



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

**PLANNING COMMISSION MEETING AGENDA
SEPTEMBER 20, 2022**

6:00 PM

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

COMMITTEE SESSIONS: 5:15 PM

REGULAR SESSION: 6:00 PM

ONLINE VIEWING: <https://us02web.zoom.us/j/85076546008?pwd=RHVHDVF6V0H6EKZHOWNWRZNIOZDPUT09>

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE - 5:15 PM, COMMUNITY ROOM

- 1. LSDP: DOMINO'S**
- 2. LSDP: M&D ADVENTURES**
- 3. LSDP: FREEMAN FAMILY RENTALS**
- 4. LSDP: EMBASSY APARTMENTS**
- 5. PRELIMINARY PLAT: HAWTHORNE HEIGHTS SUBDIVISION**

PLANS & POLICIES COMMITTEE - 5:30 PM, COUNCIL CHAMBERS

- 1. CUP: CIRCLE K**
- 2. CUP: SAPPHIRE HOMES**
- 3. STAFF BRIEF: CGM AND CODE UPDATE**

REGULAR SESSION

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:



DEPT. OF COMMUNITY
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PHONE: (479) 621-1186
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1. September 6, 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Development Review Committee
2. Plans & Policies

OLD BUSINESS:

1. None.

PUBLIC HEARING:

1. CUP: Circle K

A request by Circle K for a Conditional Use Permit to allow the use "Convenience Store with Gas" at 1787 W. Pleasant Grove Road in the C-2 (Highway Commercial) zoning district.

(Tabled 9-6-22)

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: James Harkins, Blue Whale Development*

2. CUP: Sapphire Homes

A request by Sapphire Homes for a Conditional Use Permit to allow both "Warehouse Office" and "Detached Residential Single Family" uses on ±3.81 acres at the southwest corner of W. Pleasant Grove Road and Highway 112 (Main Street) in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Nick Little*
- *REPRESENTED BY: Jay Young, DCI*

NEW BUSINESS:

1. LSDP: Domino's

A proposed 2,070-sf restaurant on 0.75 of an acre at the southwest corner of New Hope and 1st streets in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*



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- *REPRESENTED BY: Paul Engel, Anderson Engineering*

2. LSDP: M&D Adventures

A proposed 7,296 SF commercial building planned for animal boarding on ± 1.27 acres at 3707 W. Southern Hills Blvd. the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Kip Williams, Anderson Engineering*

3. LSDP: Freeman Family Rentals

A proposed warehouse and storage facility consisting of two 13,897 SF buildings on ± 4.99 acres at 2326 S. 8th Street in the C-4 (Open-Display Commercial) zoning district and the city's Overlay District.

- *STAFF: Christina Moore*
- *REPRESENTED BY: David Gilbert, Plymouth Engineering*

4. LSDP: Embassy Apartments

A proposed 48-unit apartment development with 12 buildings and a leasing office 3.95 acres at 410 N. 13th Street in the RMF-12B (Residential Multifamily, 12 units per acre, with rentals) zoning district.

- *STAFF: Nick Little*
- *REPRESENTED BY: Ferdie Fourie, CDE*

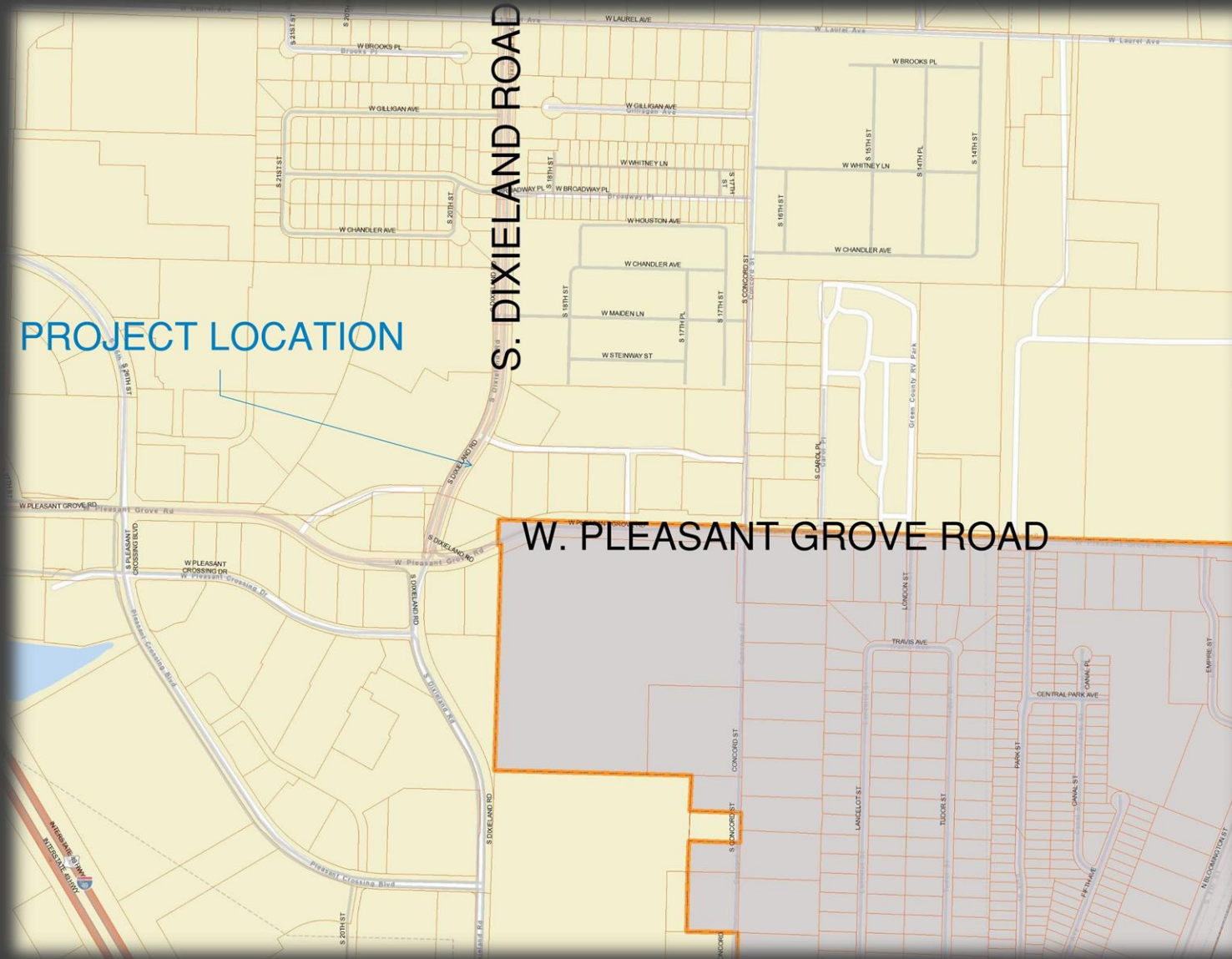
5. PRELIMINARY PLAT: Hawthorne Heights Subdivision

A 57-lot subdivision located on 15.62 acres on the west side of S. Bellview Road and north of Garrett Road in N-R (Neighborhood Residential) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Blake Murray, CEI*

ADJOURN:

Conditional Use Permit: Circle K



Summary

Representative:

Kofi Addo – Bowman Consulting

Location:

1787 W. Pleasant Grove Rd.

Parcel 02-21544-000

Proposed Use:

Convenience Store with Gas

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Neighborhood

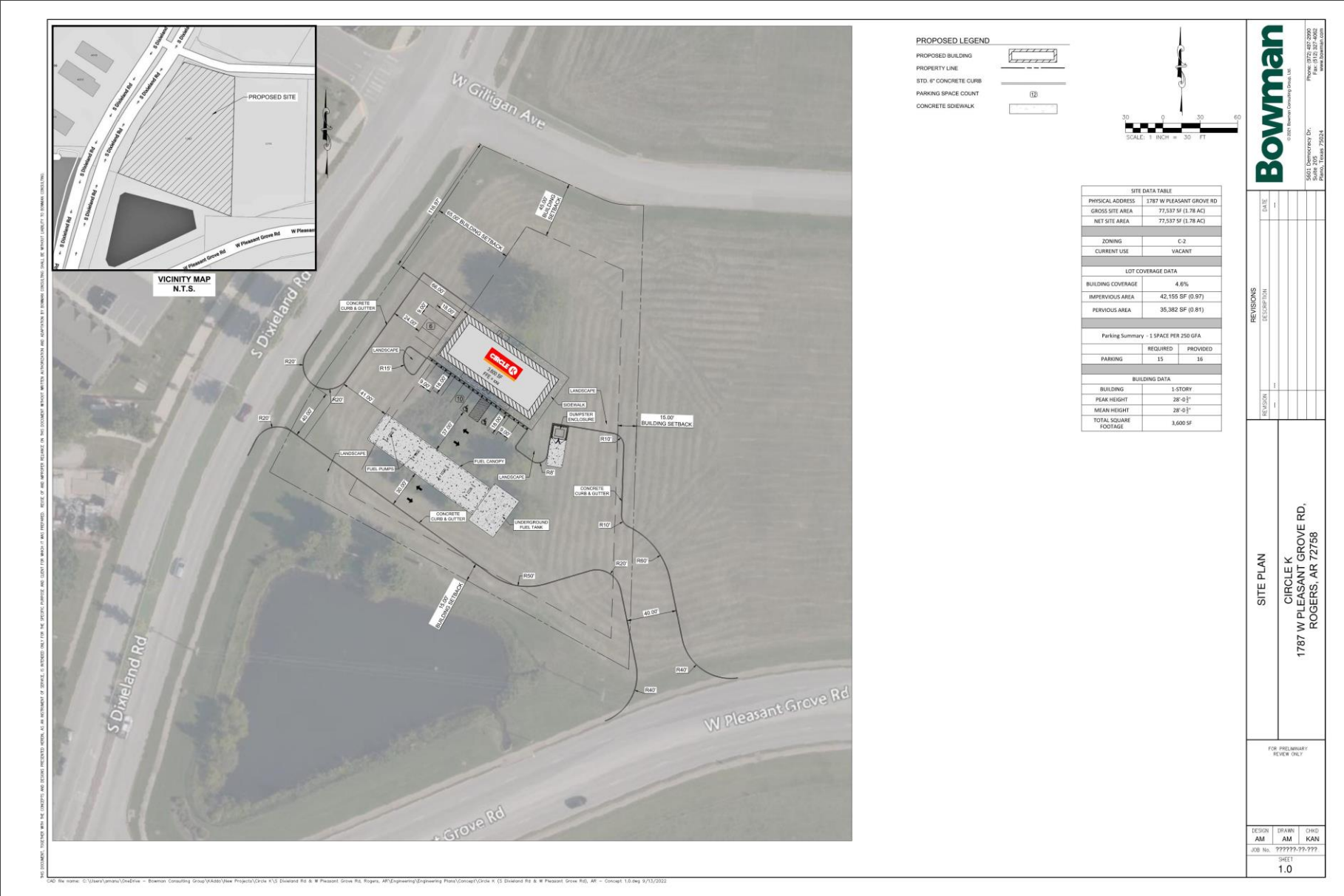


- Proposed use conditional? Zoned correctly?
 - Yes.
- Compatible with surroundings? Would use set a precedent contrary to city land use plan?
 - Yes, it is compatible with surrounding context. The use is contrary to the CGM designation.
- Can zoning requirements be met?
 - Yes.
- Cleared of known traffic hazards?
 - Yes.



- Proposed use conditional? Zoned correctly?
 - Yes.
- Compatible with surroundings? Would use set a precedent contrary to city land use plan?
 - Yes, it is compatible with surrounding context. The use is contrary to the CGM designation.
- Can zoning requirements be met?
 - Yes.
- Cleared of known traffic hazards?
 - Yes.

Conditional Use Permit: Circle K



Site Plan

Conditional Use Permit: Circle K



Staff Recommendation:
APPROVE

Note: Approval of this CUP will not include proposed design of W. Pleasant Grove Road ingress/egress. It only approves the location. The design will be reviewed further during the LSDP process.

Aerial Image

Conditional Use Permit: Circle K



Comprehensive Growth Map:

- a) *Growth Designation: Neighborhood*
- b) *Growth Designation Character: Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development (CGM Page 1).*
- c) *Allowed Zoning Districts: R-SF, N-R, R-DP, R-MF*
- d) *Compliance with CGM: The property is zoned C-2 which is inconsistent with the Neighborhood Growth Designation. However, zones of neighboring properties to the east and northeast are C-2 as well. The proposed use is located at the intersection of two major arterials and is unlikely to be used for residential development.*

Zoning:

- a) *C-2 (Highway Commercial): The purpose and intent of the C-2 zoning district is “for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets,” Sec. 14-709(a).*
- b) *Use Definition: “Convenience Stores with Gas” is defined as “a secondary use classification encompassing retail sales of food, beverage, and small convenience items typically found in establishments with long or late hours of operation that also sell gasoline.”*



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-2
Permit Number: 22-20
CityView Application: PL202200795
Date: 8/15/2022

CONDITIONAL USE PERMIT

APPLICANT: Kofi Addo Circle K
ADDRESS: 5601 Democracy Drive, Plano, TX, 75024 SUITE #: 205
GENERAL LOCATION OF PROPERTY: 1787 W Pleasant Grove RD
PARCEL NUMBER: 02-21544-000
PHONE #: 972.497.2992 EMAIL: kaddo@bowman.com
PROPERTY OWNER: PWX LLC PHONE #: _____
PRESENT USE: Vacant ZONING: C-2
PROPOSED CONDITIONAL USE: Gas Station
PARKING SPACES AVAILABLE: 16 HOURS OF OPERATION: to be determined
IF APPLYING TO OPEN A DAYCARE:
NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME: N/A

Kofi Addo

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
☐ Applicant Certification
☒ Site plan as needed
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: 8/15/2022 PUBLIC HEARING DATE: 9/6/2022 CERTIFIED MAIL DATE: 8/21/2022

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____



August 12, 2022

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

**Re: Circle K Convenience Store with Fueling Station, 1787 W. Pleasant Grove Road
Parcel #02-21544-000
Conditional Use Permit Application**

To Whom It May Concern:

Bowman, acting on behalf of the property owner, would like to request a Conditional Use Permit for the proposed Circle K Convenience Store with a Fueling Station at 1787 W. Pleasant Grove Road in Rogers, AR.

PROJECT DESCRIPTION

The property is an approximately 1.78-acre undeveloped parcel located at the northeast corner of W. Pleasant Grove Road and S. Dixieland Road and is currently zoned C-2 Highway Commercial. The properties adjacent to the parcel are zoned C-2 Highway Commercial and RMF-22B – Residential Multifamily.

The project will have one access on S. Dixieland Road and a shared access on W. Pleasant Grove Road. The proposed convenience store will be open 24 hours and 7 days in a week. There will not be any significant impact to the traffic on the streets adjacent to the proposed development. We look forward to having the support of The Planning Commission on the proposed Circle K development in The City of Rogers.

Should you have any questions about the project, do not hesitate to contact me at 972.497.2992.

Sincerely,

BOWMAN

A handwritten signature in blue ink, appearing to read "Kofi Addo".

Kofi Addo, P.E.

5601 Democracy Drive, Suite 205, Plano, TX 75024
972.497.2992
www.bowman.com

August 4, 2022

To: Seaborn

From: Catherine



Re: Conditional Use Permit (CUP) property owner permission/PWX Sale to Bluefin Development for Lot 6, The Grove

Seaborn,

Attached is being requested for permission of Property Owner (PWX, LLC) for Purchaser (Bluefin Development) to seek a CUP on Lot 6, The Grove, to allow for approval of a C-store on the property which is now under contract.

Please if you will sign and return to me, I will notarize then get it back to Bluefin.

Let me know of any questions.

Thank you,

Cat

PROPERTY OWNER PERMISSION

I, PWX, LLC, by Seaborn J. Bell, Manager hereby permit the use of a convenience store with gas
(name) (use)
on my property at 1787 W. Pleasant Grove Road Rogers, Arkansas.
(address)

Dated this the 4th day of August, 2022.

PWX, LLC
By: Seaborn J. Bell
Signed Manager

Seaborn J. Bell
Name Printed

STATE OF ARKANSAS

COUNTY OF Pulaski

Subscribed and sworn before me this the 4th day of August, 2022.

Catherine Mulkey
Notary Signature

Catherine Mulkey
Notary Name Printed

7/17/2024
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 18th day of August, 20 22.

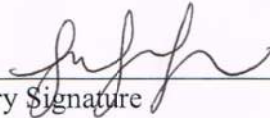

Signed

KOFI ADDO
Name Printed

Texas
STATE OF ~~ARKANSAS~~
COUNTY OF Tarrant

Subscribed and sworn before me this the 18 day of August, 20 22.

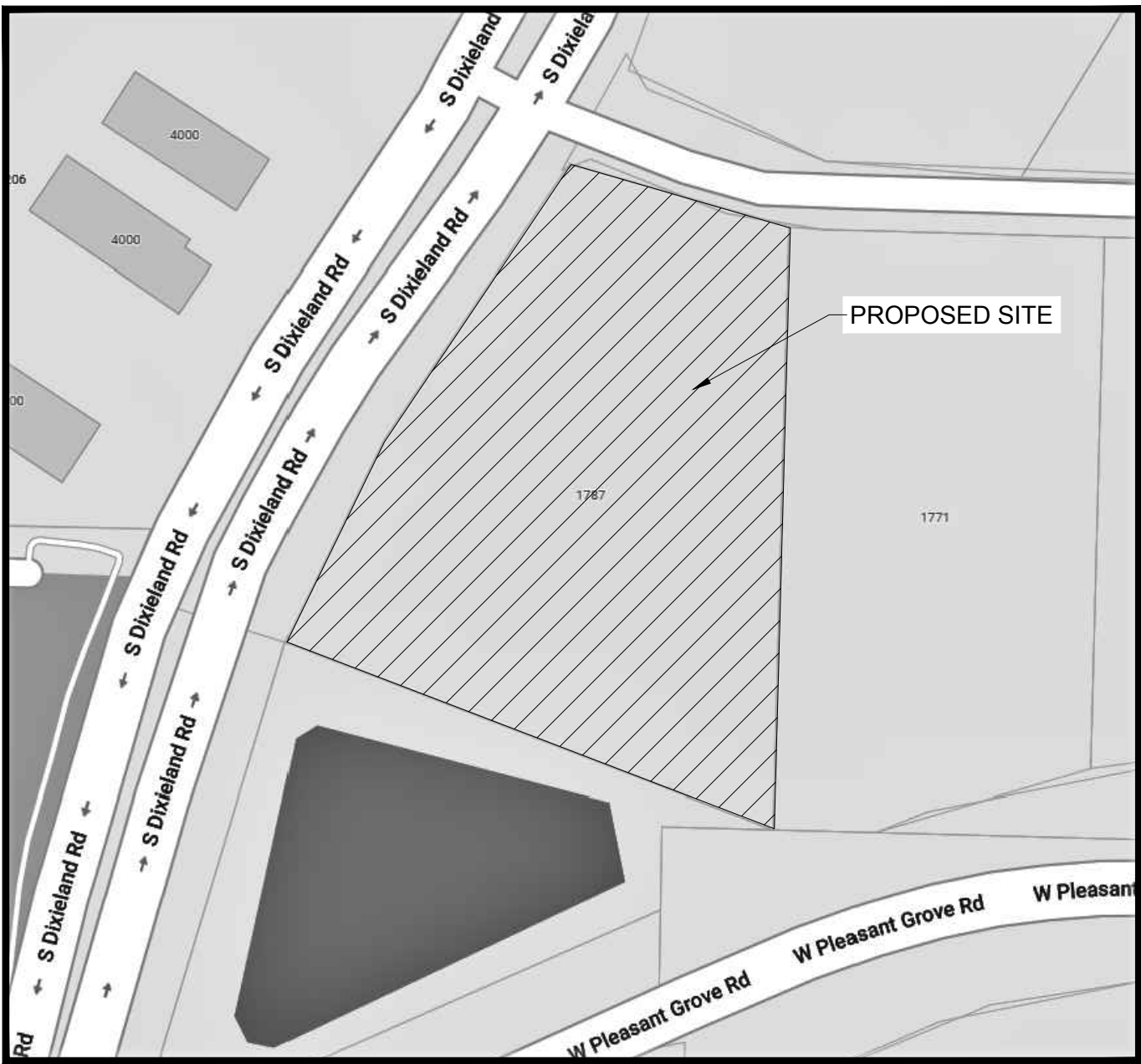



Notary Signature

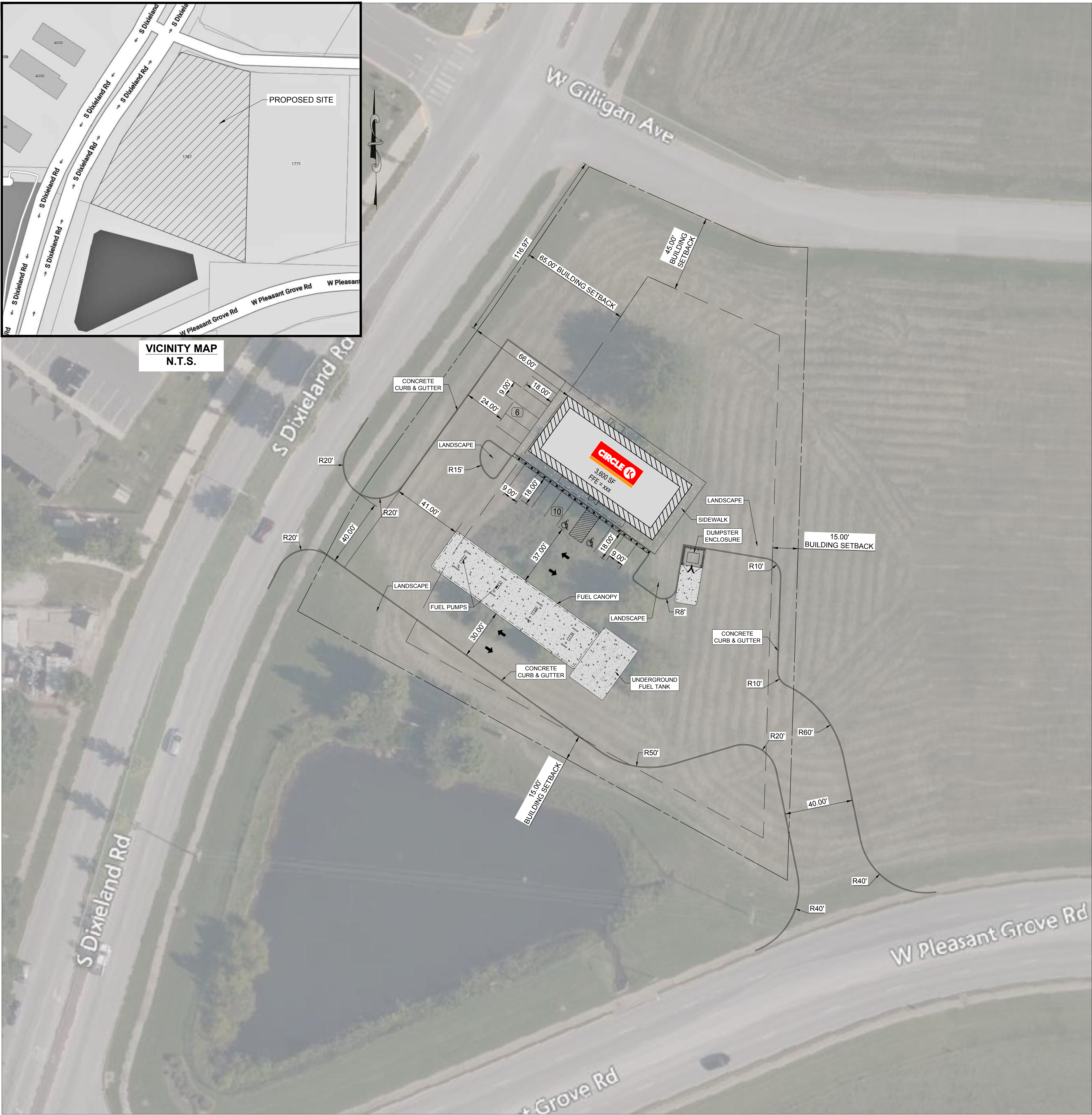
Elvia Aguilar
Notary Name Printed

May 26, 2025
Commission Expires

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

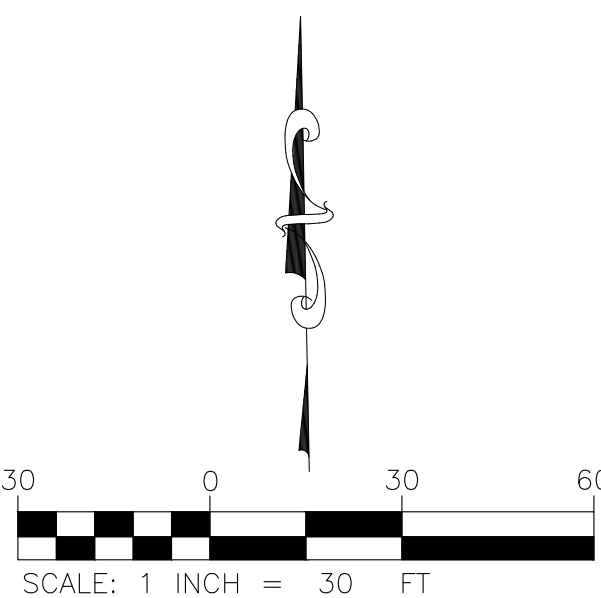


VICINITY MAP
N.T.S.



PROPOSED LEGEND

PROPOSED BUILDING	
PROPERTY LINE	
STD. 6" CONCRETE CURB	
PARKING SPACE COUNT	
CONCRETE SDIEWALK	



SITE DATA TABLE		
PHYSICAL ADDRESS	1787 W PLEASANT GROVE RD	
GROSS SITE AREA	77,537 SF (1.78 AC)	
NET SITE AREA	77,537 SF (1.78 AC)	
ZONING	C-2	
CURRENT USE	VACANT	
LOT COVERAGE DATA		
BUILDING COVERAGE	4.6%	
IMPERVIOUS AREA	42,155 SF (0.97)	
PERVIOUS AREA	35,382 SF (0.81)	
Parking Summary - 1 SPACE PER 250 GFA		
	REQUIRED	PROVIDED
PARKING	15	16
BUILDING DATA		
BUILDING	1-STORY	
PEAK HEIGHT	28'-0 ¹ / ₂ "	
MEAN HEIGHT	28'-0 ¹ / ₂ "	
TOTAL SQUARE FOOTAGE	3,600 SF	

REVISIONS

REVISION	DESCRIPTION	DATE

SITE PLAN

CIRCLE K
1787 W PLEASANT GROVE RD,
ROGERS, AR 72758

FOR PRELIMINARY
REVIEW ONLY

DESIGN AM	DRAWN AM	CHKD KAN
JOB No.	??????-??-???	
SHEET 1.0		

Memorandum

To: City of Rogers Planning Commission
From: Kofi Addo, P.E. | Bowman Consulting Group
Date: 8/12/2022
Re: Proposed Circle K to be located at 1787 W Pleasant Grove Rd, Rogers, AR 72758 - Trip Generation Memorandum

Bowman has been retained by Bluefin Development LLC to provide a summary of the anticipated trip generation of the proposed 3,600 SF Circle K Convenience Store with 8 Vehicle Fueling Positions Canopy proposed at 1787 W Pleasant Grove Rd, Rogers, Arkansas. The site location is depicted in **Figure 1**.

Access to the site is proposed to be provided via one (1) right-in/right-out driveway along S Dixieland Rd and one (1) full-access driveway along W Pleasant Grove Rd. The latest Site Plan is presented in **Appendix A**.

Trip generation rates were extracted from the Institute of Transportation Engineers *Trip Generation Manual 11th Edition* for the comparable land use Convenience Store/Gas Station (Land Use 945) Subcategory GFA (2-4k) for the proposed Circle K Development. The Land Use Definition is presented in **Appendix B**.

Table 1 displays the trip generation for the proposed development.

Table 1. Site Trip Generation

Land Use	Land Use Code ⁽¹⁾	Intensity	Units	Time Period	Average Rate/ Fitted Curve Eq. ⁽¹⁾	Development Trips ⁽¹⁾		
						In	Out	Total
Proposed:				Weekday	$T = 158.28(X) + 850.23$	1060	1061	2121
Convenience Store/Gas Station	945	8.00	VFP	AM ⁽²⁾	16.06	64	64	128
GFA (2-4k)				PM ⁽²⁾	18.42	73	74	147

(1) Based on the Institute of Transportation Engineers Trip Generation, 11th Edition

(2) Peak Hour of Adjacent Street

The proposed development is expected to generate a total of 2,121 trips during the weekday, 128 trips during the morning peak hour, and 147 trips during the evening peak hour.



Figure 1. Site location

Appendix A

PROPOSED SITE

1771

W Pleasant Grove Rd

S Dixieland Rd

W Gilligan Ave

45.00' BUILDING SETBACK

65.00' BUILDING SETBACK

116.97'

66.00'

18.00'

9.00'

24.00'

CONCRETE CURB & GUTTER

LANDSCAPE

R15'

41.00'

R20'

40.00'

R20'

37.00'

18.00'

9.00'

10

6

CIRCLE K

3,000 SF

FTE = KM

LANDSCAPE

SIDEWALK

DUMPSTER ENCLOSURE

15.00' BUILDING SETBACK

R10'

CONCRETE CURB & GUTTER

R10'

R20'

R60'

40.00'

R40'

R40'

W Pleasant Grove Rd

15.00' BUILDING SETBACK

R50'

LANDSCAPE

FUEL PUMPS

50.00'

CONCRETE CURB & GUTTER

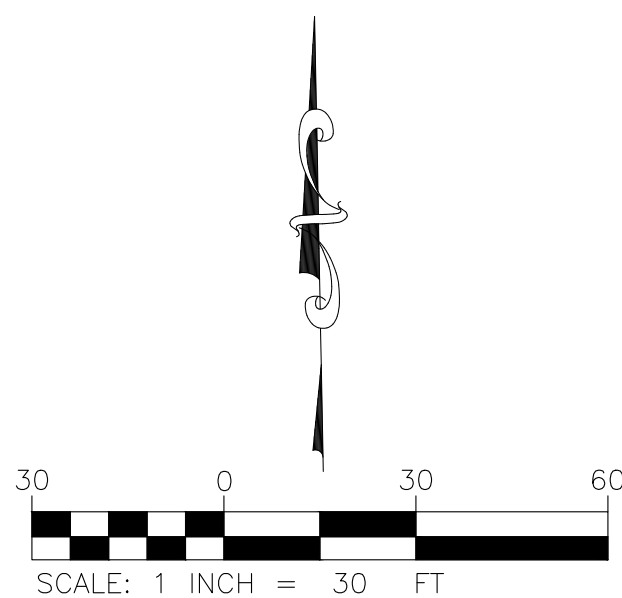
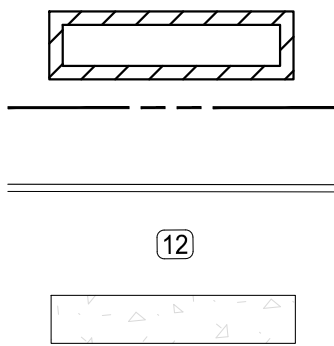
FUEL CANOPY

LANDSCAPE

UNDERGROUND FUEL TANK

R8'

PROPOSED BUILDING
PROPERTY LINE
STD. 6" CONCRETE CURB
PARKING SPACE COUNT
CONCRETE SIDEWALK



SITE DATA TABLE		
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BUILDING DATA		
BUILDING	1-STORY	
PEAK HEIGHT	28'-0 ³ / ₂ "	
MEAN HEIGHT	28'-0 ¹ / ₂ "	
TOTAL SQUARE FOOTAGE	3,600 SF	

CIRCLE K
1787 W PLEASANT GROVE RD,
ROGERS, AR 72758

FOR PRELIMINARY
REVIEW ONLY

DESIGN AM	DRAWN AM	CHKD KAN
JOB No. ??????-??-???		
SHEET 1.0		

Appendix B

Land Use: 945

Convenience Store/Gas Station

Description

A convenience store/gas station is a facility with a co-located convenience store and gas station. The convenience store sells grocery and other everyday items that a person may need or want as a matter of convenience. The gas station sells automotive fuels such as gasoline and diesel.

A convenience store/gas station is typically located along a major thoroughfare to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities.

The convenience store product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine. Coffee and pre-made sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

Convenience store (Land Use 851), gasoline/service station (Land Use 944), and truck stop (Land Use 950) are related uses.

Land Use Subcategory

Multiple subcategories were added to this land use to allow for multi-variable evaluation of sites with single-variable data plots. All study sites are assigned to one of three subcategories, based on the number of vehicle fueling positions (VFP) at the site: between 2 and 8 VFP, between 9 and 15 VFP, and between 16 and 24 VFP. For each VFP range subcategory, data plots are presented with GFA as the independent variable for all time periods and trip types for which data are available. The use of both GFA and VFP (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

Further, the study sites were also assigned to one of three other subcategories, based on the gross floor area (GFA) of the convenience store at the site: between 2,000 and 4,000 square feet, between 4,000 and 5,500 square feet, and between 5,500 and 10,000 square feet. For each GFA subcategory range, data plots are presented with VFP as the independent variable for all time periods and trip types for which data are available. The use of both VFP and GFA (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

When analyzing the convenience store/gas station land use with each combination of GFA and VFP values as described above, the two sets of data plots will produce two estimates of site-generated trips. Both values can be considered when determining a site trip generation estimate.

Data plots are also provided for three additional independent variables: AM peak hour traffic on adjacent street, PM peak hour traffic on adjacent street, and employees. These independent variables are intended to be analyzed as single independent variables and do not have sub-categories associated with them. Within the data plots and within the ITETripGen web app, these plots are found under the land use subcategory “none.”

Additional Data

ITE recognizes there are existing convenience store/gas station sites throughout North America that are larger than the sites presented in the data plots. However, the ITE database does not include any site with more than 24 VFP or any site with gross floor area greater than 10,000 square feet. Submission of trip generation data for larger sites is encouraged.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Arkansas, California, Connecticut, Delaware, Florida, Indiana, Iowa, Kentucky, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Pennsylvania, Rhode Island, South Dakota, Texas, Utah, Vermont, Washington, and Wisconsin.

