



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

ROGERS PLANNING COMMISSION AGENDA

Date:	February 1, 2022
Location:	301 W. Chestnut Street/Virtual (Zoom)
Committee Sessions:	4:30 PM
Regular Session:	5:00 PM

MEETING INSTRUCTIONS

- To attend via computer:
[CLICK THIS LINK.](#)
- To attend via phone:
Call [1-312-626-6799](tel:1-312-626-6799) and enter Webinar ID [823 6493 0726](https://us02zoom.us/j/82364930726) when prompted.
- Each meeting will take place in the same Zoom room. The Regular Session will begin once the last Committee meeting ends.
- Members of the public wishing to provide input are strongly encouraged to do so in writing. Please email your statement, questions, or concerns to the Planning Commission at planningcommission@rogersar.gov before 5:00 PM Tuesday.

VIRTUAL PARTICIPATION

- Planning Commissioners and Staff are the only visible attendees. All attendees are automatically muted and invisible to others upon entry. Staff will enable/disable talk for each speaker.
- If representing an agenda item or speaking in a public hearing:
 - Click **RAISE HAND** when prompted by the chairman. Staff will enable speaking for your presentation and disable speaking when done.
 - **Dial *9** to **RAISE HAND** if attending meeting by phone.

Proof of public notice (**green Return Receipt cards**) for public hearing items must be **emailed or delivered** to Planning Staff by **5:00 PM Tuesday**.

COMMITTEE SESSIONS – 4:30 PM

PLANS & POLICIES COMMITTEE – None

DEVELOPMENT REVIEW COMMITTEE – Council Chambers

1. LSDP: The Grove Residential Community
2. LSDP: The Plaza

REGULAR SESSION – 5:00 PM

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. January 18, 2022

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

1. Plans & Policies Committee
2. Development Review Committee

OLD BUSINESS

PUBLIC HEARINGS

NEW BUSINESS

1. LSDP: The Grove Residential Community
A request to allow the construction of 235-residential units, a clubhouse, and paved parking on ± 24.78 acres located on S Dixieland Road.
 - STAFF: Amber Long
 - REPRESENTED BY: Adam Osweiler
2. LSDP: The Plaza
A request to allow the addition of 3,329-SF of upper floor area to an existing building on ± 0.32 acres located at 200 S. 1st Street.
 - STAFF: Amber Long
 - REPRESENTED BY: Brahm Driver
3. Staff Presentation: Stormwater Flooding and Drainage: Part 2 – Stormwater Management
This portion will dive in a bit deeper into some water quality basics.
 - STAFF: Kristifier Paxton & Ever Villalobos

ADJOURN



COMMUNITY DEVELOPMENT
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MEETING DATE
FEBRUARY 1, 2022

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – THE GROVE RESIDENTIAL COMMUNITY

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

REQUEST DETAILS

PROJECT NAME:	The Grove
ADDRESS/LOCATION:	S. Dixieland Rd. / 02-22266-025
PROPOSED USE:	Residential Multi-Family
CURRENT ZONING:	RMF-9.5 with DCP
CGM GROWTH DESIGNATION:	Neighborhood
APPLICANT/REPRESENTATIVE:	McClelland Consulting Engineers, Inc.
PROJECT OWNER/DEVELOPER:	J&M Capital Ventures, LLC
PROPERTY OWNER:	J&M Capital Ventures, LLC
NATURE OF REQUEST:	Approval of Large-Scale Development Plans
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

This request is to allow the construction of 235-residential units, a clubhouse, and paved parking on ± 24.78 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. Deny **WAIVER** from Section 14-604(c)(2) and require the street connection to the south to be aligned with the street to the south closer to the center of the projects southern border.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant's proposal meets the City of Rogers' access management standards.

2. STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes a series of detention ponds to mitigate stormwater management requirements. The pipe connecting the two detention ponds was shown to have a 0.00% slope, which did not meet the requirements of code. The applicant agreed to resolve this slope to meet the minimum requirements of code prior to receiving a grading permit. The applicant's proposal for a series of detention ponds incorporates water quality requirements.

3. FLOODPLAIN MANAGEMENT:

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

4. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

- i) The project is to the east of S Dixieland Road which is not in substandard condition.
- ii) The project is to the west of S Concord Street which is not in substandard condition.

b) Connectivity Standards:

The applicant requests a **WAIVER** from Section 14-604(c)(2) from requiring a north/south connection every 660-feet. The applicant shows a southern connection approximately 286-feet from the S Dixieland Road right-of-way to the west, being approximately 895-feet from the S Concord Street right-of-way to the east, which exceeds the maximum allowable 660-feet. The applicant's waiver request states *"MCE has gone through two DCP processes, along with Large Scale Development with the proposed street in its currently shown location, and was reviewed/approved each time without comment regarding the southern stub out connection location."* This is not accurate in that the following was provided in the Staff Report during the December 7, 2021 DCP approval:

Exhibit from December 7, 2021 Staff Report for Rezone with DCP – The Grove

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).

The applicant also states in the waiver request that the project received *"conditional approval through Large Scale Development city review"*, which is not a part of the staff review process. Staff completes reviews and submits recommendations to the Planning Commission for consideration. Staff is not authorized to provide conditional approvals for Large Scale Development projects and does not provide these to applicants. It is the responsibility of the Engineer of Record to meet the requirements of code, even beyond approval of the project, as stated in the first round of comments from Staff, and shown on the applicant's cover sheet stating *"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."*

- c) Streetscape:
 - i) Right-of-Way:
 - i) The right-of-way width for S Dixieland Road is 50-feet from the centerline, meeting the Major Arterial Typical Street Section.
 - ii) The right-of-way width for S Concord Street is approximately 25-feet off center with a variable width right-of-way. The applicant proposes to dedicate right-of-way to ensure 35-feet of right-of-way off center to meet the Collector Street right-of-way width requirements.
 - iii) The applicant proposes a new 50-ft wide right-of-way for a Minor Street which runs east/west and includes street parking.
 - ii) Sidewalks & Sidepaths:

The applicant proposes a 10-ft sidepath off Dixieland Rd and 6-ft sidewalk off of S Concord to meet the Typical Street Section requirements for each street. The proposed east/west Minor Street includes two sidewalks for pedestrian use.
- d) Trails:

No City of Rogers trails are proposed nor required other than the sidepath along S Dixieland Road.
- e) Streetlights:

Lighting along Dixieland is existing along the median. The applicant proposes new street lights along the proposed east/west Minor Street and
- f) Street Trees:

The applicant proposes the required street tree requirements.

5. RECOMMENDATIONS:

- a) Deny **WAIVER** from Section 14-604(c)(2) and require the street connection to the south to be aligned with the street to the south closer to the center of the projects southern border. No waivers were approved through the DCP for this project. The December 7th, 2021 Staff Report states under “*Development Waivers and Zoning Variances*” that “*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.*” Moving the southern connectivity to align to the street to the south closer to the center of the property would still meet the intent of the DCP without altering density or impact of density at the location, making this a minor modification, without the need to resubmit the DCP. On December 1, 2021, the City Engineer stated via email to the Engineer of Record “*The only valid alternative I see is to line up with the street to the south that ties into Pleasant Grove Rd. We do not feel that this would trigger a DCP revision that would need to go before PC following the assumptions you described. The option to move the road stub out to line up with the south street would cause some minor shifts to the buildings and public street grid but would still not require a DCP revision.*”

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

- i) "Multifamily Residential is a secondary use classification encompassing buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site," (Sec. 14-695(b)(1)(i)).

b) Zoning Compliance:

The proposed project is in compliance with R-MF zoning regulations.

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. Setbacks variances for the front, side, and rear were granted with the Density Concept Plan.

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.

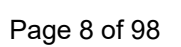
4. IF TABLING:

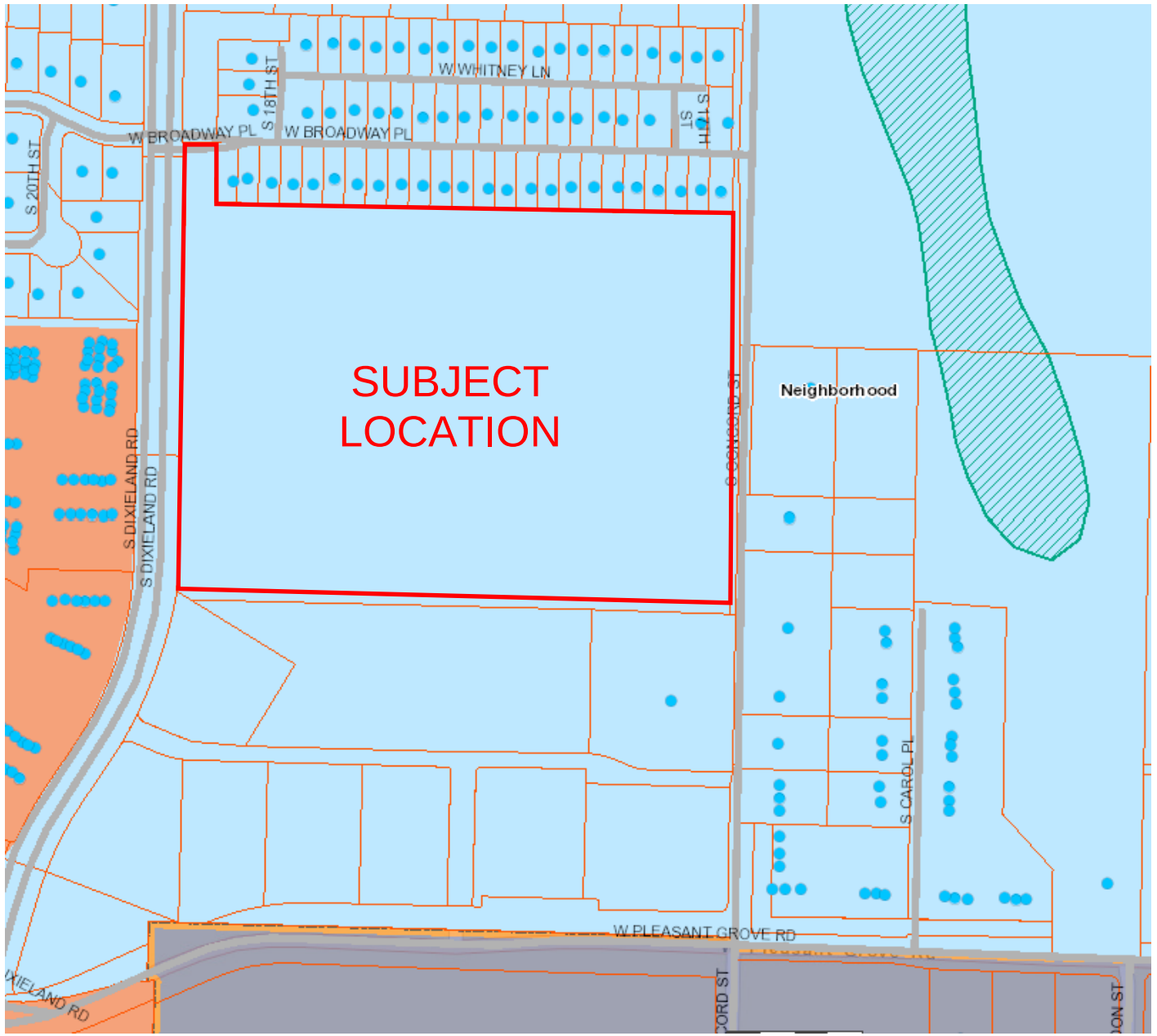
Move to table the request.

TABS

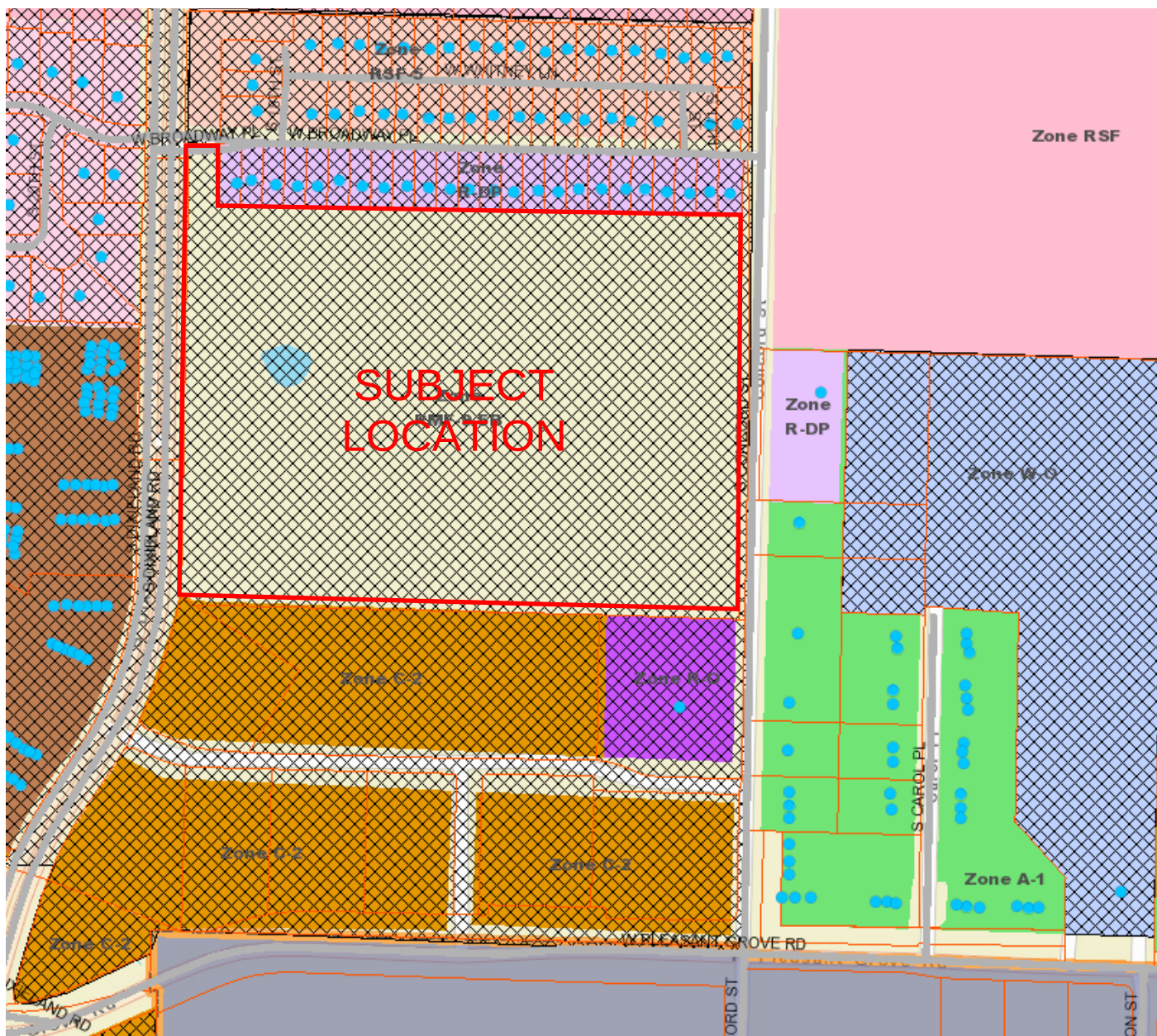
1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

AERIAL VICINITY MAP





ZONING VICINITY MAP





December 27, 2021

Mr. Adam Osweiler PE
McClelland Consulting Engineers Inc.
1810 No. College
Fayetteville, AR 72702

Re: Conditional Approval of Civil Plans
Grove 2021

Dear Mr. Osweiler:

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

1. The following items are necessary plan revisions, and our redlined plans are attached for further clarity:
 - a. Revise General Utility Notes and Legends as follows on Utility Plan Sheets 1-6:
 - i. Remove Note 1 (Material specifications are included in RWU Standard Specifications & Details).
 - ii. On Note 8, refer to the "latest revision" of the RWU Standard Specifications & Details.
 - iii. Remove Note #29 (RWU no longer specifies a heavy-duty lid).
 - iv. On the Proposed Legend and Utility Details on Utility Plans, clarify proposed meter sizes and whether 5/8" meters are single or double sets.
 - b. There appear to be entrance monuments proposed at two locations along Dixieland Rd. and Concord Dr. Masonry entrance monuments may not be constructed over existing or proposed water or sewer mains. Masonry structures must be located outside of utility easements.
 - c. Waterlines should be located above storm drains wherever possible. The redlined plans note locations where it appears adjustments can be made to accommodate this requirement by one or more of the following acceptable methods:
 - i. Lowering the storm sewer
 - ii. Limiting the separation of waterline and storm sewer to 6"
 - iii. Use of elliptical storm sewer pipe
 - iv. Reducing the waterline cover to 2.5' only at storm sewer crossings

- d. Maintain a minimum 5' separation between water/sewer and storm sewer (including inlets and junction boxes), and avoid crossing storm sewer at acute angles (see markups for Waterlines "B" & "C" and Sewer Main "D").
 - e. Provide one of the two following flushing options for the waterline at each phase line:
 - i. Hydrant tee with plugged valve for connection to future phase.
 - ii. Inline valve (restrained with anchor collar) with temporary hydrant
 - f. Provide a separate plan & profile for any hydrant stub longer than 20' (see Water Main C).
 - g. Water service lines shall run perpendicular to the main, in a straight line to the meter. See Water Mains "E" and "F".
 - h. Extend "Sewer Main D" to the right-of-way of Concord Dr.
 - i. On Sewer Main "H", reduce the number of sewer taps at the main by providing a common private drain line for each row of townhomes. Coordinate plans with MEP to ensure adequate separation between water/sewer services, and ensure that any shared drain line is noted as a common element of the development in the governing documents for the development.
 - j. Add the following annotation at appropriate locations on water & sewer profiles:
 - i. At trench backfill locations beneath public roadways: "Provide full depth aggregate base backfill, compacted."
 - ii. Where utility mains will be placed over proposed fill areas: "Scarify and place engineered fill material, compacted."
2. 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. Submit the full set of revised plans to this office, including Site Plan, Grading Plan, Landscaping Plan, and Details of any structures to be placed in utility easements.
 - c. Written approval from the Arkansas Department of Health.
 - d. 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.

- e. A copy of the executed contract between the developer or general contractor and the utility contractor.
- f. Performance and payment bonds executed by 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,

Brian Sartain, PE

BS:sp

Attachment(s): Special Contract for Facilities Extension



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: McClelland Consulting Engineers, LLC

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

GENERAL LOCATION OF PROPERTY: South Dixieland Road

PHONE #: 479-443-2377 EMAIL: aosweiler@mce.us.com

PROPERTY OWNER: J&M Capital Ventures, LLC PHONE #: 417-582-8732

REQUEST to ALLOW: Request to allow proposed public street and future stub to remain in current designed location as it has been represented through two approved Density Concept Plans (Ordinance 21-33 dated 4/13/2021 & Ordinance 21-82 dated 12/14/2021) as well as receiving conditional approval through Large Scale Development city review on 1/10/2022. DCP layouts (with ordinances) and current site plan with conditional approval attached for reference. Rogers Code Section 14-604c

HARDSHIP JUSTIFICATION to VARY FROM CODE: _____

MCE has gone through two DCP processes, along with Large Scale Development with the proposed street in it's currently shown location, and was reviewed/approved each time without comment regarding the southern stub out connection location. Additionally, the 660' measurement is taken from S. Dixieland Rd. along unnamed private east-west road approx. 400' south of The Grove property with the final location of the drive stub directed toward property that is not owned by our client, nor is that property part of the current development plan. Future development of the parcel directly south of the proposed development can be designed to adhere to the 660' requirement along its adjacent unnamed private road to its south.

AEBQ
Applicant Signature

1/25/2022
Date

Attachment Checklist:

- ☐ Legal description of property
- ☒ 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



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
KRISTIFER 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.

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.**

Regarding denied
Engineering waiver.

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.

Regarding denied
Engineering waiver.

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

W:\2020\20-2165 - The Grove Residential Development - Rogers, Arkansas\Design Drawings\Sheets\20-2165 CS.dwg, PRINTED ON: December 6, 2021 @ 9:35 AM

THE GROVE LARGE SCALE DEVELOPMENT PLANS

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

LOT 50 OF THE GROVE PHASE III, ROGERS, BENTON COUNTY, ARKANSAS.

ZONING:
ZONING: RMF-9.5 WITH DCP ORD. #21-33

LAND USE:
LAND USE: RESIDENTIAL

AREA:
TOTAL SITE: 24.78 ACRES
PROPOSED DEVELOPMENT: 24.78 ACRES

DENSITY:
235 UNITS / 24.78 ACRES = 9.5 UNITS PER ACRE

DEVELOPMENT USAGE PLAN:
THE EXISTING SITE CURRENTLY EXISTS AN OPEN FIELD. A RESIDENTIAL COMMUNITY IS PLANNED FOR THE LOCATION. STORMWATER WILL BE CONVEYED TO A PROPOSED DETENTION FACILITY ALONG THE EAST RIGHT-OF-WAY OF SOUTH DIXIELAND ROAD.

BUILDING HEIGHT:
CLUBHOUSE: 10'-0"
SINGLE FAMILY DETACHED: 17'-6"
TOWNHOME: 18'-6"
MANSION HOUSE: 18'-6"

WETLAND NOTE

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

FLOOD CERTIFICATION

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

FIRM PANEL: #05007C0270K
MAP REVISED: JUNE 5, 2012

CONTACTS

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

STREET DEPARTMENT
CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
FRANKIE GUYLL
479.621.1140

WATER AND SEWER
CITY OF ROGERS
601 S. 2ND STREET
P.O. BOX 338
ROGERS, AR 72756
479.621.1142

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

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

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

TELEPHONE

AT&T
627 WHITE ROAD
P.O. BOX 7449
ROGERS, AR 72766
JOHN MCCURDY
SCOTT SEAMAN
479.442.1677

ELECTRIC

AEP SWPECO
101 W. TOWNSHIP
FAYETTEVILLE, AR 72703
FRANKIE GUYLL
CHRIS LANDREOLI
479.986.1015

FIRE DEPARTMENT

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

OWNER / DEVELOPER

J&M CAPITAL VENTURES, LLC
4034 N. OLD WIRE ROAD
FAYETTEVILLE, AR 72703
BEN HARVEY
417.582.8732
ben@brittunenconstruction.com

CIVIL ENGINEERING CONSULTANT

MCCLELLAND CONSULTING ENGINEERS
1580 E. STEARNS ST.
FAYETTEVILLE, AR 72703
ADAM OSWEILER, PE
479.443.2377
aosweiler@mce.us.com

SITE DATA		
OVERALL DEVELOPMENT AREA	1,079,416 S.F.	24.78 AC
TOTAL BUILDING COVERAGE	190,841 SF (4.38 AC)	17.68%
TOTAL OPEN SPACE	501,100 SF (11.50 AC)	46.42%
TOTAL IMPERVIOUS AREA	578,316 SF (13.28 AC)	53.58%
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PARKING SPACES	REQUIRED	PROVIDED
SINGLE FAMILY (2 SPACES PER UNIT)	246	
MULTI-FAMILY (1.5 SPACES PER UNIT)	168	
TOTAL	414	436**
BIKE RACKS (1 PER 30 UNITS)	8	8
ZONING	RMF-9.5	
FRONT SETBACK	10'	
REAR SETBACK	15'	
SIDE SETBACK	5'	

* INCLUDES SINGLE CAR GARAGE

** 324 STRIPED PARKING SPACES + 112 SINGLE CAR GARAGES = 436 PARKING SPACES

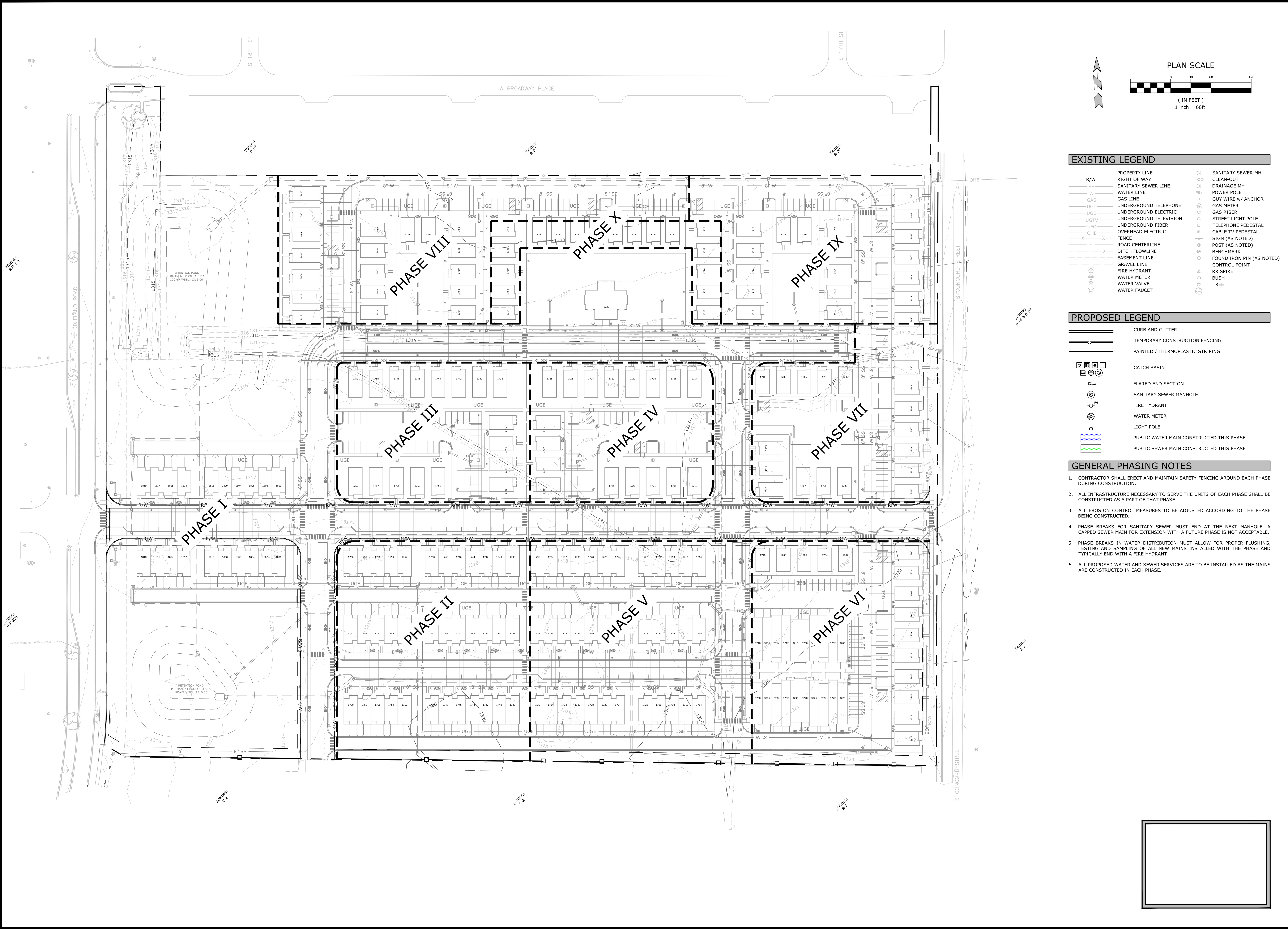
*** DRIVEWAYS ARE NOT INCLUDED IN PARKING COUNT

SOUTH DIXIELAND ROAD ROGERS, ARKANSAS DESIGN

CITY VIEW: PL202100632



W:\2020\20-2165 - The Grove Residential Development - Rogers, Arkansas\Design Drawings\Sheets\20-2165 PP.dwg, PRINTED ON: December 6, 2021 @ 9:37 AM



EXISTING LEGEND

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

PROPOSED LEGEND

---	CURB AND GUTTER
---	TEMPORARY CONSTRUCTION FENCING
---	PAINTED / THERMOPLASTIC STRIPING
⊙	CATCH BASIN
⊙	FLARED END SECTION
⊙	SANITARY SEWER MANHOLE
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	LIGHT POLE
⊙	PUBLIC WATER MAIN CONSTRUCTED THIS PHASE
⊙	PUBLIC SEWER MAIN CONSTRUCTED THIS PHASE

GENERAL PHASING NOTES

- CONTRACTOR SHALL ERECT AND MAINTAIN SAFETY FENCING AROUND EACH PHASE DURING CONSTRUCTION.
- ALL INFRASTRUCTURE NECESSARY TO SERVE THE UNITS OF EACH PHASE SHALL BE CONSTRUCTED AS A PART OF THAT PHASE.
- ALL EROSION CONTROL MEASURES TO BE ADJUSTED ACCORDING TO THE PHASE BEING CONSTRUCTED.
- PHASE BREAKS FOR SANITARY SEWER MUST END AT THE NEXT MANHOLE. A CAPPED SEWER MAIN FOR EXTENSION WITH A FUTURE PHASE IS NOT ACCEPTABLE.
- PHASE BREAKS IN WATER DISTRIBUTION MUST ALLOW FOR PROPER FLUSHING, TESTING AND SAMPLING OF ALL NEW MAINS INSTALLED WITH THE PHASE AND TYPICALLY END WITH A FIRE HYDRANT.
- ALL PROPOSED WATER AND SEWER SERVICES ARE TO BE INSTALLED AS THE MAINS ARE CONSTRUCTED IN EACH PHASE.

