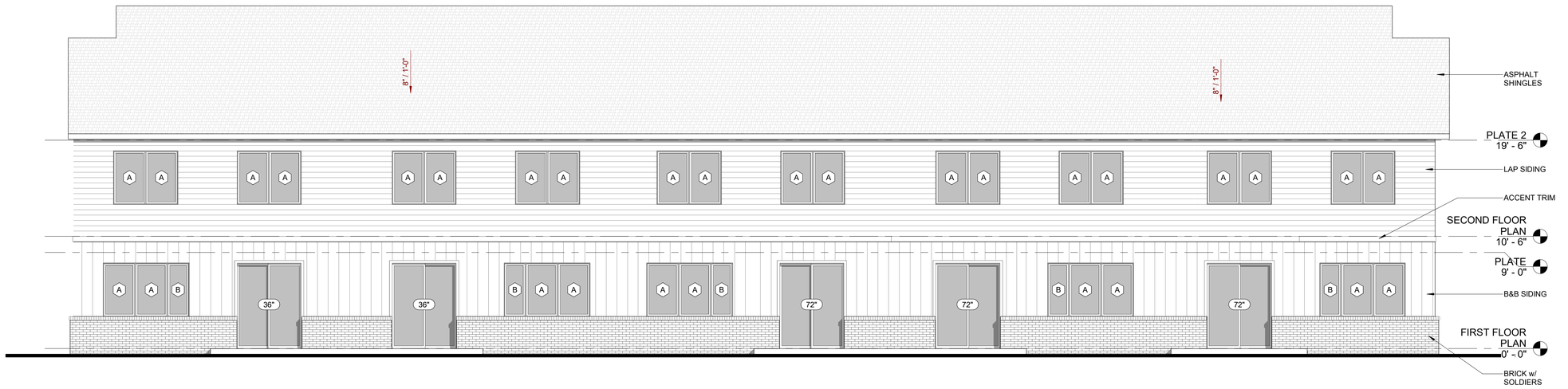
Seal

Revisions

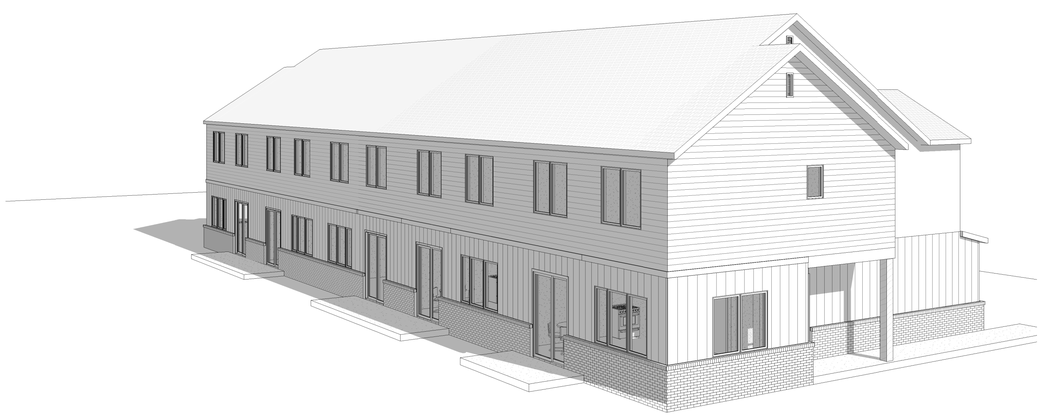
Date 11.12.21

Project 21.11

A3.0



1 North
3/16" = 1'-0"



3 REAR VIEW

2 West
1/4" = 1'-0"

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PROPOSED PROJECT FOR:

SHADOWBROOKE - 5 PLEX

485 E. CENTERTON RD. - CENTERTON, AR

GRETT ARBOUT
REGISTERED ARCHITECT
NO. 4317
ARKANSAS

ELEVATIONS & 3D IMAGE

Seal

Revisions

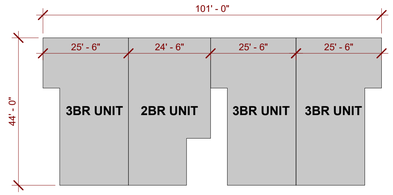
Date 11.12.21

Project 21.11

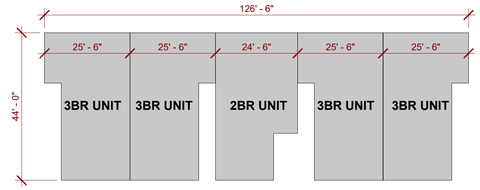
A3.1

AREA SCHEDULE

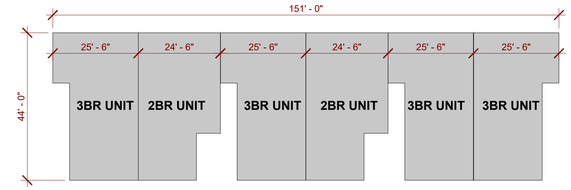
NAME	LEVEL	AREA	HT./CL.
3BR UNIT			
GARAGE	FIRST FLOOR PLAN	403 SF	NO
		403 SF	
3BR UNIT (1ST FLOOR)	FIRST FLOOR PLAN	604 SF	YES
3BR UNIT (2ND FLOOR)	SECOND FLOOR PLAN	924 SF	YES
TOTAL HEATED		1528 SF	
TOTAL UNDER ROOF		1931 SF	



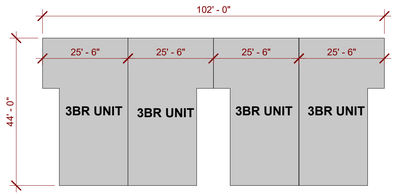
4 UNITS BUILDING



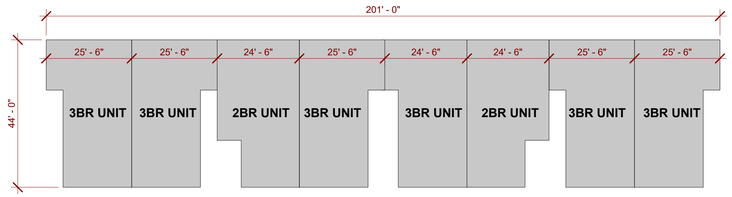
5 UNITS BUILDING



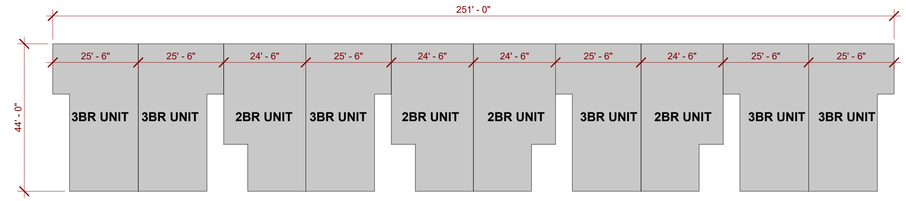
6 UNITS BUILDING



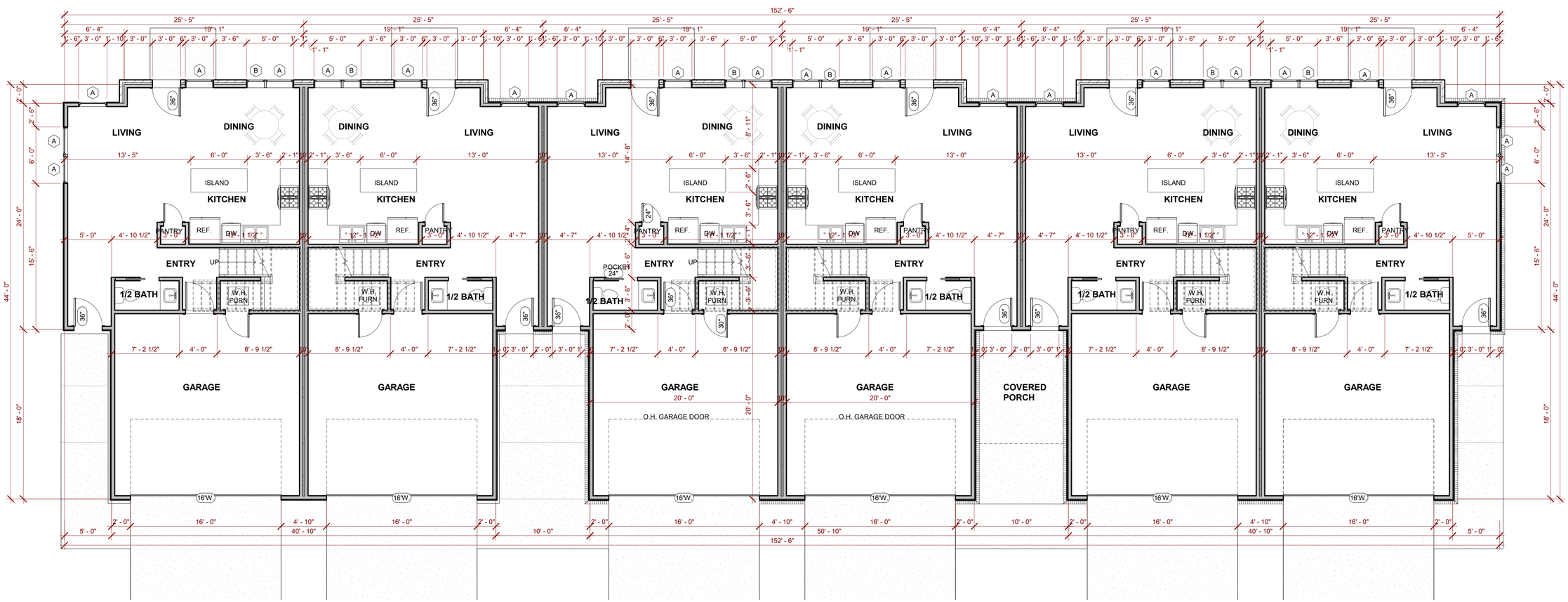
4 UNITS BUILDING



8 UNITS BUILDING



10 UNITS BUILDING



1 OVERALL FIRST FLOOR PLAN
3/16" = 1'-0"

blueROCK design · build
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PROPOSED PROJECT FOR:
SHADOWBROOKE - 6 PLEX
(REAR LOAD)
485 E. CENTERTON RD. - CENTERTON, AR

GREG T. ABBOTT
REGISTERED ARCHITECT
NO. 4317
STATE OF ARKANSAS

FIRST FLOOR PLAN & AREA SCHEDULE

Seal

Revisions

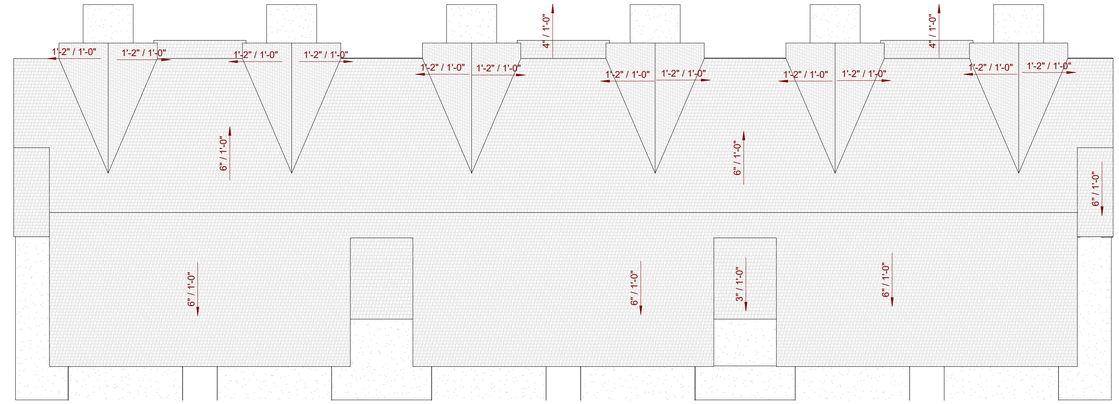
Date 11.12.21

Project 21.11

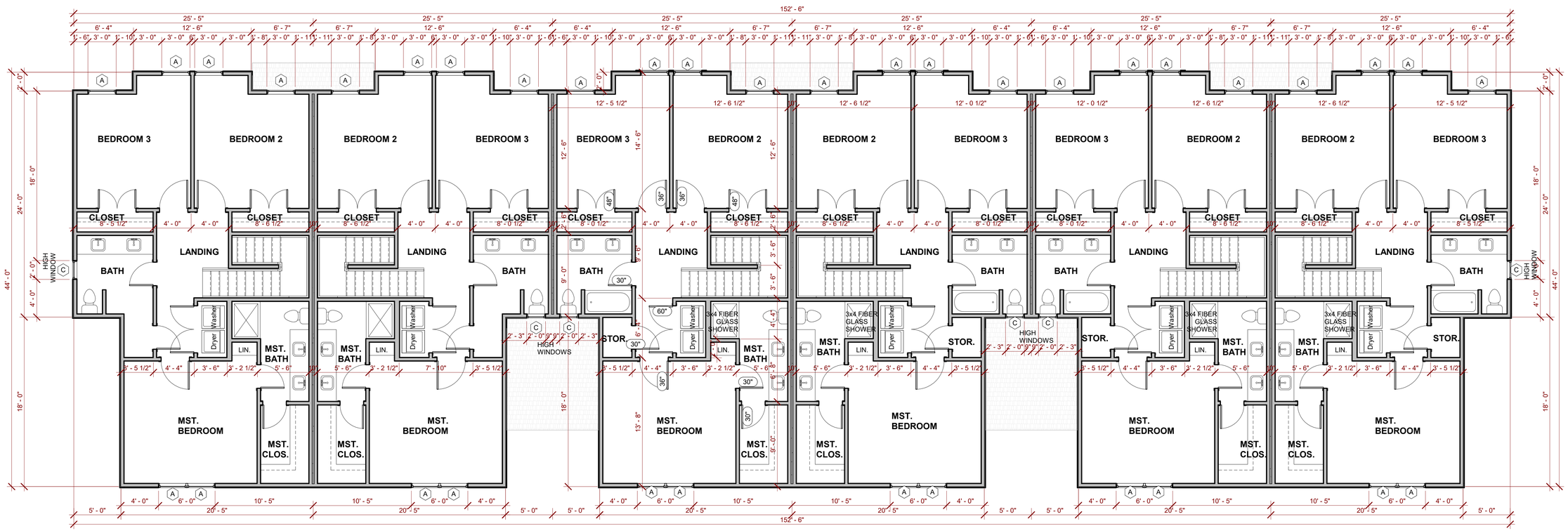
A2.0

WINDOW COUNT SCHEDULE

TYPE	COUNT	DESCRIPTION	BLINDS
A	58	3'-0"W. x 5'-0" T., CASEMENT, INSULATED	
B	6	2'-0" W. x 5'-0" T., FIXED, INSULATED	
C	6	2'-0" W. x 3'-0" T., FIXED, INSULATED	
D	12	3'-0" W. x 2'-0" T., FIXED, INSULATED	
Grand total: 82			



2 ROOF PLAN
1" = 10'-0"



1 OVERALL SECOND FLOOR PLAN
3/16" = 1'-0"

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PROPOSED PROJECT FOR:

SHADOWBROOKE - 6 PLEX (REAR LOAD)

485 E. CENTERTON RD. - CENTERTON, AR

SECOND FLOOR PLAN & ROOF PLAN

Seal

Revisions

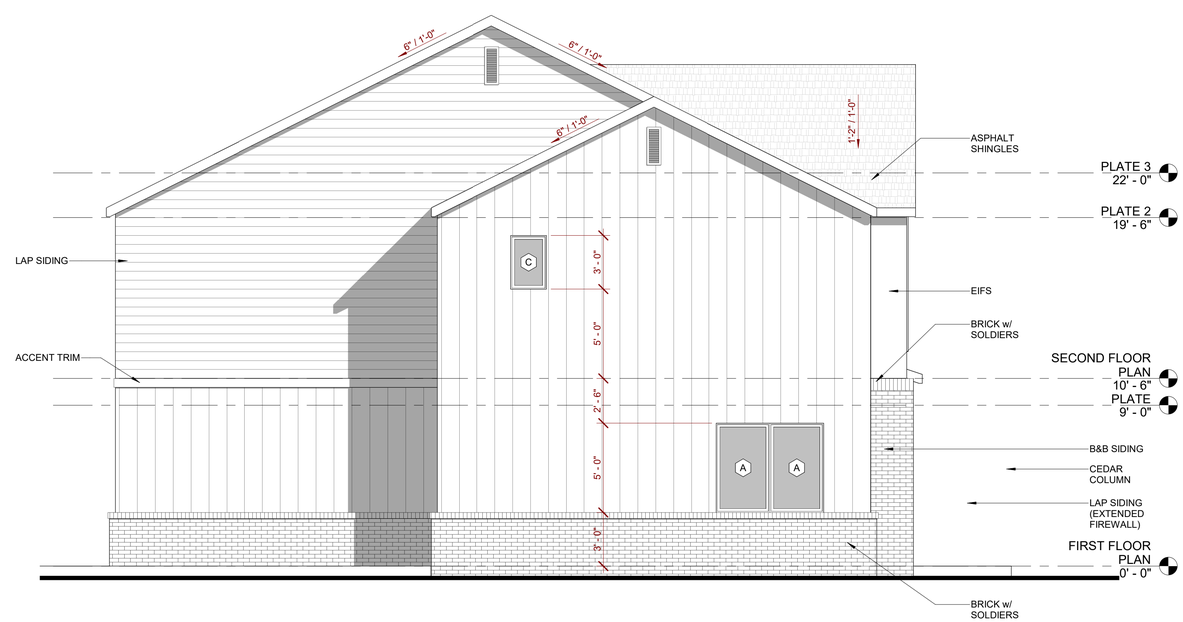
Date
11.12.21

Project 21.11

A2.1

1 FRONT ELEVATION
3/16" = 1'-0"

3 FRONT VIEW



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

blueROCK design · build
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PROPOSED PROJECT FOR:

SHADOWBROOKE - 6 PLEX (REAR LOAD)

485 E. CENTERTON RD. - CENTERTON, AR

GREG T. ABBOTT
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NO. 4317
STATE OF ARKANSAS

ELEVATIONS & 3D IMAGE

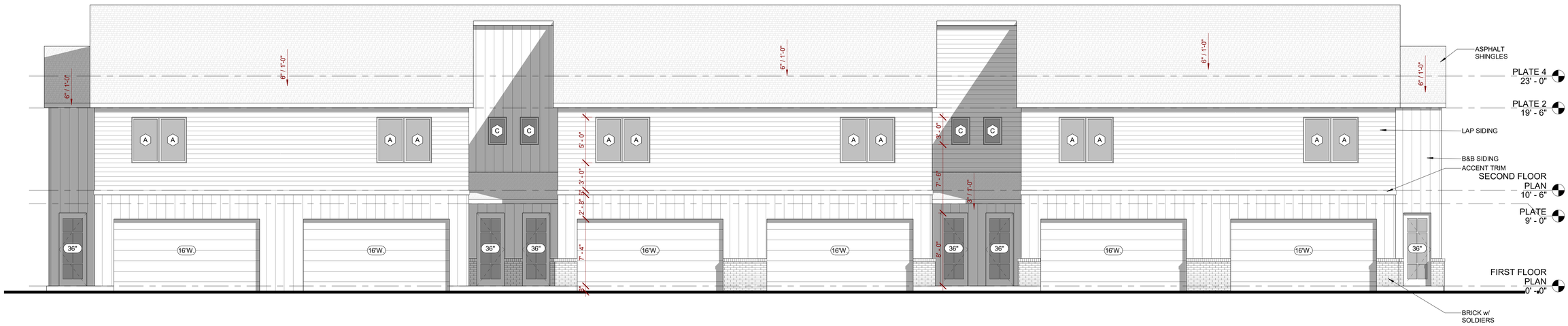
Seal

Revisions

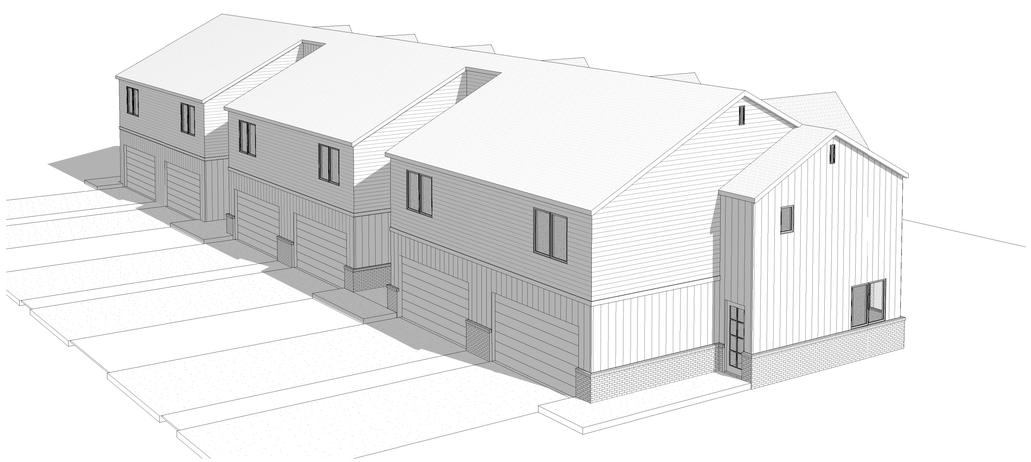
Date 11.12.21

Project 21.11

A3.0



3 REAR ELEVATION
3/16" = 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 - 6 PLEX (REAR LOAD)

485 E. CENTERTON RD. - CENTERTON, AR

ELEVATIONS & 3D IMAGE

Seal

Revisions

Date 11.12.21

Project 21.11

A3.1

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

MEETING DATE
DECEMBER 7, 2021

TO: PLANNING COMMISSION
PLANS & POLICIES COMMITTEE

RE: **STAFF SUMMARY REPORT**
REZONE WITH DCP – THE GROVE

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

REQUEST DETAILS

PROJECT NAME:	The Grove
ADDRESS/LOCATION:	± 24.78 acres between S. Dixieland, S. Concord, and W. Broadway
CURRENT ZONING:	RMF-9.5B with DCP
PROPOSED ZONING/DENSITY:	RMF-9.5B with DCP / 9.5 units per acre
# UNITS/GROSS SITE AREA:	235 units / ± 24.78 acres
BUILDING TYPE:	Detached cottages, attached townhomes
APPLICANT/REPRESENTATIVE:	McClelland Consulting Engineers
PROJECT OWNER/DEVELOPER:	J&M Capital Ventures LLC
PROPERTY OWNER:	Silver Grove 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 present request includes a modification from the previously approved Density Concept Plan (Ord. #21-33), to change the approved "mansion house" building-type to a 10-unit townhome building-type. Per Sec. 14-737(b)(1)(D), modifications to existing DCPs are required to obtain acceptance of a new DCP "if the deviations are significant in that they are not warranted by site-specific constraints or substantially alter the overall density, layout, or design." While the proposed development otherwise maintains the originally approved site density and layout, removal of the mansion houses alters the overall design and is not necessitated by site-specific constraints.

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

Note: This project is currently under LSDP review.

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:*
      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.

2. ZONING:
   a) *RMF-9.5B 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 zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter "A" or "B" will follow unit density to designate rental or individual ownership with "A" being individual ownership and "B" being rental. 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 respects the existing development pattern by using a mix of building types to thoughtfully transition from north to south. This layout includes design elements that are characteristic of traditional neighborhoods (i.e. appropriate building frontages, block connectivity, rear-loaded parking) that are shown to contribute positively to community health and value. The layout also provides common open space and a neighborhood clubhouse. Drainage and street connectivity will be addressed through the Large-Scale Development process.

      ii) Building Form & Placement:
         The proposed building placement and orientation is compliant with basic zoning requirements and will be reviewed further through the Large-Scale Development process. This proposal includes the previously approved front, side, and rear setback reductions, granted to allow appropriate building disposition along the new interior streets and alleys (as shown on DCP site plan).

      iii) Architectural Design:
         The applicant has provided building elevations that indicate proposed materials, proportion, and style. The townhomes proposed in place of the previously approved, "mansion house" building-type include the same number of proposed residential units and occupy the same footprint area. Staff finds the proposed modification sufficient for meeting the intent of the previously approved DCP, as the overall development still provides a mix of housing-types.

      iv) Use Intensity:
         The proposed density is in-line with CGM Growth Designation limits.

b) *Capacity of Surrounding Infrastructure:*

i) Travel Demand Management:
The applicant's travel demand considerations include on-site amenities and proximate access to commercial goods and services in the Pleasant Grove/I-49 area.

ii) Traffic Characteristics:
The applicant has provided ITE trip generation estimates. 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 following variances were approved applicant requests setback reduction variances with this proposal:
(1) Front: 10' (30' required)
(2) Side: 5' (10' required)
(3) Rear: 15' (30' required)

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) **Consider** 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.

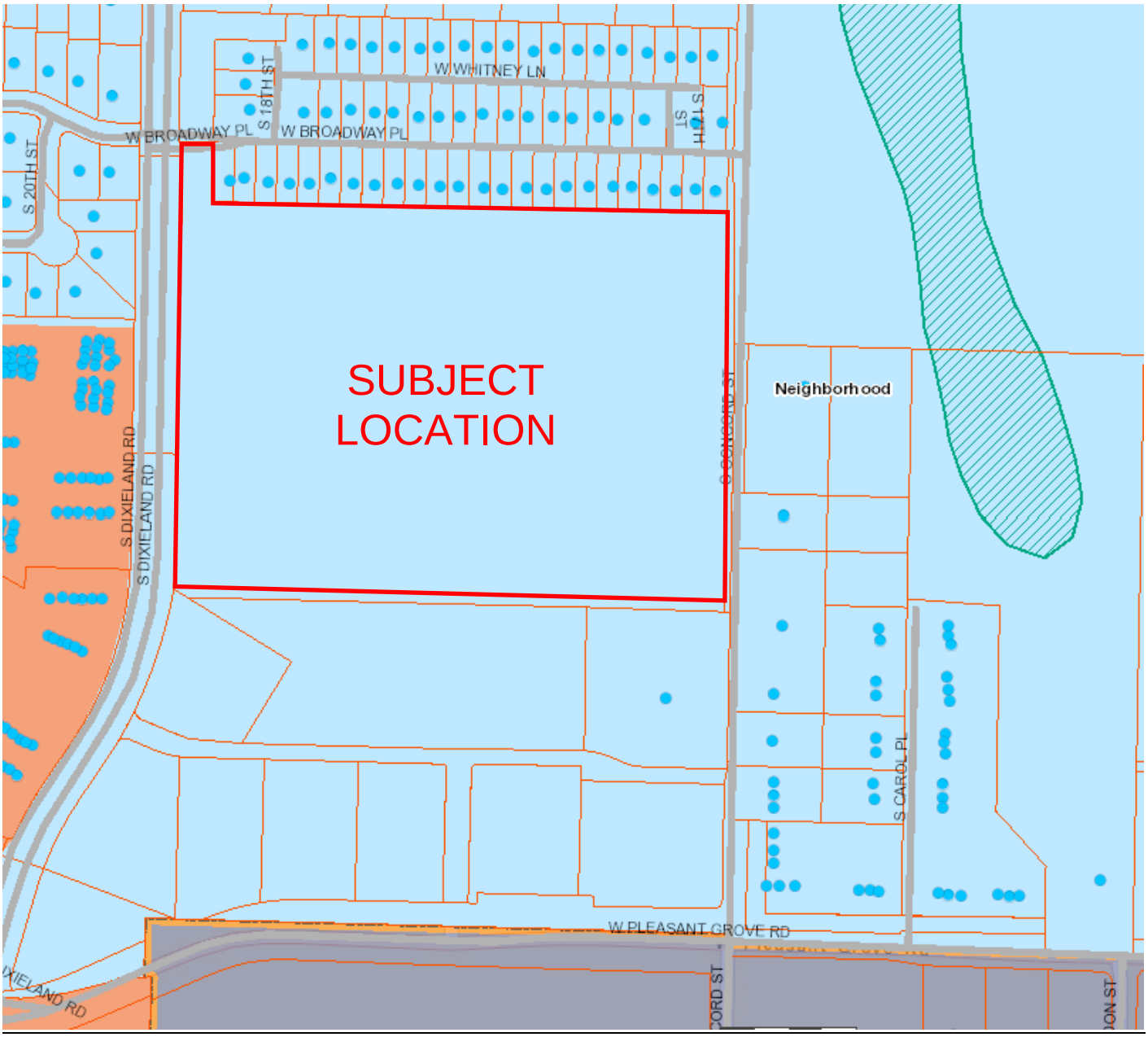
TABS

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

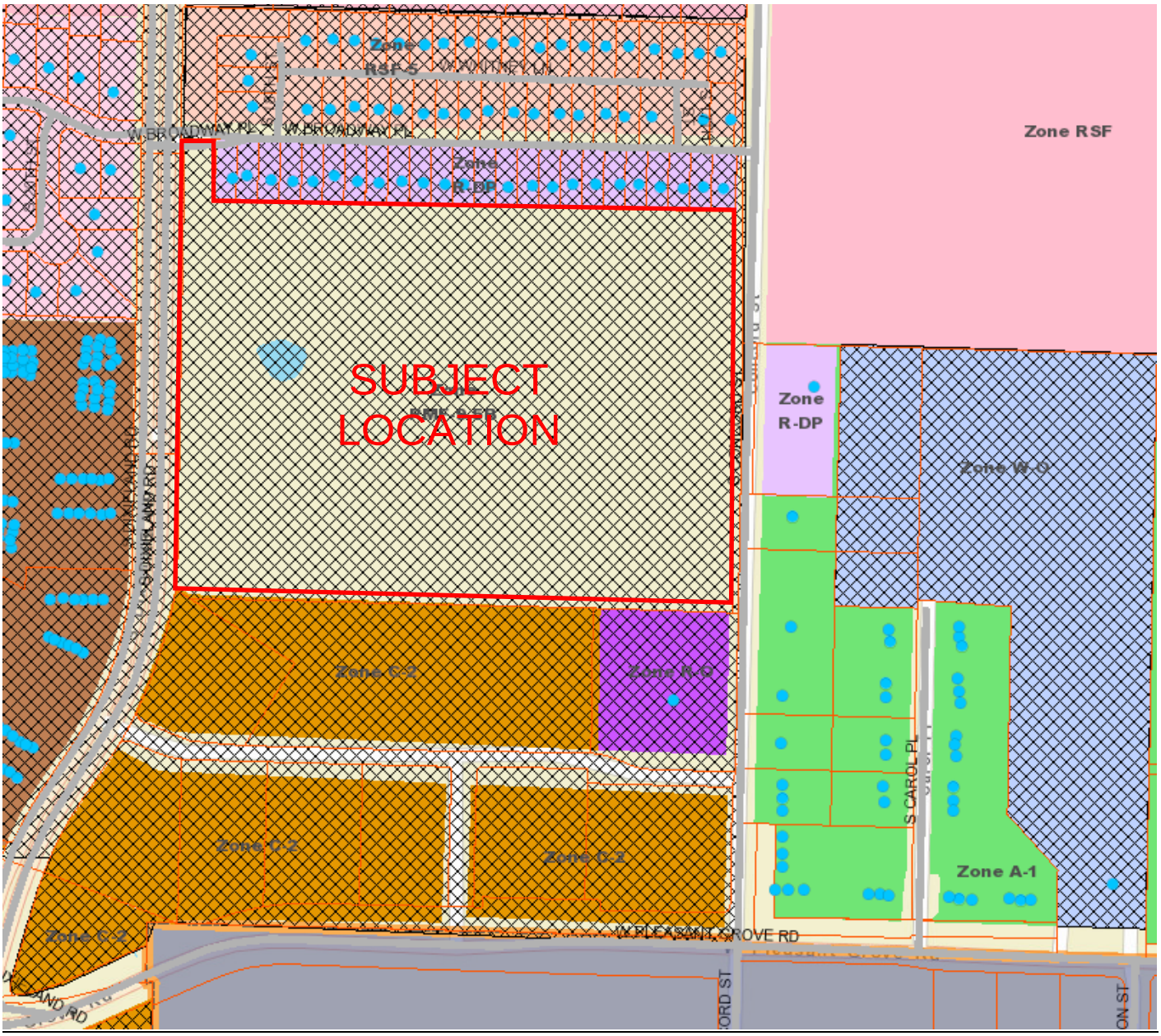
TAB 1

AERIAL VICINITY MAP

CGM VICINITY MAP



ZONING VICINITY MAP



DEPT. OF 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: McClelland Consulting Engineers, Inc.