Source Numbers

221, 245, 274, 288, 300, 340, 350, 351, 352, 355, 359, 385, 440, 617, 718, 810, 813, 844, 850, 853, 864, 865, 867, 869, 882, 883, 888, 904, 926, 927, 936, 938, 954, 960, 962, 977, 1004, 1024, 1025, 1027, 1052



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 **September 6, 2022** at **6:00 p.m.** on the application by **Circle K** for a **Conditional Use Permit** to allow the use “**Convenience Store with Gas**” at **1787 W. Pleasant Grove Rd.** in the **C-2 (Highway Commercial)** zoning district at the following described location:

PROPERTY DESCRIPTION:

1787 W. Pleasant Grove Rd.

Parcel Number: 02-21544-000

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday August 21, 2022**
BILL THE CITY OF ROGERS



Conditional Use Permit: Sapphire Homes



Summary

Representative:

Jay Young, DCI

Location: 1995 N Main Street (AR 112),
02-02137-351

Proposed Use:

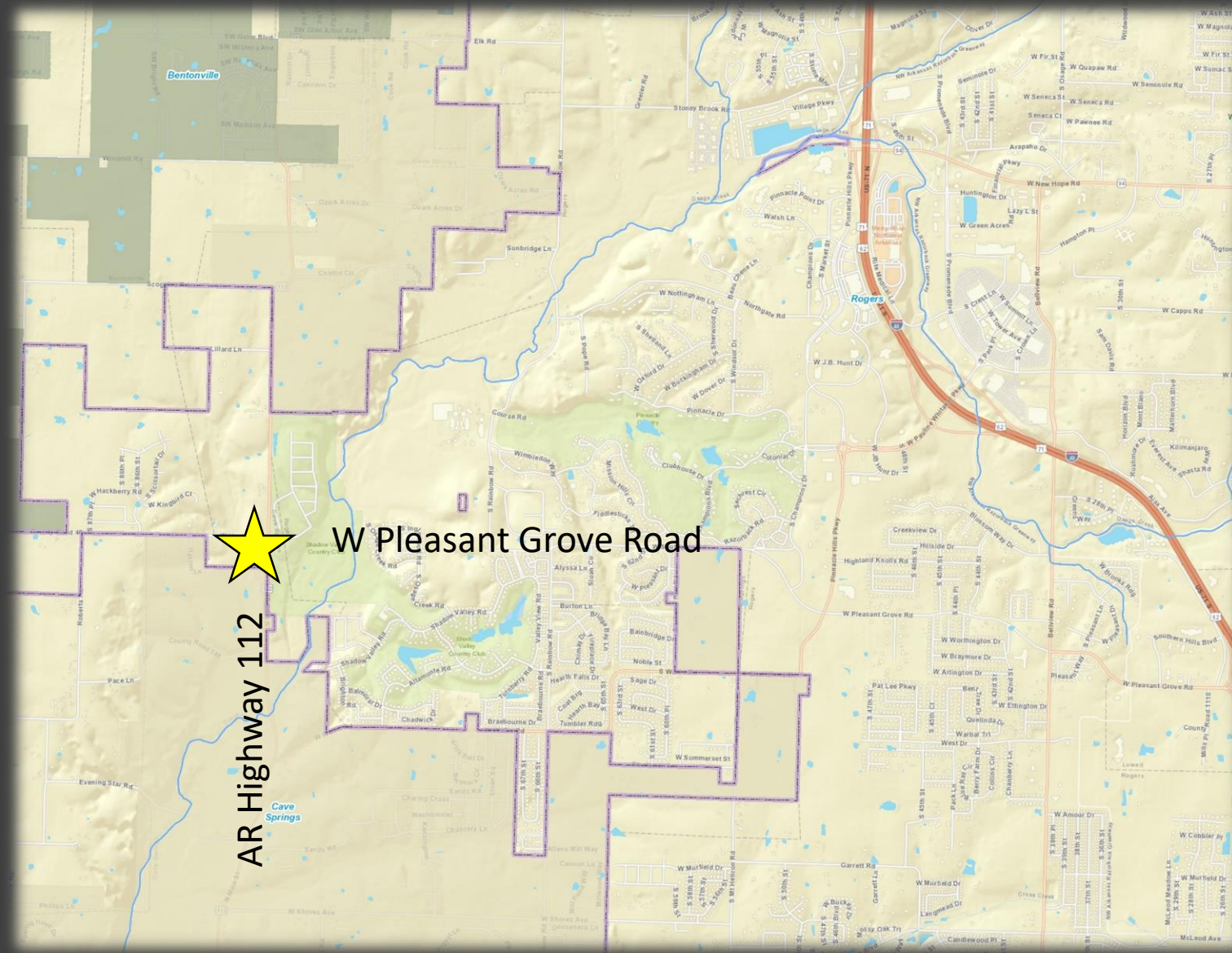
Warehouse Office, Detached Single-Family Residential

Zoning:

C-3 (Neighborhood Commercial)

Growth Designation:

Neighborhood Center



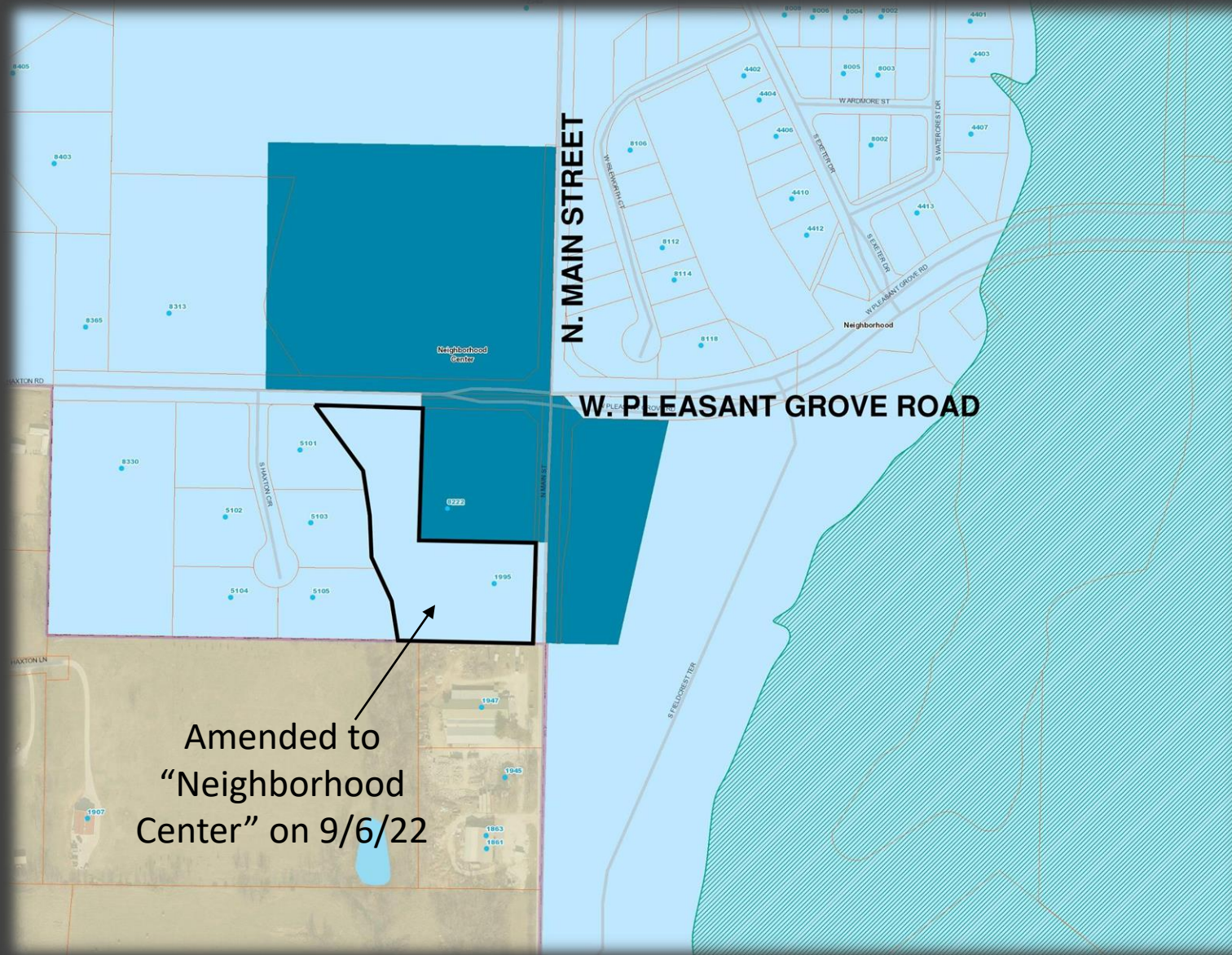
Vicinity Map

Staff: Nicholas Little, Planner II (nlittle@rogersar.gov)



- Proposed use conditional? Zoned correctly?
 - Yes. The parcel is zoned correctly and both uses are conditional.
- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - Yes and no. Allowing R-SF use in C-3 would be contrary to the intent of C-3 zoning.
- Can zoning requirements be met?
 - Yes
- Cleared of known traffic hazards?
 - Yes

Conditional Use Permit: Sapphire Homes



CONSIDERATIONS & FINDINGS

- Proposed use conditional? Zoned correctly?
 - Yes. The parcel is zoned correctly and both uses are conditional.
- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - Yes and no. Allowing R-SF use in C-3 would be contrary to the intent of C-3 zoning.
- Can zoning requirements be met?
 - Yes
- Cleared of known traffic hazards?
 - Yes

Conditional Use Permit: Sapphire Homes



Staff Recommendation:
CONSIDER

Aerial Image

Conditional Use Permit: Sapphire Homes



Comprehensive Growth Map:

- 1) *Growth Designation: Neighborhood Center*
- 2) *Growth Designation Character: Mixed-use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within 1/2 mile radius of each center and supports efficient multi-modal transportation network. Goals include creating neighborhood character, conserving opportunity for non-residential activities, and providing accessibility to civic facilities, religious assembly, basic commercial services, and recreation. (CGM Page 1)*
- 3) *Allowed Zoning Districts: C-3*

Zoning:

- 1) *C-3 (Neighborhood Commercial): The purpose and intent of the C-2 zoning district is "for areas designated as Neighborhood Centers on the city's Comprehensive Growth Map. The ideal application of this district is the development of a compact, mixed-use, neighborhood-oriented environment that transitions into lower density residential near Neighborhood Center boundaries. This district allows uses that provide essential goods and services to surrounding neighborhoods in a way that promotes placemaking and pedestrian accessibility. It is also intended to encourage medium-density residential development such as townhomes, bungalow courts, and other multi-unit or attached single-family housing types. Because the permitted non-residential uses are intended to be integral to the functions of a neighborhood, emphasis is placed on design and neighborhood compatibility," Sec. 14-710(a).*
- 2) *Use Definition:*
 - a) "Single-Family Residential" is defined as "a secondary use classification encompassing buildings containing one dwelling unit located on a single lot." Sec. 14-695(b)(1)(k)
 - b) "Warehouse Office" is defined as "a secondary use classification encompassing office uses for companies and non-governmental organizations that require limited on-site storage and company vehicle parking. This use may include: 1) Indoor material and equipment storage; and 2) On-site parking of commercial vehicles." Sec. 14-695(b)(3)(uu.)

Conditional Use Permit: Sapphire Homes



Engineering Comments:

- 1) The project is along a known primary channel, a known high risk area, and will require a floodplain development permit. Structures will be required to be built a minimum of 3-feet above the 100-year Base Flood Elevation or a calculated 100-year Water Surface Elevation of the channel. The construction will be required to demonstrate that no adverse impacts upstream and downstream will result from the development and meet the requirements of Section 22-105 of the City of Rogers code.
- 2) Engineering reserves all further comments for the LSDP submittal for the project.



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

OFFICE USE ONLY

Permit Fee: _____ (\$100)

Zoning: _____

Permit Number: _____

CityView Application: _____

Date: _____

CONDITIONAL USE PERMIT

APPLICANT: Allen Jay Young, DCI as Representative for: Howard Owen, Sapphire Homes NWA

ADDRESS: 1 E Center St, Fayetteville, AR 72701 SUITE #: 290

GENERAL LOCATION OF PROPERTY: West of Highway 112 (also known as N Main Street), and south of W Pleasant Grove Rd (also known as W Haxton Rd).

PARCEL NUMBER: #02-02137-351

PHONE #: 479-579-8740 EMAIL: HHO@KAEMARK.COM

PROPERTY OWNER: Jon P. Simpson PHONE #: (479) 621-1574

PRESENT USE: Vacant ZONING: C-3

PROPOSED CONDITIONAL USE: 1) Warehouse Office; & 2) Detached Single Family Homes

PARKING SPACES AVAILABLE: TBD & as Approved with LSDP HOURS OF OPERATION: Normal Business

IF APPLYING TO OPEN A DAYCARE:

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

Applicant Signature

Date

8-29-22

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
- ☒ Applicant Certification
- ☐ Site plan as needed
- ☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____



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 **September 20, 2022** at **6:00 p.m.** on the application by **Sapphire Homes** for a **Conditional Use Permit** to allow the use “**Warehouse Office & Detached Residential Single Family**” on **±3.81 acres at the SW corner of W. Pleasant Grove Rd. & N. Main St.** in the **C-3** (Neighborhood Commercial) zoning district at the following described location:

PROPERTY DESCRIPTION:

±3.81 acres at the SW corner of W. Pleasant Grove Rd. & N. Main St.

Parcel Number: 02-02137-351

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday September 4, 2022**
BILL THE CITY OF ROGERS

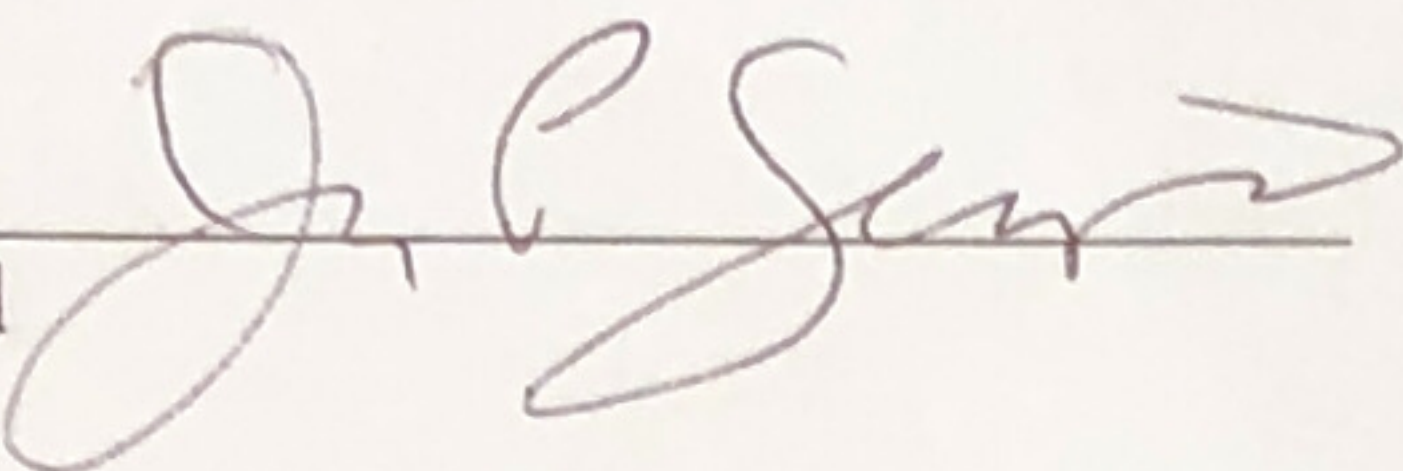
PROPERTY OWNER PERMISSION

I, Jon P. Simpson, hereby permit the use of 1) Warehouse Office; & 2) Detached Single Family Homes
(name) (use)

on my property at

Parcel #02-02137-351. Located west of Highway 112 (also known as N Main Street), and south of W Pleasant Grove Rd (also known as W Haxton Rd).

Dated this the 29 day of August, 2022

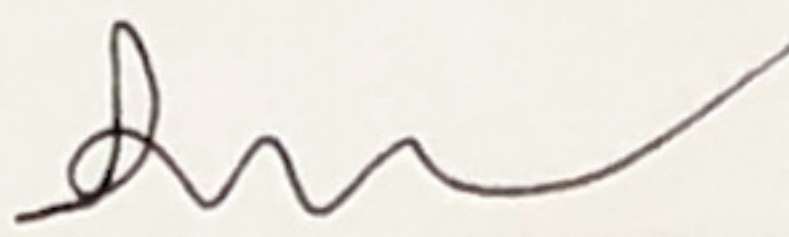
Signed 

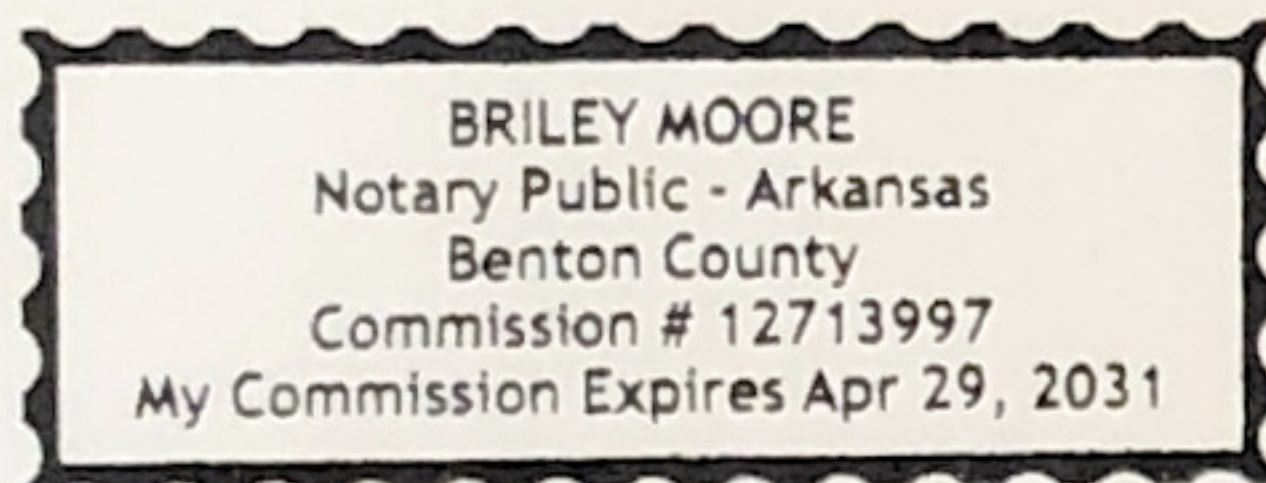
Jon P. Simpson
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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


Notary Signature



Briley Moore
Notary Name Printed

04/29/2031
Commission Expires

CERTIFICATION

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

Dated this the 1 day of September, 2022.

Signed

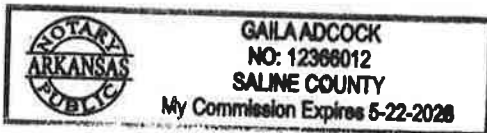
Allen Jay Young

Name Printed

STATE OF ARKANSAS

COUNTY OF Pulaski

Subscribed and sworn before me this the 1 day of September, 2022.



Notary Signature

Notary Name Printed

Commission Expires

7018 0680 0000 5220 3723

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City, State, ZIP+4® Eagan MN 55123

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Sent To Highway 112 Partners LLC 90 David Harris

Street and Apt. No., or PO Box No. 809 S 52nd St

City, State, ZIP+4® Rogers, AR 72758-8602

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Sent To Barrett & Randa Smith

Street and Apt. No., or PO Box No. 5705 S. Haxton Cir

City, State, ZIP+4® Bentonville, AR 72713

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Sent To Mobius Learning Academy Inc.

Street and Apt. No., or PO Box No. 3112 N. George Ct

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Sent To Michael Asher & Kara Doleen

Street and Apt. No., or PO Box No. PO Box 283

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Sent To Mark & Kimberly Daniels

Street and Apt. No., or PO Box No. 1861 N. Main St.

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Sent To Lance & Sonya Petree

Street and Apt. No., or PO Box No. 909 Chaney Ln

City, State, ZIP+4® Cave Springs, AR 72718

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

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Sent To Tony & Regina Daniels

Street and Apt. No., or PO Box No. 1947 N. Main St.

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Postage \$0.60

Total Postage and Fees \$7.85

Sent To Mark & Lacy Smith

Street and Apt. No., or PO Box No. 5102 S. Haxton Cir

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Sent To Danise Morrell & Bryan & Brooke Smith

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Sent To Lesley J. Trust - William Jack & Dana Catherine

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Postage \$0.60

Total Postage and Fees \$7.85



Sent To *CR Reeves Family Ltd Partnership*
 Street and Apt. No., or PO Box No.
15138 Natural Habitat Way
 City, State, ZIP+4®
Rogers, AR 72758

PS Form 3800, April 2015 PSN 7530-02-000-9047

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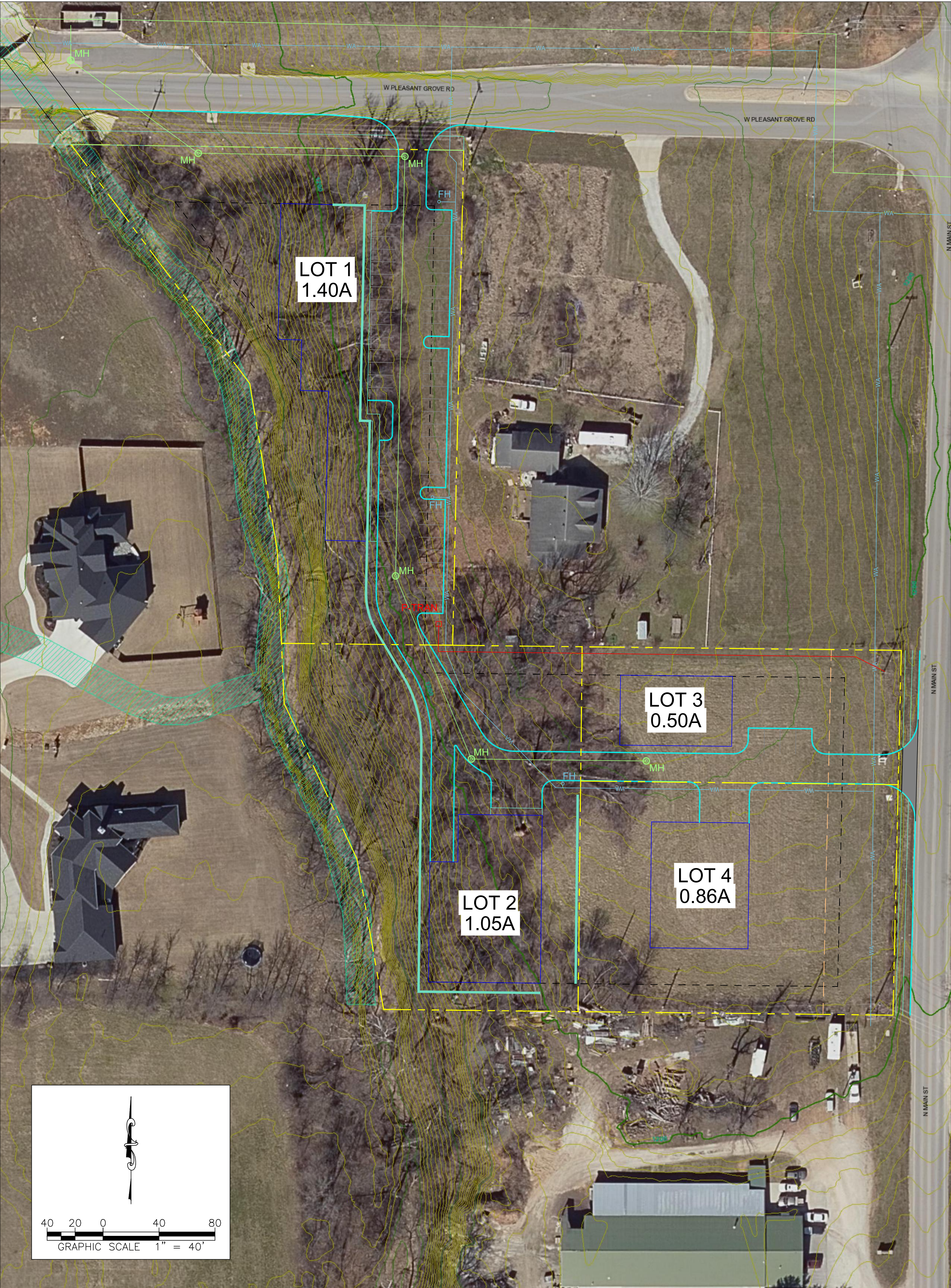
Total Postage and Fees \$7.85



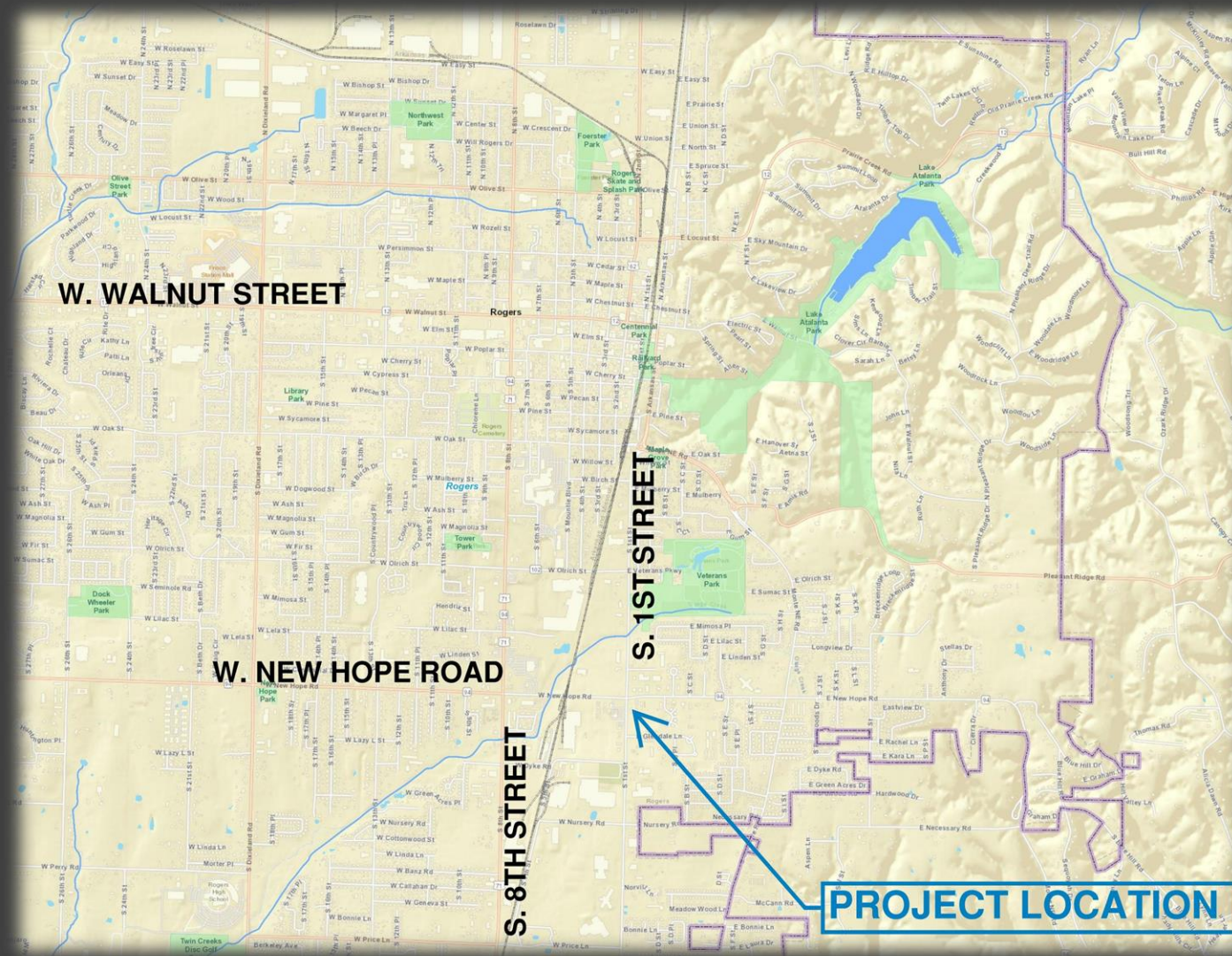
Sent To *Sarah Hill*
 Street and Apt. No., or PO Box No.
804 SW Cabriole + St.
 City, State, ZIP+4®
Bentonville, AR 72712

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Large Scale Development: Domino's



Vicinity Map

- **Representative:** Paul Engel, Anderson Engineering
- **CGM Designation:** Neighborhood Center
- **Zoning:** C-2 (Commercial Highway)
- **Proposed Use:** Restaurant, Fast Food
- **Location:** 100 W. New Hope Road, 01-01894-000

Staff:

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

Amariah Berry, Development Compliance Specialist (aberry@rogersar.gov)

Large Scale Development: Domino's



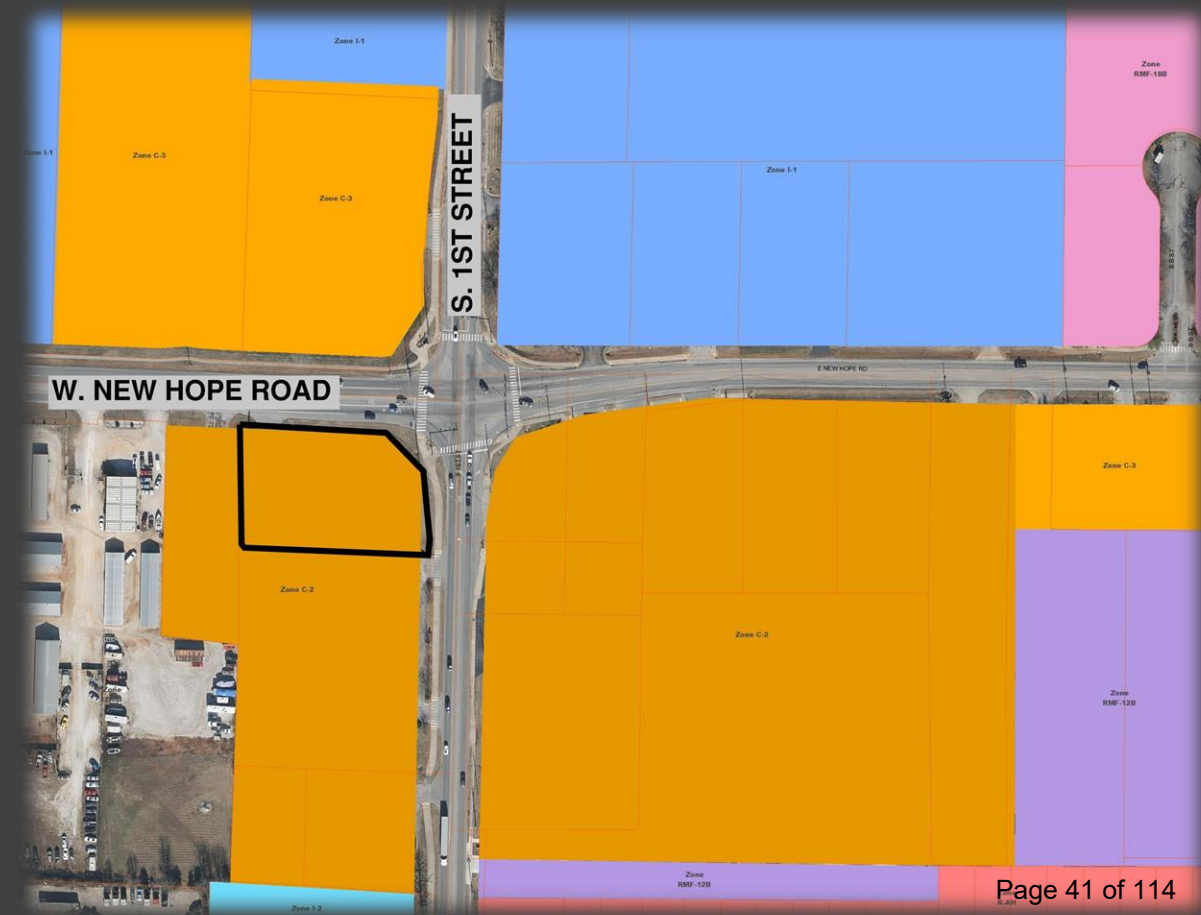
- **Request:** The applicant is proposing construction of a 2,070 SF building planned for restaurant, fast food on $\pm .75$ acres.
- **Recommendation:** Approve

Aerial Image

Large Scale Development: Domino's



Zoning Map



Comprehensive Growth Map



Large Scale Development: Domino's



Engineering Review

- ACCESS MANAGEMENT:
 - The applicant's proposal meets access management standards.
- STORMWATER MANAGEMENT:
 - The applicant proposes to follow existing drainage patterns and will discharge to the same stormwater system. Discharge exceeds existing conditions, so the applicant proposes underground detention via chambers located under the parking lot on the southeast corner of the property.
- WATER QUALITY:
 - The applicant proposes underground detention to meet Water Quality requirements
- 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:
 - W New Hope Road and S 1st Street pavement is in good condition.
 - Connectivity Standards:
 - Connectivity standards are not applicable on this site.

Large Scale Development: Domino's



Engineering Review

- Streetscape:
 - Right-of-Way:
 - The right-of-way width for W New Hope Road, a Major Arterial, is 100-ft as required by the Typical Street Section.
 - The right-of-way width for S 1st Street, a Major Arterial, is 100-ft as required by the Typical Street Section.
 - Sidewalks & Sidepaths:
 - There is an existing sidewalk along S 1st Street. The applicant proposes new 5-ft sidewalk along W New Hope Road to tie into existing.
- Trails:
 - Trails are neither proposed nor required for this project.
- Streetlights:
 - Streetlights are proposed at each entrance and meet the requirements.
- Street Trees:
 - The applicant proposes 6 Redbud trees to be planted along W New Hope Road. Street trees are not feasible along S 1st Street due to underground fiber optic lines.
- RECOMMENDATIONS:
 - Approve

Large Scale Development: Domino's



Planning Review

LAND USE:

- *Use Definition:*
 - “Restaurant, Fast Food” is defined as “a secondary use classification encompassing a bona fide restaurant establishment where the principal business is the sale of prepared or rapidly prepared food and beverages to guests via counter, walk up, or window service for consumption on or off the premises.” Sec. 14-695(3)(ee).
- *Zoning Compliance:*
 - The proposed project is allowed within the C-2 zoning district. All requirements have been met.
- *CGM Compliance:*
 - The subject property is within the Neighborhood Center Growth Designation. It is zoned incorrectly per the Comprehensive Growth Map. However, the proposed use is allowed by both the current zoning and the C-3 zoning required within the Neighborhood Center.

DEVELOPMENT STANDARDS: The proposed development plans conform to all development standards required by Sec. 14-732(4.3) and Article III.

- *Building Disposition:*
 - The proposed building within the development does meet code standards set by applicable zoning regulations.
- *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.

Large Scale Development: Domino's



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.

Staff Recommendation:

APPROVE

- **SUPPLEMENTS**
 - RWU conditional approval letter
 - Large-Scale Development Plans (cover, site, utility, landscape)



August 31, 2022

Ms. Molly Robb, PE
Anderson Engineering
5311 W. Village Pkwy.
Rogers, AR 72758

Re: Conditional Approval of Civil Plans
Domino's Pizza at New Hope & 1st

Dear Ms. Robb:

We have reviewed the plans that were received for the referenced project and are approving them for construction.

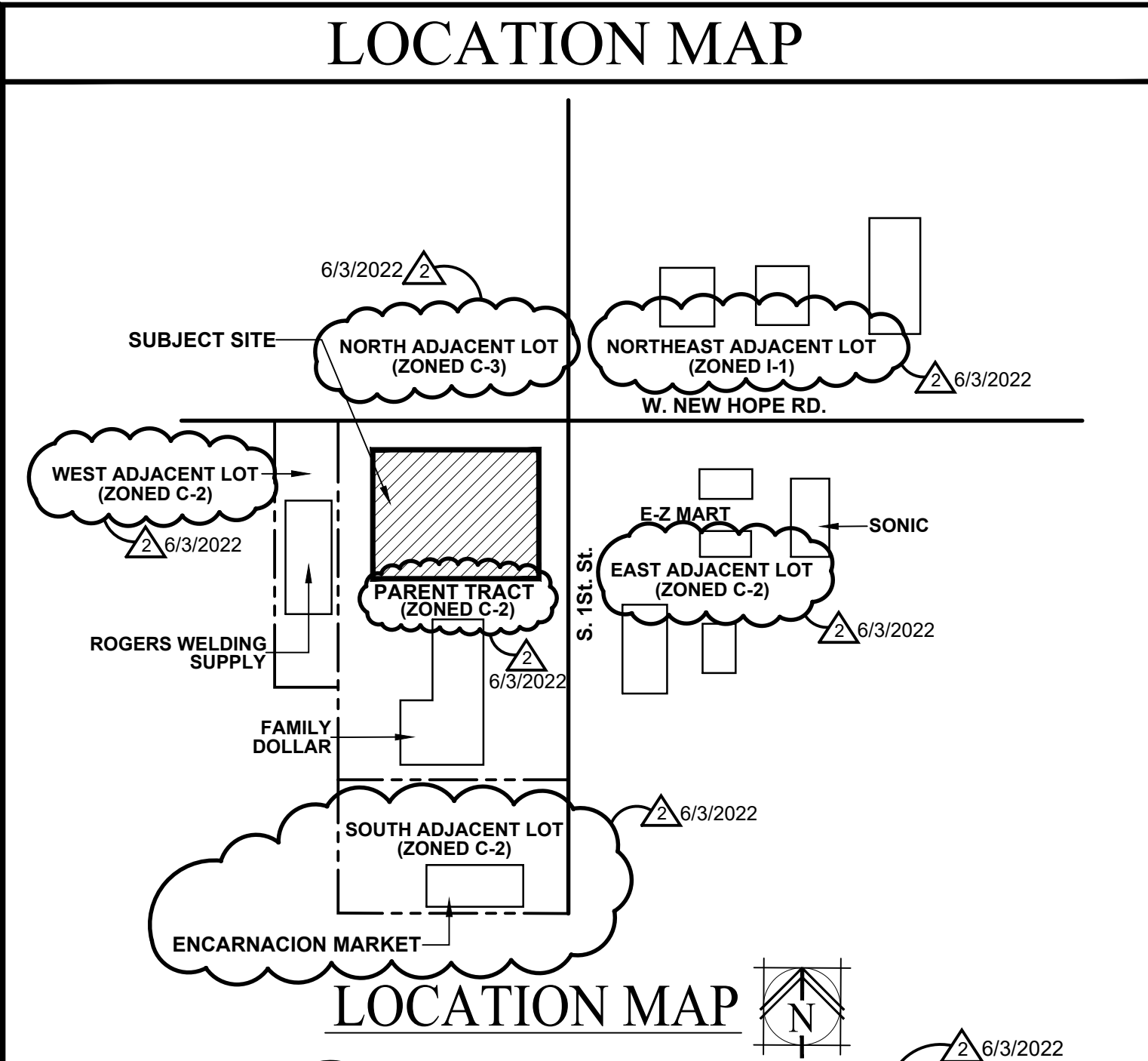
1. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. Written approval from the Arkansas Department of Health.
 - C. Architectural and plumbing plans submitted for commercial customers.
 - D. An executed copy of the Facilities Extensions Contract. Revise the document form with project specific information by replacing the blanks and bracketed phrases with pertinent information. Return the revised document, with supporting attachments, to RWU for review before having your client sign the agreement. Leave the "Track Changes" feature turned on for our review.
 - E. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - F. Performance and payment bonds executed by the utility contractor.
 - G. Two full-sized copies and 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



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACTS ARE IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP NO. 0507020290K, WHICH BEARS AN EFFECTIVE DATE OF JUNE 5, 2012. THE SUBJECT TRACTS ARE NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

DEVELOPMENT STANDARDS
BUILDING USAGE: RESTAURANT, FAST FOOD

TOTAL SITE AREA (PARENT TRACT) = 120,974 SQ. FT. +/- OR 2.78 ACERS +/-

DEVELOPED AREA = 40,850 SQ. FT. +/- OR 0.75 ACRES +/-

BUILDING AREA = 2,070 SQ. FT.