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

ORIGINAL SIGNATURE ON FILE

THE GROVE
SOUTH DIXIELAND ROAD
ROGERS, ARKANSAS

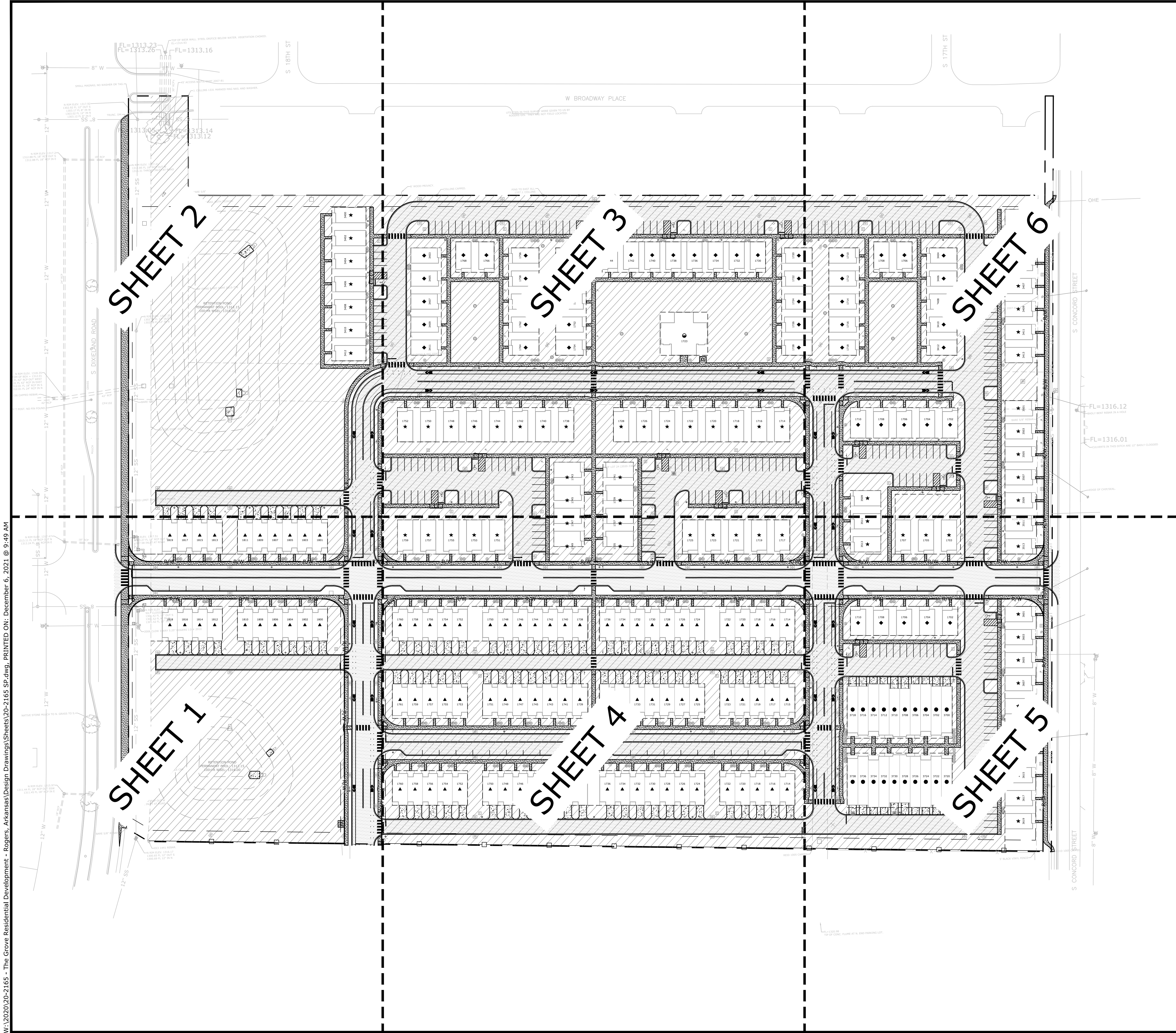
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REV	DATE	DESCRIPTION
1	07/09/2021	ADDRESS CITY COMMENTS
2	08/06/2021	ADDRESS CITY COMMENTS
4	12/16/2021	ADDRESS CITY COMMENTS

OVERALL PHASING PLAN

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 12/6/2021	REVISION: REV-4
SCALE: AS NOTED	JOB NUMBER: 20-2165

C0.1



EXISTING LEGEND

---	PROPERTY LINE	SS	SANITARY SEWER MH
R/W	RIGHT OF WAY	SS	CLEAN-OUT
SS	SANITARY SEWER LINE	SS	DRAINAGE MH
W	WATER LINE	SS	POWER POLE
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OHE	OVERHEAD ELECTRIC	SS	CABLE TV PEDESTAL
X	FENCE	SS	SIGN (AS NOTED)
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---	EASEMENT LINE	SS	FOUND IRON PIN (AS NOTED)
---	GRAVEL LINE	SS	CONTROL POINT
---	FIRE HYDRANT	SS	RR SPIKE
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---	WATER VALVE	SS	TREE
---	WATER FAUCET	SS	

PROPOSED LEGEND

---	CURB AND GUTTER
---	PUBLIC ACCESS, UTILITY, DRAINAGE & RECREATION ESMT
---	SETBACK
---	6' TALL WOOD PRIVACY FENCE
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	CONCRETE SIDEWALK
---	CATCH BASIN
---	FLARED END SECTION
---	SANITARY SEWER MANHOLE
---	PARKING STALL COUNT
---	FIRE HYDRANT
---	WATER METER
---	LIGHT POLE
---	2 BEDROOM MANSSION HOUSE UNIT
---	2 BEDROOM TOWNHOUSE UNIT
---	2 BEDROOM SINGLE FAMILY UNIT
---	3 BEDROOM SINGLE FAMILY UNIT
---	CLUBHOUSE

SITE DATA

OVERALL DEVELOPMENT AREA	1,079,416 S.F.	24.78 AC
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** 324 STRIPED PARKING SPACES + 112 SINGLE CAR GARAGES = 436 PARKING SPACES
*** DRIVEWAYS ARE NOT INCLUDED IN PARKING COUNT

ORIGINAL SIGNATURE ON FILE

THE GROVE
SOUTH DIXIELAND ROAD
ROGERS, ARKANSAS

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REV	DATE	DESCRIPTION
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OVERALL SITE PLAN

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 12/6/2021	REVISION: REV-4
SCALE: AS NOTED	JOB NUMBER: 20-2165

C2.0

ZONING:
RMF-22B

ZONING:
C-2

GENERAL SITE NOTES

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- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
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EXISTING LEGEND

---	PROPERTY LINE	⊗	SANITARY SEWER MH
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---	CLUBHOUSE

SITE KEYNOTES

- 200 LANDSCAPED AREA (SEE LANDSCAPE PLAN)
- 208 4" WIDE PAINTED WHITE PARKING STRIPES
- 213 TAPER CURB TO MATCH EXISTING
- 220 LIGHT POLE / FIXTURE (SEE PHOTOMETRIC PLANS)
- 222 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 227 FLORESCENT YELLOW PEDESTRIAN CROSSING SIGN (MUTCD W11)
- 228 BICYCLE LANE PAVEMENT MARKING (MUTCD FIGURE 9C-9)
- 229 ENTRANCE FEATURE
- 230 "NO PARKING ANY TIME" SIGN (ARROWS IN BOTH DIRECTIONS) (MUTCD R7-1a)

SITE DETAILS

- 22B SIDEWALK W/ DOWNTURNED EDGE
- 22C SIDEWALK JOINTING
- 22F PEDESTRIAN RAMP (PARALLEL)
- 23A 90° PARKING/ADA ACCESSIBLE PARKING SPACE STRIPING
- 23D ACCESSIBLE PARKING SYMBOL
- 24A ACCESSIBLE PARKING SIGN
- 24B SIGN POST
- 24D "STOP" SIGN
- 25A WHEEL STOP
- 25K BIKE RACK
- 26A 6' SHADOWBOX WOOD PRIVACY FENCE
- 29A CURB AND GUTTER - CITY OF ROGERS DETAIL
- 29B CURB RAMP - CITY OF ROGERS DETAIL
- 29C CROSSWALK - CITY OF ROGERS DETAIL
- 29D SIDEWALK - CITY OF ROGERS DETAIL
- 29E MULTI-USE TRAIL - CITY OF ROGERS DETAIL
- 29F TYPICAL STREET SECTION - CITY OF ROGERS DETAIL

ORIGINAL SIGNATURE ON FILE

THE GROVE
SOUTH DIXIELAND ROAD
ROGERS, ARKANSAS



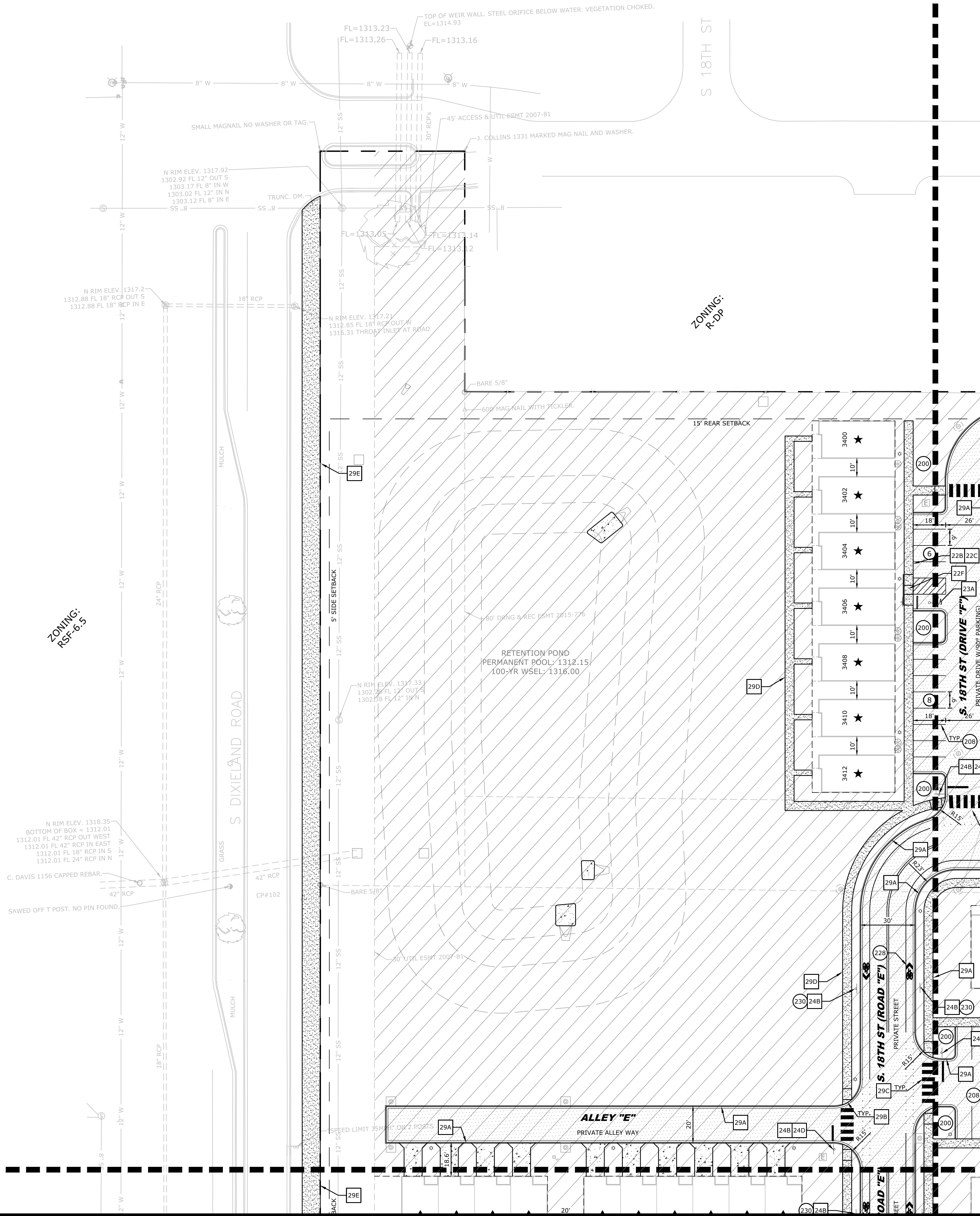
REVISIONS

REV	DATE	DESCRIPTION
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SITE PLAN -
SHEET 1

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 12/6/2021	REVISION: REV-4
SCALE: AS NOTED	JOB NUMBER: 20-2165

C2.1



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EXISTING LEGEND

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- R/W RIGHT OF WAY
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- W WATER LINE
- GAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- UGTV UNDERGROUND TELEVISION
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- FENCE
- ROAD CENTERLINE
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- SIGN (AS NOTED)
- POST (AS NOTED)
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- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

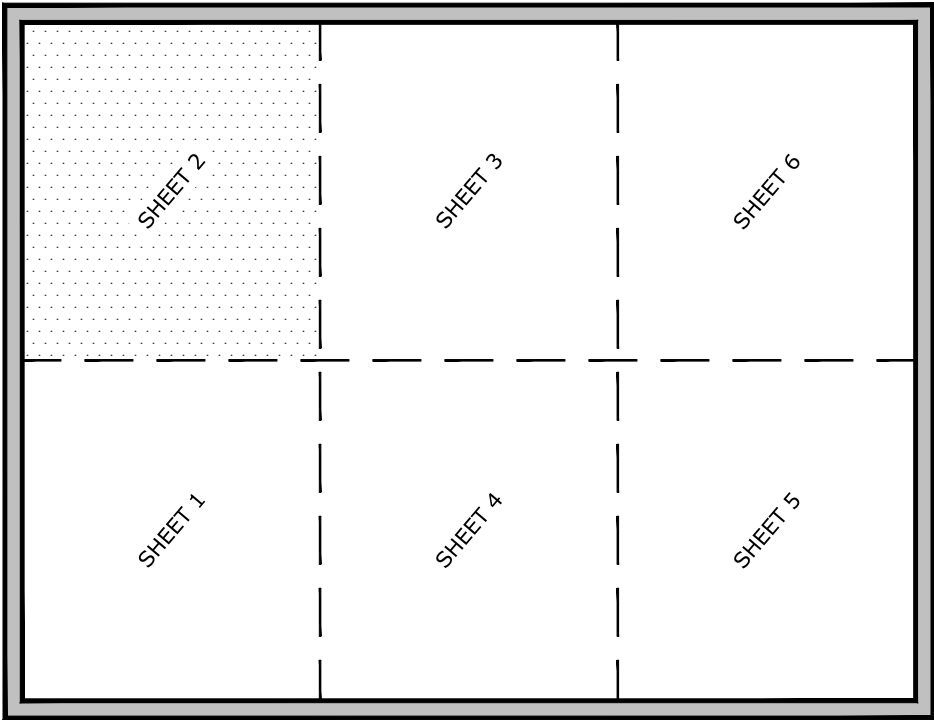
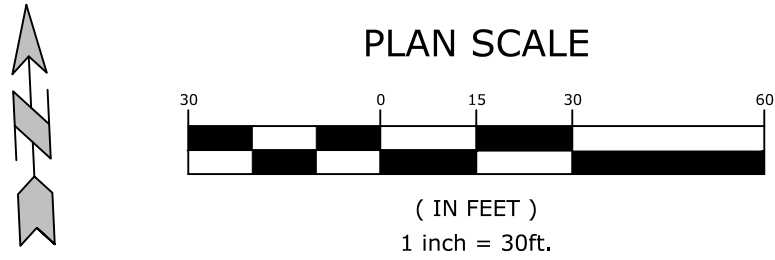
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ORIGINAL SIGNATURE ON FILE

THE GROVE
SOUTH DIXIELAND ROAD
ROGERS, ARKANSAS



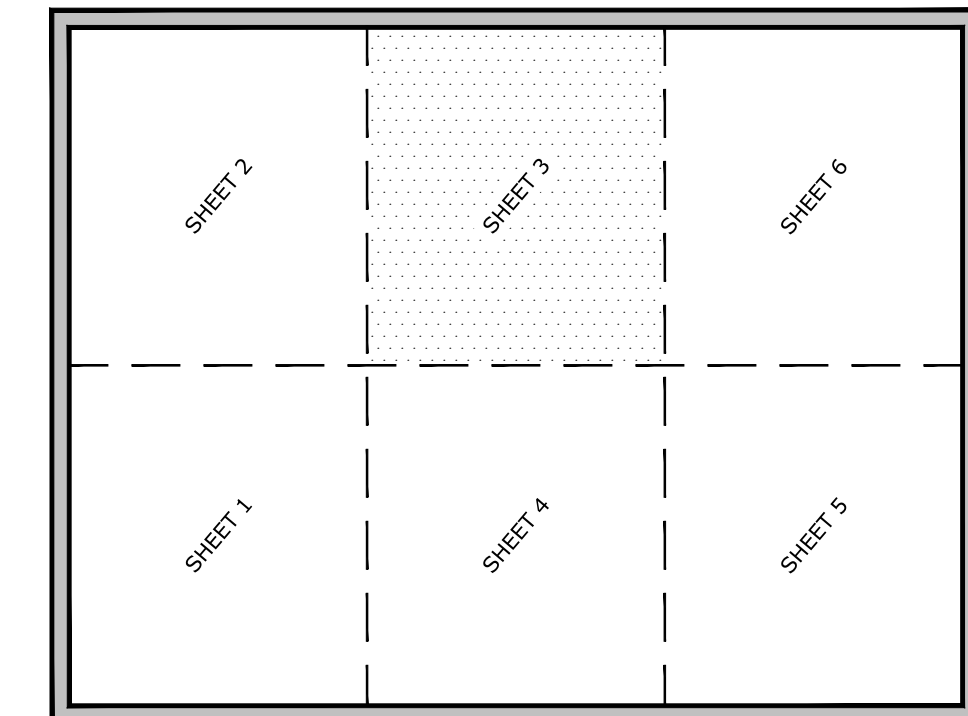
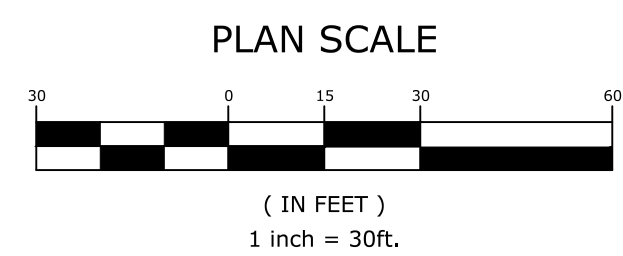
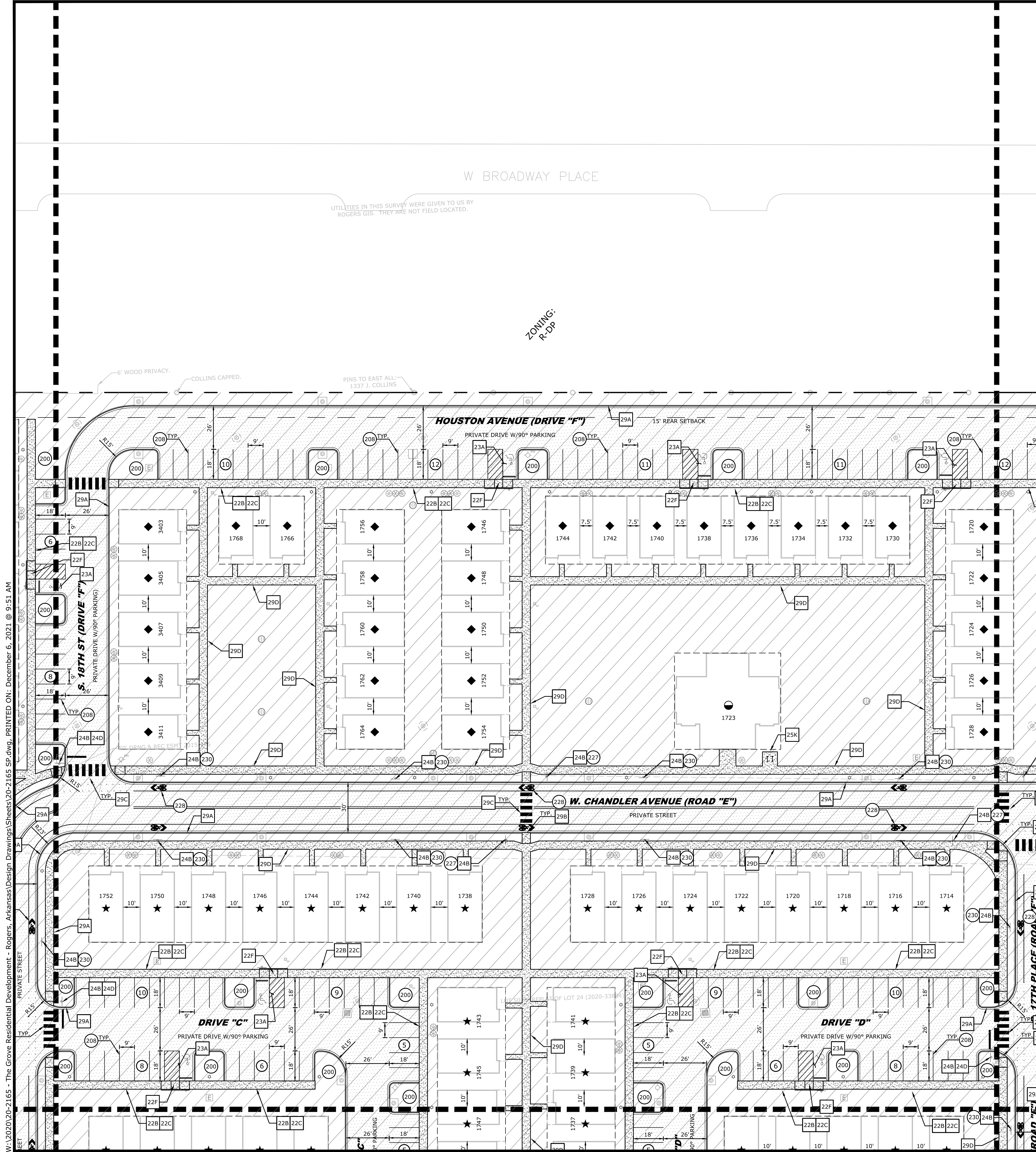
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SITE PLAN -
SHEET 2

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 12/6/2021	REVISION: REV-4
SCALE: AS NOTED	JOB NUMBER: 20-2165

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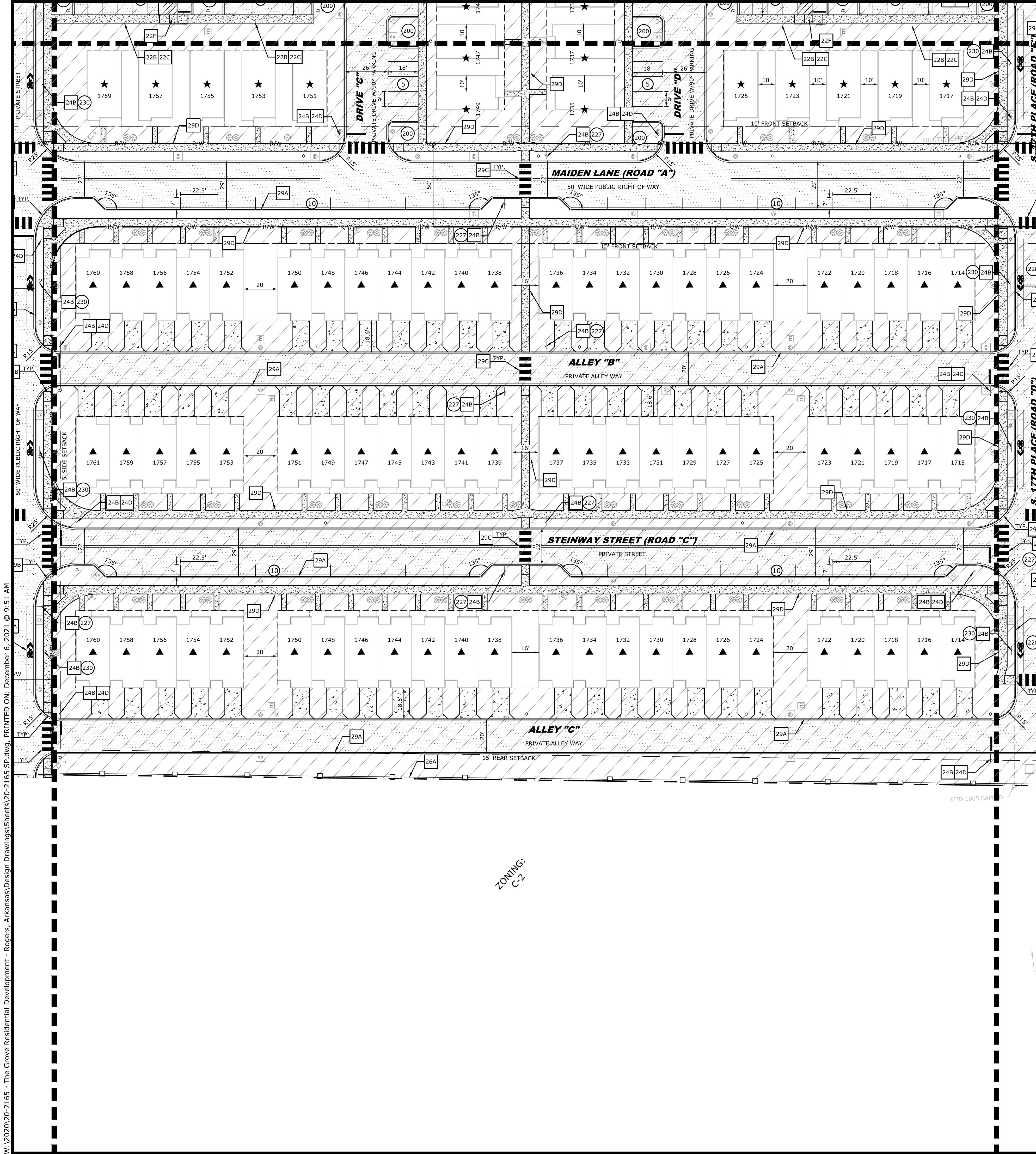
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SITE PLAN - SHEET 3