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

GENERAL LOCATION OF PROPERTY: S. Dixieland Road

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

PROPERTY OWNER: Silver Grove, LLC PHONE #: 501.529.9550

PRESENT USE: Open field ZONING: RMF-9.5

PROPOSED USE: Residential ZONING: RMF-9.5

Applicant Signature 10/27/21 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: Lot 50 of The Grove Phase III, Rogers, Benton County, Arkansas

LAYMAN'S DESCRIPTION: South Dixieland Road

PRESENT ZONING: RMF-9.5

ZONING REQUEST: RMF-9.5

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF WASHINGTON

Subscribed and sworn before me this the 25TH day of OCTOBER, 2021.

JUSTIN TAFFNER
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires June 01, 2026
Commission No. 12697936

_____
Notary Signature

JUSTIN TAFFNER
Notary Name Printed

JUNE 01, 2026
Commission Expires

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:	The Grove
ADDRESS/LOCATION:	South Dixieland, Rogers, Arkansas
PROPOSED ZONING:	RMF
PROPOSED DENSITY:	9.5 Units Per Acre
GROSS SITE AREA:	24.78 Acres
DWELLING UNITS:	235
BUILDING TYPE:	Residential

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	McClelland Consulting Engineers	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:	Silver Grove, LLC	PHONE:	501.529.9550
		EMAIL:	
REQUEST:	Revise Approved Density Concept Plan		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	To protect and maintain existing residential areas in between other Growth Designation nodes while encouraging low-density infill. 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.
BASE DENSITY:	6 units/acre
MAX DENSITY:	12 units/acre
CURRENT ZONING:	RMF-9.5

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: 10/25/2021

ATTACH SITE PLAN AND OTHER DCP DOCUMENTS (Sec. 14-737 Rogers City Code):

MINIMUM REQUIRED INFORMATION:

- Site area
- Building setbacks
- Building height
- Building elevation drawings
- Building materials breakdown
- Lot coverage and open space calculations
- Impervious area calculations
- Physical constraints, easements, encumbrances
- Current and proposed zoning
- Dwelling unit counts
- Gross and net density calculations

ADDITIONAL INFORMATION:

- ITE Trip Generation Manual estimates
- Sightline elevation drawings
- Written project narrative
- Travel demand factors
- Traffic and roadway characteristics
- Landscaping and screening plans

*** LABEL EACH ATTACHMENT "*EXHIBIT A, B, C…*" AND SUBMIT IN COMBINED PDF WITH THIS APPLICATION***

DESIGN CRITERIA

SINGLE FAMILY (detached cottage)
123 - total units

TOWN HOMES (attached)
112 - total units

STORAGE GARAGE
10 - total locations

235 total dwelling units

LOT INFORMATION

SETBACKS: 10' front, 5' side, 15' rear

LOT 1 - 110,213 s.f.
DETENTION - 58,568 s.f.
IMPERVIOUS - 34,552 s.f.
OPEN SPACE - 86,161 s.f.

LOT 2 - 326,339 s.f.
DETENTION - 0 s.f.
IMPERVIOUS - 231,596 s.f.
OPEN SPACE - 206,028 s.f.

LOT 3 - 642,721 s.f.
DETENTION - 106,758 s.f.
IMPERVIOUS - 301,903 s.f.
OPEN SPACE - 515,130 s.f.

TOTAL DENSITY = 9.5 units/acre

PDG
PLANNING DESIGN GROUP

THE GROVE CONCEPTUAL MASTER PLAN
ROGERS, ARKANSAS

NORTH
50 0 50 100

OCTOBER 10TH, 2021

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 25, 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 residential communities.

We are proposing a residential community consisting of 123 single family cottage homes and 112 townhomes on 24.78 acres located between S. Dixieland Rd and S. Concord Street, North of Pleasant Grove Rd 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: 15′
- Open space provided: 51%

Overall Concept:

- Residential community consisting of 123 single family cottage homes and 112 townhomes
- Community will have several greenspace "lawns". Sidewalk system will connect to existing sidewalks along South Dixieland Road and Concord.
- Exterior maintenance will be provided/included by the developer's property management company. Maintenance includes landscaping, mowing/trimming, all exterior repairs/repaint, etc.
- Neighborhood will also contain a community clubhouse with pool for exclusive use of the residents.

Compatibility and Specific Items:

- Cottage Homes include:
    - Open Floor Plan – 2 BR and 3BR plans
    - Average Size of Each Unit (Approx. 1300-1600 SF +/-)
    - Exterior Masonry and Non-Masonry Material

    - Architectural Shingles
    - Gutter Systems
    - Parking – Parking and private alleys will be provided in the rear of the houses.

- Townhomes include:
    - Two-stories containing 1,277 sf per unit
    - Exterior Masonry and Non-Masonry Material
    - Parking – Each unit will include a single car garage with dedicated driveway.

- Site Amenities:
    - For the attached home neighborhood, we will have a clubhouse with pool.
    - A system of sidewalks throughout the community will connect to the existing sidewalks along South Dixieland and South Concord.

<u>Capacity Considerations</u>

- Traffic Impact: South Dixieland Rd shall be the main access point and has a minimum capacity of around 36,800 vehicles per day. It is anticipated that the revised Density Concept Plan will generate less traffic than the currently approved Density Concept Plan.
- Roadway Characteristics: South Dixieland Rd has a minimum capacity of around 36,800 vehicles per day. The road was constructed approximately 10 years ago and has shown little wear due to slow property infill in the area.
- Traffic Management: Please see the provided conceptual site plan showing internal circulation, parking, and access. A variance from the connectivity ordinance is being requested for the northern part of the site due to existing houses along the entire north property line.
- Travel Demand: along with the on-site amenities listed above, the Pleasant Grove Road corridor with eating places, shopping, and entertainment options is located less than 0.25 miles from the proposed development.
- Multimodal Infrastructure: This site will feature sidewalks.

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

First Floor

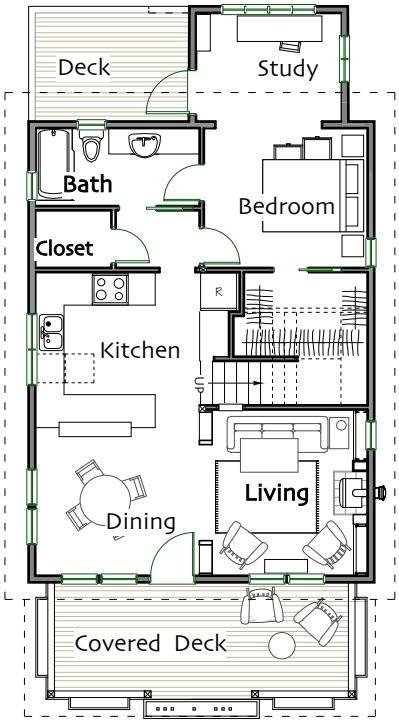
Living Room	12' x 11'-6"
Kitchen	11'-6" x 11'
Dining Room	11'-6" x 10'
Bedroom 1	11'-46" x 9'-9"'
Study	8'-2" x 10'
Bathroom	full
Covered Porch	21'-6" x 8'

Second Floor >5'

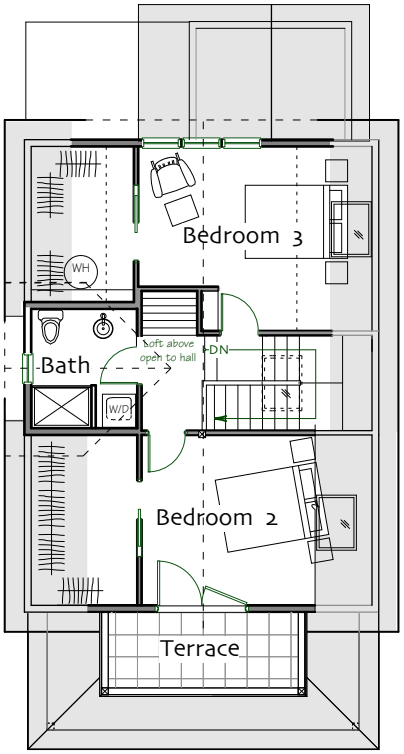
Bedroom 2	13' xf 11'-6"
Bedroom 3	14' x 12'-6"
Bathroom	three quarter

Total Heated Area: 1431 sq ft

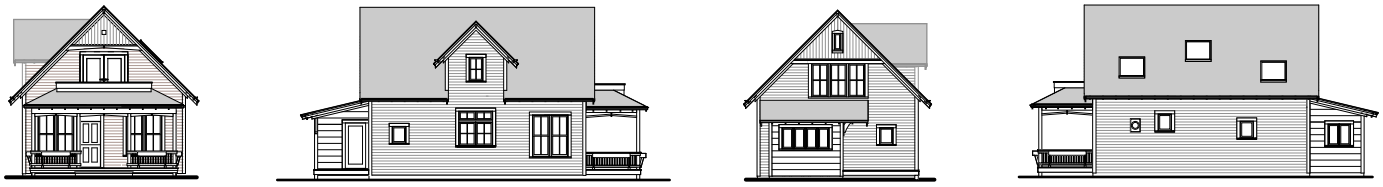
Footprint: 24' x 48'



First Floor



Second Floor



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Cottages and Small Houses
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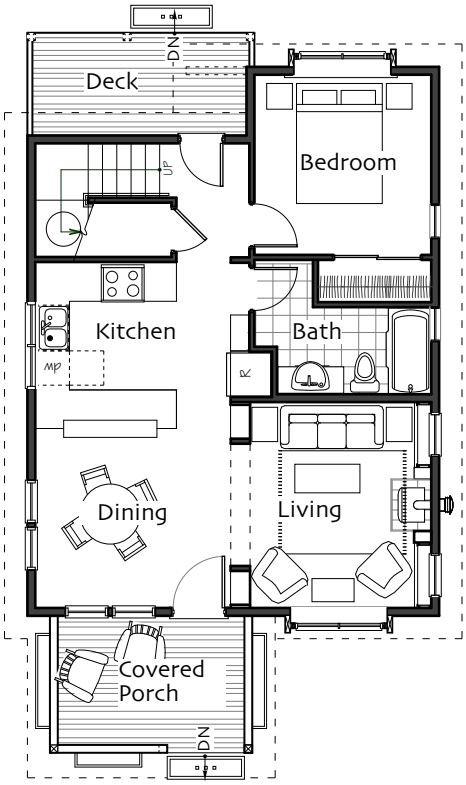
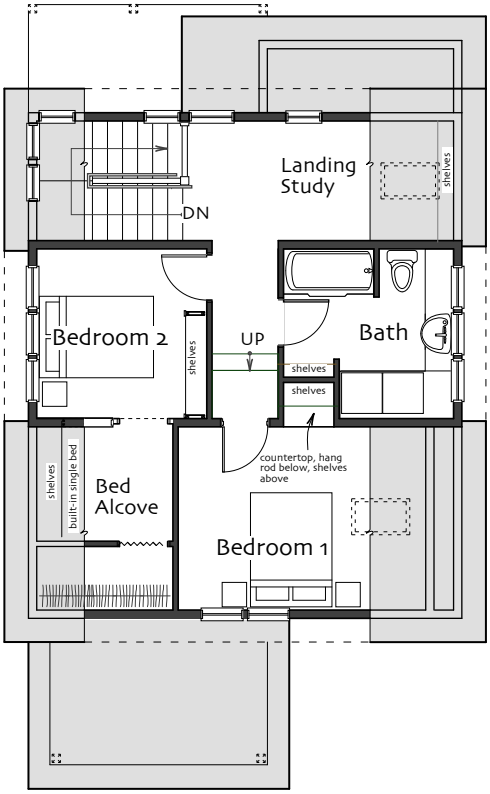
Elderberry

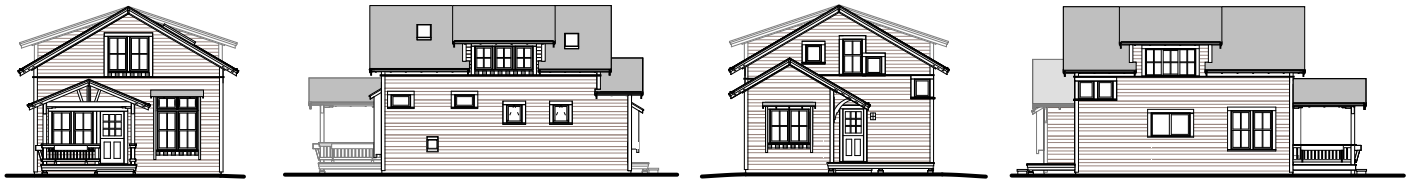
First Floor	
Living	12′ x 11′-6″
Dining	10′ x 11′-6″
Kitchen	10′ x 11′-6″
Bedroom	10′-4″ x 10′-4″
Bathroom	full
Second Floor >5′	
Bedroom 1	10′ x 10′-8″
Bedroom 2	9′-5″ x 9′-5″
Bed Alcove	4′-9″ x 6′-4″
Landing Study	6′-6″ x 7′-4″
Bathroom	three-quarter
Total Heated Area	**1302 sf**
Footprint	**24′ x 42′**



First Floor



Second Floor



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Erin v. A

First Floor

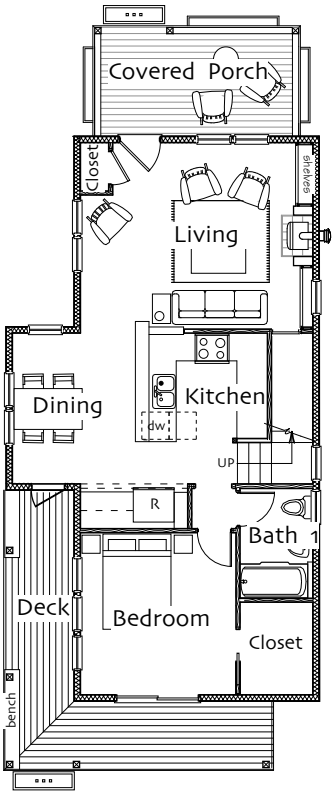
Living Room	13'-6" x 17'
Kitchen/Dining	14'-3" x 18'-9"
Bedroom 1	11'-6" x 12'
Bathroom 1	full

Second Floor >5'

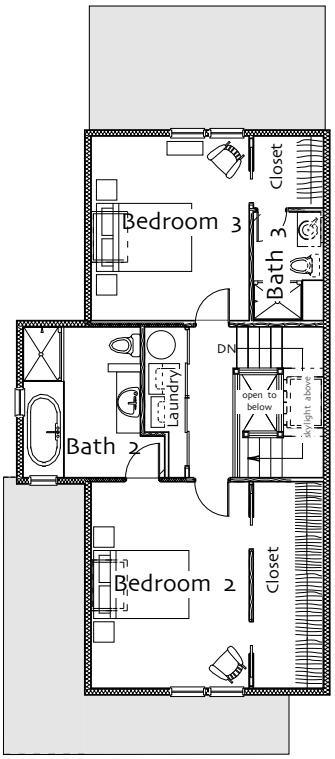
Bedroom 2	11'-6" x 15'
Bedroom 3	11'-6" x 13'-6"
Bathroom 2	full
Bathroom 3	three-quarter
Laundry	3' x 7'-9"

Total Heated Area 1606 sq ft

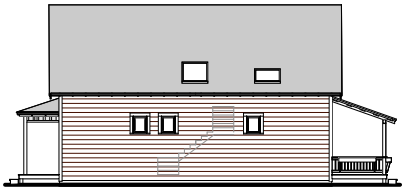
Footprint 23' x 55'



First Floor



Second Floor



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Karina

First Floor

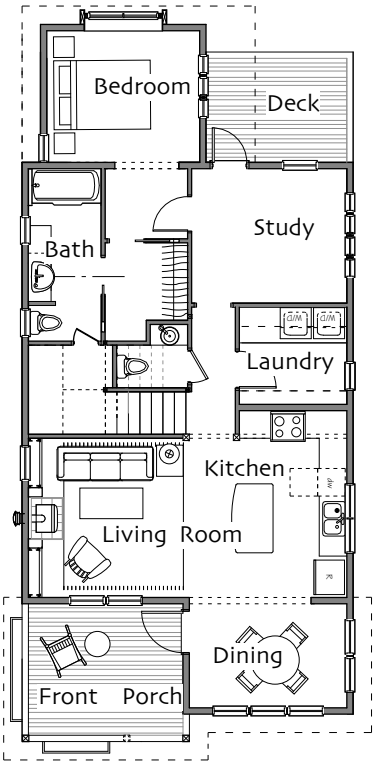
Living Room	12' x 11'-6"
Kitchen	11'-6" x 11'-6"
Dining Room	11'-6" x 8'-6"
Bedroom	11" x 9'-6"
Study	9'-6" x 11'
Laundry	7' x 7'-9"
Bath	full
WC	half

Second Floor >5'

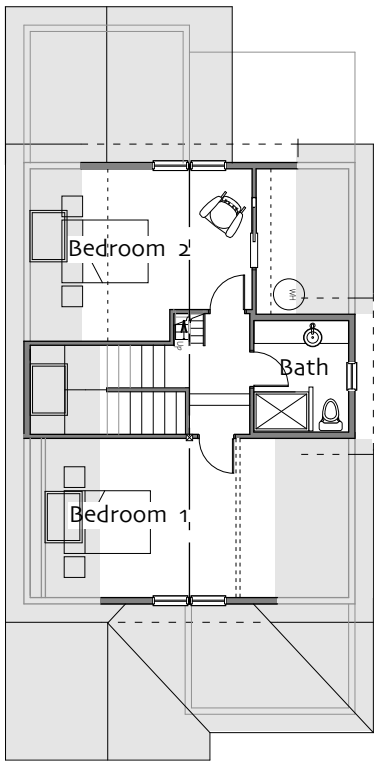
Bedroom 1	10'-8" x 11'-6"
Bedroom 2	13'-4" x 12'-6"
Bathroom	three-quarter

Total Heated Area 1572 sf

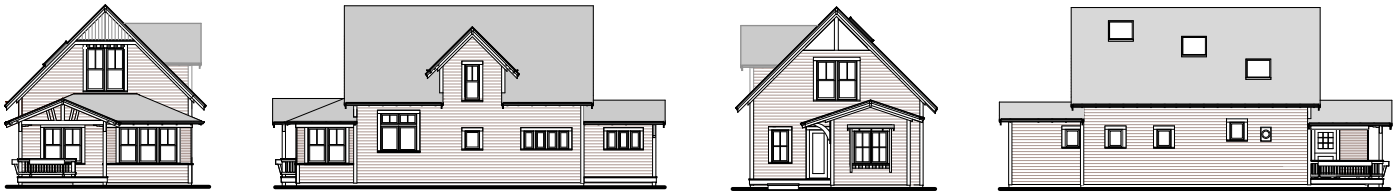
Footprint 24' x 52'



First Floor



Second Floor



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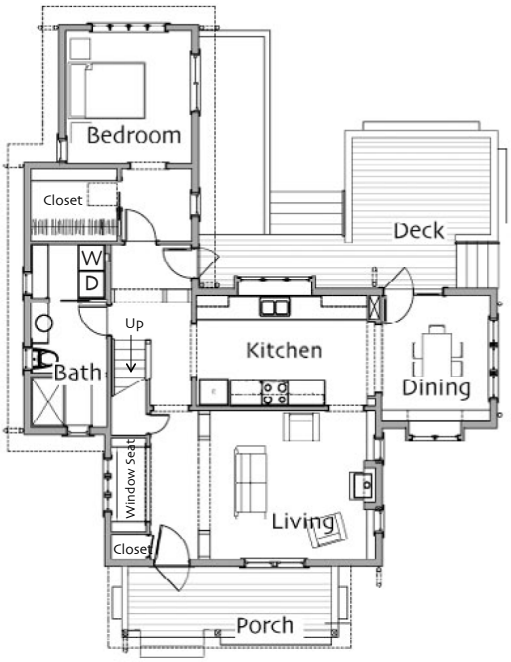
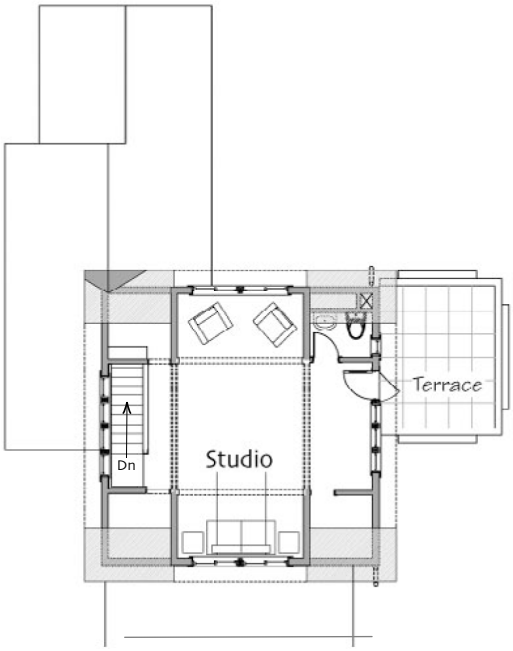
Madrona Version B

First Floor	
Living	13' x 23'
Kitchen	9'-8" x 15'-8"
Dining	11' x 9'-6"
Bedroom	11'-6" x 11'
Bathroom	full
Covered Porch	114 sf
Deck	244 sf
Second Floor >5'	
Studio	20' x 20'
Bath	half
Terrace	125 sf
Total Heated Area	**1599 sq ft**
Footprint	**41' x 55'**



First Floor



Second Floor

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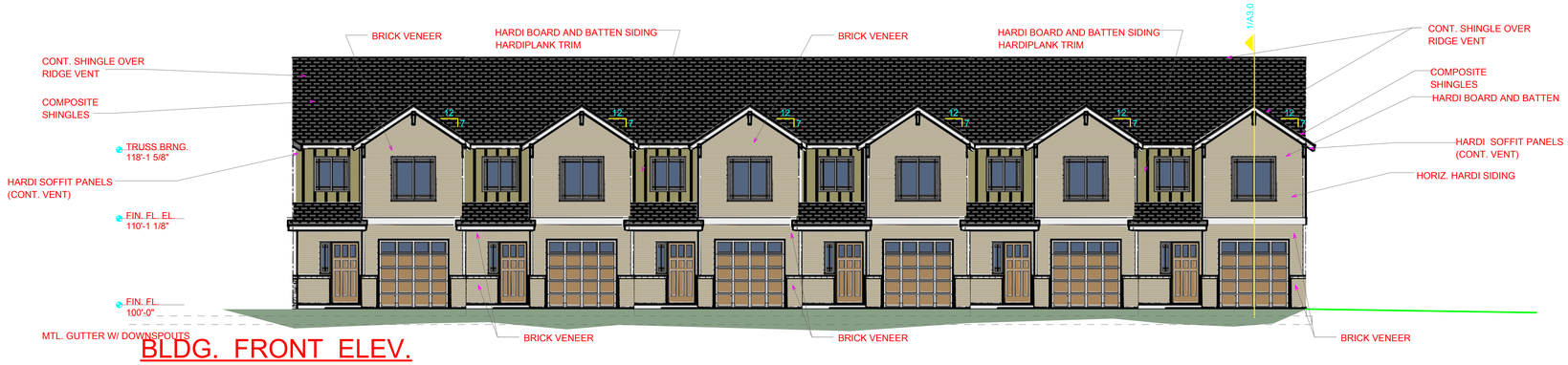
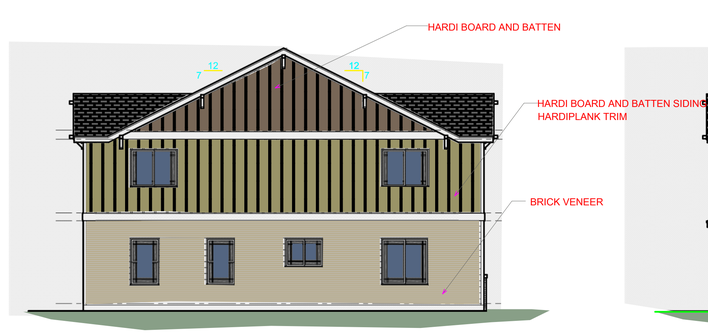
Songbird



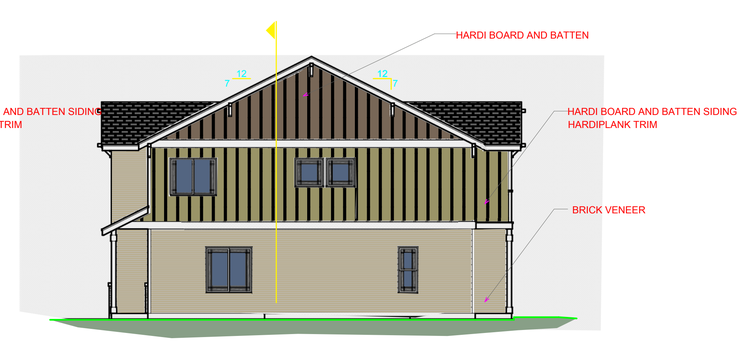
BLDG. FRONT ELEV.