BUILDING SETBACKS = SEE SITE PLAN THIS SHEET

BUILDING HEIGHT = 21 FEET

LOT COVERAGE/OPEN SPACE CALCULATIONS:

LOT COVERAGE = 28,064 SQ. FT. (68.7%)

GREEN AREA/RATIO = 12,790 SQ. FT. (31.3%)

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BURNS ARCHITECTURE

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OWNERSHIP AND USE OF DOCUMENTS

ALL PLANS, DRAWINGS, SPECIFICATIONS, DESIGNS, IDEAS AND ARRANGEMENTS INDICATED, REPRESENTED OR REFERRED TO BY THESE ORIGINAL DRAWINGS OR SPECIFICATIONS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BURNS ARCHITECTURE WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY OTHER PROJECT, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO BURNS ARCHITECTURE. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S RIGHTS.

NOTICE TO OWNER:

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIALS OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT CHAPTER 429, RSMo. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIALS TWICE.

Domino's Pizza

LARGE SCALE DEVELOPMENT

100 W. NEW HOPE RD.

ROGERS ARKANSAS

PROJECT IDENTIFICATION NO. PL202200340

OWNER

ART HURTEAU
A&M PIZZA INC.
DBA DOMINO'S PIZZA
4042 W. REPUBLIC RD.
BATTLEFIELD, MO 65619
dominosteam@aol.com

CIVIL

ANDERSON ENGINEERING
JARED M. DAVIS, PE
PE-18953
ANDERSON COA #335
3213 S. WEST BYPASS
SPRINGFIELD, MO 65807
PH. 417 866-2741
E-MAIL: jmdavis@aencmo.com

ARCHITECT

BURNS ARCHITECTURE
LARRY A. BURNS
ARCHITECT AR NO.4470
3060 S. FREMONT AVE.
SPRINGFIELD, MO 65804
PH. 417 887-1999
E-MAIL: burns@burnsarc.com

PLUMBING/MECHANICAL & ELECTRICAL ENGINEER

STRUCTURAL ENGINEER
BSDG LLC
NATHAN RILEY, PE
ENGINEER AR NO.18437
796 S. CONROY AVENUE
REPUBLIC, MO 65738
PH. 417 501-9482
E-MAIL: nriley@bsd-mep.com

STRUCTURAL ENGINEER

KEVIN C. SKIBISKI P.E.
SOLE PROPRIETOR
ENGINEER AR NO.6631
330 TEXAS DRIVE
OZARK, MO. 65721
PHONE (417) 844-8780
E-MAIL: keviniskibiski@aol.com

GENERAL NOTES:

1. ALL APPLICABLE INDUSTRY STANDARDS, ASTM CLASSIFICATIONS, MANUFACTURERS SPECIFICATIONS, INSTITUTE CRITERIA CODE REQUIREMENTS, AND CURRENT PUBLISHED MANUFACTURER OR INSTITUTE INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE APPLICABLE TO MATERIALS SPECIFIED IN THE FOLLOWING HEADINGS.

2. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT ALL WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK THE SUBCONTRACTOR SHALL OBTAIN A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.

3. EACH SUBCONTRACTOR SHALL VISIT THE SITE, THOROUGHLY REVIEW THE DRAWINGS AND SPECIFICATIONS, SO AS TO BE SURE ALL ANCILLARY COSTS HAVE BEEN COVERED IN HIS BID. THE OWNER WILL NOT ENTERTAIN REQUESTS FOR EXTRA COMPENSATION FOR WORK THAT SHOULD HAVE REASONABLY BEEN ANTICIPATED OR OBSERVED.

4. EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS AND TECHNIQUES OF CONSTRUCTION, SAFETY PRECAUTIONS IN CONNECTION WITH THEIR WORK, AND FOR THEIR ACTS OR OMISSIONS.

5. EACH SUBCONTRACTOR SHALL NOT SCALE THE DRAWINGS TO DETERMINE ANY DIMENSION. USE ONLY THE DIMENSIONS AS SHOWN ON THE DRAWINGS. SHOULD THERE BE A CRITICAL DIMENSION OMITTED OR AN INCONSISTENCY WITH THE DIMENSIONS SHOWN, VERIFY WITH THE ARCHITECT BEFORE PROCEEDING.

6. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEE INSPECTIONS AND APPROVALS REQUIRED FOR CONSTRUCTION BY ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. EACH SUBCONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS, FEES, ETC. AS RELATED TO THEIR SPECIFIC PORTION OF THE WORK.

7. THE VARIOUS MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL MECHANICAL, PLUMBING AND ELECTRICAL REQUIREMENTS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.

8. EACH SUBCONTRACTOR SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMEN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW, OR OWNER. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THEIR WORK.

9. EACH SUBCONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS (UNLESS NOTED OTHERWISE), EQUIPMENT, TOOLS, UTILITIES, INSURANCE, TAXES, TRANSPORTATION AND MISCELLANEOUS SERVICES REQUIRED FOR THE COMPLETE INSTALLATION & OPERATION OF THEIR PORTION OF THE SUBCONTRACT FOR THIS PROJECT AS INDICATED IN THESE DOCUMENTS, WHETHER TEMPORARY OR PERMANENT.

10. ALL SUBCONTRACTORS MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES.

11. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE FROM EXCESS VIBRATION.

12. ALL ROOF PENETRATIONS, EQUIPMENT SUPPORTS, PITCH PANS, FLASHING, CURBING AND ROOFING REPAIRS SHALL BE ENGINEERED AND INSTALLED IN ACCORDANCE WITH STANDARD PROJECT ROOFING DETAILS, FACTORY MUTUAL INSURANCE ASSOCIATION'S SPECIFICATIONS, & GUIDELINES PUBLISHED BY THE NATIONAL ROOFING CONTRACTORS ASSOC.

13. THE GENERAL CONTRACTOR SHALL NOTIFY SUBCONTRACTORS WHEN TELEPHONE SERVICE IS REQUIRED AT JOB SITE FOR WIRING OF PHONE EQUIPMENT.

14. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED OR TO BE USED FOR FORMS AND/OR TEMPORARY STRUCTURES.

15. ALL SURFACES SHALL BE PROPERLY PREPARED BEFORE THE APPLICATION OF FINISH MATERIALS.

16. TO BEGIN THE APPLICATION OF A FINISH MATERIAL MEANS THAT THE SUBCONTRACTOR ACCEPTS THE SURFACE AND SUBSEQUENT RESPONSIBILITY FOR THE APPEARANCE OF THE FINAL FINISH.

17. ALL MATERIALS, FINISHES AND EQUIPMENT REQUIRED FOR THE COMPLETION OF THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, AS WELL AS GUIDELINES SET FORTH IN THESE DOCUMENTS.

18. IT SHALL BE EACH SUBCONTRACTORS RESPONSIBILITY TO OBTAIN AND SUBMIT TO THE GENERAL CONTRACTOR TO FORWARD TO THE ARCHITECT FOR REVIEW 6 SETS OF SHOP DRAWINGS, MATERIAL SAMPLES AND MANUFACTURER'S PRINTED MATERIAL NECESSARY FOR AN ACCURATE COMPARISON TO BE MADE ON ANY ITEM SUBMITTED FOR INSTALLATION AND/OR SUBSTITUTION. ALL FINAL SELECTIONS SHALL BE MADE BY THE ARCHITECT.

19. MILLWORK CONSTRUCTION TO CONFORM WITH AWW STANDARDS FOR PREMIUM MILLWORK. DRAWINGS SHALL INDICATE MILLWORK DESIGN INTENT ONLY. FABRICATOR IS RESPONSIBLE FOR PROPER EXECUTION AND SHALL SUBMIT SHOP DRAWINGS FOR DESIGN REVIEW.

20. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE ARCHITECT AND THE OWNER WITH ALL MAINTENANCE AND OPERATION MANUALS, WARRANTIES AND GUARANTEES ON ALL EQUIPMENT AND MATERIALS.

21. ALL MATERIALS, EQUIPMENT AND LABOR SHALL CARRY A MINIMUM OF ONE (1) YEAR WRITTEN WARRANTY/GUARANTEE AGAINST DEFECT STARTING FROM THE DATE OF APPROVAL FOR FINAL PAYMENT.

22. THE CONSTRUCTION SITE SHALL AT ALL TIMES BE KEPT FREE FROM DEBRIS, WASTE AND RUBBISH. THE PREMISES SHALL BE MAINTAINED IN A MANNER TO PROVIDE A SAFE ENVIRONMENT FOR WORKERS AND THE PUBLIC. CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH ALL LOCAL ORDINANCES AND ANTI-POLLUTION LAWS.

23. UPON COMPLETION OF WORK, REMOVE ALL WASTE MATERIALS, EQUIPMENT, DEBRIS AND CLEAN ALL SIGHT-EXPOSED SURFACES. TOUCH-UP PAINTING OF MARKED SURFACES AND REPAIR OF ALL DAMAGES LEAVING THE PROJECT READY FOR OCCUPANCY. TRASH SHALL BE REMOVED FROM PROJECT SITE AT SUBCONTRACTORS EXPENSE. IF THE SUBCONTRACTOR FAILS TO HAVE THE SITE READY FOR OCCUPANCY, THE GENERAL CONTRACTOR MAY HIRE AN OUTSIDE AGENCY FOR THIS SERVICE AND THE COST MAY BE CHARGED TO THE SUBCONTRACTOR.

24. UPON COMPLETION OF THE PROJECT, A "PUNCH LIST" WILL BE COMPILED BY THE ARCHITECT & OWNERS WHICH WILL CONSIST OF ITEMS IN NEED OF CORRECTION AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE CORRECTION AND SUBSEQUENT APPROVAL OF THESE ITEMS.

25. THE GENERAL CONTRACTOR SHALL OBTAIN CERTIFICATE FOR OCCUPANCY FROM THE APPROPRIATE REGULATORY AGENCY BUILDING DEPARTMENT. ONE (1) COPY OF THIS CERTIFICATE WILL BE SUBMITTED TO THE ARCHITECT WITH FINAL APPLICATION FOR PAYMENT.

26. ALL CHANGES, OMISSIONS OR ADDITIONS TO THE SCOPE OF WORK DESCRIBED IN THESE CONTRACT DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT & OWNER.

27. UNLESS NOTED OTHERWISE, ALL WORK SHALL INCLUDE NECESSARY APPURTENANCES AND ACCESSORIES TO PROVIDE COMPLETE OPERATING ASSEMBLIES, WHETHER OR NOT SHOWN OR DETAILED.

28. CONTRACTOR/SUBCONTRACTORS ARE RESPONSIBLE FOR BRINGING ANY ERRORS OR OMISSIONS FOUND ON THE PLANS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATIONS OF THE INTENT OF THE DRAWINGS OR FOR CLARIFICATION AS TO WHO FURNISHES AND AND INSTALLS MATERIALS AND LABOR TO COMPLETE THE JOB.

29. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING PORTA-POTTY(S) - (ONE UNIT PER 10 WORKERS PER 40 HOUR WEEK) ON THE JOB SITE. THE PORTA-POTTY SHALL BE IN PLACE THROUGHOUT ALL CONSTRUCTION PHASES.

30. RECEPTACLES FOR DISCARDED SMOKING MATERIALS SHALL BE NOT CLOSER THAN 18 INCHES TO COMBUSTIBLE LANDSCAPE MATERIAL/MULCH AND SHALL BE EMPTIED REGULARLY.

31. A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.

32. PROPOSED LANDSCAPING MUST BE PROVIDED IN ACCORDANCE WITH ARTICLE III. LANDSCAPING MUST BE INSTALLED OR BONDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. IN ADDITION TO A 3-YEAR MAINTENANCE AND REPLACEMENT AGREEMENT PROVIDED BY THE OWNER.

33. EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.

SCOPE OF WORK

NEW 32' X 64' SINGLE LEVEL BUILDING W/ WOOD STUDS, PRE-ENGINEERED WOOD ROOF TRUSSES BRICK AND STUCCO VENER FOR DOMINO'S PIZZA.

BUILDING CODE DATA

2012 ARKANSAS FIRE PREVENTION CODE VOL. I (2012 IFC W/ ARKANSAS AMENDMENTS)
2012 ARKANSAS FIRE PREVENTION CODE VOL. II (2012 IBC W/ ARKANSAS AMENDMENTS)
2006 ARKANSAS PLUMBING CODE (APC)
2010 ARKANSAS MECHANICAL CODE (AMC)
2017 NATIONAL ELECTRIC CODE (NEC)
2006 ARKANSAS FUEL GAS CODES (AFGC)
2014 ARKANSAS ENERGY CODE (AEC)
2009 ANSI A117.1
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
LIFE SAFETY CODES (LSC) - AS REFERENCED BY IBC
MOST CURRENT NFPA STANDARDS (IF APPLICABLE)
CITY OF ROGERS AR ORDINANCES

USE GROUP B
CONSTRUCTION TYPE 5B
FIRE SPRINKLER SYSTEM NONE
GROSS BUILDING AREA 2,070 S.F.

OCCUPANT LOAD:
IBC SECTION 303.1.1 SMALL BUILDINGS AND TENANT SPACES.
A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS GROUP B OCCUPANCY

TABLE 1004.1.2 MAXIMUM FLOOR AREA PER OCCUPANT
COMMERCIAL KITCHEN (PRODUCTION, STAGING, DISHWASH) : 1 OCC. PER 200 S.F.
1,300 S.F. / 200= **7 OCCUPANTS** (WITHOUT WALK IN COOLER)

ASSEMBLY: UNCONCENTRATED TABLES & CHAIRS 1 PER 15 S.F.
CUSTOMER LOBBY=315 S.F. / 15 = **21 OCCUPANTS**

TOTAL OCCUPANTS= 28 OCCUPANTS

POST OCCUPANCY AT 40

PARKING:
1 SPACE FOR EACH 4 OCCUPANTS (28/4) = **7 REQUIRED**
1 SPACE FOR EACH EMPLOYEE BASED ON LARGEST SHIFT = **10 REQUIRED**
17 STALLS REQUIRED - 21 STALLS PROVIDED

DRAWING INDEX

SHEET	TITLE SHEET
CV	COVER SHEET - CODE DATA - DRAWING INDEX - SITE LOCATION

ARCHITECTURAL SITE

AS1	ARCHITECTURAL SITE PLAN
AS2	ARCHITECTURAL SITE DETAILS
LA1	LANDSCAPE PLAN

CIVIL - ANDERSON ENGINEERING

C0.0	GENERAL NOTES
C1.0	SITE GRADING PLAN
C1.1	EROSION CONTROL PLAN
C1.2	UTILITY PLAN
C1.3	SITE DETAILS
C1.4	STORMWATER DETAILS
C1.5	STORMWATER DETAILS
C1.6	CITY DETAILS
C1.7	CITY DETAILS
C1.8	WATER MAIN PLAN AND PROFILE
WD-1	WATER DETAILS
WD-2	WATER DETAILS

ARCHITECTURAL (BURNS ARCHITECTURE)

A1	FLOOR PLAN
A2	EXTERIOR ELEVATIONS
A2.1	EXTERIOR SIGNAGE ELEVATIONS
A3	INTERIOR FINISH PLAN
A4	INTERIOR ELEVATIONS
A5	CEILING PLAN
A6	EQUIPMENT PLAN
A7	ROOF PLAN
A8	WALL SECTIONS
A9	WALL SECTIONS
A10	WALL SECTIONS
A11	WALL SECTIONS
A12	STOREFRONT HEAD, JAMB & SILL DETAILS

STRUCTURAL (KEVIN SKIBISKI)

S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN

PLUMBING & ELECTRICAL (BSDG LLC)

P1	WASTE PLUMBING PLAN
P2	VENT PLUMBING PLAN
P3	SUPPLY PLUMBING PLAN
M1	HVAC PLAN
E1	POWER PLAN
E2	LIGHTING PLAN

ADDENDUM NO. FIVE

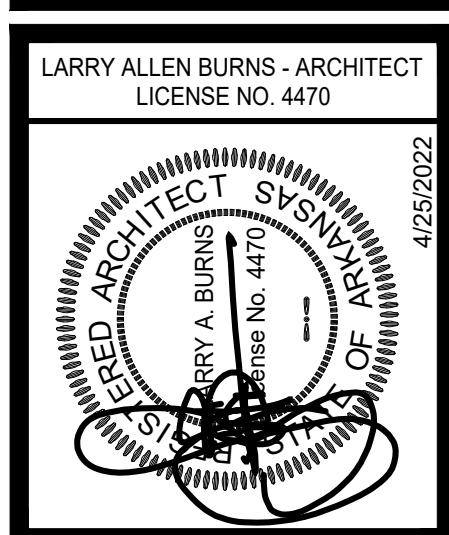
DATE - AUGUST 11, 2022

ADDENDUM NO. FOUR

DATE - JUNE 27, 2022

CITY USE ONLY

REVISIONS	BY
△ LSD REVIEW ADDENDUM ONE 5/6/2022	MM
△ LSD REVIEW ADDENDUM TWO 6/3/2022	
△ LSD REVIEW ADDENDUM THREE 6/16/2022	
△ LSD REVIEW ADDENDUM FOUR 6/27/2022	
△ LSD REVIEW ADDENDUM FIVE 8/11/2022	



Domino's Pizza

100 W. NEW HOPE RD.
ROGERS ARKANSAS

BURNS architecture

1908 E. Sunshine St. Suite A
Springfield, Missouri 417-887-1999
LARRY ALLEN BURNS - ARCHITECT AR# 4470

DRAWN
MM

CHECKED
L.A.B.

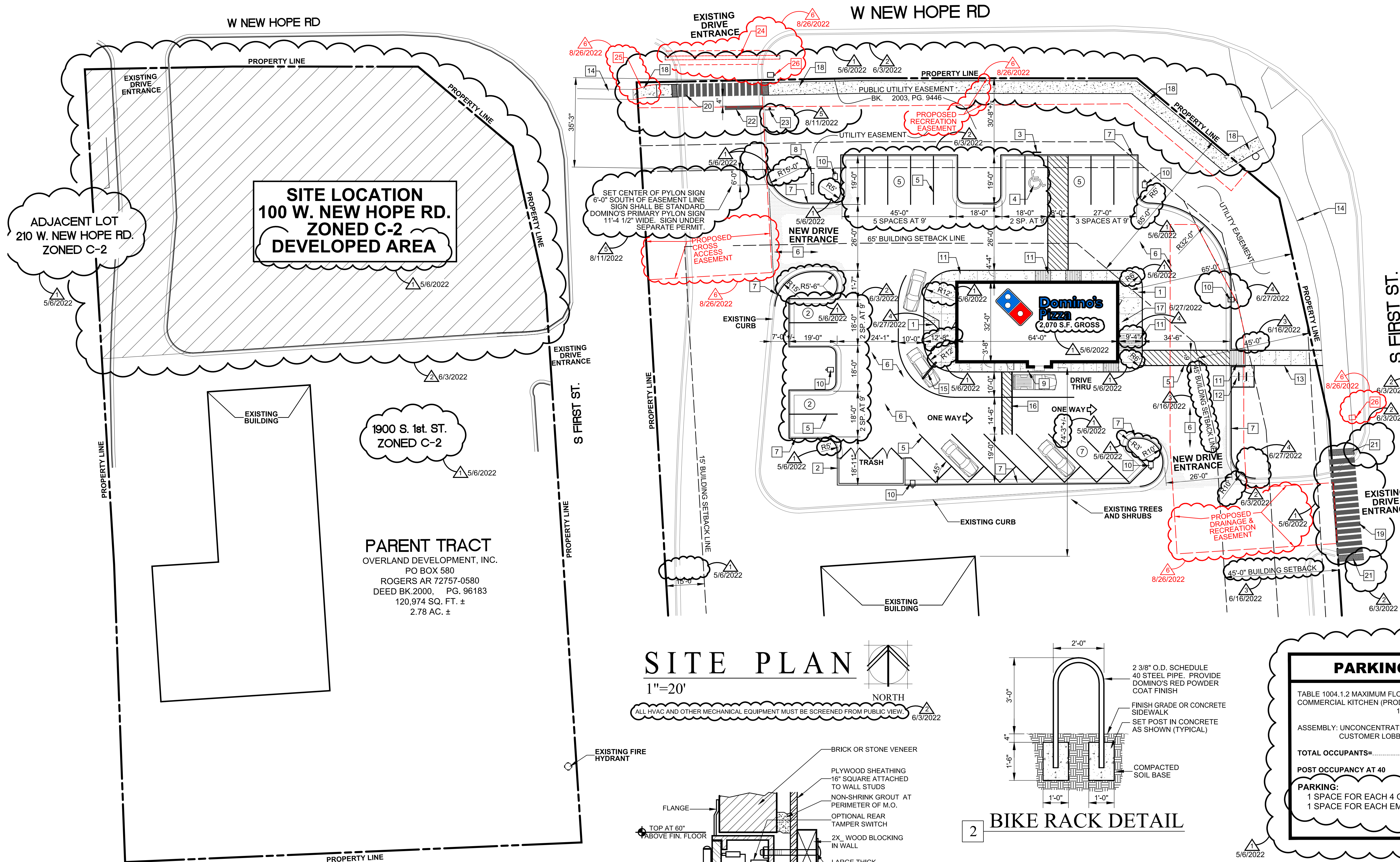
DATE
APRIL 25, 2022

PLOT SCALE
NONE

JOB NO.
2114

SHEET
COVER SHEET

CV



SITE LOCATION
100 W. NEW HOPE RD.
ZONED C-2
DEVELOPED AREA

ADJACENT LOT
210 W. NEW HOPE RD.
ZONED C-2

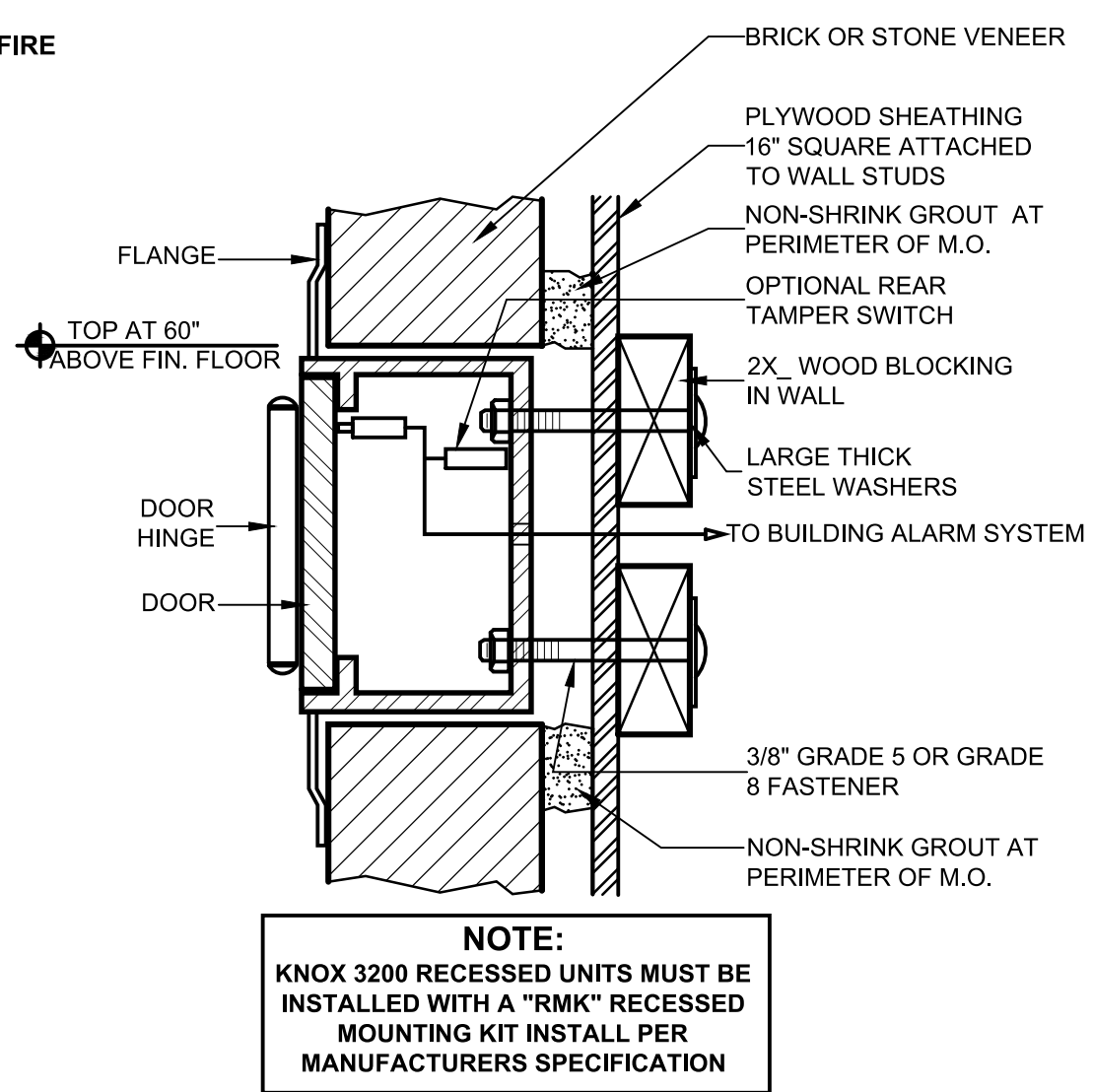
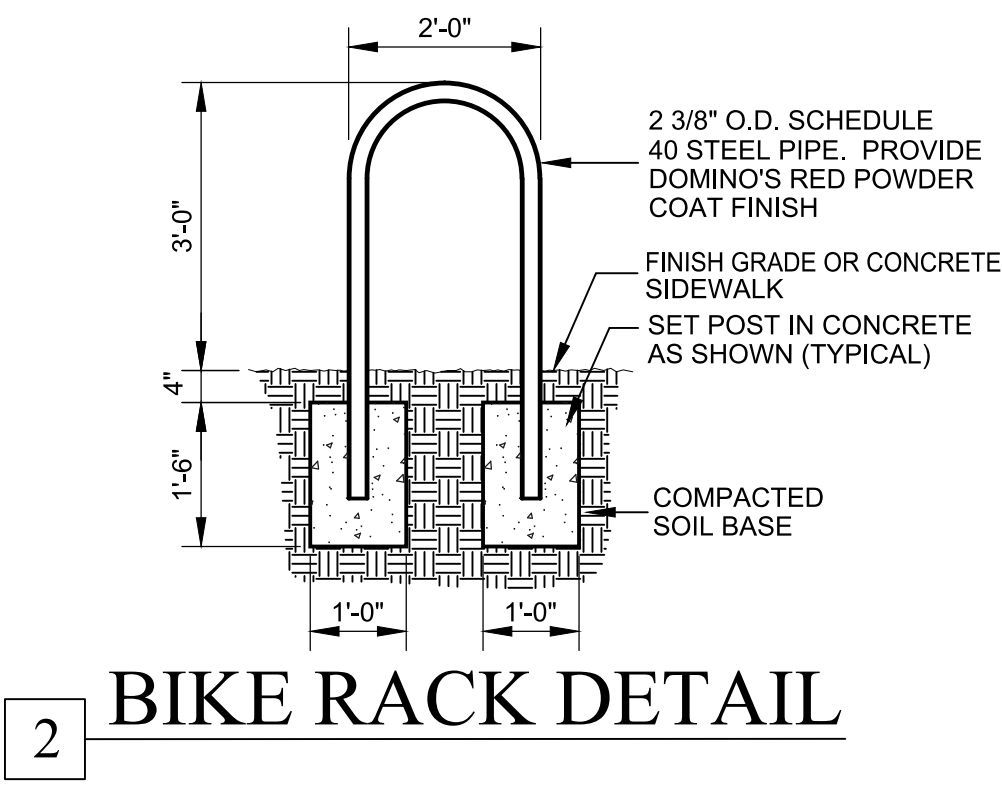
1900 S. 1st. ST.
ZONED C-2

PARENT TRACT
OVERLAND DEVELOPMENT, INC.
PO BOX 580
ROGERS AR 72757-0580
DEED BK.2000, PG. 96183
120,974 SQ. FT. ±
2.78 AC. ±

SITE PLAN

1"=20'

ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.



NOTE:
KNOX 3200 RECESSED UNITS MUST BE
INSTALLED WITH A "RMK" RECESSED
MOUNTING KIT INSTALL PER
MANUFACTURERS SPECIFICATION

PARKING CALCULATIONS

TABLE 1004.1.2 MAXIMUM FLOOR AREA PER OCCUPANT
COMMERCIAL KITCHEN (PRODUCTION, STAGING, DISHWASH): 1 OCC. PER 200 S.F.
1,300 S.F. / 200 = 7 OCCUPANTS (WITHOUT WALK IN COOLER)

ASSEMBLY: UNCONCENTRATED TABLES & CHAIRS 1 PER 15 S.F.
CUSTOMER LOBBY=315 S.F. / 15 = 21 OCCUPANTS

TOTAL OCCUPANTS= 28 OCCUPANTS

POST OCCUPANCY AT 40

PARKING:
1 SPACE FOR EACH 4 OCCUPANTS (28/4) = 7 REQUIRED
1 SPACE FOR EACH EMPLOYEE BASED ON LARGEST SHIFT = 10 REQUIRED
17 STALLS REQUIRED - 21 STALLS PROVIDED

- ## KEY NOTES
- CONCRETE WALK/CURB SEE 9/AS2
 - 10'-8"x26'-8" TRASH ENCLOSURE SEE 1/AS2
 - HANDICAP PARKING SIGN SEE 4/AS2
 - INTERNATIONAL HANDICAP SYMBOL 5" WIDE STRIPING.
 - 5" WIDE PARKING STRIPES
 - CONCRETE PAVEMENT. SEE CIVIL
 - 6" CONCRETE CURB AND GUTTER. SEE CIVIL.
 - NEW PYLON SIGN UNDER SEPARATE PERMIT. VERIFY EXACT SIZE AND LOCATION W/ OWNER AND SIGN CONTRACTOR.
 - PIPE BOLLARD 6 PLACES. SEE 6/AS2
 - POLE LIGHT 6 PLACES. COORDINATE LOCATIONS WITH UNDERGROUND STORMWATER DETENTION PLANS.
 - CURB RAMP SEE CIVIL PLANS
 - (2) BICYCLE PARKING RACKS. 8'X9' AREA RACKS 3' APART. SEE DETAIL 2/AS1
 - NEW 6" WIDE CONCRETE SIDEWALK TO PUBLIC EXISTING SIDEWALK.
 - EXISTING SIDEWALK.
 - LOW CLEARANCE BAR. SEE 10/AS2 FOR DETAIL AND A1 FOR LOCATION.
 - 4'-0" WIDE PAINTED STRIPE CROSSWALK. SEE SHEET A1 FOR LOCATION.
 - RAPID ENTRY SYSTEM EQUAL TO KNOX 3200. SEE DETAIL 1/AS1
 - NEW 5" WIDE CONCRETE SIDEWALK & RECREATIONAL EASEMENT. SEE CIVIL DRAWINGS.
 - RE-STRIPE EXISTING CROSS WALK. SEE CIVIL DRAWINGS.
 - NEW CROSS WALK STRIPING. SEE CIVIL DRAWINGS.
 - EXISTING TRUNCATED DOME DETECTABLE WARNING PAD
 - 18" WIDE X 15' LONG PAINTED STOP BAR.
 - NEW R1-1 STOP SIGN TO MEET ARDOT STANDARDS.
 - UPGRADE EXISTING PIPE UNDER DRIVE ENTRANCE. SEE CIVIL DRAWINGS
 - PROVIDE A MINIMUM 10' RADIUS AT NEW SIDEWALK CONNECTION TO EXISTING SIDEWALK.
 - NEW STREET LIGHT IN R/W. FINAL LOCATION TO BE DETERMINED BY UTILITY COMPANY AND ARDOT PRIOR TO INSTALLATION.

OVERALL SITE PLAN

1"=30'

DEVELOPMENT STANDARDS BUILDING USAGE: RESTAURANT, FAST FOOD

TOTAL SITE AREA (PARENT TRACT) = 120,974 SQ. FT. +/- OR 2.78 ACERS +/-

DEVELOPED AREA = 60,854 SQ. FT. +/- OR 0.75 ACERS +/-

BUILDING AREA = 2,070 SQ. FT.