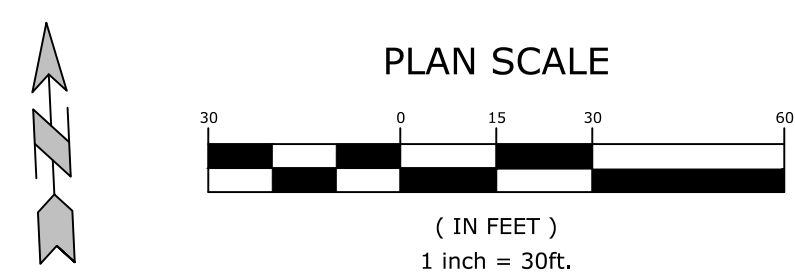
DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 12/6/2021	REVISION: REV-4
SCALE: AS NOTED	JOB NUMBER: 20-2165

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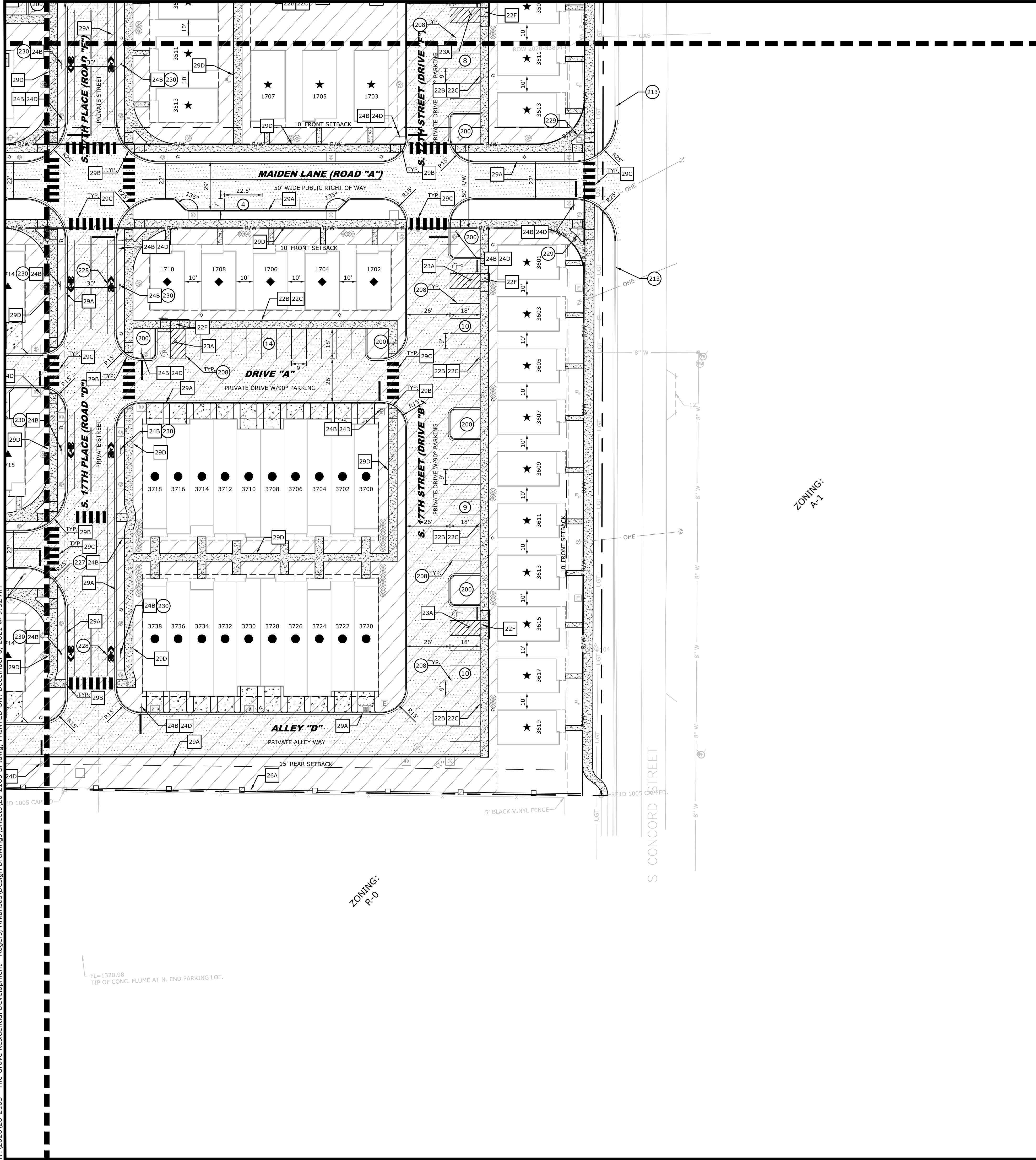
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SITE PLAN -
SHEET 4

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 12/6/2021	REVISION: REV-4
SCALE: AS NOTED	JOB NUMBER: 20-2165

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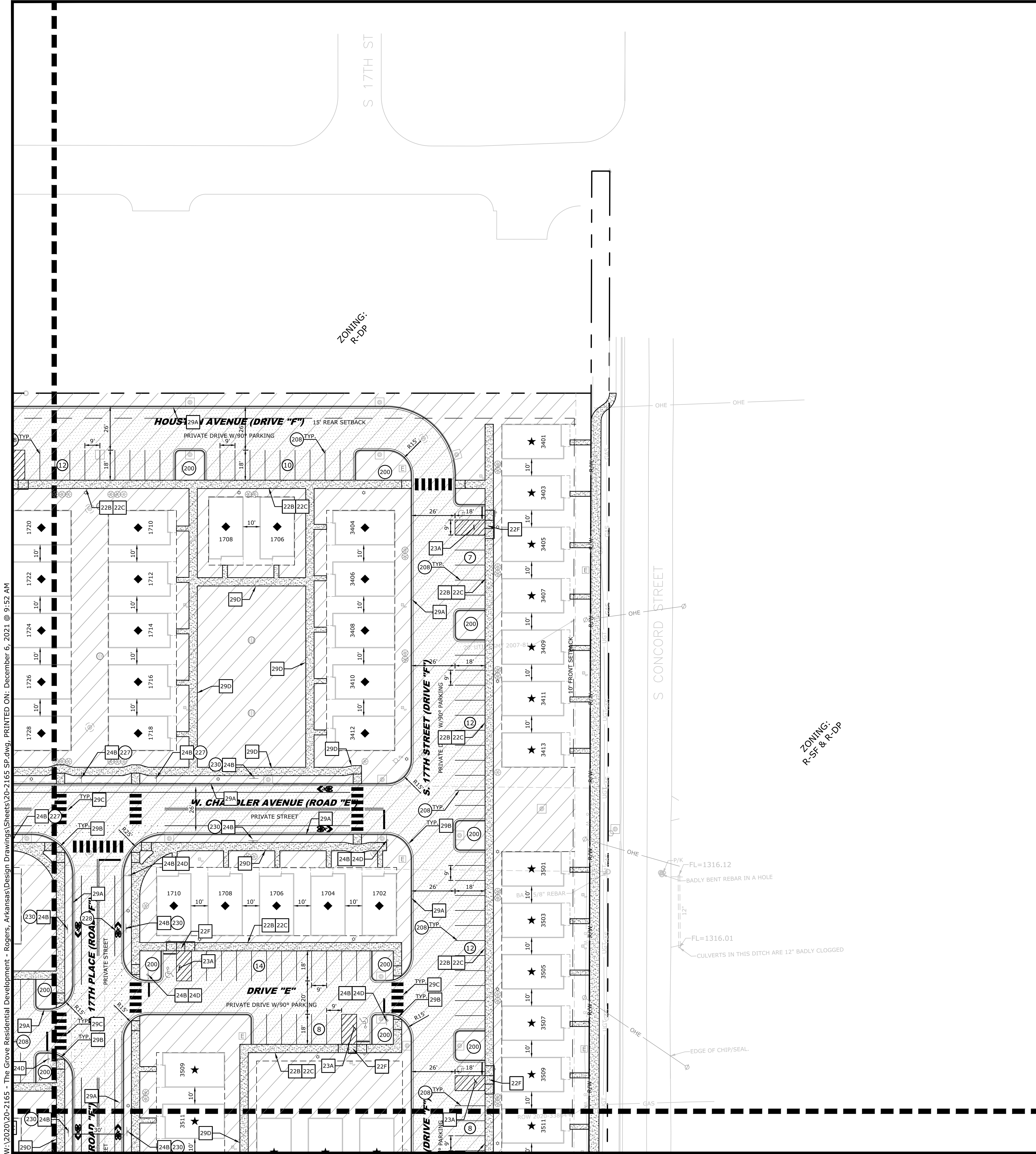
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SITE PLAN - SHEET 5

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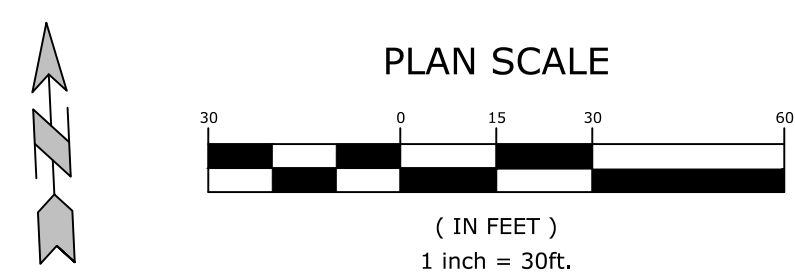
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- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
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- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC, AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE PER THE CITY OF ROGERS STANDARD DETAIL FOR CURB AND GUTTER.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
- CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- FOR SITE UTILITIES, SEE UTILITY PLAN(S).
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- TRASH REMOVAL: EACH UNIT WITHIN THE PROJECT LIMITS IS RESPONSIBLE FOR PLACING INDIVIDUAL TRASH AT CURB EDGE IN A CITY PROVIDED TRASH RECEPTACLE. THE CITY'S TRASH COLLECTION SERVICE SHALL COLLECT TRASH ON A CITY DETERMINED BASIS.



EXISTING LEGEND

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

PROPOSED LEGEND

- CURB AND GUTTER
- PUBLIC ACCESS, UTILITY, DRAINAGE & RECREATION ESMT
- SETBACK
- 6' TALL WOOD PRIVACY FENCE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- FIRE HYDRANT
- WATER METER
- LIGHT POLE
- 2 BEDROOM MANSION HOUSE UNIT
- 2 BEDROOM TOWNHOUSE UNIT
- 2 BEDROOM SINGLE FAMILY UNIT
- 3 BEDROOM SINGLE FAMILY UNIT
- CLUBHOUSE

SITE KEYNOTES

- 200 LANDSCAPED AREA (SEE LANDSCAPE PLAN)
- 208 4" WIDE PAINTED WHITE PARKING STRIPES
- 213 TAPER CURB TO MATCH EXISTING
- 220 LIGHT POLE / FIXTURE (SEE PHOTOMETRIC PLANS)
- 222 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 227 FLORESCENT YELLOW PEDESTRIAN CROSSING SIGN (MUTCD W11)
- 228 BICYCLE LANE PAVEMENT MARKING (MUTCD FIGURE 9C-9)
- 229 ENTRANCE FEATURE
- 230 "NO PARKING ANY TIME" SIGN (ARROWS IN BOTH DIRECTIONS) (MUTCD R7-1a)

SITE DETAILS

- 22B SIDEWALK W/ DOWNTURNED EDGE
- 22C SIDEWALK JOINTING
- 22F PEDESTRIAN RAMP (PARALLEL)
- 23A 90° PARKING/ADA ACCESSIBLE PARKING SPACE STRIPING
- 23D ACCESSIBLE PARKING SYMBOL
- 24A ACCESSIBLE PARKING SIGN
- 24B SIGN POST
- 24D 'STOP' SIGN
- 25A WHEEL STOP
- 25K BIKE RACK
- 26A 6' SHADOWBOX WOOD PRIVACY FENCE
- 29A CURB AND GUTTER - CITY OF ROGERS DETAIL
- 29B CURB RAMP - CITY OF ROGERS DETAIL
- 29C CROSSWALK - CITY OF ROGERS DETAIL
- 29D SIDEWALK - CITY OF ROGERS DETAIL
- 29E MULTI-USE TRAIL - CITY OF ROGERS DETAIL
- 29F TYPICAL STREET SECTION - CITY OF ROGERS DETAIL

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

ORIGINAL SIGNATURE ON FILE

THE GROVE
SOUTH DIXIELAND ROAD
ROGERS, ARKANSAS

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

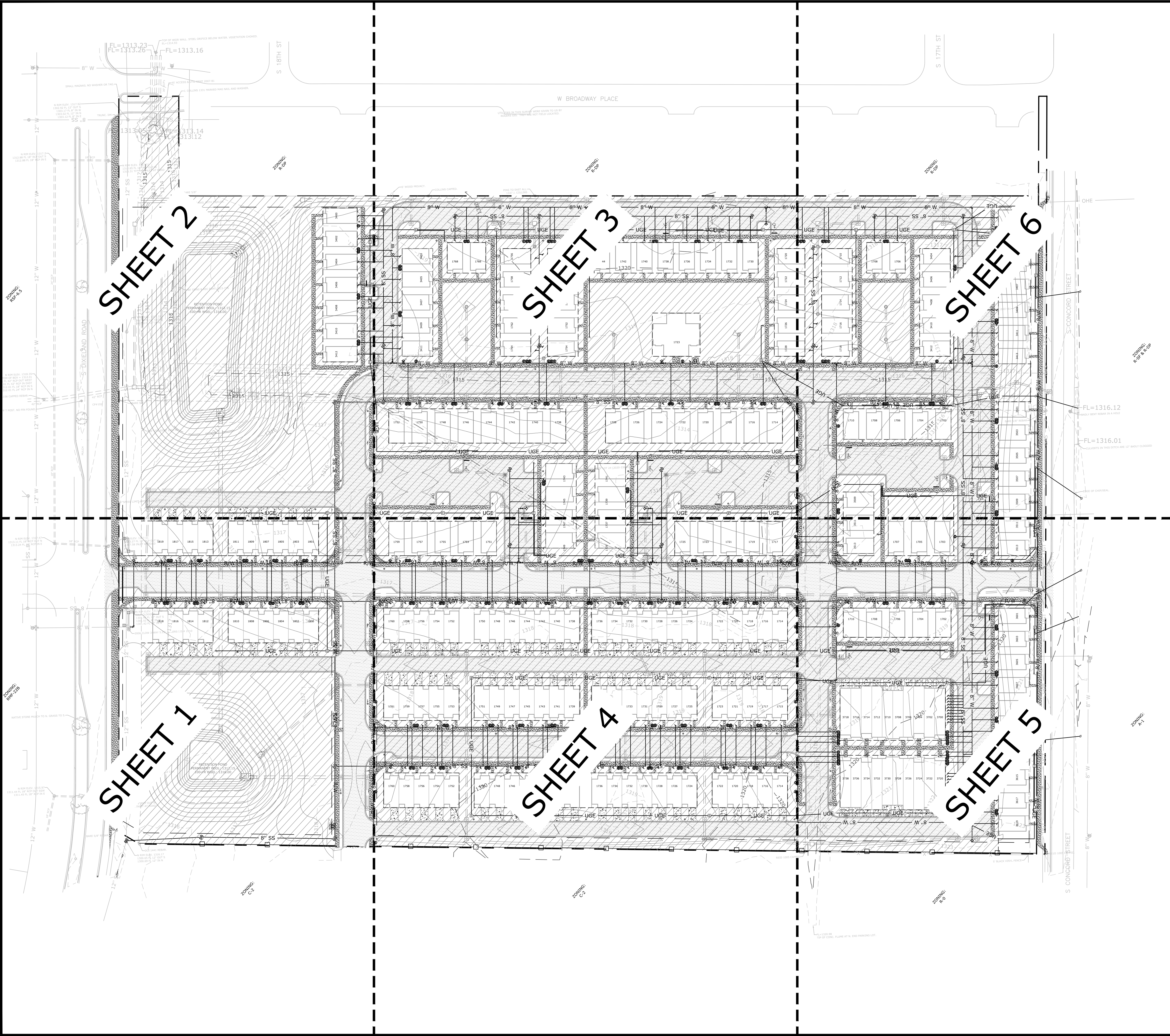
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REV	1	07/09/2021	ADDRESS CITY COMMENTS
2	08/06/2021	ADDRESS CITY COMMENTS	
4	12/16/2021	ADDRESS CITY COMMENTS	

SITE PLAN - SHEET 6

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 12/6/2021	REVISION: REV-4
SCALE: AS NOTED	JOB NUMBER: 20-2165

C2.6

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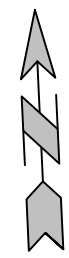


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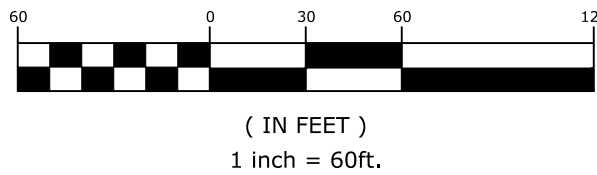
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- R/W RIGHT OF WAY
- SS SANITARY SEWER LINE
- W WATER LINE
- GAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- UGTV UNDERGROUND TELEVISION
- UFO UNDERGROUND FIBER
- OHE OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE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

PROPOSED LEGEND

- STORM DRAIN
- PUBLIC ACCESS, UTILITY, DRAINAGE & RECREATION ESMT
- GAS GAS LINE
- GAS METER
- UGE UNDERGROUND ELECTRIC LINE
- UGT UNDERGROUND TELEPHONE
- WATER LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- CATCH BASIN



PLAN SCALE



ORIGINAL SIGNATURE ON FILE

THE GROVE
SOUTH DIXIELAND ROAD
ROGERS, ARKANSAS



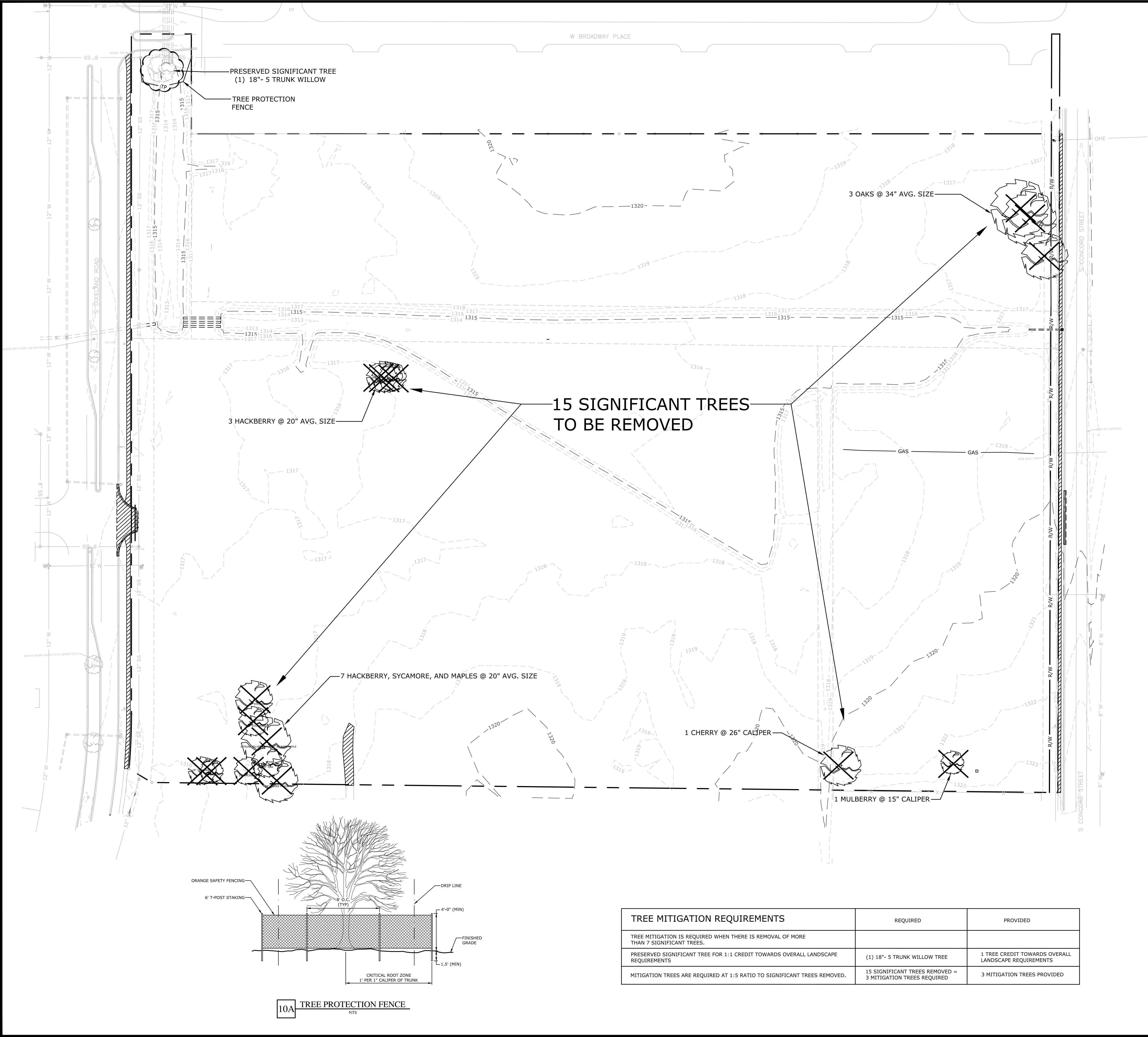
REVISIONS		DESCRIPTION
REV	DATE	
1	07/09/2021	ADDRESS CITY COMMENTS
2	08/06/2021	ADDRESS CITY COMMENTS
4	12/16/2021	ADDRESS CITY COMMENTS

OVERALL
UTILITY PLAN

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 12/6/2021	REVISION: REV-4
SCALE: AS NOTED	JOB NUMBER: 20-2165

C9.0

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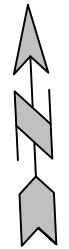


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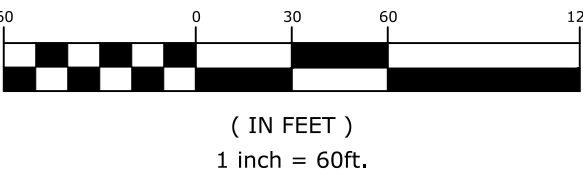
- | | | | |
|------|------------------------|---|---------------------------|
| --- | PROPERTY LINE | ⊙ | SANITARY SEWER MH |
| R/W | RIGHT OF WAY | ⊙ | CLEAN-OUT |
| SS | SANITARY SEWER LINE | ⊙ | DRAINAGE MH |
| W | WATER LINE | ⊙ | POWER POLE |
| GAS | GAS LINE | ⊙ | GUY WIRE w/ ANCHOR |
| UGT | UNDERGROUND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

PROPOSED LEGEND

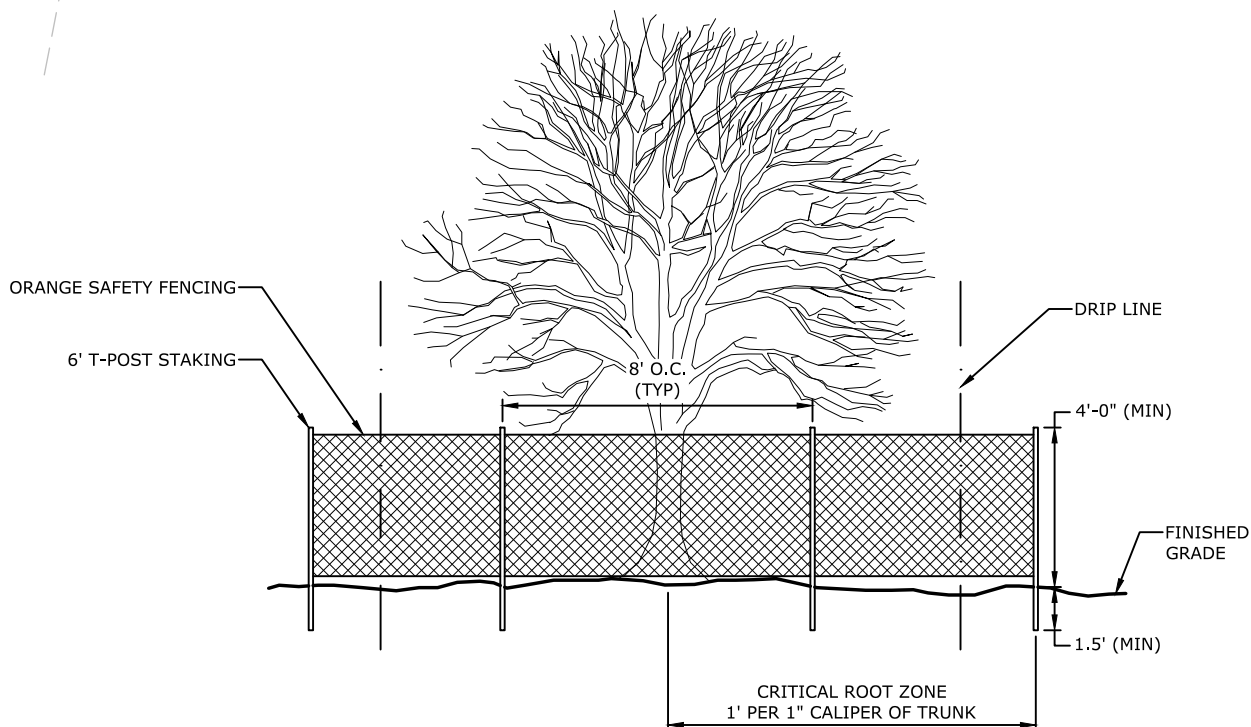
- | | |
|----|---------------------------------------|
| | TREE(S) TO BE REMOVED AND DISPOSED OF |
| | EXISTING TREES TO REMAIN |
| TP | TREE PROTECTION FENCING |