TYPE A FRONT ELEVATION 1/8" = 1'-0"

TYPE A REAR ELEVATION 1/8" = 1'-0"



BLDG. LEFT SIDE ELEV. (RIGHT SIDE OPP. HAND)
OWNER VERIFIED



BLDG. RIGHT SIDE ELEV. (LEFT SIDE OPP. HAND)

IMA
architecture
planning
design

Isaac Moran
principal

400 east new hope road
rogers.arkansas 72758

isaac@ima-arch.com
479.445.4595

PROJECT

REGISTERED ARCHITECT
LAWRENCE C. UZEGBU
Lic. No. 09-3517
STATE OF ARKANSAS

PROPOSED NEW BUILDINGS 6 PLEX :
SHADOW BROOKS PHASE 4
ROGERS, ARKANSAS

CONSTRUCTION DOCUMENTS

These drawings, specifications, ideas, designs and arrangements presented thereby are and shall remain the property of IMA ARCHITECTURAL DESIGN, INC. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of IMA ARCHITECTURAL DESIGN, INC. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

Any deviation in the Construction Documents that compromise the Life Safety, Structural Integrity, ADA compliance, Violation of Codes or Regulations is the responsibility of the Owner or Contractor.
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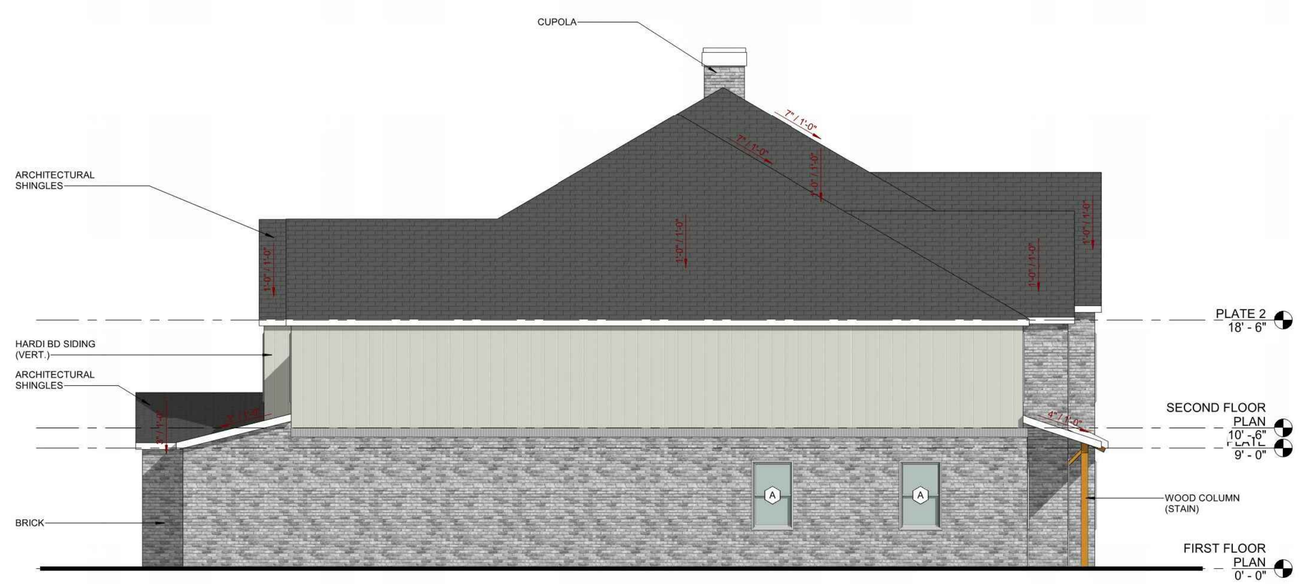
ISSUE DATE
3/15/19

SHEET CONTENTS
EXTERIOR ELEVATIONS

SHEET
A5

1 FRONT ELEVATION
3/16" = 1'-0"

3 FRONT VIEW



2 SIDE ELEVATION 1
3/16" = 1'-0"

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

PROPOSED PROJECT FOR:

THE GROVE - 10-UNIT TOWNHOME

BENTONVILLE, ARKANSAS

BRETT ARNOLD REGISTERED ARCHITECT NO. 4377 ARKANSAS

ELEVATIONS

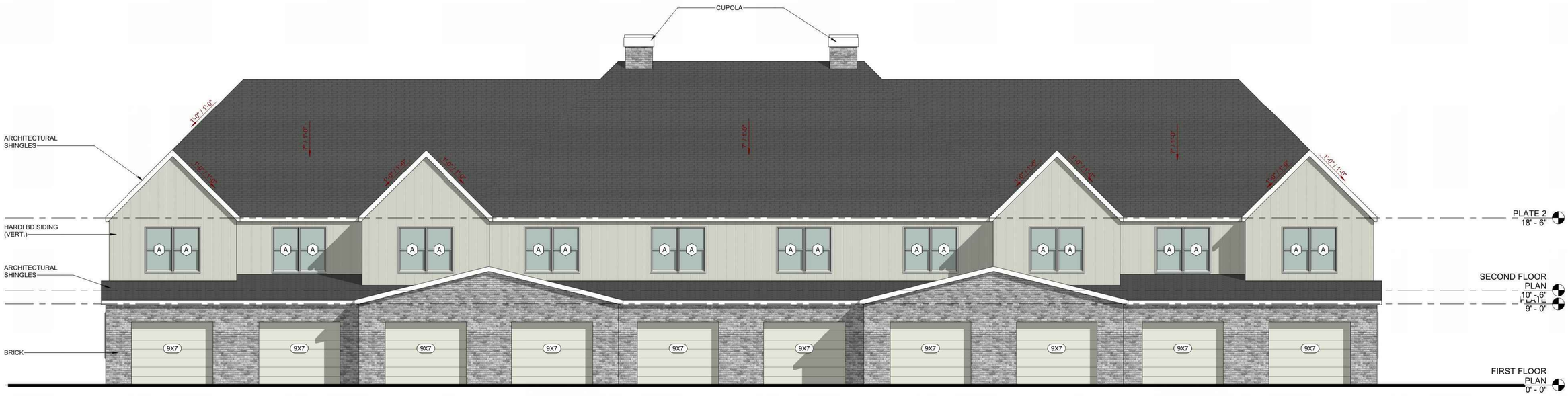
Seal

Revisions

Date 6.18.21

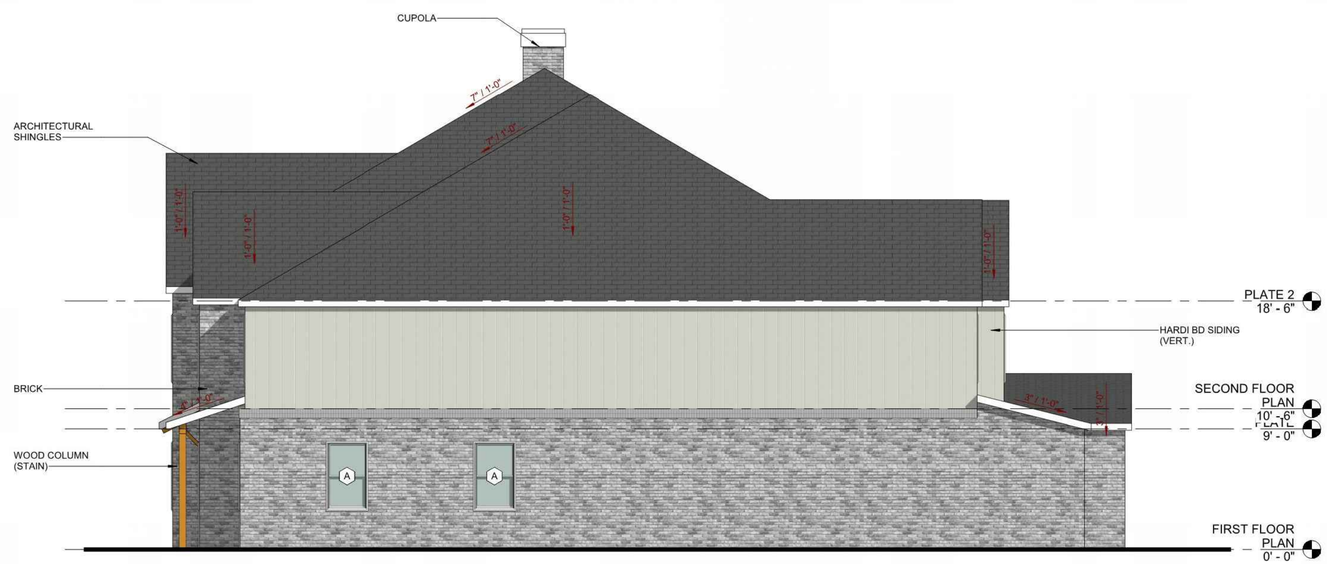
Project 21.45

BE6.0



1 REAR ELEVATION
3/16" = 1'-0"

3 REAR VIEW



2 SIDE ELEVATION 2
3/16" = 1'-0"

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

PROPOSED PROJECT FOR:

THE GROVE - 10-UNIT TOWNHOME

BENTONVILLE, ARKANSAS

BRETT ARNOLD
REGISTERED ARCHITECT
NO. 4317
ARKANSAS

ELEVATIONS

Seal

Revisions

Date 6.18.21

Project 21.45

BE6.1

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

March 11, 2021

Original DCP approved April 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 residential communities.

We are proposing a residential community consisting of 123 single family cottage homes, 92 townhomes, 2 mansion houses with 10 residential units each and 10 storage garage units on 24.78 acres located between S. Dixieland Rd and S. Concord Street, North of Pleasant Grove Rd 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: 15′
- Open space provided: 51%

<u>Overall Concept:</u>

- Residential community consisting of 123 single family cottage homes, 92 townhomes, 2 mansion houses with 10 residential units each and 10 storage garage units
- Community will have several greenspace “lawns”. Sidewalk system will connect to existing sidewalks along South Dixieland Road and Concord.
- Exterior maintenance will be provided/included by the developer’s property management company. Maintenance includes landscaping, mowing/trimming, all exterior repairs/repaint, etc.
- Neighborhood will also contain a community clubhouse with pool for exclusive use of the residents.

- <u>Compatibility and Specific Items:</u>

- Cottage Homes include:
    - Open Floor Plan – 2 BR and 3BR plans
    - Average Size of Each Unit (Approx. 1300-1600 SF +/-)
    - Exterior Masonry and Non-Masonry Material
    - Architectural Shingles
    - Gutter Systems
    - Parking – Parking and private alleys will be provided in the rear of the houses.
- Townhomes include:
    - Two-stories containing 1,277 sf per unit
    - Exterior Masonry and Non-Masonry Material
    - Parking – Each unit will include a single car garage with dedicated driveway.
- Site Amenities:
    - For the attached home neighborhood, we will have a clubhouse with pool.
    - A system of sidewalks throughout the community will connect to the existing sidewalks along South Dixieland and South Concord.

- Capacity Considerations:
    - Traffic Impact: South Dixieland Rd shall be the main access point and has a minimum capacity of around 36,800 vehicles per day. It is anticipated that the revised Density Concept Plan will generate less traffic than the currently approved Density Concept Plan.
    - Roadway Characteristics: South Dixieland Rd has a minimum capacity of around 36,800 vehicles per day. The road was constructed approximately 10 years ago and has shown little wear due to slow property infill in the area.
    - Traffic Management: Please see the provided conceptual site plan showing internal circulation, parking, and access. A variance from the connectivity ordinance is being requested for the northern part of the site due to existing houses along the entire north property line.
    - Travel Demand: along with the on-site amenities listed above, the Pleasant Grove Road corridor with eating places, shopping, and entertainment options is located less than 0.25 miles from the proposed development.
    - Multimodal Infrastructure: This site will feature sidewalks.

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

Original DCP approved April 2021.

DESIGN CRITERIA

- **SINGLE FAMILY** (detached cottage) 123 - total units
- **TOWN HOMES** (attached) 92 - total units
- **MANSION HOUSE** (10 units each) 20 - total units
- **STORAGE GARAGE** 10 - total locations

235 total dwelling units

LOT INFORMATION

SETBACKS: 10' front, 5' side, 15' rear

LOT 1 - 94,162 s.f.
DETENTION - 58,568 s.f.
IMPERVIOUS - 18,501 s.f.
OPEN SPACE - 86,161 s.f.

LOT 2 - 295,343 s.f.
DETENTION - 0 s.f.
IMPERVIOUS - 200,600 s.f.
OPEN SPACE - 206,028 s.f.

LOT 3 - 612,056 s.f.
DETENTION - 106,758 s.f.
IMPERVIOUS - 271,259 s.f.
OPEN SPACE - 515,130 s.f.

TOTAL DENSITY = 11 units/acre

PDG
PLANNING DESIGN GROUP

THE GROVE CONCEPTUAL MASTER PLAN
ROGERS, ARKANSAS

NORTH 50 0 50 100

March 5th, 2021

Original DCP approved April 2021.

Original DCP approved April 2021.

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

MEETING DATE
DECEMBER 7, 2021

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
CONDITIONAL USE PERMIT – KUM & GO #2421

STAFF: AMBER LONG, PLANNER I

REQUEST DETAILS

BUSINESS/PROJECT NAME:	Kum & Go #2421
ADDRESS/PARCEL:	NW corner of W. New Hope Rd. and S. 1st St. / 02-01521-000
PROPOSED USE:	Convenient Store with Gas
CURRENT USE:	Undeveloped
CURRENT ZONING:	C-3 (Neighborhood Commercial)
APPLICANT/REPRESENTATIVE:	Michael Clotfelter, Ozark Civil Engineering, Inc.
PROPERTY OWNER:	Kyle D. & Judy K. Castor
NATURE OF REQUEST:	Approval of Conditional Use Permit
AUTHORITY:	Sec. 14-723, Rogers Code of Ordinances

SUMMARY

This request is to allow the use "Convenience Store with Gas" which is conditional in the C-3 zoning district. The subject property is zoned correctly per the Comprehensive Growth Map, as C-3 is the only allowed zoning district in the Neighborhood Center Growth Designation. The proposed use is generally compatible with adjacent property and appropriate at this Neighborhood Center location.

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

Note: The subject location is the ±2.1 acre tract at the northwest corner of W. New Hope Road and S. 1st Street. The tract, created via instrument #L202115867, is currently not reflected on City and Benton County GIS maps.

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. PLANNING COMMISSION CONSIDERATIONS PER SEC. 14-723(a)(3):
   a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?
   b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?
   c) Can all other zoning requirements be met?
   d) Will ingress and egress for the proposed use create a traffic hazard?

2. GENERAL FINDINGS:
   a) The proposed use is conditional in C-3. The property is zoned correctly per the CGM, as C-3 is an allowed zoning district within the Neighborhood Center Growth Designation.
   b) The subject location is the undeveloped, ±2.1 acre tract at the northwest corner of W. New Hope Road and S. 1st Street. The tract, created via instrument #L202115867, is currently not reflected on City and Benton County GIS maps. The subject location is zoned C-3 in the Neighborhood Center Growth Designation. The tract is immediately south of an Employment Center Growth Designation and is less than one-quarter mile west of a Neighborhood Growth Designation with single and multifamily uses. Uses within the surrounding Employment Center include the following: food processing, wholesaling and distribution, vehicle storage, industry, and building services. Uses within the Neighborhood Center at the intersection of New Hope Rd. and 1st Street include the following: retail, restaurants, vehicle/equipment repair and installation, vehicle/equipment sales and rentals, and convenience store with gas. The proposed use "convenience store with gas" is generally compatible with surrounding land uses and aligns with the character of the Neighborhood Center. The proposed use adds a basic commercial service to an area with a developed employment center and relatively dense residential developments.
   c) Aside from any special terms of approval attached to the CUP itself, the use permit/business license process does not require compliance with zoning standards other than the use schedule and use limitations.
   d) The site has adequate street frontage. Access management standards will be reviewed for compliance during the Large-Scale Development process.

3. COMPREHENSIVE GROWTH MAP:
   a) *Growth Designation*:
      Neighborhood Center.

   b) *Growth Designation Character*:
      Mixed-use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within ½ mile radius of each center and supports efficient multi-modal transportation network. Goals include creating neighborhood character, conserving opportunity for non-residential activities, and providing accessibility to civic facilities, religious assembly, basic commercial services, and recreation (CGM Page 1).

   c) *Allowed Zoning Districts*:
      C-3

4. ZONING:
   a) *C-3 (Neighborhood Commercial)*:
      The purpose and intent of the C-3 zoning district is "for areas designated as Neighborhood Centers on the city's Comprehensive Growth Map. The ideal application of this district is the development of a compact, mixed-use, neighborhood-oriented environment that transitions into lower density residential near Neighborhood Center boundaries. This district allows uses that provide essential goods and services to surrounding neighborhoods in a way that promotes placemaking and pedestrian accessibility. It is also intended to encourage medium-density residential development such as townhomes, bungalow courts, and other multi-unit or attached single-family housing types. Because the permitted non-residential uses are intended to be integral to the functions of a neighborhood, emphasis is placed on design and neighborhood compatibility," (Sec. 14-710(a)).

   b) *Use Definition*:
      "Convenience Store with Gas" is defined as "retail sales of food, beverage, and small convenience items typically found in establishments with long or late hours of operation that also sell gasoline," (Sec. 14-695(b)(3)(s)).

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

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, staff recommendations].
3. *IF DENYING*:
   Move to deny the request.
4. *IF TABLING*:
   Move to table the request.

DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. McCURDY, Director
Community Development

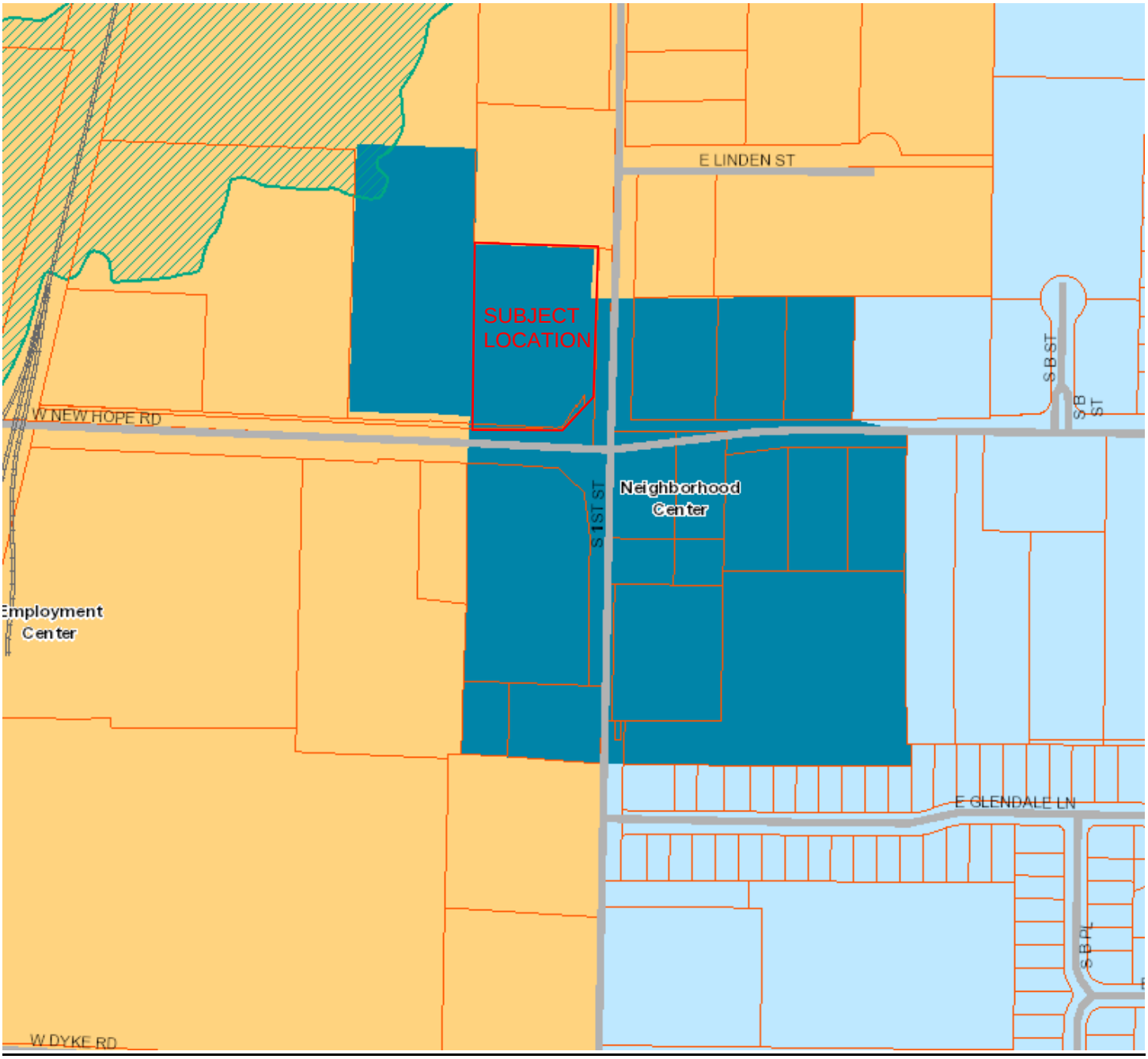
TABS:

1. Vicinity maps (aerial, CGM, zoning)
2. CUP application and required supplements

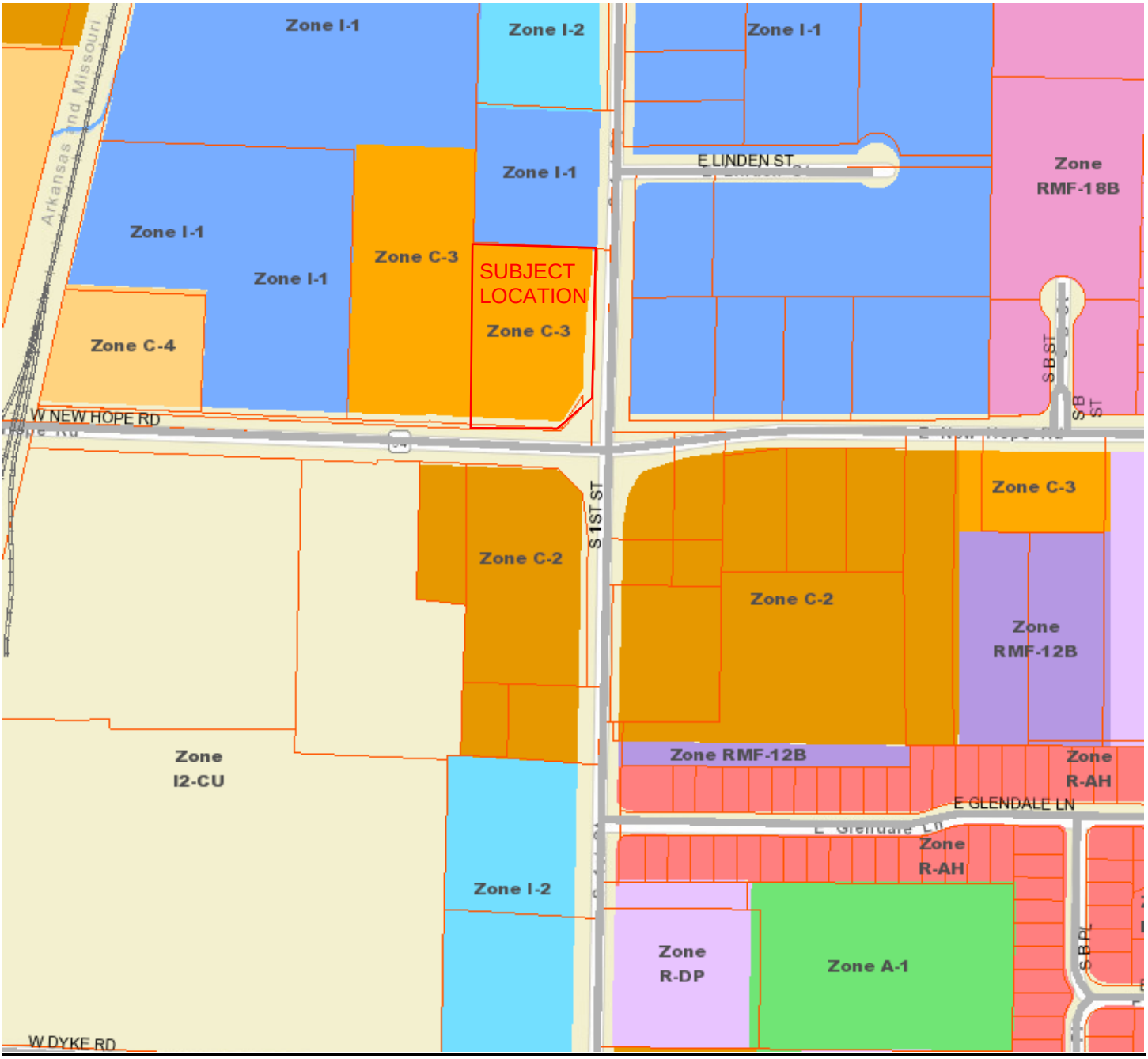
TAB 1

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: _____ ($100)

Zoning: _____

Permit Number: _____

CityView Application: _____

Date: _____

CONDITIONAL USE PERMIT

APPLICANT: Michael Clotfelter / Ozark Civil Engineering, Inc.

ADDRESS: 3214 NW Avignon Way SUITE #: 4

PHONE #: 479-464-8850 EMAIL: mclotfelter@ozarkcivil.com

PROPERTY OWNER: Kyle D. Castor & Judy K Castor PHONE #: 479-903-4262

PRESENT USE: Undeveloped ZONING: C-3

PROPOSED CONDITIONAL USE: Convenience Store & Fueling Station

PARKING SPACES AVAILABLE: N/A HOURS OF OPERATION: 24-7

IF APPLYING TO OPEN A DAYCARE:

NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME: N/A

Michael Clotfelter 11/12/2021
Applicant Signature Date

Is the property switching from a residential to non-residential use?

- ☐ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.
- ☒ No

Attachment Checklist:

- ☒ Letter explaining request
- ☒ Legal description of property
- ☒ Applicant Certification
- ☒ Site plan as needed
- ☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____

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 **with return receipts requested** at least 15 days prior to the upcoming public hearing.

Dated this the 11 day of November, 2021.

Signed

Michael Clotfelter
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 12 day of November, 2021.

L.E. Butler
Notary Signature

LUCY E. BUTLER
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires May 17, 2028
Commission No. 12704650

Lucy E. Butler
Notary Name Printed

5-17-28
Commission Expires

PROPERTY OWNER PERMISSION

I, Kyle D. Caston mgr., hereby permit the use of Convenience store & fueling station
(name) (use)
on my property at NW Corner of the intersection of Rogers, Arkansas.
(address) W. New Hope Road. & 1st Street

Dated this the 13 day of November, 2021.

Signed

Kyle D. Caston mgr.
Name Printed
First Street Station LLC.

STATE OF ~~ARKANSAS~~ Wyoming

COUNTY OF Teton

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

Notary Signature

ULISES AVILA RAMIREZ – NOTARY PUBLIC
COUNTY OF TETON
STATE OF WYOMING
MY COMMISSION EXPIRES AUGUST 03, 2024

Ulises Avila Ramirez
Notary Name Printed

08/03/2021
Commission Expires

Legal Description:

All of Tract 6 as shown on the Tract Split recorded as Document L202115867, Benton County, Arkansas, being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 19 South, Range 30 West of the 5th Principal Meridian, City of Rogers, Benton County, Arkansas, being more particularly described as follows:

Beginning at a found 5/8" rebar at the Northwest corner of said Tract 6; thence South 86°30'14" East, 257.46 feet to a found 5/8" rebar capped LS1519 on the West R/W line of 1st Street; thence South 2°24'13" East, 38.71 feet along said 1st Street R/W; thence South 8°06'51" West, 100.50 feet along said 1st Street R/W; thence South 4°40'08" West, 84.43 feet along said 1st Street R/W; thence South 88°26'22" West, 3.00 feet along said 1st Street R/W; thence South 0°29'15" West, 77.57 feet along said 1st Street R/W to a found 5/8" rebar capped LS1519; thence South 34°01'06" West, 82.89 to a found 5/8" rebar capped LS1519 on the North R/W line of New Hope Rd.; thence South 85°09'10" West, 12.89 feet along said New Hope Rd. R/W to a found 5/8" rebar capped LS1519; thence North 86°14'08" West, 190.61 feet along said New Hope Rd. R/W to a found 5/8" rebar capped LS1519; thence leaving New Hope Rd. R/W, North 2°52'56" East, 373.42 feet to the Point of Beginning.

Containing 91,559 square feet or 2.102 acres of land, more or less.

Ozark Civil Engineering Inc.
3214 N.W. Avignon Way, Suite 4 ♦ Bentonville, AR 72712
479-464-8850 telephone ♦ 479-464-9040 fax

November 9, 2021
Sent Via Email

Ms. Amber Long
Planner II
City of Rogers, AR
Department of Community Development
301 W Chestnut St.
Rogers, AR 72756

Re: Kum & Go, 2421 – Rogers, Benton County, AR
Conditional Use – Convenience Store and Fueling Station (C-3 Zoning)

Ms. Long,

Per the City's Code of Ordinance, Section 14-710 – C-3 Neighborhood Commercial District; Kum & Go respectfully requests a Conditional Use be granted to allow for a convenience store and fueling station. The site is located at the northwest corner of the intersection of W. New Hope Road. and S. 1st Street.

The proposed development is located on approximately 2.102 acres. Construction will include a 5,620 square foot store, six fueling pumps, drainage, water, sanitary sewer services and site lighting to facilitate on-site parking (22 parking stalls).

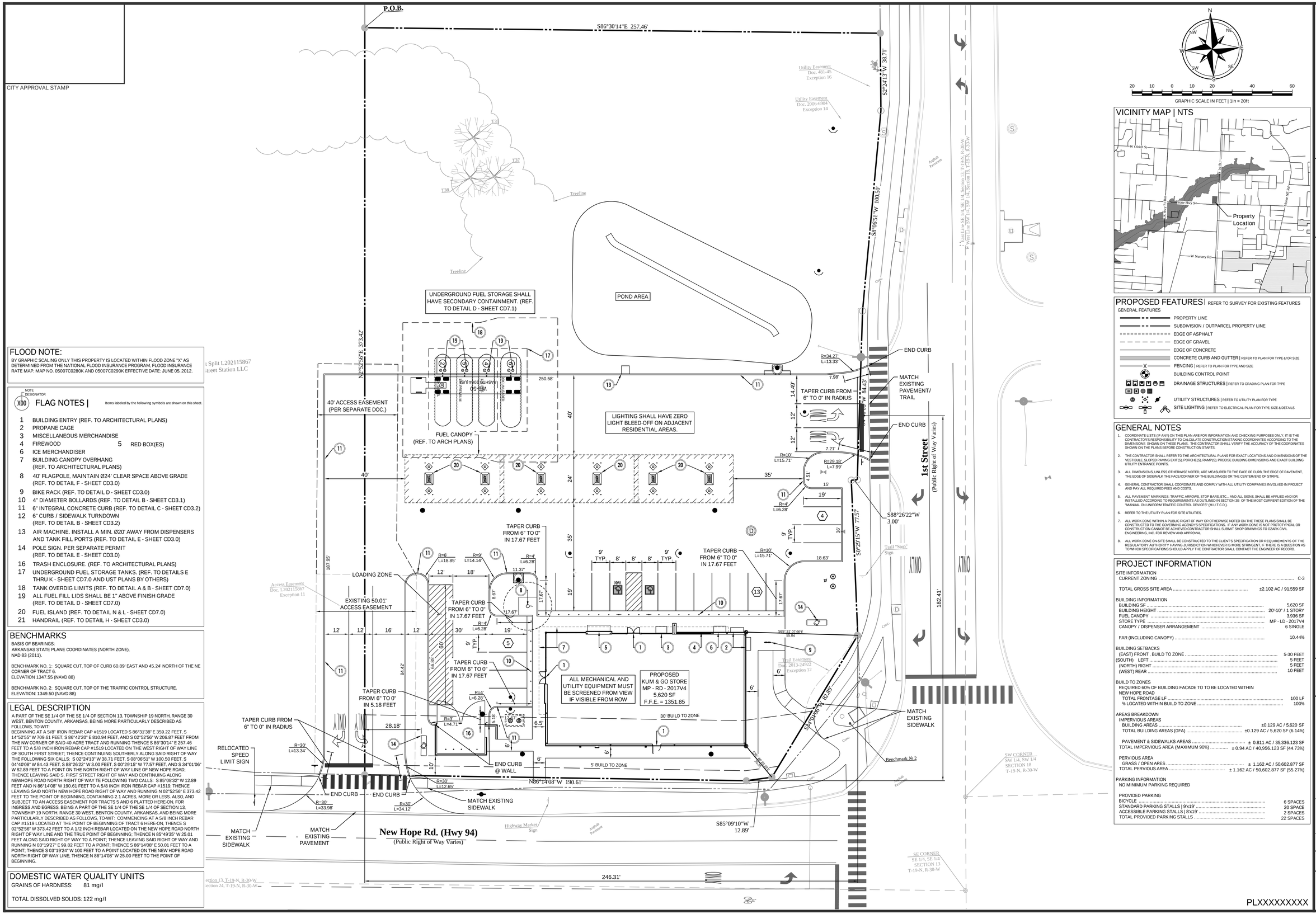
The store will operate 24-hours a day, 7 days a week. The proposed signage will be in accordance with the City's Code of Ordinance and screening for this site will not be required due to the adjacent zoning. There should not be a large increase of traffic generated by this development. Kum & Go convenience stores are meant to be a convenience to the area and are not considered a point of interest for people not living in the general area.

