



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

**PLANNING COMMISSION MEETING AGENDA
AUGUST 16, 2022
5:00 PM**

**LOCATION: CITY HALL, 301 W. CHESTNUT STREET
COMMITTEE SESSIONS: 4:15 PM
REGULAR SESSION: 5:00 PM
ONLINE VIEWING:**

[HTTPS://US02WEB.ZOOM.US/WEBINAR/REGISTER/WN_M8TWTMVNRJG2UUMXYEHFLQ](https://us02web.zoom.us/webinar/register/wn_M8TWTMVNRJG2UUMXYEHFLQ)

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE – 4:15 PM, COMMUNITY ROOM

- 1. LSDP: TIDAL WAVE AUTO SPA**
- 2. DEVELOPMENT WAIVER: TRAVERSE GROUP**

PLANS & POLICIES – 4:15 PM, COUNCIL CHAMBERS

- 1. CUP: KUM & GO**
- 2. CUP: FREEMAN FAMILY RENTALS**
- 3. PUBLIC HEARING REQUEST: SAPPHIRE HOMES CGM REVISION**

REGULAR SESSION 5:00 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

- 1. August 2, 2022**



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REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

CONSENT AGENDA:

OLD BUSINESS:

PUBLIC HEARING:

1. Rezone: The Fields at Pinnacle

A request by Hatfield Whalen Land, LLC for The Fields at Pinnacle to rezone ± 29.45 acres at the northwest corner of W. Northgate Road and S. Champions Drive from a mix A-1 (Agricultural), C-2 (Highway Commercial), C-3 (Neighborhood Commercial), RMF-31B (Residential Multifamily, 31 units per acre, rentals), U-COM (Uptown Commercial Mixed Use), and U-NBT (Uptown Neighborhood Transition) under a Planned Unit Development to just the U-COM (Uptown Commercial Mixed Use) and U-NBT (Uptown Neighborhood Transition) zoning districts. *(Tabled 8-2-22)*

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Chris Bakunas*

2. Rezone: 3 River Holdings

A request by 3 River Holdings to rezone ± 13.5 acres south of 503 S. Rainbow Road from A-1 (Agricultural) to the R-MF (Residential Multifamily) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Tim Lemons*

3. CUP: Kum & Go

A request by Kum & Go for a Conditional Use Permit to allow a Convenience Store with Gas at 2898 W. Walnut Street in the C-2 (Highway Commercial) zoning district

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Michael Clotfelter*

4. CUP: Freeman Family Rentals

A request by Freeman Family Rentals for a Conditional Use Permit to allow Warehousing and Storage at 2318 S. 8th Street in the C-4 (Open Display Commercial) zoning district

- *STAFF: Christina Moore*



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- *REPRESENTED BY: David Gilbert*

NEW BUSINESS:

1. LSDP: Tidal Wave Auto Spa

A 3,318-sf carwash proposed at 3757 W. Hudson Road in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Todd Butler*

2. Waivers: Traverse Group

A request to waive joint and cross access requirements and waive the required 75-foot offset for driveways at 718 N. 2nd Street in the I-A (Industrial Arts) zoning district.

- *STAFF: ENGINEERING: Kristifier Paxton*
- *REPRESENTED BY: J.D. Hayes*

ADJOURN:

Rezone Request: The Fields at Pinnacle



Aerial Imagery

LOCATION

Northwest corner of W. Northgate Road and
S. Champions Drive
02-01671-090, 02-01671-093, 02-01671-094

TOTAL AREA TO BE REZONED

±29.45 acres

REPRESENTATIVE

Chris Bakunas, PLA – MCE, Inc.

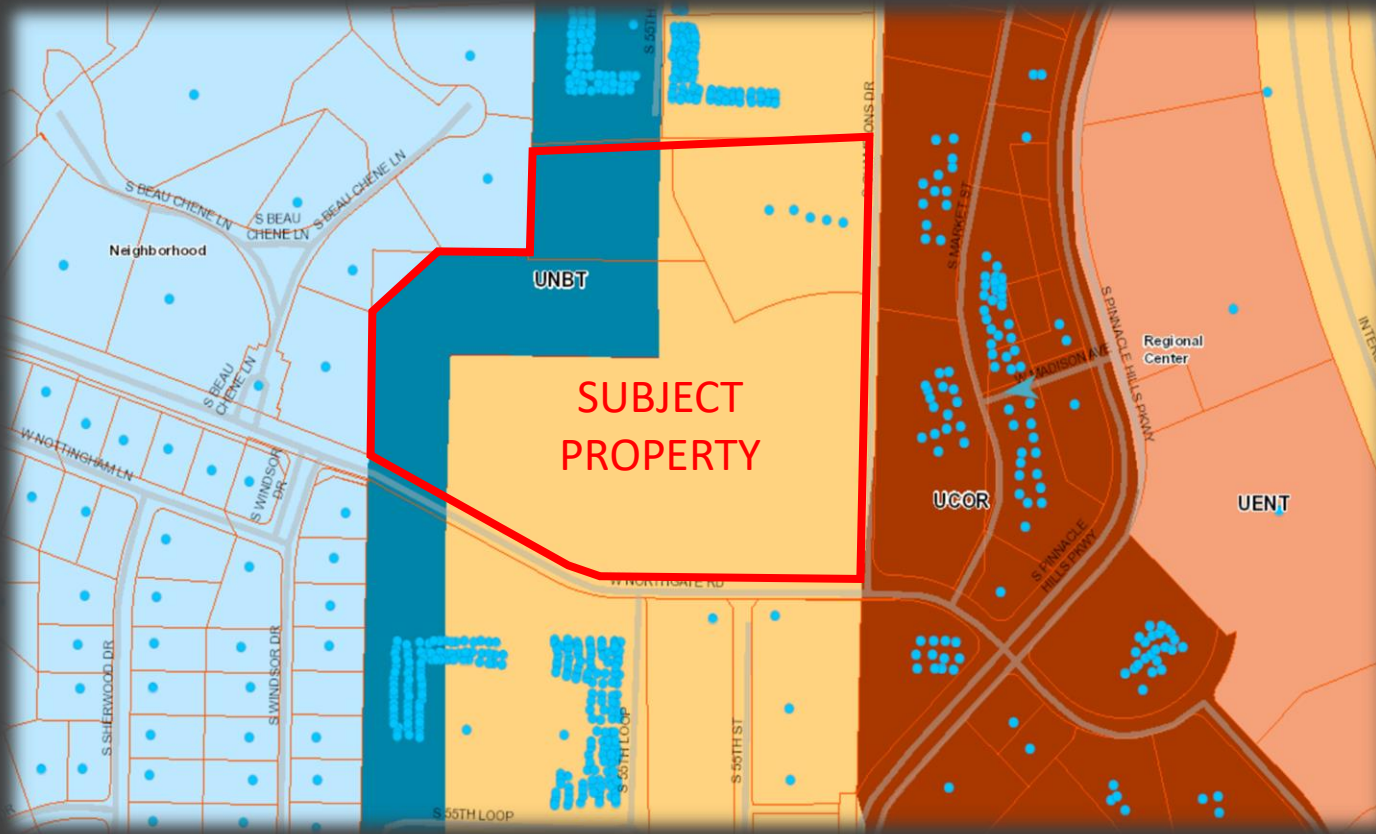
PROPERTY OWNER

Hatfield Whalen Land, LLC



Planned Unit Development,
containing A-1, RMF-31B, C-2,
C-3, U-COM and U-NBT
zoning.

Rezone Request: The Fields at Pinnacle



Comprehensive Growth Map

REQUEST:

Rezone to U-COM (Uptown Commercial Mixed Use) and U-NBT (Uptown Neighborhood Transition)

FINDINGS:

The request is consistent with the Comprehensive Growth Map, for U-COM and U-NBT are both allowed in Regional Centers. These specific zonings are required at this location, according to the Uptown Zoning Plan. However, the applicant's proposed U-NBT buffer is narrower than what is shown in the Uptown Zoning Plan.

Rezone Request:

The Fields at Pinnacle

Recommended Motion

Move to approve the request as presented.



Rezone Request:

The Fields at Pinnacle



STAFF REVIEW

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center (Uptown).

Growth Designation Character:

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

Base Density:

N/A.

Max Density:

N/A.

Allowed Zoning Districts:

COR, COM, IA, NBT, U-COR, U-COM, U-ENT, U-NBT.

Rezone Request: The Fields at Pinnacle



STAFF REVIEW(Cont.)

ZONING:

U-NBT (Neighborhood Transition)

The purpose and intent of the U-NBT zoning district is “to provide medium- to high-density residential infill between the other URDC zones and surrounding existing residential neighborhoods. U-NBT development is typically characterized by residential structures that are single-family, 2- to 3-stories, with very small or zero side setbacks, such as brownstones, townhomes, garden homes, or similar housing types that normally feature front on-street parking and rear- or side-entry garages.”

(Sec. 14-732(1.1)(a)(iv))

U-COM (Uptown Commercial Mixed Use)

The purpose and intent of the U-COM is “to allow relatively dense, pedestrian-friendly, primarily commercial mixed-use development that retains many of the characteristics of the U-COR zone while allowing more flexibility with respect to building disposition, single-use form, off-street parking options, and increased setbacks. U-COM attains increased density over traditional, single-use (strip mall or office park) form through shared parking and maximum parking requirements, shared access, maximum setbacks, pedestrian connectivity between adjacent properties, the use of boulevards, and public spaces.” (Sec. 14.732(1.1)(a)(ii))

General Findings:

The subject property, which is currently undeveloped greenfield, has multiple zonings, due to a PUD that was approved and adopted in 2017. The property is designated for Regional Center growth, and more specifically, designated for U-COM and U-NBT zoning by the Uptown Regional Center Zoning Plan. The property is flanked on its east side by C2-CU zoning. Directly to the south, U-COM, C-2 and R-O zoning are present. Zoning to the north includes U-NBT and U-COM. The subject property shares its western border with Beau Chene Farms Subdivision, a single-family residential development with A-1 zoning. Staff finds this rezone to be an appropriate request, along with the proposed U-NBT buffer depth, due to its consistency with the CGM and the current neighborhood characteristics.



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PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
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OFFICE USE ONLY

Permit Fee: _____ (\$200)
Zoning: _____ to _____
Permit Number: _____
CityView Application: _____
Date: _____

REZONE APPLICATION

APPLICANT: McClelland Consulting Engineers, Inc.

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

GENERAL LOCATION OF PROPERTY: N.W. corner of W. Northgate Road & S. Champions Drive

PARCEL NUMBER: 02-01671-090, 02-01671-094, and 02-01671-093

PHONE #: (479) 443-2377 EMAIL: cbakunas@mce.us.com

PROPERTY OWNER: Hatfield Whalen Land, LLC. PHONE #: (479) 619-6334

PRESENT USE: Open Field ZONING: PUD (C-3, C-2, U-COM, U-UNBT, RNF-31-B, A-1)

PROPOSED USE: Mixed-Use (Residential, Retail, and Restaurant) ZONING: U-CON & U-NBT

 7.8.2022
Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

See attached.

LAYMAN'S DESCRIPTION:

W NORTHGATE RD/CHAMPIONS DR

PRESENT ZONING: A-1, U-NBT, C-3, U-COM, C-2, RMF- 31B

ZONING REQUEST: U-NBT & U-COM

Respectfully Submitted,

By: 
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF WASHINGTON

Subscribed and sworn before me this the 25 day of JULY, 2022.

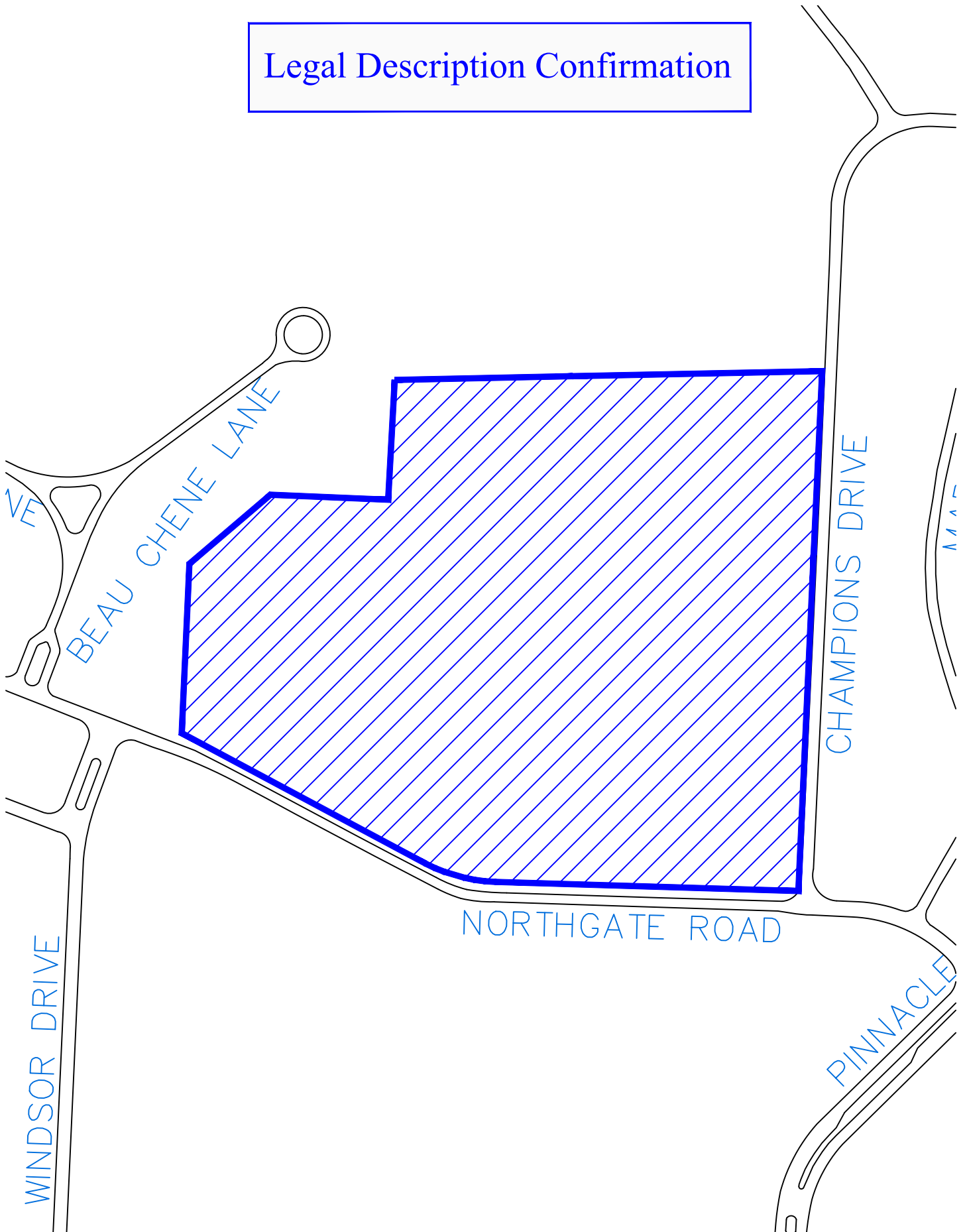



Notary Signature

JUSTIN TAFFNER
Notary Name Printed

06-01-26
Commission Expires

Legal Description Confirmation





MCE **McLELLAND**
CONSULTING
ENGINEERS, INC.
DEDICATED TO SERVING
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
[HTTP://WWW.MCE.US.COM](http://www.mce.us.com)

ORIGINAL SIGNATURE ON FILE

THE FIELDS AT PINNACLE
STREET & UTILITY EXTENSIONS
W. NORTHGATE RD & S. CHAMPIONS DR.
ROGERS, AR

[illegible]