BUILDING SETBACKS = SEE SITE PLAN THIS SHEET

BUILDING HEIGHT = 21 FEET

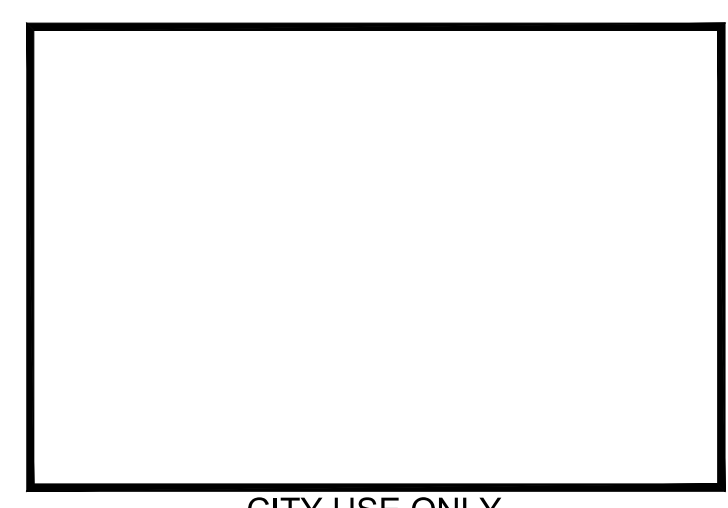
LOT COVERAGE/OPEN SPACE CALCULATIONS:

LOT COVERAGE = 28,064 SQ. FT. (68.7%)

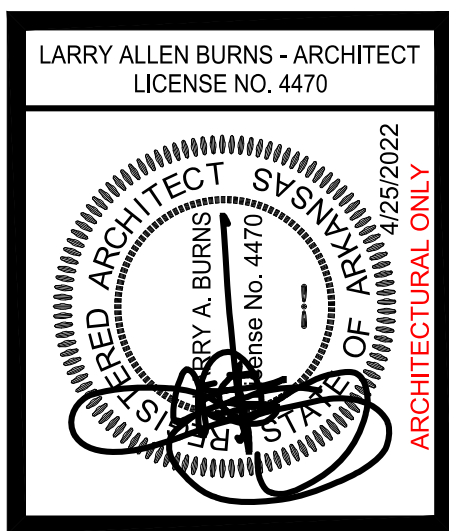
GREEN AREA/RATIO = 12,790 SQ. FT. (31.3%)

ADDENDUM NO. ONE
DATE - MAY 6, 2022
ADDENDUM NO. TWO
DATE - JUNE 3, 2022
ADDENDUM NO. THREE
DATE - JUNE 16, 2022

ADDENDUM NO. FOUR
DATE - JUNE 27, 2022
ADDENDUM NO. FIVE
DATE - AUGUST 11, 2022
ADDENDUM NO. SIX
DATE - AUGUST 26, 2022



REVISIONS	BY
1 LSD REVIEW ADDENDUM ONE 5/6/2022	MM
2 LSD REVIEW ADDENDUM TWO 6/3/2022	MM
3 LSD REVIEW ADDENDUM THREE 6/16/2022	MM
4 LSD REVIEW ADDENDUM FOUR 6/27/2022	MM
5 LSD REVIEW ADDENDUM FIVE 8/11/2022	MM
6 LSD REVIEW ADDENDUM SIX 8/26/2022	MM



Dominio's Pizza

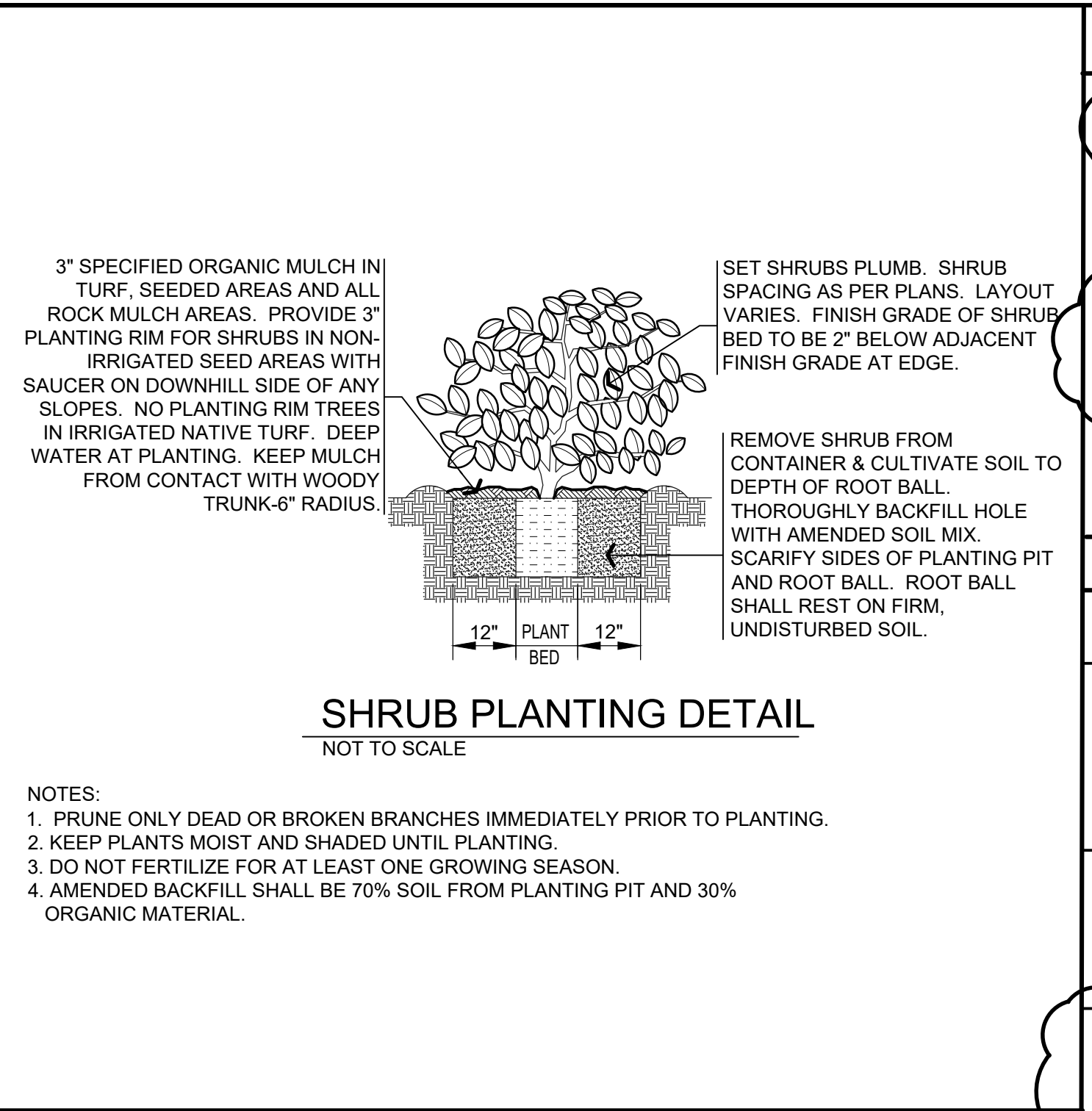
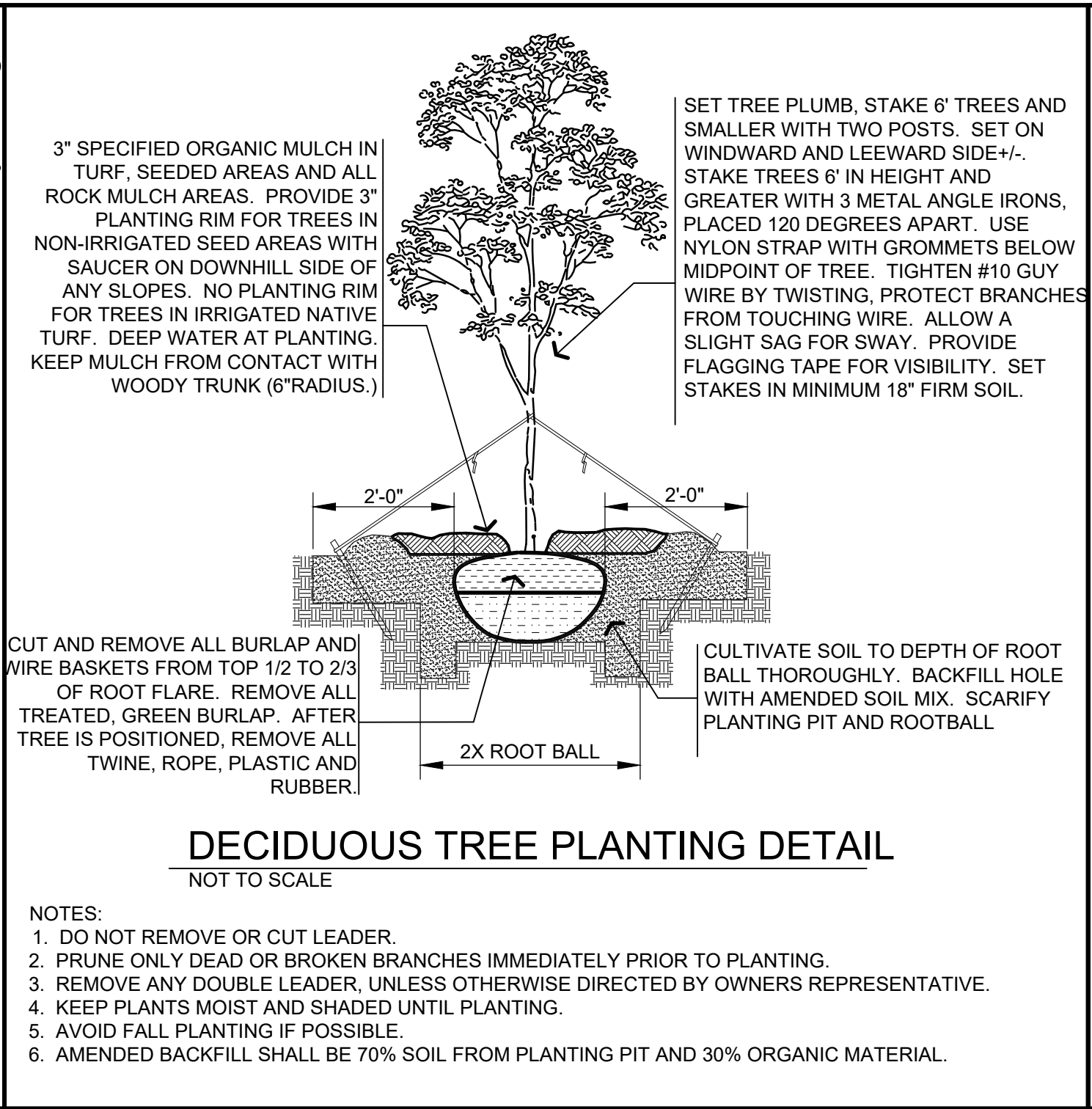
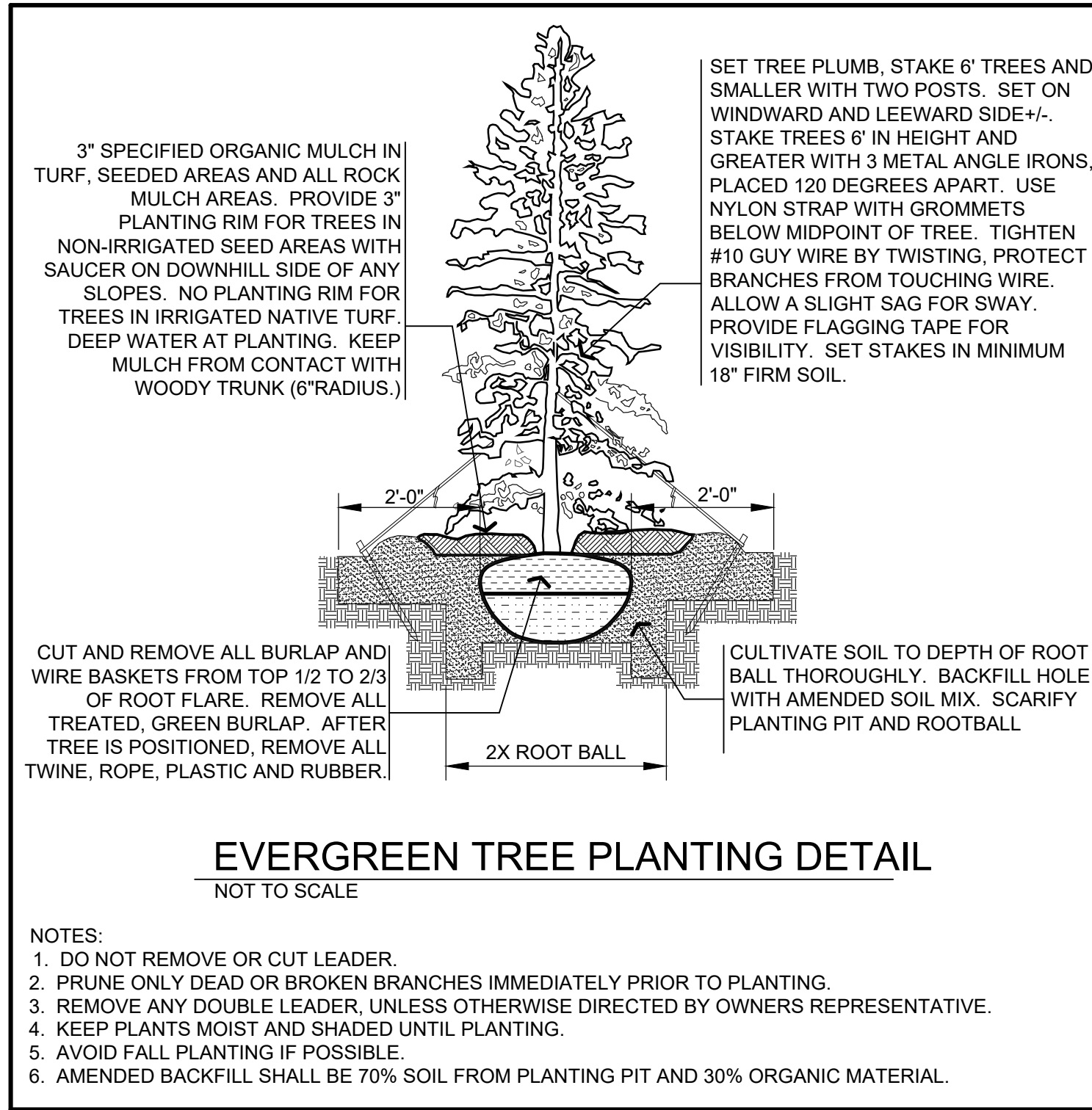
100 W. NEW HOPE RD.
ROGERS ARKANSAS

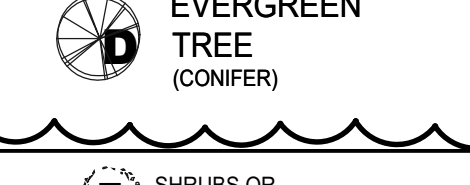
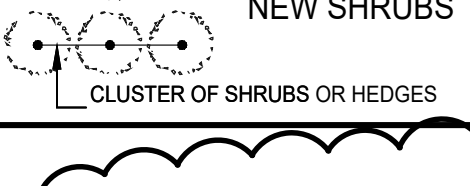
BURNS architecture

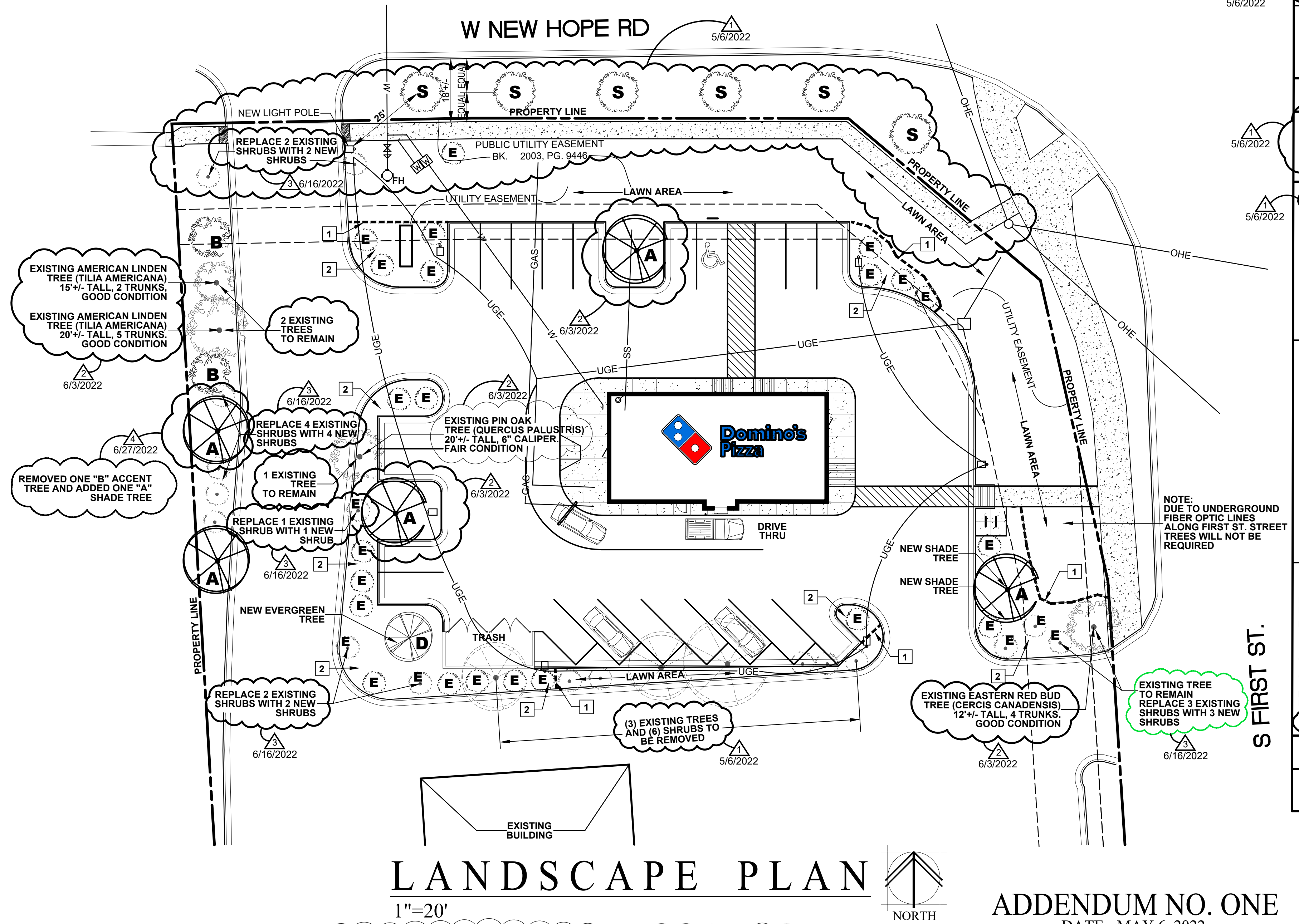
1908 E. Sunshine St. Suite A
Springfield, Missouri 417-887-1999
LARRY ALLEN BURNS - ARCHITECT AR# 4470

DRAWN MM
CHECKED L.A.B.
DATE APRIL 25, 2022
PLOT SCALE NONE
JOB NO. 2114
SHEET SITE PLAN
AS1

CITY USE ONLY



LANDSCAPE REQUIREMENTS					
LANDSCAPING MUST BE PROVIDED IN ACCORDANCE WITH ARTICLE III. LANDSCAPING MUST BE INSTALLED OR BONDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. IN ADDITION TO A 3-YEAR MAINTENANCE AND REPLACEMENT AGREEMENT PROVIDED BY THE OWNER.					
AT LEAST ONE NEW TREE OR SHRUB MUST BE PROVIDED FOR EACH 1,000 SQUARE FEET OF TOTAL LAND AREA FOR DEVELOPMENTS UP TO TWO ACRES.					
40,854 S.F. DEVELOPED AREA / 1,000 S.F. = 41 TREES AND SHRUBS REQUIRED. 46 TREES AND SHRUBS PROVIDED.					
A MINIMUM OF 25% OF PLANT MATERIALS MUST BE TREES. NO MORE THAN 25 PERCENT OF THE TOTAL NUMBER OF TREES MAY BE ORNAMENTAL TREES, AND AT LEAST 10% OF THE TREES SHALL BE EVERGREEN.					
46 X 0.25 = 11.5 TREES REQUIRED. (12 TREES PROVIDED, (4 EXISTING + 7 NEW) 1 NEW EVERGREEN TREE REQUIRED, 1 NEW EVERGREEN TREE PROVIDED.					
TOTAL TREES = 12					
PARKING LOTS CONTAINING 10 OR MORE SPACES SHALL BE LANDSCAPED BY 18" X 18" TREE ISLANDS OR AN AREA NOT LESS THAN 324 SQUARE FEET. ONE TREE SHALL BE PLANTED FOR EVERY 15 PARKING SPACES. ALL TREES PLANTED IN THESE AREAS SHALL BE SHADE TREES.					
THERE IS NO PARKING ROWS GREATER THAN 15 STALLS.					
PLANT SCHEDULE					
INTERIOR TREES	QUANTITY	BOTANICAL NAME/COMMON NAME	CONTAINER	GALLON/ CALIPER	SIZE
 NEW SHADE TREE (DECIDUOUS)	8 3 EXIST +5 NEW TOTAL=8	ACER RUBRUM/RED MAPLE HEIGHT = 40' TO 60' FEET SPREAD = 40' OR APPROVED EQUAL	B&B	2-1/2" CAL.	>6'
 NEW ACCENT/ ORNAMENTAL TREE (DECIDUOUS)	3 1 EXIST +2 NEW TOTAL=3	COMUS FLORIDA/FLORING DOGWOOD HEIGHT = 30' FEET SPREAD = 20' OR APPROVED EQUAL	B&B	2" CAL.	>6'
 EVERGREEN TREE (CONIFER)	1	JUNIPERUS CHINENSIS BLUE POINT JUNIPER HEIGHT: 15 FEET SPREAD: 7 FEET OR APPROVED EQUAL	B&B	-	>8'
 NEW SHRUBS	34 5 8/11/2022	BUXUS SEMPERVIRENS/BOXWOOD HEIGHT = 4' SPREAD = 4' OR APPROVED EQUAL	5 GAL	N/A	4' MATURE HEIGHT
STREET TREES					
 STREET TREES <20' AT 30' SPACING	6	CERCIS CANADENSIS/REDBUD TREE CRATAEGUS PHAENOPYRUM/HAWTHORN TREE CORNUS KOUSA/KOUSA DOGWOOD PISTACIA CHINENSIS/CHINESE PISTACHE	B&B	2" CAL.	>6'
PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.					
TREES AND SHRUBS REFERRED TO IN THIS SECTION SHALL BE A SPECIES COMMON TO OR ADAPTED TO THIS AREA OF THE STATE AND ON A TREE LIST PROVIDED BY THE DIRECTOR OF PLANNING & DEVELOPMENT. TREE CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES ABOVE GRADE. TREES AND SHRUBS SHALL HAVE THE FOLLOWING CHARACTERISTICS:					
SHADE TREES SHALL BE DECIDUOUS TREES THAT HAVE A MINIMUM HEIGHT OF 40 FEET AT MATURITY. ALL SHADE TREES SHALL HAVE A CALIPER WIDTH OF AT LEAST 2-1/2 INCHES AT TIME OF PLANTING.					
ACCENT/ORNAMENTAL TREES SHALL BE DECIDUOUS TREES THAT HAVE A MAXIMUM HEIGHT OF LESS THAN 15 FEET AT MATURITY. ALL ACCENT TREES SHALL HAVE A CALIPER WIDTH OF AT LEAST 2 INCHES AT TIME OF PLANTING.					
SHRUBS SHALL BE A MINIMUM OF 5 GALLONS AT TIME OF PLANTING.					
LAWN/GREEN AREAS					
A) ALL LAWN/GRASS AREAS SHALL RECEIVE A MINIMUM DEPTH OF 6" LOAM TOP SOIL. ALL TOP SOIL SHALL BE BY CONTRACTOR EITHER FROM APPROVED SITE STOCK PILES OR IMPORTED AT NO ADDITIONAL EXPENSE TO THE OWNER.					
B) ALL LAWN/GRASS AREAS ON THE SITE SHALL BE SEED WITH BERMUDA GRASS SEED. APPLY SEED AS RECOMMENDED BY SEED COMPANY RECOMMENDATIONS.					
C) ALL AREAS ON THE SITE OR AREAS ADJACENT TO THE PROPERTY LINES SHALL BE PREPARED & SEEDDED AS PER ABOVE.					
D) SOLID SOD OF THE SAME MIXTURE ABOVE SHALL BE INSTALLED & MAINTAINED IN SWALES, BERMS OR OTHER AREAS SUBJECT TO SOIL EROSION. CONTRACTOR SHALL PIN OR STAKE SOD IN PLACE AS REQUIRED.					
E) THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PROPER FERTILIZER REQUIREMENTS. FERTILIZE ALL LAWN/GRASS AREAS WITH 12-12-12 BASIC FERTILIZER AT THE RATE OF 10 LBS PER 1000 SQ FT.					
F) THE CONTRACTOR SHALL FULLY & COMPLETELY WARRANTEE & GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR WHICH WILL BEGIN THE DATE OF ACCEPTANCE BY THE OWNER. CONTRACTOR SHALL PROMPTLY MAKE ALL REPAIRS & REPLACEMENTS AS PER OWNER REQUEST.					
G) THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATTER INCLUDING LAWN/GRASS AREAS. THE CONTRACTOR SHALL WATER ALL PLANT MATTER AND AREAS UNTIL THE LANDSCAPE IS ESTABLISHED, APPROVED AND ACCEPTED BY THE OWNER.					
ALL LANDSCAPING SHOWN OR INDICATED ON THIS PLAN SHALL MEET OR EXCEED THE MINIMUM ZONING &/OR LANDSCAPE ORDINANCE AS APPLICABLE TO THIS LOCATION. TREES & SHRUBS SHOWN INDICATE THE APPROXIMATE MAXIMUM OR FULL DIAMETER AT MATURITY. THE OWNER MAY ADD VEGETATION, TREES, SHRUBS &/OR FLOWERS TO ENHANCE THE APPEARANCE OF THE SITE AT THEIR DISCRETION. SIZE, GRADING & CONDITION SHALL BE AS PER STANDARDS & SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.					
LANDSCAPE CONTRACTOR SHALL INSTALL METAL EDGING AND WEED STOP BARRIER EQUAL TO DEWITT 3 OZ. 12 YEAR IN ALL PLANTERS OR PLANTING CLUSTER AREAS. INSTALL CLEAN LANDSCAPE RIVER GRAVEL GROUND COVER (A MINIMUM OF 3" DEPTH) OVER WEED STOP MATERIAL. INSTALL WEED STOP PER MANUFACTURERS SPECIFICATIONS.					
COMBUSTIBLE LANDSCAPE GROUND COVER MATERIALS (IF USED) SHALL NOT BE WITHIN AN 18 INCH OF ANY COMMERCIAL BUILDING.					
COMBUSTIBLE LANDSCAPE GROUND COVER MATERIALS (IF USED) SHALL NOT BE WITHIN AN 18 INCH RADIUS AROUND GAS METER(S).					
RECEPTACLES FOR DISCARDED SMOKING MATERIALS SHALL BE NOT CLOSER THAN 18 INCHES TO COMBUSTIBLE LANDSCAPE MATERIAL/GROUND COVER AND SHALL BE EMPTIED REGULARLY.					
ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.					
KEYED NOTES					
1 METAL EDGING					
2 INSTALL A MINIMUM OF 3" THICK STONE MULCH OVER WEED STOP MATERIAL.					



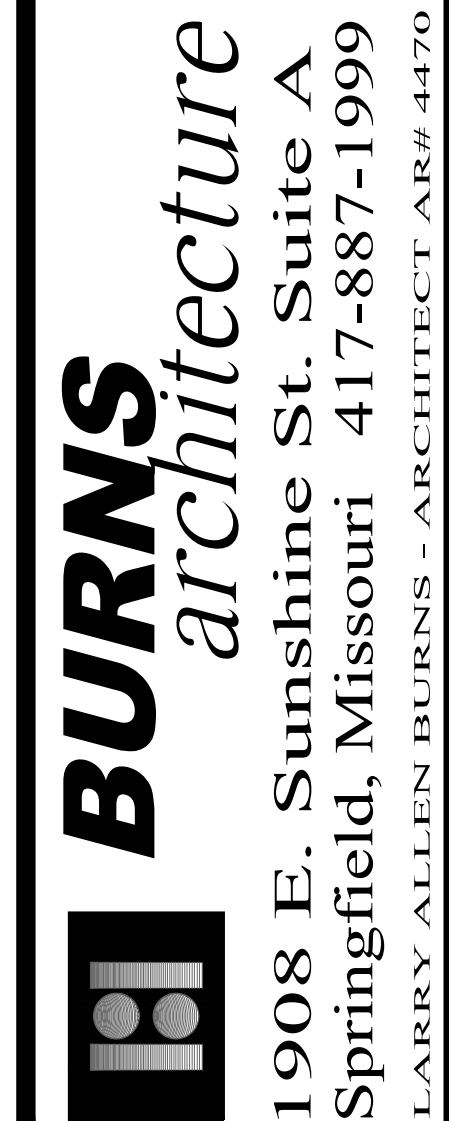
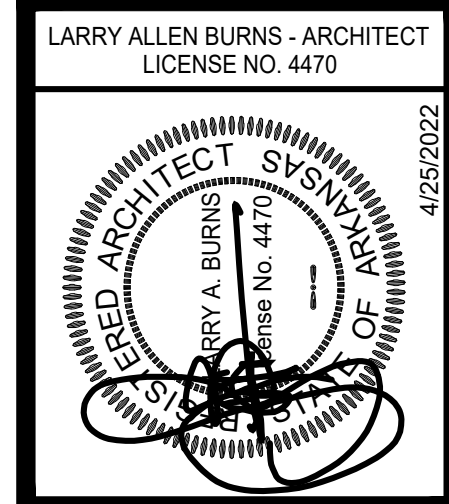
REFER TO OVERALL SITE PLAN SHEET AS1 FOR LIMITS OF DEVELOPED AREA
TOTAL GREEN SPACE FOR DEVELOPED AREA = 12,790 +/- S.F. 31.3%
TOTAL IMPERVIOUS SURFACES FOR DEVELOPED AREA = 28,064 +/- S.F. 68.7%

ADDENDUM NO. ONE
DATE - MAY 6, 2022
ADDENDUM NO. TWO
DATE - JUNE 3, 2022

ADDENDUM NO. THREE
DATE - JUNE 16, 2022
ADDENDUM NO. FOUR
DATE - JUNE 27, 2022
ADDENDUM NO. FIVE
DATE - AUGUST 11, 2022

CITY USE ONLY

REVISIONS	BY
△ LSD REVIEW ADDENDUM ONE 5/6/2022	MM
△ LSD REVIEW ADDENDUM TWO 6/3/2022	MM
△ LSD REVIEW ADDENDUM THREE 6/16/2022	MM
△ LSD REVIEW ADDENDUM FOUR 6/27/2022	MM
△ LSD REVIEW ADDENDUM FOUR 8/11/2022	MM



DRAWN MM
CHECKED L.A.B.
DATE APRIL 25, 2022
PLOT SCALE NONE
JOB NO. 2114
SHEET LANDSCAPE PLAN

LA1

EXISTING CONDITIONS NOTES

- THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. REFER TO SPECIFICATIONS ALSO.
- EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
- ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

CONTRACTOR CAUTION!
VERIFY SEWER LINE ELEVATION

BEFORE STARTING ANY BUILDING PAD GRADING AND PLUMBING WORK THE CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL, CONDITION, ACCESSIBILITY (INCLUDING STATE HIGHWAY OR OTHER RIGHTS-OF-WAY) AND WORKABLE FLOW LINE ELEVATION OF THE EXISTING SANITARY SEWER SERVICE LINE OR MAIN.

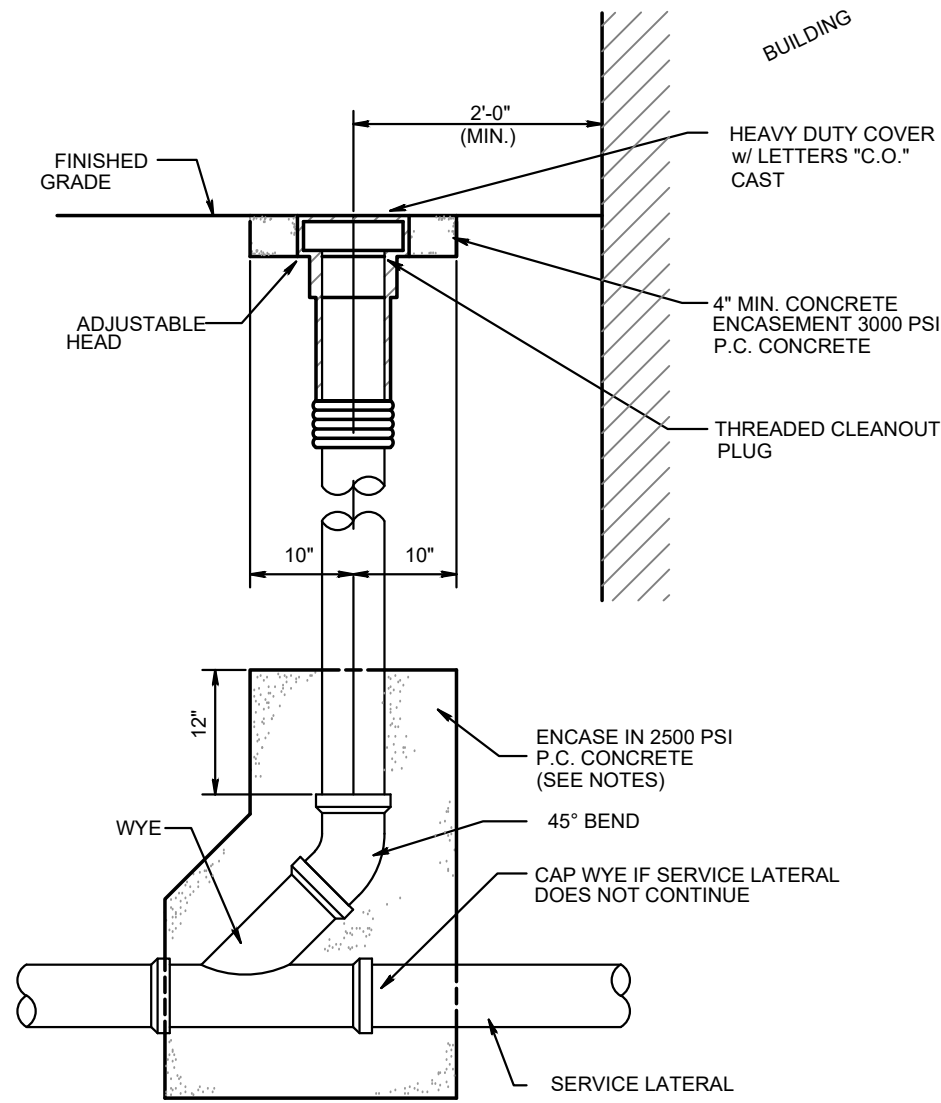
SAFETY NOTICE TO CONTRACTOR

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

UTILITY GENERAL NOTES

- WATER LINES SHALL HAVE A MIN. 10 FEET HORIZONTAL CLEARANCE AND 18 INCHES VERTICAL CLEARANCE (MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE) FROM ALL SANITARY SEWER LINES.
- WATER LINES SHALL HAVE A MINIMUM OF 48 INCHES OF COVER, UNLESS OTHERWISE NOTED, MEASURED FROM THE TOP OF FINISHED GROUND TO THE TOP OF PIPE.
- THERE SHALL BE A MINIMUM OF 18 INCHES CLEARANCE MEASURED FROM THE BOTTOM OF ANY STORMWATER PIPE TO THE TOP OF WATER LINES AT ALL CROSSING.
- AT WATER AND SANITARY SEWER CROSSINGS, THE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- NOTICE TO CONTRACTOR: PRIOR TO INSTALLATION OF WATER LINE, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND ANDERSON ENGINEERING OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- COORDINATE ALL CONSTRUCTION WITH THE CITY OF ROGERS. ALL SANITARY SEWER AND WATER LINE CONSTRUCTION MUST COMPLY WITH THE CITY OF ROGERS, AR STANDARDS.
- ANY CLEANOUT LOCATED WITHIN A DRIVING SURFACE MUST BE A RIGID, COMMERCIAL TYPE.



- NOTE:
- ALL LATERALS SHALL HAVE A ONE-WAY CLEAN-OUT EVERY 50' OR A TWO-WAY CLEAN-OUT EVERY 100'.
 - IF THE SERVICE LATERAL IS LESS THAN 12" DEEP, THE CONCRETE ENCASUREMENT IS NOT REQUIRED.

2 SANITARY SEWER CLEANOUT
C1.2 SCALE: NOT TO SCALE

PROJECT IDENTIFICATION NUMBER: PL202200340
CITY USE ONLY

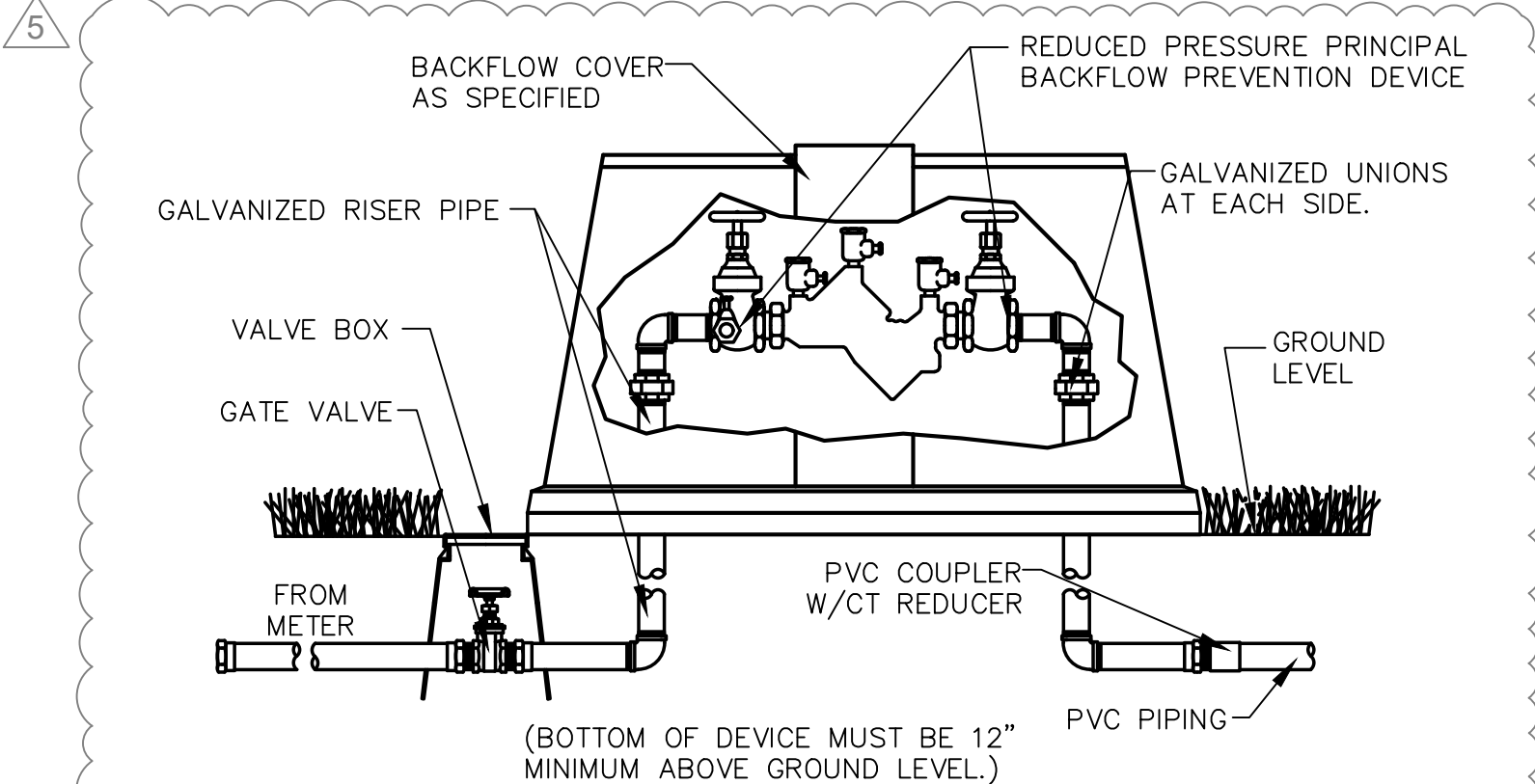
UTILITY KEY NOTES:

- U1 CONNECT TO BUILDING, REFER TO MEP PLAN.
- U2 CONTRACTOR TO REMOVE EXISTING SEWER SERVICE STUB PER RWU REQUIREMENTS.
- U3 STANDARD 1" METER BOX TO BE PER RWU STANDARD DETAILS WD-1.
- U4 INSTALL 70 LF OF 1.25" TYPE K COPPER WATER SERVICE PER RWU STANDARD DETAILS WD-1.
- U5 INSTALL SANITARY SEWER CLEANOUT. REFER TO DETAIL 2/C1.2. INV=1349.2'.
- U6 INSTALL 54 LF OF 4" SEWER SERVICE PER RWU STANDARD DETAILS.
- U7 UNDERGROUND STORMWATER DETENTION SYSTEM.
- U8 CONNECT TO EXISTING SEWERMAIN PER RWU REQUIREMENTS. INV (CALC)=1347.4'. FIELD VERIFY LOCATION & ELEVATION OF EXISTING SEWER STUB.
- U9 INSTALL UNDERGROUND ELECTRIC SERVICE PER CECC REQUIREMENTS.
- U10 INSTALL UNDERGROUND ELECTRIC SERVICE FOR LIGHT POLES PER CECC REQUIREMENTS.
- U11 PROPOSED TRANSFORMER. REFER TO ELECTRIC POWER PLAN FOR REQUIREMENTS. COORDINATE WITH CECC PRIOR TO INSTALLATION TO CONFIRM LOCATION & REQUIREMENTS.
- U12 COORDINATE ELECTRICAL CONNECTION TO EXISTING POWER POLE WITH CARROLL ELECTRIC.
- U13 INSTALL 123 LF OF GAS SERVICE PER BHE REQUIREMENTS.
- U14 SCHIER NO. GB75, 75 GPM GREASE INTERCEPTOR TO BE INSTALLED OUTSIDE BUILDING IN SIDEWALK PER PLUMBING PLAN P1 AND ROUTED TO SEWER SERVICE LINE EXITING BUILDING.
- U15 GAS METER & BUILDING CONNECTION PER MEP PLAN.
- U16 CT CABINET & ELECTRICAL METER PER MEP PLANS.
- U17 EXISTING GAS SERVICE. COORDINATE CONNECTION WITH BLACK HILLS ENERGY.
- U18 APPROXIMATE LOCATION OF EXISTING 12" WATER MAIN. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION PRIOR TO TAPPING. CONTACT ENGINEER IF DISCREPANCY OCCURS.
- U19 PROPOSED WATER MAIN EXTENSION. REFER TO SHEET C1.8. PERMIT FROM ARDOT REQUIRED FOR ALL PROPOSED WORK IN ROW.
- U20 PROPOSED 5/8" IRRIGATION METER PER RWU REQUIREMENTS TO BE CONSTRUCTED BY CONTRACTOR. IRRIGATION TO BE DESIGNED BY IRRIGATION CONTRACTOR.
- U21 PROPOSED WATTS LF009M2QT RPZA IN BUILDING. REFER TO PLUMBING PLANS.
- U22 PROPOSED IRRIGATION 3/4" WATTS LF919QT RPZA. REFER TO DETAIL 3/C1.2

SAWCUT NOTE

WHERE NEW UTILITY SERVICES ARE ROUTED UNDER EXISTING PAVED AREAS, ALL EXISTING PAVING SHALL BE REMOVED IN THE FOLLOWING STEPS:

- SAWCUTTING PAVING
 - REMOVAL AND TRENCHING
 - INSTALLATION OF UTILITY
 - BACKFILL AND COMPACTION
 - INSTALLATION OF NEW PAVING THAT MATCHES THE EXISTING SURROUNDING PAVING IN BOTH MATERIAL AND ELEVATION.
- CONTRACTOR SHALL COORDINATE, OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND LICENSES TO PERFORM THIS WORK AND SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL WHILE PERFORMING SAWCUTTING OPERATIONS AS NECESSARY.