PLAN SCALE



TREE MITIGATION REQUIREMENTS	REQUIRED	PROVIDED
TREE MITIGATION IS REQUIRED WHEN THERE IS REMOVAL OF MORE THAN 7 SIGNIFICANT TREES.		
PRESERVED SIGNIFICANT TREE FOR 1:1 CREDIT TOWARDS OVERALL LANDSCAPE REQUIREMENTS	(1) 18"- 5 TRUNK WILLOW TREE	1 TREE CREDIT TOWARDS OVERALL LANDSCAPE REQUIREMENTS
MITIGATION TREES ARE REQUIRED AT 1:5 RATIO TO SIGNIFICANT TREES REMOVED.	15 SIGNIFICANT TREES REMOVED = 3 MITIGATION TREES REQUIRED	3 MITIGATION TREES PROVIDED



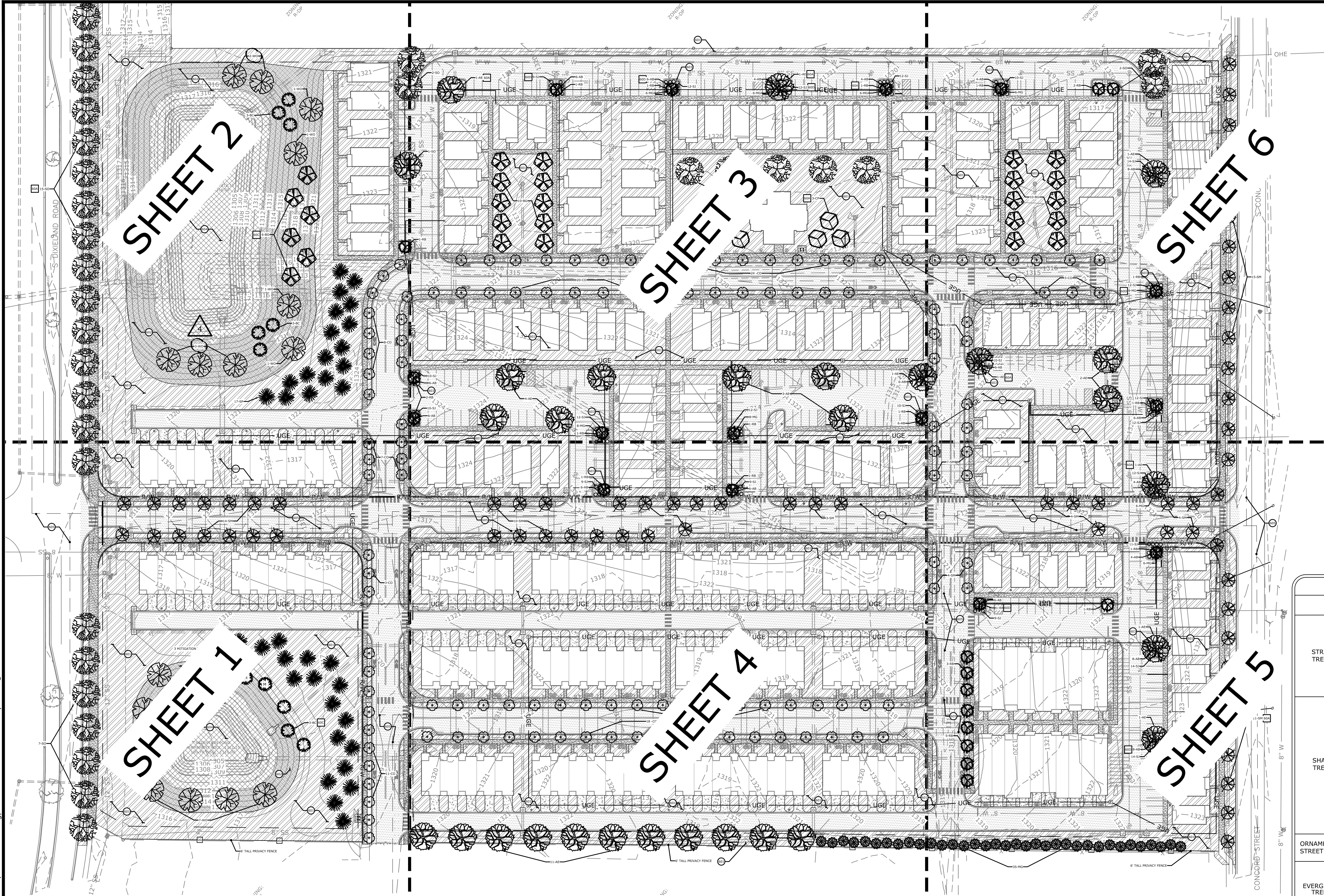
10A TREE PROTECTION FENCE
NTS

REVISIONS		DESCRIPTION
REV	DATE	
1	07/09/2021	ADDRESS CITY COMMENTS
2	08/06/2021	ADDRESS CITY COMMENTS
4	12/16/2021	ADDRESS CITY COMMENTS

TREE
PRESERVATION
PLAN

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 12/6/2021	REVISION: REV-4
SCALE: AS NOTED	JOB NUMBER: 20-2165

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EXISTING LEGEND

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

SITE DATA

OVERALL DEVELOPMENT AREA	1,079,416 S.F.	24.78 AC
TOTAL BUILDING COVERAGE	190,841 SF (4.38 AC)	17.68%
TOTAL OPEN SPACE	501,100 SF (11.50 AC)	46.42%
TOTAL IMPERVIOUS AREA	578,316 SF (13.28 AC)	53.58%
235 UNITS / 24.78 ACRES = 9.48 UNITS PER ACRE		
USES	NUMBER OF UNITS / BEDROOMS	TOTAL SF
SINGLE FAMILY (2 BDRM)	55 / 110	80,135 SF
SINGLE FAMILY (3 BDRM)	68 / 204	110,568 SF
TOWN HOMES (2 BDRM)*	92 / 184	151,432 SF
MANSSION HOUSES (2 BDRM)*	20 / 40	69,440 SF
TOTAL RESIDENTIAL UNITS	235 / 538	411,575 SF
CLUBHOUSE	N/A	2,553 SF
BUILDING	HEIGHT	
SINGLE FAMILY (2 & 3 BDRM)	17'-6"	
TOWN HOMES	18'-6"	
MANSSION HOUSE	18'-6"	
CLUBHOUSE	10'-0"	
PARKING SPACES	REQUIRED	PROVIDED
SINGLE FAMILY (2 SPACES PER UNIT)	246	
MULTI-FAMILY (1.5 SPACES PER UNIT)	168	
TOTAL	414	436**
BIKE RACKS (1 PER 30 UNITS)	8	8
ZONING	RMF-9.5	
FRONT SETBACK	10'	
REAR SETBACK	15'	
SIDE SETBACK	5'	

* INCLUDES SINGLE CAR GARAGE
** 324 STRIPED PARKING SPACES + 112 SINGLE CAR GARAGES = 436 PARKING SPACES
*** DRIVEWAYS ARE NOT INCLUDED IN PARKING COUNT

CITY PLANNING REQUIREMENTS

DESIGN STANDARDS (SEC. 14-256)	MINIMUM OPEN SPACE = 20 % OVERALL SITE AREA = 24.78 Acres = 1,079,416 S.F.	REQUIRED 20% = 215,883 S.F.	PROVIDED 501,100 S.F. = 46% OPEN SPACE
INTERIOR TREES	1 TREE OR SHRUB REQUIRED FOR EVERY 2,000 SF OF DEVELOPMENT AREA DEVELOPMENT AREA = 1,079,416 SF / 2000 SF = 540 TREES OR SHRUBS	540 TREES OR SHRUBS (135 TREES & 405 SHRUBS)	SEE "REQUIRED LANDSCAPE TOTALS" BELOW
PARKING LOT TREES	A MIN. OF 25% OF REQUIRED TREES OR SHRUBS SHALL CONSIST OF TREES ONE TREE FOR EVERY 15 PARKING SPACES / 324 PARKING STALLS	540 X 25% = 135 TREES 324 / 15 = 22 TREES	37 TREES
STREET TREES	DIXIELAND & CONCORD STREET FRONTAGE: 1,806 LF / 50 = 36 TREES INTERIOR STREET FRONTAGE: 6,544 LF / 30 = 218 TREES (* - STREET TREES HAVE BEEN REMOVED FROM STREET FRONTAGE TO ACCOMMODATE AASHTO SIGHT DISTANCE REQUIREMENTS. REMOVED TREES HAVE BEEN ADDED THROUGHOUT THE PROJECT EXTENTS TO ACCOMMODATE THE PROJECT'S OVERALL TREE REQUIREMENT.)	36 TREES 218 TREES 254 TREES	48 TREES 178 TREES 226 TREES (*)
MITIGATION TREES	MITIGATION TREES REQUIRED AT 1:5 RATIO FOR EVERY SIGNIFICANT TREE REMOVED	15 TREES REMOVED = 3 MITIGATION TREES REQUIRED	3 TREES
TREE CREDITS	PRESERVED SIGNIFICANT TREE FOR 1:1 CREDIT TOWARDS OVERALL LANDSCAPE REQUIREMENTS (SEE TP1.0 - TREE PRESERVATION PLAN)	1 TREE CREDIT	1 TREE CREDIT
REQUIRED LANDSCAPE TOTALS	REQUIRED		PROVIDED
	STREET TREES = 254 TREES INTERIOR TREES = 135 TREES PARKING LOT TREES = 22 TREES MITIGATION TREES = 3 TREES TREE CREDITS = (1) TREE	254 TREES 135 TREES 22 TREES 3 TREES (1) TREE	226 TREES 147 TREES 37 TREES 3 TREES
	TOTAL TREES REQUIRED = 413 TREES TOTAL SHRUBS REQUIRED = 405 SHRUBS	413 TREES 405 SHRUBS	413 TREES 416 SHRUBS

LANDSCAPE NOTES:

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

PROPOSED LEGEND

---	STORM DRAIN
○	CATCH BASIN
○	SANITARY SEWER MANHOLE
○	FLARED END SECTION
○	GAS METER
○	ELECTRIC METER
○	FIRE DEPARTMENT CONNECTION
○	FIRE HYDRANT
○	POST INDICATOR VALVE
○	WATER METER
○	SANITARY SEWER MANHOLE
○	ELECTRIC TRANSFORMER
○	LIGHT POLE
○	SEED (SEE PLANTING LIST - THIS SHEET)
○	SOD (SEE PLANTING LIST - THIS SHEET)
○	SHRUB PLANTING (SEE PLANTING LIST - THIS SHEET)
○	TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
---	GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE
---	WATER LINE
---	SANITARY SEWER LINE

PLANT LIST

KEY	QTY.	COMMON NAME	Botanical name	SYMBOL	SIZE / COMMENTS:
STREET TREES	CO 129	CRIMSON SPIRE COLUMNAR OAK	Quercus robur 'Crimschmidt'	+	2 1/2" Caliper (Min. 8' in Height)
	SM 67	SHANTUNG MAPLE	Acer truncatum	+	2 1/2" Caliper (Min. 8' in Height)
	SO 31	SCARLET OAK (22 Street trees, 9 Interior)	Quercus coccinea	+	2 1/2" Caliper (Min. 8' in Height)
SHADE TREES	AE 29	ALLEE ELM	Ulmus parvifolia 'Emer' ALLEE	+	2 1/2" Caliper (Min. 8' in Height)
	BC 12	SHAWNEE BRAVE BALD CYPRESS	Taxodium distichum 'Mickelson' SHAWNEE BRAVE	+	2 1/2" Caliper (Min. 8' in Height)
	BG 26	WILDFIRE BLACKGUM	Nyssa sylvatica 'Wildfire'	+	2 1/2" Caliper (Min. 8' in Height)
	CP 6	CHINESE PISTACHE	Pistacia chinensis	+	2 1/2" Caliper (Min. 8' in Height)
	WO 16	HIGHTOWER WILLOW OAK	Quercus phellos 'Hightower'	+	2 1/2" Caliper (Min. 8' in Height)
	RB 27	OKLAHOMA REDBUD (8 Street trees, 19 Parking Lot)	Cercis canadensis var. texensis 'Oklahoma'	+	2" Caliper (Min. 6' in Height)
ORNAMENTAL / STREET TREE	LG 35	LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	+	8' Tall (B&B)
	SP 35	SHORTLEAF PINE	Pinus echinata	+	8' Tall (B&B)
EVERGREEN TREES	AB 110	ROSE CREEK ABELIA	Abelia x grandiflora 'Rose Creek'	+	5 Gallon
	MG 60	PINK FLAMINGOS MUHLY GRASS	Muhlenbergia capillaris 'Pink Flamingos'	+	5 Gallon
	SJ 246	SHORE JUNIPER	Juniperus conferta 'Blue Pacific'	+	5 Gallon
SHRUBS	- 5,557 SY	YUKON BERMUDA SOD	Cynodon dactylon 'Yukon'	+	Solid Sod
	- 9.3 ACRES	YUKON BERMUDA SEED	Cynodon dactylon 'Yukon'	+	Seed with Straw Mulch Cover

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

ORIGINAL SIGNATURE ON FILE

THE GROVE
SOUTH DIXIELAND ROAD
ROGERS, ARKANSAS

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

REV	DATE	DESCRIPTION
1	07/09/2021	ADDRESS CITY COMMENTS
2	08/06/2021	ADDRESS CITY COMMENTS
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OVERALL
LANDSCAPE
PLAN

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 12/6/2021	REVISION: REV-4
SCALE: AS NOTED	JOB NUMBER: 20-2165

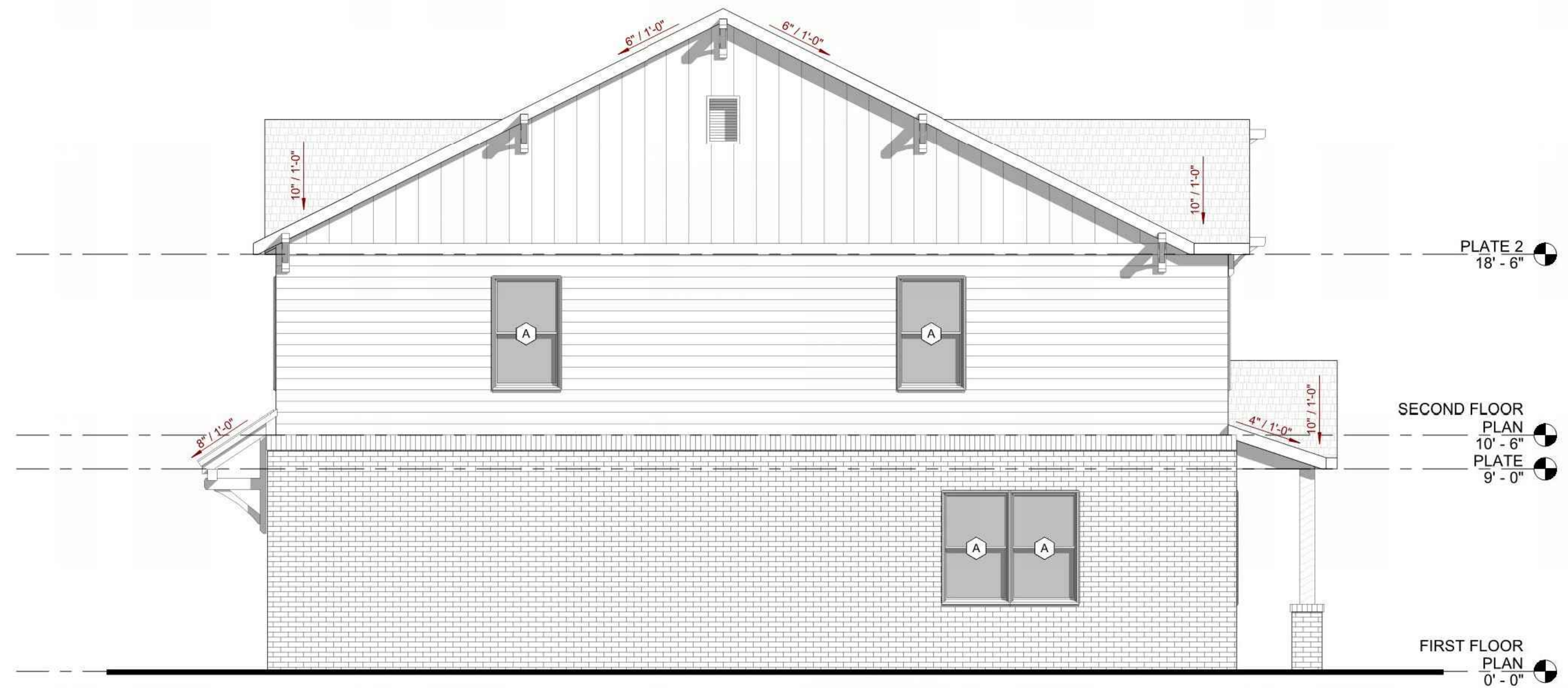
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① FRONT ELEVATION
1/4" = 1'-0"



③ FRONT VIEW



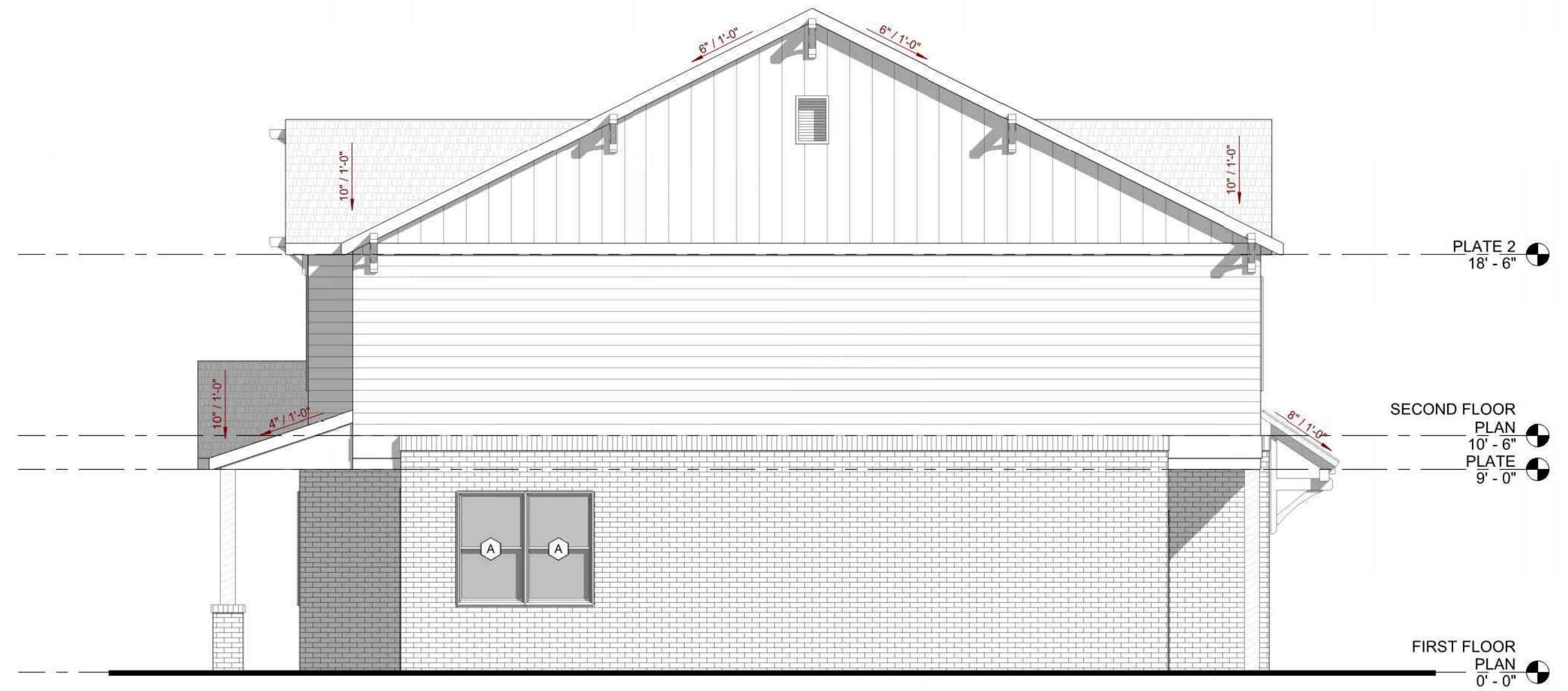
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1/4" = 1'-0"



① REAR ELEVATION
1/4" = 1'-0"



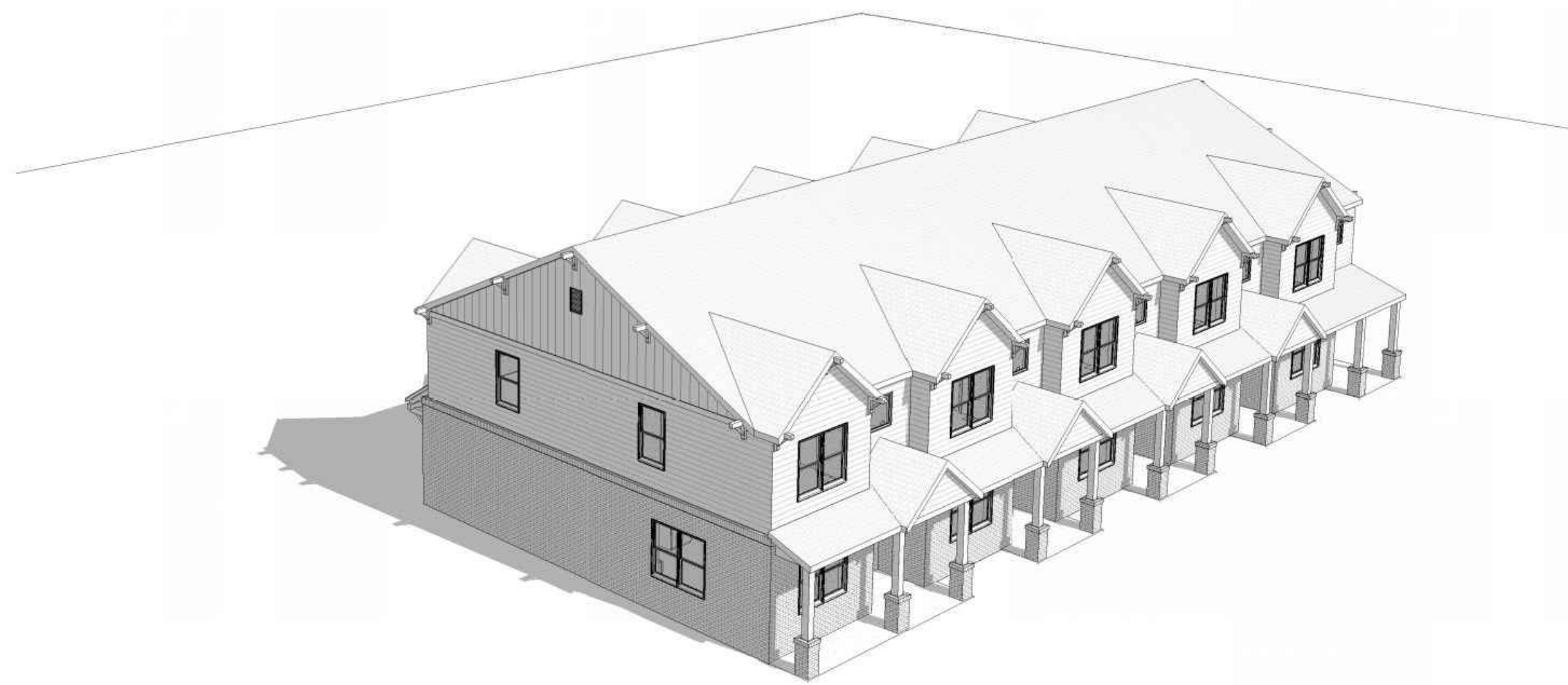
③ REAR VIEW



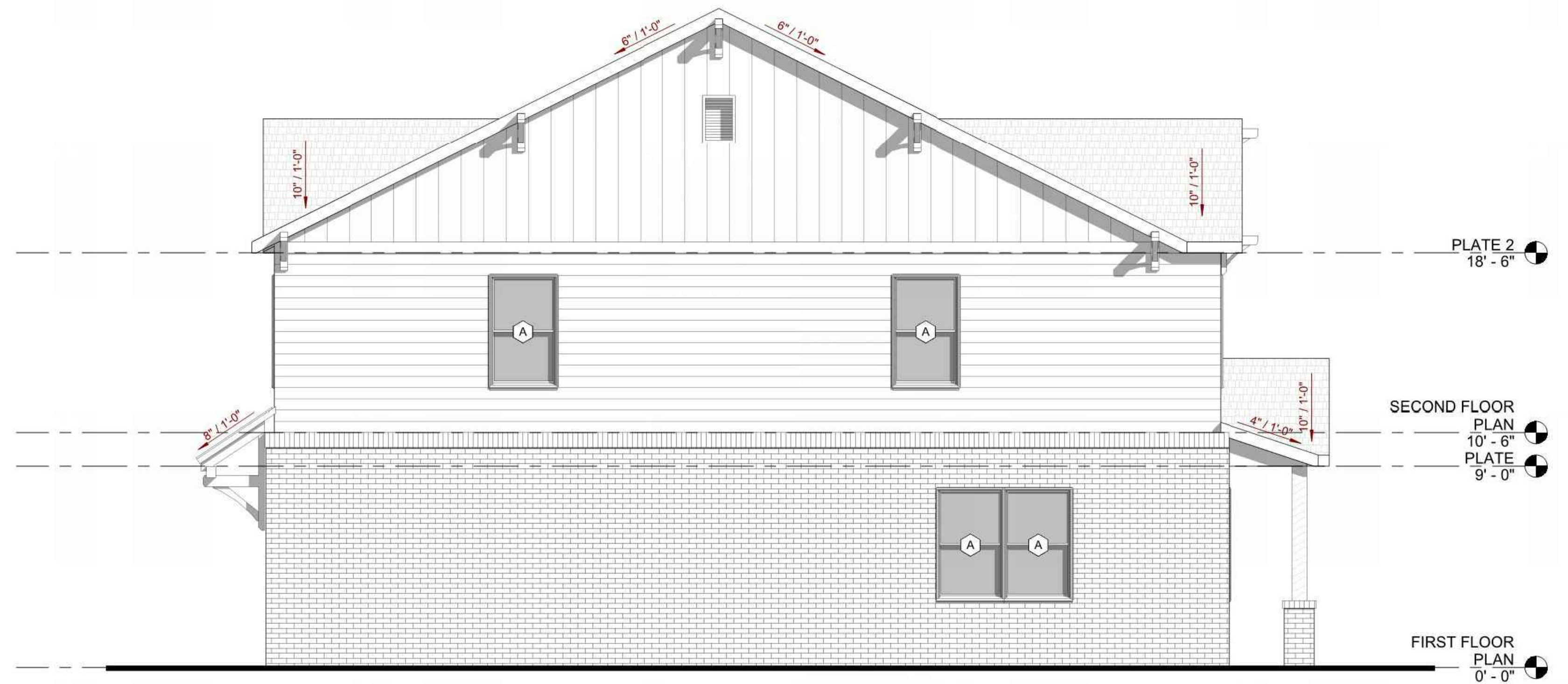
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① FRONT ELEVATION
1/4" = 1'-0"