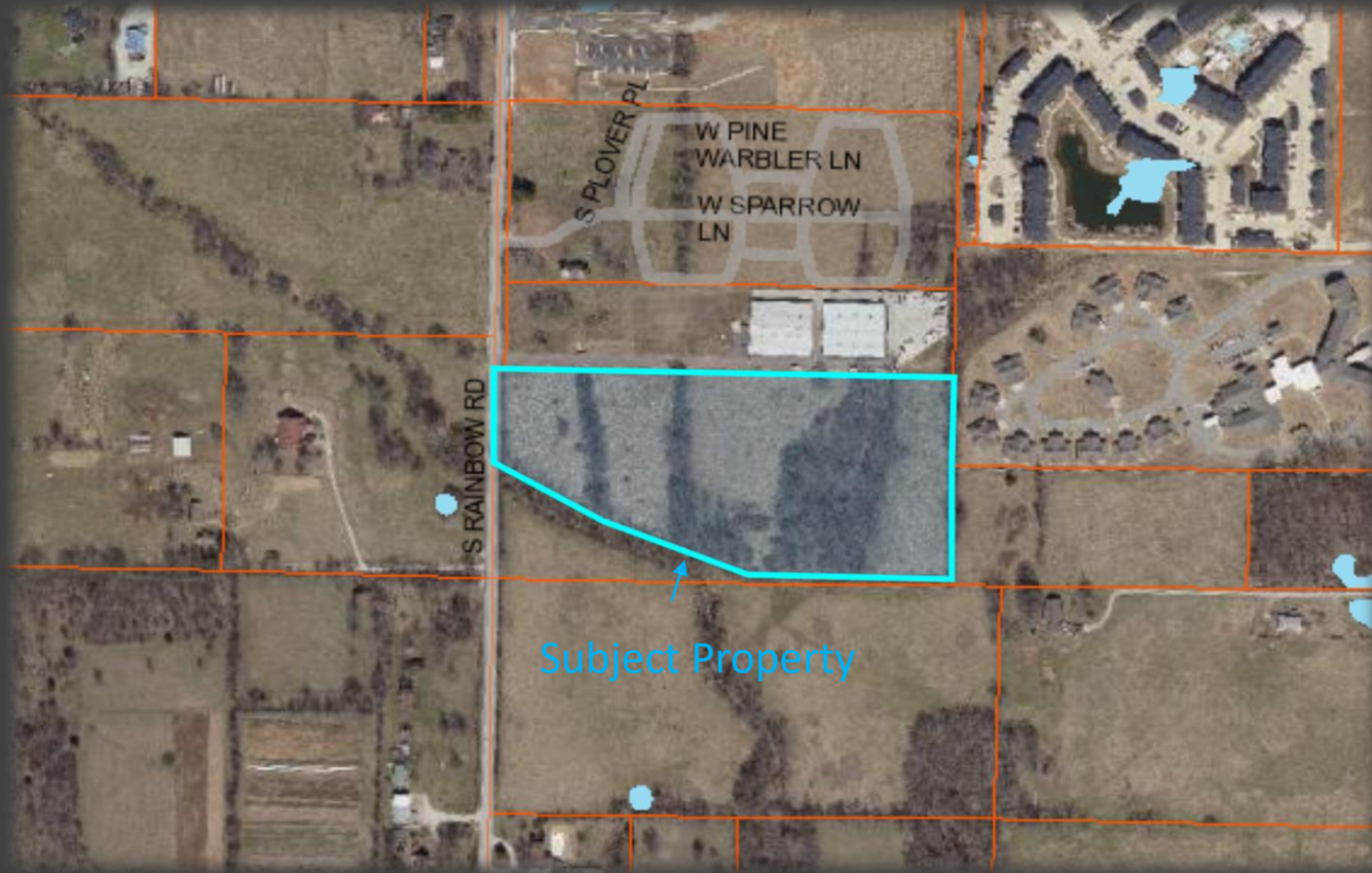
DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/8/2022	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 22-2107





Rezone Request:

3 Rivers Holdings



Aerial Imagery

Summary

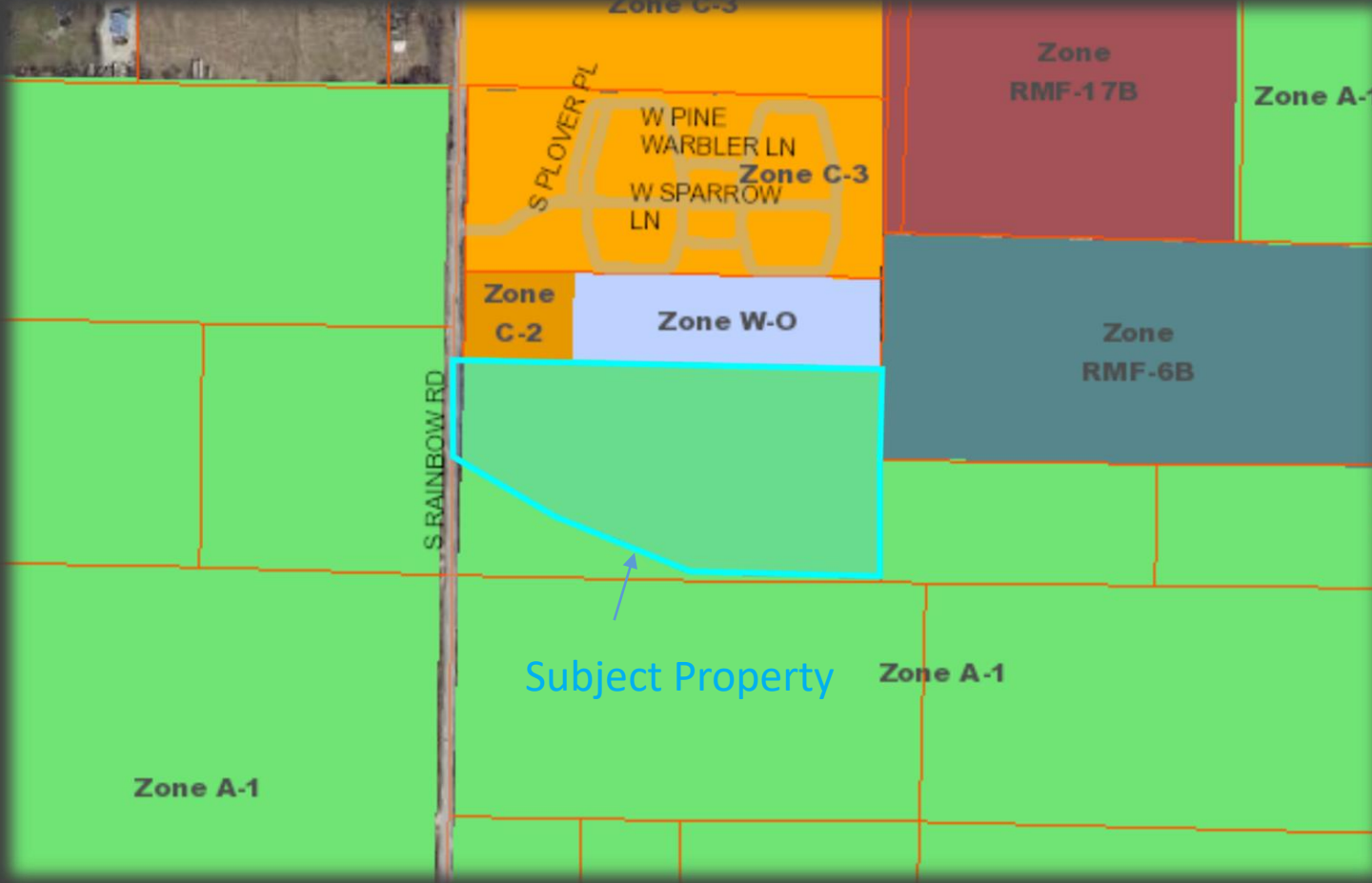
- **Representative:** Tim Lemons
- **CGM Designation:** Neighborhood
- **Zoning:** A-1 (Agricultural)
- **Proposed Zoning:** RMF-5.5B (Residential Multi-Family, 5.5 units/acre, rent)
- **Location:** Directly south of 503 south Rainbow Rd, 02-00861-110

Staff:

Zachery Birdsong, Planner I (zbirdsong@rogersar.gov)

Rezone Request:

3 Rivers Holdings



Zoning Map

Continued

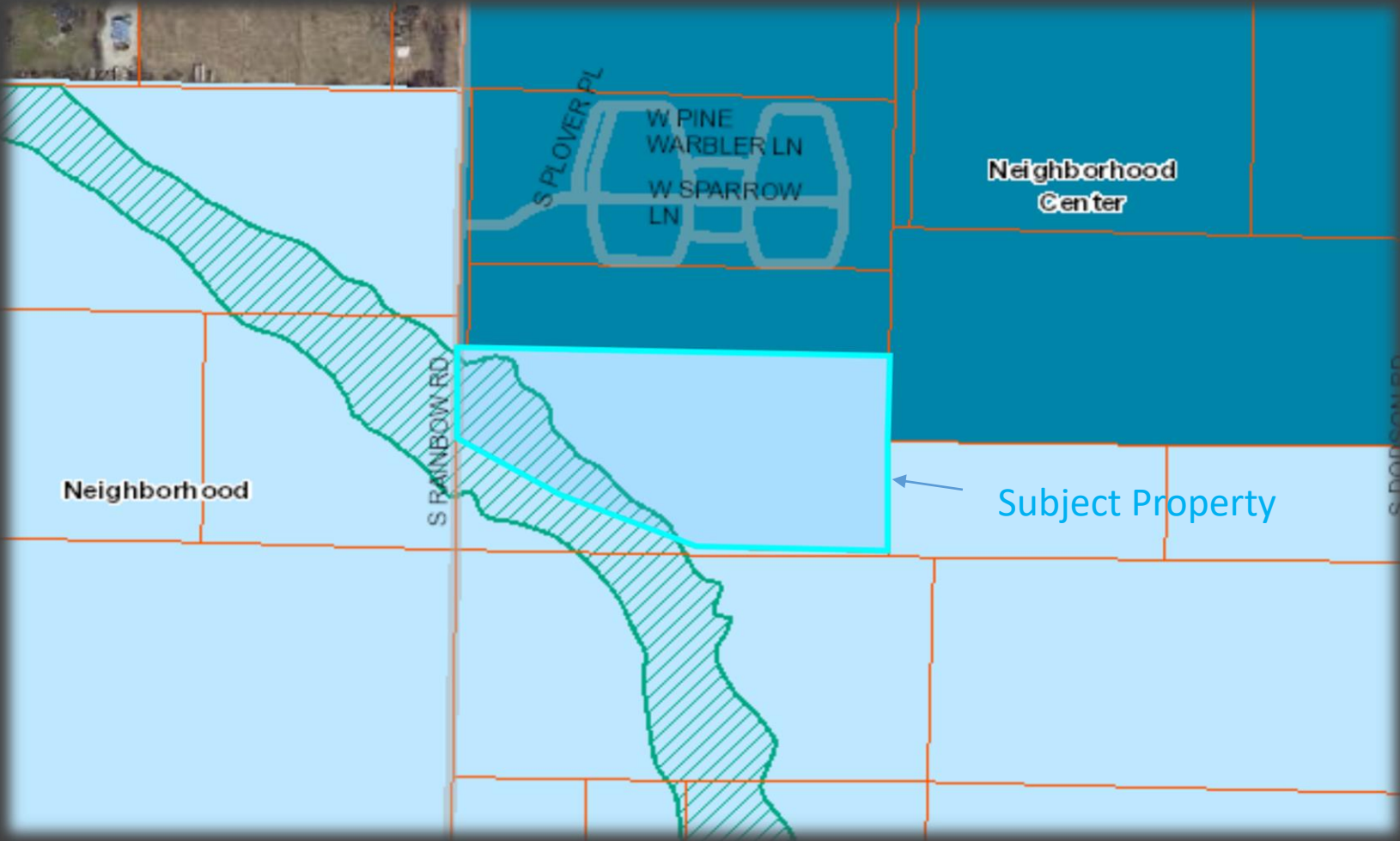
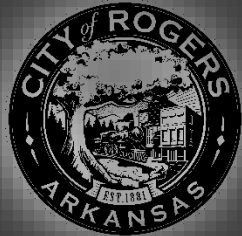
Request: Rezone from A-1 to RMF-5.5B.

Summary: The requested rezone to R-MF is consistent with the Comprehensive Growth Map.

Recommendation: Approve request.

Rezone Request:

3 Rivers Holdings



Comprehensive Growth Map

Rezone Request:

3 Rivers Holdings



Staff Review

- Comprehensive Growth Map:
 - Growth Designation:
 - Neighborhood
 - 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).
 - Base Density:
 - 6 units/acre
 - Max Density:
 - 12 units/acre
 - Allowed Zoning Districts:
 - R-SF, N-R, R-DP, R-MF
- Zoning:
 - RMF-5.5B (Residential Multi-Family, 5.5 units/acre, Rent)
 - The purpose and intent of the U-NBT 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. Sec. 14-703(a)
 - General Findings:
 - The subject property is located in northwest Rogers within a Neighborhood Growth Designation. It is directly south of a Neighborhood Center Growth Designation and resides on South Rainbow Rd.
 - The property is surrounded by A-1 (Agriculture) zoning to the west, south, and east with C-2 (Highway Commercial), C-3 (Neighborhood Commercial), W-O (Warehouse Office) and R-MF (Residential Multi-Family) to the north and northeast.
 - The subject property is zoned incorrectly as A-1 in the Neighborhood Growth Designation.
 - The proposed zoning R-MF (Residential Multi-Family) is consistent with the Comprehensive Growth Map.
 - No member of the public has notified staff of their opposition or agreement to this request.
 - Staff finds this request reasonable given the consistency with the CGM and surrounding characteristics.

Rezone Request:

3 Rivers Holdings



Recommended Motion

- Move to **approve** rezone as presented.

SUPPLEMENTS

- Rezone application with required materials



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OFFICE USE ONLY

Permit Fee: \$200 (S200)

Zoning: A-1 to R-MF

Permit Number: 22-34

CityView Application: PL202200714

Date: 7/25/22

REZONE APPLICATION

APPLICANT: 3 Rivers Holdings, LLC & A-Belle Design-Build, LLC

ADDRESS: 649 NE 18th Ave, Gentry, AR 72734 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 5 Rainbow Rd, South of Storage Facility

PARCEL NUMBER: 02 - 00861 - 110

PHONE #: (724) 312-2832 EMAIL: david.tarjak@gmail.com

PROPERTY OWNER: William Jean Lawson
Revocable Trust PHONE #: (479) 426-2171

PRESENT USE: Vacant ZONING: A-1

PROPOSED USE: Multi-Family ZONING: RMF

D. Tarjak 07/22/2022
Applicant Signature Date

Attachment Checklist:

- ☒ Legal description of property
- ☒ Parcel Number for property (above)
- ☒ Applicant Certification
- ☒ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 7/25/22 PUBLIC HEARING DATE: 8/16/22 CERTIFIED MAIL DATE: 8/1/22

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, Willia Jean Lawson
Revocable Trust, petitions the Planning Commission of the City
of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: (See attached)

LAYMAN'S DESCRIPTION: 13.5 ac located on E side of Rainbow,
S of Mini Storage

PRESENT ZONING: A-1

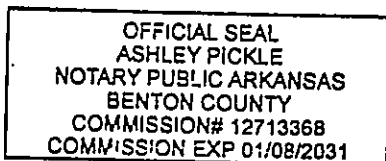
ZONING REQUEST: RMF

Respectfully Submitted,

By: Willia Lawson
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 22nd day of July, 2022



Ashley Pickle
Notary Signature

Ashley Pickle
Notary Name Printed

01/08/2031
Commission Expires

CERTIFICATION

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

Dated this the 29 day of July, 2022.