We appreciate your consideration in this matter and if you should have any questions, please feel free to contact Ozark Civil Engineering, Inc. at your convenience.

Sincerely,

Ozark Civil Engineering, Inc.

Michael Clotfelter, Project Manager



CITY APPROVAL STAMP

FLOOD NOTE:

BY GRAPHIC SCALING ONLY THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS DETERMINED FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NO. 05007C0280K AND 05007C0290K EFFECTIVE DATE: JUNE 05, 2012.

FLAG NOTES |

NOTE DESIGNATOR: X00

Items labeled by the following symbols are shown on this sheet.

1 BUILDING ENTRY (REF. TO ARCHITECTURAL PLANS)
2 PROPANE CAGE
3 MISCELLANEOUS MERCHANDISE
4 FIREWOOD
5 RED BOX(ES)
6 ICE MERCHANDISER
7 BUILDING CANOPY OVERHANG (REF. TO ARCHITECTURAL PLANS)
8 40' FLAGPOLE, MAINTAIN Ø24' CLEAR SPACE ABOVE GRADE (REF. TO DETAIL F - SHEET CD3.0)
9 BIKE RACK (REF. TO DETAIL D - SHEET CD3.0)
10 4" DIAMETER BOLLARDS (REF. TO DETAIL B - SHEET CD3.1)
11 6" INTEGRAL CONCRETE CURB (REF. TO DETAIL C - SHEET CD3.2)
12 6" CURB / SIDEWALK TURNDOWN (REF. TO DETAIL B - SHEET CD3.2)
13 AIR MACHINE. INSTALL A MIN. Ø20' AWAY FROM DISPENSERS AND TANK FILL PORTS (REF. TO DETAIL E - SHEET CD3.0)
14 POLE SIGN. PER SEPARATE PERMIT (REF. TO DETAIL E - SHEET CD3.0)
16 TRASH ENCLOSURE. (REF. TO ARCHITECTURAL PLANS)
17 UNDERGROUND FUEL STORAGE TANKS. (REF. TO DETAILS E THRU K - SHEET CD7.0 AND UST PLANS BY OTHERS)
18 TANK OVERDIG LIMITS (REF. TO DETAIL A & B - SHEET CD7.0)
19 ALL FUEL FILL LIDS SHALL BE 1" ABOVE FINISH GRADE (REF. TO DETAIL D - SHEET CD7.0)
20 FUEL ISLAND (REF. TO DETAIL N & L - SHEET CD7.0)
21 HANDRAIL (REF. TO DETAIL H - SHEET CD3.0)

BENCHMARKS

BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATES (NORTH ZONE), NAD 83 (2011).

BENCHMARK NO. 1: SQUARE CUT, TOP OF CURB 60.89' EAST AND 45.24' NORTH OF THE NE CORNER OF TRACT 6.
ELEVATION 1347.55 (NAVD 88)

BENCHMARK NO. 2: SQUARE CUT, TOP OF THE TRAFFIC CONTROL STRUCTURE.
ELEVATION: 1349.50 (NAVD 88)

LEGAL DESCRIPTION

A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A 5/8" IRON REBAR CAP #1519 LOCATED S 86°31'38" E 359.22 FEET, S 14°52'55" W 709.61 FEET, S 86°42'20" E 810.94 FEET, AND S 02°52'56" W 206.87 FEET FROM THE NW CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE S 86°30'14" E 257.46 FEET TO A 5/8 INCH IRON REBAR CAP #1519 LOCATED ON THE WEST RIGHT OF WAY LINE OF SOUTH FIRST STREET; THENCE CONTINUING SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING SIX CALLS: S 02°24'13" W 38.71 FEET, S 08°06'51" W 100.50 FEET, S 04°40'08" W 84.43 FEET, S 88°26'22" W 3.00 FEET, S 00°29'15" W 77.57 FEET, AND S 34°01'06" W 82.89 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NEW HOPE ROAD; THENCE LEAVING SAID S. FIRST STREET RIGHT OF WAY AND CONTINUING ALONG NEWHOPE ROAD NORTH RIGHT OF WAY TE FOLLOWING TWO CALLS: S 85°08'32" W 12.89 FEET AND N 86°14'08" W 190.61 FEET TO A 5/8 INCH IRON REBAR CAP #1519; THENCE LEAVING SAID NORTH NEW HOPE ROAD RIGHT OF WAY AND RUNNING N 02°52'56" E 373.42 FEET TO THE POINT OF BEGINNING. CONTAINING 2.1 ACRES, MORE OR LESS. ALSO, AND SUBJECT TO AN ACCESS EASEMENT FOR TRACTS 5 AND 6 PLATTED HERE-ON, FOR INGRESS AND EGRESS, BEING A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A 5/8 INCH REBAR CAP #1519 LOCATED AT THE POINT OF BEGINNING OF TRACT 6 HERE-ON, THENCE S 02°52'56" W 373.42 FEET TO A 1/2 INCH REBAR LOCATED ON THE NEW HOPE ROAD NORTH RIGHT OF WAY LINE AND THE TRUE POINT OF BEGINNING; THENCE N 85°49'35" W 25.01 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N 03°19'27" E 99.82 FEET TO A POINT; THENCE S 86°14'08" E 50.01 FEET TO A POINT; THENCE S 03°19'24" W 100 FEET TO A POINT LOCATED ON THE NEW HOPE ROAD NORTH RIGHT OF WAY LINE; THENCE N 86°14'08" W 25.00 FEET TO THE POINT OF BEGINNING.

DOMESTIC WATER QUALITY UNITS

GRAINS OF HARDNESS: 81 mg/l

TOTAL DISSOLVED SOLIDS: 122 mg/l

GRAPHIC SCALE IN FEET | 1in = 20ft

VICINITY MAP | NTS

PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- CONCRETE CURB AND GUTTER | REFER TO PLAN FOR TYPE &/OR SIZE
- FENCING | REFER TO PLAN FOR TYPE AND SIZE
- BUILDING CONTROL POINT
- DRAINAGE STRUCTURES | REFER TO GRADING PLAN FOR TYPE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

GENERAL NOTES

1. COORDINATE LISTS (IF ANY) ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN ON THE PLANS BEFORE CONSTRUCTION STARTS.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE VESTIBULE, SLOPED PAVING EXIT(S), PORCHE(S), RAMP(S), PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.
4. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. ALL PAVEMENT MARKINGS: TRAFFIC ARROWS, STOP BARS, ETC... AND ALL SIGNS, SHALL BE APPLIED AND/OR INSTALLED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.).
6. REFER TO THE UTILITY PLAN FOR SITE UTILITIES.
7. ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL
8. ALL WORK DONE ON-SITE SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

PROJECT INFORMATION

SITE INFORMATION
CURRENT ZONING C-3
TOTAL GROSS SITE AREA ..... ±2.102 AC / 91.559 SF

BUILDING INFORMATION
BUILDING SF ..... 5,620 SF
BUILDING HEIGHT ..... 20'-10" / 1 STORY
FUEL CANOPY ..... 3,936 SF
STORE TYPE ..... MP - LD - 2017V4
CANOPY / DISPENSER ARRANGEMENT ..... 6 SINGLE
FAR (INCLUDING CANOPY) 10.44%

BUILDING SETBACKS
(EAST) FRONT , BUILD TO ZONE ..... 5-30 FEET
(SOUTH) LEFT ..... 5 FEET
(NORTH) RIGHT ..... 5 FEET
(WEST) REAR ..... 10 FEET

BUILD TO ZONES
REQUIRED 60% OF BUILDING FACADE TO TO BE LOCATED WITHIN NEW HOPE ROAD
TOTAL FRONTAGE LF ..... 100 LF
% LOCATED WITHIN BUILD TO ZONE 100%

AREAS BREAKDOWN
IMPERVIOUS AREAS
BUILDING AREAS ..... ±0.129 AC / 5,620 SF
TOTAL BUILDING AREAS (GFA) ..... ±0.129 AC / 5,620 SF (6.14%)
PAVEMENT & SIDEWALKS AREAS ..... ± 0.811 AC / 35,336.123 SF
TOTAL IMPERVIOUS AREA (MAXIMUM 90%) ..... ± 0.94 AC / 40,956.123 SF (44.73%)
PERVIOUS AREA
GRASS / OPEN ARES ..... ± 1.162 AC / 50,602.877 SF
TOTAL PERVIOUS AREA ..... ± 1.162 AC / 50,602.877 SF (55.27%)

PARKING INFORMATION
NO MINIMUM PARKING REQUIRED

PROVIDED PARKING
BICYCLE ..... 6 SPACES
STANDARD PARKING STALLS | 9'x19' ..... 20 SPACE
ACCESSIBLE PARKING STALLS | 8'x19' ..... 2 SPACES
TOTAL PROVIDED PARKING STALLS ..... 22 SPACES

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ No. 9504 TODD A. HUTT

Kum & Go
6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128

2421 - ROGERS, AR
NEW HOPE RD & 1ST STREET
SITE LAYOUT PLAN

KG PROJECT TEAM:
RDM: Alex Sappingfield
SDM: Dan Garneau
CPM: Scott Newbury

DATE	REVISION DESCRIPTION

REVISIONS

DATE: 11/15/2021

SHEET NUMBER: C3.0

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Tree Table

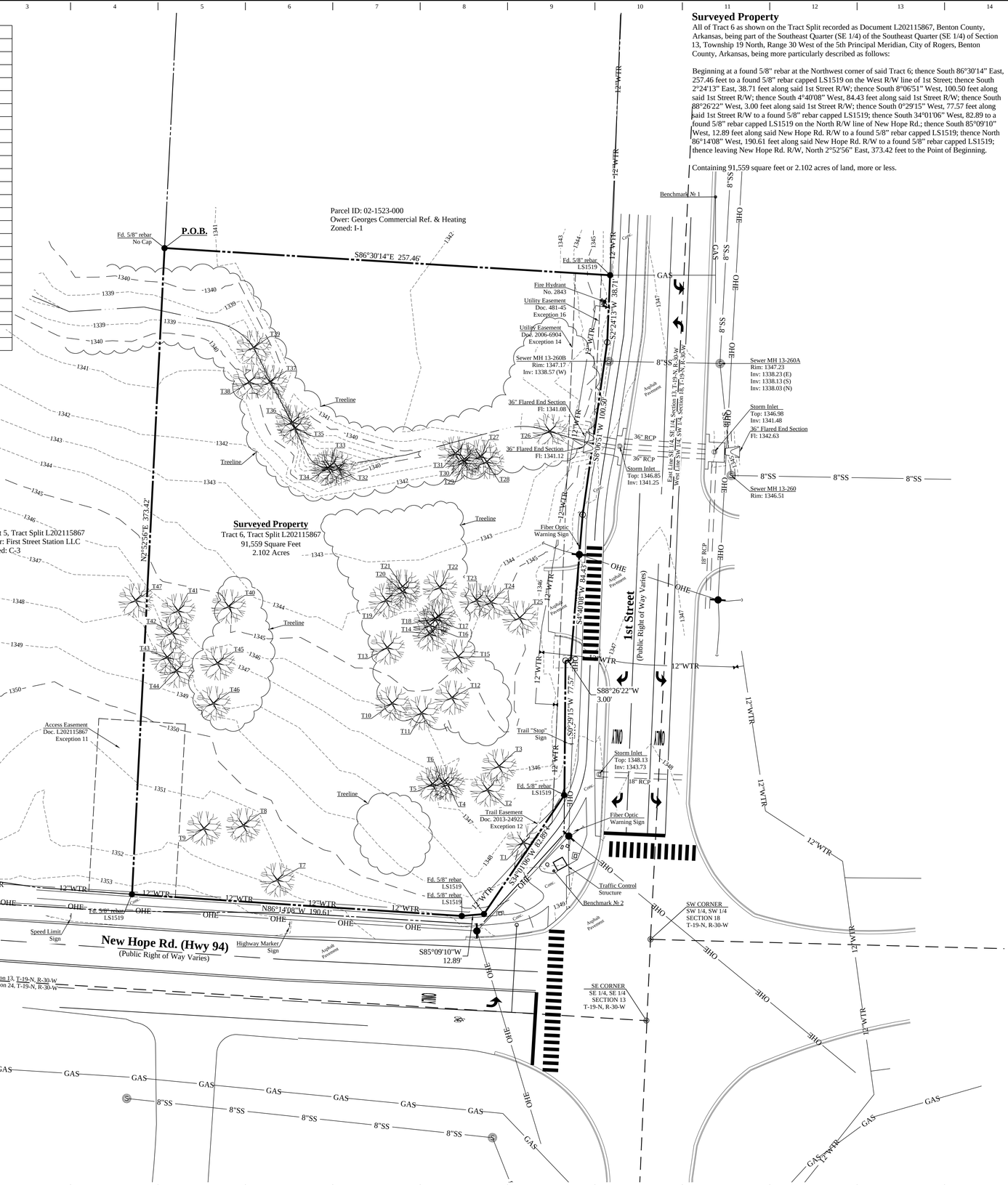
№	Size	Type	№	Size	Type
T1	16"	Redbud	T25	18"	Maple
T2	16"	Elm	T26	36"	Tree
T3	24"	Elm	T27	14"	Tree
T4	16"	Elm	T28	14"	Tree
T5	24"	Hedge	T29	14"	Birch
T6	36"	Tree	T30	14"	Tree
T7	36"	Tree	T31	14"	Hedge
T8	26"	Maple	T32	18"	Tree
T9	42"	Tree	T33	18"	Tree
T10	12"	Tree	T34	18"	Tree
T11	12"	Walnut	T35	14"	Tree
T12	14"	Elm	T36	14"	Tree
T13	24"	Walnut	T37	14"	Walnut
T14	30"	Elm	T38	14"	Tree
T15	16"	Tree	T39	16"	Tree
T16	18"	Maple	T40	24"	Tree
T17	42"	Maple	T41	24"	Walnut
T18	30"	Maple	T42	24"	Walnut
T19	18"	Tree	T43	12"	Hackberry
T20	18"	Elm	T44	16"	Elm
T21	18"	Elm	T45	36"	Mulberry
T22	20"	Elm	T46	84"	Hedge
T23	36"	Double Elm	T47	14"	Elm
T24	36"	Double Elm			

Surveyed Property

All of Tract 6 as shown on the Tract Split recorded as Document L202115867, Benton County, Arkansas, being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 19 North, Range 30 West of the 5th Principal Meridian, City of Rogers, Benton County, Arkansas, being more particularly described as follows:

Beginning at a found 5/8" rebar at the Northwest corner of said Tract 6; thence South 86°30'14" East, 257.46 feet to a found 5/8" rebar capped LS1519 on the West R/W line of 1st Street; thence South 2°24'13" East, 38.71 feet along said 1st Street R/W; thence South 8°06'51" West, 100.50 feet along said 1st Street R/W; thence South 4°40'08" West, 84.43 feet along said 1st Street R/W; thence South 88°26'22" West, 3.00 feet along said 1st Street R/W; thence South 0°29'15" West, 77.57 feet along said 1st Street R/W to a found 5/8" rebar capped LS1519; thence South 34°01'06" West, 82.89 to a found 5/8" rebar capped LS1519 on the North R/W line of New Hope Rd.; thence South 85°09'10" West, 12.89 feet along said New Hope Rd. R/W to a found 5/8" rebar capped LS1519; thence North 86°14'08" West, 190.61 feet along said New Hope Rd. R/W to a found 5/8" rebar capped LS1519; thence leaving New Hope Rd. R/W, North 2°52'56" East, 373.42 feet to the Point of Beginning.

Containing 91,559 square feet or 2.102 acres of land, more or less.



Legend

- FOUND BOUNDARY MONUMENT AS NOTED
- SET BOUNDARY MONUMENT AS NOTED
- POWER POLE W/ GUY
- SANITARY MANHOLE
- LIGHT POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GRATE INLET
- GAS METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE PEDESTAL
- PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- SSFM — SANITARY SEWER FORCE MAIN
- SS — SANITARY SEWER
- T — TELEPHONE LINE
- OHT — OVERHEAD TELEPHONE
- GAS — GAS LINE
- W — WATER LINE
- OHE&T — OVERHEAD ELECTRIC & CABLE TV
- UGE — UNDERGROUND ELECTRIC
- FO — FIBER OPTIC LINE
- FENCE

(M) MEASURED DISTANCE (D) DEED OR DESCRIBED DISTANCE (P) PLAT DISTANCE

CHICAGO TITLE INSURANCE COMPANY

FILE NO. 2116110-106 Commitment Date: August 15, 2021, 7:00 A.M.

SCHEDULE B - SECTION II (EXCEPTIONS)

	ITEM DESCRIPTION	EFFECT
1.	Any defect, lien, encumbrance, adverse claims, or other matter that appear in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.	Not Survey related
2.	General and special taxes for the year 2021 and subsequent years which are not yet due and payable. Taxes for the year 2020 and prior years are paid.	Not Survey related
3.	Encroachments, violations, variations, overlaps, boundary line disputes, and would be disclosed by an accurate survey and inspection of the premises.	None known
4.	Easements, or claims of easements, not shown by the Public Records or which would be disclosed by an accurate survey and inspection of the premises.	None known
5.	Rights or claims of parties in possession not shown by the Public Records.	Not Survey related
6.	Rights of tenants in possession under unrecorded leases solely as tenants and solely with respect to space occupied by each such tenant, (together with non-exclusive rights in common with other tenants in areas used by all tenants).	Not Survey related
7.	Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.	Not Survey related
8.	Taxes or special assessments, if any, which are not shown as existing liens by the Public Records.	Not Survey related
9.	Loss arising from security interest evidenced by Financing Statements and Liens filed of record as of the effective date hereof, under the Arkansas Uniform Commercial Code in the State of Arkansas.	Not Survey related
10.	Loss arising from and/or resulting from oil, gas and/or all other minerals, conveyed, retained, leased, assigned or any other activity concerning the sub-surface rights or ownership, including but not limited to the right of ingress or egress for said sub-surface purposes.	Not Survey related
11.	Reservations, Restrictions, Easements, Dedications, Right of Ways and Setback Lines as may be shown upon the recorded plat of said Survey, filed for record in/as Document No. L202115867 of the records of Benton County, AR.	Affects surveyed property as shown hereon
12.	Trail Easement, in favor of the City or Rogers, filed May 8, 2013 in Deed Book/Page 2013 24922, records of Benton County, AR.	Affects surveyed property as shown hereon
13.	Street Right of Way Deed, in favor of the City of Rogers for the use of the public, filed February 3, 2006 in Deed Book/Page 2006 6911, records of Benton County, AR.	Does not affect surveyd property
14.	Utility Easement, in favor of the City of Rogers, filed February 3, 2006 in Deed Book/Page 2006 6904, records of Benton County, AR.	Affects surveyed property as shown hereon
15.	Right of way for Utilities Easement, in favor of the Rogers Water Commission, filed January 9, 1981 in Deed Book 567 at Page 205, records of Benton County, AR.	Easement lies within current Hwy. 94 R/W
16.	Right of Way Grant, in favor of the City of Rogers, filed October 24, 1974 in Deed Book 481 at Page 45 and Agreement filed November 19, 1975 in Deed Book 492 at Page 845, records of Benton County, AR.	Doc. 481-45 affects surveyd property as shown hereon. Doc. 492-845 does not affect surveyed property
17.	Easement, in favor of Southwest Arkansas Utilities Corporation, filed February 25, 1930 in Deed Book 196 at Page 524, records of Benton County, AR.	Blanked easment over entire surveyed property
18.	Rights of the public and others to use that portion of subject property, if any, lying within the right of way of New Hope Road on the South and First Street on the East sides thereof.	No part of the surveyed property lies within the rights of way for New Hope or 1st Streets
19.	The policy, when issued, will not insure as to the amount of acreage contained within the described boundaries of the Land. Any mention of acreage amounts is done so for descriptive purposes only.	Affects surveyed property as shown hereon

Description from Title Commitment File No. 2116110-106

A part of the SE 1/4 of the SE 1/4 of Section 13, Township 19 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows, to-wit:

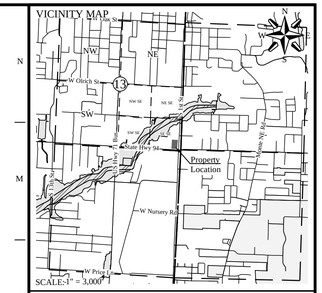
Beginning at a 5/8" iron rebar cap #1519 located S 86°31'38" E 359.22 feet, S 14°52'55" W 709.61 feet, S 86°42'20" E 810.94 feet, and S 02°52'56" W 206.87 feet from the NW corner of said 40 acre tract and running thence S 86°30'14" E 257.46 feet to a 5/8 inch iron rebar cap #1519 located on the West right of way line of South First Street; thence continuing Southerly along said right of way the following six calls: S 02°24'13" W 38.71 feet, S 08°06'51" W 100.50 feet, S 04°40'08" W 84.43 feet, S 88°26'22" W 3.00 feet, S 00°29'15" W 77.57 feet, and S 34°01'06" W 82.89 feet to a point on the North right of way line of New Hope Road; thence leaving said S. First Street right of way and continuing along NewHope Road North right of way te following two calls: S 85°08'32" W 12.89 feet and N 86°14'08" W 190.61 feet to a 5/8 inch iron rebar cap #1519; thence leaving said North New Hope Road right of way and running N 02°52'56" E 373.42 feet to the point of beginning, containing 2.1 acres, more or less. ALSO, and subject to an access easement for Tracts 5 and 6 platted here-on, for ingress and egress, being a part of the SE 1/4 of the SE 1/4 of Section 13, Township 19 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows, to-wit: Commencing at a 5/8 inch rebar cap #1519 located at the point of beginning of Tract 6 here-on, thence S 02°52'56" W 373.42 feet to a 1/2 inch rebar located on the New Hope Road North right of way line and the true point of beginning; thence N 85°49'35" W 25.01 feet along said right of way to a point; thence leaving said right of way and running N 03°19'27" E 99.82 feet to a point; thence S 86°14'08" E 50.01 feet to a point; thence S 03°19'24" W 100 feet to a point located on the New Hope Road North right of way line; thence N 86°14'08" W 25.00 feet to the point of beginning.

To: Kum & Go, L.C., Chicago Title Insurance Company and Waco Title Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6a, 8, 11, 13, 16, 17 & 18 of Table A thereof. The field work was completed on September 29, 2021

RICHARD L. DAYTON, AR LS-1434 — SIGNATURE — 10/25/2021 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1434 — RICHARD L. DAYTON

VICINITY MAP



LEGEND:
- CITY LIMITS
- COUNTY LIMITS
- TOWNSHIP
- SECTIONS
- QUARTER SECTIONS
- FLOODWAY
- FLOOD ZONES
- BODIES OF WATER

LATITUDE: N 36°18'42.3" LONGITUDE: W 94°07'04.2"

STATE PLAT CODING: 500 - 19N - 30W - 0 - 13 - 220 - 04 - 1434

GENERAL NOTES:
Survey is valid only if surveyors seal and original signature are present.

This survey meets current Minimum Standards for Property Boundary Surveys in the State of Arkansas.

Subsurface and environmental conditions were not examined or considered as part of this survey.

There was no observed evidence of current earth moving work, building construction or building additions on the surveyed property.

There was no observed evidence of the surveyed property being used as a solid waste dump, sump or sanitary landfill.

FIRM NOTE:
By graphic scaling only this property is located within Flood Zone "X" as determined from the National Flood Insurance Program, Flood Insurance Rate Map, Map No. 05007C0280K and 05007C0290K Effective date: June 05, 2012.

UTILITY NOTE:
This survey reflects above ground indications of utilities and information available from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warranty that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Arkansas One-Call Ticket No. 210825-1417

ZONING NOTE:
The present zoning for this site was not provided to the surveyor by the client as required by the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. Any zoning information shown was obtained from city maps or verbally from city representatives. The surveyor does not warrant this information as complete or correct.

Current Zoning: C-3 Neighborhood Commercial District
Front setback:
Minimum: 5 feet
Maximum: 16 feet
Side setback:
Interior: 5 feet
Exterior: 5 feet
Rear setback: 10 feet

BASIS OF BEARING:
Arkansas State Plane Coordinates (North Zone), NAD 83 (2011).

BENCHMARKS:
Benchmark No. 1: Square Cut, Top of Curb 60.89' East and 45.24' North of the NE corner of Tract 6
Elevation 1347.55 (NAVD 88)

Benchmark No. 2: Square Cut, Top of the traffic control structure
Elevation 1349.50 (NAVD 88)

REFERENCE DOCUMENTS:
the following documents (maps/plats) were used in the construction of this boundary survey:
1. Tract Split of Parcel 02-01521-000, Recorded 03/05/2021 - L202115867

CITY OF ROGERS
BENTON COUNTY
ARKANSAS

ALTA/ACSM SURVEY FOR KUM & GO

Revisions:
№ Description Date

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX
ARKANSAS COA# 442

DATE OF FIELD SURVEY: September 29, 2021	
DRAWING SCALE: 1" = 30'	ISSUE DATE: October 25, 2021
DRAWN BY: Jon	DRAWING №: S210494
FIELD CREW: Indian Creek	SHEET 01 of 01
CHECKED BY: RLD	

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

MEETING DATE
DECEMBER 7, 2021

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – DIXIE LOT 11

STAFF: NICHOLAS LITTLE, PLANNER II
KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Dixie Lot 11 LSDP
ADDRESS/LOCATION:	1701 W Industrial Drive/02-14313-000
PROPOSED USE:	Warehouse Office
CURRENT ZONING:	C-2 (Highway Commercial)
CGM GROWTH DESIGNATION:	Employment Center
APPLICANT/REPRESENTATIVE:	Connor Threet, Crafton Tull
PROJECT OWNER/DEVELOPER:	Mathias Shopping Centers, Inc.
PROPERTY OWNER:	Mathias Shopping Centers, 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 one 15,000 sq. ft. warehouse/office building with paved parking on 1.05 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.

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 Access Management standards.

2. STORMWATER MANAGEMENT:
   The applicant proposes an extended dry detention pond located on the western side of the property.

3. WATER QUALITY:
   The applicant's proposed extended dry detention pond was designed to meet the water quality criteria.

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*:
      W Industrial Drive and N 17th Street's pavement are good.
   b) *Connectivity Standards*:
      The applicant requests a **WAIVER** from Section 14-260 requiring access easements to adjacent parcels. The applicant states the development to the north does not provide an access easement to connect their site and a connection to the west would require a redesign of how stormwater is controlled and negatively impact existing drainage patterns.
   c) *Streetscape*:
      i) *Right-of-Way*:
         i) The right-of-way widths for W Industrial Drive and N 17th Street, two Minor Streets, are 50ft as required by the Typical Street Section.
      ii) *Sidewalks & Sidepaths*:
         The applicant proposes a 5-ft sidewalk along W Industrial Drive and N 17th Street with a crosswalk on N 17th Street.
   d) *Trails*:
      No trails are required nor proposed.
   e) *Streetlights*:
      Streetlights are proposed and should meet the requirements for a Minor Street along W Industrial Drive and N 17th Street.
   f) *Street Trees*:
      The applicant proposes the required street tree requirements.

6. RECOMMENDATIONS:
   a) Approve the **WAIVER** from Section 14-260 requiring access easements to adjacent parcels.

PLANNING REVIEW

1. LAND USE:
   a) *Use Definition*:
   "Warehouse Office" is defined as "office uses for companies and non-governmental organizations that require limited on-site storage and company vehicle parking." (Sec. 14-695(b)(3)(uu.)).
   b) *Zoning Compliance*:
   The use of this proposal is conditional in C-2 zoning. The applicants obtained a Conditional Use Permit for the proposed use at the September 7, 2021 Planning Commission meeting. Since obtaining the CUP, the applicants are in compliance with the current zoning.
   c) *CGM Compliance*:
   The proposed project's zoning does not align with the Employment Center Growth Designation's allowed zoning types, but the use (Warehouse Office) does align with the purpose and intent that the Employment Center sets forth.