③ FRONT VIEW



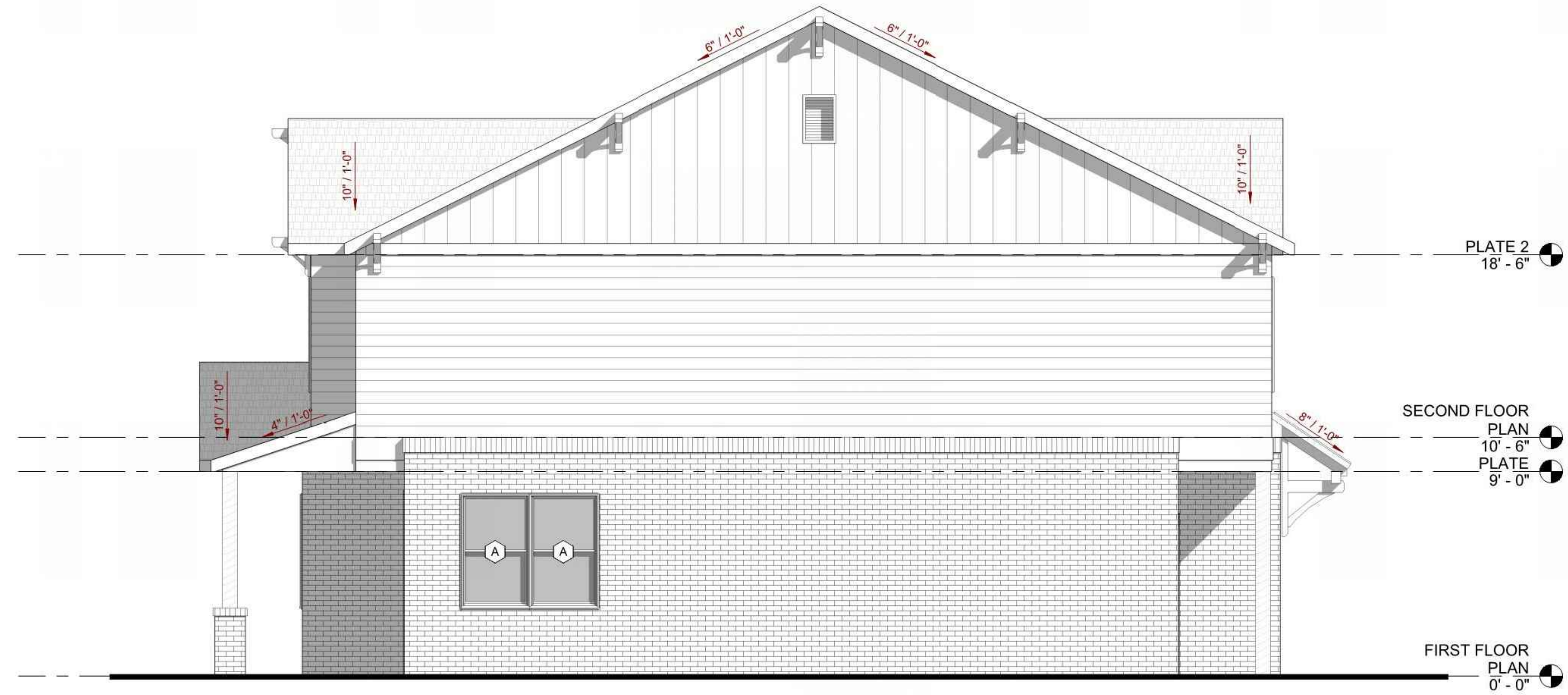
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1/4" = 1'-0"



① REAR ELEVATION
1/4" = 1'-0"



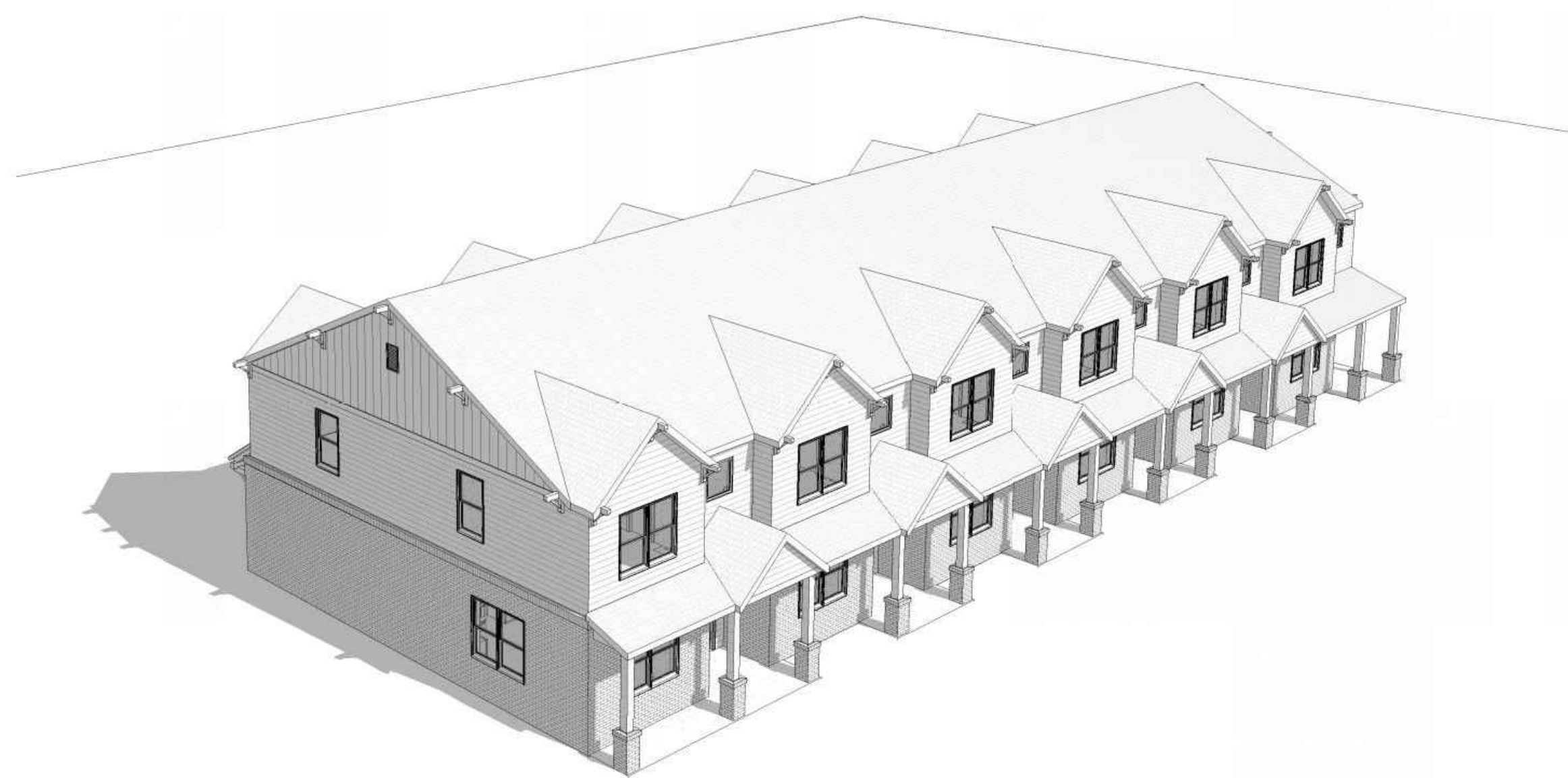
③ REAR VIEW



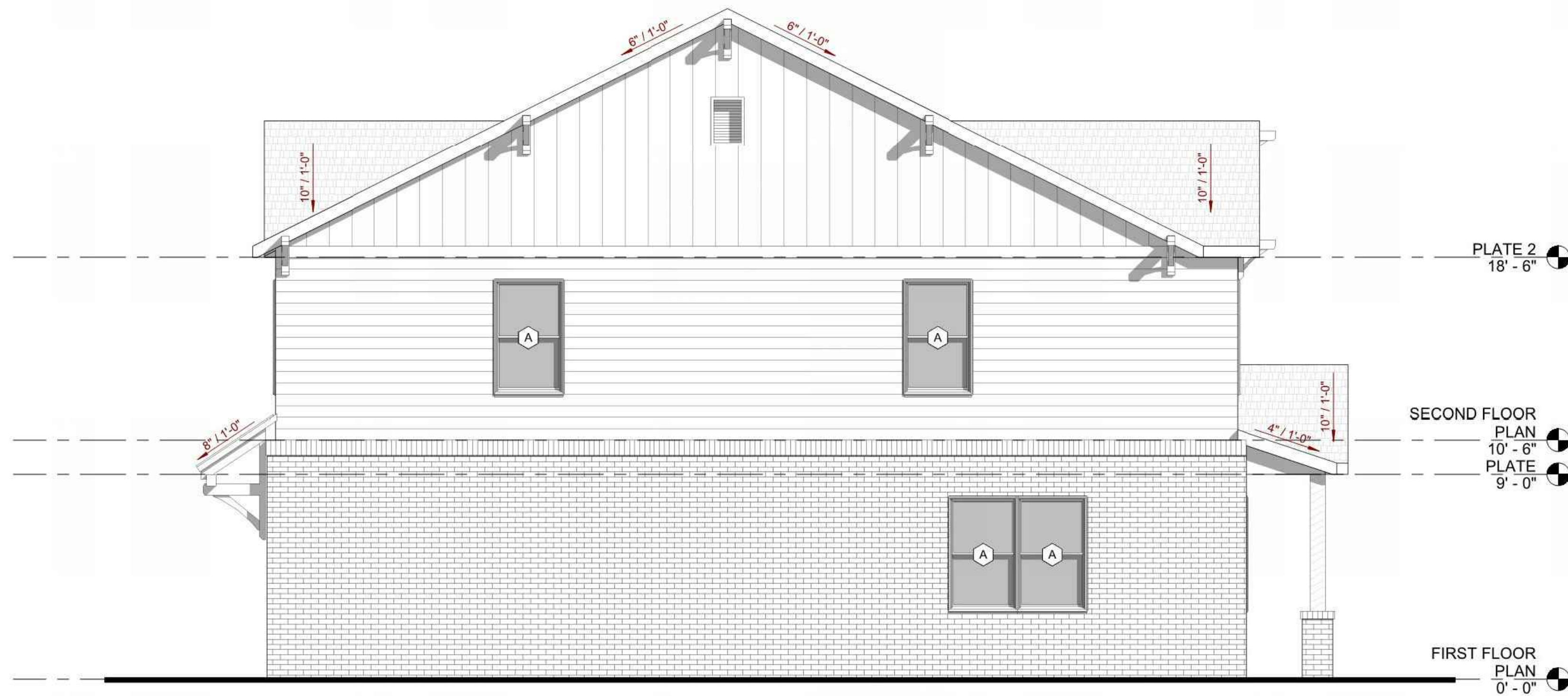
② SIDE ELEVATION 2
1/4" = 1'-0"



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



3 FRONT VIEW



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

PROPOSED PROJECT FOR:
THE GROVE - 6 PLEX
BENTONVILLE, ARKANSAS



ELEVATIONS

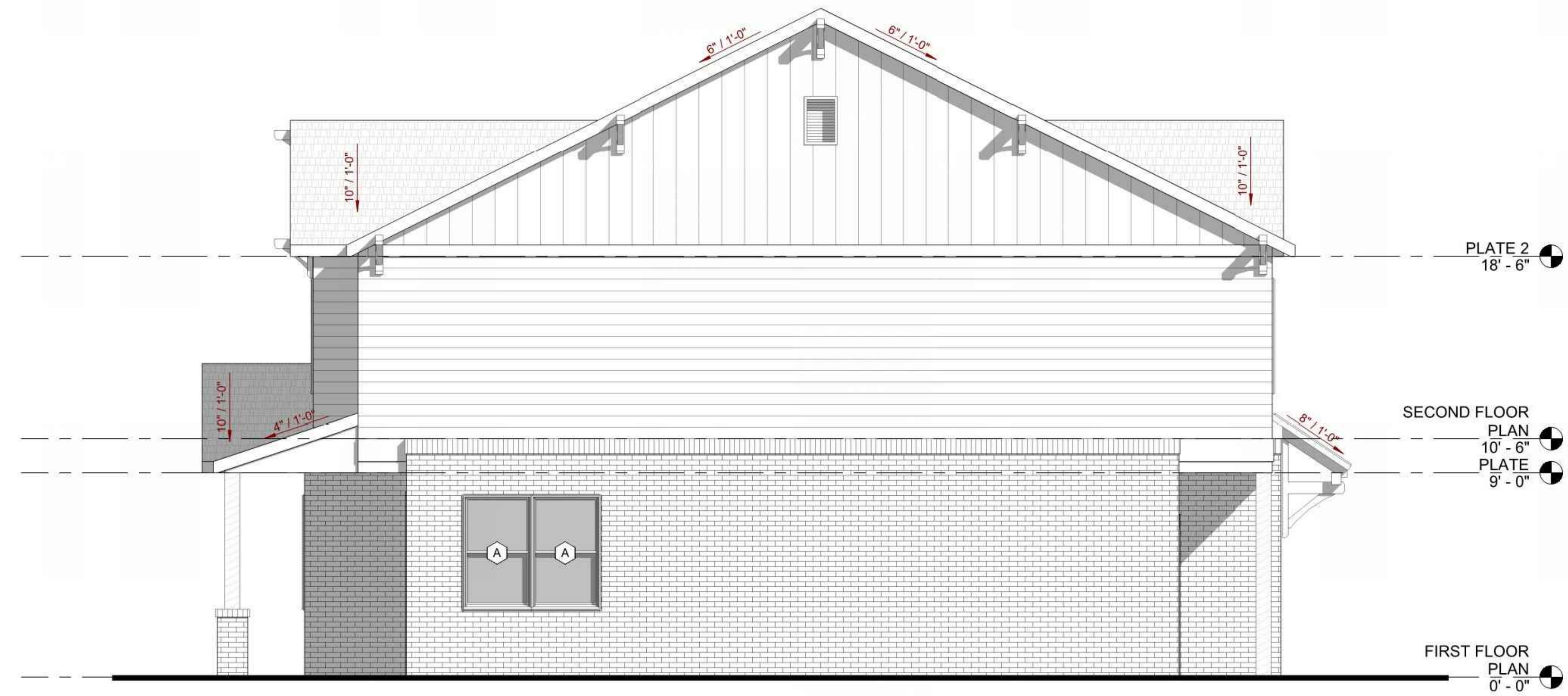
Seal

Revisions

Date
6.16.21

Project
21.45

BE3.0

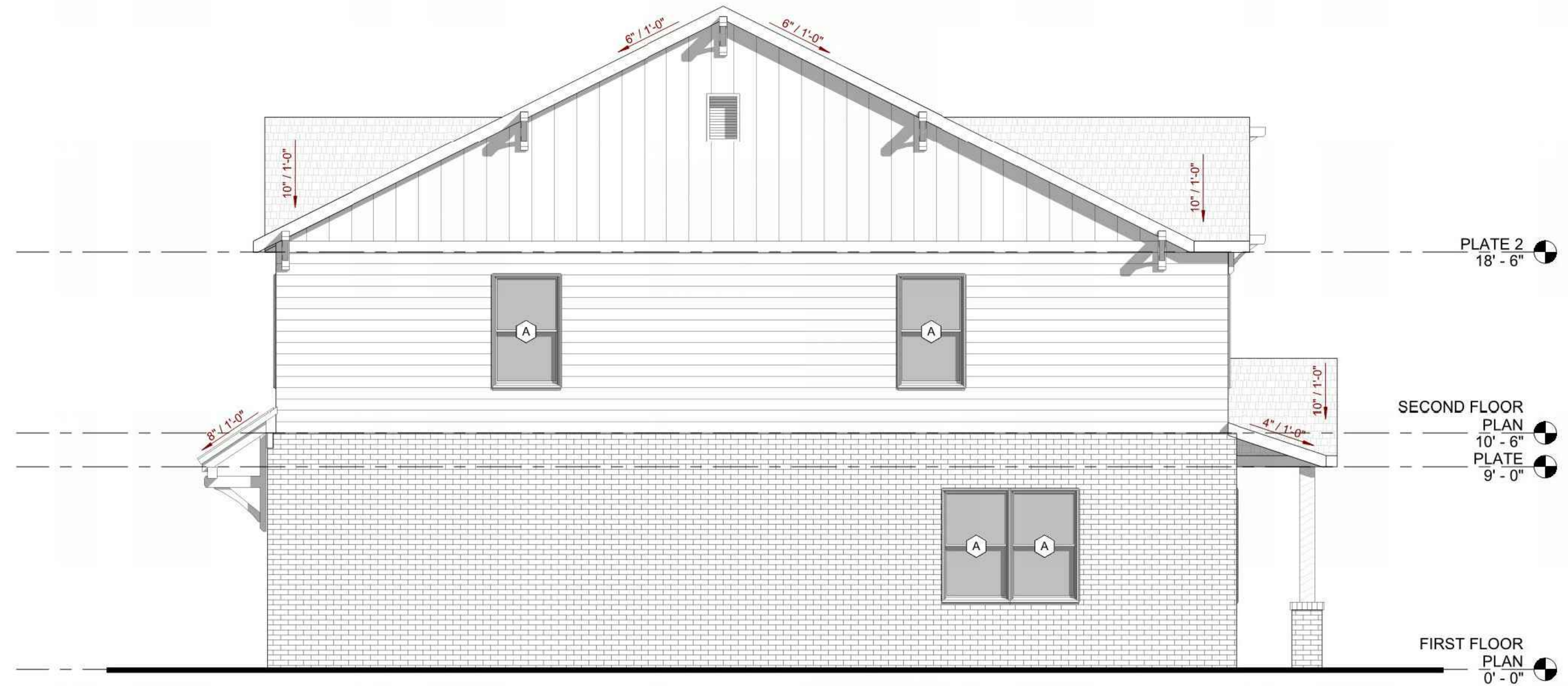




① FRONT ELEVATION
3/16" = 1'-0"



③ FRONT VIEW



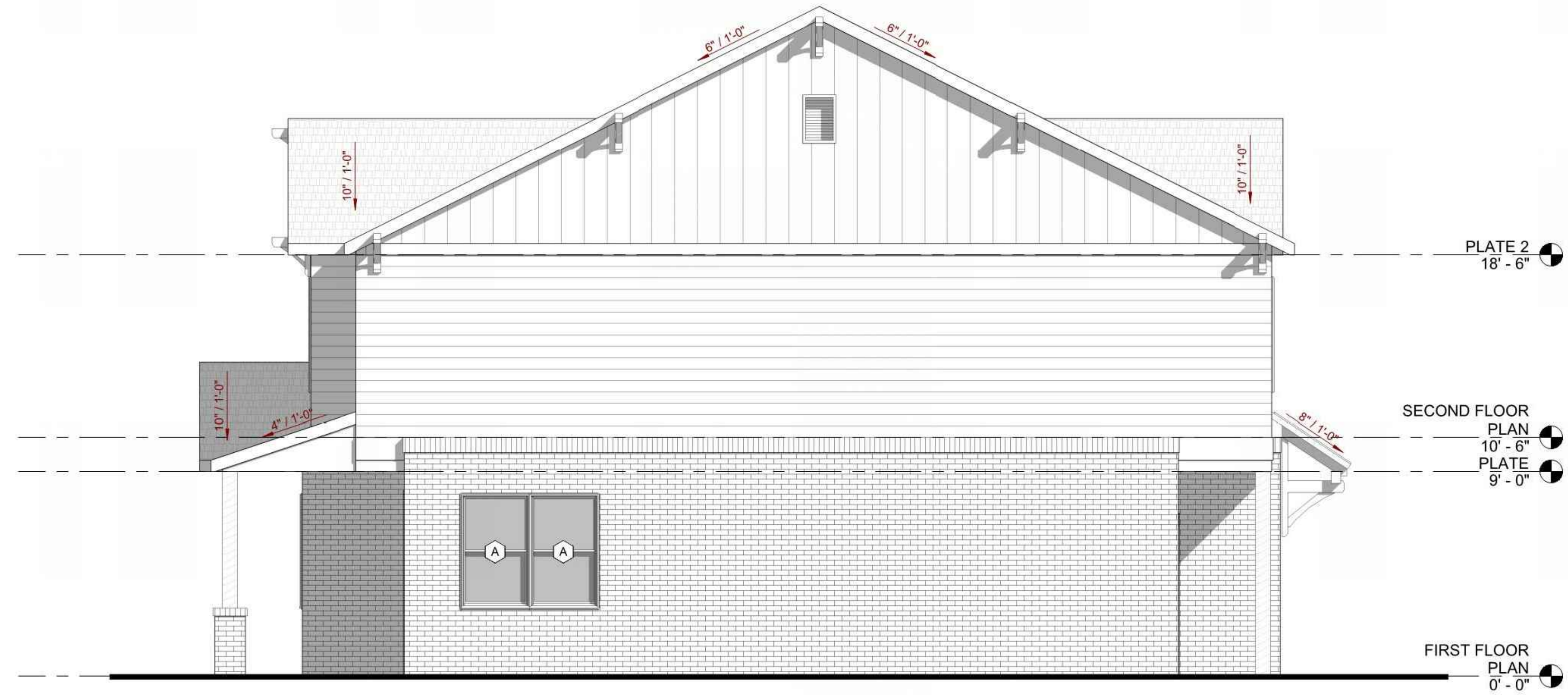
② SIDE ELEVATION 1
1/4" = 1'-0"



① REAR ELEVATION
3/16" = 1'-0"



③ REAR VIEW



② SIDE ELEVATION 2
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"



② SIDE ELEVATION 1
1/4" = 1'-0"



③ REAR ELEVATION
1/4" = 1'-0"



④ SIDE ELEVATION 2
1/4" = 1'-0"



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



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



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



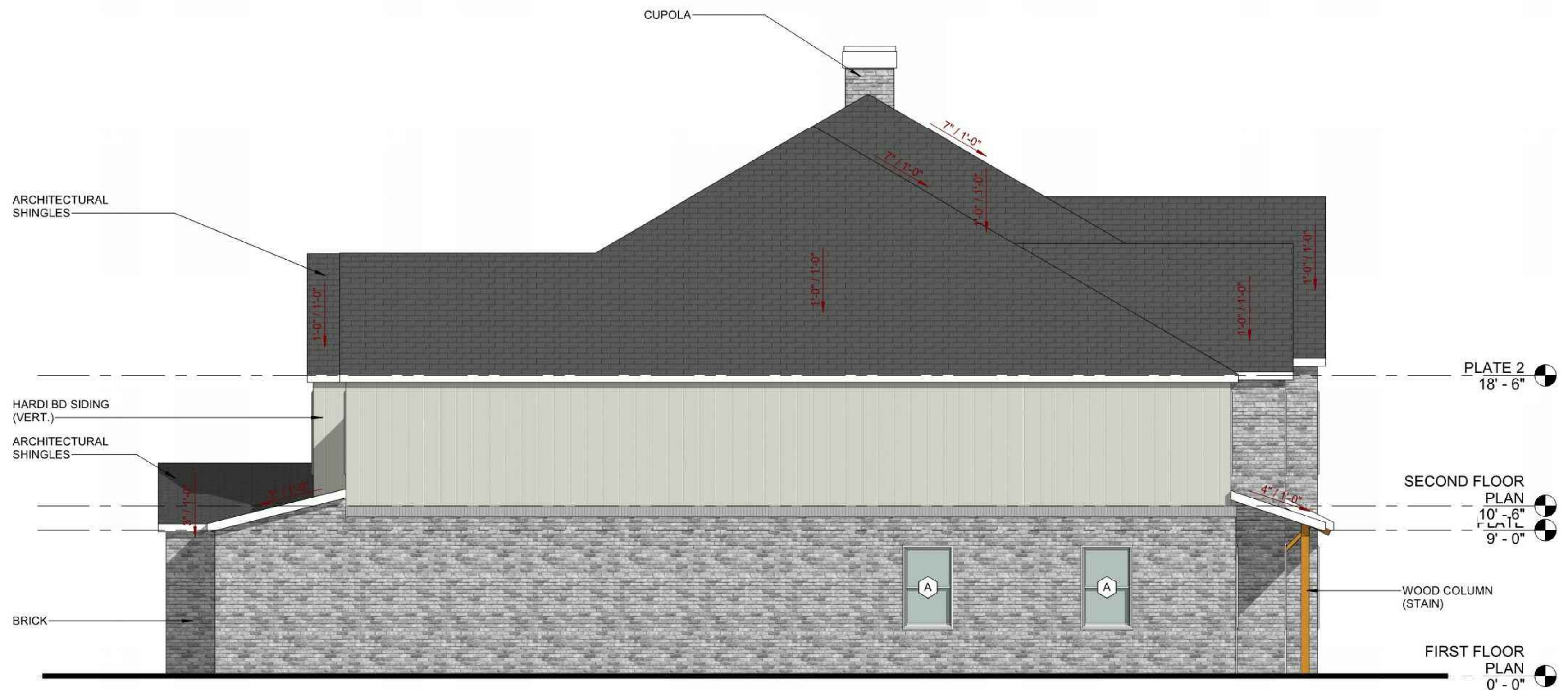
4 SIDE ELEVATION 2
1/4" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"



③ FRONT VIEW



② SIDE ELEVATION 1
3/16" = 1'-0"

PROPOSED PROJECT FOR:

THE GROVE - MANSION HOUSE

BENTONVILLE, ARKANSAS



ELEVATIONS

Seal

Revisions

Date

6.18.21

Project

21.45

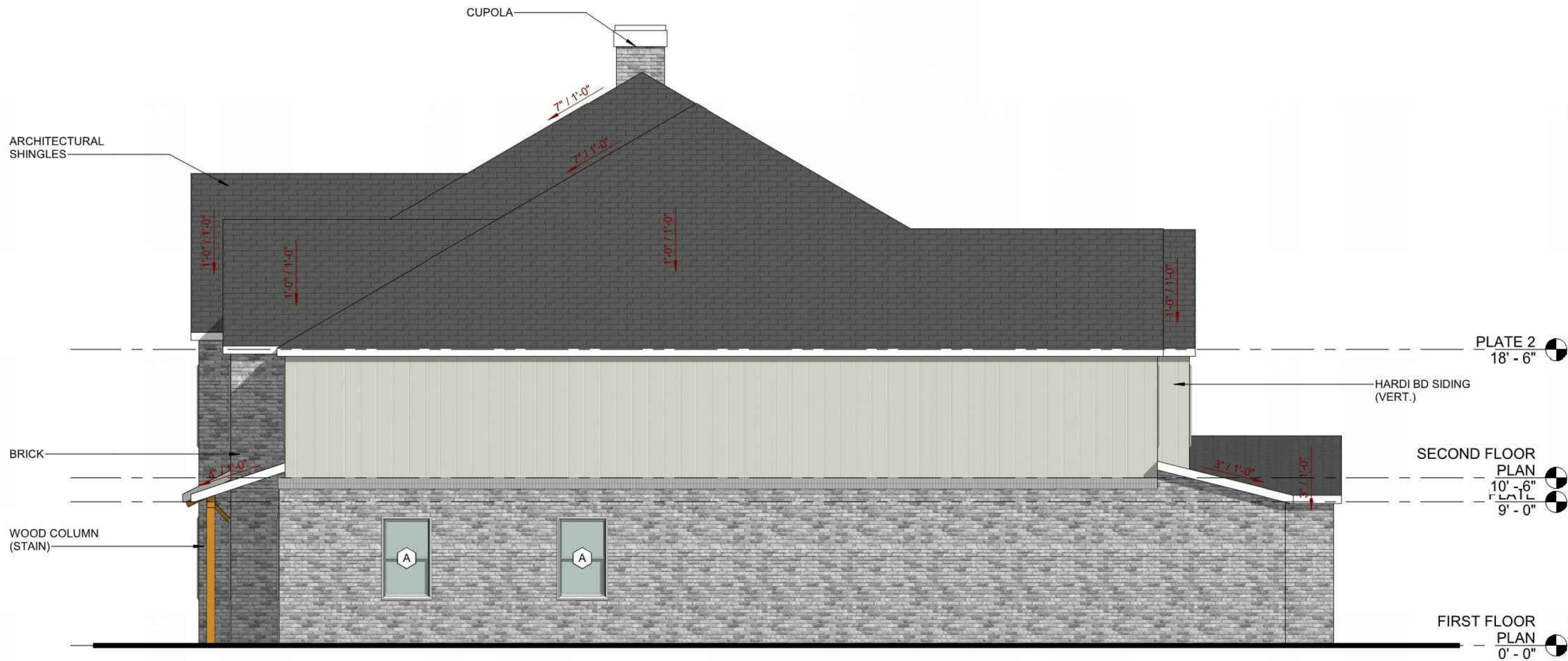
BE6.0



① REAR ELEVATION
3/16" = 1'-0"



③ REAR VIEW



② SIDE ELEVATION 2
3/16" = 1'-0"

PROPOSED PROJECT FOR:

THE GROVE - MANSION HOUSE

BENTONVILLE, ARKANSAS



ELEVATIONS

Seal

Revisions

Date
6.18.21

Project
21.45

BE6.1



③ FRONT VIEW
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"



② SIDE ELEVATION 1
1/4" = 1'-0"



③ REAR VIEW



① REAR ELEVATION
1/4" = 1'-0"



② SIDE ELEVATION 2
1/4" = 1'-0"



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

MEETING DATE
FEBRUARY 1, 2022

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – THE PLAZA

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

REQUEST DETAILS

PROJECT NAME:	The Plaza
ADDRESS/LOCATION:	200 S. 1 st St. / 02-02268-000
PROPOSED USE:	Restaurant; Business and Professional Office
CURRENT ZONING:	COR (Core Mixed Use)
CGM GROWTH DESIGNATION:	Regional Center
APPLICANT/REPRESENTATIVE:	Brahm Driver, Ecological Design Group
PROJECT OWNER/DEVELOPER:	Elevate Create, LLC
PROPERTY OWNER:	Vinson Square LLC
NATURE OF REQUEST:	Approval of Large-Scale Development Plans
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

This request is to allow the addition of 3,329-SF of upper floor area to an existing building on ± 0.32 acres. The proposed development plans meet all City requirements and have been forwarded to the Planning Commission for approval per Sec. 14-230(b).

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

Notes:

1. The applicant will provide a **FEE-IN-LIEU** of detention having less than one acre of disturbance.
2. The applicant will need to provide architectural elevations with the combined first floor and second floor elevations, as approved by the Historic District Commission, to be stamped with the final construction set.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant's proposal meets the Access Management standards.

2. STORMWATER MANAGEMENT:

This project's site increases in impervious area by 857 SF and drains into the public storm on S 1st Street and W Elm Street. The applicant proposed a **FEE-IN-LEIU** in place of detention.

3. WATER QUALITY:

Sites under 1 acre that have not been specifically identified by the City as having a significant potential to adversely impact the quality of stormwater runoff are exempt from implementing water quality features.

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:

Pavement condition on W Elm Street is not subpar. Pavement condition on S 1st Street is not subpar.

b) Connectivity Standards:

Connectivity Standards do not apply to this site for its small size.

c) Streetscape:

i) Right-of-Way:

The applicant is not proposing any work being done within the right of way or dedicating any area for the right of way.

ii) Sidewalks & Sidepaths:

The applicant proposes existing sidewalks along S 1st Street will remain undisturbed. The applicant proposes a roof drain to run underneath the sidewalk along W Elm Street so it will be replaced.

d) Trails:

No trail construction or right-of-way dedication is required other than sidepaths and sidewalks along the streets as proposed.

e) Streetlights:

Existing streetlights shown on the plans meet requirements.

f) Street Trees:

Existing street trees meet the requirements of code.

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.)).
- ii) "Restaurant Full Service" is defined as "a bona fide restaurant establishment where the principal business is the sale of food and beverages to guests via table service for consumption on the premises. As used in this definition, a "bona fide" full service restaurant shall have suitable kitchen facilities for cooking of complete meals," (Sec. 14-695(b)(3)(ff.)).

b) Zoning Compliance:

The proposed project is in compliance with COR zoning regulations.

c) CGM Compliance:

The proposed project aligns with the purpose, character, and goals of the Regional Center Growth Designation.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-715 and Article III with the exception of any requested waivers and/or variances.

a) Building Disposition:

All setback and height requirements have been met.

b) Building Design:

All building design requirements have been met. A Certificate of Appropriateness was granted by the Historic District Commission on November 17, 2021.

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)
5. HDC Certificate of Appropriateness

TAB 1

AERIAL VICINITY MAP

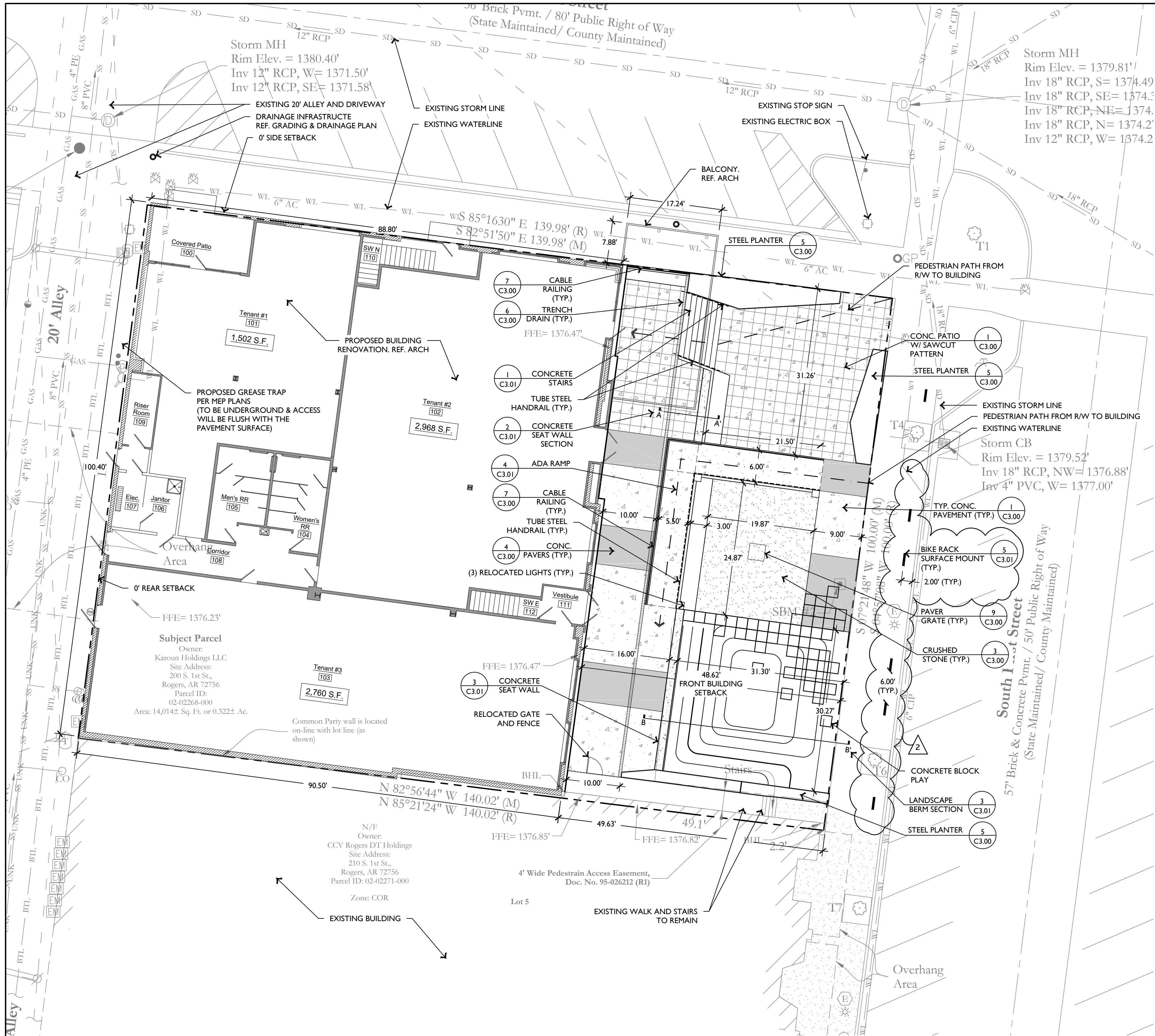


CGM VICINITY MAP



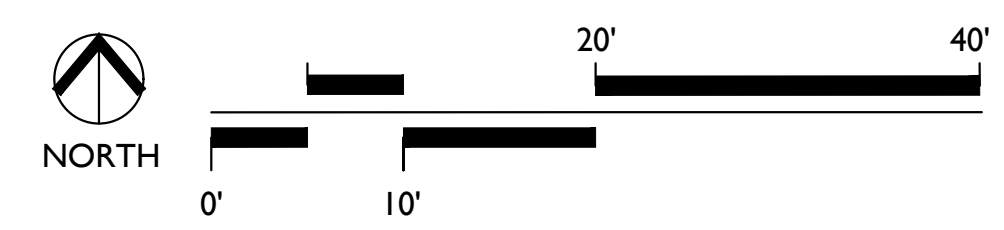
ZONING VICINITY MAP





1 SITE PLAN

SCALE: 1" = 10'-0"



GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY BLEW & ASSOCIATES, PA AND DATED JUNE 18, 2021.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES ARE SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF ROGERS ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW (CITY OF ROGERS ZONING DISTRICT)
- ELEVATION CERTIFICATE IS REQUIRED IF FLOODPLAIN IS ON SITE (SECTION 14-256)
- THE OPEN SPACE PALETTE PROVIDED FOR THIS SITE IS DEFINED AS A PLAZA PER ATTACHMENT 4 OF THE DRDC
- ALL ROOF MOUNTED EQUIPMENT (EXCEPT SOLAR PANELS) SHALL BE SCREENED FROM VIEW OF A PERSON STANDING ON THE PROPERTY LINE ON THE FAR SIDE OF THE ADJOINING STREET.
- THE ADJACENT ALLEY WILL BE USED FOR TRASH PICK-UP AND REMOVAL.

EXISTING LEGEND

- +XXXX Spot Elevation
- Set Nail (As Noted)
- Found Rebar (As Noted)
- Power Pole
- Electric Pedestal
- Electric Vault
- Guy Anchor
- Electric Box
- Light Pole
- Electric Meter
- Water valve
- Fire hydrant
- Water meter
- Fire Department Connection
- Sanitary Manhole
- Cleanout
- Storm Manhole
- Catch Basin
- Fiber Optic Box
- Gas Meter
- Measured Dimension
- Recorded Dimension
- Zoning Requirements
- N/F Now or Formerly
- F.F. Finished Floor
- PVC Polyvinyl Chloride Pipe
- RCP Round Concrete Pipe
- MH Manhole
- CB Catch Basin
- Inv Invert of Pipe
- SBM Site Benchmark
- Ballard
- See Tree Table
- Deciduous Tree Symbol
- Sign
- Adjoiner Property Line
- Subject Property Line
- Easement line
- Gas Line
- Fiber Optic Line
- Underground Electric Line
- Overhead Power Line
- Unknown Utility Line
- Sanitary Sewer Line
- Storm Sewer Line
- Buried Water Line

PROPOSED LEGEND

- CRUSHED STONE
- TYPICAL CONCRETE PAVEMENT
- CONCRETE PAVERS

SITE SUMMARY	
ZONING:	CORE MIXED USE
BUILDING USE:	
COMMERCIAL - RESTAURANT AND OFFICE	
TOTAL SITE AREA:	0.32 AC
DEVELOPMENT AREA:	
14,014 SF	
TOTAL BUILDING AREA:	
11,994 SF	
MAIN FLOOR:	
TENANT #1: 1,595 SF	
TENANT #2: 3,139 SF	
TENANT #3: 2,778 SF	
ANCILLARY: 1,153	
TOTAL: 8,665 SF	
UPPER FLOOR:	
TENANT #4: 1,875 SF	
TENANT #5: 1,052 SF	
ANCILLARY: 402 SF	
TOTAL: 3,329 SF	
EXISTING BUILDING HEIGHT:	
20'-0"	
PROPOSED BUILDING HEIGHT:	
35'-5"	

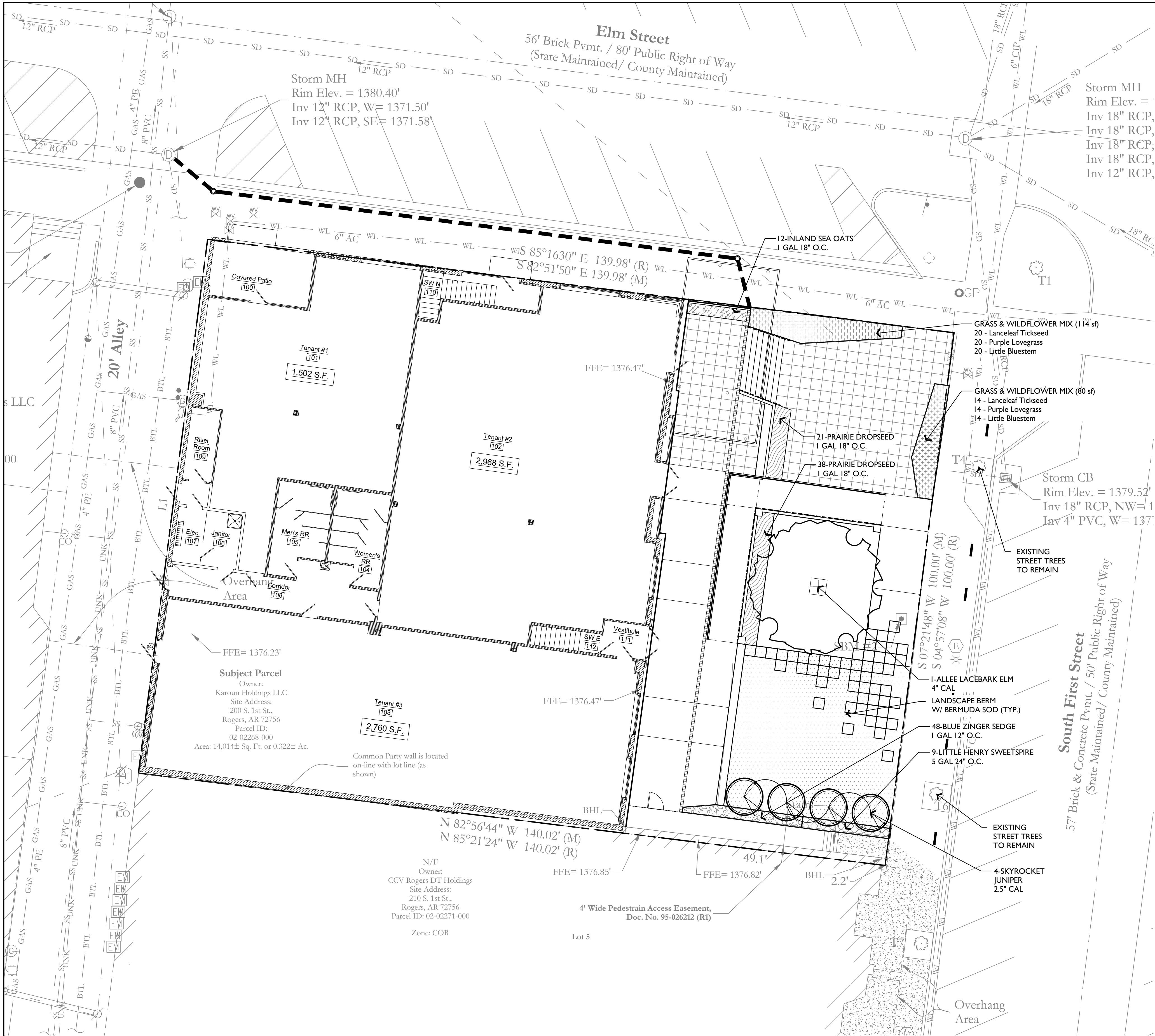
ZONING SUMMARY		
LOT AND AREA STANDARDS		
LOT AREA MIN:	REQUIRED NONE	PROVIDED 14,014 SF
LOT WIDTH MIN:	REQUIRED NONE	PROVIDED 139.98'
SETBACK STANDARDS		
PEDESTRIAN PRIORITY FRONTAGE/ OPEN SPACE (BTZ):	REQUIRED 0' MIN / 15' MAX	PROVIDED 48.6' +/-
PEDESTRIAN FRIENDLY FRONTAGE (BTZ):	REQUIRED 0' MIN / 25' MAX	PROVIDED 0' +/-
FRONT YARD MIN:	REQUIRED 0'	PROVIDED 48.6' +/-
FRONT YARD MAX:	REQUIRED 15'	PROVIDED 48.6' +/-
SIDE YARD MIN:	REQUIRED 0'	PROVIDED 0'
REAR YARD MIN:	REQUIRED 0'	PROVIDED 0'
BUILDING COVERAGE:	REQUIRED N/A	PROVIDED 62%
OPEN SPACE COVERAGE (BUILDING EXCLUDED):	REQUIRED N/A	PROVIDED 35%
IMPERVIOUS AREA (BUILDING EXCLUDED):	REQUIRED N/A	PROVIDED 65%

BICYCLE PARKING DATA	
ZONING	COR
USE	COMMERCIAL
PARKING REQUIREMENTS	2 SPACES FOR UP TO 3,000 SF AND 1 SPACE FOR EVERY 1,000 SF ADDITIONAL
	11,994 SF
TOTAL	11 BICYCLE SPACES REQUIRED 6 BICYCLE RACKS WITH 12 SPACES PROVIDED
PARKING DATA	
NOTE: NEW PARKING SPACES ARE NOT PROPOSED WITH THIS DEVELOPMENT.	



THE PLAZA
200 SOUTH 1ST STREET
Rogers, Arkansas

EDG PROJECT NO.	21-032
DATE	2021.12.23
REVISIONS	
Number	Date
1st City Resubmittal	2021.11.29
2nd City Resubmittal	2021.12.23
PHASE	Construction Documents
TITLE	Site Plan
SHEET NO.	C1.00



PLANT SCHEDULE						
SHADE TREES	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	1	ALLEE LACEBARK ELM	ULMUS PARVIFOLIA 'ALLEE' TM	4" CAL, 6' HT.	BALL & BURLAPPED	AS SHOWN
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	4	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	2.5" CAL, 8' HT	BALL & BURLAPPED	AS SHOWN
GRASSES AND PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	GRASS & WILDFLOWER MIX					
	34	LANCELEAF TICKSEED	COREOPSIS LANCEOLATA	---	1 GAL	18" O.C.
	34	PURPLE LOVEGRASS	ERAGROSTIS SPECTABILIS	---	1 GAL	18" O.C.
	34	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	---	1 GAL	18" O.C.
	12	INLAND SEA OATS	CHASMANTHIUM LATIFOLIUM	---	1 GAL	18" O.C.
	59	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	---	1 GAL	18" O.C.
	48	BLUE ZINGER SEDGE	CAREX FLACCA 'BLUE ZINGER'	---	1 GAL	12" O.C.
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	9	LITTLE HENRY SWEETSPIRE	ITEA VIRGINICA 'SPRICH' TM	---	5 GAL	24" O.C.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	949 SF	BERMUDA GRASS	CYNODON DACTYLON		SOLID SEED, CERTIFIED WEED FREE	

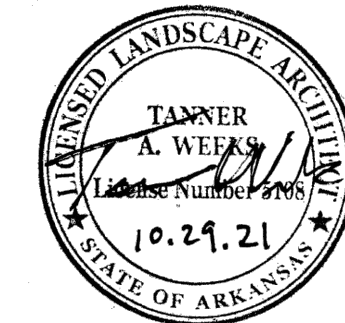
EXISTING LEGEND	
xxxxSpot Elevation	(M) Measured Dimension
Set Nail (As Noted)	(R) Recorded Dimension
Found Rebar (As Noted)	(Z) Zoning Requirements
Power Pole	N/F Now or Formerly
Electric Pedestal	F.F. Finished Floor
Electric Vault	PVC Polyvinyl Chloride Pipe
Guy Anchor	RCP Round Concrete Pipe
Electric Box	MM Manhole
Light Pole	CB Catch Basin
Electric Meter	Inv Invert of Pipe
Water valve	SBM Site Benchmark
Fire hydrant	
Water meter	
Fire Department Connection	
Sanitary Manhole	
Cleanout	
Storm Manhole	
Catch Basin	
Fiber Optic Box	
Gas Meter	
Adj. Property Line	
Subject Property Line	
Easement line	
Gas Line	
FOP Fiber Optic Line	
UGR Underground Electric Line	
Overhead Power Line	
Unknown Utility Line	
Sanitary Sewer Line	
Storm Sewer Line	
Buried Water Line	
Contour Major	
Contour Minor	
Concrete	

SITE SUMMARY	
ZONING: CORE MIXED USE	DEVELOPMENT AREA: 14,014 SF
BUILDING USE: COMMERCIAL - RESTAURANT AND OFFICE	TOTAL BUILDING AREA: 11,994 SF
TOTAL SITE AREA: 0.32 AC	MAIN FLOOR: TENANT #1: 1,595 SF
	TENANT #2: 3,139 SF
	TENANT #3: 2,778 SF
	ANCILLARY: 1,153
	TOTAL: 8,665 SF
	UPPER FLOOR: TENANT #4: 1,875 SF
	TENANT #5: 1,052 SF
	ANCILLARY: 402 SF
	TOTAL: 3,329 SF
	EXISTING BUILDING HEIGHT: 20'-0"
	PROPOSED BUILDING HEIGHT: 35'-5"

ZONING SUMMARY		
LOT AND AREA STANDARDS		
LOT AREA MIN:	REQUIRED NONE	PROVIDED 14,014 SF
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SETBACK STANDARDS		
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REAR YARD MIN:	REQUIRED 0'	PROVIDED 0'
BUILDING COVERAGE:	REQUIRED N/A	PROVIDED 62%
OPEN SPACE COVERAGE (BUILDING EXCLUDED):	REQUIRED N/A	PROVIDED 35%
IMPERVIOUS AREA (BUILDING EXCLUDED):	REQUIRED N/A	PROVIDED 65%

CITY OF ROGERS LANDSCAPE REQUIREMENTS		
TOTAL DEVELOPMENT AREA: 14,014 SF	REQUIRED	PROVIDED
GREENSPACE / PERVIOUS AREA	20%	1,847 SF (35%)
1 TREE OR SHRUB PER 1,000 SF OF TOTAL AREA	14 TREES OR SHRUBS	5 TREES / 9 SHRUBS / 66 GRASSES & PERENNIALS
25% OF PLANTING TO BE TREES	4 TREES	5 TREES
NO MORE THAN 25% OF TREES MAY BE ORNAMENTAL AND AT LEAST 10% OF TREES MUST BE EVERGREEN	1 EVERGREEN TREE	4 EVERGREEN TREES
75% OF PLANTING TO BE SHRUBS. PERENNIALS REPLACE PLANTINGS AT 20:1 RATIO.	11 SHRUBS	9 SHRUBS / 66 PERENNIALS / GRASSES

NOTES:
1. PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
2. OWNER / DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

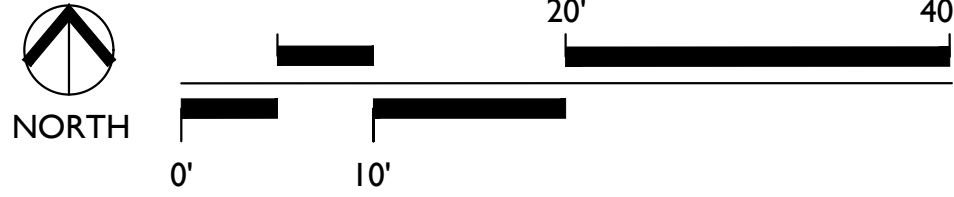


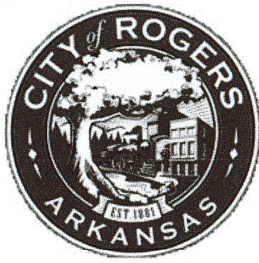
THE PLAZA
200 SOUTH 1ST STREET
Rogers, Arkansas

EDG PROJECT NO.	21-032
DATE	2021.12.23
REVISIONS	
Number	Date
1st City Resubmittal	2021.11.29
2nd City Resubmittal	2021.12.23
PHASE	Construction Documents
TITLE	Landscape Plan
SHEET NO.	L1.00

LANDSCAPE PLAN

SCALE: 1" = 10'-0"





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

OFFICE USE ONLY

Fee: 5100 (\$100)

COA Number: 21-06

CityView Number: PL202101277

Date Issued: 11-17-2021

CERTIFICATE OF APPROPRIATENESS
Sec. 24-5

Please see **Appendix A** of this application to determine the appropriate category based on the proposed scope of work. Additional information may be found in the Rogers Commercial Historic District Design Guidelines document. Please see **Appendix B** for required supplemental materials. This project is:

Category I _____

Category II _____

Category III ✓

APPLICANT INFORMATION

Applicant Name: Shawn Dible Address: 105 W Elm St, Ste 203, Rogers, AR 72756

Phone: 479-644-4702 Email: shawn@elevatecreateco.com

Property Owner (if not applicant): _____ Address: _____

Phone: _____ Email: _____

Architect/Engineer/Contractor: Owen Meyers - Froogel Architects Address: _____

Phone: 479-644-1366 Email: _____

Engineer: Brahm Driver - EDG; 501-944-3090

Contractor: JC Construction

PROPERTY INFORMATION

Historic name of property: Warehouse portion of Harris Baking

Address: 200 S 1st St, Rogers, AR 72756 Lot #: _____ Block #: _____

BUILDING DATA

YEAR BUILT: 1940s; complete renovation in 1993

CONSTRUCTION TYPE: Wood _____ Brick ☒ Stone _____ Other ☒ Block _____

ORIGINAL USE:

☐ Single-family residential
☐ Multi-family residential
☐ Hotel/boarding
☐ Office
☐ Commercial/retail

☒ Industrial
☐ Vacant
☐ Mixed-use
☐ Other

BRIEF HISTORY AND DESCRIPTION OF PROPERTY:

This was a warehouse for Harris Baking Facility when built in the 1940s. At some point it was renovated and
reopened as Plaza Restaurant around 1993. Next, it was turned into a food testing lab. About 9000
sqft.