- NOTED:
- BACKFLOW PREVENTION DEVICE SHALL BE A WATTS REDUCED PRESSURE ZONE ASSEMBLY MODEL LF919QT.
 - DEVICE SHALL BE LOCATED IN A FROST FREE ENCLOSURE PRIOR TO ANY TEES OR BRANCHES FOR ALL IRRIGATION SERVICE LINES.

3 RP BACKFLOW W/ ENCLOSURE
C1.2 SCALE: NOT TO SCALE

SPECIAL NOTE:

CONTRACTOR TO COORDINATE PIPE SPECIFICATIONS WITH UTILITY COMPANY

SPECIAL NOTE:

ALL MATERIALS AND METHODS SHALL CONFORM TO CITY OF ROGERS UTILITY STANDARDS.

SPECIAL NOTE:

CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

CAUTION:

INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

damage prevention
is no accident



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www.arkonecall.com

REVISIONS	BY
1. LSD REVIEW ADDENDUM ONE 8/6/22	BLL
2. LSD REVIEW ADDENDUM TWO 8/3/22	MRR
3. LSD REVIEW ADDENDUM FOUR 8/27/22	BLL
4. LSD REVIEW ADDENDUM FIVE 8/11/22	BLL
5. LSD REVIEW ADDENDUM SIX 8/26/22	BLL

JARED M DAVIS, PE
PE# 18953

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18953
JARED M DAVIS

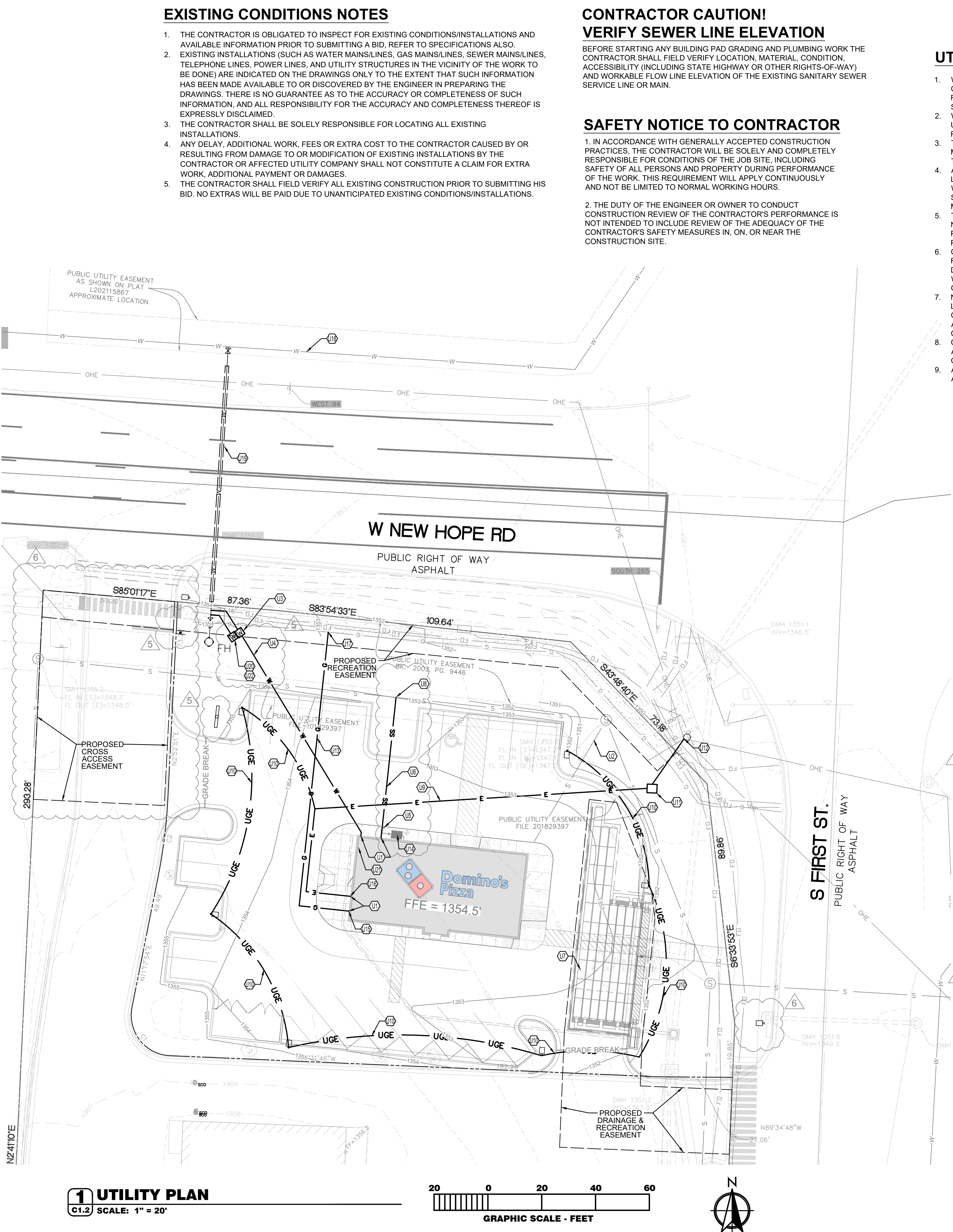
Dominos' Pizza

1900 S. 1ST STREET
ROGERS, ARKANSAS

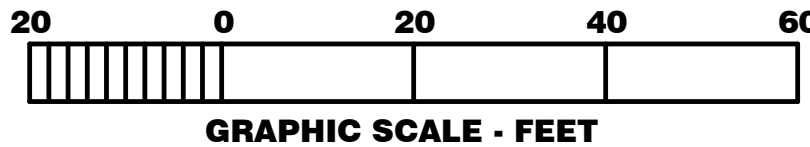
BURNS architecture

1908 E. Sunshine St. Suite A
Springfield, Missouri 417-887-1999
LARRY ALLEN BURNS - ARCHITECT AR# 4470

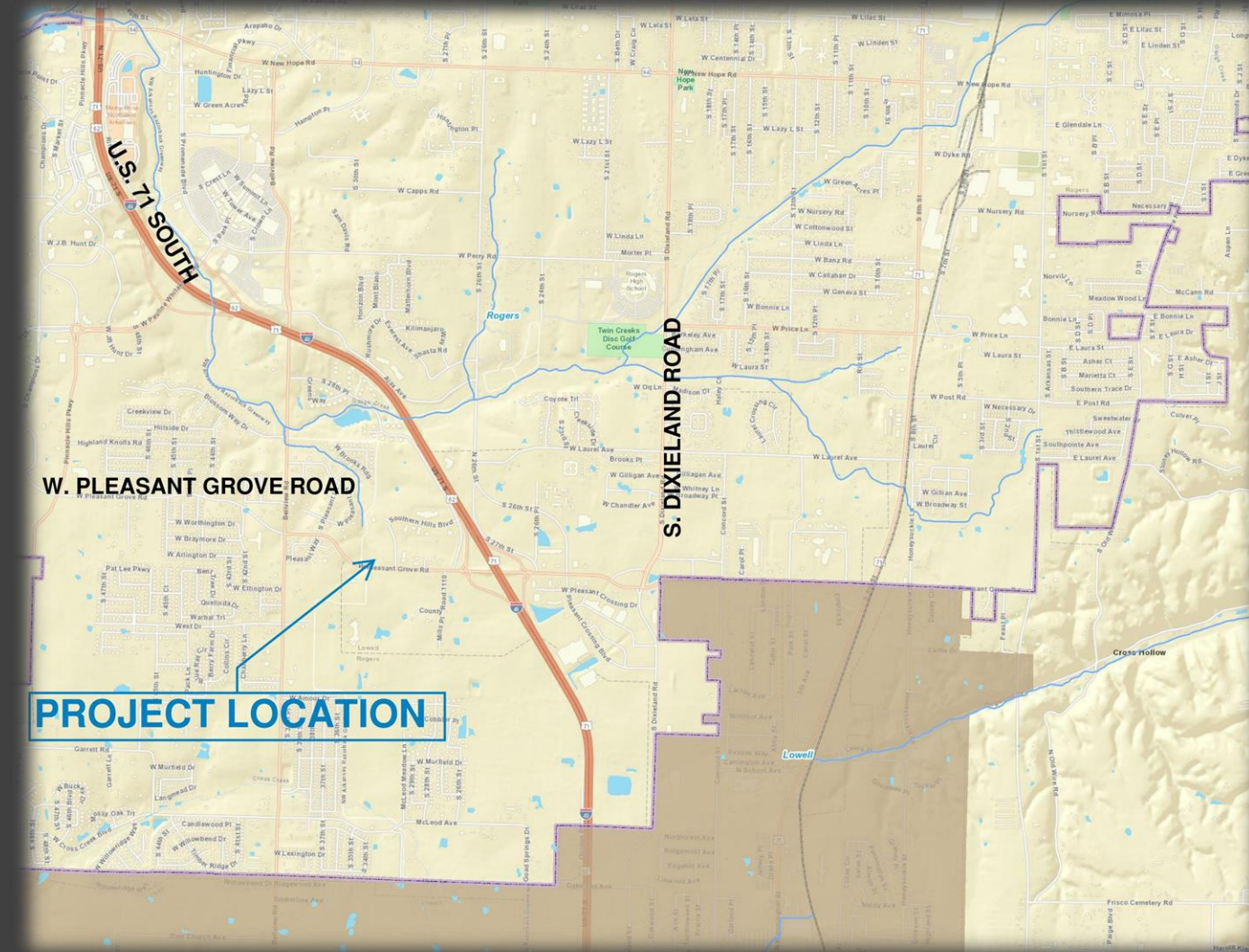
DRAWN BLL
CHECKED JMD
DATE July 27, 2022
PLOT SCALE NONE
JOB NO. 1035
SHEET UTILITY PLAN
C1.2



1 UTILITY PLAN
C1.2 SCALE: 1" = 20'



Large Scale Development: M&D Adventures



PROJECT LOCATION

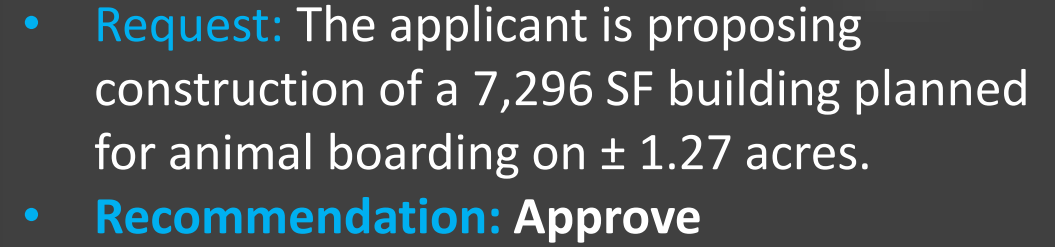
Vicinity Map

- **Representative:** Kip Williams, Anderson Engineering
- **CGM Designation:** Commerce Corridor
- **Zoning:** C-2 (Commercial Highway)
- **Proposed Use:** Animal Boarding
- **Location:** 3707 W. Southern Hills Boulevard, 02-15903-000

Staff:

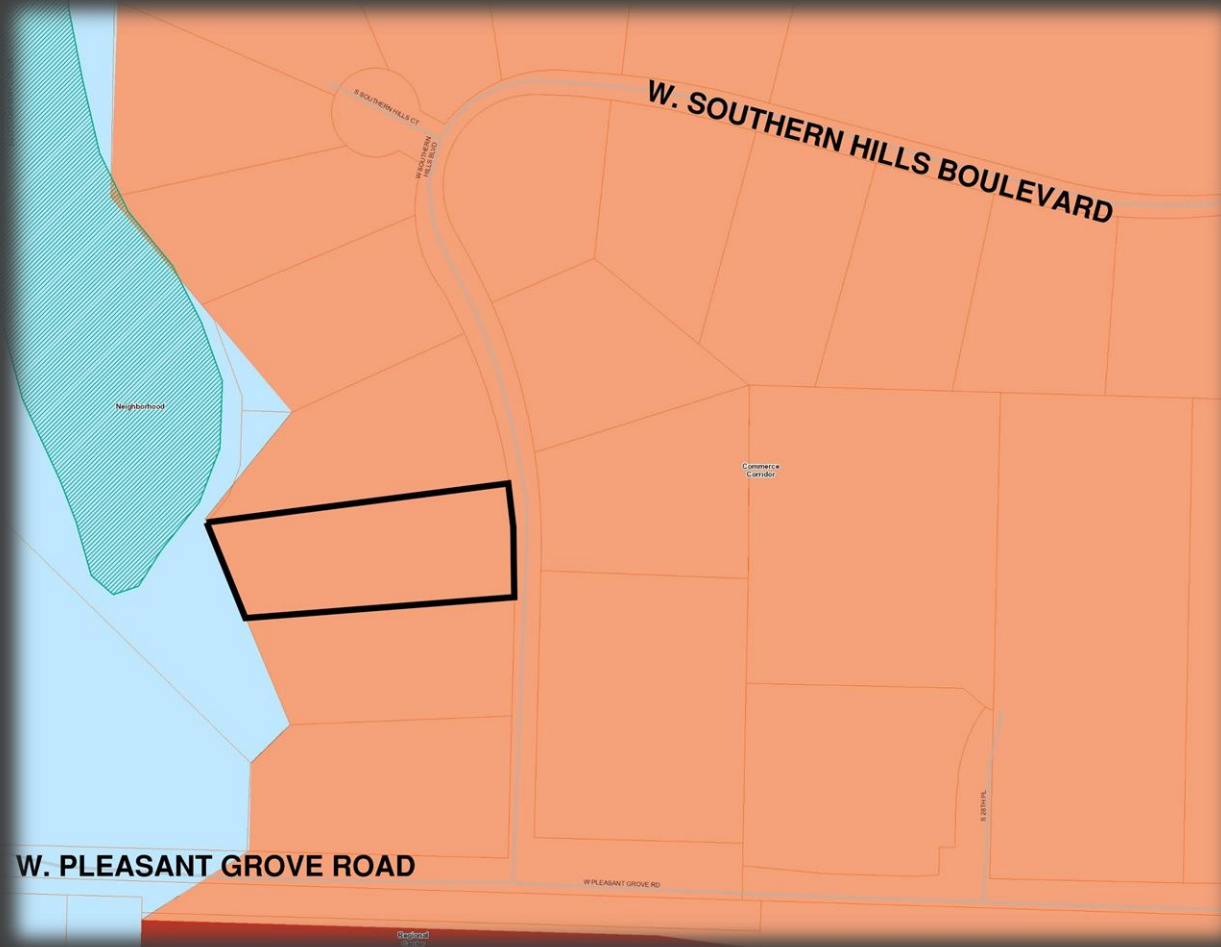
Zachery Birdsong, Planner I (zbirdsong@rogersar.gov)

Amariah Berry, Development Compliance Specialist (aberry@rogersar.gov)

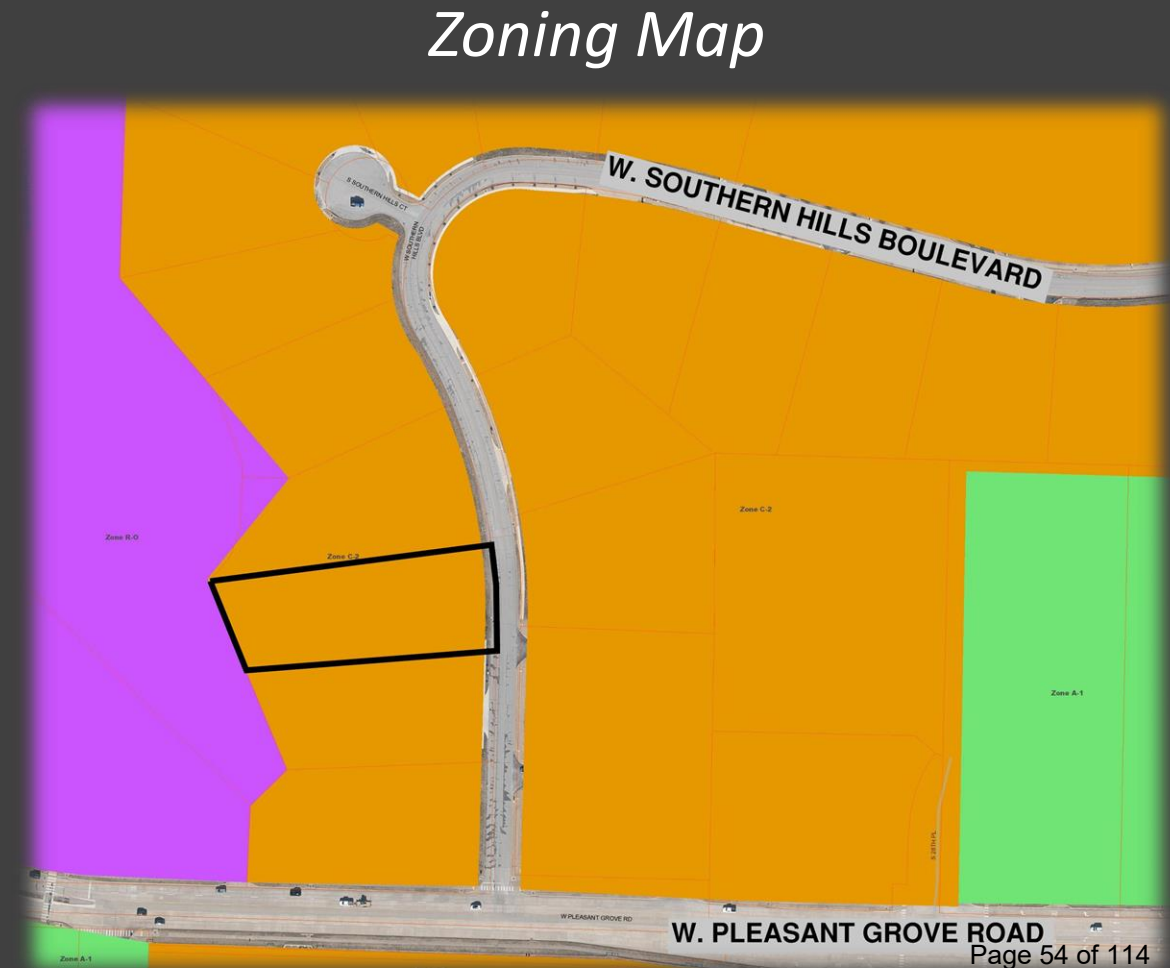


Page 53 of 114

Large Scale Development: M&D Adventures

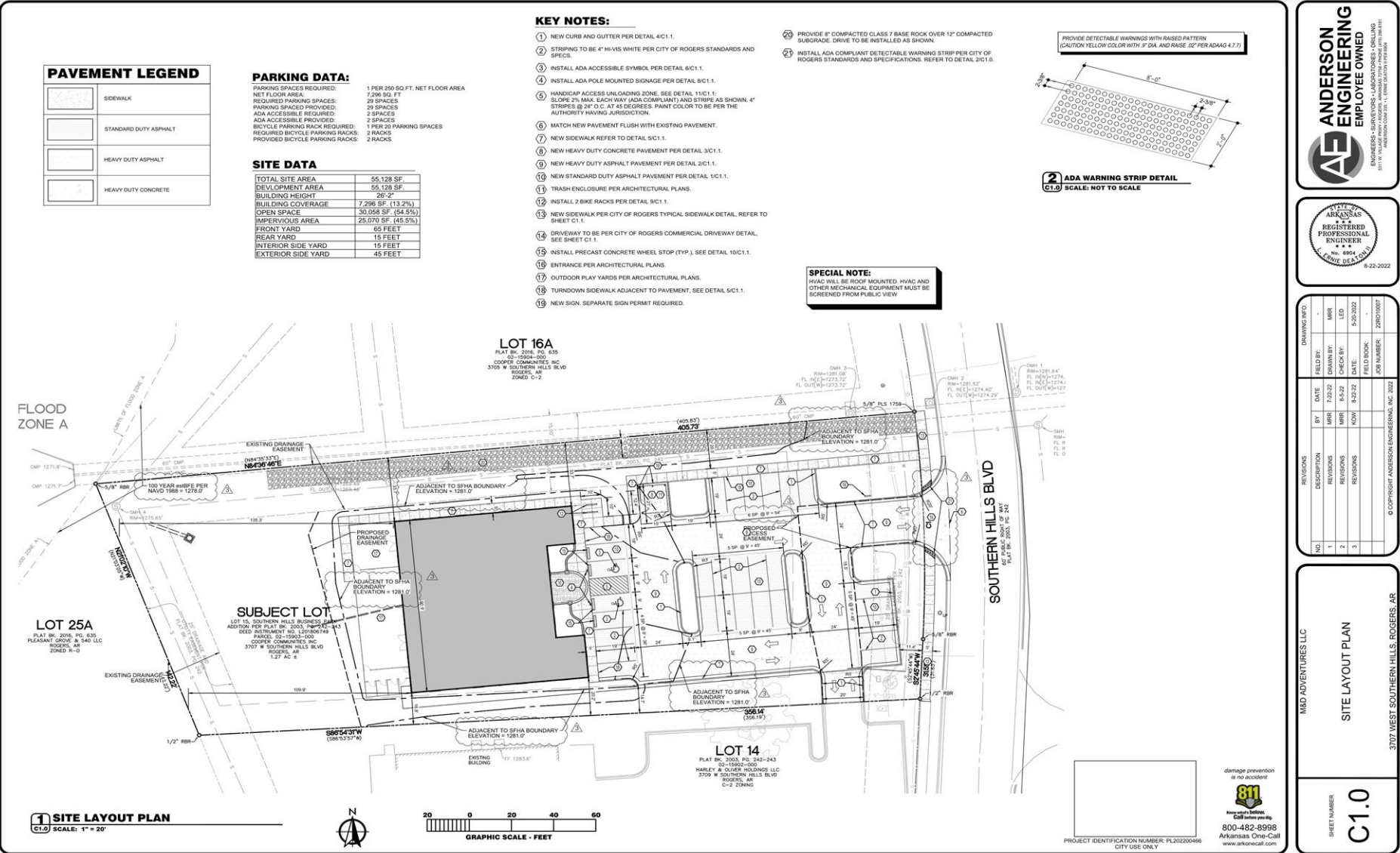


Comprehensive Growth Map



Zoning Map

Large Scale Development: M&D Adventures



Large Scale Development: M&D Adventures



Engineering Review

- ACCESS MANAGEMENT:
 - The applicant's proposal meets access management standards.
- STORMWATER MANAGEMENT:
 - The applicant proposes a detention pond on the west side of the property which meets Stormwater management requirements.
- WATER QUALITY:
 - The applicant proposes an extended dry detention pond for Water Quality to meet Water Quality requirements.
- FLOODPLAIN MANAGEMENT:
 - A portion of the project is located within an "Adjacent to" Special Flood Hazard Area (SFHA). This project requires a floodplain development permit prior to construction. This project seems to meet flood damage prevention code.
- MASTER STREET PLAN IMPROVEMENTS:
 - Street Pavement and Condition:
 - Southern Hills Boulevard pavement is in good condition.
 - Connectivity Standards:
 - Connectivity standards are not applicable on this site.

Large Scale Development: M&D Adventures



Engineering Review

- Streetscape:
 - Right-of-Way:
 - The right-of-way width for Southern Hill Boulevard 60-ft as which meets the Typical Street Section requirements.
 - Sidewalks & Sidepaths:
 - The applicant proposes a new 5-ft sidewalk to tie into existing sidewalk to the south. The applicant will be required to install a "Sidewalk Ends" sign to the north.
- Trails:
 - Trails are neither proposed nor required.
- Streetlights:
 - One streetlight is proposed at the entrance. This meets street light requirements.
- Street Trees:
 - The applicant proposes 4 Redbud trees be planted along Southern Hills Boulevard. This meets street tree requirements.
- RECOMMENDATIONS:
 - Approve

Large Scale Development: M&D Adventures



Planning Review

LAND USE:

- Use Definition:
 - “Animal Boarding” is defined as “a secondary use classification encompassing establishments that provide shelter for animals on a commercial basis. Animal boarding may include activities such as feeding, exercising, grooming, and incidental medical care when those activities are attendant to the primary purpose of providing shelter,” Sec. 14-695(3)(b).
- Zoning Compliance:
 - A Conditional Use Permit (22-01) was approved by Planning Commission on January 4, 2022.
- CGM Compliance:
 - The proposed project does align with the Commerce Corridor Designation. However, for a portion of the subject property’s west side, it does not align with the U-NBT sub-designation of the Commerce Corridor. The CUP was approved before this CGM update was made to include U-NBT.

DEVELOPMENT STANDARDS: The proposed development plans conform to all development standards required by Sec. 14-732(4.3) and Article III.

- Building Disposition:
 - The proposed building within the development does meet code standards set by applicable zoning regulations.
- 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.

Large Scale Development: M&D Adventures



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.

Staff Recommendation:
APPROVE

- **SUPPLEMENTS**
 - RWU conditional approval letter
 - Large-Scale Development Plans (cover, site, utility, landscape)



August 22, 2022

Ms. Molly Robb, PE
Anderson Engineering
5311 W. Village Pkwy.
Rogers, AR 72758

Re: Conditional Approval of Civil Plans
M&D Adventures

Dear Ms. Robb:

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

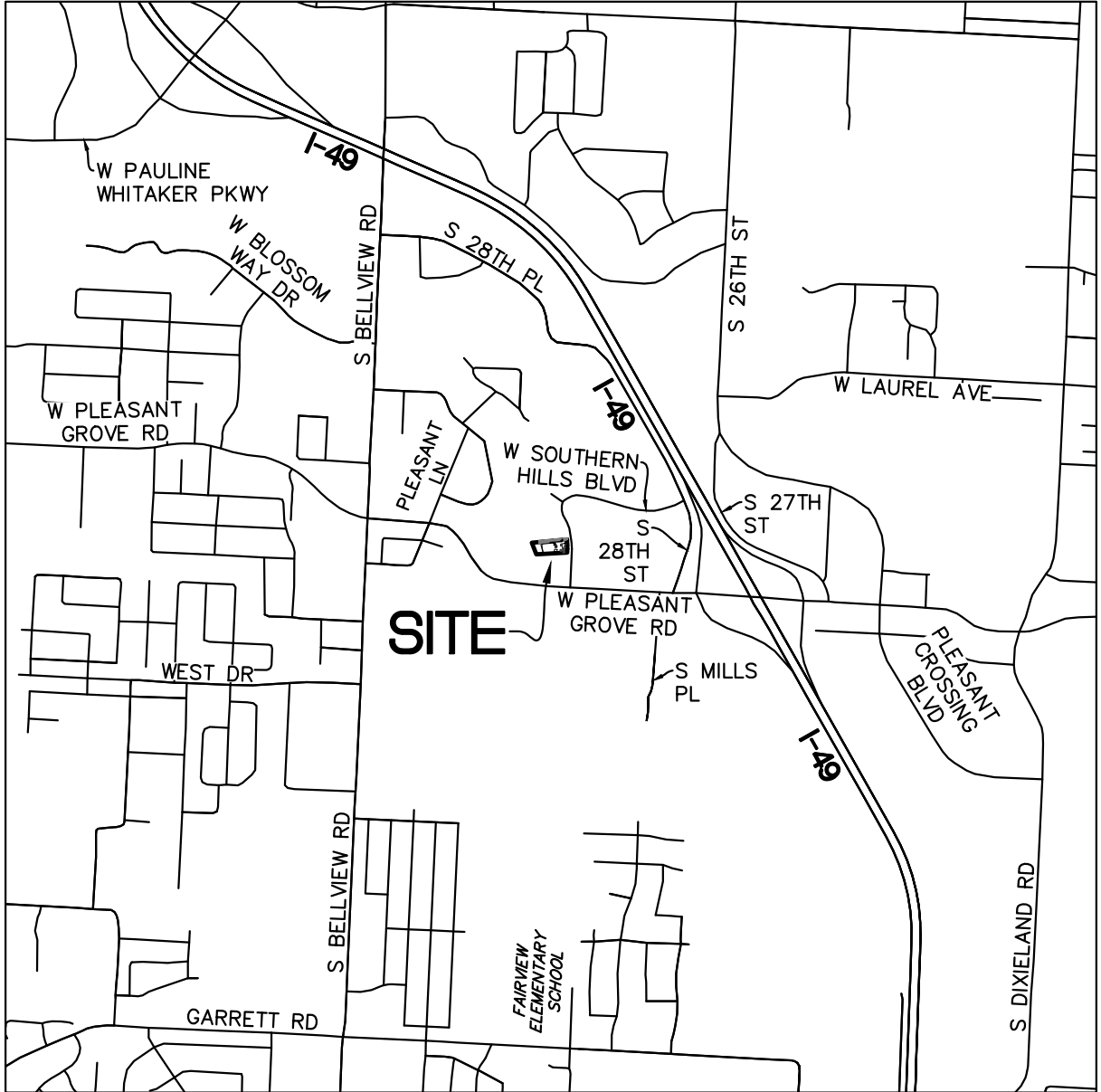
1. Show the existing water meter that will be abandoned on the Utility Plan.
2. According to our records there is an existing sewer service stubbed out of the existing manhole north of the building. Verify the service enters the manhole and connect to it instead..
3. As per previous comment #6, move the proposed domestic water meter closer to the main to reduce the public portion of the service line.
4. The detail referenced in Utility Key Note U17 appears to be incorrect.
5. As per previous comment #3, show the fire line on the profile up to the backflow preventer.
6. Move the fire line demarcation valve to the location of the tapping sleeve.
7. Show the underground electric crossing on the fire line profile.

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



VICINITY MAP
SE 1/4 SW 1/4, SECTION 27, T19N, R30W
NOT TO SCALE

M&D ADVENTURES

3707 WEST SOUTHERN HILLS

ROGERS, AR 72758

BENTON COUNTY

LARGE SCALE DEVELOPMENT PLANS

CONTACTS

OWNER
M&D ADVENTURES, LLC
6914 W. ALTAMONTE DRIVE
ROGERS, AR 72758
479.270.8309

SURVEYOR
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5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
479.286.8181
NIKOLAY NEDKOV, PLS
NNEDKOV@AE-INC.COM

CIVIL ENGINEERING
ANDERSON ENGINEERING, INC.
5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
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MOLLY ROBB, PE
MROBB@AE-INC.COM

ARCHITECTS
RHJ ASSOCIATES, PC
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PHILADELPHIA, PA 19109
215.279.5845
ROBERT TREGO, JR. RA, LEED AP

FIRE
ROGERS FIRE DEPARTMENT
201 N. 1ST ST.
ROGERS, AR 72756
479.621.1179
TOM JENKINS

SITE PLAN & BUILDING PERMIT REVIEW
CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
479.621.1186
JOHN MCCURDY

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
1200 W. WALNUT ST. SUITE 2200
ROGERS, AR 72756
479.795.2750
JAMES BAILEY

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

SANITARY SEWER & WATER
ROGERS WATER UTILITIES
601 SOUTH 2ND STREET
P.O. BOX 338
ROGERS, AR 72757
479.621.1142

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL HWY, P.O. BOX 2129
LOWELL, AR 72745
479.333.7005
JOSH KNIGHT

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

TELEPHONE
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4901 S. 48TH ST.
SPRINGDALE, AR 72762
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KIP SMITH

TELEPHONE
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
479.442.1977
SCOTT SEAMAN

STORM SEWER
CITY OF ROGERS
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ROGERS, AR 72756
479.621.1186
DYLAN COBB

SIGNAGE
CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
479.621.1186

LEGAL DESCRIPTION

DEED INSTRUMENT NO. L201806749: LOT 15, SOUTHERN HILLS
BUSINESS PARK ADDITION TO THE CITY OF ROGERS, BENTON
COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2003 AT PAGES 242
AND 243.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE SUBJECT LOT IS IN ZONE X, AN
AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD
INSURANCE RATE MAP (FIRM) NO. 05007C0270K, WHICH BEARS AN
EFFECTIVE DATE OF JUNE 5, 2012. THE SUBJECT LOT IS NOT IN A
SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS
PERFORMED TO DETERMINE THIS ZONE.

BENCHMARK

SITE BENCHMARK CONTROL POINT #4

N: 717242.79'
E: 674592.79'
EL: 1285.27'

BASIS OF BEARING

GRID NORTH OF THE ARKANSAS STATE BASIS OF BEARINGS: GRID
NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF
1983, NORTH ZONE ESTABLISHED BY OPUS.

BASIS OF ELEVATION

NAVD 1988 ESTABLISHED BY OPUS. BASIS OF ELEVATIONS: NAVD 1988
ESTABLISHED BY OPUS.

GENERAL NOTES

- 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.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT
BASINS, ETC REQUIRE SOD TO THE 100-YEAR 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, INSTAL
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 AND ALLEYS SHALL HAVE 20-FT OF DRIVABLE
SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE
CURB AND GUTTER AND IS MEASURED FROM THE EDGE OF THE
ASPHALT TO THE EDGE OF ASPHALT.