Signed

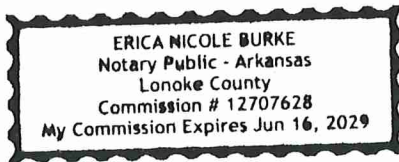
Timothy Lemons

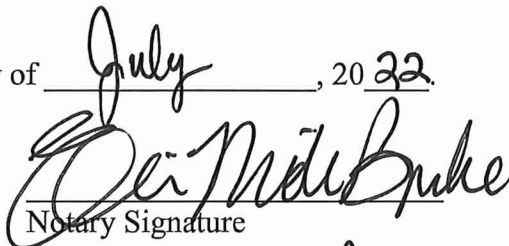
Name Printed

STATE OF ARKANSAS

COUNTY OF Lonoke

Subscribed and sworn before me this the 29 day of July, 2022.




Notary Signature

Erica Nicole Burke
Notary Name Printed

June 16, 2029
Commission Expires



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **August 16, 2022 at 5:00 p.m.** on the application by **3 River Holdings** to rezone **±13.5 acres south of 503 S. Rainbow Rd.** from the **A-1** (Agricultural) zoning district to the **R-MF** (Residential Multifamily) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±13.5 acres south of 503 S. Rainbow Rd.

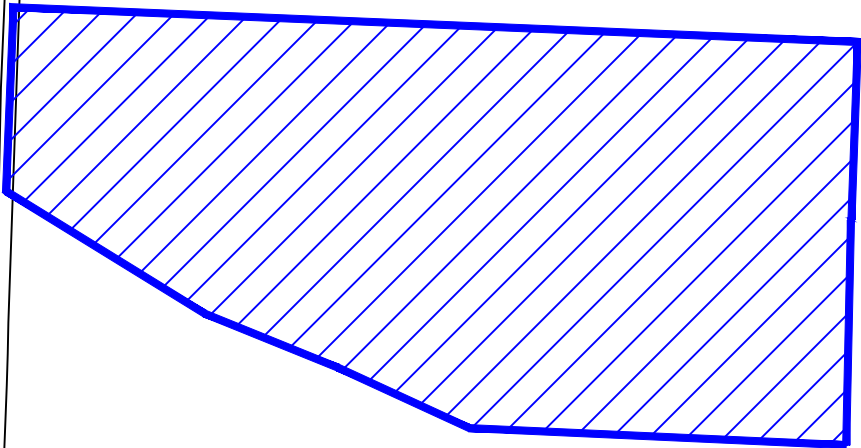
Parcel Number: 02-00861-110

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday July 31, 2022**
BILL THE CITY OF ROGERS

Legal Description Confirmation

RAINBOW ROAD



W PRICE ALLEY DR

ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING
CERTAIN LANDS FROM A-1 TO RMF-5.5B, PROVIDING FOR
THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on August 16, 2022, the City Council has found that certain lands hereinafter described are better suited for RMF-5.5B zoning.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS:

SECTION 1: That Section 14-675 of the Code of Ordinances, City of Rogers, should be and the same hereby is amended as hereinafter provided.

SECTION 2: That the land hereinafter described should be and the same is hereby zoned as RMF-5.5B (Residential Multi-Family, 5.5 units/acre, Rent) and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Part of the SW 1/4, Section 8, T-19-N, R-30-W, City of Rogers, Benton County, Arkansas, being more particularly described as follows:

Commencing from the SW corner of the SW 1/4, of Section 8, T-19-N, R-30-W; thence N 00°31'05" W, 321.55 feet, to the Point of Beginning (POB); thence continuing N 00°31'05" W, 266.06 feet; thence N 89°40'53" E, 1191.53 feet; thence S 04°49'34" E, 571.20 feet; thence S 89°45'20" W, 530.93 feet; thence N 67°58'42" W, 204.88 feet; thence N 70°41'41" W, 202.99 feet; thence N 61°10'41" W, 325.28 feet, to the POB, containing 13.50 acres, more or less.

LAYMAN'S DESCRIPTION:

South Rainbow Road (Parcel 02-00861-110)

SECTION 3: Zoning. That the above described lands are better suited for RMF-5.5B than A-1 zoning and same should be and are hereby zoned RMF-5.5B.

SECTION 4: Emergency Clause. That it is necessary to bring proposed uses of the property into conformance with the Rogers City Zoning Ordinances and because of such an emergency is declared to exist and in order to protect the public peace, health, safety and welfare, this ordinance shall be in full force and effect from the date of its passage and approval.

SECTION 5: Severability Provision. In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

SECTION 6: Repeal of Conflicting Ordinances and Resolutions. All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict

herewith are hereby repealed to the extent of such conflict.

PASSED THIS _____ DAY OF _____, 2022.

ROGERS, ARKANSAS

ATTEST:

APPROVED:

JESSICA RUSH, CLERK

C. GREG HINES, MAYOR



Conditional Use Permit Request: KUM & GO #2422



Aerial Imagery

Summary

Representative: Michael Clotfelter –
Ozark Civil Engineering

Location: 2898 W. Walnut St.
Parcels 02-00909-000; 02-00908-000

Proposed Use: Convenience Store with
Gas

Zoning: C-2 (Highway Commercial)

Growth Designation: Access Corridor

Conditional Use Permit Request: KUM & GO #2422



Summary Cont.

1. CONSIDERATIONS PER SEC. 14-723(a)(3) and FINDINGS:

- a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?
 - The proposed use is conditional in C-2. The property is zoned correctly per the CGM.



Zoning Map

Conditional Use Permit Request: KUM & GO #2422



Comprehensive Growth Map

Summary Cont.

b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?

- The property is currently zoned C-2 in the Access Corridor Growth Designation.
- Existing zones of neighboring properties are commercial and residential.
- The proposed use is acceptable in this location and is surrounded by multiple commercial and residential areas that will provide convenient access.

c) Can all other zoning requirements be met?

- All zoning requirements can be met.

d) Will ingress and egress for the proposed use create a traffic hazard?

- The vehicular traffic impact is expected to be minimal to this location. The location is at an intersection on a major arterial street.

Conditional Use Permit Request: KUM & GO #2422



SUGGESTED MOTION

“I move to approve the request as presented.”



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OFFICE USE ONLY

Permit Fee: \$100.00 (\$100)
Zoning: C-2
Permit Number: 22-18
CityView Application: PL202200704
Date: 07/22/2022

CONDITIONAL USE PERMIT

APPLICANT: Michael Clotfelter / Ozark Civil Engineering, Inc.

ADDRESS: Parcels 02-00909-000 & 02-00908-000 SUITE #: _____

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

PROPERTY OWNER: Elvis Moody, Brandi McKinney PHONE #: (479) 621-3880

PRESENT USE: Funeral Home, Business Office ZONING: C-2

PROPOSED CONDITIONAL USE: Convenience Store & Fueling Station

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

IF APPLYING TO OPEN A DAYCARE:

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

Michael Clotfelter 7/19/2022
Applicant Signature Date

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

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

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 07/22/2022 PUBLIC HEARING DATE: 08/02/2022 CERTIFIED MAIL DATE: 07/18/2022

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____



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

July 22, 2022
Sent Via Email

Mr. Kyle Belt, MPA, Planner I
City of Rogers
Department of Community Development
301 W Chestnut St.
Rogers, AR 72756

**Re: Kum & Go, 2422 – Rogers, Benton County, AR
Conditional Use – Convenience Store and Fueling Station (C-2 Zoning)**

Mr. Belt,

Per the City's Code of Ordinance, Section 14-710 – C-2, Neighborhood Commercial District; Kum & Go respectfully requests a Conditional Use be granted to allow for a convenience store and fueling station. The site is at the southeast corner of W. Walnut Street/Hwy-71 and S. 28th Street and will cover two parcels (#02-00909-000 & #02-00908-000).

The proposed development will be located on approximately 1.92 acres. Construction will include a 3,968 square foot store, six fueling pumps, drainage, water, sanitary sewer services and site lighting to facilitate on-site parking (25 parking stalls).

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

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

Sincerely,

Ozark Civil Engineering, Inc.

Michael Clotfelter, Project Manager

PROPERTY OWNER PERMISSION

I, Elvis Moody, hereby permit the use of Convenience Store & Fueling Station
(name) (use)
on my property at 2898 W. Walnut St. Rogers, Arkansas.
(address)

Dated this the 21st day of July, 2022

Elvis Moody
Signed

Elvis Moody
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 21st day of July, 2022.



Whitney B. Throop
Notary Signature

Whitney B. Throop
Notary Name Printed

03/20/2028
Commission Expires

PROPERTY OWNER PERMISSION

I, Brandi McKinney, hereby permit the use of Convenience Store & Fueling Station
(name) (use)
on my property at 2894 & 2896 W. Walnut St. Rogers, Arkansas.
(address)

Dated this the 21st day of July, 2022.

Brandi McKinney
Signed

Brandi McKinney
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 21st day of July, 2022.

Beth Sabata
Notary Signature

1-7-2025

Notary Name BETH SABATA
BENTON COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires Jan. 7, 2025
Commission No. 12402414
Commission Expires

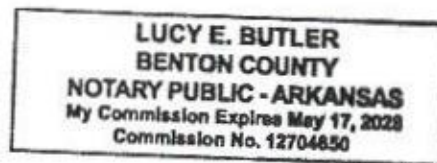
CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified Mail **with return receipts requested** at least 15 days prior to the upcoming public hearing.

Dated this the 21 day of July, 2022.

Michael Clotfelter
Signed

Michael Clotfelter
Name Printed



STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 21 day of July, 2022.

L. E. Butler
Notary Signature

Lucy E Butler
Notary Name Printed

5/17/28
Commission Expires



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **August 16, 2022 at 5:00 p.m.** on the application by **Kum & Go** for a **Conditional Use Permit** to allow the use “**Convenience Store with Gas**” at **2898 W. Walnut Street** in the **C-2 (Highway Commercial)** zoning district at the following described location:

PROPERTY DESCRIPTION:

2898 W. Walnut Street

Parcel Number: 02-00908-000, 02-00909-000

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday July 31, 2022**
BILL THE CITY OF ROGERS



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT

DESCRIPTION: To allow the use of a commercial storage facility at 2000 W. Main St. in the C-2 zoning district.

APPLICANT: Stone W. Goss, 2000 W. Main St., Napa, CA 94558

HEARING DATE: August 16, 2024 at 6:00 PM

HEARING LOCATION: Rogers City Council Chamber, 301 W. Chestnut St., Napa, CA 94558

E OF PUBLIC

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT

To allow the use of a Commercial
Store w/ Gas at 2000 W. Main St.
in the C-2 zoning district.

Planning Commission
August 16, 2020 at 6:00 PM
City of Grants, Oregon
City Council Chamber
100 W. Commercial St.
Grants, Oregon 97630

A close-up photograph of a white sign with black text, tilted at an angle. The sign lists various meeting details for the Planning Commission. The visible text includes:

- DESIGN**
- APPLICANT**
- BOARD COMMISSION**
- MEETING DATE/TIME**: Planning Commission / 10:00 AM - 12:00 PM
- MEETING LOCATION**
- PUBLIC COMMENTS**: 10/18/2017 - 10/25/2017
- COMMUNITY DEVELOPMENT**
- PLANNING DIVISION**
- 19161 1st Avenue**
- San Diego, CA 92161**

Conditional Use Permit Request: Freeman Family Rentals



Aerial Imagery

Summary

- **Representative**: David Gilbert
- **Location**: 2318 S 8th Street
- **Proposed Use**: Warehousing and Storage, Limited
- **Zoning**: C-4 (Open Display Commercial)
- **Growth Designation**: Employment Center

Conditional Use Permit Request: Freeman Family Rentals



Zoning Map

Summary

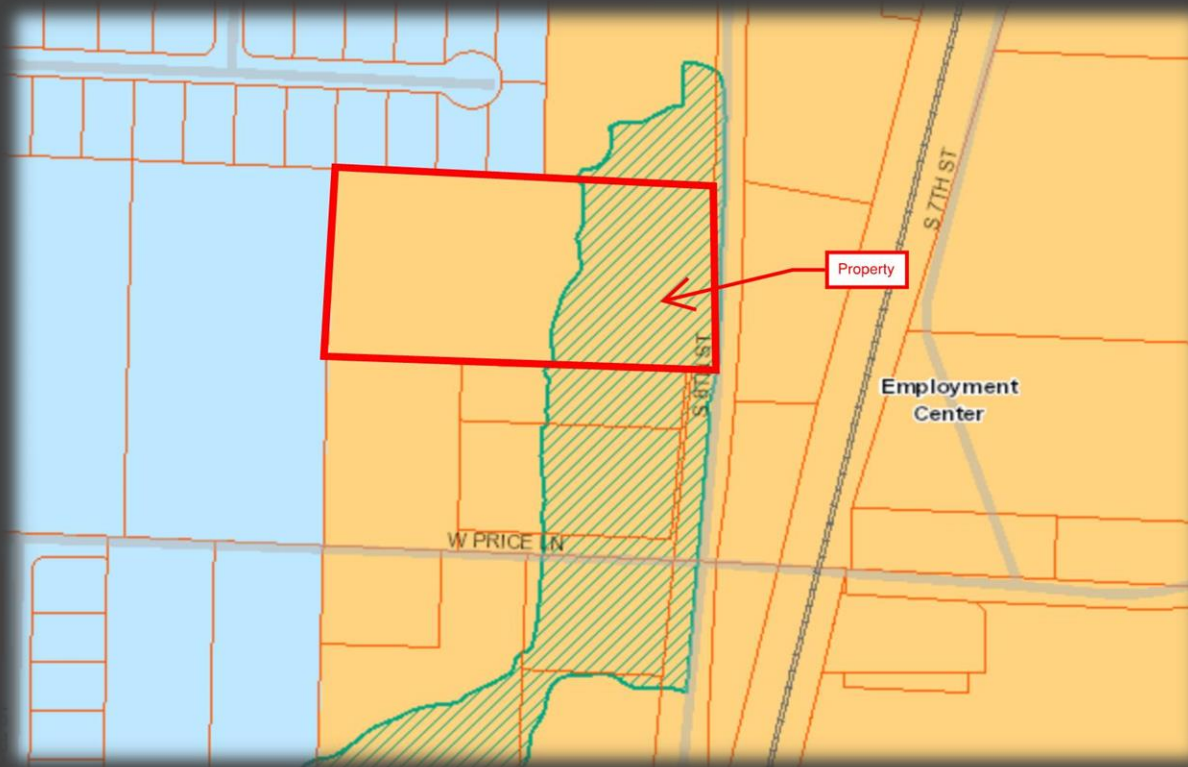
a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?

- The proposed use is conditional in C-4. The property is zoned correctly per the CGM. The subject location is designated for C-4 zoning per the Employment Center Growth.

Conditional Use Permit Request: Freeman Family Rentals



Summary



Comprehensive Growth Map

b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?

- The property is zoned C-4 in the Employment Center Growth Designation. Existing zones of neighboring properties are commercial, residential, and agricultural.
- The proposed use matches the character of the businesses on the east side of the property.
- The west side of the property borders agriculture and residential single-family-zoned properties. The proposed plans have a buffer zone with trees bordering the development.

c) Can all other zoning requirements be met?

- All zoning requirements can be met.

d) Will ingress and egress for the proposed use create a traffic hazard?

- The vehicular traffic impact is not expected to be significant. A new street is part of the development giving access to the business at the rear of the property.

Conditional Use Permit Request: Freeman Family Rentals

SUGGESTED MOTION

“I move to approve the request as presented.”