PROPOSED SCOPE OF WORK:

Demo and interior buildout for three tenant spaces. New glass windows and entries on 1st and Elm Streets.
Changes and addition of facade finishes and change of color. See architectural elevations for detail.
Brick facade with balcony overlooking 1st Street, large windows, adding second story.

APPLICATION SUBMISSION

Certificates of Appropriateness are effective immediately upon issuance. Work approved must begin within twelve (12) months of approval. If the Certificate of Appropriateness expires, your project must be resubmitted for approval. Any work done outside the scope of the Certificate of Appropriateness renders it null and void.

ANY WORK APPROVED BY THE HISTORIC DISTRICT COMMISSION IS SUBJECT TO ADDITIONAL CITY PERMITS SUCH AS SIGN AND BUILDING PERMITS.

I hereby certify I am the owner, agent of the owner, or other person in control of the property and that the information given herein, and as shown on the application and Certificate of Appropriateness, is true and that I am authorized to obtain this Certificate of Appropriateness. I understand that if the construction and/or installation for which this Certificate of Appropriateness is issued is contrary to the requirements of city codes or regulations, violations must be corrected. Approval by the Historic District Commission does not excuse the applicant, owner, or agent from compliance with any other applicable codes, ordinances, or policies of the City of Rogers.



10/28/2021

SIGNATURE OF APPLICANT

DATE



10/28/2021

SIGNATURE OF PROPERTY OWNER

DATE

HISTORIC DISTRICT COMMISSION USE ONLY

This project is: Category I _____ Category II _____ Category III _____

This COA is: Approved _____ Approved with conditions _____ Denied _____

Reasons for approval, conditions, or denial: _____

SECRETARY, HISTORIC DISTRICT COMMISSION

DATE



(approved by EH)

11/17/2021

DEPARTMENT OF COMMUNITY DEVELOPMENT OFFICIAL

DATE



VINSON SQUARE LLC

THE PLAZA @ 1ST

Owned by Shawn Dible

History

HARRIS BAKING

Harris Baking built the building sometime in the 40s.

UNKNOWN

There may have been another use for the space during this time, but it is unknown to us.

PLAZA RESTAURANT

Building was completely renovated for the Plaza Restaurant around 1993.

FOOD TESTING LAB

Was most recently a food testing lab MCA Services.

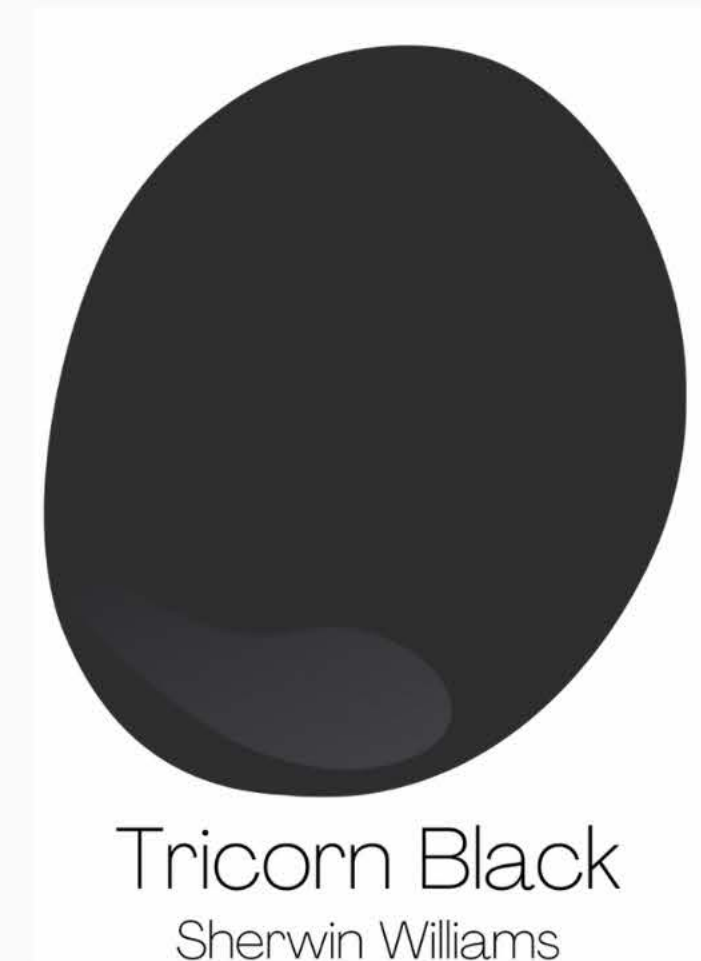


CURRENT EXTERIOR PHOTOS

Color Schemes



Classic Light Buff



MATERIALS

PERFORATED METALS

Perforated metal will line the top of the building in several locations.

STEEL

Steel will be used in the awnings, and connections that hold cornice up.

BRICK ACCENTS

Brick will surround the building, accenting the doors and windows

WINDOWS & DOORS

Storefront and doors will have black anodized aluminum frames. Windows will be Low-E Argon.

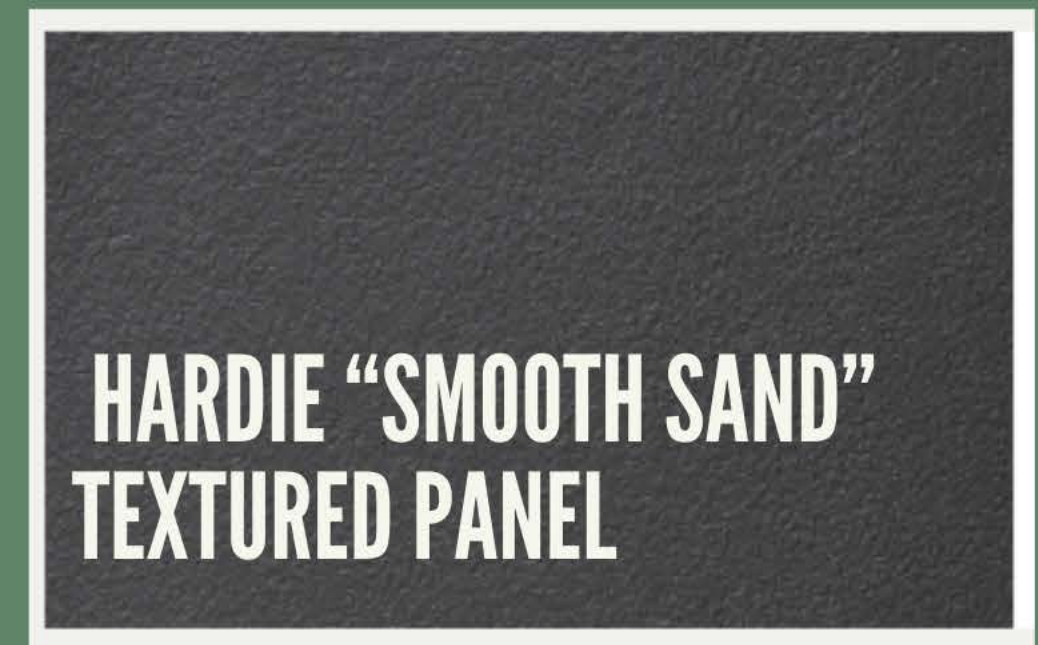
EXISTING STUCCO

We will reuse some of the existing stucco, and paint it a different color.

FAUX WOOD ACCENT

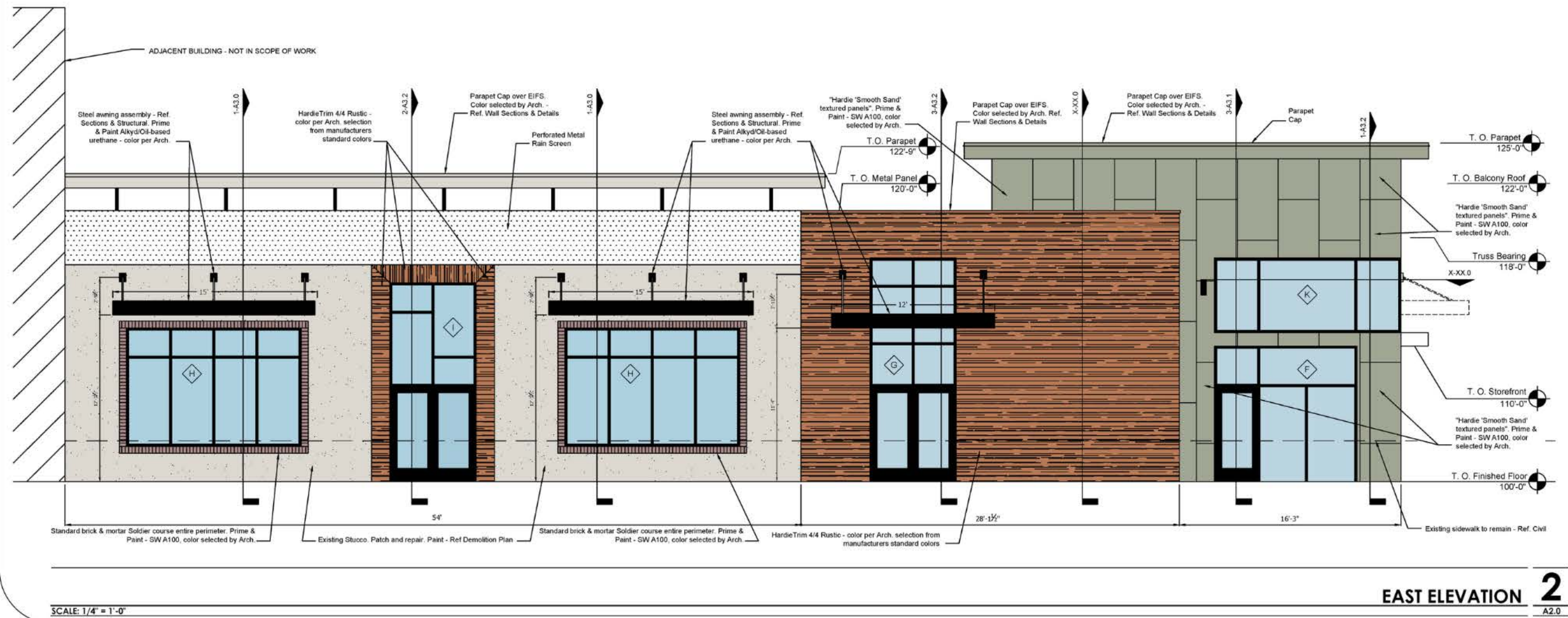
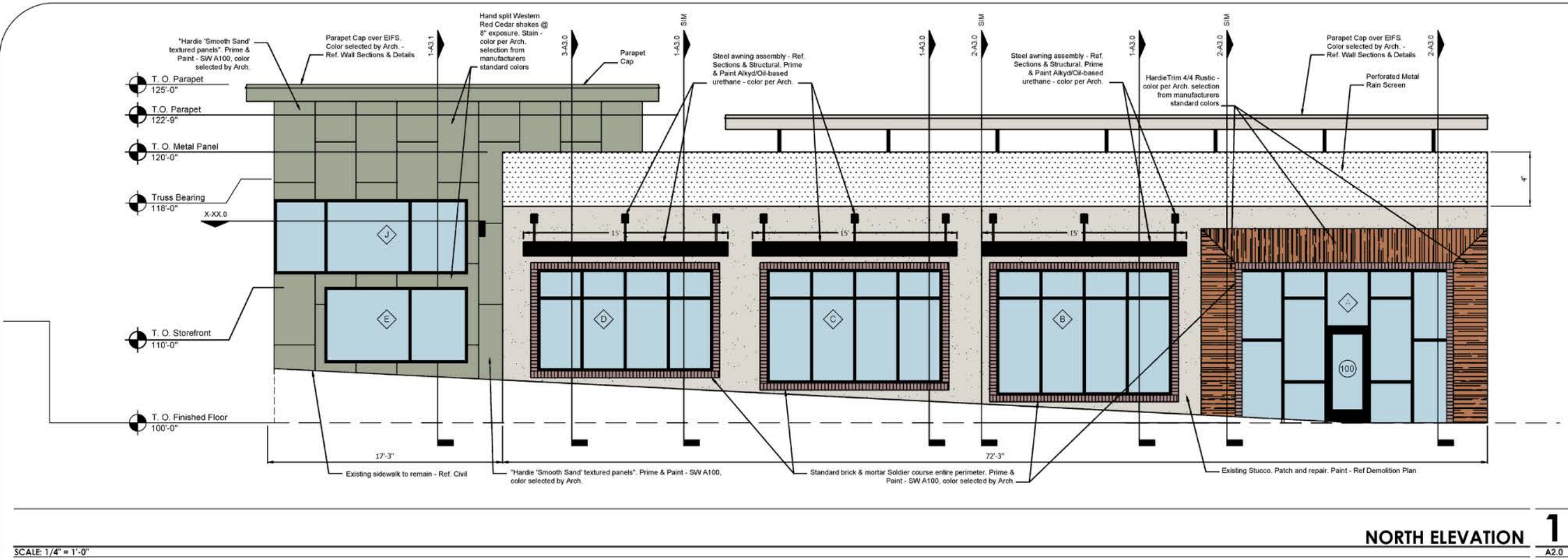
Faux wood made from metal will surround the building, accenting the doors and windows.

MATERIALS



FIRST FLOOR
WINDOW PLAN

APPROVED BY HDC
ON NOVEMBER 17,
2021.



200 S 1st_DC Sparks_040121.dwg

1/15/2004

No.	Revision/Issue	Date

Form Name and Address

froegel architects pllc

13103 Rosario Road
Garfield, AR 72732
Ph: 479-644-1366
E: froegel.architects@gmail.com

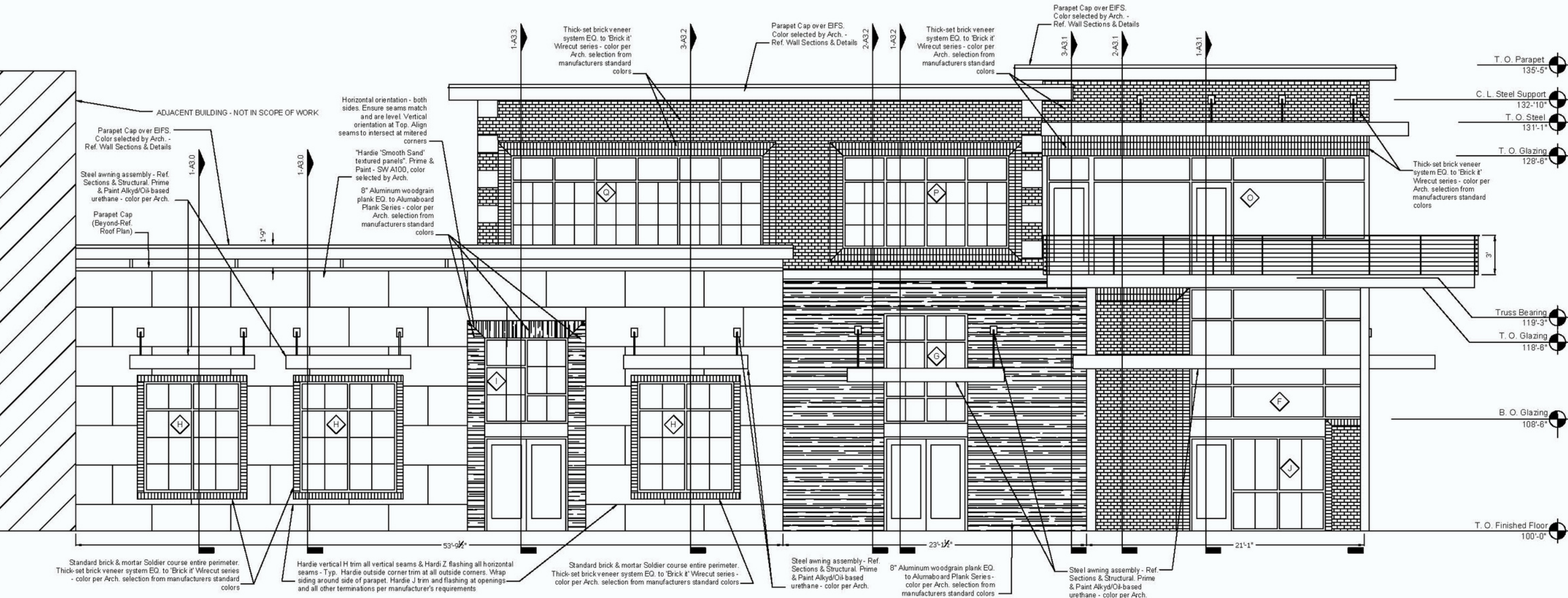
Project Name and Address

TI - 200 S. 1st Street
200 S. 1st St.
Rogers, Arkansas
72756

Project	Dible-0001	Sheet	A2.0
Date	04-24-21		
Drawn By	OPM		

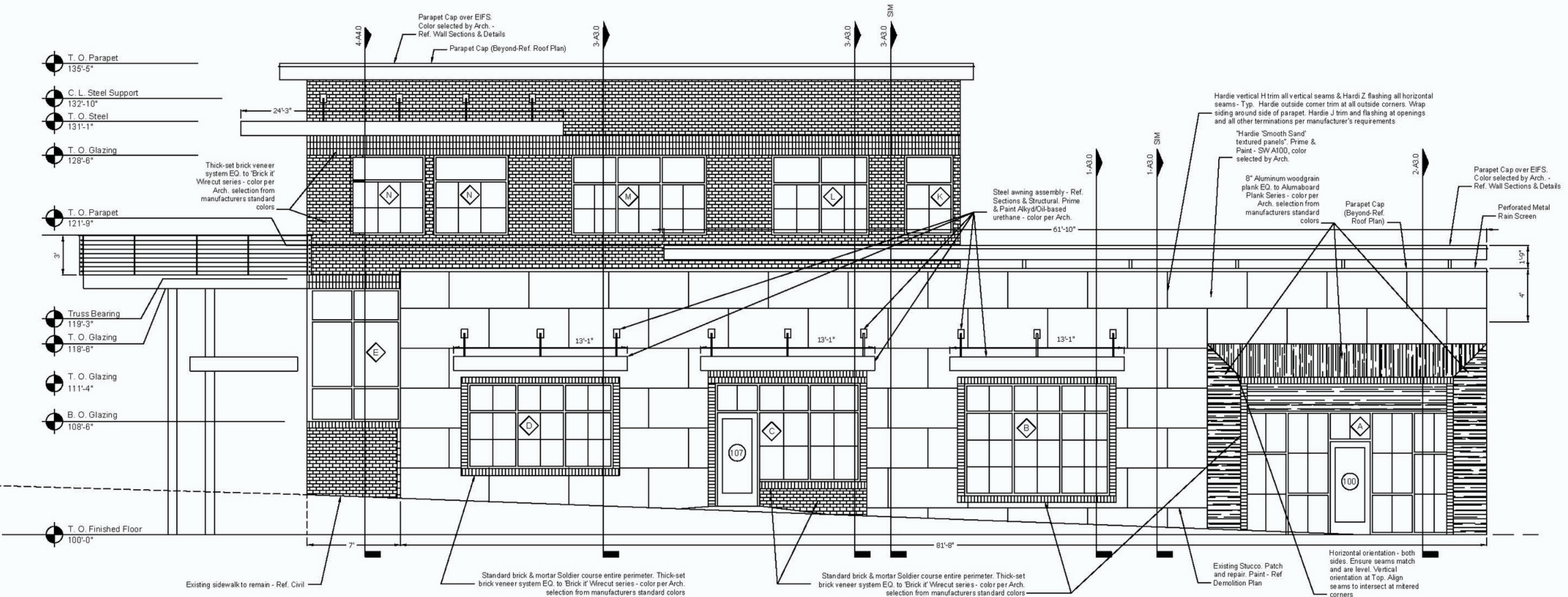
SECOND FLOOR
ADDITION

APPROVED BY HDC
ON NOVEMBER 17,
2021.



SECOND FLOOR
ADDITION

APPROVED BY HDC
ON NOVEMBER 17,
2021.



CONTACT INFORMATION

CONTRACTOR

Dave Grundfest
Kirk Gober
479-644-1540

ARCHITECT

Owen Meyers
Froogel Architects
479-644-1366

ENGINEER

EDG
Braham Driver
501-944-3090



City of Rogers:
Stormwater, Flooding, &
Drainage
4 Part Series
Part 2: Stormwater
Management.

Stormwater Management. Overview of Part 2 of 4.



- Recap of “Stormwater” from previous meeting.
- What does Rogers’ Code require for Water Quality for new development?
- What are the benefits of Water Quality requirements in the community?
- Let’s discuss MS4, SWMP, SWPPP, NPDES, the General Permit, and DEQ.
- How can Commissioners & Council Members identify that a constituent’s concerns are related to Stormwater Management?
- What does staff do to mitigate?



Recap of “Stormwater” from previous meeting.

- We know that this training is meant to give a basic overview, and not to make everyone a professional.
- We discussed previously that “Stormwater” discussions are typically related to “Water Quality”. We know that Drainage & Floodplain Administration is a different consideration.
- We learned that things such as sediment controls during construction, detention pond design for water quality, long term erosion controls, and topics that discuss pollutants and sediment discharge are relative to “Stormwater” discussions.



Recap of “Stormwater” from previous meeting.

In the first part of the training, we also discussed some issues that are related to “Stormwater” include:

- Failing to use or properly install Best Management Practices.
- Illicit Discharges.
- Submitting development without adequate short term and/or long term erosion control methods.
- Grading, Clearing, Excavating, Tree Removal, etc without a permit.

We also discussed Stormwater enforcement is required by DEQ and the EPA.

We covered that Lance Jobe is the “Responsible Official” for city construction sites, and that Kris Paxton is the “Cognizant Official” that manages the full program.

What does Rogers Code require for Water Quality for new development?



We have discussed that in this training that Stormwater is discussed in Chapters 8, 9, and 10 in the Drainage Criteria Manual, and Chapter 14, Article VII of the City of Rogers Code. In this Part of the Training we will discuss what the code requires for new development in consideration of “Stormwater”.

Creative Solutions
Meaningful Places

DRAINAGE REPORT

THE SOURCE

Springwood Ln. and W. Poplar St.
Rogers, AR 72758



MS4 Stormwater Management
Construction Site Runoff Control
V.2020.9.15

Construction Site Assessment

Site Name: Transplace
Permit #: ARR156577
Common Address: 4909 W Magnolia

PL# 201900772
Total Acreage: 16.5
Contractor: Crossland
Inspection Date: 3/24/2021

ADEQ Permit: ☒ Yes ☐ No
Notice Posted: ☐ Yes ☒ No
ADEQ Mailbox: ☒ Yes ☐ No
SWPPP: ☒ Yes ☐ No
Grading Permit: ☐ Yes ☒ No

Are stabilization practices satisfactory? ☒ Yes ☐ No ☐ N/A

List Deficiencies, if any (seeding, mulching, geotextiles, etc.):

Design Procedure Form: Water Quality Capture Volume (WQCV)

Designer: Andres Forena
Company: Harrison French & Associates
Date: January 19, 2021
Project: The Source
Location: Northeast corner of Springwood Ln. and W. Poplar St.

1. Percent Impervious

A) Imperviousness of Tributary Area, Ia

Ia = 87.0 %

2. Are measures implemented to reduce the amount of

Choose One
☒ NO

CITY OF ROGERS ARKANSAS

GRADING PERMIT

GRADING, DISTURBANCE, STORMWATER AND/OR FLOODPLAIN DEVELOPMENT PERMIT

GRADING PERMIT FILE NUMBER: PL 202200010

SECTION 1: APPLICANT PORTION (To be completed by the Applicant)

THE APPLICANT REQUESTS THE FOLLOWING:

PERMIT NUMBER (Completed by Staff): 22-02

☒ FULL GRADING PERMIT
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ PRELIMINARY GRADING PERMIT
☐ TREE REMOVAL ONLY GRADING PERMIT
☐ TEMPORARY STOCKPILE APPROVAL

PROJECT NAME: True Self Recovery
OWNER: Alfredo Reyes Martinez

ADDRESS/LOCATION: 1104B N 12th Street, Rogers, AR 72758
TELEPHONE NUMBER: (479) 100-6468

COMPLETION OF CONSTRUCTION ITEMS PER SEC. 14-1(h) (All Phases):

- DEVELOPMENT & GRADING WITHIN DISTURBED AREA COMPLETE? ☐ V ☐ B
- HAS 80% GRASS COVERAGE AND 100% STABILITY BEEN ACHIEVED? ☐ V ☐ B
- NO SLOPES GREATER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED? ☐ V ☐ L - CITY ENGINEER
- NO OUTSTANDING NOTICES OF VIOLATION ☐ V ☐ B - DIRECTOR APPROVAL
- ALL HEAVY EQUIPMENT, STOCKPILES, & CONSTRUCTION SITE MATERIALS REMOVED ☐ V ☐ OTHER

INSPECTOR NOTES:

[] ALL PUNCHLIST ITEMS HAVE BEEN CLEARED FOR THIS INSPECTION AND A CERTIFICATE OF OCCUPANCY MAY BE ISSUED.