SHEET LIST

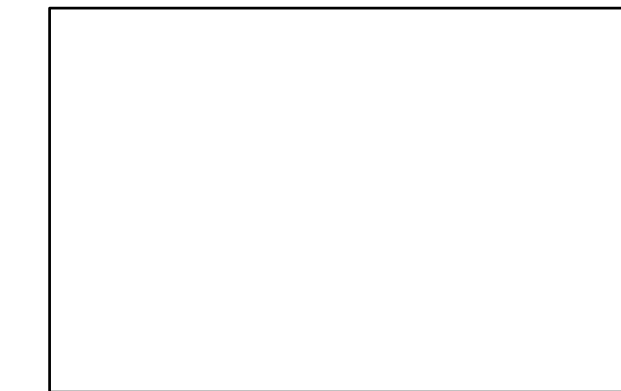
C0.0	COVER SHEET
C0.1	GENERAL NOTES
1	SURVEY
C0.2	DEMOLITION PLAN
C1.0	SITE PLAN LAYOUT
C1.1	SITE DETAILS
C2.0	GRADING PLAN
C2.1	GRADING DETAILS
C3.0	UTILITY PLAN
C3.1	FIRE LINE PLAN & PROFILE
C4.0	EROSION & SEDIMENT CONTROL PLAN
C5.0	LANDSCAPING PLAN
C5.1	LANDSCAPING DETAILS
A00SK1	EXTERIOR ELEVATIONS & FLOOR PLAN
A.20	DUMPSTER ENCLOSURE PLAN
WD-1	RWU WATER DETAILS
WD-2	RWU WATER DETAILS
SD-1	RWU SEWER DETAILS

SITE DATA

TOTAL SITE AREA	55,128 SF.
DEVELOPMENT AREA	55,128 SF.
BUILDING HEIGHT	26'-2"
BUILDING COVERAGE	7,296 SF. (13.2%)
OPEN SPACE	30,058 SF. (54.5%)
IMPERVIOUS AREA	25,070 SF. (45.5%)
FRONT YARD	65 FEET
REAR YARD	15 FEET
INTERIOR SIDE YARD	15 FEET
EXTERIOR SIDE YARD	45 FEET

REVISION CHART

#	TITLE	DATE	NOTES:
△	REV-1	7/21/2022	REVISIONS PER CITY & RWU COMMENTS. ALL REVISIONS ARE WITHIN CLOUDED AREAS, NO OTHER REVISIONS TO THE PLANS WERE PRESENTED WITH THIS PLAN
2	REV-2	8/5/2022	REVISIONS PER CITY & RWU COMMENTS. ALL REVISIONS ARE WITHIN CLOUDED AREAS, NO OTHER REVISIONS TO THE PLANS WERE PRESENTED WITH THIS PLAN



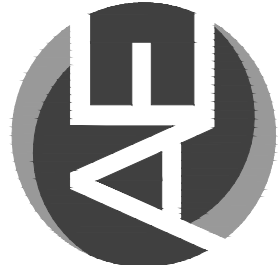
PROJECT IDENTIFICATION NUMBER: PL202200466
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8-22-2022

DRAWING INFO.		REVIEWS		BY		DATE		FIELD BY:		DRAWN BY:		CHECK BY:		DATE:		FIELD BOOK:		JOB NUMBER:	
NO.		DESCRIPTION																	
1		REVISIONS			MRR		7-22-22			MRR									
2		REVISIONS			MRR		8-5-22												
3		REVISIONS			KOW		8-22-22												

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COVER SHEET

3707 WEST SOUTHERN HILLS, ROGERS, AR

SHEET NUMBER

C0.0

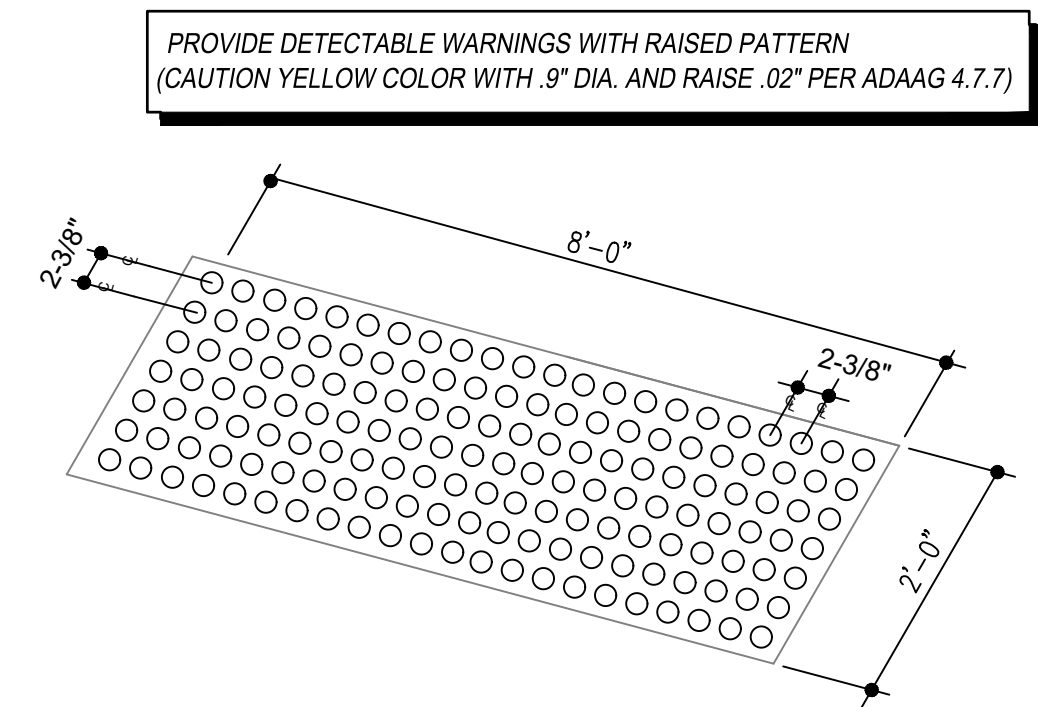
	SIDEWALK
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	HEAVY DUTY CONCRETE

PARKING SPACES REQUIRED:	1 PER 250 SQ.FT. NET FLOOR AREA
NET FLOOR AREA:	7,296 SQ. FT
REQUIRED PARKING SPACES:	29 SPACES
PARKING SPACED PROVIDED:	29 SPACES
ADA ACCESSIBLE REQUIRED:	2 SPACES
ADA ACCESSIBLE PROVIDED:	2 SPACES
BICYCLE PARKING RACK REQUIRED:	1 PER 20 PARKING SPACES
REQUIRED BICYCLE PARKING RACKS:	2 RACKS
PROVIDED BICYCLE PARKING RACKS:	2 RACKS

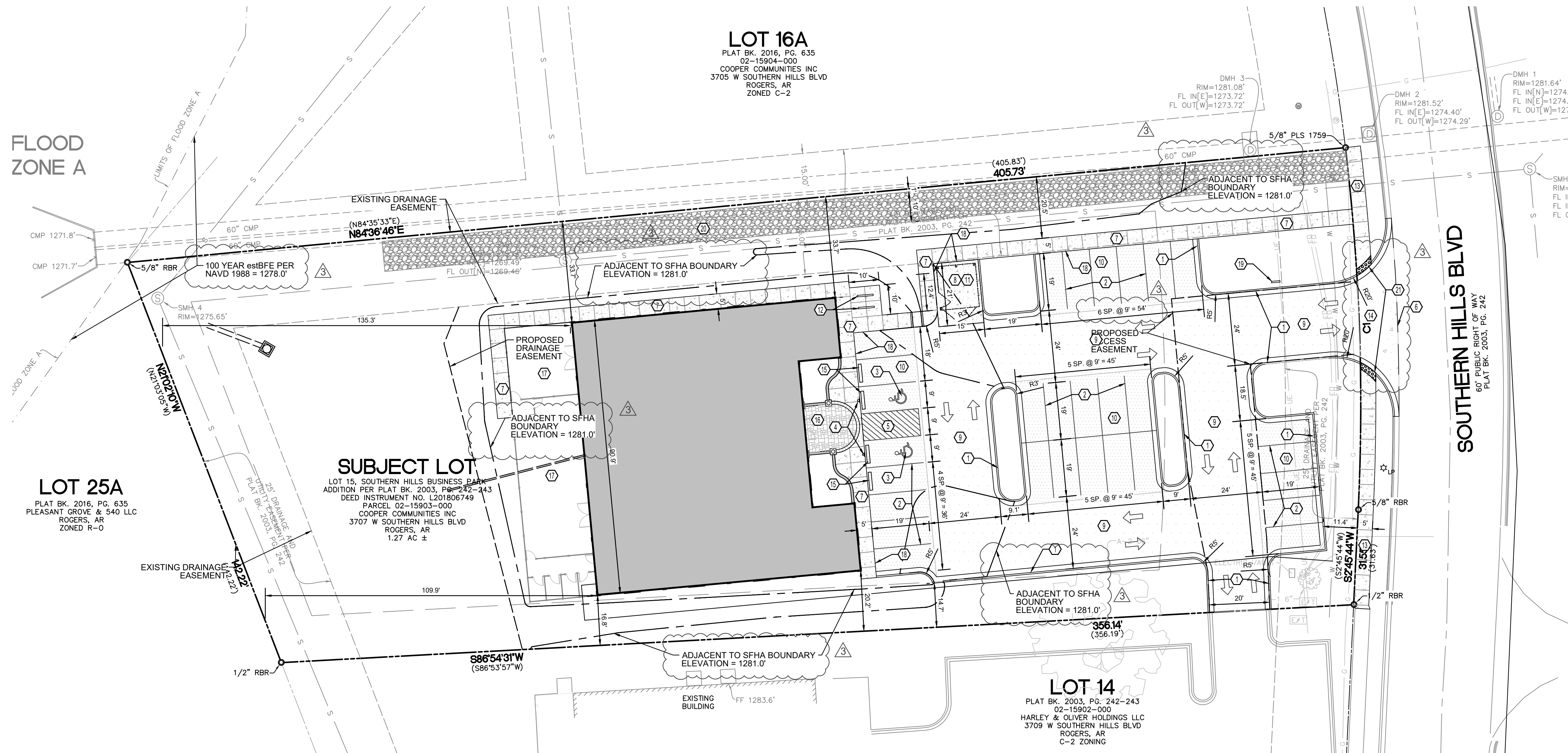
TOTAL SITE AREA	55,128 SF.
DEVELOPMENT AREA	55,128 SF.
BUILDING HEIGHT	26'-2"
BUILDING COVERAGE	7,296 SF. (13.2%)
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IMPERVIOUS AREA	25,070 SF. (45.5%)
FRONT YARD	65 FEET
REAR YARD	15 FEET
INTERIOR SIDE YARD	15 FEET
EXTERIOR SIDE YARD	45 FEET

- ① NEW CURB AND GUTTER PER DETAIL 4/C1.1.
- ② STRIPING TO BE 4" HI-VIS WHITE PER CITY OF ROGERS STANDARDS AND SPECS.
- ③ INSTALL ADA ACCESSIBLE SYMBOL PER DETAIL 6/C1.1.
- ④ INSTALL ADA POLE MOUNTED SIGNAGE PER DETAIL 8/C1.1.
- ⑤ HANDICAP ACCESS UNLOADING ZONE. SEE DETAIL 11/C1.1:
SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN. 4"
STRIPE @ 24" O.C. AT 45 DEGREES. PAINT COLOR TO BE PER THE
AUTHORITY HAVING JURISDICTION.
- ⑥ MATCH NEW PAVEMENT FLUSH WITH EXISTING PAVEMENT.
- ⑦ NEW SIDEWALK REFER TO DETAIL 5/C1.1.
- ⑧ NEW HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 3/C1.1.
- ⑨ NEW HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 2/C1.1.
- ⑩ NEW STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 1/C1.1.
- ⑪ TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- ⑫ INSTALL 2 BIKE RACKS PER DETAIL 9/C1.1.
- ⑬ NEW SIDEWALK PER CITY OF ROGERS TYPICAL SIDEWALK DETAIL, REFER TO
SHEET C1.1.
- ⑭ DRIVEWAY TO BE PER CITY OF ROGERS COMMERCIAL DRIVEWAY DETAIL,
SEE SHEET C1.1.
- ⑮ INSTALL PRECAST CONCRETE WHEEL STOP (TYP.), SEE DETAIL 10/C1.1.
- ⑯ ENTRANCE PER ARCHITECTURAL PLANS.
- ⑰ OUTDOOR PLAY YARDS PER ARCHITECTURAL PLANS.
- ⑱ TURNDOWN SIDEWALK ADJACENT TO PAVEMENT, SEE DETAIL 5/C1.1.
- ⑲ NEW SIGN. SEPARATE SIGN PERMIT REQUIRED.

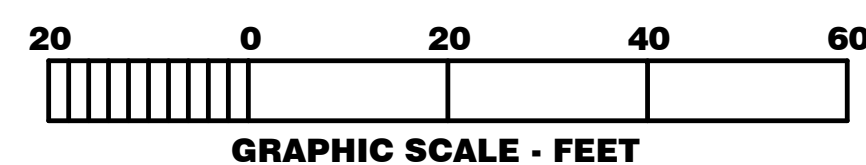
SPECIAL NOTE:
HVAC WILL BE ROOF MOUNTED. HVAC AND
OTHER MECHANICAL EQUIPMENT MUST BE
SCREENED FROM PUBLIC VIEW



2 ADA WARNING STRIP DETAIL
C1.0 SCALE: NOT TO SCALE



1 SITE LAYOUT PLAN



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SITE LAYOUT PLAN

SHEET NUMBER

01.0

REVISONS			DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	FIELD BY:
1	REVISIONS	MRR	7-22-22	DRAWN BY: MRR
2	REVISIONS	MRR	8-5-22	CHECK BY: LED
3	REVISIONS	KOW	8-22-22	DATE: 5-20-2022
				FIELD BOOK: -
				JOB NUMBER: 22RC10007

3707 WEST SOUTHERN HILLS, ROGERS, AR

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STATE OF
ARKANSAS
★
REGISTERED
PROFESSIONAL
ENGINEER
★ ★ ★
L. ERNIE DEATON, II
No. 6904

8-22-2022

EXISTING CONDITIONS NOTES

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

CONTRACTOR CAUTION!
VERIFY SEWER LINE ELEVATION

BEFORE STARTING ANY BUILDING PAD GRADING AND PLUMBING WORK THE CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL, CONDITION, ACCESSIBILITY (INCLUDING STATE HIGHWAY OR OTHER RIGHTS-OF-WAY) AND WORKABLE FLOW LINE ELEVATION OF THE EXISTING SANITARY SEWER SERVICE LINE OR MAIN.

IF A WORKABLE FLOW LINE HAS NOT BEEN ESTABLISHED AT THE TIME OF FINAL SANITARY SEWER SERVICE CONNECTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES ASSOCIATED WITH THE INSTALLATION OF A NEW GRINDER PUMP SYSTEM TO MEET OWNER AND LOCAL REQUIREMENTS.

UTILITY GENERAL NOTES

1. WATER LINES SHALL HAVE A MIN. 10 FEET HORIZONTAL CLEARANCE AND 18 INCHES VERTICAL CLEARANCE (MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE) FROM ALL SANITARY SEWER LINES.
2. WATER LINES SHALL HAVE A MINIMUM OF 48 INCHES OF COVER, UNLESS OTHERWISE NOTED, MEASURED FROM THE TOP OF FINISHED GROUND TO THE TOP OF PIPE.
3. THERE SHALL BE A MINIMUM OF 18 INCHES CLEARANCE MEASURED FROM THE BOTTOM OF ANY STORMWATER PIPE TO THE TOP OF WATER LINES AT ALL CROSSINGS.
4. AT WATER AND SANITARY SEWER CROSSINGS, THE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
5. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
7. NOTICE TO CONTRACTOR-PRIOR TO INSTALLATION OF WATER LINE, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND ANDERSON ENGINEERING OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
8. COORDINATE ALL CONSTRUCTION WITH THE CITY OF ROGERS. ALL SANITARY SEWER AND WATER LINE CONSTRUCTION MUST COMPLY WITH THE CITY OF ROGERS, AR STANDARDS.
9. ANY CLEANOUT LOCATED WITHIN A DRIVING SURFACE MUST BE A RIGID, COMMERCIAL TYPE.

SAWCUT NOTE

WHERE NEW UTILITY SERVICES ARE ROUTED UNDER EXISTING PAVED AREAS, ALL EXISTING PAVING SHALL BE REMOVED IN THE FOLLOWING STEPS:
1) SAWCUTTING PAVING
2) REMOVAL AND TRENCHING
3) INSTALLATION OF UTILITY
4) BACKFILL AND COMPACTION
5) INSTALLATION OF NEW PAVING THAT MATCHES THE EXISTING SURROUNDING PAVING IN BOTH MATERIAL AND ELEVATION.
CONTRACTOR SHALL COORDINATE, OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND LICENSES TO PERFORM THIS WORK AND SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL WHILE PERFORMING SAWCUTTING OPERATIONS AS NECESSARY.

SAFETY NOTICE TO CONTRACTOR

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

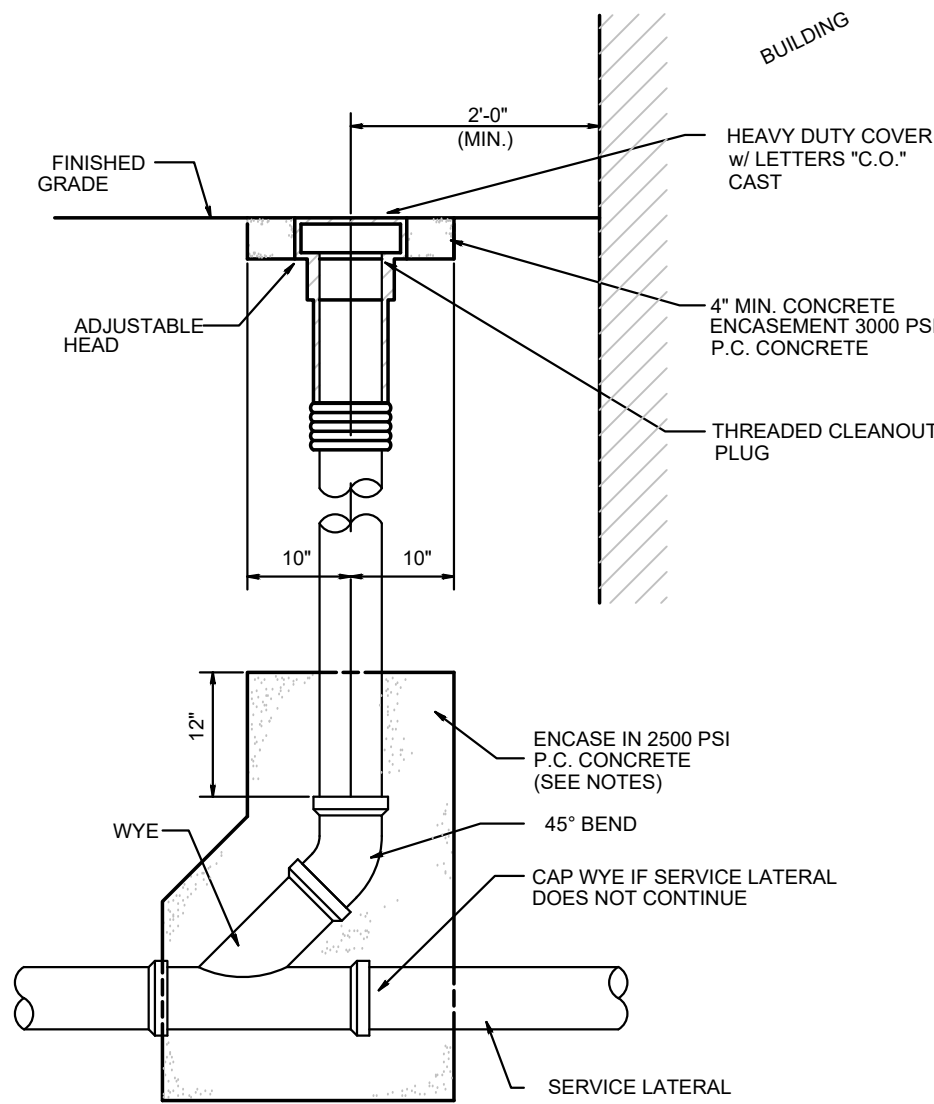
SPECIAL NOTE:
CONTRACTOR TO COORDINATE PIPE SPECIFICATIONS WITH UTILITY COMPANY

SPECIAL NOTE:
ALL MATERIALS AND METHODS SHALL CONFORM TO CITY OF ROGERS UTILITY STANDARDS.

SPECIAL NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

CAUTION:

INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



- NOTE:
1. ALL LATERALS SHALL HAVE A ONE-WAY CLEAN-OUT EVERY 50' OR A TWO-WAY CLEAN-OUT EVERY 100'
 2. IF THE SERVICE LATERAL IS LESS THAN 12' DEEP, THE CONCRETE ENCASEMENT IS NOT REQUIRED.

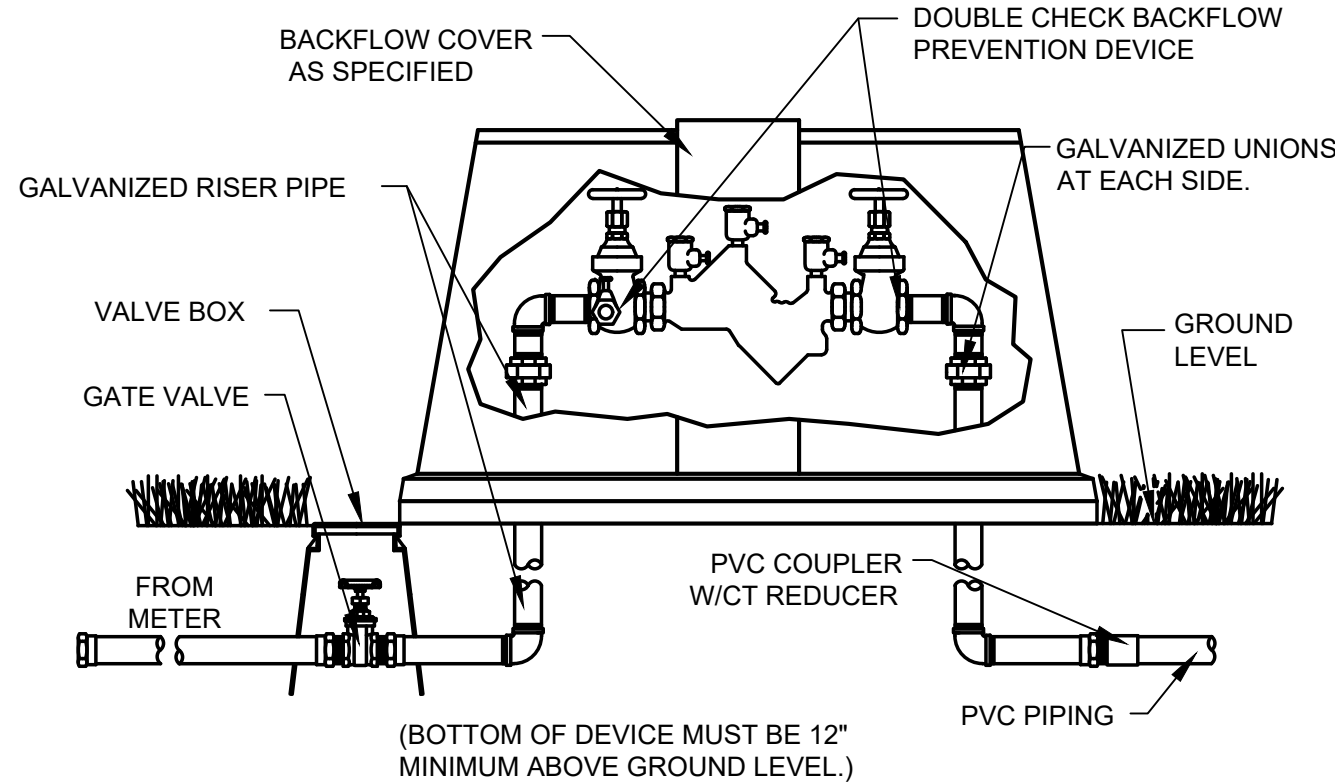
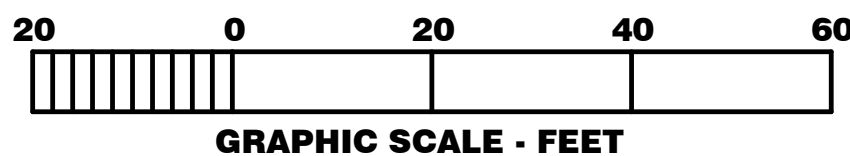
2 SANITARY SEWER CLEANOUT
C3.0 SCALE: NOT TO SCALE

UTILITY KEY NOTES:

- U1 CONNECT TO BUILDING, REFER TO MEP PLAN.
- U2 2" TAPPING SADDLE AND VALVE TO BE CONNECTED TO EXISTING MAIN BY RWU PER RWU STANDARD DETAILS WD-1, AT THE DEVELOPER'S EXPENSE.
- U3 STANDARD 1 1/2" METER BOX TO BE PER RWU STANDARD DETAILS WD-1.
- U4 INSTALL 144 LF OF 2" TYPE K COPPER WATER SERVICE PER RWU STANDARD DETAILS WD-1.
- U5 INSTALL SANITARY SEWER CLEANOUT. REFER TO DETAIL 2/C1.2. INV=1276.8'.
- U6 INSTALL 22 LF OF 4" SEWER SERVICE PER RWU STANDARD DETAILS.
- U7 CONNECT TO EXISTING SEWER MAIN PER RWU REQUIREMENTS. INV (CALC)=1269.6'. FIELD VERIFY LOCATION & ELEVATION OF EXISTING SEWER STUB.
- U8 INSTALL 222 LF OF UNDERGROUND ELECTRIC SERVICE PER CECC REQUIREMENTS.
- U9 PROPOSED TRANSFORMER. REFER TO ELECTRIC POWER PLAN FOR REQUIREMENTS. COORDINATE WITH CECC PRIOR TO INSTALLATION TO CONFIRM LOCATION & REQUIREMENTS.
- U10 COORDINATE ELECTRICAL CONNECTION TO ELECTRICAL CABINET WITH CARROLL ELECTRIC.
- U11 INSTALL 216 LF OF GAS SERVICE PER BHE REQUIREMENTS.
- U12 GAS METER & BUILDING CONNECTION PER MEP PLAN.
- U13 CT CABINET & ELECTRICAL METER PER MEP PLANS.
- U14 6" FIRE LINE WITH DEMARCATION VALVE. ALL FIRE LINES SHALL BE DUCTILE IRON 350 PSI MIN. PRESSURE CLASS PIPE. CONNECT PER RWU DETAIL WD-2/2. GATE VALVE TO ALSO BE DEMARCATION VALVE. SEE SHEET C3.1.
- U15 PROPOSED STREET LIGHT PER TYPICAL STREET SECTION, SEE SHEET C2.1.
- U16 PROPOSED 6" DEMARCATION VAVLE CONNECTED TO 8" X 6" TAPPING SLEEVE.
- U17 2" WATTS REDUCED PRESSURE ZONE ASSEMBLY PER RWU REQUIREMENTS, SEE DETAIL 5/C10.2.
- U18 5/8" IRRIGATION WATER METER TO BE PER RWU STANDARD DETAILS WD-1.



1 UTILITY PLAN
C3.0 SCALE: 1" = 20'



- NOTED:
1. BACKFLOW PREVENTION DEVICE SHALL BE A WATTS REDUCED PRESSURE ZONE ASSEMBLY MODEL LF919QT OR APPROVED EQUAL.
 2. DEVICE SHALL BE LOCATED IN A FROST FREE ENCLOSURE PRIOR TO ANY TEES OR BRANCHES FOR ALL IRRIGATION SERVICE LINES.

3 RP BACKFLOW W/ ENCLOSURE
C3.0 SCALE: NOT TO SCALE



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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 6904
L. ERNIE DEATON II
8-22-2022

DRAWING INFO		FIELD BY:		DATE		BY		DATE		DESCRIPTION	
NO.	1	FIELD BY:	MRR	7-22-22	DATE	BY	MRR	7-22-22	DATE	DESCRIPTION	REVISIONS
	2	DRAWN BY:	MRR	8-5-22	CHECK BY:	KOW	8-22-22	DATE	5-20-2022	LED	REVISIONS
	3	DATE	5-20-2022	FIELD BOOK:	22RO10007	JOB NUMBER:					

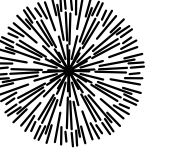
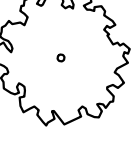
M&D ADVENTURES LLC

UTILITY PLAN

3707 WEST SOUTHERN HILLS, ROGERS, AR

SHEET NUMBER
C3.0

PLANT SCHEDULE:

INTERIOR TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	TYPE
	10	ILEM VOMITORIA / YOUNG HOLLY OR APPROVED EQUAL	B & B	2.5"	>8"	EVERGREEN
	7	NYSSA SYLVATICA / BLACK GUM OR APPROVED EQUAL	B & B	2.5"	>12"	DECIDUOUS SHADE
STREET TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	TYPE
	4	CERCIS CANADENSIS / REDBUD OR APPROVED EQUAL	B & B	2.0"	>6"	ORNAMENTAL
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT		
	28	ILEX GLABRA / INK BERRY HOLLY OR APPROVED EQUAL	5 GAL			
 	20	ILEX X 'NELLIE R. STEVENS' / NELLIE STEVENS HOLLY OR APPROVED EQUAL	5 GAL	6' MATURE HEIGHT		

- ONLY TREES LESS THAN 20' AT MATURE HEIGHT MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES, WITHIN UTILITY EASEMENTS OR WITHIN 10' OF UNDERGROUND UTILITIES
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE
- OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.

REQUIRED LANDSCAPING:

GREEN SPACE:

NO MINIMUM GREEN SPACE FOR DEVELOPMENT AREA IS LESS THAN 2 ACRES.
TOTAL SITE = 1.27 ACRES
GREEN SPACE = 0.63 ACRES
IMPERVIOUS = 0.64 ACRES

INTERIOR LANDSCAPING:

- 1 TREE OR SHRUB PER 1000 SF OF TOTAL LAND AREA FOR LESS THAN 2 ACRES.
TOTAL LAND AREA = 55,128 SF
REQUIRED = $55,128 / 1000 = 55.13 = 55$
PROVIDED 65 > 55
PROVIDED TREE = 17
PROVIDED SHRUB = 48
- PROVIDE A MINIMUM OF 1 TREE ISLAND FOR EVERY 15 PARKING SPACES WITH A MAXIMUM RUN OF 15 PARKING SPACES WITHOUT A TREE ISLAND.

PROPOSED 15 PARKING SPACE RUNS = 0
PROPOSED TREE ISLANDS = 2

- INTERIOR TREES SHALL BE PLACED ON EITHER SIDE OF POINTS OF ACCESS WITHIN TREE ISLANDS AND SHALL BE DECIDUOUS SHADE TREES.

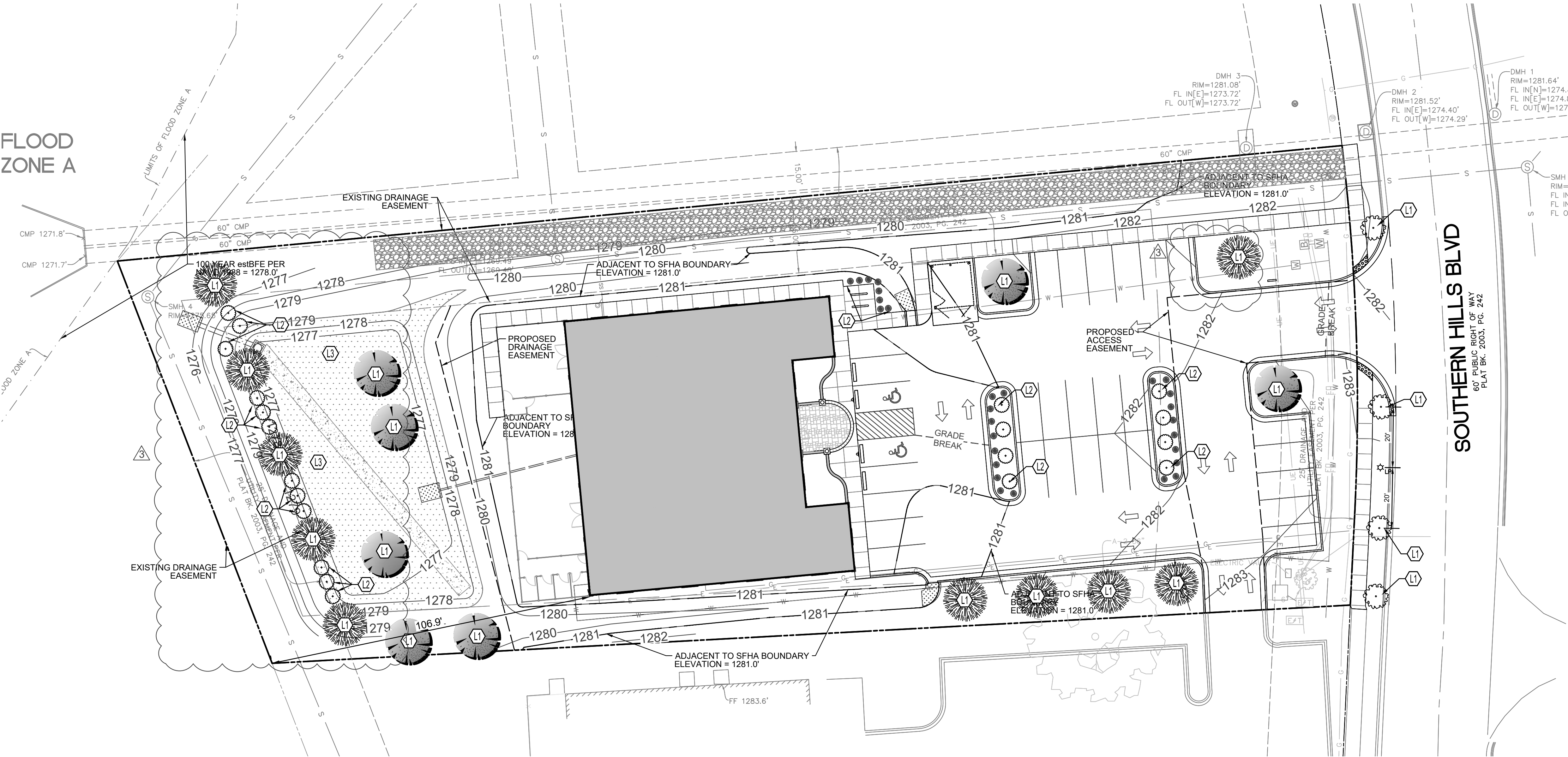
2 DECIDUOUS SHADE TREES PROVIDED OF INTERIOR TREES

LANDSCAPING FINAL LOCATION TO BE DETERMINED IN THE FIELD BY OWNER/CONTRACTOR.

*MIN 25% OF REQUIRED PLANTS MUST BE TREES (26% PROVIDED).
*MIN 10% OF REQUIRED TREES MUST BE EVERGREEN (70% PROVIDED).
*MAX 25% OF REQUIRED TREES MAY BE ORNAMENTAL (0% PROVIDED).