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

OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: C-4
Permit Number: _____
CityView Application: PL202200710
Date: 7/22/22

CONDITIONAL USE PERMIT

APPLICANT: Plymouth Engineering, PLLC on behalf of Freeman Family Rentals, LLC
ADDRESS: 2318 South 8th Street SUITE #: _____
GENERAL LOCATION OF PROPERTY: South 8th Street, approximately 600 feet north of Price Lane, west side
PARCEL NUMBER: 02-02006-000
PHONE #: (479) 595-5934 EMAIL: david@plymoutheng.com
PROPERTY OWNER: Freeman Family Rentals, LLC PHONE #: _____
PRESENT USE: granite countertop sales/mfg., mechanic shop, auto sales ZONING: C-4
PROPOSED CONDITIONAL USE: Business / storage
PARKING SPACES AVAILABLE: 80 HOURS OF OPERATION: 7 AM - 6 PM Monday - Saturday
IF APPLYING TO OPEN A DAYCARE:
NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME: N/A

David H. Hefner, engineer for Freeman Family Rentals 7/8/2022
Applicant Signature Date

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

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

Attachment Checklist:

- ☒ Letter explaining request
☒ Parcel Number 02-02006-000
☒ Applicant Certification
☒ Site plan as needed PL202200390
☐ Letter of Approval from Property Owner pending

PLANNING STAFF PROVIDES:

7/22/22
DATE FILED: _____ PUBLIC HEARING DATE: 8/16/22 CERTIFIED MAIL DATE: 8/1/22
PLANNING COMMISSION ACTION: _____
COMMENTS, CONDITIONS, LIMITS: _____



Plymouth Engineering, PLLC

5714 Walden Street · Lowell, AR 72745
(479) 595-5934 · www.plymoutheng.com

July 8, 2022

City of Rogers
301 W. Chestnut Street
Rogers, AR 72756

Re: Conditional Use Permit Application for Freeman Family Rentals, LLC
2318 South 8th Street - PL220200390

Ladies and Gentlemen of the Planning Commission:

Please accept this letter accompanying the Conditional Use Permit application for the project referenced above.

Our client is in the process of obtaining large-scale development approval for redevelopment of approximately the back half of this property, which was (long ago) formerly occupied by Benton County Chrysler-Dodge. In the years following the dealership's move to a new location, this property has been occupied by a number of tenants, and currently is not living up to its potential on the South 8th Street corridor into the City. Our client proposes to demolish the buildings on the rear portion of the parcel and construct new, modern buildings on an updated site that will be much more appealing than the existing situation.

Per the application, please be advised of the following:

- The types of business to be operated may vary, but we are advised they fall into the business and storage classifications. Storage may be permitted as a conditional use in a C-4 zone. Other types of use that are allowable by right in a C-4 zone may also be considered as the Owner attempts to find suitable occupants for the space.
- Any storage use is planned to occur between the hours of 7 AM and 6 PM, Monday through Saturday. Other uses which are allowable by right in a C-4 zone may have different hours.
- The amount of additional traffic to be generated is not known at this time. There will likely be a small increase compared to the current use, but no significant increase from other uses allowable in a C-4 zone. A city street is being constructed as part of the development. Storage uses tend to generate lighter traffic than other uses typically found in a C-4 zone.
- As part of the large-scale development, 80 parking spaces are proposed to serve the redeveloped area. All parking added will be paved with concrete and/or asphalt.
- No additional signage is anticipated. Building signage may be requested by separate permit at a later date.
- At this time, we are not aware of any flammable or hazardous materials to be present on the site. As the proposed conditional use is for storage, and as the tenants are not

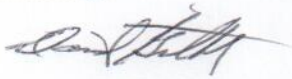
known at this time, it is unknown what materials will be stored on the site. Storage of any and all materials shall conform to all applicable regulations, including the regulations of the Fire Marshal.

- The new buildings will be oriented to reduce noise leaving the site toward the residential area to the north. Likewise, new lighting fixtures will be directed to minimize light trespass on the residential area to the north. This redevelopment is anticipated to result in a more favorable condition with regard to these items than the existing condition.
- The new development is currently screened from the adjacent residential area to the north by a six-foot stockade fence in various stages of disrepair. At least one residence is separated from the existing development by a chain link fence that provides no screening. As part of the redevelopment, the plans call for existing sections of fence to be repaired and/or replaced, and new fence added to the east, to provide the required screening. A ten-foot screening buffer is also proposed adjacent to the residential lots.

This redevelopment will improve the property significantly from its current condition. We believe the impact from the proposed conditional use will be minimal and represents a significant improvement to the City's south entry corridor.

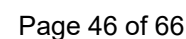
We appreciate your consideration.

Sincerely,



David A. Gilbert, P.E.
Plymouth Engineering, PLLC

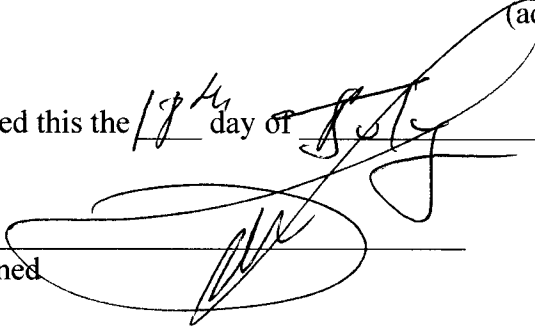
c: Owner
File



PROPERTY OWNER PERMISSION

I, Robert Freeman, Freeman Family Rentals, hereby permit the use of Storage / general retail
(name) (use)
on my property at 2318 South 8th Street Rogers, Arkansas.
(address)

Dated this the 18th day of July, 2022

Signed 

Robert Freeman
Name Printed

STATE OF ~~ARKANSAS~~ California 

COUNTY OF Ventura

Subscribed and sworn before me this the 18 day of July, 2022.


Notary Signature

Roya KHOSROBAST
Notary Name Printed

NOV 12, 2024
Commission Expires

Please see California jurat attached.



CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☐ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

Robert Allan Freeman

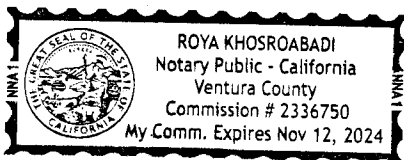
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Ventura

Subscribed and sworn to (or affirmed) before me
 on this 18 day of July, 2022,
 by Robert Allan Freeman
 (1) Robert Allan Freeman
 (and (2) _____),
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature _____
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Permission Document Date: 07, 18, 2022
 Number of Pages: 1 Signer(s) Other Than Named Above: _____

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of the Freeman Family Rentals, LLC property, parcel 02-02006-000, located at 2326 South 8th Street, have been notified by Certified Mail **with return receipts requested** at least 15 days prior to the upcoming public hearing.

Dated this the 28 day of July, 2022.


Signed

David A. Gilbert, P.E.; Plymouth Engineering, PLLC
Name Printed

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 28 day of July, 2022.


Notary Signature

Dustin D Ivey
Notary Name Printed

2/2/32
Commission Expires



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT

DESCRIPTION:	To allow the use of "Warehousing & Storage, Limited" at 2318 S. 8th St. in the C-4 zoning district.
APPLICANT:	Freeman Family Rentals
BOARD/COMMISSION:	Planning Commission
MEETING DATE/TIME:	August 16, 2022 at 5:00 PM
MEETING LOCATION:	Rogers City Council Chambers 301 W. Chestnut St.
PUBLIC COMMENTS:	planningcommission@rogersar.gov www.rogersar.gov/1181/Public-Hearing-Signs



2318 S. 8th St.



GRA



- **Request:** The applicant is proposing a 3,761 SF car wash on 2.15 acres.
- **Recommendation:** Staff recommends **approval** of this request subject to the following actions:
 - Deny **WAIVER** of Sec. 14-260(d) from the requirement that either the centerline of opposing nonresidential driveways shall align or shall be offset no less than 75 feet.

Large Scale Development Plan: Tidal Wave Auto Spa (PL202200520)



Engineering Review

- Access Management:
 - The applicant is requesting a **WAIVER** from Sec. 14-260(d) from the requirement that either the centerline of opposing nonresidential driveways shall align or shall be offset no less than 75 feet for the access off of the Unnamed Street to the West. The applicant proposes an offset distance of 36-feet between the driveways, rather than the required 75-feet. The applicant's waiver request states, "The road between the Tire Shop and the proposed development will mostly serve the two developments. We are assuming most of the traffic for both businesses will be entering from W. New Hope Road, which is classified as a Major Arterial. We believe that if we can keep the TWAS entrance as far north as possible it will allow for more stacking on the TWAS property and will have less impact on the Tire Shop entrances or the road between the two developments."
- Stormwater Management:
 - The applicant proposes an on-site drainage system to contain and transport the runoff for the 10-year storm event through a network of inlets and underground storm drainage systems. Runoff for the 100-year storm event will be conveyed to the water quality device.
- Water Quality:
 - The applicant proposes the use of Aqua-Swirl 7 Polymer Coated Steel (PCS) Stormwater Treatment System.
- Floodplain Management:
 - No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).
- Master Street Plan Improvements:
 - Street Pavement and Condition:
 - Surrounding street pavement is not in substandard condition.
 - Connectivity Standards:
 - Connectivity standards are not applicable on this site.

Large Scale Development Plan: Tidal Wave Auto Spa (PL202200520)



Engineering Review

- Streetscape:
 - Right-of-way
 - The right-of-way width for the Unnamed Street to the West, a Minor Street, is 42-feet.
 - The right-of-way width for W. New Hope Road, a Major Arterial, is a minimum of 50-feet off the centerline. This meets the Typical Street Section requirements.
 - Bellview Road is a Collector Street and has a right-of-way width of 60-feet. The applicant proposes an additional 5-feet of right-of-way to meet the Typical Street Section requirements.
 - The right-of-way width for Financial Parkway, a Minor Street, is 50-feet. This meets the Typical Street Section requirements.
 - Sidewalks & Sidepaths:
 - The applicant proposes a 6-feet sidewalk along the Unnamed Street to the West. A small portion of the sidewalk is located within the project's property lines. These portions are to be dedicated as recreation easements. There is an existing 6-feet sidewalk along W. New Hope Road and an existing 5-feet sidewalk along W. Financial Parkway and Bellview Road.
- Trails:
 - Trails are not proposed nor required.
- Streetlights:
 - Streetlights are provided every 200-feet and meet requirements.
- Street Trees:
 - The applicant's proposal meets street tree requirements.
- Recommendations:
 - a) Deny **WAIVER** of Sec. 14-260(d) from the requirement that either the centerline of opposing nonresidential driveways shall align or shall be offset no less than 75 feet. The applicant has presented no site-specific hardship.

Large Scale Development Plan: Tidal Wave Auto Spa (PL202200520)



Planning Review

- LAND USE:

- Use Definition:
 - "Vehicle Washing" is defined as "a secondary use classification encompassing washing, waxing, or cleaning of automobiles or similar light vehicles," Sec. 14-695(ii).
- Zoning Compliance:
 - The proposed project is in compliance with C-2 zoning and the Overlay District.
- CGM Compliance:
 - The proposed project does not align with the Neighborhood Center Growth Designation. However, a Conditional Use Permit (22-12) was applied for and approved by Planning Commission on 5/3/22.

- DEVELOPMENT STANDARDS:

- The proposed development plans conform to all development standards required by Sec. 14-732(4.3) and Article III with the exception of any requested waivers and/or variances.
- Building Disposition:
 - The proposed building within the development does meet code standards set by both C-2 zoning and the Overlay District.
- Building Design:
 - N/A
- Parking & Loading:
 - All vehicle and bicycle parking requirements have been met.
- Screening & Transitions:
 - All screening requirements have been met.
- Landscaping:
 - All landscaping requirements have been met.
- RECOMMENDATIONS:
 - **Approve** Large-Scale Development plans subject to the following:
 - Deny WAIVER from Sec. 14-260(d) and require driveway alignment.

Large Scale Development Plan: Tidal Wave Auto Spa (PL202200520)



Recommended Motion

- Move to **approve** subject to the following action:
 - **Deny** WAIVER from Sec. 14-260(d) and require driveway alignment.

OTHER REVIEWS

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

• **SUPPLEMENTS**

- RWU conditional approval letter
- Waiver and/or variance request letter
- Large-Scale Development Plans (cover, site, utility, landscape)



July 14, 2022

Mr. Todd Butler, PE
Ozark Civil Engineering, Inc.
3214 N.W. Avignon Way, Suite 4
Bentonville, AR 72712

Re: Conditional Approval of Civil Plans
Tidal Wave Auto Spa

Dear Mr. Butler:

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

1. Consider routing the sanitary sewer service line along the east side of the proposed pavement to approximately Sta. 0+80 of the existing 8" sewer main (see Sheet C6.1). This will provide the shallowest possible location to install a manhole (required for 6" service lines) over the existing main. Label the manhole to have a Watertight Cover if this location is utilized, since it will be subject to flooding or pooling.
2. Locate the trench drain entirely inside the carwash and out of the influence of stormwater inflow. Slope the entrance and exit grades away from the building to avoid inflow also.
3. Sheet C6.2 shows a grease interceptor with sizing calculations for a Kum & Go. We assume this may have been included for the required sand/oil separator (tank 4 in the recycle train). However, this company makes their sand/oil separators under the name of Striem instead of Schier. The Striem models are designed for this application, and an OS-100 will be adequate if this is the intent.

However, the reclamation layout shows the sand/oil tank to be a 1,500 gallon precast concrete tank. Please clarify what is being proposed to meet the requirements of the required sand/oil separator. If the precast is selected show elevation dimensions for inlet and outlet pipes for Tank 4.

4. Each set of access ports for the tanks in the recycle train with their risers should be set in a 4" slab to stabilize the risers and protect from groundwater intrusion.
5. When connecting a water service to an existing main note on the plans that RWU will construct the water meter service at the developer's expense. Each meter will have a separate service line and tap on the main.
6. The water main crossing W Financial Pkwy will need to be bored.

7. Large Trees (over 20' tall at maturity in City Code 14-46-paragraph G) must be located at least 10 feet from any water or sanitary sewer main. There are a couple of trees that will be too close to the existing sewer main. The type of smoke trees specified on the plans will mature to over 20' tall which will be too close to the existing water main.
8. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Architectural and plumbing plans submitted for commercial customers.
 - E. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - F. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - G. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE

SP: DG



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

June 24, 2022
Sent Via Email

Mr. Justin Couch, MPA
Planner I
City of Rogers, AR
Department of Community Development
301 W Chestnut St.
Rogers, AR 72756

**Re: Tidal Wave Auto Spa (TWAS) – Rogers, Benton County, AR
Waiver Request – Access Management Standards-“entrance offset”**

Mr. Couch,

Per the City's Code of Ordinances, Section 14-260 (d) – Entrance Offset; TWAS respectfully requests a Waiver be granted for the offset distance between opposing driveways from 75' to 36'. The site is located at 3825 W New Hope Rd./Northwest corner of the intersection of W. New Hope Road. and Bellview Road.

The proposed development encompasses approximately 2.21 acres. Construction will include a 3,133± square foot facility, drainage, water, sanitary sewer services and site lighting to facilitate on-site parking field (40 Vacuums, 8 parking stalls).

Per the City's Code of Ordinances, either the centerline of the opposing nonresidential driveways shall align or shall be offset no less than 75 feet. The road between the Tire Shop and the proposed development will mostly serve the two developments. We are assuming most of the traffic for both businesses will be entering from W. New Hope Road, which is classified as a Major Arterial. We believe that if we can keep the TWAS entrance as far north as possible it will allow for more stacking on the TWAS property and will have less impact on the Tire Shop entrances or the road between the two developments.

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

Sincerely,

Todd A. Butler, PE
Ozark Civil Engineering, Inc.