INSPECTOR SIGN: _____ SIGNATURE DATE: ___/___/___

SUBMITTED TO RR ON: ___/___/___ GIVEN TO: _____

KEY: V - Verified | NA - Not Applicable | BD - Bonded Items | LT - Letter from Utility Company

*Creative Solutions
Meaningful Places*

DRAINAGE REPORT

THE SOURCE

Springwood Ln. and W. Poplar St.
Rogers, AR 72758

[illegible]

Construction Site Remedial Control
0070.9.15

Construction Site Assessment

Owner/Transferee	Plot	20906072	Construction	Credentia
Plot #	ARR156177	Total Acreage	36.5	Inspection Date
Project Address	4909 N Magnolia			

EC Permit	Notice Posted	ADEC Mailbox	WWPP	Grading Permit
☐ Yes	☐ Yes	☐ Yes	☐ Yes	☐ Yes
☐ No	☐ No	☐ No	☐ No	☐ No

Is disturbance practices carried out yet? ☐ Yes ☐ No ☐ N/A

Is there any (any) app. involving geotechnical? ☐ Yes ☐ No

Design Procedure Form: Water Quality Capture Volume (WQCV)	
Designer:	Andres Forero
Company:	Harrison French & Associates
Date:	January 19, 2021
Project:	The Source
Location:	Northeast corner of Springwood Ln. and W. Poplar St.
1. Percent Impervious	
A) Imperviousness of Tributary Area, Ia	Ia = 87.0 %
2. Are measures implemented to reduce the amount of	Choose One ☒ NO

 **GRADING PERMIT**
 GRADING, EROSION CONTROL, STORMWATER AND/OR FLOODPLAIN DEVELOPMENT PERMIT
 7.00000000
 GRADING PERMIT / FILE NUMBER: PL 2023-00010
 SECTION 2. APPLICANT PORTION (To be completed by the Applicant)
 I, APPLICANT REQUESTS THE FOLLOWING:
 PROJECT NUMBER (Completed by the City) 22-02
☒ [a] ALL GRADING PERMIT
☐ [b] FLOODPLAIN DEVELOPMENT PERMIT
☐ [c] PRELIMINARY GRADING PERMIT
☐ [d] TREE REMOVAL ONLY GRADING PERMIT
☐ [e] TEMPORARY STOCKPILE APPROVAL
 PROJECT NAME: Tree Self Pruning ADDRESS/LOCATION: 10000 10th St, Seattle, WA

[illegible]

What does Rogers Code require for Water Quality for new development?



Let's break that down a bit and look at some of these requirements.

- Achieve basic objectives including
 - Minimizing runoff
 - Maximizing the contact of runoff with grass & vegetated soil
 - Maximizing holding & settling times in detention basins
 - Utilizing & designing best management practices for small frequent storms & in series where feasible
 - Providing special treatment from fueling areas & areas of high concentration of pollutants

What does Rogers Code require for Water Quality for new development?



Minimizing runoff

- While development can produce more overall runoff from the site, the requirement is to prevent increases in peak discharge, meaning the maximum amount of water at the height of the rain event to release at the same rate, or an improved rate after the development is

Table 1. Pre vs. Post-Development Runoff Summary:

Storm Event	Pre-Developed Peak Discharge	Post-Developed Peak Discharge w/o Detention	Post-Developed Peak Discharge w/ Detention	Runoff Difference
(yr)	(cfs)	(cfs)	(cfs)	(cfs)
1	131.75	199.57	99.64	-32.11
2	160.12	237.25	127.81	-32.31
5	211.00	303.77	178.82	-32.18
10	258.17	364.56	222.73	-35.44
25	328.35	453.42	282.82	-45.53
50	387.46	527.57	332.57	-54.89
100	449.83	605.35	394.00	-55.83

What does Rogers Code require for Water Quality for new development?



Minimizing runoff

- The flow is controlled on the site using various methods, such as topography, channels, surface type, detention/retention, and outlet sizes, which effects the time it takes to release the excess water

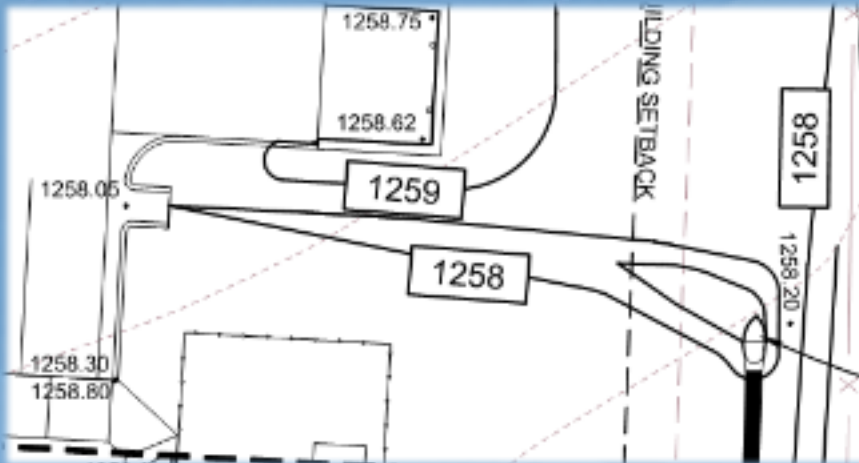


What does Rogers Code require for Water Quality for new development?



Maximizing the contact of runoff with grass & vegetated soil

- Directing runoff over vegetated filter strips and grass swales enhances settling of pollutants as the velocity of flow is reduced.

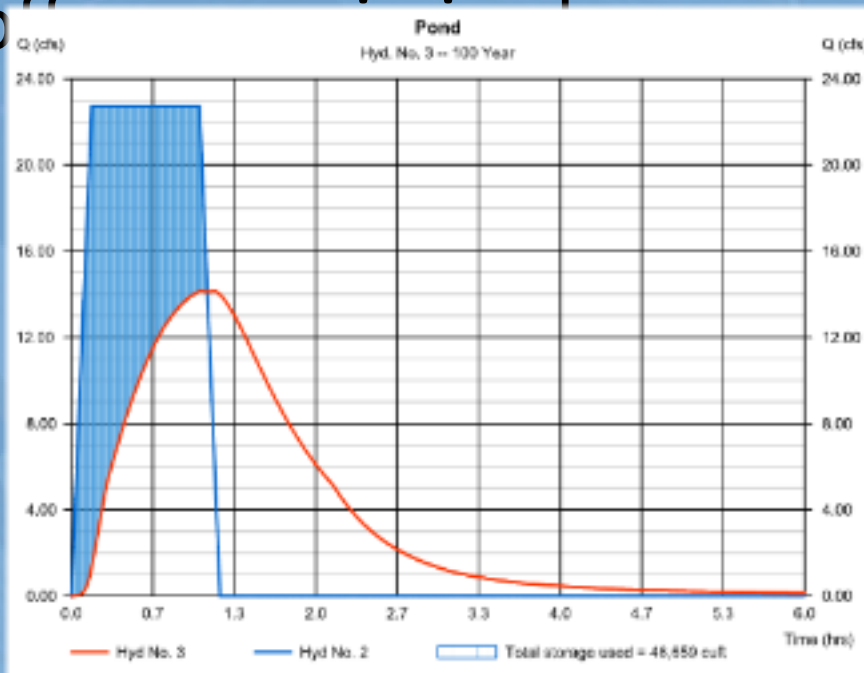


What does Rogers Code require for Water Quality for new development?



Maximizing holding & settling times in detention basins

- The most effective runoff quality controls reduce both the runoff peak and volume. By reducing the rate of outflow and increasing the time of detention storage, settling of pollutants, and infiltration of runoff



What does Rogers Code require for Water Quality for new development?



Maximizing holding & settling times in detention basins

- Runoff quality controls reduce the peak and volume. Reducing the rate of outflow and increasing the time of detention maximizes settling of pollutants and infiltration.
- The volume of water captured for a specified amount of time, in coordination with the release, is calculated by the total area and the

3. Water Quality Outlet Structure

A) Outlet Type

X Perforated Plate

B) For a Perforated Plate Select:

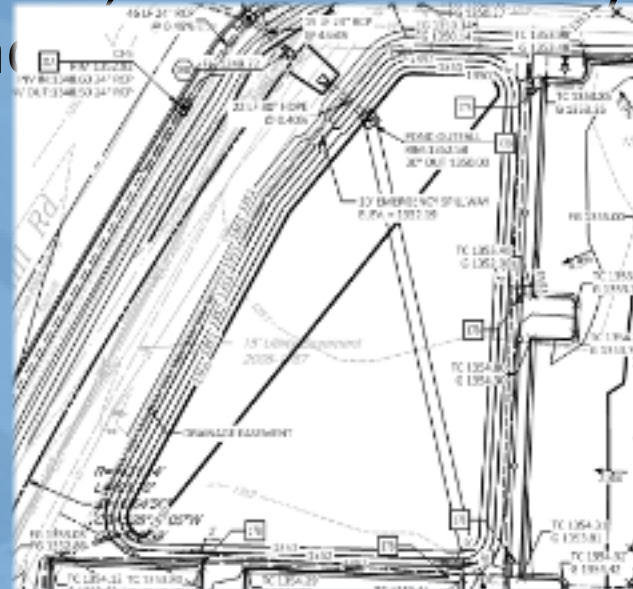
- i) Perforation Diameter, $d_{\text{perforation}}$ (Min = 0.5", Max = 4.0")
- ii) Number of Holes per Row, $n_{\text{holes per row}}$ (Min = 1, Max = 8)
- iii) Row Spacing, R_s (Min varies based on $d_{\text{perforation}}$, Max = 12")

$d_{\text{perforation}} = 1$ inches
 $n_{\text{holes per row}} = 5$
 $R_s = 4$ inches

C) Results for Perforated Plate

- i) Number of Rows, n_{rows}
- ii) Outlet Area Per Row, A_r
- iii) Total Outlet Area, A_t
- iv) Drain Time for WCCV (should fall between 24 and 48 hours)

$n_{\text{rows}} = 6$
 $A_r = 3.93$ square inches
 $A_t = 23.58$ square inches
Drain Time = 45.3 hours



What does Rogers Code require for Water Quality for new development?



Utilizing & designing best management practices for small frequent storms & in series where feasible.

- Performance monitoring of BMPs throughout the country has shown that the combined effect of several BMPs in series can be more effective in reducing the level of pollutants than just providing a single BMP at the point of discharge.



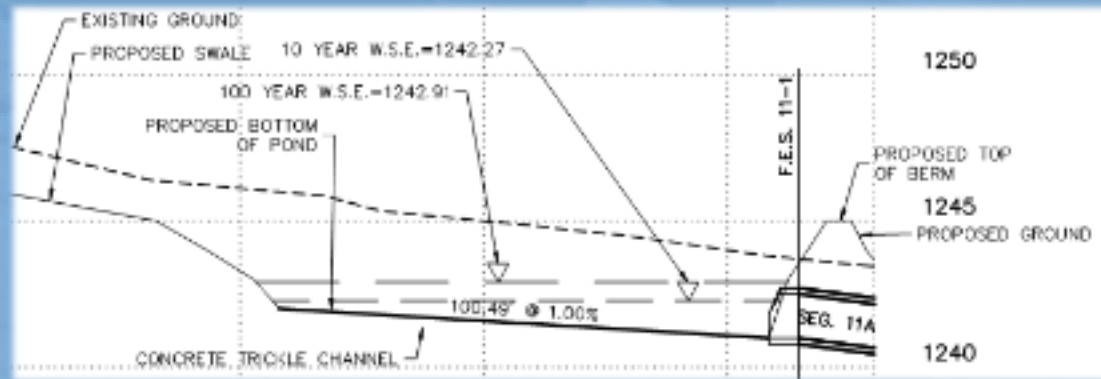
What does Rogers Code require for Water Quality for new development?



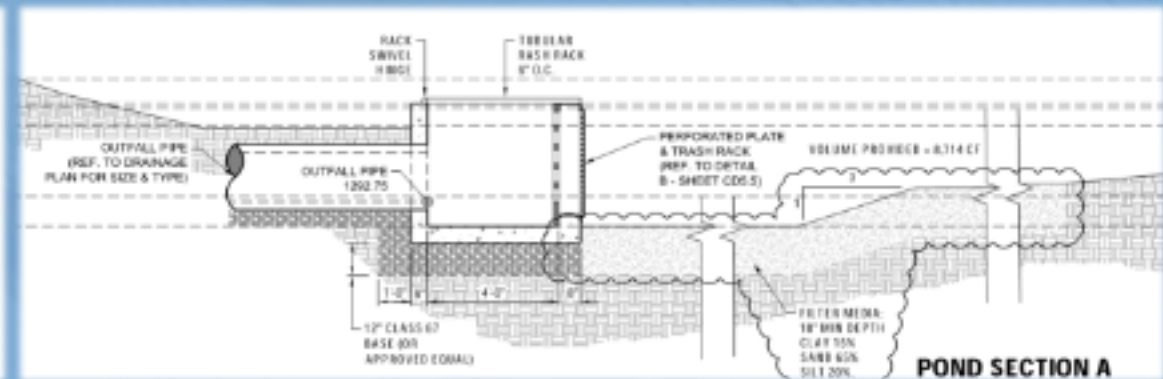
Providing special treatment from fueling areas & areas of high concentration of pollutants

- Runoff from areas that pose a specific high hazard to the quality of runoff must be directed to a properly designed BMP that provides both filtration and settling prior to discharge to receiving waters.

Detention Pond (Typical)



Detention Pond (Enhanced)



What does Rogers Code require for Water Quality for new development?



After a rigorous review process, the project may apply for a Grading Permit. In some cases, a project may qualify for a Preliminary Grading Permit if it meets certain requirements. Once all review is completed, the project is inspected regularly by qualified inspectors to ensure continued compliance. Before the project can achieve a Certificate of Occupancy, it must meet the requirements for “Completion of Construction”. This includes stabilization, clearing construction materials, verifying slopes, and meeting approved plans.

DRAINAGE REPORT

THE SOURCE

Springwood Ln. and W. Poplar St.
Rogers, AR 72758

Design Procedure Form: Water Quality Capture Volume (WQCV)

Designer: Andres Flores
Company: Harrison French & Associates
Date: January 18, 2021
Project: The Source
Location: Northwest corner of Springwood Ln. and W. Poplar St.

% Percent Impervious _____
A) Imperviousness of Tributary Area, % _____

CITY OF ROGERS ARKANSAS

GRADING PERMIT

GRADING, DISTURBANCE, STORMWATER AND/OR FLOODPLAIN DEVELOPMENT PERMIT

GRADING PERMIT FILE NUMBER: PL 202200010

SECTION 1: APPLICANT PORTION (To be completed by the Applicant)

THE APPLICANT REQUESTS THE FOLLOWING:

PERMIT NUMBER (Completed by Staff): 22-02

☒ FULL GRADING PERMIT
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ PRELIMINARY GRADING PERMIT
☐ TREE REMOVAL ONLY GRADING PERMIT
☐ TEMPORARY STOCKPILE APPROVAL

PROJECT NAME: True Self Recovery ADDRESS/LOCATION: 11048 N 12th Street, Rogers, AR 72758

OWNER: Alfredo Reyes Martinez TELEPHONE NUMBER: (479) 401-6545

MS4 Stormwater Management

Construction Site Runoff Control

V.2020.9.15

Construction Site Assessment

Site Name: Transplace PL# 201900772 Contractor: Crossland
Permit #: ARR156577 Total Acreage: 16.5 Inspection Date: 3/24/2021
Common Address: 4909 W Magnolia

ADEQ Permit: ☒ Yes ☒ No Notice Posted: ☐ Yes ☒ No ADEQ Mailbox: ☒ Yes ☒ No SWPPP: ☒ Yes ☒ No Grading Permit: ☒ Yes ☒ No

Are stabilization practices satisfactory? ☒ Yes ☐ No ☐ N/A
List Deficiencies, if any (seeding, mulching, geotextiles, etc.): _____

COMPLETION OF CONSTRUCTION ITEMS PER SEC. 14-1(h) (All Phases):

- DEVELOPMENT & GRADING WITHIN DISTURBED AREA COMPLETE? ☐ V ☐ B
- HAS 80% GRASS COVERAGE AND 100% STABILITY BEEN ACHIEVED? ☐ V ☐ B
- NO SLOPES GREATER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED? ☐ V ☐ L - CITY ENGINEER
- NO OUTSTANDING NOTICES OF VIOLATION ☐ V ☐ B - DIRECTOR APPROVAL
- ALL HEAVY EQUIPMENT, STOCKPILES, & CONSTRUCTION SITE MATERIALS REMOVED ☐ V ☐ OTHER

INSPECTOR NOTES:
☒ ALL PUNCHLIST ITEMS HAVE BEEN CLEARED FOR THIS INSPECTION AND A CERTIFICATE OF OCCUPANCY MAY BE ISSUED.

INSPECTOR SIGN: _____ SIGNATURE DATE: 3/24/21

SUBMITTED TO RR ON: 3/24/21 GIVEN TO: _____

KEY: V - Verified | NA - Not Applicable | BD - Bonded Items | LT - Letter from Utility Company

What are the benefits of Water Quality requirements in the community?



- Compliance with the requirements of the General Permit allowing new development in the City of Rogers to obtain a local Grading Permit.
- Reduces sediment from the system which can reduce, block, or change waterways causing adverse impact on citizens and assets.
- Increases habitat quality for wildlife by reducing pollutants and sediment.
- Beautifies and increases opportunities for recreational considerations.



What are the benefits of Water Quality requirements in the community?



Let's discuss Phosphorus without overcomplicating the conversation.

- One source of phosphorus is from fertilizers that people add to things such as lawns, golf courses, agricultural fields, and other areas.
- Sediment from construction sites and erosion also causes increases in phosphorus.
- Sediment itself occurs naturally, and in an undisturbed environment there is typically a balanced amount of phosphorus dissolved into water.
- Natural amounts of phosphorus in water is a part of the water food chain, which is healthy, with some minor decay of waste in the system.
- However, too much sediment released into the system can provide too much of a good thing. At first the system may appear healthier, but the unbalance causes instability.

What are the benefits of Water Quality requirements in the community?



Think of phosphorus like your food at home. To stay healthy, you stock your refrigerator with the groceries that you need in a time that you can consume them.



What are the benefits of Water Quality requirements in the community?



If you begin to overstock your refrigerator, your food supply is great, and for a while you will thrive on all this extra food you have introduced in your home.



What are the benefits of Water Quality requirements in the community?



However, if you don't manage the food, there will be too much for your household to consume, and it will begin to spoil.



What are the benefits of Water Quality requirements in the community?



Similarly, the watershed has a natural amount of phosphorus within the system, which is a part of the water food chain.



What are the benefits of Water Quality requirements in the community?



Increases in sediment into the system increases levels of phosphorus, which stimulates growth of aquatic plants, providing more food. This can initially provide an increase in fish populations and temporarily improve the system.



What are the benefits of Water Quality requirements in the community?



However, excess phosphorus can cause algae blooms and high bacteria growth, and is unstable. In an effort to decompose the waste, the bacteria can use up too much of the oxygen in the system.



What are the benefits of Water Quality requirements in the community?



One of the reasons identified in Part 1 of this training pertaining to “Why do we do what we do” was to “Reduce liabilities”. One area where we reduce liabilities is through the Stormwater Management program.

There have been a handful of **Arkansas vs. Oklahoma** lawsuits. In 2003, an agreement was made between Arkansas and Oklahoma that Northwest Arkansas Cities that discharge into the Illinois watershed, which flows to Lake Tenkiller near Tahlequah Oklahoma, would meet specific requirements.

Arkansas Act 1061 of 2003, declared certain areas, including the Illinois River Watershed, to be nutrient surplus areas for phosphorus and nitrogen, and making it a violation of State law to apply designated nutrients within a nutrient surplus area except in compliance with a nutrient management plan approved by the appropriate state agency.

Let's discuss MS4, SWMP, SWPPP, NPDES, the General Permit, and DEQ.



MS4 (Municipal Separate Storm Sewer System)

- The MS4 is our local stormwater network. It is the responsibility and requirement for the City of Rogers to enforce our program to protect and maintain the MS4.

SWMP (Stormwater Management Program [or Plan])

- The City of Rogers submits an SWMP every 5th year to DEQ for review and approval. Smaller annual reports are given each March, and include a report of any variances that are approved through the year. The reports all get reviewed and must be approved by the SWMP reviewer at DEQ to keep our General Permit active.

Let's discuss MS4, SWMP, SWPPP, NPDES, the General Permit, and DEQ.



SWPPP (Stormwater Pollution Prevention Plan)

- Developments that require a Grading Permit are required to submit a plan to prevent pollution and sediments from leaving their site. The plan should reduce sediment release by at least 80%, and should include best management practices.

NPDES (National Pollutant Discharge Elimination System)

- The guidelines that the City of Rogers follows to ensure compliance with DEQ requirements. This includes proven methods to ensure water quality is achieved to the best results possible.

Let's discuss MS4, SWMP, SWPPP, NPDES, the General Permit, and DEQ.



General Permit (MS4 General Permit)

- This is a permit from the State of Arkansas that allows the City of Rogers discharge into Waters of the State. Without this permit, new development in Rogers would be more challenging. The current local control of the program would likely be given to state entities.

DEQ (Arkansas Energy & Environment – Environmental Quality)

- The State agency that reviews and oversees the issuance of the City of Rogers General Permit, and verifies that the City of Rogers is adequately enforcing their code to maintain said permit.

How can Commissioners & Council Members identify that a constituent's concerns are related to Stormwater Management?



Discussions about Construction site runoff.

- Construction sites are subject to design and inspection requirements to reduce site runoff. Examples may include:
 - A citizen called because mud is coming off a construction site and tracking down the street.
 - A resident is concerned because there is garbage scattered all over a construction site.
 - Someone is concerned because during a rain event muddy water is flowing down the street from a development.
 - A resident is angry because there is silt fence being installed along their property boundary adjacent to a new development.

How can Commissioners & Council Members identify that a constituent's concerns are related to Stormwater Management?



Discussions about things like chemicals and runoff from certain types of development.

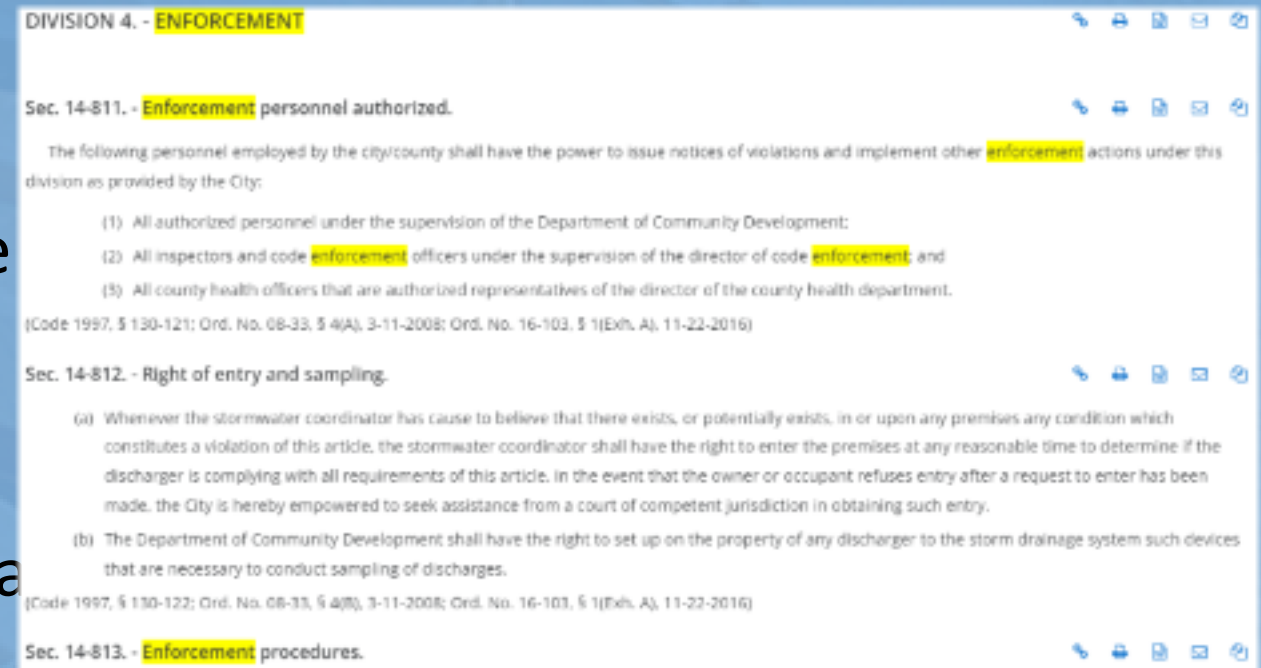
- When a resident is concerned because some types of development might cause pollutants a Commissioner or Council Member may hear:
 - A concerned citizen email saying that they do not want a new gas station because the gas could get into a nearby creek.
 - Someone calls a Planning Commissioner because a mechanic shop is being proposed close to their home and the owner's home uses well water, with the owner fearing contamination of their drinking water.
 - A constituent is concerned that mud and track-out may cover

What does staff do to mitigate?



- The City of Rogers Stormwater Manager has authority to take action written into the code. Some common items that the Stormwater Manager enforces include:

- Permitting Requirements
- Construction Site Compliance
- Illicit Discharges
- Spills (Intentional & Accidental)
- Maintenance Requirements

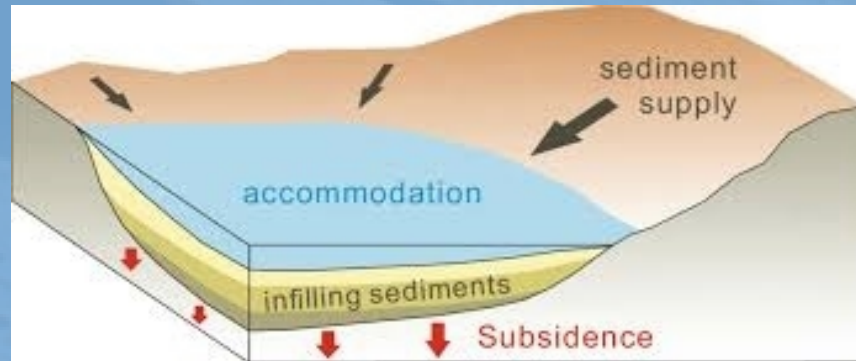


What does staff do to mitigate?



Large Scale Developments & Preliminary Plats must

- Provide Grading, Erosion Control, and Stormwater Pollution Prevention Plans.
- Achieve approval from the Planning Commission.
- Apply for and receive a Grading Permit.
- Install best management practices for inspection prior to permit issuance such as rock check dams, silt fence, wattle, and sediment basins.
- Undergo regular stormwater inspections through the life of the project
- Finalize the site prior to a Certificate of Occupancy to “Completion of Construction” standards as defined by City Council.



Q&A



We will cover **Floodplain Administration** in depth during the next session. What questions do you have that pertains to what was covered in today's training?