2. DEVELOPMENT STANDARDS:
   The proposed development plans conform to all development standards required by Sec. 14-706 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

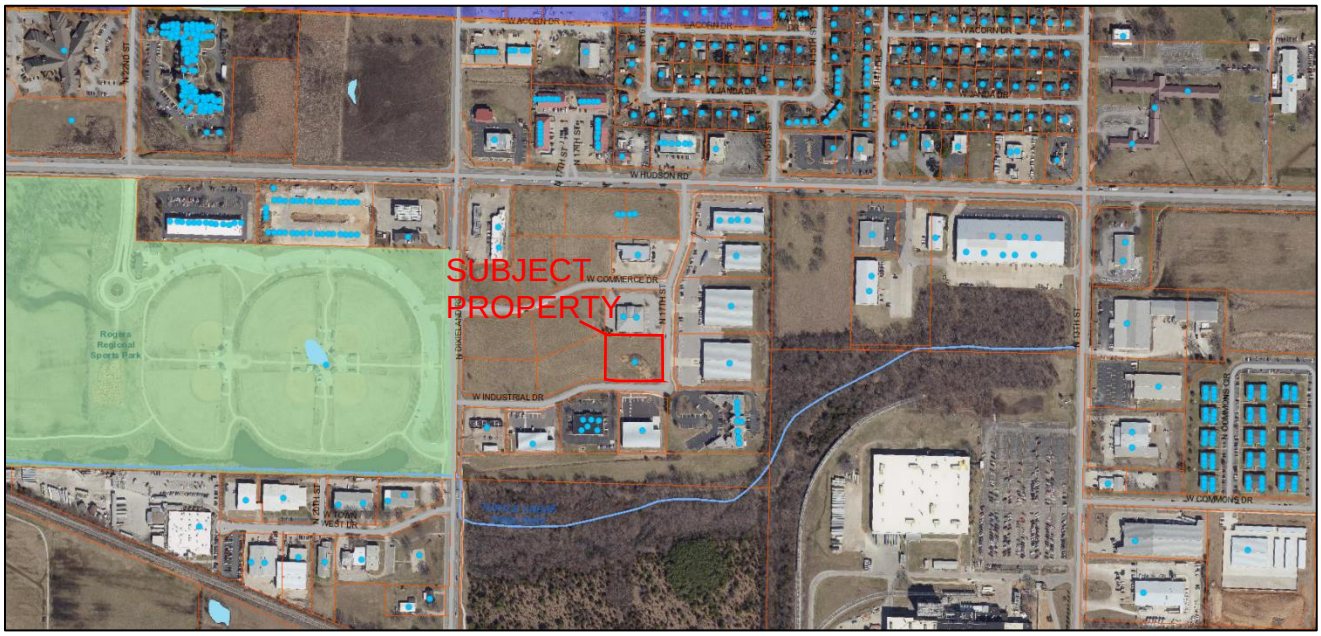
1. *IF APPROVING*:
   Move to approve the request as presented**.**
2. *IF APPROVING SUBJECT TO OTHER ACTIONS*:
   Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. *IF DENYING*:
   Move to deny the request.
4. *IF TABLING*:
   Move to table the request.

TABS

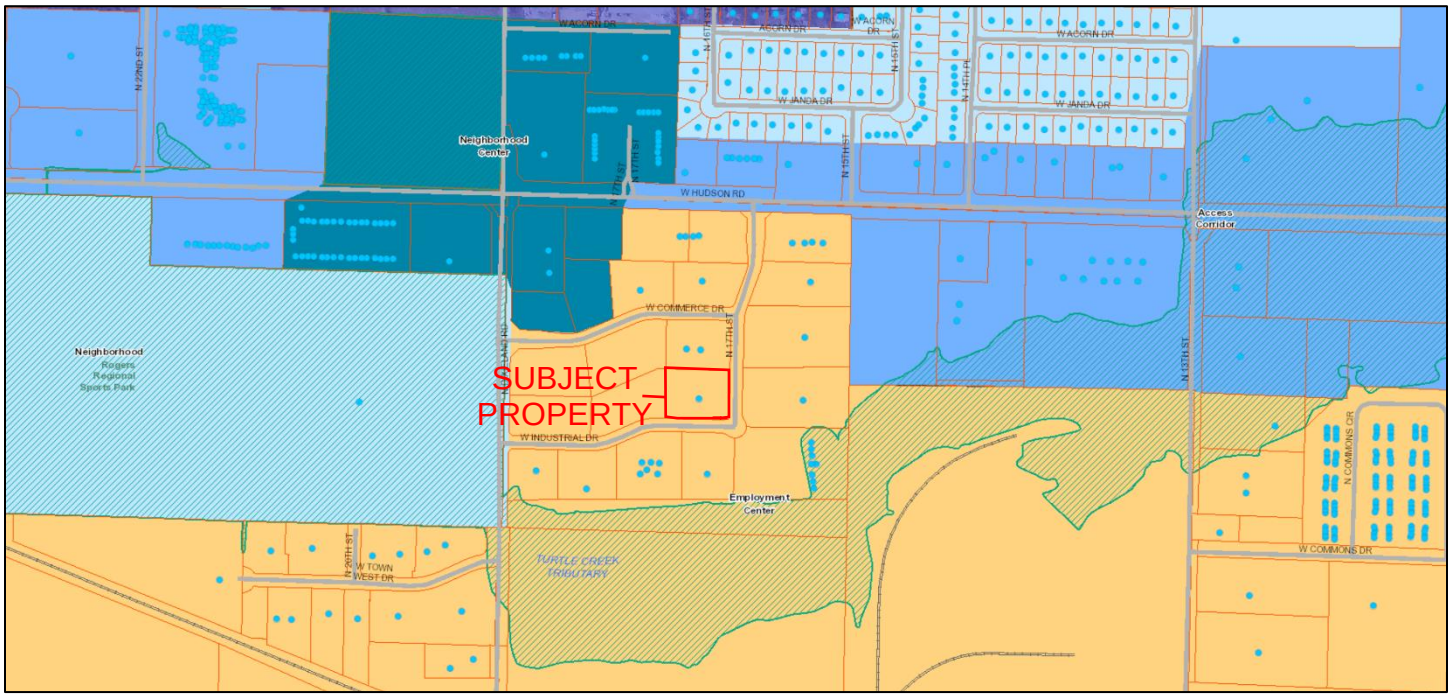
1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

TAB 1

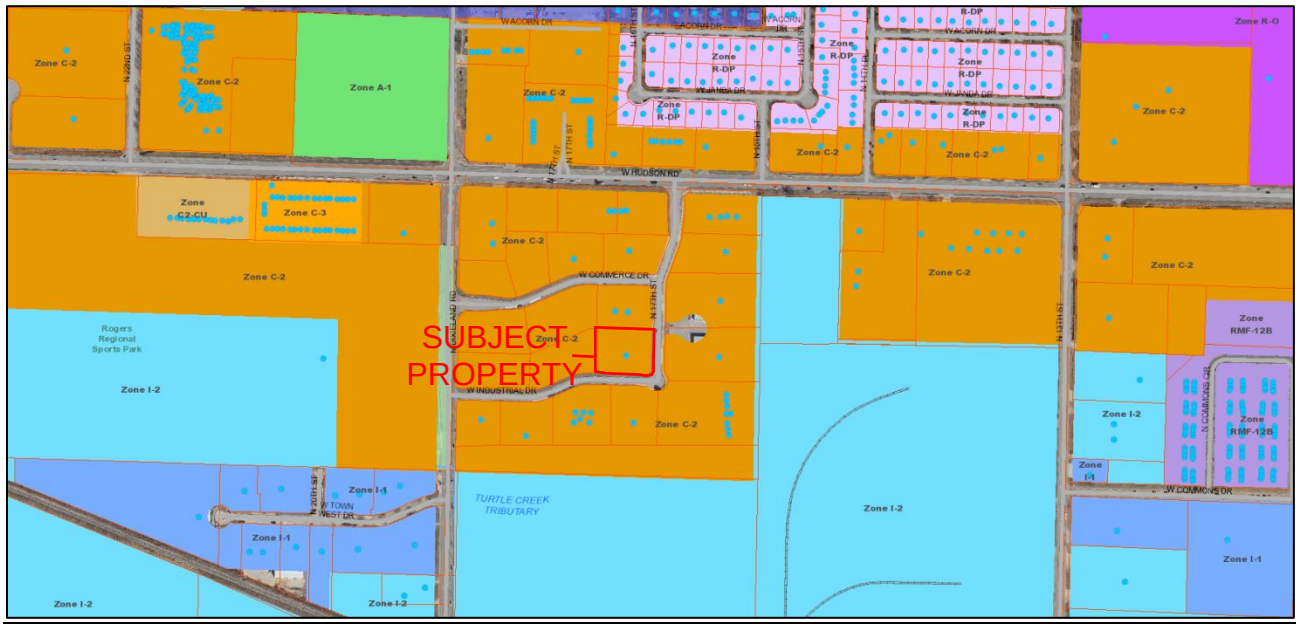
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP



Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

July 30, 2021

City of Rogers
301 W. Chestnut
Rogers, Arkansas

Re: Dixie Lot 11
CTA Job No. 21301900

To whom it may concern,

We are requesting the following waiver for the Dixie Lot 11 LSDP:

- From the requirement to provide access easements to all adjacent parcels

The proposed usage for the project is warehouse/office. There is a developed parcel on the north side and an undeveloped parcel to the west. The development to the north does not provide an access easement to connect our site to. Providing an access easement, for the purposes of future connectivity, to the west would cause us to reduce the size of the proposed building and redesign how storm water is controlled on site, thus negativity impacting existing drainage patterns.

Should you have any additional questions, please feel free to contact us.

Sincerely,

Connor Threet, PE
Project Engineer

DIXIE LOT 11

ROGERS, ARKANSAS

CITY VIEW PROJECT #PL202100865
LARGE SCALE DEVELOPMENT PLAN

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

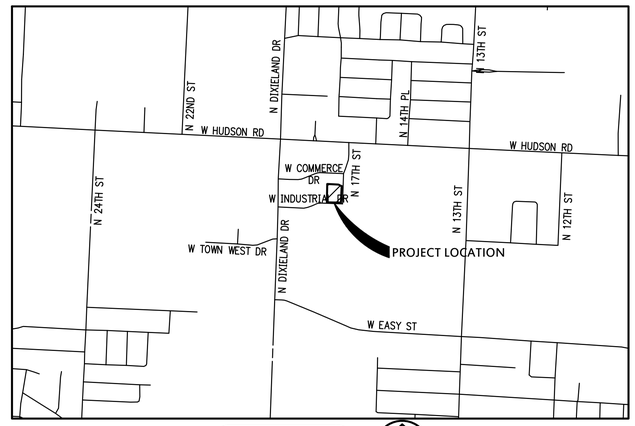
LEGEND (CONSTRUCT)

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



VICINITY MAP
NTS

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. 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.
11. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BY NOT LIMITED TO EXCESS TOPSOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
12. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.

NOTE: STATE CONTRACTOR'S LICENSE IS REQUIRED FOR ALL PROJECTS EXCEEDING $20,000.00

NOTE: EASEMENT PLAT IS REQUIRED FOR A CERTIFICATE OF OCCUPANCY

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

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 65' SIDE 15' REAR 15'
FINISHED FLOOR ELEV.	1322.50
SITE AREA:	1.047 AC. (45,629 SQ.FT.)
TOTAL DEVELOPED AREA:	1.05 ± ACRES (45,738 SQ.FT.)
OPENSPACE:	0.42 ± ACRES (18,300 SQ.FT.)
IMPERVIOUS AREA:	0.63 ± ACRES (27,438 SQ.FT.)
GREENSPACE PERCENTAGE:	40%
IMPREVIOUS PERCENTAGE:	60%
BUILDING COVERAGE:	32%
BUILDING SIZE:	15.000 SQ. FT.
BUILDING USAGE:	OFFICE/WAREHOUSE
BUILDING TYPE:	IIB
ZONING:	C-2
PROPERTY USAGE:	600 SF OFFICE/14,400 SF WAREHOUSE
BUILDING HEIGHT:	27'-0"
ADDRESS:	1701 W INDUSTRIAL DR ROGERS, AR 72756
OWNER:	MATHIAS SHOPPING CENTERS, INC 5571 BLEAUX AVE., SUITE A SPRINGDALE, AR 72762 ATHURMAN@MATHIASPROPERTIES.COM
SITE ENGINEER:	CRAFTON TULL CONNOR THREET P.E. 300 N. COLLEGE AVE., SUITE 317 FAYETTEVILLE, AR 72703 479-636-4838 CONNOR.THREET@CRAFTONTULL.COM
REQUIRED PARKING:	OFFICE (1 SPACE PER 300 SQ FT OF NET FLOOR AREA) WAREHOUSE (5 SPACES PLUS 1/2000 SF OR NET FLOOR AREA UP TO 50,000 SF. 1 SPACE/10,000 ABOVE 50,000 SF. (1) BICYCLE PARKING PER (20) AUTOMOBILE PARKING SPACES. 19 SPACES REQUIRED 1 BIKE RACK SPACE
PROVIDED PARKING:	18 SPACES PROVIDED 1 BIKE SPACE PROVIDED

PROPERTY DESCRIPTION

LOT 11 OF VAN DYKE CENTER, AS PER PLAT RECORD 23L-25 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

OPENSPACE CALCULATIONS

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.

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 6/4/2012.

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 MAP'S CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	OVERALL SITE PLAN (C)
C-101	SITE PLAN
C-102	ACCESSSIBLE ROUTE PLAN
C-103	UTILITY PLAN (C)
C-104	GRADING PLAN
C-105	PAVING PLAN
C-106	EROSION CONTROL PLAN PH I
C-107	EROSION CONTROL PLAN PH II
C-201	POND P&P
C-202	WATERLINE 1 P&P SHT. 1
C-501	CITY OF ROGERS DETAILS
C-502	STANDARD DETAILS
C-503	STANDARD DETAILS
C-504	EROSION CONTROL DETAILS
WD-1	ROGERS WATER DETAIL
WD-2	ROGERS WATER DETAIL
SD-1	ROGERS SEWER DETAIL
A000	ARCHITECT DUMPSTER DETAIL
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
L-502	CITY OF ROGERS DETAIL
L-503	IRRIGATION DETAILS
L-504	IRRIGATION DETAILS (2)

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
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www.craftontull.com

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

CITY OF ROGERS STAMP

DIXIE LOT 11
ROGERS, AR

Key Plan

No.	Description	Date
1	CITY COMMENTS	08/12/2021
2	CITY COMMENTS	09/13/2021

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PROJECT NO: 21301900
ISSUE DATE: 09/22/21
CONTACT: C. THREET
CHECKED BY:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION · REVIEW SET

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COVER SHEET

C-001

DRAWING: C:\21301900_DIXIELOT11\HARRIS\CIVIL\DWG\COVER SHEET.DWG
LAYOUT: COVER SHEET, LAST SAVED: C.O.38, 1/22/2021 9:30:47 AM
PLOTTED BY: CONNOR THREET, LAST PLOTTED: 1/22/2021 9:30:47 AM, PLOTTED BY: YOKO ON HARD COPY ONLY)

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	RIGHT OF WAY

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	FINE LANE STRIPING

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 EQUIPMENT MUST BE SCREENED.

PROJECT INFORMATION

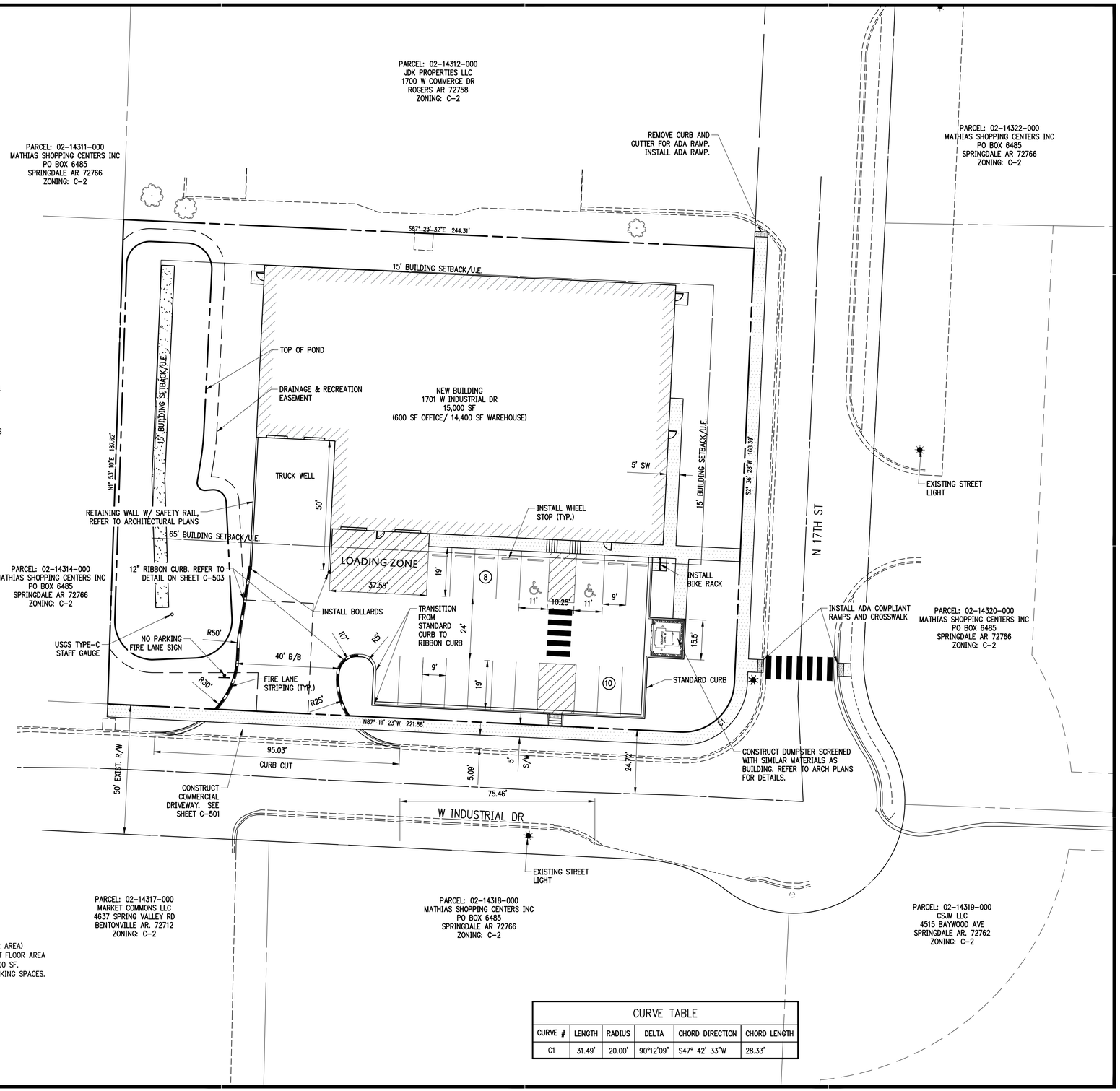
BUILDING SETBACK:	FRONT	65'
	SIDE	15'
	REAR	15'

OPENSPACE CALCULATIONS

TOTAL DEVELOPED AREA:	1.05 ± ACRES (45,738 SQ.FT.)
OPENSPACE:	0.42 ± ACRES (18,300 SQ.FT.)
IMPERVIOUS AREA:	0.63 ± ACRES (27,438 SQ.FT.)
GREENSPACE PERCENTAGE:	40%
IMPREVIOUS PERCENTAGE:	60%
BUILDING COVERAGE PERCENTAGE:	32%
GROSS BUILDING AREA:	15,000 SQ.FT.
BUILDING HEIGHT:	27'-00"

PARKING REQUIREMENTS

REQUIRED PARKING:	OFFICE (1 SPACE PER 300 SQ FT OF NET FLOOR AREA) WAREHOUSE (5 SPACES PLUS 1/2000 SF OR NET FLOOR AREA UP TO 50,000 SF. 1 SPACE/10,000 ABOVE 50,000 SF. (1) BICYCLE PARKING PER (20) AUTOMOBILE PARKING SPACES. 14 SPACES REQUIRED 1 BIKE RACK SPACE
PROVIDED PARKING:	18 SPACES PROVIDED 1 BIKE SPACE PROVIDED



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.49'	20.00'	90°12'09"	S47° 42' 33"W	28.33'

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GRAPHIC SCALE IN FEET
20' 0 20'

DIXIE LOT 11

ROGERS, AR

Key Plan

No.	Description	Date
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SITE PLAN

C-101

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- FOUND IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- ELECTRIC PEDESTAL
- DROP INLET

LINEWORK

- EASEMENT
- CURB
- SS — SANITARY SEWER LINE
- W — WATER LINE (SPECIFY SIZE & TYPE)
- OHE — OVERHEAD ELECTRIC
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

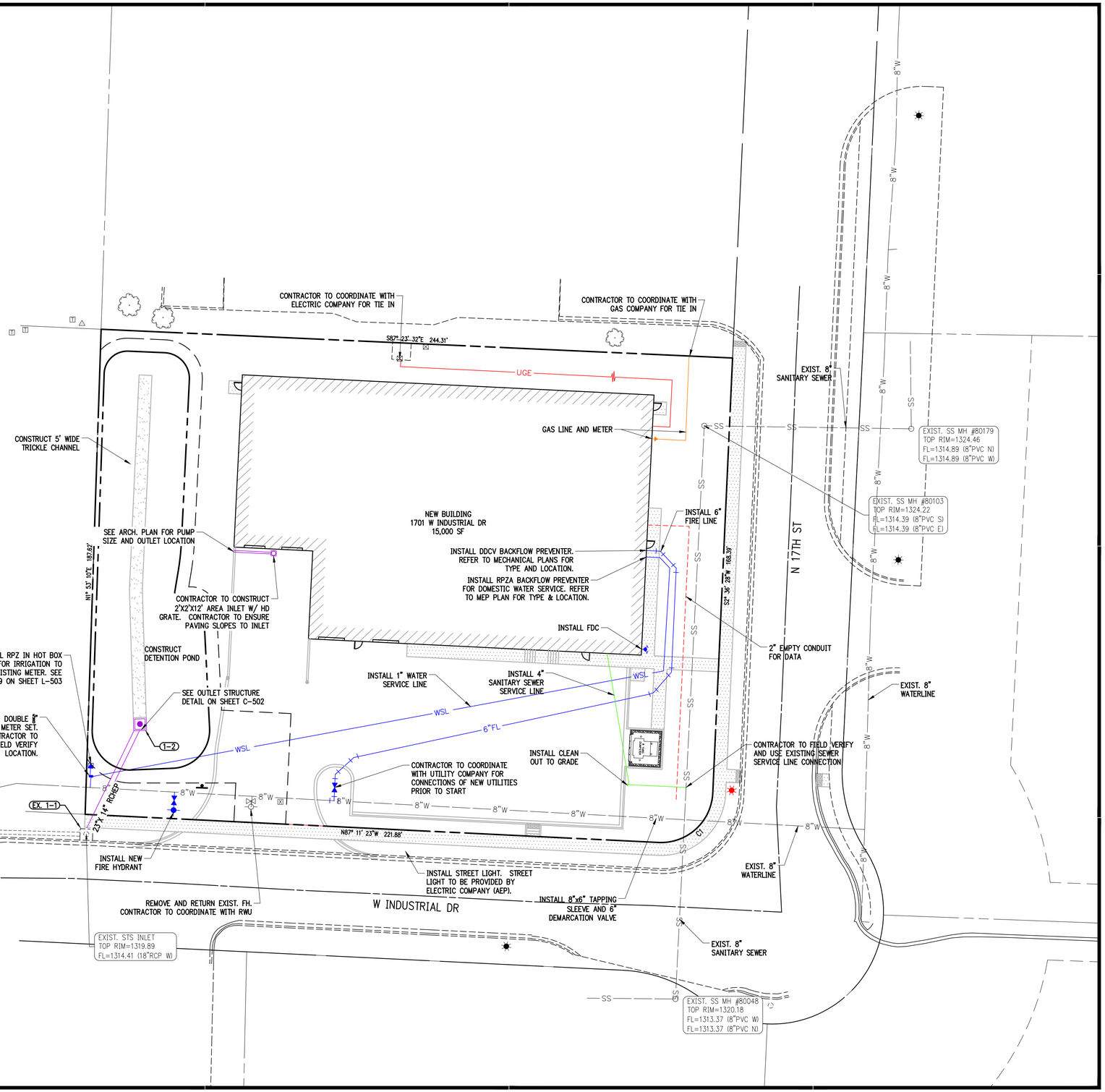
- SET IRON PIN
- LIGHT POLE
- POWER POLE
- MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER

LINEWORK

- EASEMENT
- CURB
- SS — SANITARY SEWER LINE
- G — GAS LINE
- W — WATER LINE
- UGE — UNDERGROUND ELECTRIC
- RIGHT OF WAY
- PROPERTY LINE

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
20' 0 20'

DIXIE LOT 11

ROGERS, AR

Key Plan

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1	CITY COMMENTS	08/12/2021
2	CITY COMMENTS	09/13/2021

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PROJECT NO: 21301900
ISSUE DATE: 09/22/21
CONTACT: C. THREET
CHECKED BY:

PRELIMINARY PLANS

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

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UTILITY PLAN (C)

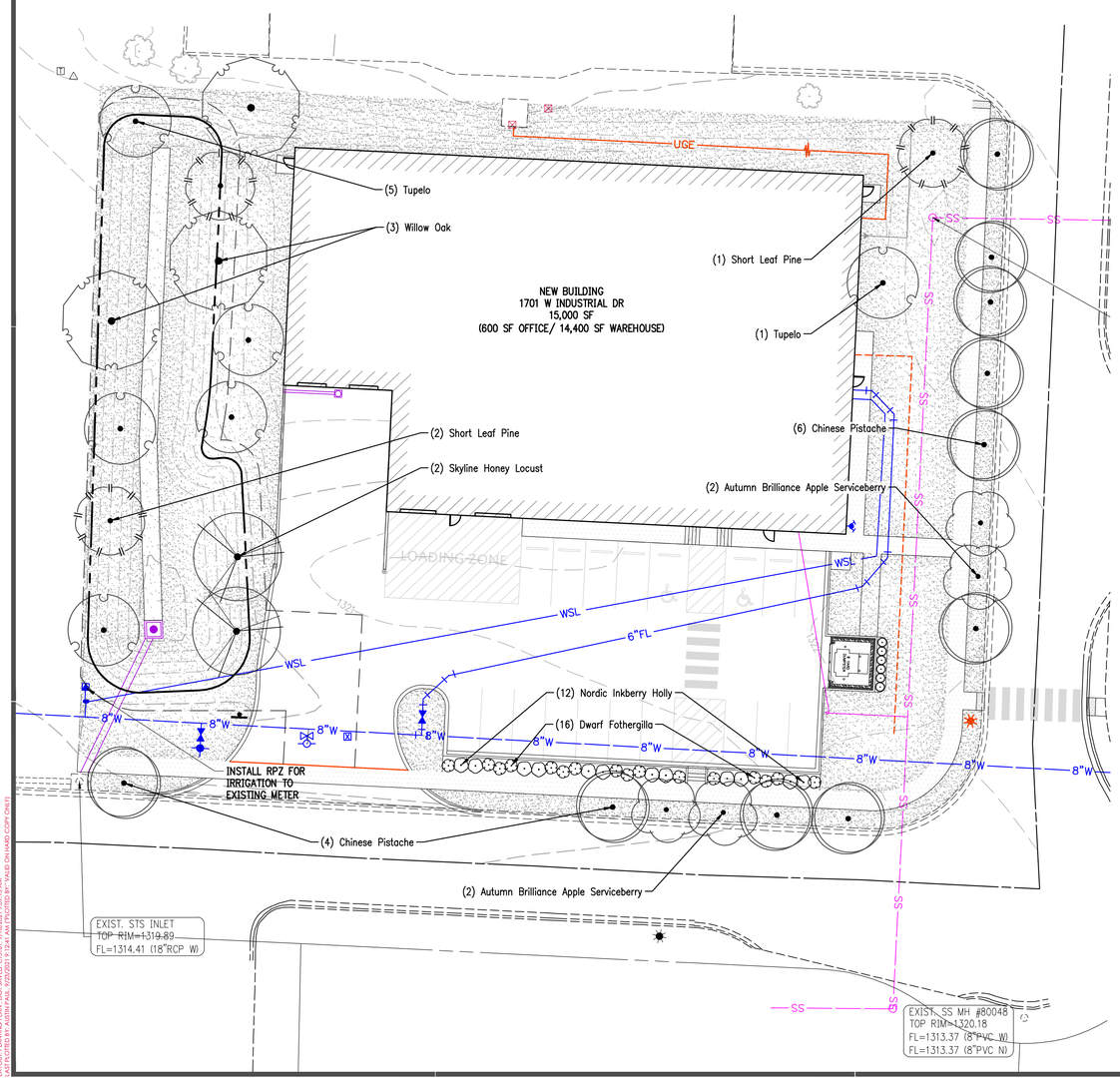
C-103

ROGERS MAINTENANCE NOTES

1. ONCE LANDSCAPING IS INSTALLED, THE OWNER MUST PROVIDE A LANDSCAPE GUARANTEE TO THE CITY OF ROGERS FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION FOR A GUARANTEE PERIOD OF THREE YEARS, AND ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO GUARANTEE 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 GUARANTEE 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.

ROGERS UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
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.



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 RED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. 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.
19. 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.

PLANT SCHEDULE

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE HONEY LOCUST	B & B	2.5"CAL	8'-10' HT.	SHADE
SITE TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	6	NYSSA SYLVATICA / TUPELO	B & B	2.5" CAL	8'-10' HT. MIN	SHADE
	3	PINUS ECHINATA / SHORT LEAF PINE	B & B		8' HT. MIN.	EVERGREEN
	3	QUERCUS PHELLOS / WILLOW OAK	B & B	2.5" CAL	12'-14' HT. MIN	SHADE
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2"CAL	6'-8' HT.	ORNAMENTAL
	10	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	2.5"CAL	8'-10' HT. MIN	SHADE
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**	**SPREAD**	
	16	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	5 GAL	18" HT. MIN.	18" SPREAD MIN.	
	12	ILEX GLABRA 'CHAMZIN' TM / NORDIC INKBERRY HOLLY	5 GAL	24" HT. MIN.	24" SPREAD	
	6	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	5 GAL	30" HT. MIN.	10" SPREAD MIN.	
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**			
	18,753 SF	CYNODON DACTYLON / BERMUDA GRASS	S.F.			