LARGE SCALE DEVELOPMENT PLANS

TIDAL WAVE AUTO SPA

3757 W. NEW HOPE ROAD

ROGERS, BENTON COUNTY, ARKANSAS

PROJECT TEAM:

OWNER/DEVELOPER/APPLICANT: NEW POTATO HOLDINGS, LLC 124 EAST THOMPSON STREET THOMASTON, GEORGIA 30286 CONTACT: JOHN LAPOINTE, P.E. PHONE: 865.539.8242 EMAIL: Jlapointe@brightworkre.com	GEOTECHNICAL ENGINEER: GEOSERVICES, LLC 2561 WILLOW POINT WAY KNOXVILLE, TN 37931 CONTACT: DENNIS A. HUCKABA, P.E. PHONE: 865.539.8242 EMAIL:	ELECTRIC: AEP/SWEP CONTACT: CHRIS ANDREOLLI PHONE: 479.986.1015 EMAIL: clandreolli@aep.com
ENGINEER: OZARK CIVIL ENGINEERING, INC. 3214 NW AVIGNON WAY, STE 4 BENTONVILLE, AR 72712 CONTACT: TODD A. BUTLER, P.E. PHONE: 479.464.8850 EMAIL: tbutler@ozarkcivil.com	CITY OF ROGERS: COMMUNITY DEVELOPMENT 301 W. CHESTNUT ST. ROGERS, AR 72756 DIRECTOR OF COMMUNITY DEVELOPMENT CONTACT: JOHN MCCURDY OFFICE: 479.621.1186 EMAIL: community.development@rogersar.gov	CARROLL ELECTRIC CONTACT: DEREK THURMAN PHONE: 479.273.2421 EXT. 2690 EMAIL: dthurman@carrollecc.com
SURVEYOR: OZARK CIVIL ENGINEERING, INC. 3214 NW AVIGNON WAY, STE 4 BENTONVILLE, AR 72712 CONTACT: RICK DAYTON PHONE: 479.464.8850 EMAIL: rdayton@ozarkcivil.com	CITY ENGINEER CONTACT: LANCE JOBE PHONE: 479.621.1186 EMAIL: ljobe@rogerar.gov	COMMUNICATION: AT&T 700 W. WALNUT ST. ROGERS, AR 72756 CONTACT: BRYAN WILLIAMS PHONE: 479.442.3173 MOBILE: 479.249.5194 EMAIL: aw9156@att.com
ARCHITECT: REZTARK DESIGN STUDIO 601 MAIN STREET, SUITE 200 CINCINNATI, OHIO 45202 CONTACT: CASSIE KOCH AIA PHONE: 513.765.5028 EMAIL: ckoch@reztark.com	WATER AND SEWER: ROGERS WATER UTILITIES 601 S. 2ND ST. ROGERS, AR 72756 CONTACT: STEPHEN PONDER PHONE: 479.621.1142 EMAIL: stephenponder@rogerar.gov	GAS: BLACK HILLS ENERGY CONTACT: SCOTT STOKES PHONE: 479.435.0229 EMAIL: Scott.Stokes@blackhillscorp.com
		HEALTH DEPARTMENT: 4815 W. MARKHAM ST. SLOT LITTLE ROCK, AR 72205 DISTRICT 1 ENGINEER CONTACT: Adam Parker, E.I. PHONE: 501.661.2623

BENCHMARKS:

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

Benchmark No. 1: Square Cut, Top of Curb 22.88' West and 37.75'
North of a NW Corner of Lot 6B
Elevation 1284.96 (NAVD 88)

Benchmark No. 2: Square Cut, On Traffic Control Pedestrian Signal
Elevation 1297.12 (NAVD 88)

LEGAL DESCRIPTION:

ALL OF LOT 6B AS SHOWN ON EASEMENT PLAT & RIGHT-OF-WAY DEDICATION RECORDED AS DOCUMENT L201966732, PART OF THE SOUTHEAST QUARTER (SE ¼) SOUTHEAST QUARTER (SE ¼) SECTION 16, TOWNSHIP 19 NORTH, RANGE 30 WEST, AND PART OF THE NORTHEAST QUARTER (NE ¼) NORTHEAST QUARTER (NE ¼) SECTION 21, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6B AS SHOWN ON LOT SPLIT OF TRACT 6 RECORDED AS DOCUMENT L2019127802 AT A SET COTTON SPINDLE; THENCE SOUTH 84°26'40" WEST, 21.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF W. FINANCIAL PKWY AS SHOWN ON THE FINAL PLAT, CREEK SIDE PLACE SUBDIVISION, RECORDED IN BOOK 2004 PAGE 1413 TO THE POINT OF BEGINNING AT A FOUND 1/2" IRON PIN CAPPED "1507"; THENCE SOUTH 84°26'40" WEST, 138.15 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID W. FINANCIAL PKWY; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID W. FINANCIAL PKWY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 191.04 FEET, A CHORD BEARING OF SOUTH 64°27'35" EAST AND A CHORD DISTANCE OF 187.97 FEET; THENCE ALONG THE SOUTHEASTLY RIGHT OF WAY LINE OF SAID W. FINANCIAL PKWY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 41.01 FEET, A CHORD BEARING OF SOUTH 2°26'54" EAST AND A CHORD DISTANCE OF 40.17 FEET; THENCE LEAVING SAID W. FINANCIAL PKWY RIGHT OF WAY LINE ALONG THE WESTERLY RIGHT OF WAY LINE OF S. OSAGE RD. AS SHOWN ON THE FINAL PLAT, CREEK SIDE PLACE SUBDIVISION, RECORDED IN BOOK 2004 PAGE 1413 ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 219.32 FEET, A CHORD BEARING OF SOUTH 23°02'37" WEST AND A CHORD DISTANCE OF 216.29 FEET; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID S. OSAGE RD. ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.41 FEET, A CHORD BEARING OF SOUTH 50°49'39" WEST AND A CHORD DISTANCE OF 41.92 FEET; THENCE LEAVING SAID S. OSAGE RD. RIGHT OF WAY LINE NORTH 84°50'37" WEST, 160.88 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF W. NEW HOPE RD. AS SHOWN ON THE FINAL PLAT, CREEK SIDE PLACE SUBDIVISION, RECORDED IN BOOK 2004 PAGE 1413; THENCE NORTH 81°58'45" WEST, 70.57 FEET ALONG NORTHERLY RIGHT OF WAY LINE OF SAID W. NEW HOPE RD.; THENCE LEAVING RIGHT OF WAY LINE OF SAID W. NEW HOPE RD. NORTH 6°32'03" EAST, 337.95 FEET TO THE POINT OF BEGINNING.

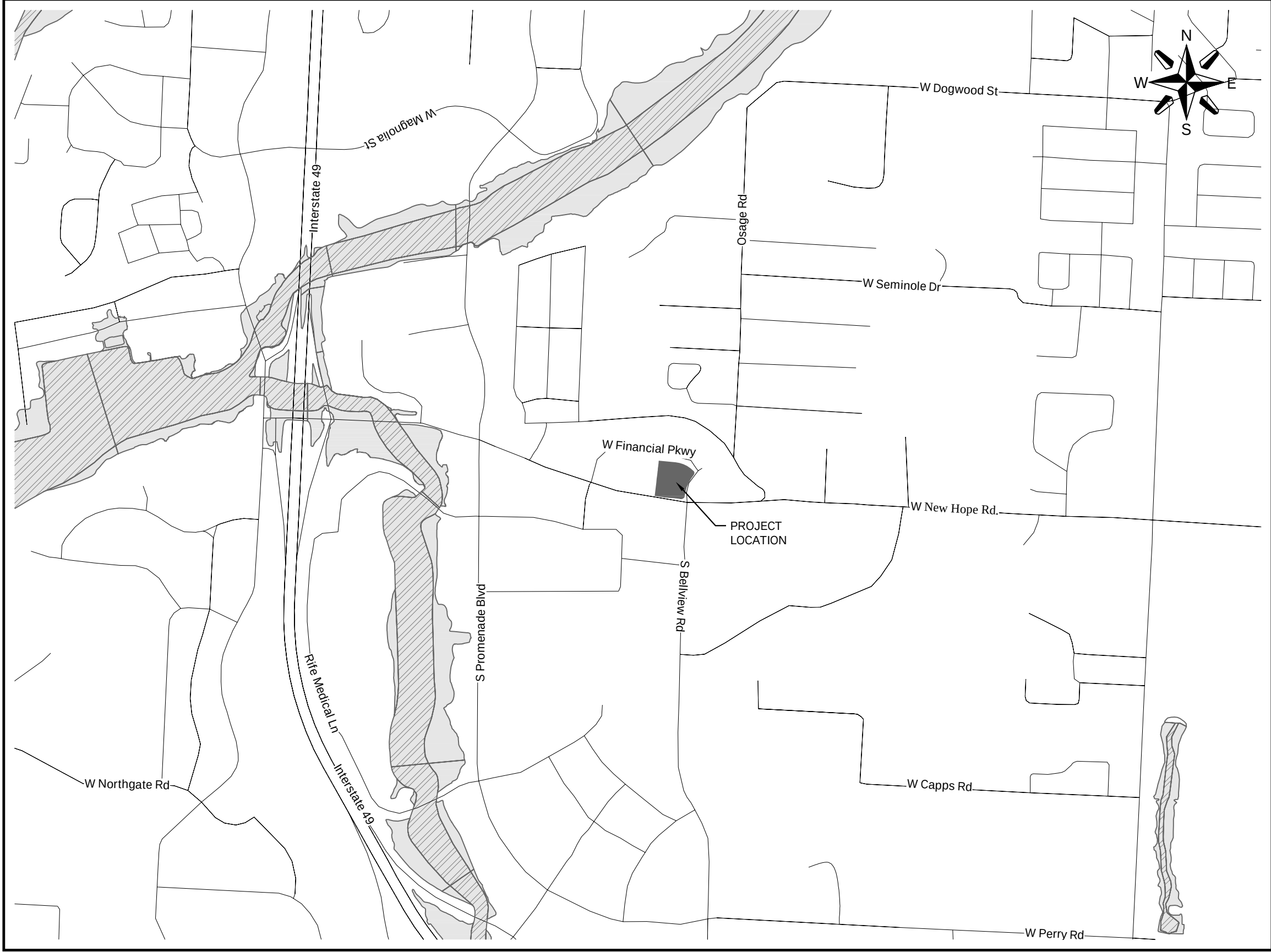
CONTAINS 94,988 SQUARE FEET OR 2.181 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

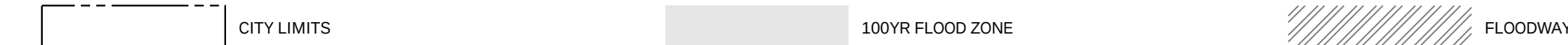
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (INCHES), WHICHEVER IS LESS, CONTRACTOR SHALL CONTACT OZARK CIVIL ENGINEERING, INC. @ 479.464.8850 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 INCLUDE IN CONTRACT THE PRICE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL THAT IS DETERMINED NOT NEEDED TO ESTABLISH THE FINAL GRADES AND LANDSCAPING.
- 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 THAT WILL MEET OR EXCEED OSHA, FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING SUCH OPERATIONS.
- 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 THAT WILL MEET OR EXCEED OSHA, FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING SUCH OPERATIONS.
- 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 SPECIFICATIONS, THE REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION, OR FOLLOW THE "10 STATE STANDARDS RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CURRENT EDITION" 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. WHERE A CONFLICT EXISTS BETWEEN THE CITY'S, COUNTY'S AND/OR HIGHWAY DEPARTMENT'S STANDARDS, THE MOST STRINGENT SHALL APPLY.
- FURTHERMORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN AS PART OF THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
- ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNERS AND/OR DEVELOPERS SITE WORK SPECIFICATIONS.
- REFER TO ARCHITECTURAL AND MEP PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULES, 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.
- 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.
- ALL WORK PERFORMED WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK PERFORMED IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.
- 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.

VICINITY MAP | NOT TO SCALE



VICINITY MAP LEGEND:



PROJECT INFORMATION

SITE INFORMATION		NEIGHBORHOOD CENTER
COMPREHENSIVE GROWTH MAP		
CURRENT ZONING	C-2 HWY COM. DISTRICT & OVERLAY DISTRICT	
CONDITIONAL USE PERMIT	PERMIT No. 22-12	
PARCEL No.	02-17125-001	
TOTAL GROSS SITE AREA	±2.181 AC / ±94,988 SF	
TOTAL RIGHT OF WAY DEDICATION	±0.028 AC / ±1,212.60 SF	
TOTAL NET SITE AREA	±2.153 AC / ±93,775.4 SF	
BULK AND INTENSITY OF USE RESTRICTIONS		
MAXIMUM STRUCTURE HEIGHT:		
PRINCIPAL BUILDING	150 FEET	
ACCESSORY STRUCTURES	16 FEET	
MINIMUM YARD REQUIREMENTS:		
FRONT SETBACK	75 FEET	
SIDE		
INTERIOR	15 FEET	
EXTERIOR	45 FEET	
REAR	15 FEET	
LANDSCAPE BUFFERS		
FRONT	25 FEET	
SIDE		
INTERIOR	10 FEET	
EXTERIOR	15 FEET	
REAR	15 FEET	
BUILDING INFORMATION		
1-STORY CAR WASH	3,318 SF	
HEIGHT	19' - 3"	
VACUUM BUILDING	167 SF	
HEIGHT	11' - 8"	
VACUUM & VENDING BUILDING	276 SF	
HEIGHT	11' - 8"	
TOTAL BUILDING AREAS (GFA)	3,761 SF	
AREAS BREAKDOWN		
IMPERVIOUS AREAS		
TOTAL BUILDING AREAS (GFA)	0.086 AC / 3,761 SF	
PAVEMENT, SIDEWALKS & AMENITIES AREAS	1.012 AC / 44,039.736 SF	
TOTAL IMPERVIOUS AREA (MAXIMUM 90%)	±1.098 AC / 47,800.736 SF (51.60%)	
PERVIOUS AREA		
GRASS / OPEN AREAS	±1.055 AC / 45,974.664 SF	
TOTAL PERVIOUS AREA	±1.055 AC / 45,974.664 SF (48.40%)	
PARKING INFORMATION		
REQUIRED AUTOMOBILE PARKING		
RATIO	5 SP PLUS 1 SP / 200 SF NET BLDG	
STANDARD PARKING STALLS [9'x19']	22 SPACES	
ACCESSIBLE PARKING STALLS [8'x19']	2 SPACES	
TOTAL REQUIRED PARKING STALLS	24 SPACES	
REQUIRED BICYCLE PARKING		
RATIO	1 RACK PER 20 AUTOMOBILE SPACES	
TOTAL REQUIRED BICYCLE RACKS	2 RACKS	
PROVIDED AUTOMOBILE PARKING		
STANDARD PARKING STALLS [9'x19']	6 SPACES	
ACCESSIBLE PARKING STALLS [8'x19']	2 SPACES	
VACUUM STALLS	40 SPACES	
TOTAL REQUIRED PARKING STALLS	48 SPACES	
PROVIDED BICYCLE PARKING		
TOTAL PROVIDED BICYCLE RACKS	2 RACKS	

SHEET INDEX

REV/ADD	SHEET №	SHEET DESCRIPTION	SUBMITTAL TYPE
	C1.0	COVER SHEET	LARGE SCALE 4th SUBMITTAL
	C2.0	SITE PLAN	LARGE SCALE 4th SUBMITTAL
	C2.1	PAVEMENT AND STRIPING PLAN	LARGE SCALE 4th SUBMITTAL
	C2.3	SITE DETAIL SHEET PG.1	LARGE SCALE 4th SUBMITTAL
	C2.4	SITE DETAIL SHEET PG.2	LARGE SCALE 4th SUBMITTAL
	C2.5	SITE DETAIL SHEET PG.3	LARGE SCALE 4th SUBMITTAL
	C3.0	SURVEY	LARGE SCALE 4th SUBMITTAL
	C4.0	DEMO AND INITIAL EROSION & SEDIMENT CONTROL PLAN	LARGE SCALE 4th SUBMITTAL
	C4.1	FINAL EROSION AND SEDIMENT CONTROL PLAN	LARGE SCALE 4th SUBMITTAL
	C4.2	EROSION AND SEDIMENT CONTROL DETAILS	LARGE SCALE 4th SUBMITTAL
	C5.0	GRADING PLAN	LARGE SCALE 4th SUBMITTAL
	C5.1	DRAINAGE PLAN	LARGE SCALE 4th SUBMITTAL
	C5.2	STORM PIPE PROFILES	LARGE SCALE 4th SUBMITTAL
	C5.3	GRADING & DRAINAGE DETAIL SHEET PG.1	LARGE SCALE 4th SUBMITTAL
	C5.4	GRADING & DRAINAGE DETAIL SHEET PG.2	LARGE SCALE 4th SUBMITTAL
	C5.5	GRADING & DRAINAGE DETAIL SHEET PG.3	LARGE SCALE 4th SUBMITTAL
	C6.0	UTILITY PLAN	LARGE SCALE 4th SUBMITTAL
	C6.1	EXISTING SANITARY SEWER PLAN & PROFILE	LARGE SCALE 4th SUBMITTAL
	C6.2	SANITARY SEWER SERVICE LINE PLAN & PROFILE	LARGE SCALE 4th SUBMITTAL
	C6.3	WATER LINE PLAN & PROFILE	LARGE SCALE 4th SUBMITTAL
	C6.2	UTILITY DETAIL SHEET PG.1	LARGE SCALE 4th SUBMITTAL
	L1.0	LANDSCAPE PLAN	LARGE SCALE 4th SUBMITTAL
	L1.1	LANDSCAPE DETAIL SHEET	LARGE SCALE 4th SUBMITTAL
	L1.2	IRRIGATION PLAN	LARGE SCALE 4th SUBMITTAL