STREET TREES:

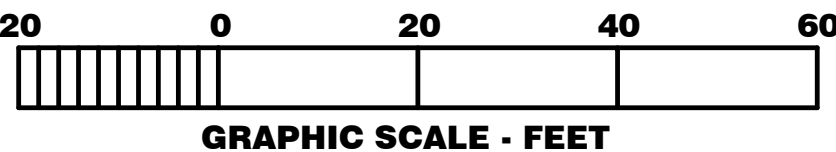
FOR TREES LESS THAN 20', MAXIMUM SPACING IS 30'.
TOTAL FRONTAGE (EXCLUDING DRIVEWAY) = 128 LF
REQUIRED STREET TREES = $128/30 = 4$ TREES
PROVIDED STREET TREES = 4 TREES



LANDSCAPING NOTES:

- L1 TREE PLANTING
- L2 SHRUB PLANTING AREA
- L3 SOD IN DETENTION AREA

1 SITE LANDSCAPING PLAN
C5.0 SCALE: 1" = 20'



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DRAWING INFO.		REVISIONS		BY		DATE		FIELD BY:		JOB NUMBER:	
NO.	DESCRIPTION	REVISIONS	REVISIONS	REVISIONS	REVISIONS	DATE	DATE	FIELD BY:	FIELD BY:	DATE	DATE
1						7-22-22	7-22-22	MRR	MRR		
2						8-5-22	8-5-22	MRR	LED		
3						8-22-22	5-20-2022	KOW			
											22RO10007

M&D ADVENTURES LLC
SITE LANDSCAPING PLAN
3707 WEST SOUTHERN HILLS, ROGERS, AR

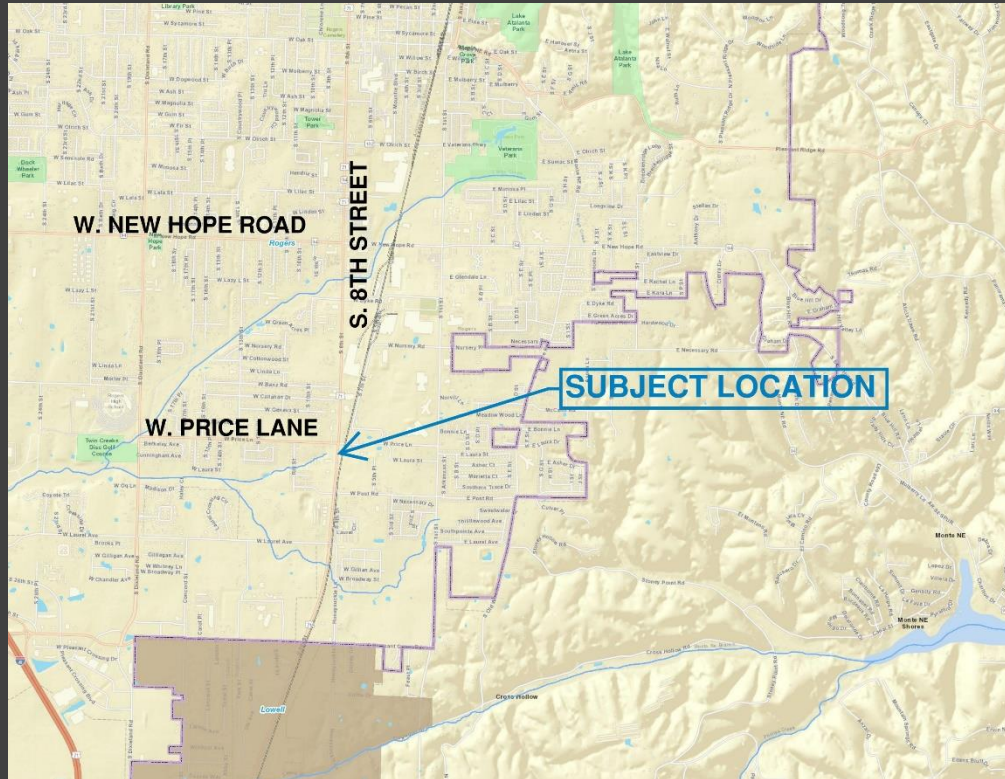
SHEET NUMBER
C5.0

Large Scale Development Plan: Freeman Family Rentals



Summary

- **Representative:** David Gilbert, Plymouth Engineering
- **CGM Designation:** Employment Center
- **Zoning:** C-4 (Open Display Commercial), Overlay District
- **Proposed Use:** Warehousing and Storage (Conditional Use Permit 22-19)
- **Location:** 2326 S 8th Street
02-02006-000



Vicinity Map

Staff:

Christina Moore, Planner I (cmoore@rogersar.gov)

Ever Villalobos, Project Engineer (evillalobos@rogersar.gov)

Large Scale Development Plan: Freeman Family Rentals



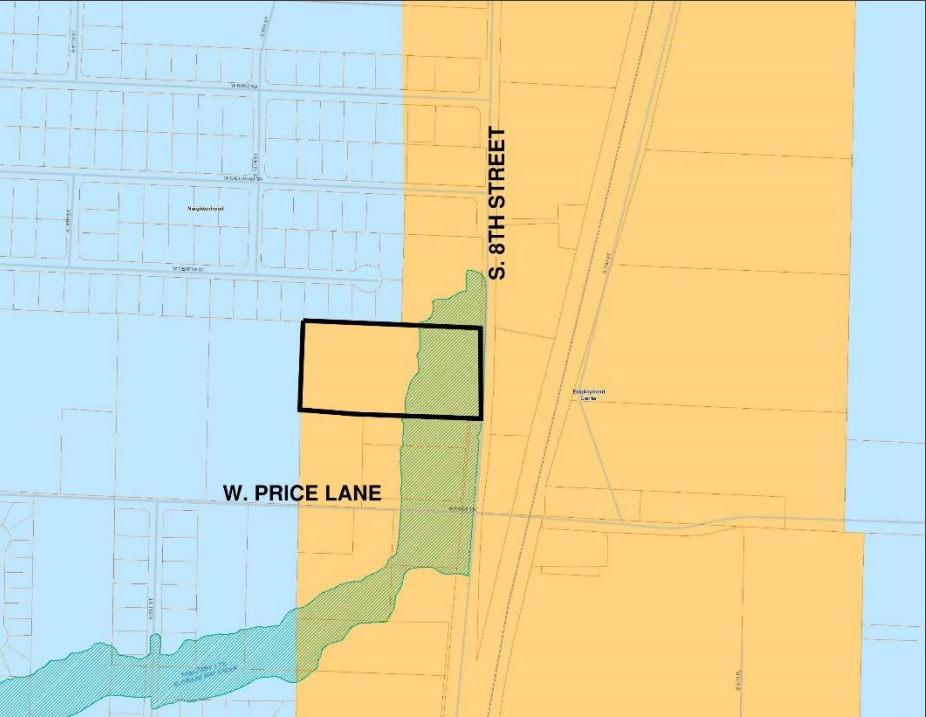
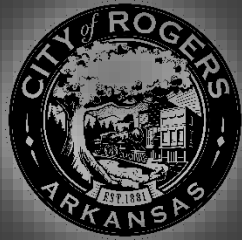
Summary

- **Request:** The applicant is proposing two 13,897-SF buildings on 4.99 acres for warehousing and storage.
- **Recommendation:** Staff recommends **consideration** of these waiver requests from the Overlay District requirements:
 - WAIVER from Sec. 14-285(3), 25-foot front landscape buffer.
 - WAIVER from Sec. 14-285(4), 15-foot landscape area abutting the street ROW.
 - WAIVER from Sec. 14-285(2), 75-foot Overlay setback.
 - WAIVER from Sec. 14-44, Typical Street Section for a Minor Street.



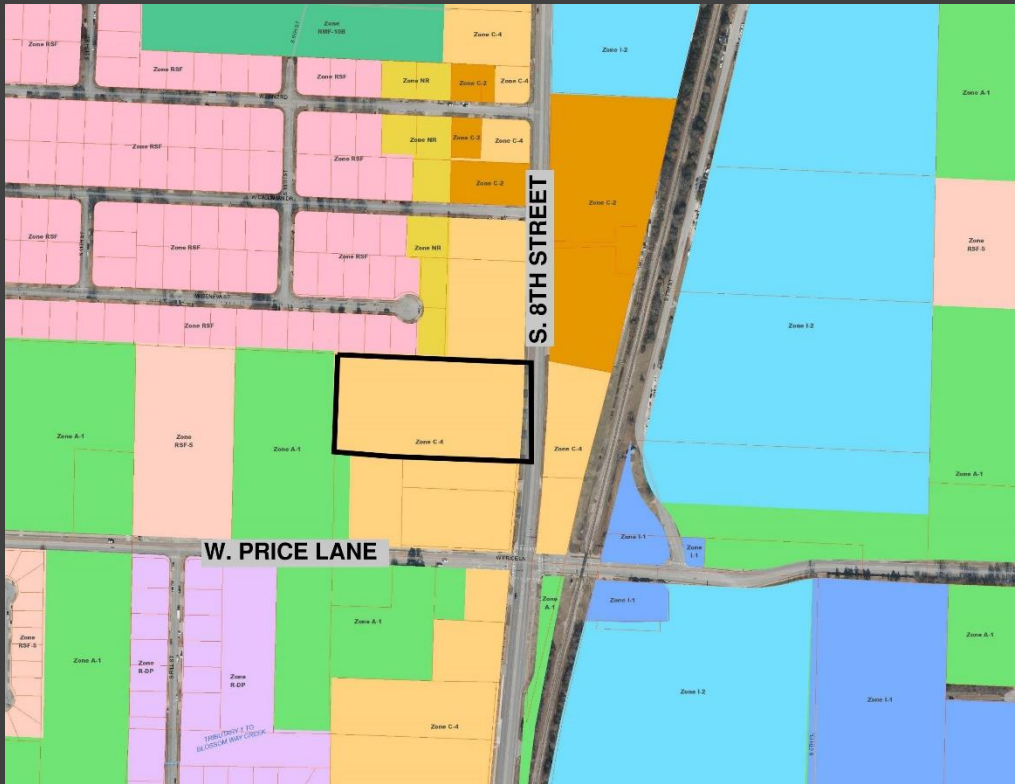
Aerial Map

Large Scale Development Plan: Freeman Family Rentals

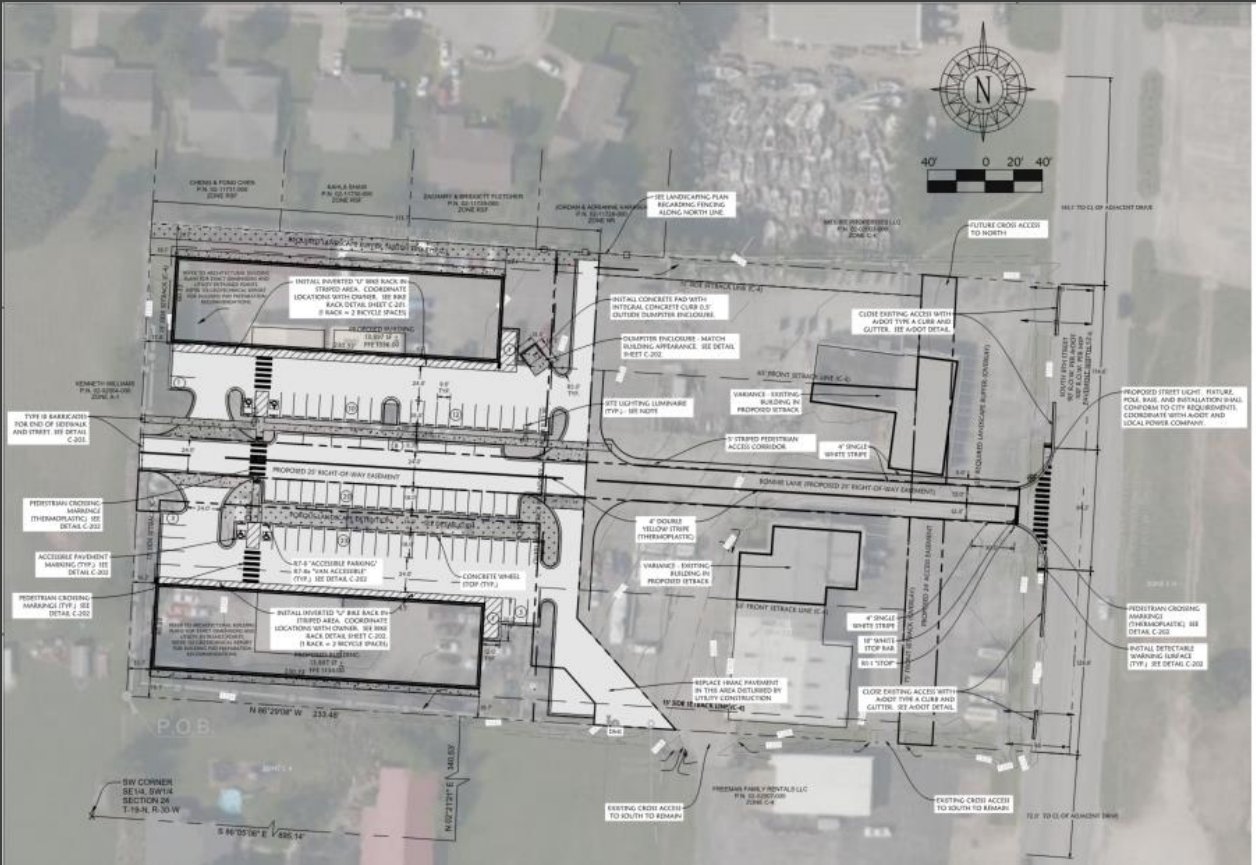


Comprehensive Growth Map

Zoning Map



Large Scale Development Plan: Freeman Family Rentals



Site Plan

Large Scale Development Plan: Freeman Family Rentals



Engineering Review

- Access Management:
 - The applicant's proposal meets the Access Management standards.
- Stormwater Management:
 - The applicant is proposing to decrease the amount of impervious area in the site. Therefore, the requirement to detain stormwater runoff was not applied as the post-developed conditions do not produce more runoff from the site.
- Water Quality:
 - The applicant is proposing to mitigate water quality impacts with a porous landscape detention.
- Floodplain Management:
 - This project is located in or adjacent to a Special Flood Hazard Area (SFHA). This project will require a Floodplain Development Permit.
- Master Street Plan Improvements:
 - Street Pavement and Condition:
 - This site abuts 8th Street but is not proposing improvements along 8th Street.
 - Connectivity Standards:
 - Connectivity Standards have been met in the proposal.

Large Scale Development Plan: Freeman Family Rentals



Engineering Review

- Streetscape:
 - Right-of-way
 - The applicant is requesting a **WAIVER** from Sec. 14-44 which requires the typical street section for a Minor Street. The applicant is proposing 25-feet of right-of-way as opposed to the 50-feet and states that the lot is not sufficiently wide enough to allow for construction of a standard street section and redevelop.
 - Sidewalks & Sidepaths:
 - The applicant is proposing 5-feet wide sidewalks along what will be dedicated as Bonnie Lane. The sidewalks are outside of the right-of-way and will need to be encased in a recreation easement.
- Trails:
 - Trails are not proposed nor required.
- Streetlights:
 - A streetlight is being proposed at the corner of the driveway providing access to 8th Street. Additional streetlights along what will be dedicated as Bonnie Lane will need to be called out on the plans every 200-feet.
- Street Trees:
 - Trees are being proposed outside of the right-of-way. Street trees will need to be encased in a recreation easement
- Recommendations:
 - a) **APPROVE** waiver from Sec. 14-44 requiring the typical street section of a Minor Street. Parallel and perpendicular parking is proposed along Bonnie Lane and the right-of-way is being dedicated to exclude those parking spaces.

Large Scale Development Plan: Freeman Family Rentals



Planning Review

- LAND USE:

- Use Definition:

- “Warehousing and Storage” is defined as “a secondary use classification encompassing businesses that provide storage space for household or commercial goods within an enclosed building and for which the individual units are accessed via an interior access way or exterior entry to individual units,” Sec. 14-695(tt).

- Zoning Compliance:

- The proposed project is not in compliance with C-4 zoning and the Overlay District.

- CGM Compliance:

- The proposed project does align with the Employment Center Growth Designation. A Conditional Use Permit (22-19) was applied for and approved by Planning Commission on 8/16/22.

- DEVELOPMENT STANDARDS:

- The proposed development plans conform to all development standards required by Sec. 14-711 and Article III with the exception of any requested waivers and/or variances.

- Building Disposition:

- The proposed building within the development does not meet code standards set by both C-4 zoning and the Overlay District. Requested variances will resolve building disposition if approved.

- Building Design:

- N/A

- Parking & Loading:

- Reduction of parking space requirements from 100 spaces to 80 spaces will be heard by Board of Adjustments prior to the Planning Commission meeting. Varying from Sec. 14-711(h).

- Screening & Transitions:

- All screening requirements have been met.

- Landscaping:

- All landscaping requirements for the Overlay District have not been met. The eastern half of the property facing 8th Street is not being developed and the addition of landscaping would remove parking availability to the businesses in the front of the property.

Large Scale Development Plan: Freeman Family Rentals



Planning Review

- DEVELOPMENT STANDARDS:
 - RECOMMENDATIONS:
 - **Consider** Large-Scale Development plans subject to the following:
 - Consider WAIVER of Sec. 14-285(3) from the requirement that landscape areas along the frontage of the highways and primary corridors designated in section 14-284(b) shall be no less than 25 feet deep exclusive of the right-of-way.
 - Consider WAIVER of Sec. 14-285(4) from the requirement that where rear or side yards abut a street right-of-way, a 15-foot deep landscaped area shall be required when adjacent land is zoned office, residential or commercial.
 - Consider WAIVER of Sec. 14-285(2) from the requirement that front yards for all principal and accessory buildings or structures shall be no less than 75 feet from the property line abutting the Overlay District.

Large Scale Development Plan: Freeman Family Rentals



Recommended Motion

- Move to **consider** subject to the following action:
 - **Consider** WAIVER from Sec. 14-285(3).
 - **Consider** WAIVER from Sec. 14-285(4) .
 - **Consider** WAIVER from Sec. 14-285(2) .
 - **Approve** WAIVER from Sec. 14-44.

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)



Plymouth Engineering, PLLC

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

July 15, 2022

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

Re: LSDP Variances
2318 South 8th Street - PL220200390

Ladies and Gentlemen of the Planning Commission:

We are currently pursuing approval of the large-scale development plans for redevelopment of part of the property located at 2318 South 8th Street, approximately 600 feet north of Price Lane, on the west side of 8th Street. This property was once occupied by Benton County Chrysler-Dodge. Our client is Freeman Family Rentals, LLC. This site presents several unique challenges which would make strict compliance with the Code of Ordinances into a hardship for the proposed development. We respectfully request variances of the following nature as part of the Large-Scale Development Process:

1. A variance from 14-285 et al., requiring installation of a 25-foot landscape buffer along South 8th Street and ten-foot landscape buffers on the side yards as part of the Overlay District.

REQUEST TO ALLOW: not placing sidewalk, street lights, landscaping, and other items related to a 25-foot landscape buffer along the project's frontage on South 8th Street; and not placing landscaping buffers on the eastern half of the subject property as part of this project.

HARDSHIP JUSTIFICATION TO VARY FROM CODE: This project is a redevelopment of the western half of the property. No improvements, other than closing curb cuts, is proposed on the eastern half, including the frontage. Any landscaping or sidewalk constructed would likely be removed when the eastern half is redeveloped. The eastern portion along the frontage lies in a flood plain and would require flood plain mitigation which will be better and more effectively done with redevelopment of the eastern half. The ground in question currently serves as parking for two existing buildings which are scheduled to remain at this time. Removal of the pavement to install the landscaping would reduce the parking available for these two buildings.

2. A variance from 14-711 et al., requiring the installation of 100 parking spaces, and permission to instead install 80 parking spaces. This represents a 20% reduction.

REQUEST TO ALLOW: a reduction in parking from 100 spaces to 80 spaces (20%).

HARDSHIP JUSTIFICATION TO VARY FROM CODE: The site lies in a location where a public street is required for connectivity by Section 14-604, but the lot is not sufficiently wide to allow for construction of a standard street section, commercial driveway entrances, and redevelopment with 100 spaces.

3. A variance from 14-285 and 14-711, et al., regarding building setbacks, for two existing buildings which are scheduled to remain.

REQUEST TO ALLOW: two existing buildings to remain in new setbacks created by the addition of a public street required by Section 14-604 to provide connectivity for redevelopment of the western half of the parcel; and for one of those buildings to remain in a 75-foot setback which is required as part of the Overlay District. A reduction of 54 feet in the 65-foot setback from Bonnie Lane is needed for the south building. A reduction of 61 feet in the 65-foot setback from Bonnie Lane and 30 feet in the 75-foot setback from 8th Street is needed for the south building.

HARDSHIP JUSTIFICATION TO VARY FROM CODE: This project is a redevelopment of the western half of the property. Two existing buildings, both in the east half of the parcel, are scheduled to remain at this time. A street is required by 14-604 for connectivity, and will fall between the two existing buildings to remain. Thus, both buildings will lie within the new setback from Bonnie Lane. A reduction of 54 feet for the south building and 61 feet for the north building is needed. In addition, the north building lies within the 75-foot setback from 8th Street created by the Overlay District. A reduction of 30 feet for the north building, for the 8th Street setback, is needed. These variances are needed to create the new street and to allow the existing buildings to remain.

4. A variance from 14-44 et al., allowing for the use of a non-standard street section.

REQUEST TO ALLOW: use of a non-standard street section, including but not limited to deviations from requirements for street trees, lighting, sidewalk, curb and gutter, and widths of roadway and right-of-way.

HARDSHIP JUSTIFICATION TO VARY FROM CODE: The site lies in a location where a public street is required for connectivity by Section 14-604, but the lot is not sufficiently wide to allow for construction of a standard street section and redevelopment.

This redevelopment will improve the property significantly from its current condition. We believe the impact from the requested variances, if granted, will be minimal and that the project as proposed 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



August 18, 2022

Mr. David Gilbert, PE
Plymouth Engineering, PLLC
5714 Walden Street
Lowell, AR 72745

Re: Conditional Approval of Civil Plans
Freeman Family Rentals

Dear Mr. Gilbert:

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

1. Show the location and size of an irrigation meter and RPZA. An irrigation meter is required since there is a Landscape Plan. Otherwise, our crews almost invariably have to schedule time to install a service once the landscaping gets done.
2. Remove the air release valve near the end of Water Main 2 and maintain a slight negative grade to the end of the main instead. Air release valves eventually need maintenance.
3. Install gate valves on the west and north sides of the tee between Water Main 1 and 2.
4. Show and label an 8" gate valve, then 8"x 6" reducer and fire hydrant at the end of Water Main 1 as per RWU standard detail WD-1/4B.
5. The grid elevation and horizontal station numbers are still difficult to see on the profiles. It appears the text shading is too light.
6. Large Trees (over 20' tall at maturity in City Code 14-46-paragraph G) must be located at least 10 feet from any water or sanitary sewer main. There are three red maples on the Landscape Plan that are shown less than 10' from Water Main 2 that will be in violation of this code.
7. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.

- C. Written approval from the Arkansas Department of Health.
- D. Fire suppression plans approved by the Utility.
- E. Architectural and plumbing plans submitted for commercial customers.
- F. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
- G. A copy of the executed contract between the developer or general contractor and the utility contractor.
- H. Performance and payment bonds executed by the utility contractor.
- I. Two full-sized copies and 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: TD

Attachment(s): Special Contract for Facilities Extension

FREEMAN FAMILY RENTALS, LLC
LARGE-SCALE DEVELOPMENT PLANS
2326 SOUTH 8TH STREET; ROGERS, ARKANSAS

CityView Project #PL202200390

ROGERS, ARKANSAS



General Notes

- The Contractor shall be responsible for payment of all construction and permit fees.
- The Contractor shall take all precautions necessary to avoid damage to adjacent properties.
- The Contractor shall be responsible for the protection of survey monuments. When removal of a survey monument is necessary, the Contractor shall inform the Owner in writing seven days prior to commencement of any construction activity which would disturb the monument.
- The Contractor shall be responsible for removal and lawful disposal of all construction debris, including excess soil, rock and other debris or trash created by the construction process.
- The location of all existing underground utilities shown is approximate and based upon the best available information. No responsibility for the accuracy of such information is assumed by the Engineer or the Owner. The Contractor shall field determine the exact location and depth of utilities prior to construction. Prior to beginning any type of excavation, the Contractor shall contact the various utility companies and make arrangements for the location of the utility on the ground. It shall be the responsibility of the Contractor to maintain the utility location markings until they are no longer needed.
- The Contractor shall coordinate closely with the respective utility companies when connecting to existing facilities.
- In accordance with generally accepted construction practices, the Contractor shall be solely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and shall not be limited to working hours.
- The duty of the Engineer or Owner to conduct review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's safety measures in, on, or near the construction site.
- The Contractor shall coordinate the submission of all submittals to the Owner for materials review and approval.
- The Contractor shall notify the Owner and the City a minimum of 48 hours prior to conducting field tests. The Contractor shall also be responsible for notifying and arranging for inspections by state and local governments and utility companies having jurisdiction.
- The Contractor shall maintain, at the job site, a record copy of construction drawings and specifications on which all field changes are to be shown. These record documents are to be made available to the Owner and Engineer during construction and shall be delivered to the Owner upon completion of the project.
- The Contractor shall notify the Owner immediately upon discovery of any discrepancies in the plan, or any variation of field conditions from those shown.
- The Contractor shall possess a valid Arkansas Contractor's license.
- Unless noted otherwise on the Drawings, all concrete shall have a minimum 28-day compressive strength of 3,500 PSI, a slump of 1 to 4 inches, and 2 to 4 percent entrained air.
- Reinforcing bars shall conform to ASTM A15 and A305, with a minimum yield strength of 60 ksi.



CITY STANDARD NOTES

- 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 topsoil stockpiles, must be removed from site prior to project completion. Grading beyond the approved limits is prohibited.
- A pre-construction meeting with the Rogers Building Department is required prior to issuance of a building permit.
- A pre-construction meeting with Rogers Planning Department is required prior to issuance of a grading permit. All Phase I erosion control measures must be installed prior to the meeting and a reduced set of approved construction plans will be required.
- Easement plat must be approved and recorded prior to certificate of occupancy.
- All civil plans used on site must include most current stamp by Rogers Planning.
- If project costs exceed \$20,000, a state contractor's license is required per Rogers Code Sec 14-228(6).
- Where public streets end for future stubouts, install MUTCD Class 3 Barricade with "Future Street Extension" sign centered at the end of the right-of-way.
- Where public sidewalk, trails, or sidepaths end, include "Sidewalk Ends" sign.
- Public streets and alleyways 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.

Flood Plain

Portions of this property are subject to a Special Flood Hazard Area (Zone AE, elevation 1331 feet), per FEMA Flood Insurance Rate Map (FIRM) panel 05007C0270K, effective June 5, 2012.

Survey Description: Benton County Parcel 02-02006-000

The N 1/2 of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 24, T-19-N, R-30-W, Benton County, Arkansas, being more particularly described as follows: Commencing at the SW corner of the SE 1/4 of the SW 1/4 of Section 24; thence S 89°40'40" E, 895.14 feet; thence N 01°14'13" W, 340.53 feet; thence S 89°55'18" W, 233.48 feet to a set iron pin for the Point of Beginning; thence N 00°33'55" W, 330.71 feet to a found iron pin; S 89°47'02" E, 358.60 feet to a found iron pin; thence S 89°45'16" E, 301.47 feet; thence S 00°33'55" E, 327.17 feet; thence S 89°55'18" W, 660.02 feet to the Point of Beginning, containing 4.99 acres, more or less. Subject to the Right-of-Way of Highway #71 B (8th Street) and any easements that are of record or fact.

LEGEND	
	EXISTING TREE (DECIDUOUS)
	EXISTING TREE (EVERGREEN)
	FIRE HYDRANT
	YARD HYDRANT
	WATER VALVE
	TAPPING SLEEVE/SADDLE
	PROPOSED WATER METER
	PROPOSED AIR RELEASE VALVE
	PARKING STRIPING
	ACCESSIBLE PARKING SYMBOL
	ACCESSIBLE PARKING SIGN
	ACCESS AISLE
	RAMP
	TACTILE WARNING
	WHEEL STOP
	PARKING COUNT
	SPOT ELEVATION
	PROPOSED STREET LIGHT
	BUILDING (EXISTING)
	BUILDING (PROPOSED)
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	EASEMENT
	BUILDING SETBACK
	CURB AND GUTTER
	WATER LINE (SEE PLAN FOR SIZE)
	DRAINAGE PIPE
	EXISTING CONTOUR
	PROPOSED CONTOUR

SITE DATA	
OVERALL SITE AREA	4.99 ACRES
REDEVELOPMENT AREA	2.37 ACRES
BUILDING AREA	27,794 SF
BUILDING COVERAGE	29.1%
OPEN SPACE	25,287 SF, 24.5%
IMPERVIOUS AREA	77,806 SF, 75.5%
ZONING	C-4
PARKING REQUIRED	90% OF 1/250 SF = 100
PARKING PROVIDED	80
ACCESSIBLE SPACES REQUIRED	4
ACCESSIBLE SPACES PROVIDED	4
VAN ACCESSIBLE SPACES REQUIRED	1
VAN ACCESSIBLE SPACES PROVIDED	4
BICYCLE SPACES REQUIRED	1:20 SPACES = 5
BICYCLE SPACES PROVIDED	6
LOADING SPACES REQUIRED	2
LOADING SPACED PROVIDED	2
BUILDING SETBACKS	
NORTH (INTERIOR SIDE)	15'
EAST (FRONT, OVERLAY)	75'
SOUTH (INTERIOR SIDE)	15'
WEST (REAR)	15'
SETBACKS ALONG NEW STREET (FRONT)	65'
MAX. ALLOWABLE BUILDING HEIGHT	85'
PROPOSED BUILDING HEIGHT (ABOVE FFE)	28'
PROPOSED BUILDING HEIGHT (ABOVE ADJACENT GRADE)	28.5'
CONSTRUCTION TYPE	II B
OCCUPANCY CLASSIFICATION	BUSINESS / STORAGE
CUP	PL202200710

DRAWING LIST

Cover and Notes	C-101
Survey	
Demolition Plan	C-102
Site Plan	C-103
Grading and Erosion Control Plan	C-104
SFHA Plan	C-105
Utility Plan	C-106
Water / Sewer Plan and Profile	C-107
Landscape Plan	C-108
Details	C-201 - 203
RWU Water Details	WD-1, WD-2
RWU Sewer Details	SD-1

Developer:
Freeman Family Rentals, LLC
558 Lone Oaks Drive
Thousand Oaks, CA 91362
Robert Freeman

Engineer:
Plymouth Engineering, PLLC
5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
David A. Gilbert, P.E.

Surveyor:
Caster & Associates Land Surveyors, Inc.
2715 SE I ST, Suite 5
Bentonville, AR 72712
(479) 268-4464
Robert Caster, P.S.

Reserved for City of Rogers

Plymouth Engineering, PLLC
5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
www.plymoutheng.com

Freeman Family Rentals, LLC
2318 South 8th Street
Rogers, AR 72756
Large-Scale Development Plans

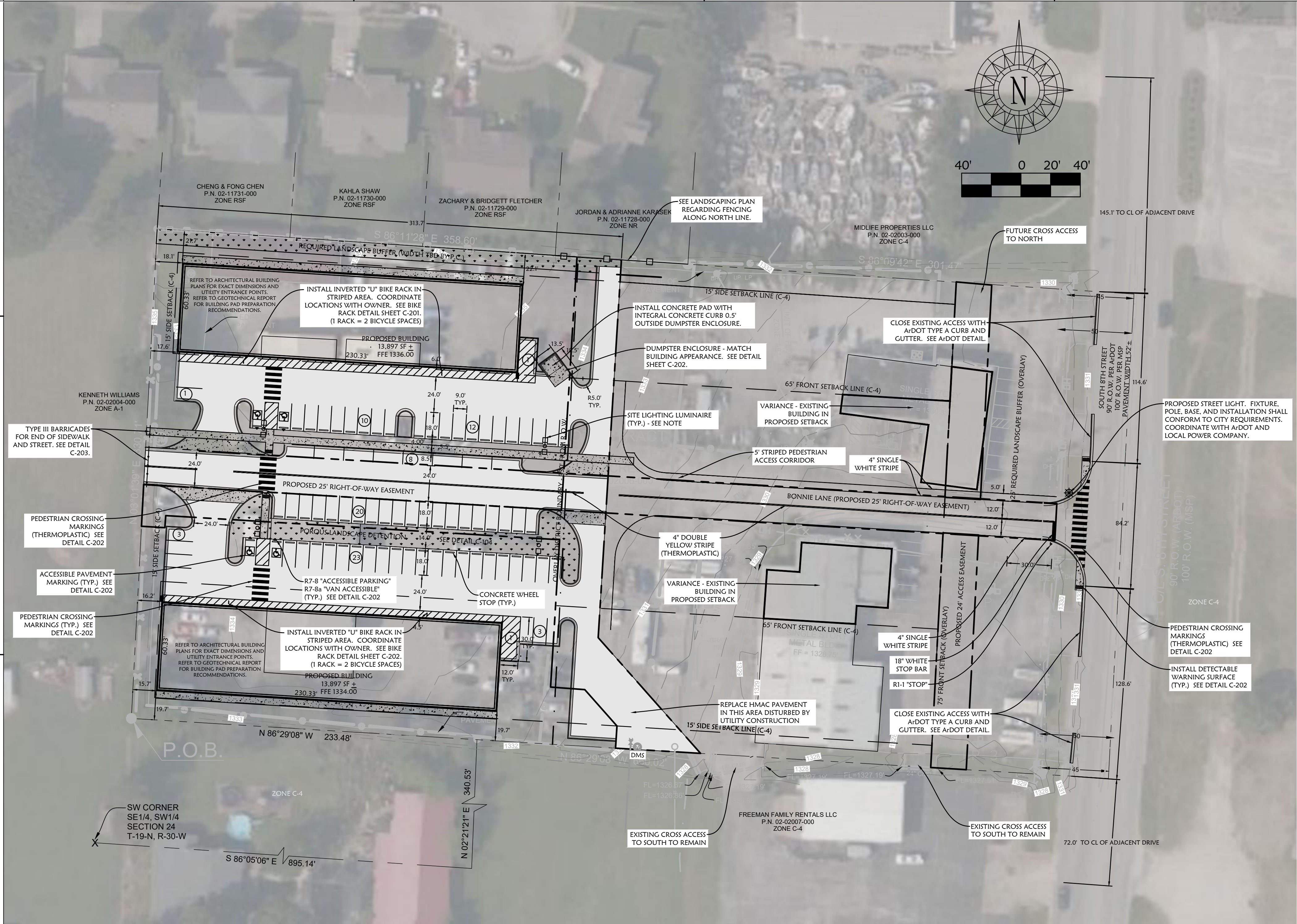
M	ADH comments	8/26/2021	-
L	RWU conditional approval comments	8/19/2021	-
K	Fourth full city review comments	8/17/2021	-
J	Third full city review / RWU 2nd	7/22/2021	-
I	Third full city review / RWU 2nd	7/22/2021	-
H	Second city review comments	6/7/2021	-
G	First city review comments	5/20/2021	-
F	Large-scale development substantial	4/14/2021	-

Designed by: David A. Gilbert, P.E.	Rev. M	Date: 8/26/2021
Drawn by:	Design file no.	
	Drawing code:	
	File name: Freeman 8th Street	
	Plot date:	
	Plot scale:	None

Cover and Notes

Sheet
reference
number:
C-101
Sheet 1 of 15

D
C
B
A



THE FOLLOWING APPLIES ONLY TO THE AREA PROPOSED FOR REDEVELOPMENT:

PARKING:

Parking requirement based upon floor area in C-4 zone: - General Business/Retail Sales (1 space per 250 SF required) (90% based on floor size)

Proposed building gross floor area = 30,030 SF / 250 per SF x 90% = 100 spaces required
2 loading spaces required - 2 shown

80 spaces shown - a variance has been requested
4 accessible spaces required (1 van accessible), 4 shown (4 van accessible)

MINIMUM OPEN SPACE REQUIREMENT / MAXIMUM IMPERVIOUS AREA LIMIT:

103,093 sf shown developed (rear portion only)

Open space 25,287 sf (25.5%)

Impervious area 74.5% (80% max.)

WQCV (per Rogers' worksheet):

Percent impervious 74.5%

Tributary area 103,093 square feet

WQCV 3,516 cubic feet

At 1' depth, porous landscape detention area of 3,516 square feet is required

3,873 sf shown

Flood Plain

Portions of this property are subject to a Special Flood Hazard Area (Zone AE, elevation 1331 feet), per FEMA Flood Insurance Rate Map (FIRM) panel 05007C0270K, effective June 5, 2012.

ALL SIGNS (OTHER THAN TRAFFIC SIGNS) REQUIRE A SEPARATE PERMIT FROM THE CITY PRIOR TO INSTALLATION.

LEGEND	
	EXISTING TREE (DECIDUOUS)
	EXISTING TREE (EVERGREEN)
	FIRE HYDRANT
	YARD HYDRANT
	WATER VALVE
	TAPPING SLEEVE/SADDLE
	PROPOSED WATER METER
	PROPOSED AIR RELEASE VALVE
	PARKING STRIPING
	ACCESSIBLE PARKING SYMBOL
	ACCESSIBLE PARKING SIGN
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	RAMP
	TACTILE WARNING
	WHEEL STOP
	PARKING COUNT
	SPOT ELEVATION
	PROPOSED STREET LIGHT
	BUILDING (EXISTING)
	BUILDING (PROPOSED)
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	EASEMENT
	BUILDING SETBACK
	CURB AND GUTTER
	WATER LINE (SEE PLAN FOR SIZE)
	DRAINAGE PIPE
	EXISTING CONTOUR
	PROPOSED CONTOUR

General Site Notes

- All dimensions are to face of curb or sidewalk, unless noted otherwise.
- Contractor shall be responsible for all staking.
- All traffic signage and pavement markings shall conform to the Manual on Uniform Traffic Control Devices (MUTCD). All pavement markings shall consist of 4" traffic white, traffic grade paint unless noted otherwise. Thermoplastic markings shall be used where indicated on the plans.
- Gross site area: 4.99 acres, more or less
Net site area (less street ROW): 4.99 acres, more or less
Construction area: 2.37 acres, more or less
- Parking requirement based upon floor area in C-4 zone: General Business/Retail Sales
Proposed building gross floor area = 27,794 SF
Parking reduced to 90% based on floor area over 20,001 to 30,000 SF
1 space per 250 SF x 0.90 = 100 spaces required. 80 spaces provided.
4 accessible space required (1 van accessible), 4 provided (4 van accessible)
Two off-street loading space required, two provided.
- Dumpster location shown on site plan.
- Basis of Bearings: Arkansas-North State Plane Grid
Basis of Elevations: NAVD 88

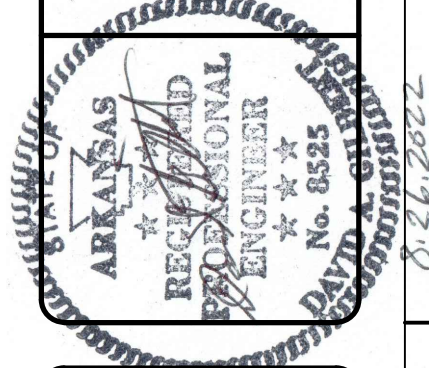
Onsite benchmark: Finished Floor elevation of the existing building closest to the southeast corner of the site (outside the redevelopment area - building to remain): 1328.75'.

APPROPRIATE PERMITS SHALL BE OBTAINED FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION FOR ANY WORK IN THE RIGHT-OF-WAY OF SOUTH 8TH STREET (US HIGHWAY 71B) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. COPIES OF THE APPROVAL MUST BE PROVIDED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- All HVAC and other mechanical equipment must be screened from public view.
- Zero horizontal light trespass is permitted from outdoor lighting when adjacent to residential. Contractor shall provide shielded fixtures and external shields as required. Contractor shall provide photometric printout once lighting vendor is selected and prior to construction of poles or foundations.
- Trash dumpsters and/or containers shall be stored inside the individual units or shall be surrounded with screening of solid-type construction that is consistent with the architectural style of the building. Dumpsters on permanent foundations may not be located in setbacks or easements.
- All construction shown in these plans shall be completed in one phase. Redevelopment of the eastern half of the lot requires separate approval and shall be constructed at a later date.