Arkansas One Call

811

Know what's **below**.

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LANDSCAPE REQUIREMENTS

STREET TREES:

INDUSTRIAL: 422 LF TOTAL FRONTAGE
422 LF @ 1 TREE/30' = 14 TREES

TOTAL REQ'D: 14 STREET TREES
TOTAL PROV'D: 14 STREET TREES

SITE GREENSPACE & PLANTINGS:

REQUIRED: ±45,630 SF * 20% = 9,126 SF GREENSPACE
±45,630 SF / 1000 = 46 TREES & SHRUBS
PROVIDED: ±18,497 SF GREENSPACE
12 TREES
34 SHRUBS

PARKING LOT TREES:

REQUIRED: 1 TREE/15 SPACES
18 SPACES/15 = 2 TREES
PROVIDED: 2 TREES

MITIGATION TREES:

NO SIGNIFICANT TREES ON SITE
MITIGATION NOT REQUIRED

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

CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
20' 0 20'

DIXIE LOT 11

ROGERS, AR

Key Plan

No.	Description	Date
1	CITY COMMENTS	08/12/2021
2	CITY COMMENTS	09/13/2021

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PLANTING PLAN

L-101

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

MEETING DATE
DECEMBER 7, 2021

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – CONEX OFFICE BUILDING

STAFF: NICHOLAS LITTLE, PLANNER II
KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Conex Office Building
ADDRESS/LOCATION:	3300 S 27th Street / 02-02087-336
PROPOSED USE:	Business and Professional Office
CURRENT ZONING:	C-2 with Overlay District
CGM GROWTH DESIGNATION:	Commerce Corridor
APPLICANT/REPRESENTATIVE:	Crafton Tull
PROJECT OWNER/DEVELOPER:	Brandi Lyn Properties
PROPERTY OWNER:	Duggar Revocable Living Trust
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 640 SF office building and paved parking on ± .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 **VARIANCE** from Sec. 14-285(1), to allow a Large-Scale Development on a lot that is less than 1 acre.
2. Approve **VARIANCE** from Sec. 14-285(2), to allow a structure to be built within the 75-foot Overlay Setback that abuts Interstate 49.
3. Approve **VARIANCE** from Sec. 14-285(3) and (4), to allow a structure to be built inside of the 25-foot deep landscape bufferyard that abuts the I-49 Overlay corridor, as well as the allowance of the structure to be built inside of the 10-foot rear Overlay bufferyard.
4. Approve **VARIANCE** from Sec. 14-709(d(2)), to allow the proposed structure to encroach the building setbacks that are designated in the C-2 zoning district.

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 project meets the City of Rogers Access Management standards.

2. STORMWATER MANAGEMENT:
   The applicant's site is under one acre and will provide a **FEE-IN-LIEU** of detention in the amount of $871.12.

3. WATER QUALITY:
   The applicant's project site is less than 1 acre. Water quality standards do not apply.

4. FLOODPLAIN MANAGEMENT:
   No portion of the project is located in or adjacent to a Special Flood Hazard Area (SFHA) or other high risk area.

5. MASTER STREET PLAN IMPROVEMENTS:
   a) *Street Pavement and Condition*:
      S 27th Street at this site is ArDOT right-of-way.
   b) *Connectivity Standards*:
      Connectivity standards are not applicable on this site.
   c) *Streetscape*:
      i) *Right-of-Way*:
         i) The right-of-way width for S 27th Street is an ArDOT right-of-way.
      ii) *Sidewalks & Sidepaths*:
         The applicant will construct a sidewalk from their facility which will go into the right-of-way and connect to the existing sidewalk to the north. This lot is odd-shaped and between two ArDOT rights-of-way without a feasible southern sidewalk connection.
   d) *Trails*:
      No trails are proposed nor required at this project site.
   e) *Streetlights*:
      The applicant's project does not require a street light. Street lights are to be installed on the other side of the minor street when developed in the future.
   f) *Street Trees*:
      ArDOT requests no street trees in their right-of-way at this location. Additionally a 12-in water line is located near the frontage which would prohibit additional street trees. The applicant has increased their landscaping trees at this site.

6. RECOMMENDATIONS:
   a) Approve.

PLANNING REVIEW

1. LAND USE:
   a) *Use Definition*:
      i) "Business and Professional Office" is defined as "office uses for companies and non-governmental organizations," (Sec. 14-695(b)(3)(z.)(1.)).
   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 Commerce 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*:
      The proposed development encroaches the building setbacks designated in Sec. 14-709(d(2)). However, the height of the building is compliant with C-2 zoning code.
   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 subject to the following actions:
      1. **Approve VARIANCE** from Sec. 14-285(1), to allow a Large-Scale Development on a lot that is less than 1 acre**.** This specific lot is very small and is surrounded by Arkansas State Highway Commission property on three sides, making it unlikely that the owners of the subject property would be able to obtain and combine land to make their lot large enough to comply with the Overlay minimum lot size requirement.
      2. **Approve VARIANCE** from Sec. 14-285(2), to allow a structure to be built within the 75-foot Overlay Setback that abuts Interstate 49. The proposal does not "front" Interstate 49, but it does sit adjacent to the I-49 right-of-way, situating the subject property completely within the Overlay District. Due to the lot's small size and proximity to the interstate, there is no configuration in which this development could not encroach the 75' setback associated with I-49's Overlay requirement.
      3. **Approve VARIANCE** from Sec. 14-285(3) and (4), to allow a structure to be built inside of the 25-foot deep landscape bufferyard that abuts the I-49 Overlay corridor, as well as the allowance of the structure to be built inside of the 10-foot rear Overlay bufferyard. Due to this lot's small size, location within the Overlay District and proximity to State-owned Right-of-Way, the development cannot meet the Overlay bufferyard requirements without encroachment of some sort.
      4. **Approve VARIANCE** from Sec. 14-709(d(2)), to allow the proposed structure to encroach the building setbacks that are designated in the C-2 zoning district. Permitted uses in C-2 can be more intense, in certain situations, than the proposed development. Because of this, C-2's building setbacks/yard requirements are more strict than other zones that allow this use and type of development. This particular property's lot size and their inability to acquire more land around the subject property to combine with validates this variance request.

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

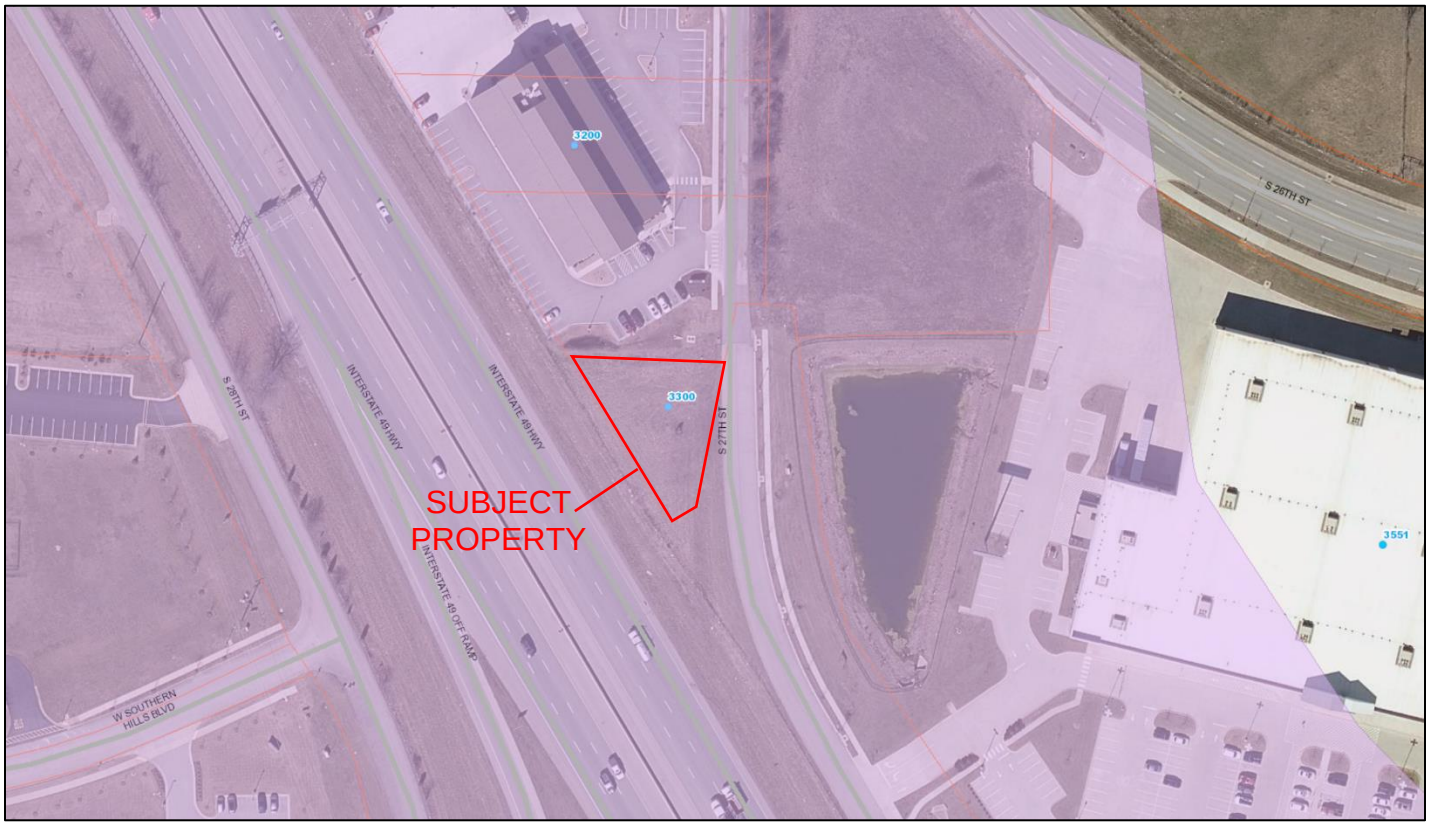
1. *IF APPROVING*:
   Move to approve the request as presented**.**
2. *IF APPROVING SUBJECT TO OTHER ACTIONS*:
   Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. *IF DENYING*:
   Move to deny the request.
4. *IF TABLING*:
   Move to table the request.

TABS

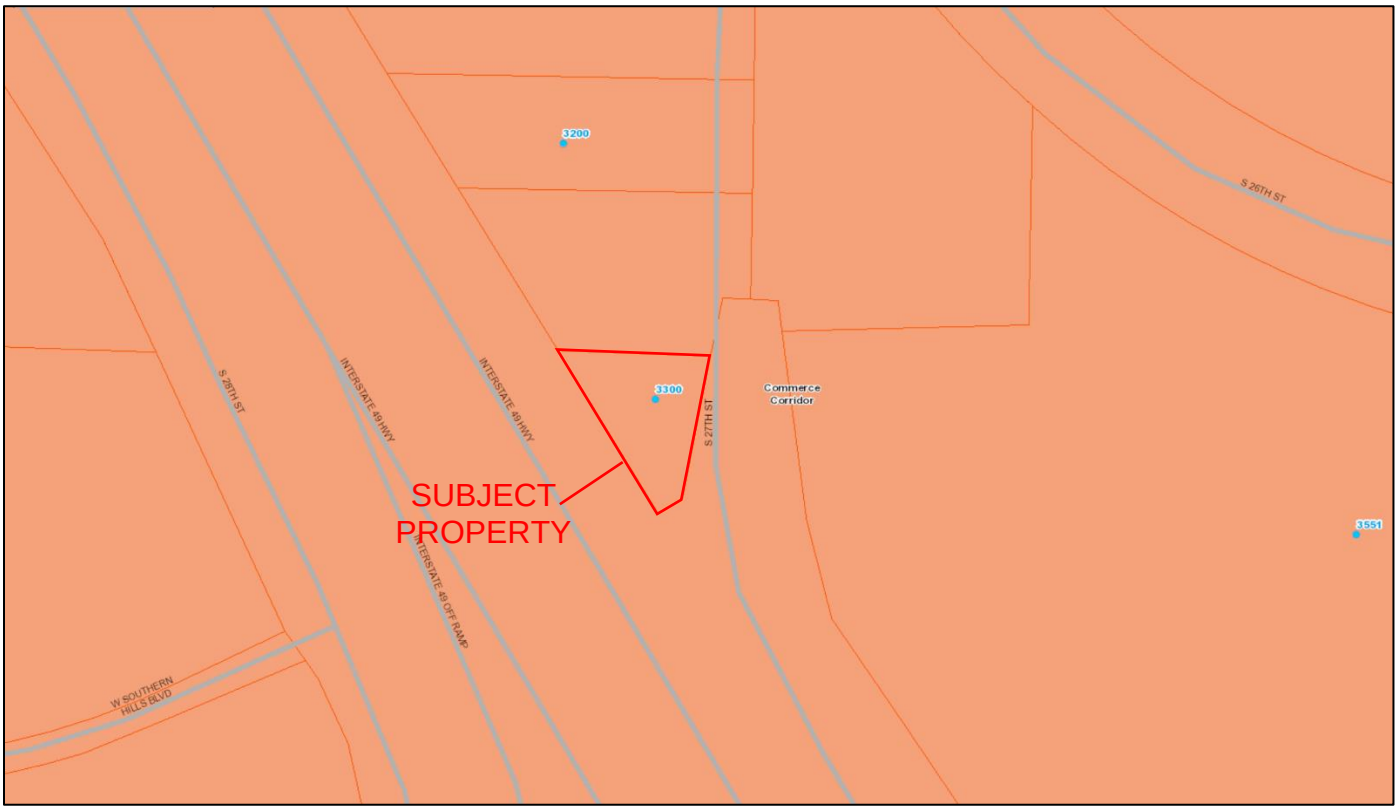
1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

TAB 1

AERIAL VICINITY MAP W/ OVERLAY DISTRICT



CGM VICINITY MAP



ZONING VICINITY MAP

August 26, 2021

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

Re: Conditional Approval of Civil TAC Plans
Conex Office Building

Dear Mr. Hill:

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

1. Submit a formal easement document, easement dedication plat, or final plat to dedicate an easement for the proposed fire hydrant and water meters. (Submit a copy of the property deed for each parent tract with easement submittal).

2. Show existing easements and their dimensions, along with book and page information. This includes the easement shown along the front of the property to the north. Also, show the utility easement for the portion of the existing 12" water main where it crosses the south end of the site. If one doesn't exist an easement must be created for this line. The utility easement boundary lines must be located a minimum distance of 7-1/2 feet or the depth of the main, whichever is greater, from water or sewer lines. Before executing any required easement, submit a copy of the property deed for the parent tract with the easement submittal.

3. Remove the 90° bend on the existing 4" sewer force main and install a 4" Tee. Connect to the existing main from the west end of the tee with a 4" gate valve and 90° bend.

4. Install a demarcation plug valve on the proposed sewer force main at the property line.

5. Show the size and location of the irrigation meter and RPZA. Connect the service to the proposed fire hydrant line.

6. Depict the location of streetlights and electric conduits. Maintain 5' minimum separation from water and sewer mains.

7. Show the existing water and sewer mains on the Grading Plan.

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. 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:\Conex Office Building\Reviews\ConexOfficeBldgReedHill082521Letterhead.docx

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

July 30, 2021

Lori Ericson
City of Rogers
Planning Administrator
301 W. Chestnut
Rogers, AR 72756

RE: Variance Request – Conex Office Building
Crafton Tull Job No. 21106300

I am writing this letter to request the following variances in regards to the Conex Office Building large scape development. The property is zoned C-2 and is located within the overlay district.

First, a variance from the minimum lot size of one acre per Sec. 14-285(1). This property is a 0.22 acre parcel located south adjacent to Duluth Trading Co. and surrounded on the other three sides by Arkansas State Highway Commission right-of-way. Because of this, it is not possible to acquire additional, adjacent land and combine the parcels to achieve the minimum lot size of one acre.

Second, a variance to allow the proposed structure to encroach in the 75 ft. front building setback along Interstate 49 for the overlay district per Sec. 14-285(2). The parcel is approximately 100 ft. deep at its widest point, measuring perpendicular from the Interstate 49 right-of-way line. Adhering to the 75 ft. front setback requirement would render this site unbuildable.

Third, a variance to allow the proposed structure and parking to be within the required overlay district landscape buffers outlined in Sec. 14-285(3) and (4). Because of the small size of the parcel, providing the overlay district landscape buffers would not make development possible. General landscaping requirements based on building size will still be provided.

Lastly, we are requesting a variance to allow the structure to encroach in the building setbacks for C-2 zoning per Sec. 14-709(d)(2) for the same aforementioned reasons.

With this remaining lot being only 0.22 acres and lying within the overlay district, it will not be developable without variances from the setback and landscape buffer requirements outlined in the ordinances. This small office-type space and few parking stalls will serve as one of the only developments that could even fit within this parcel because of the size of the parcel. Thank you for your consideration in approving these variance requests. Should you have any questions, please contact us at your earliest convenience.

Sincerely,
Crafton Tull & Associates, Inc.

Reed Hill, P.E.
Project Engineer

CONEX OFFICE BUILDING

ROGERS, ARKANSAS
3300 27TH STREET
LARGE SCALE DEVELOPMENT
CITY VIEW PROJECT #PL202100870

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE) (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
DOWN GUY	UNDERGROUND TELEVISION (UGTV)
WATER VALVE	OVERHEAD TELEVISION (OHTV)
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC (FO)
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

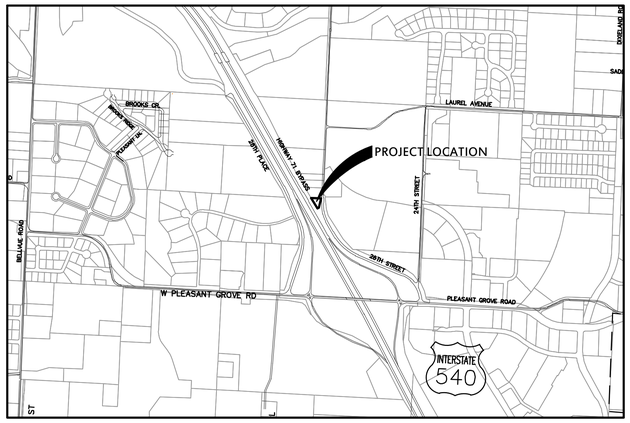
LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
STRUCTURE NUMBER (X-X)	FIBER OPTIC (FO)
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION (OHTV)
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

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

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.



VICINITY MAP
NTS

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. ALL CIVIL
10. PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
11. A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING $20,000.
12. EASEMENT PLAT IS REQUIRED BY 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.
15. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.

PROJECT INFORMATION

ZONING:	C-2/OVERLAY DISTRICT	
BUILDING SETBACK (C-2): (VARIANCE REQUESTED)	FRONT	65'
	INTERIOR SIDE	15'
	EXTERIOR SIDE	45'
	REAR	15'
BUILDING SETBACK (OVERLAY DISTRICT): (VARIANCE REQUESTED)	FRONT	75'
	INTERIOR SIDE	20'
	EXTERIOR SIDE	40'
	REAR	35'
LANDSCAPE BUFFER (OVERLAY DISTRICT): (VARIANCE REQUESTED)	HIGHWAY AND PRIMARY CORRIDOR FRONTAGE	25'
FINISHED FLOOR ELEV.	SEE GRADING PLAN	
MINIMUM LOT SIZE (OVERLAY DISTRICT):	43,560 SQ FT 1 ACRE MINIMUM	
SITE AREA:	0.22 AC. (9,583 SQ.FT.)	
DEVELOPMENT AREA:	0.22 AC. (9,583 SQ.FT.)	
GREENSPACE AREA:	0.12± ACRES (5,227 SQ.FT)	
IMPERVIOUS AREA:	0.10± ACRES (4,356 SQ.FT)	
GREENSPACE PERCENTAGE	.12/.22 = 55%	
BUILDING FOOTPRINT:	320 SQ. FT.	
BUILDING SIZE:	640 SQ. FT.	
BUILDING COVERAGE:	320± SQ FT/ 9,583 SQ FT = 3.3%	
OPEN SPACE (REQUIRED):	20% X 0.22 AC. = 0.04 AC,	
OPEN SPACE (PROVIDED):	0.12 AC. / 0.22 AC. = 55%	
PARKING (REQUIRED):	1 SPACE PER 300 SQ. FT. 640 SQ. FT. / 300 SQ. FT. = 3 SPACES 1-25 SPACES = 1 ADA SPACE	
PARKING (PROVIDED):	5 SPACES INCLUDING 1 ADA SPACE	
BUILDING USAGE:	OFFICE	
PROPERTY USAGE:	BUSINESS AND PROFESSIONAL OFFICE	
BUILDING HEIGHT:	20'-0"±	
ADDRESS:	3300 27TH STREET ROGERS, ARKANSAS 72758	
OWNER:	BRANDI LYN PROPERTIES, P.O. BOX 108, SPRINGDALE, AR 72765, 479-790-5675 EMAIL: MIKE@HOMZEINC.COM,	
SITE ENGINEER:	CRAFTON TULL REED HILL P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 EMAIL: REED.HILL@CRAFTONTULL.COM	

UTILITY CONTACTS

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

PROPERTY DESCRIPTION

TRACT 1: WARRANTY DEED 2016-59783

PART OF THE SW/4 OF THE SE/4 OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SW/4 OF THE SE/4, THENCE N 86°59'46" W 41.36 FEET TO THE POINT OF BEGINNING, THENCE N 86°59'46" W 124.35 FEET, THENCE S 29°51'59" E 159.11 FEET, THENCE N 64°32'50" E 25.00 FEET, THENCE N 10°30'00" E 122.77 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT. SURVEYS: 1/25/2018 L201803931

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 05007C0270K, EFFECTIVE DATE JUNE 05, 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.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-101	OVERALL SITE PLAN (COLOR)
C-102	SITE & GRADING PLAN
C-103	UTILITY PLAN (COLOR)
C-104	PAVING PLAN (COLOR)
C-105	EROSION CONTROL PHASE 1
C-106	EROSION CONTROL PHASE 2
C-201	SANITARY SEWER LINE 1 P&P (C)
C-501	EROSION CONTROL DETAILS SHT 1
C-502	EROSION CONTROL DETAILS SHT 2
C-503	EROSION CONTROL DETAILS SHT 3
C-504	STANDARD DETAILS
C-505	STANDARD DETAILS
C-506	MUNICIPAL DETAILS
WD-1	RWU DETAILS
WD-2	RWU DETAILS
SD-1	RWU DETAILS
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS (2)
A-1	BUILDING RENDERING 1 OF 3
A-2	BUILDING RENDERING 2 OF 3
A-3	BUILDING RENDERING 3 OF 3

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

CITY OF ROGERS STAMP

CONEX OFFICE BUILDING
ROGERS, ARKANAS

No.	Description	Date
1	CITY COMMENTS	08/27/21
2	CITY COMMENTS	09/29/21

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PROJECT NO: 21106300
ISSUE DATE: 07/30/2021
CONTACT: R. HILL
CHECKED BY:

PRELIMINARY PLANS

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REVIEW SET — NOT FOR CONSTRUCTION

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COVER SHEET

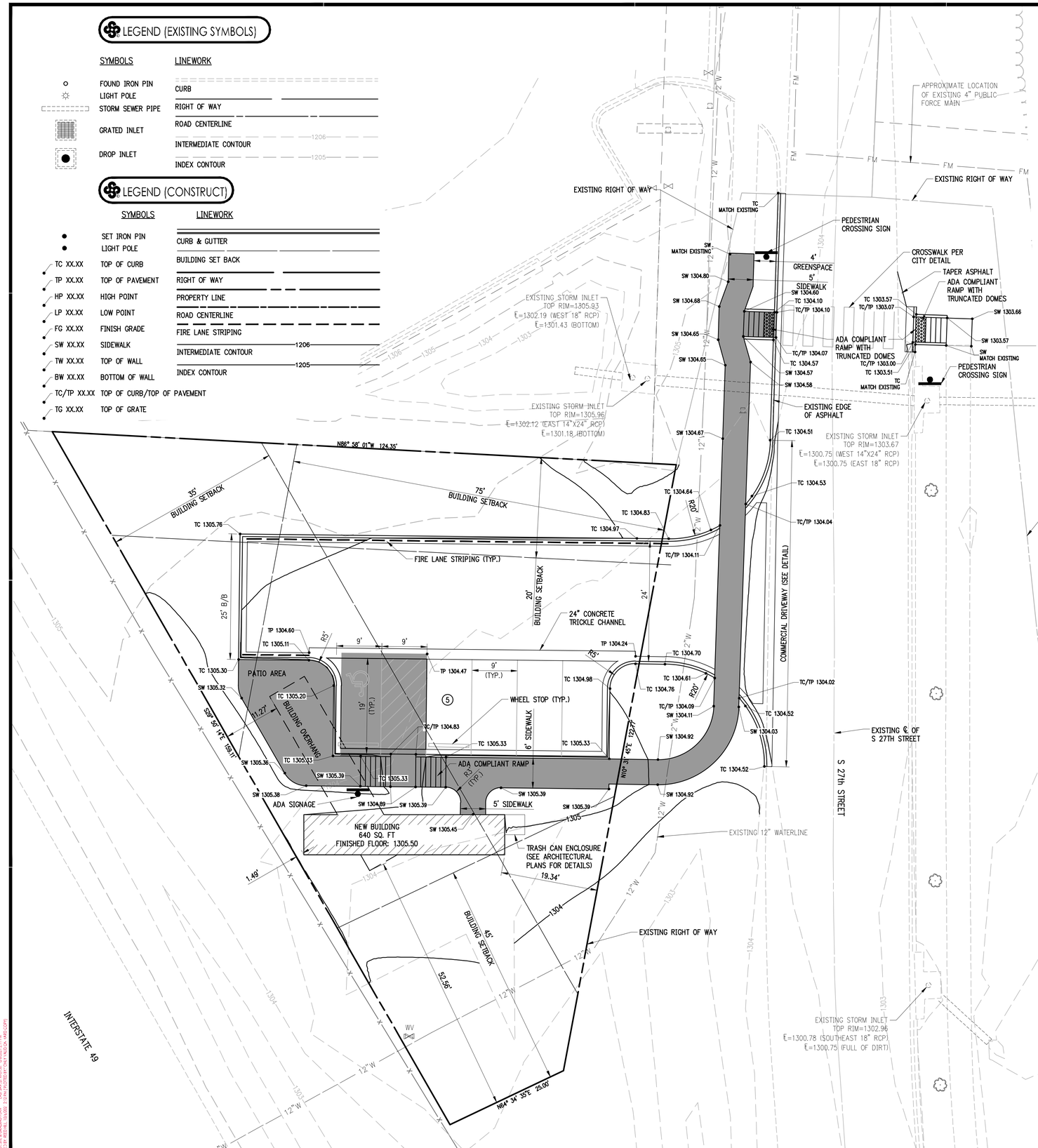
C-001

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	CURB
LIGHT POLE	RIGHT OF WAY
STORM SEWER PIPE	ROAD CENTERLINE
GRATED INLET	INTERMEDIATE CONTOUR (1206)
DROP INLET	INDEX CONTOUR (1205)

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	CURB & GUTTER
LIGHT POLE	BUILDING SET BACK
TC XX.XX — TOP OF CURB	RIGHT OF WAY
TP XX.XX — TOP OF PAVEMENT	PROPERTY LINE
HP XX.XX — HIGH POINT	ROAD CENTERLINE
LP XX.XX — LOW POINT	FIRE LANE STRIPING
FG XX.XX — FINISH GRADE	INTERMEDIATE CONTOUR (1206)
SW XX.XX — SIDEWALK	INDEX CONTOUR (1205)
TW XX.XX — TOP OF WALL	
BW XX.XX — BOTTOM OF WALL	
TC/TP XX.XX — TOP OF CURB/TOP OF PAVEMENT	
TG XX.XX — TOP OF GRATE	



ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-504.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

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.

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.
12. CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING $20,000.
13. EASEMENT PLAT REQUIRED FOR CERTIFICATION OF OCCUPANCY.
14. SEPARATE SIGN PERMIT IS REQUIRED.