GOVERNING AGENCIES DETAILS

CD-1	CITY OF ROGERS DETAILS	LARGE SCALE 4th SUBMITTAL
SD-1	ROGERS WATER UTILITIES - SEWER DETAILS	LARGE SCALE 4th SUBMITTAL
WD-1	ROGERS WATER UTILITIES - WATER DETAILS	LARGE SCALE 4th SUBMITTAL
WD-2	ROGERS WATER UTILITIES - WATER DETAILS	LARGE SCALE 4th SUBMITTAL

RETAINING WALL PLANS BY WOOLPERT

ARCHITECTURAL & LIGHTING PLANS

	BUILDING ELEVATIONS	LARGE SCALE 4th SUBMITTAL
	LIGHTING PLAN	

DRAWINGS NOT INCLUDED IN THIS SUBMITTAL

CITY OF ROGERS NOTES:

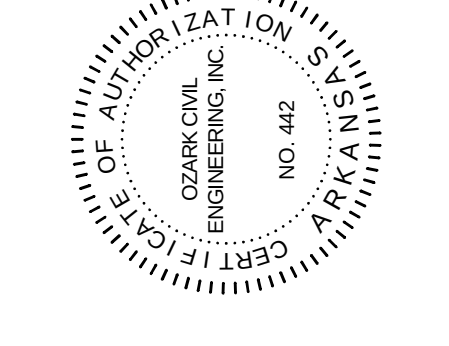
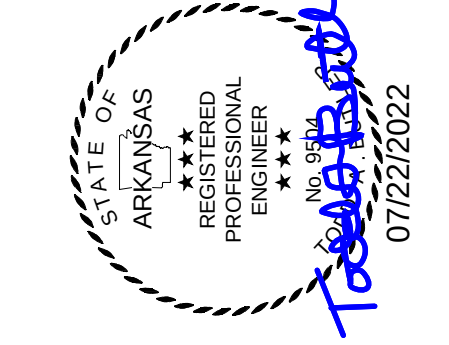
- A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000
- AN EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED 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.
- THERE IS TO BE NO LIGHT BLEED-OFF ON ADJACENT RESIDENTIAL AREAS.
- IF A KARST FEATURE (SPRING, SINKHOLE OR OTHER DIRECT RECHARGE FEATURE ASSOCIATED WITH KARST HYDROLOGY) IS ENCOUNTERED DURING CONSTRUCTION, CONSTRUCTION IN THE VICINITY SHOULD BE HALTED AND THE AREA PROTECTED WITH REDUNDANT PERIMETER CONTROLS. AN ARKANSAS-REGISTERED PROFESSIONAL GEOLOGIST OR ENGINEER SHOULD EVALUATE TO RECOMMEND DESIGN MODIFICATIONS TO LIMIT IMPACTS AND DIRECT RECHARGE OF RUNOFF. IF A KARST FEATURE IS ENCOUNTERED, IMMEDIATELY NOTIFY THE STORMWATER MANAGER AT THE CITY OF ROGERS AT 479-621-1186.
- RIP-RAP IS PROHIBITED FROM BEING IN ANY DRAINAGE EASEMENT OR PUBLIC RIGHT-OF-WAY POST-DEVELOPMENT.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE 500 TO THE 100-YR WATER SURFACE ELEVATION WITHIN 2 WEEKS (14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT OF WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS SHALL HAVE 20 FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- PROPOSED LANDSCAPING MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE III. LANDSCAPING MUST BE INSTALLED OR BONDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. IN ADDITION TO A THREE-YEAR MAINTENANCE AND REPLACEMENT AGREEMENT PROVIDED BY THE OWNER.
- THE LARGE SCALE DEVELOPMENT PLAN APPROVAL LETTER ISSUED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT MUST BE SIGNED BY THE OWNER AND THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS OR HER DESIGNEE PRIOR TO ISSUANCE OF GRADING PERMIT. BOTH APPROVAL LETTER AND GRADING PERMIT ARE REQUIRED TO BE SUBMITTED TO THE RICK REDUCTION DIVISION PRIOR TO ISSUANCE OF BUILDING PERMIT.

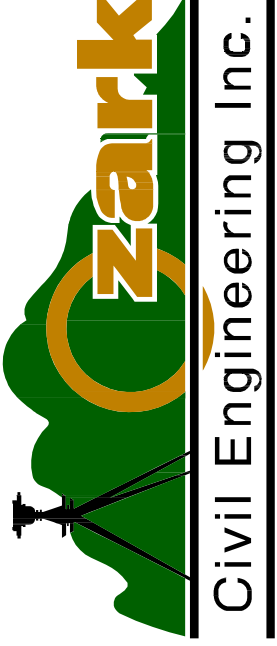
CITY APPROVAL STAMP



Know what's below.
Call before you dig.

REVISONS:		DESCRIPTION
№	DATE	





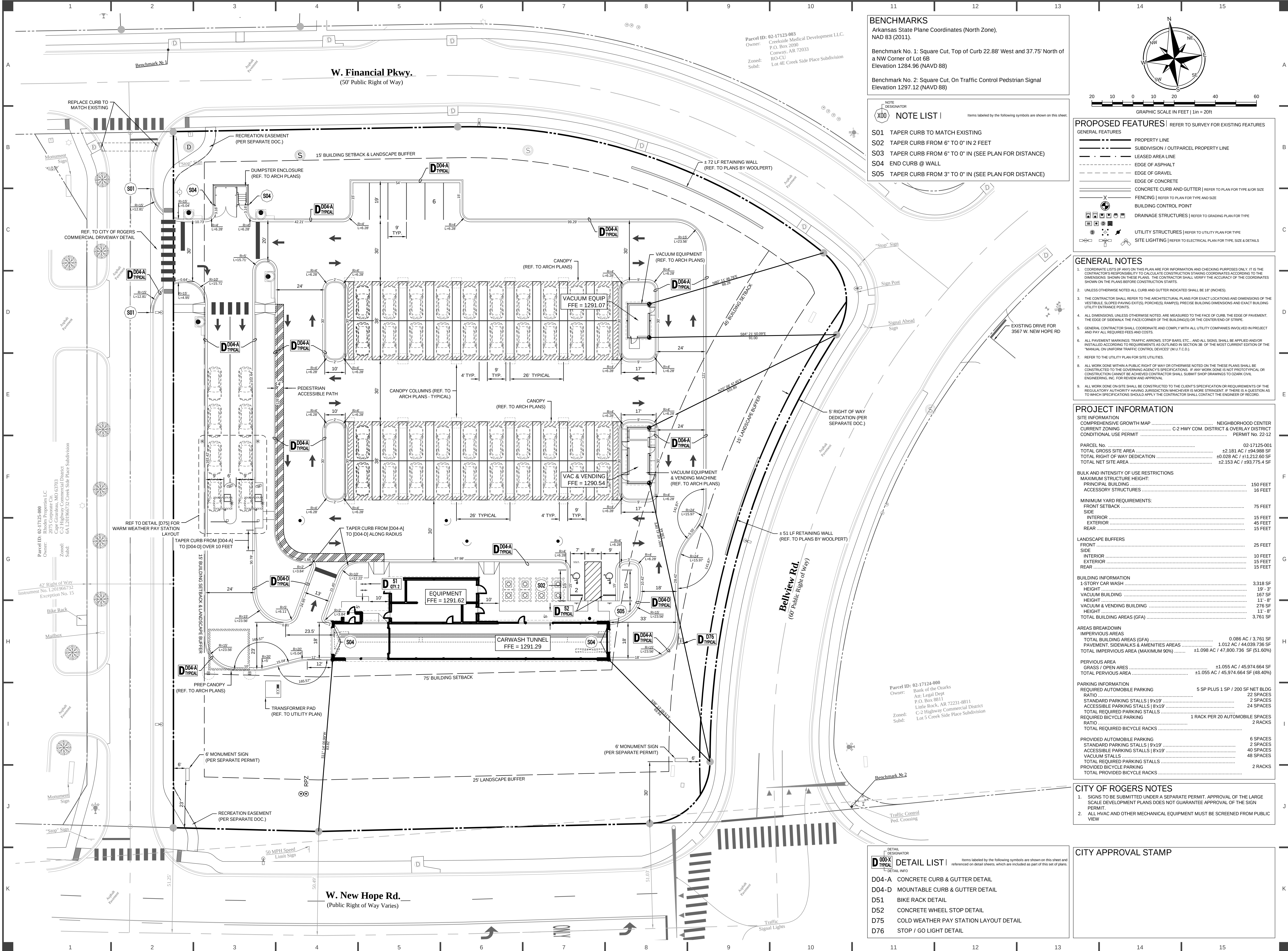
Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

COVER SHEET

DRAWN BY:	JON
JOB №	22-1393
ORIGINAL ISSUE DATE:	07/22/2022
CITY VIEW №	PL202200520
SHEET №	

C1.0

c:\dropbox (ozark civil)\twas projects\122-1393 rogers ar\design\03_permitting\04\122-1393 design_04.dwg - Plotted on 7/21/2022 11:09:39 PM. to pdf-xchange.pc3 by Jon B.



BENCHMARKS
Arkansas State Plane Coordinates (North Zone), NAD 83 (2011).

Benchmark No. 1: Square Cut, Top of Curb 22.88' West and 37.75' North of a NW Corner of Lot 6B
Elevation 1284.96 (NAVD 88)

Benchmark No. 2: Square Cut, On Traffic Control Pedestrian Signal
Elevation 1297.12 (NAVD 88)

NOTE LIST 1

S01 TAPER CURB TO MATCH EXISTING
S02 TAPER CURB FROM 6" TO 0" IN 2 FEET
S03 TAPER CURB FROM 6" TO 0" IN (SEE PLAN FOR DISTANCE)
S04 END CURB @ WALL
S05 TAPER CURB FROM 3" TO 0" IN (SEE PLAN FOR DISTANCE)

PROPOSED FEATURES REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

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

GENERAL NOTES

- COORDINATE LISTS (IF ANY) ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN ON THE PLANS BEFORE CONSTRUCTION STARTS.
- UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER INDICATED SHALL BE 18" (INCHES).
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE VESTIBULE, BIKE RACKS, DRIVEWAYS, PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT TYPICAL UTILITY ENTRANCE POINTS.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.
- GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- ALL PAVEMENT MARKINGS, TRAFFIC ARROWS, STOP BARS, ETC., AND ALL SIGNS, SHALL BE APPLIED AND/OR INSTALLED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 308 OF THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.).
- REFER TO THE UTILITY PLAN FOR SITE UTILITIES.
- ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.
- ALL WORK DONE ON SITE SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

PROJECT INFORMATION

SITE INFORMATION		
COMPREHENSIVE GROWTH MAP	NEIGHBORHOOD CENTER	
CURRENT ZONING	C-2 HWY COM. DISTRICT & OVERLAY DISTRICT	
CONDITIONAL USE PERMIT	PERMIT NO. 22-12	

PARCEL NO. 02-17125-001
TOTAL GROSS SITE AREA 12.181 AC / 194,988 SF
TOTAL RIGHT-OF-WAY DEDICATION 1.012 AC / 141,212.80 SF
TOTAL NET SITE AREA 1.169 AC / 166,775.4 SF

BULK AND INTENSITY OF USE RESTRICTIONS

MAXIMUM STRUCTURE HEIGHT:	
PRINCIPAL BUILDING	150 FEET
ACCESSORY STRUCTURES	16 FEET

MINIMUM YARD REQUIREMENTS:

FRONT SETBACK	75 FEET
SIDE	
INTERIOR	15 FEET
EXTERIOR	45 FEET
REAR	15 FEET

LANDSCAPE BUFFERS

FRONT	25 FEET
SIDE	
INTERIOR	10 FEET
EXTERIOR	15 FEET
REAR	15 FEET

BUILDING INFORMATION

1-STORY CAR WASH	3,318 SF
HEIGHT	19' - 3"
VACUUM BUILDING	167 SF
HEIGHT	11' - 8"
VACUUM & VENDING BUILDING	276 SF
HEIGHT	11' - 8"
TOTAL BUILDING AREAS (GFA)	3,761 SF

AREAS BREAKDOWN

IMPERVIOUS AREAS	
TOTAL BUILDING AREAS (GFA)	0.086 AC / 3,761 SF
PAVEMENT, SIDEWALKS & AMENITIES AREAS	1.012 AC / 141,039.736 SF
TOTAL IMPERVIOUS AREA (MAXIMUM 90%)	1.098 AC / 157,800.736 SF (94.60%)
PERVIOUS AREA	
GRASS / OPEN AREAS	1.055 AC / 15,974.664 SF (91.40%)
TOTAL PERVIOUS AREA	1.055 AC / 15,974.664 SF (91.40%)

PARKING INFORMATION

REQUIRED AUTOMOBILE PARKING	5 SP PLUS 1 SP / 200 SF NET BLDG RATIO
STANDARD PARKING STALLS [9'x19']	2 SPACES
ACCESSIBLE PARKING STALLS [9'x19']	24 SPACES
TOTAL REQUIRED PARKING STALLS	1 RACK PER 20 AUTOMOBILE SPACES
REQUIRED BICYCLE PARKING	2 RACKS
TOTAL REQUIRED BICYCLE RACKS	
PROVIDED AUTOMOBILE PARKING	6 SPACES
STANDARD PARKING STALLS [9'x19']	2 SPACES
ACCESSIBLE PARKING STALLS [9'x19']	40 SPACES
VACUUM STALLS	48 SPACES
TOTAL REQUIRED PARKING STALLS	2 RACKS
PROVIDED BICYCLE PARKING	
TOTAL PROVIDED BICYCLE RACKS	

CITY OF ROGERS NOTES

- SIGNS TO BE SUBMITTED UNDER A SEPARATE PERMIT. APPROVAL OF THE LARGE SCALE DEVELOPMENT PLANS DOES NOT GUARANTEE APPROVAL OF THE SIGN PERMIT.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

CITY APPROVAL STAMP

DRAWN BY: JON
JOB NO: 22-1393
ORIGINAL ISSUE DATE: 07/22/2022
CITY VIEW NO: PL202200520
SHEET NO: C2.0

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

REVISIONS:

NO	DATE	DESCRIPTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
OSCAR CIVIL ENGINEERING, INC.
NO. 442
07/22/2022

CERTIFICATE OF AUTHORIZATION
OSCAR CIVIL ENGINEERING, INC.
NO. 442
STATE OF ARKANSAS

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

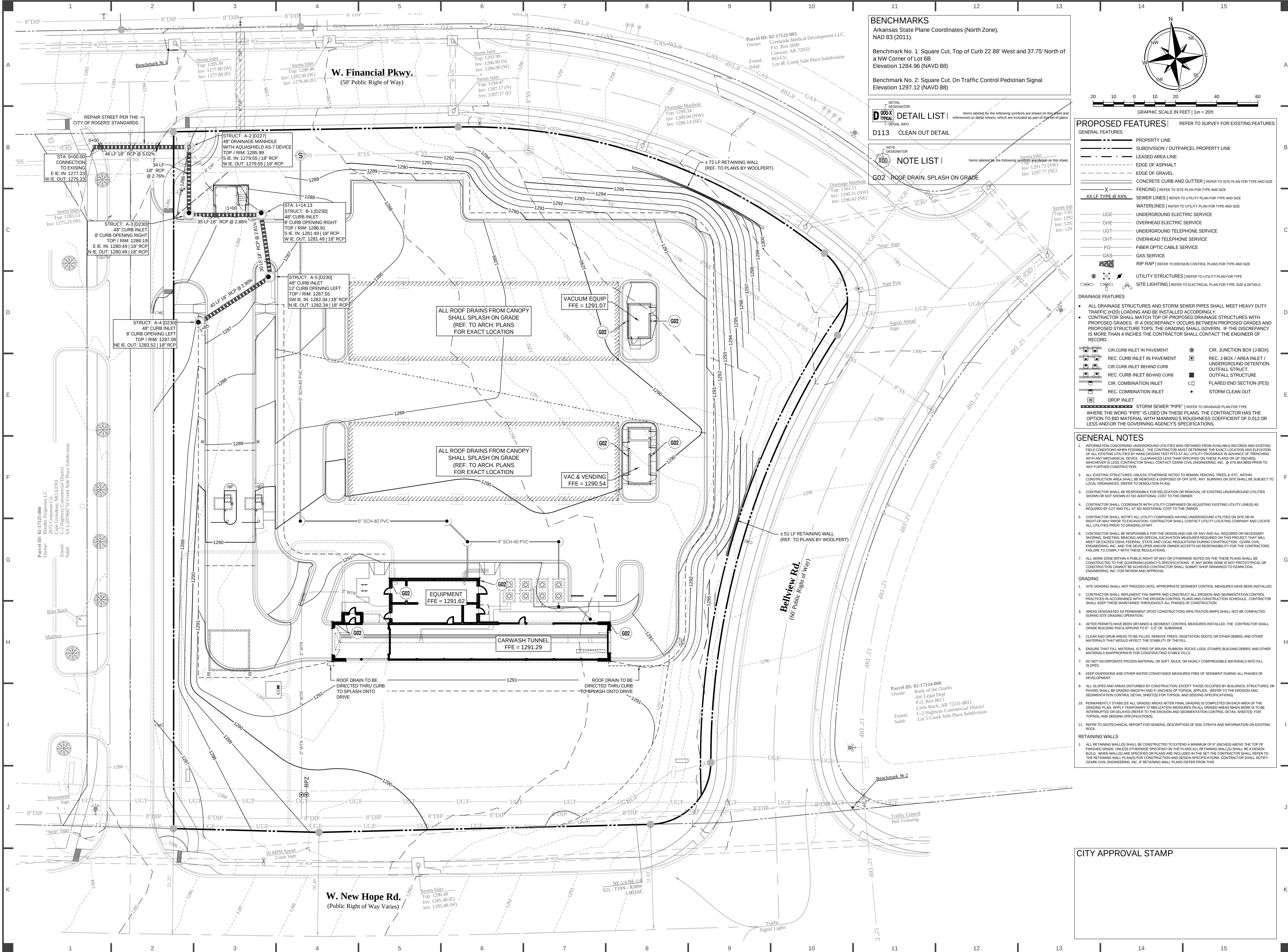
SITE PLAN

TIDAL WAVE AUTO SPA

3757 W. NEW HOPE ROAD
ROGERS AR 72758

DRAWN BY: JON
JOB NO: 22-1393
ORIGINAL ISSUE DATE: 07/22/2022
CITY VIEW NO: PL202200520
SHEET NO: C2.0

c:\dropbox (ozark civil)\twas projects\122-1393 rogers ar design\03 permitting\04\122-1393 design_04.dwg - Plotted on 7/21/2022 11:01:44 PM. to pdf-xchange.pc3 by Jon B.



BENCHMARKS
Arkansas State Plane Coordinates (North Zone), NAD 83 (2011).

Benchmark No. 1: Square Cut, Top of Curb 22.88' West and 37.75' North of a NW Corner of Lot 6B
Elevation 1284.96 (NAVD 88)

Benchmark No. 2: Square Cut, On Traffic Control Pedestrian Signal
Elevation 1297.12 (NAVD 88)

DETAIL LIST I

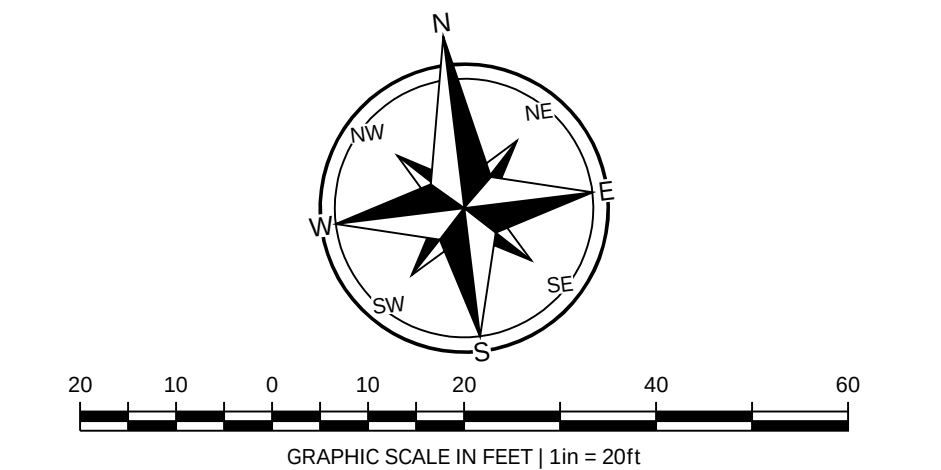
Items labeled by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of these plans.

D113 CLEAN OUT DETAIL

NOTE LIST I

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

G02 ROOF DRAIN, SPLASH ON GRADE



PROPOSED FEATURES REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- LEASED AREA LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE CURB AND GUTTER | REFER TO SITE PLAN FOR TYPE AND SIZE
- FENCING | REFER TO SITE PLAN FOR TYPE AND SIZE
- SEWER LINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- WATER LINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- UNDERGROUND ELECTRIC SERVICE
- OVERHEAD ELECTRIC SERVICE
- UNDERGROUND TELEPHONE SERVICE
- OVERHEAD TELEPHONE SERVICE
- FIBER OPTIC CABLE SERVICE
- GAS SERVICE
- RIP RAP | REFER TO EROSION CONTROL PLANS FOR TYPE AND SIZE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

DRAINAGE FEATURES

- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
- CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

LEGEND

- CIR CURB INLET IN PAVEMENT
- REC CURB INLET IN PAVEMENT
- CIR CURB INLET BEHIND CURB
- REC CURB INLET BEHIND CURB
- CIR COMBINATION INLET
- REC COMBINATION INLET
- DROP INLET
- CIR JUNCTION BOX (J-BOX)
- REC J-BOX / AREA INLET
- UNDERGROUND DETENTION OUTFALL STRUCT.
- OUTFALL STRUCTURE
- FLARED END SECTION (FES)
- STORM CLEAN OUT

WHERE THE WORD "PIPE" IS USED ON THESE PLANS, THE CONTRACTOR HAS THE OPTION TO BID MATERIAL WITH A MANNING'S ROUGHNESS COEFFICIENT OF 0.012 OR LESS AND/OR THE GOVERNING AGENCY'S SPECIFICATIONS.

GENERAL NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. CLEARANCES LESS THAN THOSE SHOWN ON THESE PLANS OR 18" (INCHES) WHICHEVER IS LESS, CONTRACTOR SHALL CONTACT OZARK CIVIL ENGINEERING, INC. @ 479.464.8850 PRIOR TO ANY FURTHER CONSTRUCTION.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF-SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. (REFER TO DEMOLITION PLAN)
- 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 COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINES) AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- 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 THAT WILL MEET OR EXCEED OSHA, FEDERAL, STATE AND LOCAL REGULATIONS DURING CONSTRUCTION. OZARK CIVIL ENGINEERING, INC. AND THE DEVELOPER AND/OR OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.
- ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.

GRADING

- SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
- CONTRACTOR SHALL IMPLEMENT THE SWPPP AND CONSTRUCT ALL EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH THE EROSION CONTROL PLANS AND CONSTRUCTION SCHEDULE. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- AREAS DESIGNATED AS PERMANENT (POST CONSTRUCTION) INFILTRATION BMPs SHALL NOT BE COMPACTED DURING SITE GRADING OPERATION.
- AFTER PERMITS HAVE BEEN OBTAINED & SEDIMENT CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD & APPROX 10' x 12' OF SUBGRADE.
- CLEAR AND GRUB AREAS TO BE FILLED. REMOVE TREES, VEGETATION, ROOTS OR OTHER DEBRIS, AND OTHER MATERIALS THAT WILL AFFECT THE STABILITY OF THE FILL.
- ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILLS.
- DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUDDY OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.
- KEEP DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES OR PAVING SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOPSOIL APPLIED. (REFER TO THE EROSION AND SEDIMENTATION CONTROL DETAIL SHEETS) FOR TOPSOIL AND SEEDING SPECIFICATIONS).
- PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED ON EACH AREA OF THE GRADING PLAN. APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS WHEN WORK IS TO BE INTERRUPTED OR DELAYED (REFER TO THE EROSION AND SEDIMENTATION CONTROL DETAIL SHEETS) FOR TOPSOIL AND SEEDING SPECIFICATIONS).
- REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION ON EXISTING ROCK.

RETAINING WALLS

- ALL RETAINING WALL(S) SHALL BE CONSTRUCTED TO EXTEND A MINIMUM OF 6" (INCHES) ABOVE THE TOP OF FINISHED GRADE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL RETAINING WALL(S) SHALL BE A DESIGN BUILD. WHEN WALLS ARE SPECIFIED OR PLANS ARE INCLUDED IN THE SET, THE CONTRACTOR SHALL REFER TO THE RETAINING WALL PLANS FOR CONSTRUCTION AND DESIGN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OZARK CIVIL ENGINEERING, INC. IF RETAINING WALL PLANS DIFFER FROM THIS.

CITY APPROVAL STAMP

DRAWN BY: JON

JOB #: 22-1393

ORIGINAL ISSUE DATE: 07/22/2022

CITY VIEW #: PL202200520

SHEET #:

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REVISIONS:

№	DATE	DESCRIPTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
TOSCO B. BERRY
07/22/2022

CERTIFICATE OF AUTHORIZATION
OZARK CIVIL ENGINEERING, INC.
NO. 442
STATE OF ARKANSAS

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

DRAINAGE PLAN

TIDAL WAVE AUTO SPA

3757 W. NEW HOPE ROAD
ROGERS AR 72758

DRAWN BY: JON

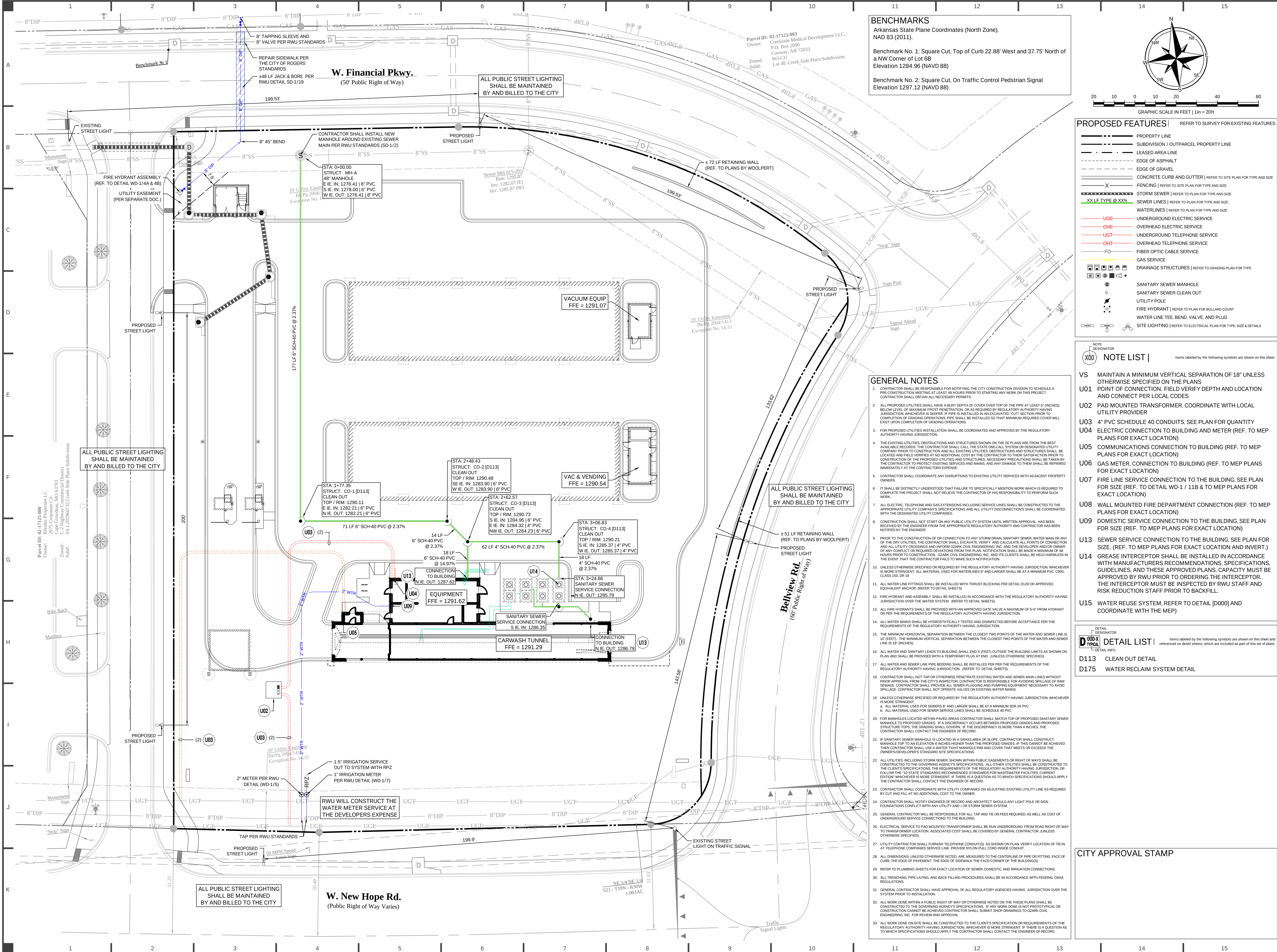
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ORIGINAL ISSUE DATE: 07/22/2022

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SHEET #:

C5.1



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

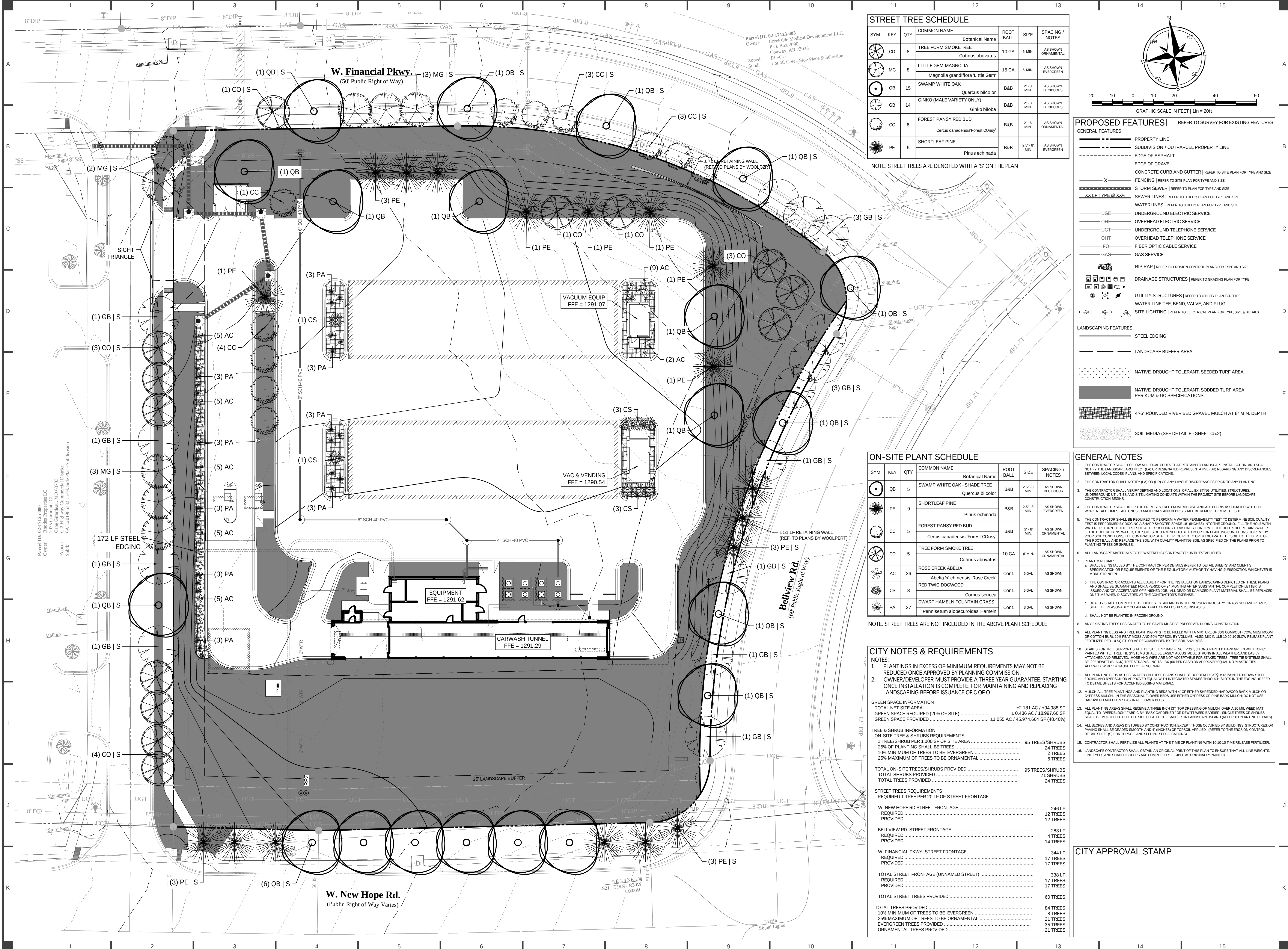
UTILITY PLAN

TIDAL WAVE AUTO SPA

3757 W. NEW HOPE ROAD
ROGERS AR 72758

DRAWN BY:	JON
JOB NO	22-1393
ORIGINAL ISSUE DATE:	07/22/2022
CITY VERSION NO	PL202200520
SHEET NO	C6.0

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STREET TREE SCHEDULE						
SYM.	KEY	QTY	COMMON NAME Botanical Name	ROOT BALL	SIZE	SPACING / NOTES
	CO	8	TREE FORM SMOKETREE Cotinus obovatus	10 GA	6' MIN.	AS SHOWN ORNAMENTAL
	MG	8	LITTLE GEM MAGNOLIA Magnolia grandiflora 'Little Gem'	15 GA	6' MIN.	AS SHOWN EVERGREEN
	QB	15	SWAMP WHITE OAK Quercus bicolor	B&B	2'-8' MIN.	AS SHOWN DECIDUOUS
	GB	14	GINKGO (MALE VARIETY ONLY) Ginkgo biloba	B&B	2'-8' MIN.	AS SHOWN ORNAMENTAL
	CC	6	FOREST PANSY RED BUD Cercis canadensis 'Forest Coney'	B&B	2'-8' MIN.	AS SHOWN ORNAMENTAL
	PE	9	SHORTLEAF PINE Pinus echinata	B&B	2'-8' MIN.	AS SHOWN EVERGREEN

NOTE: STREET TREES ARE DENOTED WITH A 'S' ON THE PLAN

ON-SITE PLANT SCHEDULE						
SYM.	KEY	QTY	COMMON NAME Botanical Name	ROOT BALL	SIZE	SPACING / NOTES
	QB	5	SWAMP WHITE OAK - SHADE TREE Quercus bicolor	B&B	2'-8' MIN.	AS SHOWN DECIDUOUS
	PE	9	SHORTLEAF PINE Pinus echinata	B&B	2'-8' MIN.	AS SHOWN EVERGREEN
	CC	5	FOREST PANSY RED BUD Cercis canadensis 'Forest Coney'	B&B	2'-8' MIN.	AS SHOWN ORNAMENTAL
	CO	5	TREE FORM SMOKE TREE Cotinus obovatus	10 GA	6' MIN.	AS SHOWN ORNAMENTAL
	AC	36	ROSE CREEK ABELIA Abelia 'x' chinensis 'Rose Creek'	Cont.	5 GAL.	AS SHOWN
	CS	8	RED TWIG DOGWOOD Cornus sericea	Cont.	5 GAL.	AS SHOWN
	PA	27	DWARF HAMELIN FOUNTAIN GRASS Pennisetum alopecuroides 'Hamelin'	Cont.	3 GAL.	AS SHOWN

NOTE: STREET TREES ARE NOT INCLUDED IN THE ABOVE PLANT SCHEDULE

CITY NOTES & REQUIREMENTS	
NOTES:	
1. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.	
2. OWNER/DEVELOPER MUST PROVIDE A THREE YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF C OF O.	
GREEN SPACE INFORMATION	
TOTAL NET SITE AREA	±2,181 AC / ±94,988 SF
TOTAL GROSS SITE AREA	±2,181 AC / ±94,988 SF
TOTAL GREEN SPACE REQUIRED (20% OF SITE)	±436 AC / 18,997,600 SF
TOTAL GREEN SPACE PROVIDED	±1,055 AC / 45,974,664 SF (46.40%)
TREE & SHRUB INFORMATION	
ON-SITE TREE & SHRUB REQUIREMENTS	
1 TREE/SHRUB PER 1,000 SF OF SITE AREA	95 TREES/SHRUBS
25% OF PLANTING SHALL BE TREES	24 TREES
10% MINIMUM OF TREES TO BE EVERGREEN	2 TREES
25% MAXIMUM OF TREES TO BE ORNAMENTAL	6 TREES
TOTAL ON-SITE TREES/SHRUBS PROVIDED	95 TREES/SHRUBS
TOTAL TREES PROVIDED	71 TREES
TOTAL SHRUBS PROVIDED	24 TREES
STREET TREES REQUIREMENTS	
REQUIRED 1 TREE PER 20 LF OF STREET FRONTAGE	
W. NEW HOPE RD STREET FRONTAGE	246 LF
REQUIRED	12 TREES
PROVIDED	12 TREES
BELLVIEW RD. STREET FRONTAGE	283 LF
REQUIRED	4 TREES
PROVIDED	14 TREES
W. FINANCIAL PKWY. STREET FRONTAGE	344 LF
REQUIRED	17 TREES
PROVIDED	17 TREES
TOTAL STREET FRONTAGE (UNNAMED STREET)	338 LF
REQUIRED	17 TREES
PROVIDED	17 TREES
TOTAL STREET TREES PROVIDED	60 TREES
TOTAL TREES PROVIDED	84 TREES
10% MINIMUM OF TREES TO BE EVERGREEN	8 TREES
25% MAXIMUM OF TREES TO BE ORNAMENTAL	21 TREES
EVERGREEN TREES PROVIDED	35 TREES
ORNAMENTAL TREES PROVIDED	21 TREES

PROPOSED FEATURES

REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE CURB AND GUTTER | REFER TO SITE PLAN FOR TYPE AND SIZE
- FENCING | REFER TO SITE PLAN FOR TYPE AND SIZE
- STORM SEWER | REFER TO PLAN FOR TYPE AND SIZE
- SEWER LINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- WATERLINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- UNDERGROUND ELECTRIC SERVICE
- OVERHEAD ELECTRIC SERVICE
- UNDERGROUND TELEPHONE SERVICE
- OVERHEAD TELEPHONE SERVICE
- FIBER OPTIC CABLE SERVICE
- GAS SERVICE
- RIP RAP | REFER TO EROSION CONTROL PLANS FOR TYPE AND SIZE
- DRAINAGE STRUCTURES | REFER TO GRADING PLAN FOR TYPE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- WATER LINE TEE, BEND, VALVE, AND PLUG
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

LANDSCAPING FEATURES

- STEEL EDGING
- LANDSCAPE BUFFER AREA
- NATIVE, DROUGHT TOLERANT, SEEDED TURF AREA
- NATIVE, DROUGHT TOLERANT, SODDED TURF AREA PER KUM & GO SPECIFICATIONS.
- 4"-6" ROUNDED RIVER BED GRAVEL MULCH AT 8" MIN. DEPTH
- SOIL MEDIA (SEE DETAIL F - SHEET C5.2)

GENERAL NOTES

- THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT (LA) OR DESIGNATED REPRESENTATIVE (DR) REGARDING ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY (LA) OR (DR) OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES STRUCTURES, UNDERGROUND UTILITIES, AND SITE LIGHTING CONDUITS WITHIN THE PROJECT SITE BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A WATER PERMEABILITY TEST TO DETERMINE SOIL QUALITY. TEST IS PERFORMED BY DIGGING A SHARP SHOOTER SPADE 18" (INCHES) INTO THE GROUND. FILL THE HOLE WITH WATER. RETURN TO THE TEST SITE AFTER 18 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE RETAINS WATER, THE SOIL IS DETERMINED TO BE TOO POOR FOR PLANTING CONDITIONS. TO REMEDY POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO OVER EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL AS SPECIFIED ON THE PLANS PRIOR TO PLANTING TREES OR SHRUBS.
- ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
- PLANT MATERIAL:
 - SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAIL SHEETS) AND CLIENTS SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
 - THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION LANDSCAPING DEPICTED ON THESE PLANS AND SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS AFTER SUBSTANTIAL COMPLETION LETTER IS ISSUED AND/OR ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED ONE TIME WHEN DISCOVERED AT THE CONTRACTORS EXPENSE.
 - QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY. GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, DISEASES.
 - SHALL NOT BE PLANTED IN FROZEN GROUND.
 - ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
- ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (COW, MUSHROOM OR COTTON BUR), 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO MIX IN 1LB 10-20-10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ. FT. OR AS RECOMMENDED BY THE SOIL ANALYSIS.
- STAKES FOR TREE SUPPORT SHALL BE STEEL "T" BAR FENCE POST, 6" LONG, PAINTED DARK GREEN WITH TOP 6" PAINTED WHITE. TREE SYSTEMS SHALL BE EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. NOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. TREE TIE SYSTEMS SHALL BE 20' DEWITT (BLACK) TREE STRAP/SLINGS TSL-BX (60 PER CASE) OR APPROVED EQUAL-NO PLASTIC TIES ALLOWED. WIRE: 14 GAUGE ELECT. FENCE WIRE.
- ALL PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY 4" x 4" PAINTED BROWN STEEL EDGING AND OVERSEED OR APPROVED EQUAL WITH INTEGRATED STAKES THROUGH SLOTS IN THE EDGING. (REFER TO DETAIL SHEETS FOR ACCEPTED EDGING MATERIAL).
- MULCH ALL TREE PLANTINGS AND PLANTING BEDS WITH 4" OF EITHER SHREDDED HARDWOOD BARK MULCH OR CYPRESS MULCH. IN THE SEASONAL FLOWER BEDS USE EITHER CYPRESS OR PINE BARK MULCH. DO NOT USE HARDWOOD MULCH IN SEASONAL FLOWER BEDS.
- ALL PLANTING AREAS SHALL RECEIVE A THREE INCH (3") TOP DRESSING OF MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDLOCK" FABRIC BY "EASY GARDENER" OR DEWITT WEED BARRIER. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE GRASS OR LANDSCAPE ISLAND (REFER TO PLANTING DETAILS).
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOPSOIL APPLIED. (REFER TO THE EROSION CONTROL DETAIL SHEETS FOR TOPSOIL AND SEEDING SPECIFICATIONS).
- CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
- LANDSCAPE CONTRACTOR SHALL OBTAIN AN ORIGINAL PRINT OF THIS PLAN TO ENSURE THAT ALL LINE WEIGHTS, LINE TYPES AND SHADED COLORS ARE COMPLETELY LEGIBLE AS ORIGINALLY PRINTED.

CITY APPROVAL STAMP

Know what's below.
Call before you dig.

REVISIONS:

NO	DATE	DESCRIPTION

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

LANDSCAPE PLAN

TIDAL WAVE AUTO SPA
3757 W. NEW HOPE ROAD
ROGERS AR 72758

DRAWN BY: JON

JOB NO: 22-1393

ORIGINAL ISSUE DATE: 07/22/2022

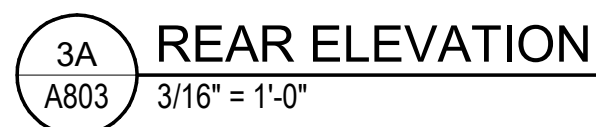
CITY VIEW NO: PL202200520

SHEET NO

L1.0

Page 64 of 66

CITY APPROVAL STAMP



ARCHITECT

reztark

REZTARK DESIGN STUDIO, LLC
601 MAIN STREET, SUITE 200
CINCINNATI, OH 45202
513.233.3333



**TIDAL
WAVE**
AUTO SPA

TIDAL WAVE AUTO SPA
NE CORNER OF NEW HOPE AND BELLEVUE RD
ROGERS, AR 72758

NEW POTATO CREEK HOLDINGS, LLC
124 E. THOMPSON STREET
TOMASTON, GA 30286

STRUCTURAL
THORSON BAKER + ASSOCIATES
2055 READING ROAD, SUITE 280
CINCINNATI, OH 45202
513.579.8200

M.E.P.
MEP ENGINEER
ANYWHERE, USA 00000
000.000.0000

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CIVIL
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CONSTRUCTION

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TIDAL WAVE
AUTO SPA

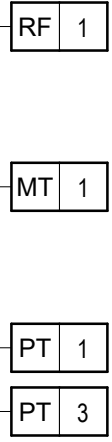
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BELLEVUE RD
ROGERS, AR 72758

PROJ. NO: 22027	
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SHEET SIZE: 30" x 42"	

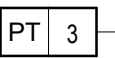
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CITY APPROVAL STAMP



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ARCHITECT

reztark

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601 MAIN STREET, SUITE 200
CINCINNATI, OHIO 45202
513.233.3333

PROJECT



TIDAL WAVE AUTOSPA
NE CORNER OF NEW HOPE AND BELLEVUE RD
ROGERS, AR 72758

CLIENT

NEW POTATO CREEK HOLDINGS, LLC
124 E. THOMPSON STREET
TOMASTON, GA 30286

CONSULTANT
STRUCTURALM.E.P.

CIVIL

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NOT FOR
CONSTRUCTION

PROJECT REVISIONS

[illegible]

PROJECT INFORMATION

TIDAL WAVE
AUTOSPA

ADDRESS: NE CORNER OF NEW HOPE AND
BELLEVUE RD
ROGERS, AR 72758

PROJ. NO: Z2027	
DRAWN BY: Author	CHECKED BY: Checker
SHEET SIZE: 30" x 42"	

SHEET TITLE & NUMBER

COLOR ELEVATIONS - VACUUM CANOPY

A805

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