GRADING AND DRAINAGE 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. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. 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.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. 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.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND REPLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

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

CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
10' 0 10'

CONEX OFFICE BUILDING

ROGERS, ARKANAS

Key Plan

No.	Description	Date
1	CITY COMMENTS	08/27/21
2	CITY COMMENTS	09/29/21

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PROJECT NO: 21106300
ISSUE DATE: 07/30/2021
CONTACT: R. HILL
CHECKED BY:

PRELIMINARY PLANS

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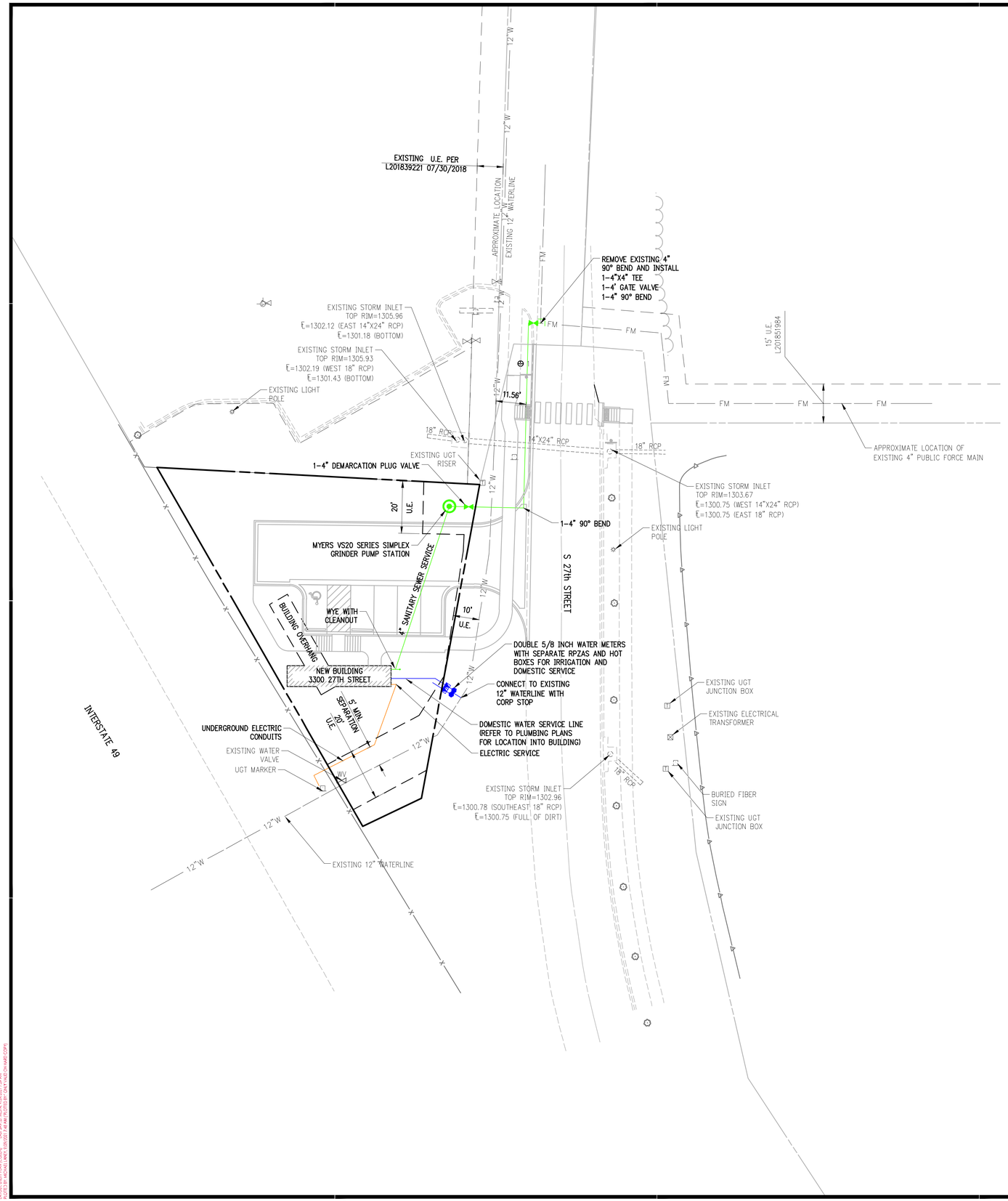
SITE & GRADING PLAN

C-102



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 (X-X)	OVERHEAD TELEVISION (OHTV)
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	PROPERTY LINE
AIR RELEASE VALVE	ROAD CENTERLINE
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)	

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	UNDERGROUND ELECTRIC (UGE)
GAS METER	OVERHEAD ELECTRIC (OHE)
GAS VALVE	UNDERGROUND TELEVISION (UGTV)
STORM SEWER PIPE	OVERHEAD TELEVISION (OHTV)
DOWN GUY	RIGHT OF WAY
WATER VALVE	ROAD CENTERLINE
FIRE HYDRANT ASSEMBLY	
WATER METER	
ELECTRIC PEDESTAL	
GRATED INLET	
DROP INLET	

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. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE ELECTRICAL EXTENSION TO THE PROPOSED BUILDING, IN ACCORDANCE WITH CARROLL ELECTRIC'S EXTENSION POLICY.

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

CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
20' 0 20'

CONEX OFFICE BUILDING

ROGERS, ARKANAS

Key Plan

No.	Description	Date
1	CITY COMMENTS	08/27/21
2	CITY COMMENTS	09/29/21

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PROJECT NO: 21106300
ISSUE DATE: 07/30/2021
CONTACT: R. HILL
CHECKED BY:

PRELIMINARY PLANS

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

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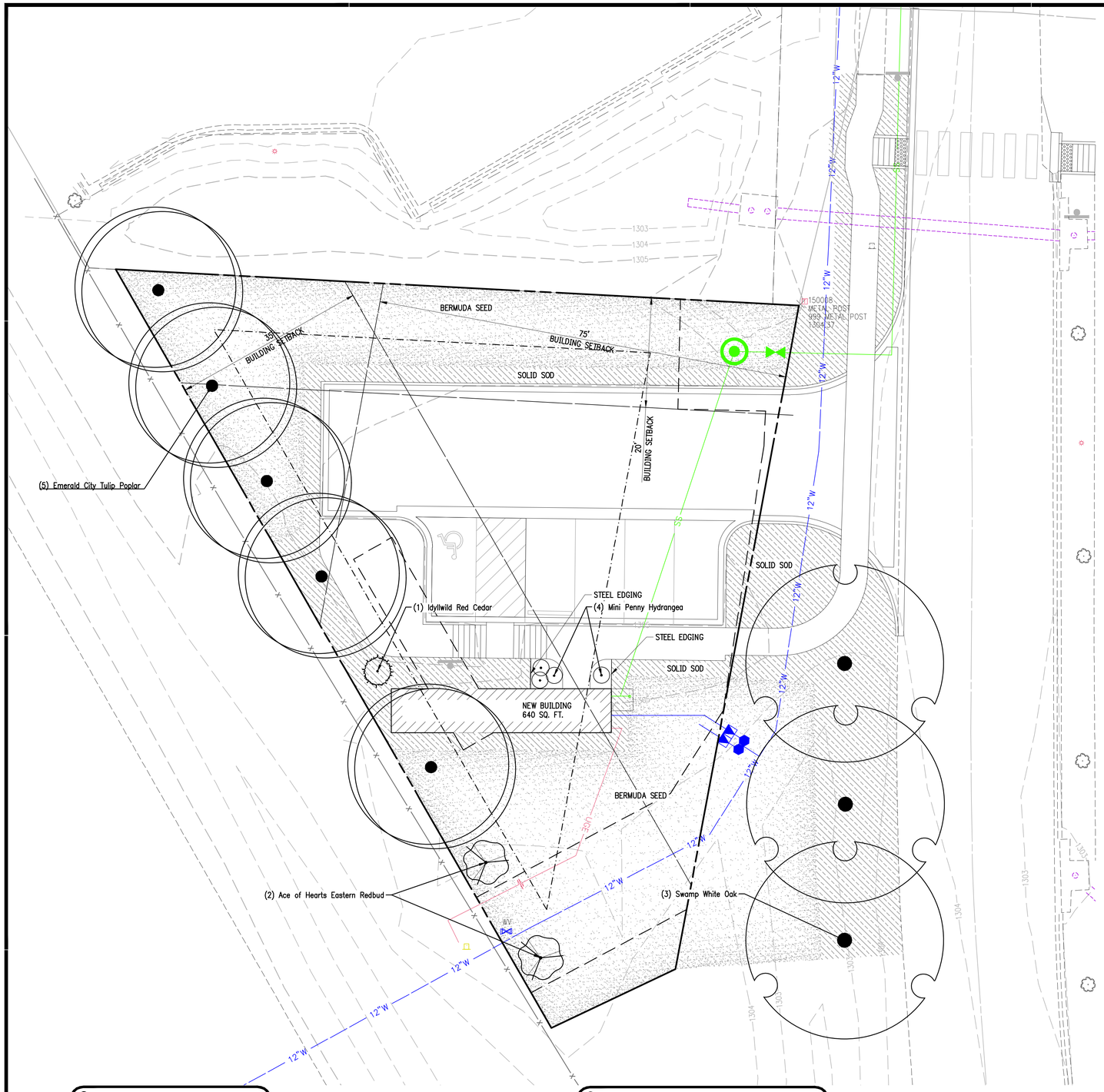
UTILITY PLAN (COLOR)

C-103



PLANTING REQUIREMENTS

SITE TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	2	CERCIS CANADENSIS 'ACE OF HEARTS' / ACE OF HEARTS EASTERN REDBUD	B & B	2"CAL	6' MIN	ORNAMENTAL
	1	JUNIPERUS VIRGINIANA 'IDYLLWILD' / IDYLLWILD RED CEDAR	B & B		8' HT. MIN.	EVERGREEN
	5	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR	B & B	2.5" CAL	10' HT MIN	SHADE

STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	3	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5"CAL	8'-10' HT. MIN	SHADE

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	4	HYDRANGEA MACROPHYLLA 'MINI PENNY' / MINI PENNY HYDRANGEA	5 GAL	12" HT. MIN.	12" SPREAD MIN.

SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT
	2,780 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	S.F.
	5,367 SF	CYNODON DACTYLON SEED / BERMUDA GRASS *INSTALL PER HYDRO-SEEDING NOTES	S.F.

PLANTING REQUIREMENTS

SITE PLANTINGS:
1 PLANT PER 2000 SF (LARGE SCALE DEVELOPMENT) = 5 PLANTS REQUIRED
OVERLAY DISTRICT REQUIREMENTS: 1 TREE PER 20LF OF SITE ADJACENT TO I-49
159.11LF/ 20 = 8 OVERLAY TREES REQUIRED

8 X 25% = 2 ORNAMENTAL TREES ALLOWED; 2 ORNAMENTAL TREES PROVIDED
8 X 10% = 1 EVERGREEN TREE REQUIRED; 1 EVERGREEN TREE PROVIDED
8 X 65% = 5 SHADE TREE REQUIRED; 5 SHADE TREES PROVIDED

5 X 75% = 4 5 GALLON SHRUBS REQUIRED; 4 5 GALLON SHRUBS PROVIDED

GREENSPACE:

SITE/DEVELOPMENT AREA:	0.23± ACRES (9,551.256 SF)
IMPERVIOUS AREA:	40%± ACRES (3,817.236 SF)
GREENSPACE	60%± ACRES (5,734.02 SF)

STREET TREES REQUIRED:
STREET FRONTAGE =122.77LF (1 TREE PER 50 LF) =
3 STREET TREES REQUIRED, 3 STREET TREES 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. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. 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.
19. 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.

HYDRO-SEEDING

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE-GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" IN DIAMETER.
2. SEED ACCORDING TO TABLE BELOW FOR TIME OF YEAR WHEN WORK IS ACCOMPLISHED, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. PREFERRED BERMUDA SEED VARIETIES ARE RIVIERA, YUKON, CONTESSA, SOVEREIGN, AND BARBADOS.

TIME OF YEAR	SEED TYPE & SEEDING RATE
MAY 1 – AUG 31	HULLED BERMUDA @ 2-3 LBS./1000 SF
SEP 1 – MAR 31	MIX OF NON-HULLED BERMUDA @ 5-10 LBS./AC & ANNUAL RYE @ 30 LBS./ACRE
APR 1 – APR 30	NON-HULLED BERMUDA @ 2-3 LBS/1000 SF

3. WHEN ANNUAL RYE IS SPECIFIED (SEPT 1 – MAR 31), CONTRACTOR IS REQUIRED TO RETURN IN THE SPRING AND OVER-SEED WITH SPECIFIED PERENNIAL GRASS SEED. RYE GRASS SHALL BE MOWED TO 1.5 INCHES PRIOR TO OVER-SEEDING.

ROGERS MAINTENANCE NOTES

1. ONCE LANDSCAPING IS INSTALLED, THE OWNER MUST PROVIDE A LANDSCAPE GUARANTEE TO THE CITY OF ROGERS FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION FOR A GUARANTEE PERIOD OF THREE YEARS, AND ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO GUARANTEE 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 GUARANTEE 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.

ROGERS UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
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.

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

CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
10' 0 10'

CONEX OFFICE BUILDING

ROGERS, ARKANAS

Key Plan

No.	Description	Date
1	CITY COMMENTS	08/27/21
2	CITY COMMENTS	09/29/21

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PROJECT NO: 21106300
ISSUE DATE: 07/30/2021
CONTACT: R. HILL
CHECKED BY:

PRELIMINARY PLANS

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PLANTING PLAN

L-101

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

MEETING DATE
DECEMBER 7, 2021

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – BELUE MUSE TOWNHOMES

STAFF: NICHOLAS LITTLE, PLANNER II
KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Belue Muse Townhomes
ADDRESS/LOCATION:	Northwest of the intersection of N 8th Street and W Persimmon Street/ 02-07720-000
PROPOSED USE:	Multifamily Residential
CURRENT ZONING:	RMF-20B
CGM GROWTH DESIGNATION:	Neighborhood
APPLICANT/REPRESENTATIVE:	Morrison Shipley
PROJECT OWNER/DEVELOPER:	JS Fenwick Properties, Inc.
PROPERTY OWNER:	JS Fenwick Properties, 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 one 3,708-SF building, three 448-SF buildings and paved parking on ± 0.59 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 **VARIANCE** from Sec. 14-703(g(1)), to allow construction of a multifamily large-scale development on a lot that is less than 1-acre and zoned R-MF.

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 project meets the City of Rogers Access Management standards.

2. STORMWATER MANAGEMENT:
   The applicants request meets the City of Rogers Stormwater Management requirements with a detention pond on site.

3. WATER QUALITY:
   The applicants request meets the City of Rogers Water Quality requirements with a detention pond on site.

4. FLOODPLAIN MANAGEMENT:
   No portion of the project is located in or adjacent to a Special Flood Hazard Area (SFHA) or other known high risk areas.

5. MASTER STREET PLAN IMPROVEMENTS:
   a) *Street Pavement and Condition*:
      a) AR SH-94/8th Street is ArDOT right-of-way.
      b) The applicant proposes to improve an existing 20-ft alleyway along the west side of the project which will be used for access to the site.
   b) *Connectivity Standards*:
      Connectivity standards are not applicable on this site.
   c) *Streetscape*:
      i) *Right-of-Way*:
         i) The applicant proposes to improve an existing 20-ft right-of-way along the west side of the project which will be used for access to the site.
         ii) AR SH-94/8th Street is ArDOT right-of-way.
6. *Sidewalks & Sidepaths*:
   The applicant proposes building a new sidewalk along the ArDOT right-of-way which will bulbout to avoid a mature magnolia tree. The bulbout at the magnolia tree will be a Terrewalk sidewalk which is a pervious system to ensure the tree roots are not damaged being in close proximity to the mature magnolia tree to meet code requirements.
7. *Trails*:
   No trails are proposed nor are they required at this location.
8. *Streetlights*:
   The applicant proposes a street light along 8th Street.
9. *Street Trees*:
   The applicant proposes the required street tree requirements.

10. RECOMMENDATIONS:
    a) Approve.

PLANNING REVIEW

1. LAND USE:
   a) *Use Definition*:
      i) "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 located on a lot that is less than 1-acre in size. The applicant has requested a variance for this reason. All other R-MF requirements have been met.
   c) *CGM Compliance*:
      The proposed project aligns with the purpose, character, and goals of the Neighborhood Growth Designation.

2. DEVELOPMENT STANDARDS:
   The proposed development plans conform to all development standards required by Sec. 14-703 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 subject to replatting of the existing alleyway to establish an addressable street, as well as the following actions:
      1. **Approve VARIANCE** from Sec. 14-703(g(1)), to allow construction of a multifamily large-scale development on a lot that is less than 1-acre and zoned R-MF. The subject property is flanked by City property to the south and already developed property to the north. Acquisition and combination of more land is unlikely at this time.

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

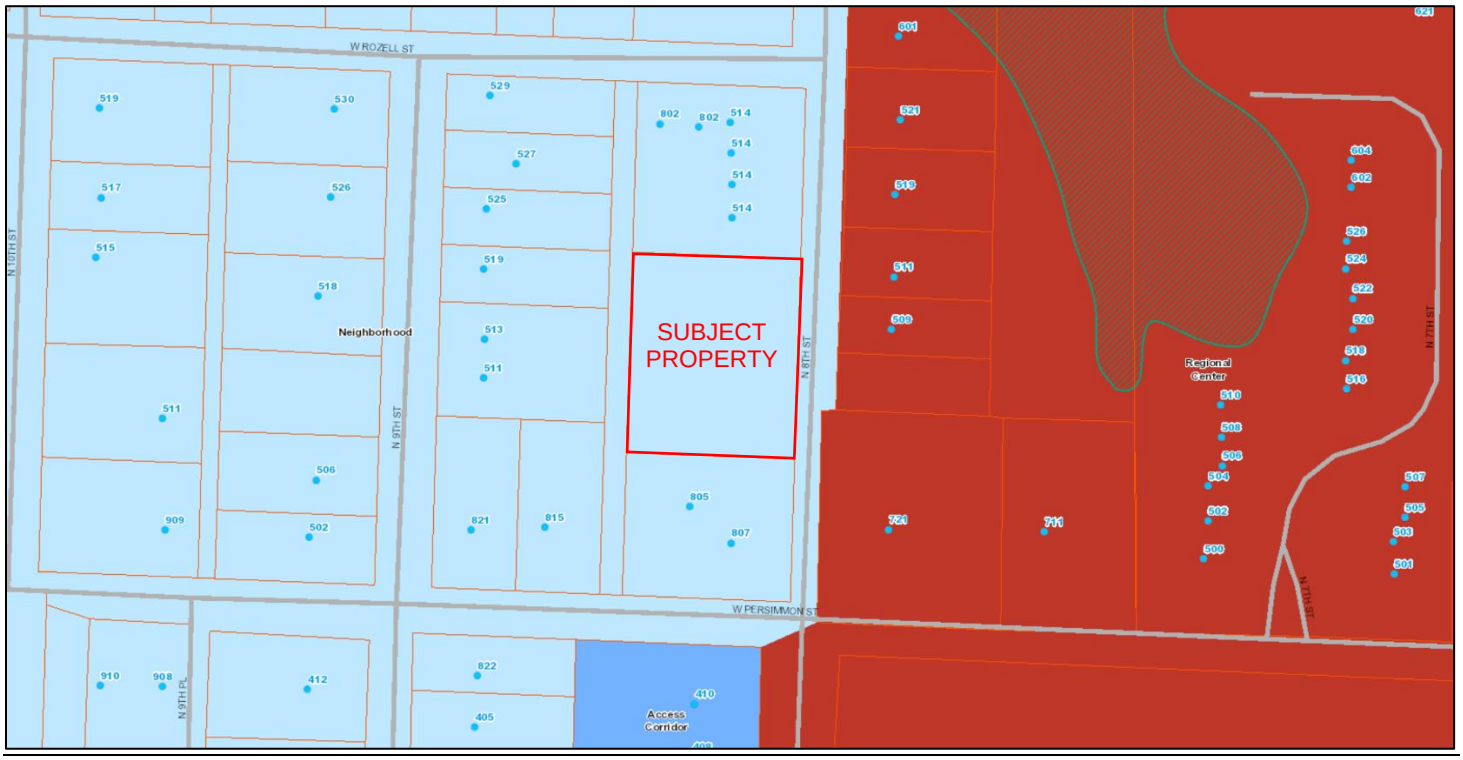
TABS

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

August 6, 2021

Mr. Doug Melton, P.E.
Morrison-Shipley Engineers, Inc.
2407 S.E Cottonwood St. Suite 1
Bentonville, AR 72712

Re: Conditional Approval of TAC Civil Plans
Belue Muse Townhomes

Dear Mr. Melton:

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

1. The 911 address for this property should be an even number. Please revisit.

2. Provide the engineer's contact information on the Cover Sheet.

3. Show the tapping valve on the plan view, and swap locations of the reducer and valve at the end of the main.

4. Our Standard Detail WD-1/5 requires an 8x2" tee and 2" gate valve for a 1 ½" meter service.

5. Verify that the 4" sewer service is adequate for 11 living units. If a 6" service is required, you may cross City property to the south and connect to the nearby existing manhole.

6. Include an irrigation meter on the new water main next to the domestic meter. Show the location and size on the plan.

7. 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. 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

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:\Belue Muse Townhomes\Reviews\Belue Muse Doug Melton 080621Letterhead.docx

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

OFFICE USE ONLY

Permit Fee: _____ ($100)

Zoning: _____

App Number: _____

CityView Application: _____

Date: _____

VARIANCE APPLICATION

APPLICANT: J. S. Fenwick Properties

ADDRESS: 1901 Boston Street, Fort Smith, AR 72901 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 501 North 8th Street

PHONE #: 479-273-2209 EMAIL: dmelton@morrisonshipley.com

PROPERTY OWNER: J. S. Fenwick Properties PHONE #: 479-273-2209

REQUEST to ALLOW: Development of R-MF-20 lot size less than 1.0 acres.

HARDSHIP JUSTIFICATION to VARY FROM CODE: The lot is a small infill tract of 0.59 acres that is being developed with 11 one bedroom townhomes. A prior CUP recommended approval of the lot because of the small size of the tract.

Applicant Signature July 27, 2021
Date

Attachment Checklist:

- [x] Legal description of property
- [x] Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT DATE

Issued For Review - 09.30.2021

September 2021

Large Scale Development Plans

for

BELUE MUSE TOWNHOMES
504 - 510 N. 8th Street

Rogers, Benton County, Arkansas 72756

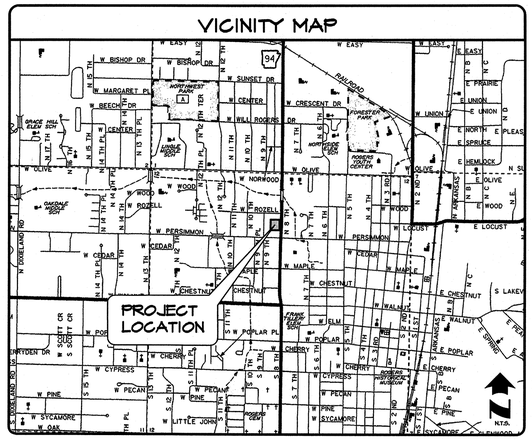
CityView Project # PL202100786

INDEX OF SHEETS

1. Cover Sheet, Vicinity Map, & Index of Sheets
2. Demolition Plan
3. Overall Site Plan
4. Site Dimension Plan
5. Grading Plan
6. Utility Plan
7. Landscape Plan
8. Erosion Control Plan
9. Erosion Control Details
10. Drainage Plan
11. Storm Drain Line A Profile
12. Off-Site Alley Paving
13. Miscellaneous Details
14. Miscellaneous Details
15. Outlet Structure Detail
16. Architect Plans and Elevations

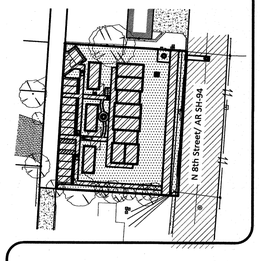
SD-1 RWU Sewer Details
WD-1 RWU Water Details
WD-2 RWU Water Details

VICINITY MAP



Green Space

Impervious Area



Zoning: RMF-20B

Building Use: Multifamily Residential

Maximum Structure Height: 35 Feet
Provided Structure Height: 25 Feet
Building Construction Type: Townhomes
Total Provided Units: 11 Units
Bedrooms: 1 Per Unit
Density: 18 Units Per Acre

Site Area Calculations:
Subject Site Area: 25,856 S.F. OR 0.59 Ac.

Total Onsite Impervious Area: 13,535 S.F.
OR 52% Gross Site Area
Maximum Allowed: 18,099 S.F. OR 70% Site

Total Onsite Pervious (Open Space) Area: 12,320 S.F.
OR 45% Gross Site Area
Minimum Open Space Allowed: 5,171 S.F. OR 20% Gross Site Area

Total Building Area (Exterior): 5,056 S.F. OR 20%
Maximum Allowed: 10,342 S.F. OR 40%

General Notes:

1. 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.
2. 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.
3. Channels, Detention Ponds, Retention Ponds, Sediment Basins, etc require sod to the 100-year water surface elevation immediately following installation, and must be installed at the beginning of the project.

Notes:

1. A Contractor's License Required For Projects Exceeding $20,000.
2. Easement Plat Required For Certificate Of Occupancy.
3. All Civil Plans On Site Must Include Most Current Stamp By Rogers Planning.

PARKING SUMMARY

Description: Multifamily Residential	Parking Requirement	Number of Spaces
Proposed Multifamily Dwelling	3 Spaces/2 Units	-
Parking Spaces	Total Required	14*
Parking Spaces	Total Provided	14*
Accessible Spaces	Total Required	1
Accessible (AC) Spaces	Total Provided	1
Bicycle Parking (1 Rack/20 Parking Spaces)	Total Required	1
Bicycle Parking	Total Provided	1

*Includes Accessible Spaces

RMF-20B MINIMUM SETBACK REQUIREMENTS (FT.) DCP Ordinance Number 21-32

Front	Interior Side*	Rear
West: 20' Alley		East: N 8th Street
30'	10'	30'

RMF-20B ZONING REGULATIONS:
Maximum Building Height: 35'
Maximum Building Coverage: 40%
Minimum Open Space Shall Not Be Less Than 20% Of The Total Lot Area
Maximum Impervious Space Shall Not Exceed 70% Of The Total Lot Area
*Interior Side Setback Along One Side May Be Zero Provided There Is A Minimum Of 20' Of Separation Along The Other Interior Side Lot Line.

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0260K

Effective Date: June 5, 2012

SURVEY DESCRIPTION

Lots 8, 9, 12, and part of Lot 13, all in Block 6 of Smith and Hayes Addition to the City of Rogers, Arkansas and filed for record at Plat Book B Page 100 and more Particularly described as follows:

Beginning at a one inch (1") pipe marking the Northwest Corner of Lot 8, Block 6 of Smith and Hayes Addition: thence South 86°33'50" East along the north line of Lot 8, a distance of 127.50 feet to a one-half inch rebar with 1834 cap; thence departing said north line, South 03°06'24" West a distance of 174.97 feet to a one-half inch rebar with 1834 cap on the south line of a tract described in Warranty Deed Book 2015 Page 4047, from which a bent five-eighths inch (5/8") rebar at the Southwest Corner of Arkansas Highway Commission Easement Deed Book 526 Page 420 Bears South 86°30'01" East a distance of 11.61 feet; thence along the south line of said Warranty Deed, North 86°47'58" West a distance of 127.50 feet to a three-fourths inch (3/4") iron rod being on the east line of a twenty foot alley as depicted on said Smith and Hayes Addition; thence along said east alley line, North 03°06'24" East a distance of 174.83 feet to the Point of Beginning, containing .51 acres more or less.

Revisions	
1	07.30.2021 Revised Per City Comments
1	08.20.2021 Revised Per City Comments

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 10443 DOUGLAS C. MELTON, JR. 09-30-21

The Original Signed and Sealed Document is on file at the Office of Record

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION MORRISON-SHIPLEY ENGINEERS, INC. No. 281 ARKANSAS

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

Owner/Developer
JS Fenwick Properties, Inc.
1901 Boston Street
Fort Smith, AR 72901
Contact: Isabel Lane
isabel@jsfenwick.com

Engineer Of Record
Doug Melton, P.E.
Morrison-Shipley Engineers, Inc.
2407 SE Cottonwood St., Ste A
Bentonville, AR 72712
Telephone: (479) 273-2209
dmelton@morrisonshipley.com

Architect
Blue Rock Design Build
2620 Cliff Drive
Fort Smith, AR 72902
Contact: Brett Abbott
Telephone: (479) 459-2838
Email: bluerockdesignbuild@gmail.com

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: KENNETH PETERS
1255 N. 13TH STREET
ROGERS, AR 72756
PHONE: (479) 636-1759 EXT. 6021

TELEPHONE
AT&T
CONTACT: JOHN HILL
627 WHITE ROAD
SPRINGDALE, AR 72766
PHONE: (479) 442-1963

WATER & SEWER
ROGERS WATER UTILITIES
CONTACT: STEPHEN PONDER
601 S. 2ND STREET
ROGERS, ARKANSAS 72756
PHONE: (479) 621-1156

ELECTRIC
AEP-SWEPCO
CONTACT: MARK BEASLEY
415 W. STRIBLING DRIVE
ROGERS, AR 72756
TELEPHONE: (479) 986-1004

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: STEVEN THOMPSON
PHONE: (479) 871-2430
4901 S. 48TH STREET
SPRINGDALE, AR 72762

FIRE DEPARTMENT
CITY OF ROGERS
CONTACT: BILL RUMSEY
201 NORTH FIRST STREET
ROGERS, ARKANSAS 72756
PHONE: (479) 621-1100

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37 4815
W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

GOVERNING AGENCIES

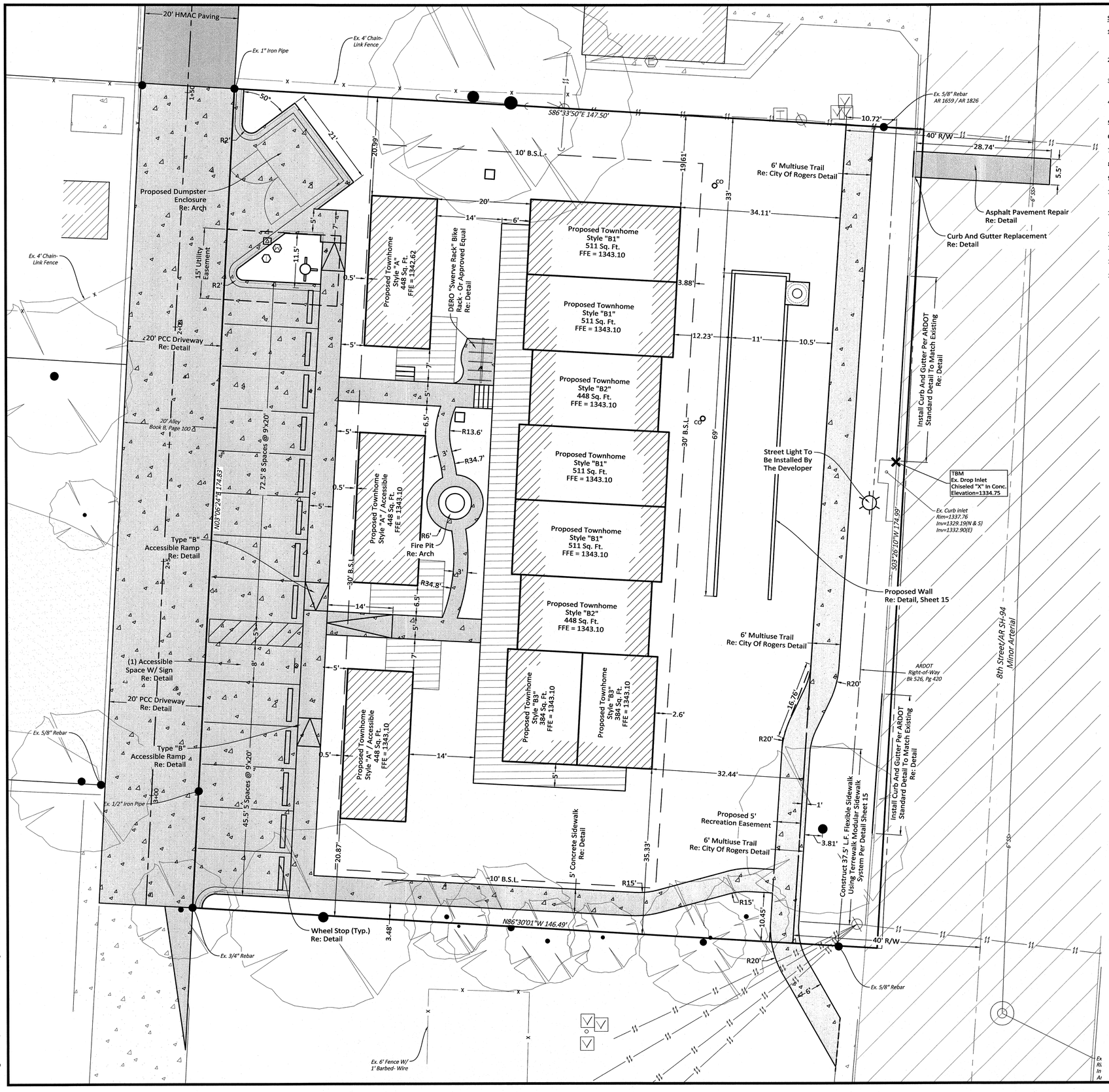
CITY OF ROGERS
301 W. CHESTNUT
ROGERS, AR 72756

COMMUNITY DEVELOPMENT DEPARTMENT
CONTACT: ETHAN HUNTER
ENGINEERING: DYLAN COBB
PHONE: (479) 621-1186

STREET DEPARTMENT
CONTACT: FRANK GUYLL
PHONE: (479) 644-5008

Belue Muse Townhomes

Drawing Name: P:\PWP-CP\ 5th & Persimmon-Rogers\DRAFTING\PWP-CT Plan Sheets.dwg Last Modified: Sep 24, 2021 - 4:56pm Plotted on: Sep 24, 2021 - 4:57pm by Isaac



Site General Notes:

1. 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.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii are 5' Unless Otherwise Noted.
4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
5. Unless Otherwise Noted, All Curb Shall Be 6" Type "A" Concrete Curb And Gutter. Refer To Detail Sheets.
6. See Architectural Plans for Exact Building Dimensions and Layout.
7. Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.
8. Refer To Architectural Plans For Details Of The Proposed Entrance Sign.
9. All Construction Shall Conform To The City Of Rogers Development Regulations.
10. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
11. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Rogers Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Rogers Details And Specifications.
12. All Outdoor Lighting Shall Have "Cut-Off" Fixtures In Accordance With The City Of Rogers Requirements.
13. There Is Currently No Parking Lot Light Poles Proposed For This Site.
14. The Proposed Community Design Feature For This Project Is A Dero Swerve Bike Rack.
15. North 8th Street/SH 94 Construction Will Require A Permit From AR DOT.

10 0 10
Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- R/W — Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- Ex. Asphalt
- Ex. Concrete
- Ex. Overhead Electric Line
- Ex. Fence Line
- Ex. Rebar
- Ex. Chiseled "X"
- Ex. Sewer Manhole
- Ex. Telephone Pedestal
- Ex. Electric Meter
- Ex. Power Pole w/ Guy Wire
- Ex. Vault Box
- Ex. Tree
- Ex. Building
- R/W — Proposed Right of Way Line
- Proposed Easement Line
- 30'BSL — Proposed Building Setback Line
- Proposed Type "A" Curb & Gutter
- Proposed Concrete Sidewalk
- Proposed Handicap Ramp, Type "B"
- Proposed Asphalt
- Proposed Concrete
- Proposed Wood Deck
- Proposed Water Meter
- Proposed Fire Hydrant
- Proposed Water Valve
- Proposed Waterline "T" Fitting
- Proposed Waterline 90° Fitting
- Proposed Reducer
- Proposed Sewer Manhole
- Proposed Clean-Out
- Proposed Gas Meter
- Proposed Electric Meter
- Proposed Light Pole
- Proposed Electric Transformer
- Proposed Area inlet
- Proposed Sign
- Proposed Building

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 10443 DOUGLAS C. MELTON, JR.
The Original Signed and Sealed Document is on file at the Office of Record

MORRISON SHIPLEY

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BELUE MUSE TOWNHOMES

Rogers, AR

CityView Project #PL202100786

Issued for Review
09.30.2021

SITE DIMENSION PLAN

Revisions

1	07.30.2021 Revised Per City Comments
2	08.20.2021 Revised Per City Comments
3	09.13.2021 Revised Per City Comments

Drawn By:	TBL	Vert. Scale:	-
Approved By:	DCM	Horiz. Scale:	1"=10'
Date:	07.09.2021	Plot Scale:	1
Project No.:	FWP-07	DWG Name:	

SHEET **4** of 16

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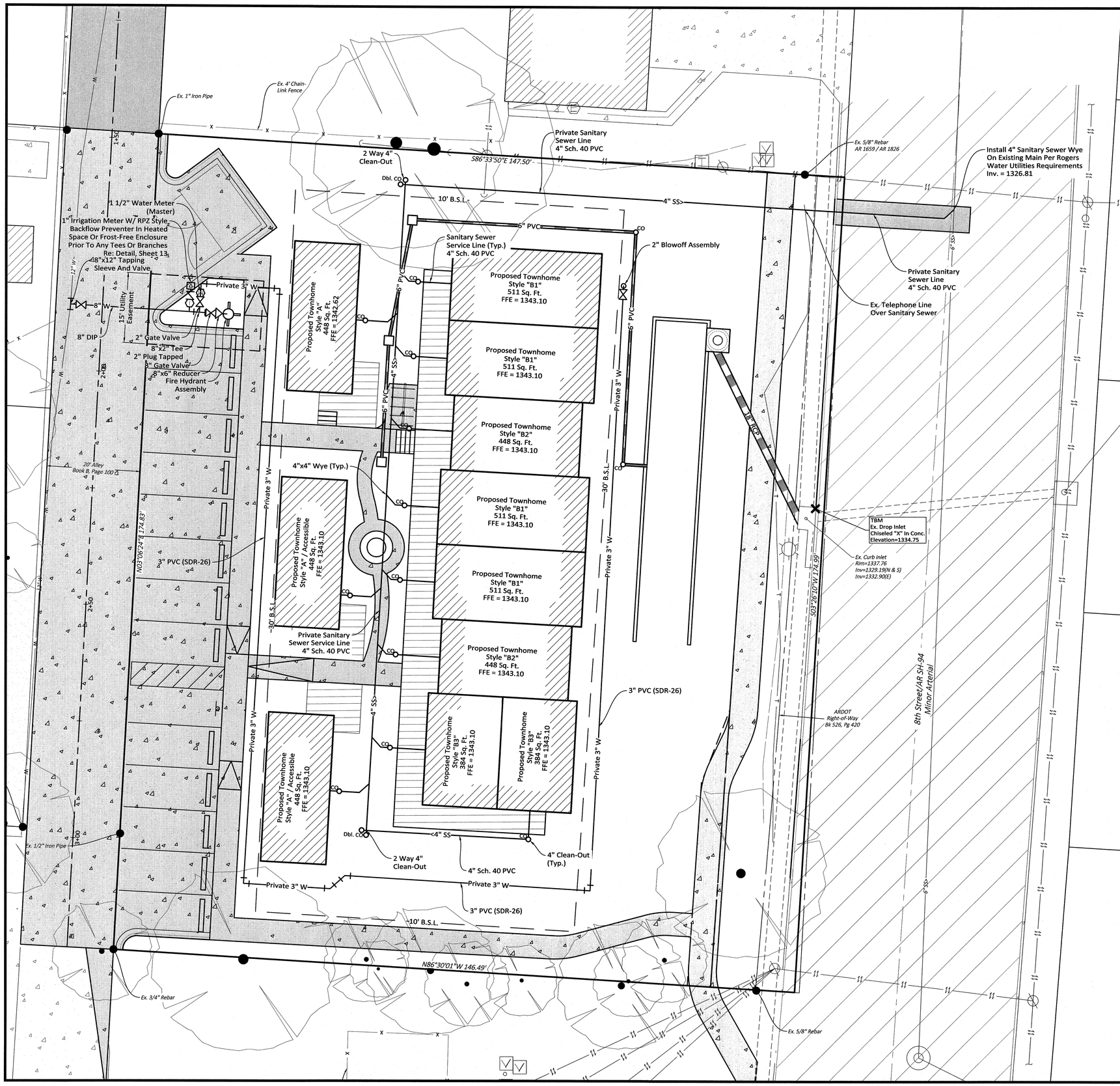

Site Utility General Notes:

1. Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. The Contractor Shall Call The State One-Call System Prior To Construction @ 1-800-482-8998. The Contractor Shall, On His Own Initiative And At No Additional Cost, Locate All Underground Lines And Structures As Necessary. The Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Morrison-Shipley Engineers, Inc. And/or The Owner Of Any Conflicts Or Required Deviations From The Plans. Morrison-Shipley Engineers, Inc. Shall Be Held Harmless In The Event The Contractor Fails To Make Such Notification.

2. All Electric, Telephone, And Gas Extensions Including Service Lines Shall Be Constructed To The Appropriate Utility Company Specifications And Requirements. All Utility Company Disconnections Shall Be Coordinated With The Designated Utility Company. Contractor Shall Further Coordinate Any Disruptions To Existing Utility Service With Adjacent Property Owners.

3. It Shall Be Distinctly Understood That Failure To Specifically Indicate Work Which Is Required To Complete This Project Shall Not Relieve The Contractor Of His Responsibility To Perform Such.

4. All Utilities Shall Terminate Five (5) Feet Outside The Building Unless Otherwise Noted. The End Of All Service Lines Shall Be Tightly Capped Or Plugged And Marked Until Such Time As Connections Are Made Inside The Building. Coordinate All Entrances To The Building With The Facility Providers And MEP Plans.

5. All Sanitary Sewer And Water Systems Shall Be Constructed In Accordance With The City Of Rogers Specifications.

6. The Contractor Shall Not Operate Valves On Existing Water Mains. A Preconstruction Meeting Is Required For All Water And Sanitary Sewer Construction.

7. All Single Commercial Water Services Shall Include An Internal RPZ Type Backflow Preventer. Each Commercial Water Meter Will Require An RPZ. Provisions Shall Be Provided For Thermal Expansion And Drainage With The Domestic Water Service Line To The RPZ. Refer To M.E.P. Plans For Location And Details Of Domestic RPZ.

8. Backflow Prevention Assemblies Installed Outdoors Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.

9. This Project Shall Meet All Arkansas Health Department And City Of Rogers Backflow Prevention Requirements.

10. All Outdoor Lighting Shall Have "Cut Off" Fixtures In Accordance With The City of Rogers Requirements. Refer To Architecture And MEP Plans For Light Fixture Locations, Details, Fixture Types, And Location/Number/Size of Conduit Sleeves.

11. Existing Utilities Located Under Proposed Pavement, Contractor Is To Excavate To The Top Of Initial Backfill And Fill With Granular Material.

10 0 10
Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- Ex. Asphalt
- Ex. Concrete
- Ex. Water Line
- Ex. Sanitary Sewer Line
- Ex. Telephone Line
- Ex. Overhead Electric Line
- Ex. Storm Drain Pipe
- Ex. Fence Line
- Ex. Contours
- Ex. Rebar
- Ex. Chiseled "X"
- Ex. Sewer Manhole
- Ex. Telephone Pedestal
- Ex. Electric Meter
- Ex. Power Pole w/ Guy Wire
- Ex. Vault Box
- Ex. Tree
- Ex. Building
- Proposed Right of Way Line
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- Proposed Clean-Out
- Proposed Water Line W/Size
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- Proposed Sign
- Proposed Building

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BELUE MUSE TOWNHOMES

Rogers, AR

CityView Project #PL202100786

Issued for Review
09.30.2021

UTILITY PLAN

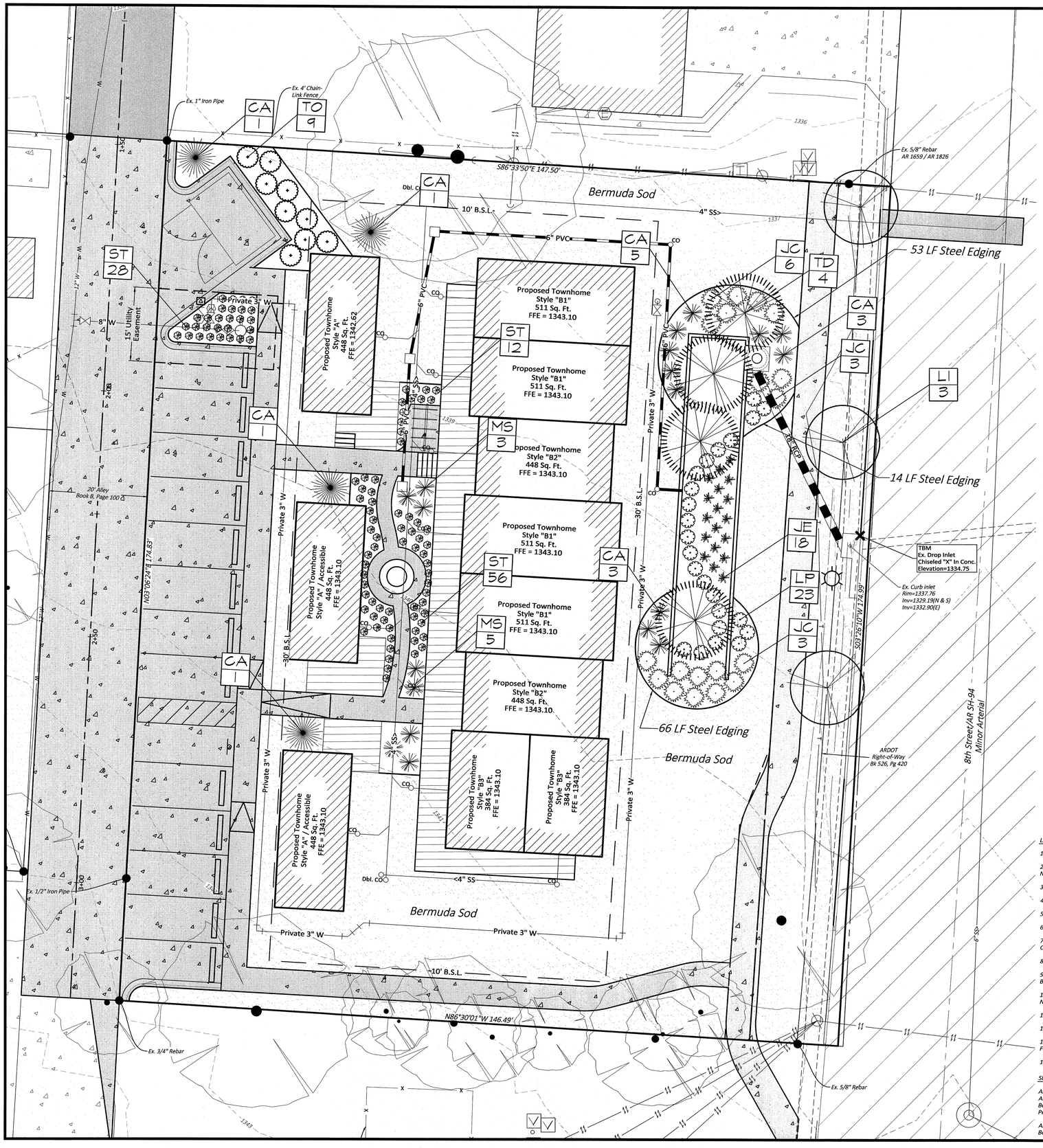
Revisions

1	07.30.2021	Revised Per City Comments
2	08.20.2021	Revised Per City Comments
3	09.13.2021	Revised Per City Comments

Drawn By:	TBL	Vert. Scale:	-
Approved By:	DCM	Horiz. Scale:	1"=10'
Date:	07.09.2021	Plot Scale:	1
Project No.:	FWP-07	DWG Name:	

SHEET **6** of 16

Drawing Name: P:\FWP-07 8th & Persimmon-Rogers\DRAFTING\FWP-07 Plan Sheets.dwg Last Modified: Sep 29, 2021 - 4:53pm Plotted on: Sep 29, 2021 - 4:54pm by ttowe



LEGEND

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- Ex. Telephone Pedestal
- Ex. Electric Meter
- Ex. Power Pole w/ Guy Wire
- Ex. Vault Box
- Ex. Tree
- Ex. Building

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

10 0 10
Scale in Feet

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
PERENNIALS					
JE	SOFT RUSH	Juncus effusus	1 Gallon	3' O.C.	18
LP	PRAIRIE BLAZING STAR	Liatris pycnostachya	1 Gallon	3' O.C.	23
ST	MEXICAN FEATHERGRASS	Stipa tenuissima	1 Gallon	2' O.C.	96
SHRUBS & GRASSES					
MS	MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	5 Gallon	As Shown	8
CA	KARL FOERSTER FEATHER REED GRASS	Calamagrostis x acutiflora	5 Gallon	As Shown	11
JC	BLUE PACIFIC JUNIPER	Juniperus conferta 'Blue Pacific'	5 Gallon	As Shown	20
TO	EMERALD GREEN ARBORVITEA	Thuja occidentalis 'Smaragd'	7 Gallon 6' min. at planting	As Shown	9
EVERGREEN TREES					
CA	BLUE ATLAS CEDAR	Cedrus atlantica glauca	8' B&B (Min.)	As Shown	4
SHADE TREES					
TD	SHAWNEE BRAVE BALD CYPRESS	Taxodium distichum "Mickelson"	2-1/2" Cal. B&B 6' min. at planting	As Shown	4
STREET TREES					
LI	NATCHEZ CRAPE MYRTLE	Lagerstromia indica 'Natchez'	2-1/2" Cal. B&B 6' min. at planting	As Shown	3

Note: There are 4 trees being saved and only one tree being removed.

Note: Owner/Developer Must Provide A 3-year Guarantee For Maintaining And Replacing Landscaping Before Issuance Of Certificate Of Occupancy.

Green Space Impervious Area

Zoning: RMF-20B

Building And Site Area Calculations:

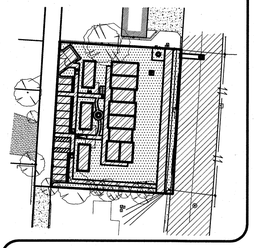
Overall Site Area: 0.59 Acres
Building Use: Multifamily Residential

Development Area:
Minimum Open Space Area: 20% Gross Site Area
Provided Open Space Area: 12,320 S.F. OR 48% Gross Site Area

Maximum Structure Height: 35 Feet
Provided Structure Height: 25 Feet
Total Provided Units: 11 Units
Building Construction Type:
Maximum Building Coverage: 40%
Provided Building Coverage: 5,050 S.F. OR 23% Site

Maximum Impervious Area Allowed: 70% Site OR 18,099 S.F.

Total Provided Impervious Area: 13,535 S.F. OR 52%
Total Provided Pervious Area: 12,320 S.F. OR 48%



Note: Landscaping Details Sheet 9

LANDSCAPE REQUIREMENTS:

1 PLANT UNIT PER 1,000 S.F.

Total Site Area: 25,856 S.F. Or 0.59 Acres
25,856 S.F. / 1000 = 25 Plant Units
26 Plant Units Required (36% Trees)

0 Existing Shrubs
1 Existing Tree
1 Existing Plant Units

48 Shrubs
4 Shade Trees
1 Existing Evergreen Tree
4 Evergreen Trees (50%)
57 Proposed Plant Units

Street Trees:
3 Street Trees (Spaced Every 50')

Parking Lot Landscaping:
Required: 1 Island Per 15 Parking Spaces
10 Parking Spaces Provided
Provided: 0 Islands

There are 137 proposed Perennials
(these perennials are in addition to the required plants)

Landscape Plan General Notes:

1. *The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.*
2. *All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.*
3. *All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.*
4. *Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.*
5. *No Changes To Approved Plant Schedule Will Be Allowed Without The Approval Of The Owner's Representative And City of Rogers.*
6. *All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. Refer To Detail Sheets.*
7. *In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With Twelve Inches Of Topsoil And A Minimum Of Six Inches Of Compost Tilled Into The Beds.*
8. *3/4" Washed Aggregate, A Minimum Of 3" Depth, Shall Be Applied To All Planting Beds Shown On This Plan.*
9. *The Contractor Shall Provide A One Year Minimum Warranty For All Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City, Whichever Requirement Is More Restrictive.*
10. *The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.*
11. *The Proposed Irrigation System Shall Be Designed By Others And Installed during Landscape Installation.*
12. *The Irrigation Systems Shall Be Protected By An RP Type Backflow Preventor. Irrigation System To Be Designed By Others.*
13. *Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.*
14. *If Plantings Exceed The Minimum Requirements, The Count May Be Not Reduced Once Approved By The Planning Commission.*

SEEDING AND SODDING NOTE:

All Disturbed Areas Under A 10% Slope Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre And Seeded With Annual Rye Grass At A Rate Of 3-4 Pounds Per 1000 Square Feet And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 Square Feet, Or Sodded With Bermuda Grass If The Area Is Designated For Sod. The Area Must Also Be Mulched. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

All Areas Over 15% Shall Be Planted As Above, But Shall Also Be Covered With Erosion Control Fabric. Edges Of Sod Located On Slopes Over 15% Shall Be Pinned.

REGISTERED LANDSCAPE ARCHITECT M. BRIAN THOMPSON 9-30-21 STATE OF ARKANSAS

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712
479.273.2209 • MORRISONSHIPLEY.COM

BELUE MUSE TOWNHOMES

Rogers, AR

CityView Project #PL202100786

Issued for Review
09.30.2021

LANDSCAPE PLAN

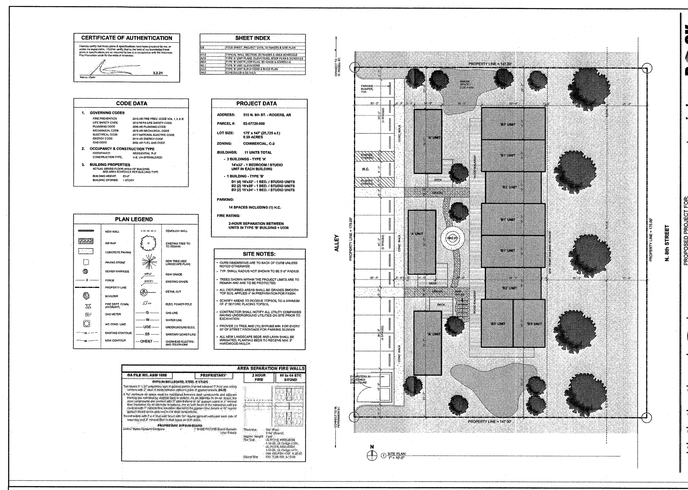
Revisions

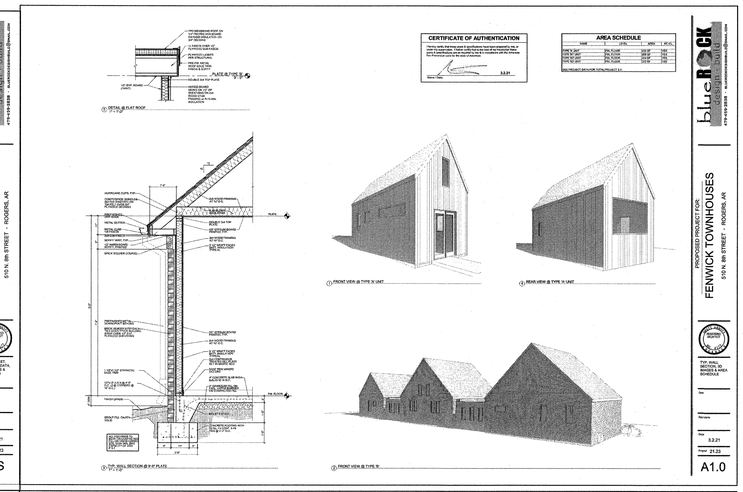
1	07.30.2021	Revised Per City Comments
2	08.20.2021	Revised Per City Comments
3	09.13.2021	Revised Per City Comments

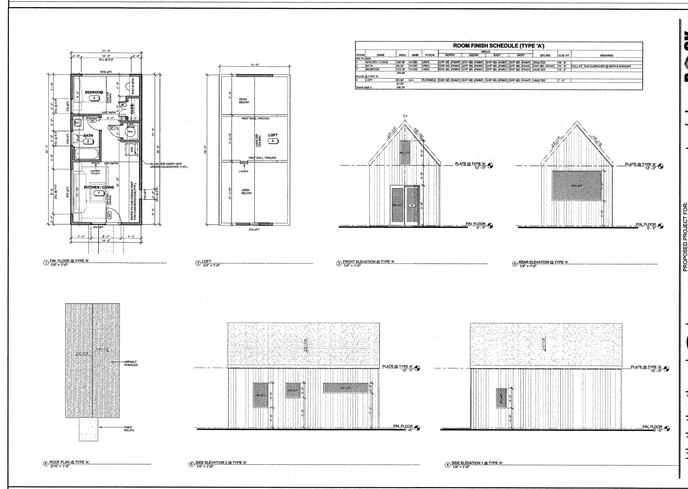
Drawn By:	TBL	Vert. Scale:	-
Approved By:	DCM	Horiz. Scale:	1"=10'
Date:	07.09.2021	Plot Scale:	1
Project No.:	FWP-07	DWG Name:	

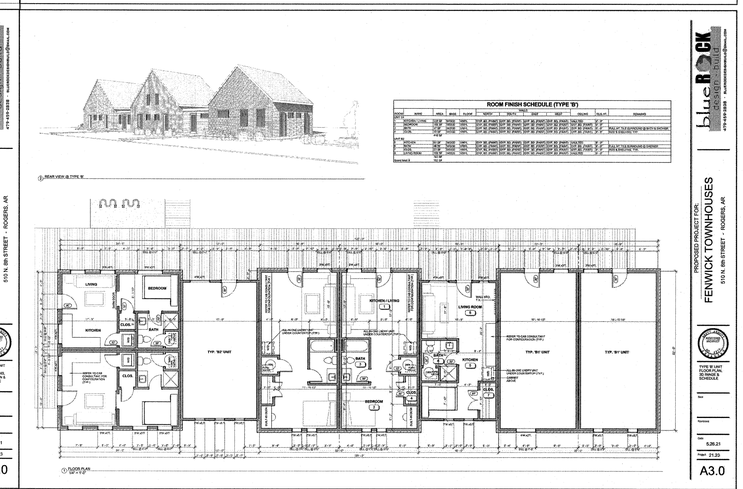
SHEET **7** of 16

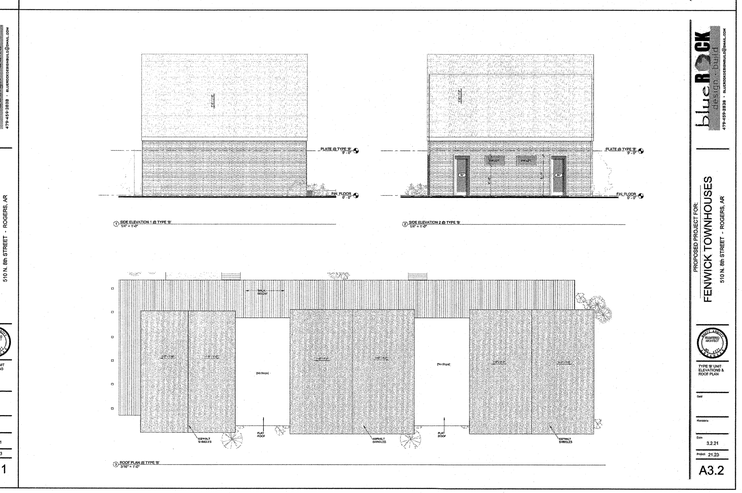
Drawing Name: P:\FWP-07 8th & Persimmon-Rogers\DRAFTING\FWP-07 Plan Sheets.dwg Last Modified: Sep 29, 2021 - 4:53pm Plotted on: Sep 29, 2021 - 4:54pm by tlowe











STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 10443 DOUGLAS C. MELTON, JR.

The Original Signed and Sealed Document is on file at the Office of Record

MORRISON SHIPLEY

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BELUE MUSE TOWNHOMES

Rogers, AR

CityView Project #PL20210786

Issued for Review
08.26.2021

ARCHITECT PLANS AND ELEVATIONS

Revisions

1	07.30.2021 Revised Per City Comments
2	08.20.2021 Revised Per City Comments

Drawn By:	TBL	Vert. Scale:	-
Approved By:	DCM	Horiz. Scale:	1"=10'
Date:	07.09.2021	Plot Scale:	1
Project No.:	FWP-07	DWG Name:	

SHEET **16** of 16

Drawing Name: P:\FWP-07 8th & Persimmon-Rogers\DRAFTING\FWP-07 Details.dwg Last Modified: Aug 26, 2021 - 8:25am Plotted on: Aug 26, 2021 - 8:34am by llowe