SITE DATA	
OVERALL SITE AREA	4.99 ACRES
REDEVELOPMENT AREA	2.37 ACRES
BUILDING AREA	27,794 SF
BUILDING COVERAGE	29.1%
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VAN ACCESSIBLE SPACES PROVIDED	4
BICYCLE SPACES REQUIRED	1:20 SPACES = 5
BICYCLE SPACES PROVIDED	6
LOADING SPACES REQUIRED	2
LOADING SPACED PROVIDED	2
BUILDING SETBACKS	
NORTH (INTERIOR SIDE)	15'
EAST (FRONT, OVERLAY)	75'
SOUTH (INTERIOR SIDE)	15'
WEST (REAR)	15'
SETBACKS ALONG NEW STREET (FRONT)	65'
MAX. ALLOWABLE BUILDING HEIGHT	85'
PROPOSED BUILDING HEIGHT (ABOVE FFE)	28'
PROPOSED BUILDING HEIGHT (ABOVE ADJACENT GRADE)	28.5'
CONSTRUCTION TYPE	II B
OCCUPANCY CLASSIFICATION	BUSINESS / STORAGE
CUP	PL202200710

Reserved for City of Rogers

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



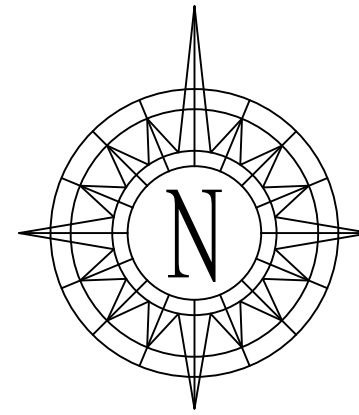
Freeman Family Rentals, LLC
2318 South 8th Street
Rogers, AR 72756
Large-Scale Development Plans

M	ADH comments	8/26/2022
L	RWU conditional approval comments	8/18/2022
K	Fourth full day review comments	8/17/2022
J	Third full day review / RWU 2nd	7/22/2022
I	Third full day review / RWU 2nd	7/8/2022
H	Street concept for day review	6/10/2022
G	First day review comments	5/20/2022
F	Large-scale development submitted	5/14/2022

Designed by:	David A. Gilbert, P.E.	Rev.:	M
Date:	8/26/2021	Design file no.:	
Drawn by:	Cld by:	Drawing code:	
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File name:	Freeman 8th Street	File date:	
File path:		File size:	1-407

Site Plan

Sheet
reference
number:
C-103
Sheet 4 of 15

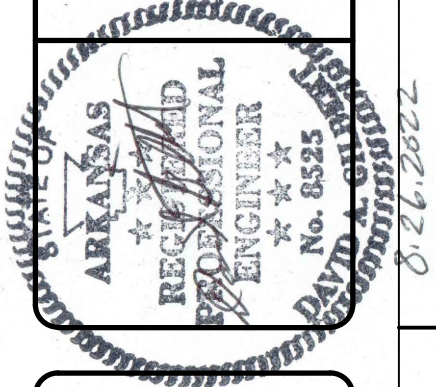


1. All utility installation shall conform to the requirements of the appropriate utility company. The Contractor shall follow all applicable federal, state, and local regulations, including OSHA trench safety regulations as specified in 29CFR1926, Subpart P.
2. Construction of any water or wastewater line or appurtenances shall conform to the requirements of Rogers Water Utilities, including RWU's Standard Specifications dated 4/16/1997, and any subsequent revisions as published, and approved by the Arkansas Department of Health. RWU standard details are incorporated herein by reference.
3. All water and wastewater line trenches shall be compacted to prevent future settlement.
4. All water or wastewater service lines, encasement, and fittings shall remain open until inspected by the Engineer and approved by the appropriate utility.
5. All fire hydrants will be bagged with heavy black plastic until placed into service.
6. Where grade changes near existing manholes, Contractor shall adjust the lid height to the new elevation.
7. In accordance with City requirements, all utility wires, lines, and/or cable utilized by electric and/or telecommunications companies shall be placed underground, excluding 12 Kv. and above.
8. Where water lines cross the storm drains, the water shall be installed beneath the storm drain, with a minimum of six inches (6") clearance between the bottom of the storm drain and the top of the water main.
9. Service lines shall conform to the requirements of the appropriate utility and the appropriate building code.
10. Contractor shall refer to M.E.P. plans for the route, number, and size of electric service conduits between the transformer pad and the building; and between the building and the outdoor light poles and any signage.
11. Contractor shall coordinate the route, number, and size of electric service lines to the transformer with the electric company. Transformer pad shall be sized per electric company requirements.
12. Contractor shall coordinate size, route, point of connection, and installation of telephone service line, gas service line, and cable service line with the respective utility and the M.E.P. Engineer.
13. Refer to M.E.P. plans for continuation of all building utilities.
14. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT THE ENGINEER TO REPORT ANY DISCREPANCIES.
15. All water mains shall have a minimum of 36 inches of cover.
16. THE DOMESTIC WATER SERVICE LINE SHALL BE TYPE "K" SOFT-TEMPERED COPPER TUBING CONFORMING TO ASTM B88, FEDERAL SPECIFICATION WAX-T-799, AND AWWA C800. COPPER TUBING SHALL CONFORM TO RWU'S SPECIFICATIONS FOR COPPER TUBING REVISED JANUARY 2006.
17. SANITARY SEWER SERVICE LINES SHALL BE 4" SDR 26 PVC. ALL SANITARY SEWER APPURTENANCES SHALL COMPLY WITH ROGERS WATER UTILITIES SPECIFICATIONS AND THE ARKANSAS DEPARTMENT OF HEALTH REGULATIONS.
18. MAINTAIN 10' HORIZONTAL SEPARATION (MINIMUM) BETWEEN WATER LINES AND SANITARY SEWER LINES.
19. All water and wastewater utility work shall be inspected by Rogers Water Utilities.
20. SHOULD IRRIGATION SERVICE BE DESIRED, A USC-FCCCHR APPROVED RPZA WILL BE REQUIRED AND MUST BE LOCATED IN A HEATED SPACE OR FROST-FREE ENCLOSURE PRIOR TO ANY TEES OR BRANCHES FOR IRRIGATION SERVICE LINES. ADDITIONAL INFORMATION MUST BE SUBMITTED TO ROGERS WATER UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY IRRIGATION SYSTEM.

Reserved for City of Rogers

Sheet
reference
number:
C-106
Sheet 7 of 15

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Lowell, Arkansas 72745
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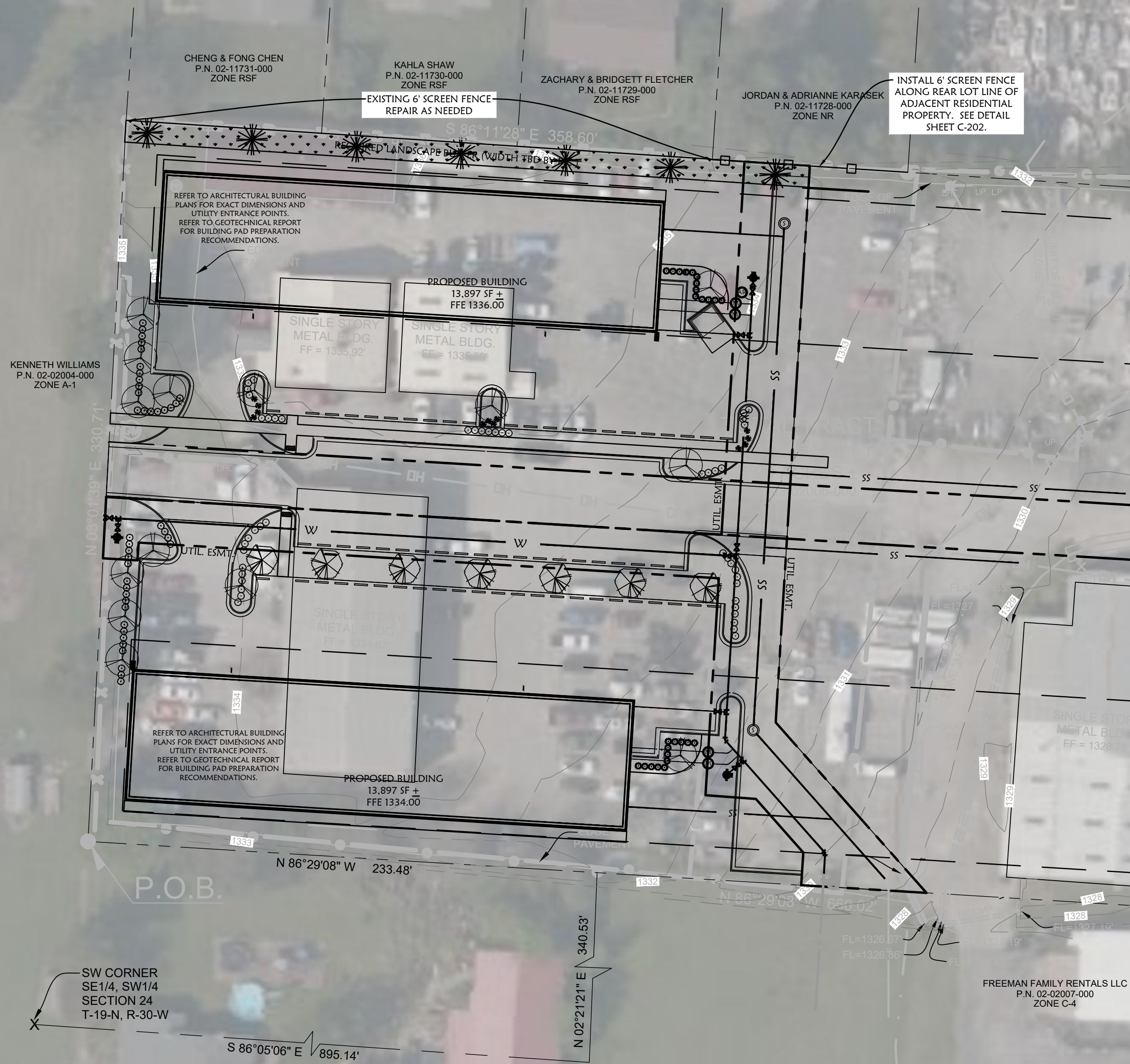


Freeman Family Rentals, LLC
2318 South 8th Street
Rogers, AR 72756

M	ADH comments	8/6/2022	-
L	RWU conditional approval comments	8/19/2022	-
K	Fourth full city review comments	8/17/2022	-
J	Third full city review comments	7/22/2022	-
I	Third full city review / RWU 2nd	7/8/2022	-
H	Second city review / RWU	6/7/2022	-
G	First city review comments	5/2/2022	-
F	Large-scale development (submittal	4/14/2022	-

Designed by: David A. Gilbert, P.E.	Date: 8/26/2021	Rev: M
Don by:	Design file no.	
Chd by:	Drawing code:	
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File name: Freeman 8th Street Plot date: Plot scale: 1"=40'		

D
C
B
A



SEEDING AND SODDING NOTE:

All disturbed areas under a 10% slope shall be topsoiled to a minimum depth of 4", fertilized at a rate of 250 pounds per acre and seeded with annual rye grass at a rate of 3-4 pounds per 1,000 square feet and with turf-type fescue at a rate of 8 pounds per 1,000 square feet, or sodded if the area is designated for sod. The area must also be mulched. The Contractor shall water and maintain the grass until a healthy permanent stand is established.

All disturbed areas with a 10% to 15% slope shall be topsoiled to a minimum depth of 4", fertilized at a rate of 250 pounds per acre and sodded and staked with Bermuda grass (see plan for areas.) If any other slopes are created by the Contractor above 10%, they shall also be treated in this manner.

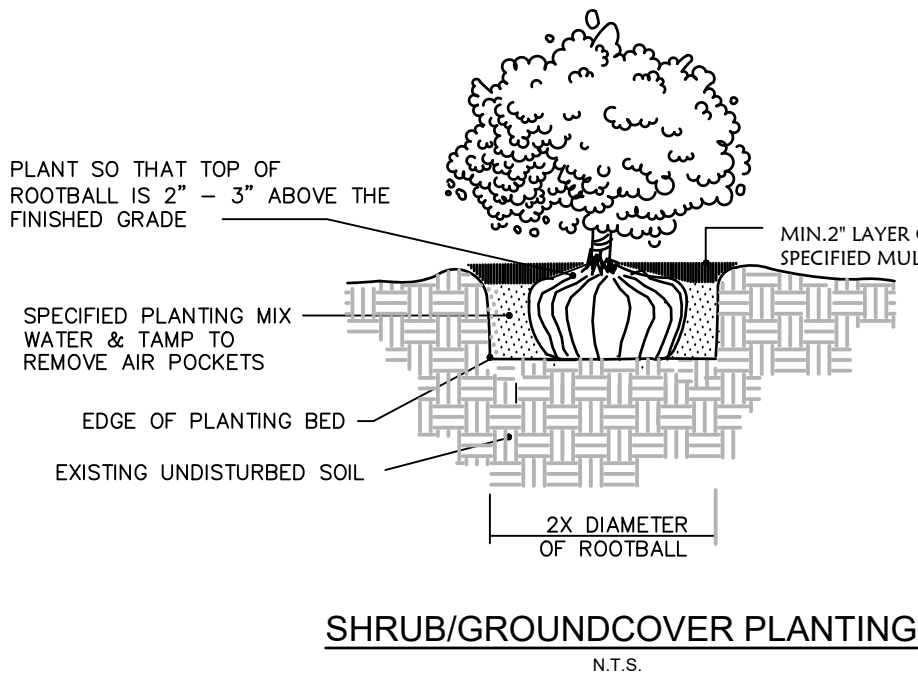
All areas over 15% shall be planted as above, but shall also be covered with erosion control fabric.

Notes

1. See cover for erosion control, topsoil, and seeding notes.
2. All plant materials shall be warranted for three years.
3. All unsurfaced areas not covered by other plant material be covered with a healthy stand of grass. See cover for seeding notes.
4. All landscape material shall be in compliance with the American Standard for nursery stock.
5. Any plant substitutions shall be submitted to the Engineer for approval.
6. Plant material sizes shown are the minimum size requirement.
7. Plants which cannot be planted immediately upon delivery shall be stored in a protected area with the root balls covered with mulch or topsoil, and shall be watered regularly until planting.
8. Disfigured and/or damaged plant materials shall not be planted and shall be removed from the site.
9. Contractor shall rototill all planting beds to a minimum depth of twelve inches. Topsoil and peat moss shall be added at the following rates. Peat moss: one - 6 CF bale per 75 SF of bed area. Top soil: 1 CY per 150 SF of bed area.
10. Pre-emergent herbicide, such as Preen or Treflan, shall be applied to the top few inches of topsoil in accordance with the manufacturer's instructions to all plant beds prior to planting or mulching.
11. NO TREES ARE BEING REMOVED FOR DEVELOPMENT
12. Owner/Developer must provide a 3-year guarantee for maintaining and replacing landscaping before issuance of Certificate of Occupancy. Sec. 14-228.

PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Height	Width	Size	Comments
26		Yaupon Holly	Ilex vomitoria	24"	24"	5-Gal	Evergreen Shrub
40		Arrowwood Viburnum	Viburnum dentatum	24"	24"	5-Gal	Ornamental Deciduous Shrub
47		Spirea 'Anthony Waterer'	Spirea japonica 'Anthony Waterer'	24"	18"	5-Gal	Deciduous Shrub
12		Japanese Holly	Ilex crenata 'Compacta'	24"	18"	5-Gal	Evergreen Shrub
7		Redbud	Cercis canadensis	4'-5'	3'-4'	15-Gal	Ornamental Deciduous Tree
14		Red Maple	Acer rubrum 'October Glory'	6'-8'	3'-4'	2"-Cal	Medium Deciduous Tree
7		Shortleaf Pine	Pinus echinata	6'-8'	3'-4'	2"-Cal	Large Evergreen Tree

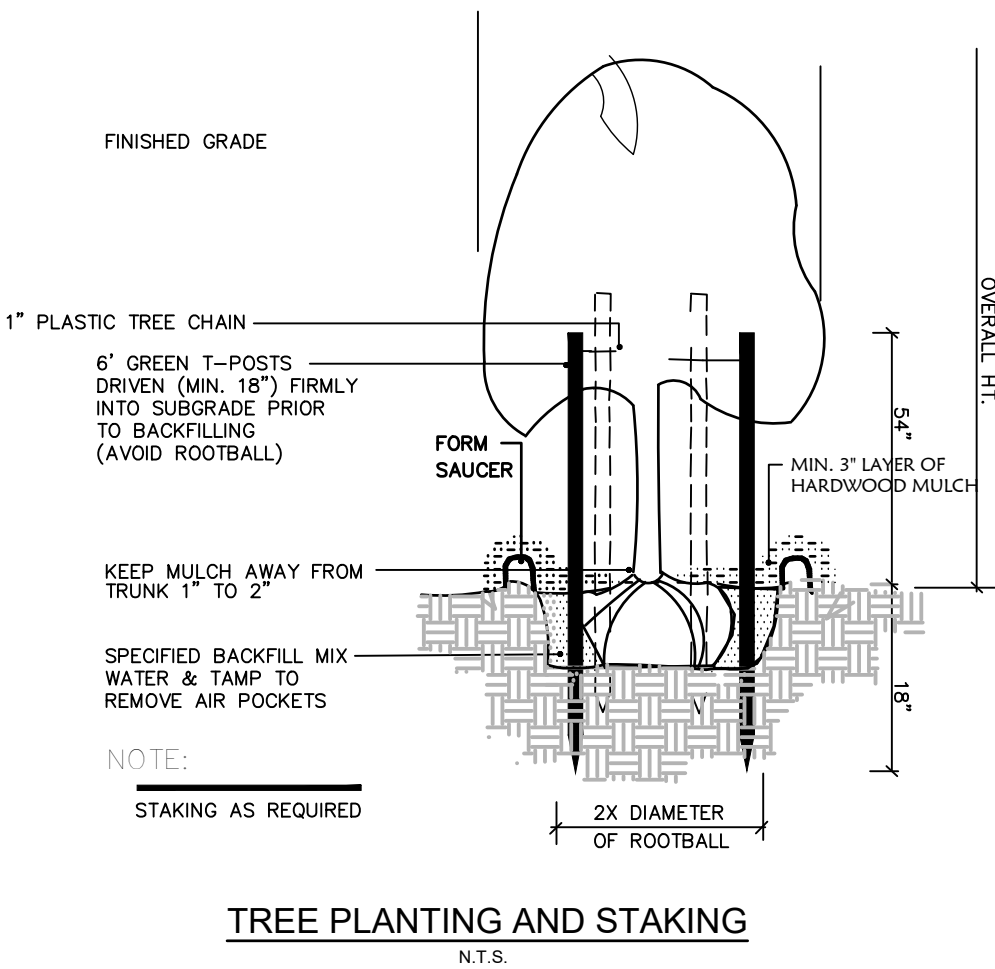
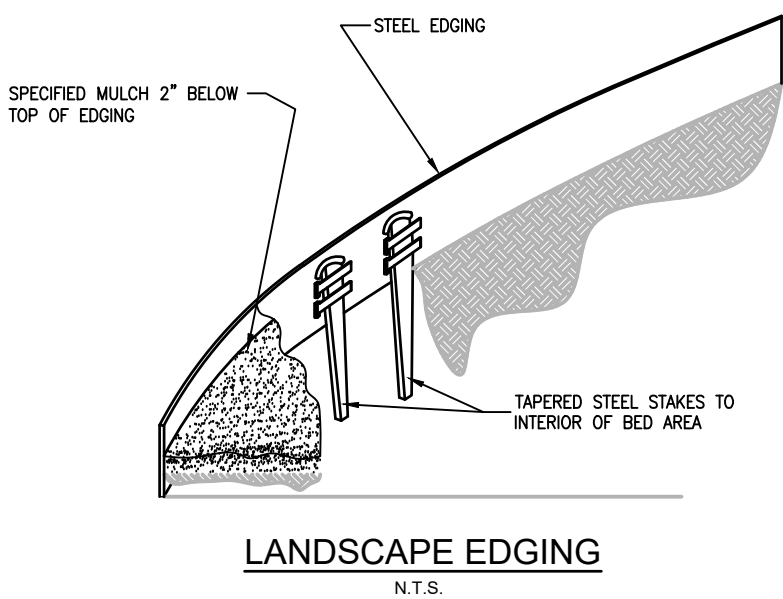
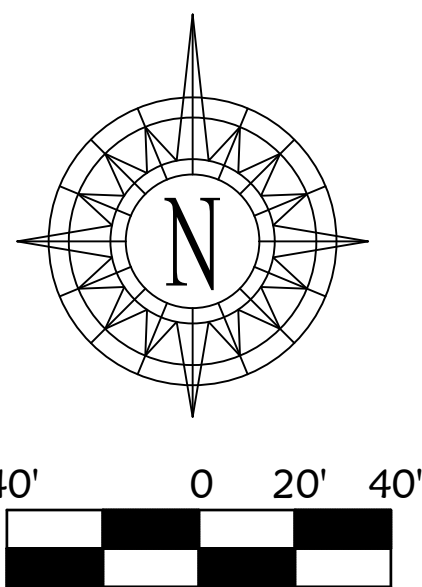


GREENSPACE/IMPERVIOUS RATIO:

OVERALL SITE AREA (REDEVELOPMENT AREA): 103,093 SF
IMPERVIOUS SURFACE AREA: 77,806 SF (75.5%)
PERVIOUS SURFACE AREA (GREEN SPACE): 25,287 SF (24.5%)
RATIO: 0.325

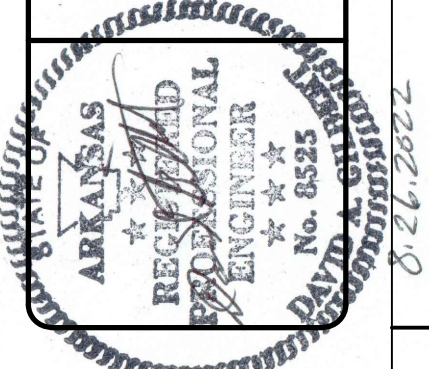
103,093 / 1,000 = 103 TREES/SHRUBS REQUIRED
103 X .25 = 26 TREES REQUIRED
103 X .75 = 78 SHRUBS REQUIRED

TOTAL SHRUBS PROVIDED = 125
TOTAL TREES PROVIDED = 28
TOTAL TREES/SHRUBS PROVIDED = 153



Reserved for City of Rogers

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Lowell, Arkansas 72745
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Freeman Family Rentals, LLC
2318 South 8th Street
Rogers, AR 72756
Large-Scale Development Plans

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H	Second dry review comments	6/7/2021
G	First dry review comments	5/20/2021
F	Large-scale development submitted	4/14/2021

Designed by:	Rev.	Date:
David A. Gilbert, P.E.	M	8/26/2021
Drawn by:	Design file no.	
Cld by:		
Copyright NOTICE:	Drawing code:	
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service of Plymouth Engineering	File name: Freeman 8th Street	
PLLC, Inc.	Plot date:	
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Landscape Plan

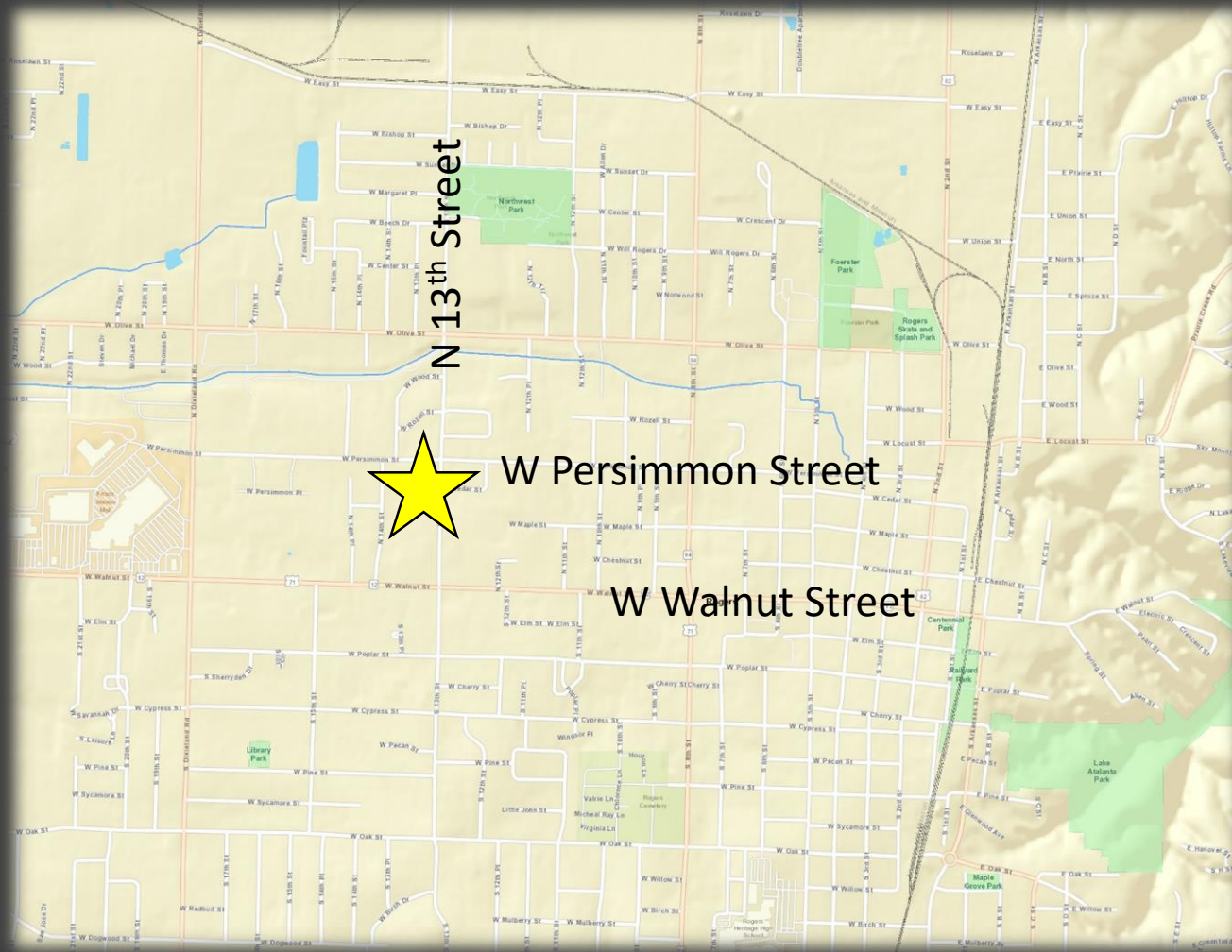
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reference
number:
C-108
Sheet 9 of 15



Large Scale Development: The Embassy Apartments

Summary

- **Representative:** Ferdinand Fourie, CDE
- **CGM Designation:** Neighborhood
- **Zoning:** RMF-12B
- **Proposed Use:** Multi-Family Residential
- **Location:** 410 N. 13th Street, 02-00947-000, 02-00950-002



Vicinity Map

Staff:

Nicholas Little, Planner II (nlittle@rogersar.gov)

Ever Villalobos, Project Engineer (evillalobos@rogersar.gov)



Large Scale Development: The Embassy Apartments



Aerial Imagery

Summary

- **Request:** The applicant is proposing the construction of twelve 2,528-SF apartment buildings, containing 48 units and a 512-SF leasing office on 3.95 acres.
- **Recommendation:** Staff recommends **approval** of this request subject to the following actions:
 - **Approve WAIVER** from Drainage Criteria Manual to reduce the minimum cover for private storm sewer pipe to 6 inches.

Large Scale Development: The Embassy Apartments

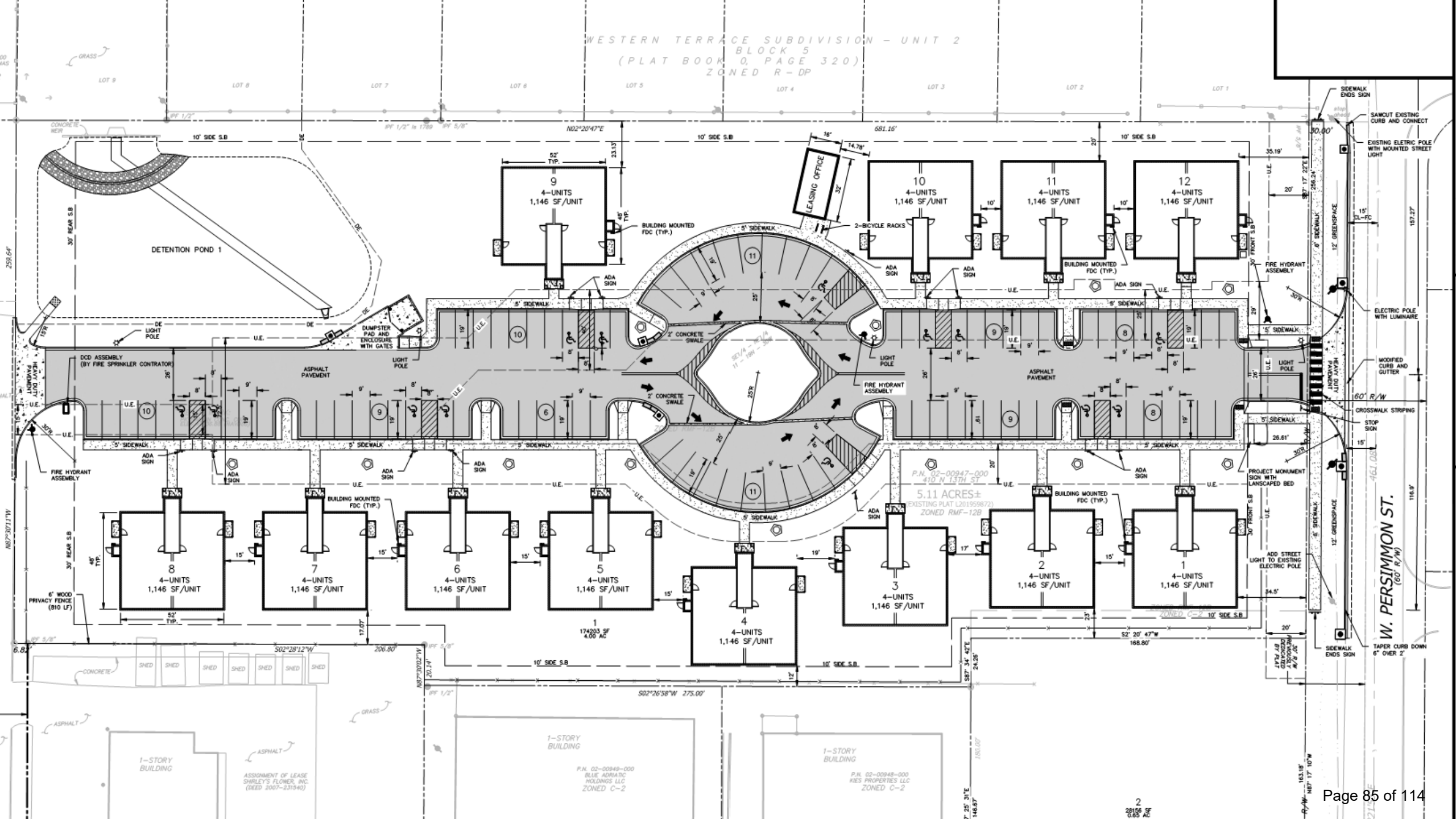


Comprehensive Growth Map

Zoning Map



WESTERN TERRACE SUBDIVISION - UNIT 2
BLOCK 5
(PLAT BOOK 0, PAGE 320)
ZONED R-DP



Large Scale Development: The Embassy Apartments



Engineering Review

- Access Management:
 - The applicant's proposal meets the Access Management standards."
- Stormwater Management:
 - The applicant is proposing a dry detention pond to address stormwater detention. The drainage pattern at this site conveys water towards a weir that exists at the southwest corner which is also the low point. Stormwater infrastructure is being proposed along Persimmon Street as well. The applicant is requesting a **WAIVER** from the Drainage Criteria Manual requirements to maintain 2-feet of cover over the storm pipes. The applicant states that the topography of the site makes it difficult to meet this requirements and is proposing to upgrade the class of the concrete for the pipes that cannot meet this requirement to Class IV RCP.
- Water Quality:
 - Water quality will be mitigated through the use of the dry detention pond that is being modified.
- 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:
 - Improvements to the center of the street will be required unless asphalt cores can be provided demonstrating that the street is not in substandard condition.
 - Connectivity Standards:
 - Connectivity Standards have been met in the proposal. An east/west connection was deemed unfeasible.



Large Scale Development: The Embassy Apartments

Engineering Review

- Streetscape:
 - Right-of-way
 - The applicant is proposing to dedicate 15-feet of right-of-way for Persimmon Street, making it 30-feet of right-of-way from the centerline of Persimmon to this site. Persimmon Street is a Minor Street with 60-feet of right-of-way.
 - Sidewalks & Sidepaths:
 - The applicant is proposing a 6-feet wide sidewalk along Persimmon Street.
- 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:
 - **APPROVE** waiver from the Drainage Criteria Manual requiring 2-feet of cover over storm pipes. The applicant is proposing upgrading the storm pipes that cannot meet that requirement to Class IV RCP.



Large Scale Development: The Embassy Apartments

Planning Review

- **LAND USE:**

- *Use Definition:*

- “Multifamily Residential” is defined as “buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site,” Sec. 14-695(b)(1)(i.).

- *Zoning Compliance:*

- The proposed project is in compliance with RMF-12B zoning.

- *CGM Compliance:*

- The subject parcel is zoned correctly per the CGM Guide.

- **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 structures within the development all meet RMF zoning site design requirements.

- *Building Design:*

- The proposed development’s architectural elevations match those that were approved with the DCP for this project.

- *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.

Large Scale Development: The Embassy Apartments



STAFF RECOMMENDATION:

APPROVE request with the following:

-Approve WAIVER from Drainage Criteria Manual to reduce the minimum cover for private storm sewer pipe to 6 inches.

- **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)



August 26, 2022

Mr. Ferdinand Fourie, PE
USI-Arkansas, Inc.
4847 Kaylee Ave, Suite 'B'
Springdale, AR 72762

Re: Conditional Approval of Civil Plans
Embassy Apartments

Dear Mr. Fourie:

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

1. Depict the existing 20' easement adjacent to the offsite sewer. Note the existing Benton County Public Record that created it (Plat Book K, Page 220).
2. The inlet elevation of the proposed sewer invert into the existing manhole should be one-tenth of a foot higher than the outlet invert.
3. We recommend that you check with the Fire Marshall, if you haven't already, about whether PVC is an acceptable material for a fire line.
4. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. Approved offsite easements filed for record if applicable.
 - G. An executed copy of the Facilities Extensions Contract. Revise the document form with project specific information by replacing the blanks and bracketed phrases with pertinent information. Return the revised document, with supporting attachments, to RWU for review before having your client sign the agreement. Leave the "Track

Changes” feature turned on for our review.

- H. A copy of the executed contract between the developer or general contractor and the utility contractor.
- I. Performance and payment bonds executed by the utility contractor.
- J. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE

Attachment(s): Facilities Extension Contract For

Copy: B. Dobler, B. Sartain, J. Lunsford, T. Kinion, L. Ericson



July 20, 2022

City of Rogers
Planning Commission
301 W. Chestnut Street
Rogers, AR 72756
Phone: 479.621.1186

Re: Request for Waiver
The Embassy Apartments
410 N. 13th Street5
Rogers, AR

Dear Planning Commission:

Please accept this letter as a request for a waiver of the following requirements as it relates to the proposed Embassy Apartments project along West Persimmon Street.

1. Reduce minimum cover for private storm sewer pipe to 6-inches:

The Reinforced Concrete Pipe (RCP) classification has been increased to Class IV to allow for a 6-inch minimum depth in paved areas onsite. This will be a privately maintained storm sewer.

2. Reduce minimum storm sewer slope for private storm sewer to 0.3%:

According to the City Drainage Manual, the minimum slope for drainage pipe should be 0.4%. The minimum slope for the onsite private storm sewer pipe on this project has been reduced to 0.3% to maintain a minimum slope of 1% in the detention pond while satisfying the onsite grading constraints. A 0.3% slope for storm sewer pipe would provide adequate capacity and conveyance given the amount of stormwater anticipated on this project.

The proposed public storm sewer along W. Persimmon does not have any site constraints that would limit the slope, and is proposed at a slope of 0.5%.

3. Reduce minimum velocity in private storm sewer line to 2ft/s:

The minimum velocity for the private storm sewer flow at the 10-year storm flowrate is 2.1ft/s. The minimum velocity according to the city Drainage Manual is 3 ft/s. This is due to the outflow elevation into the detention pond and pipe slope which cannot be changed due to the site grading constraints.

The proposed public storm sewer along W. Persimmon flows at a velocity of 4.5 – 5.7 ft/s at a 10-year storm flow rate.

This waiver request would only pertain to the proposed private storm sewer system. Please let me know if this request would be acceptable.

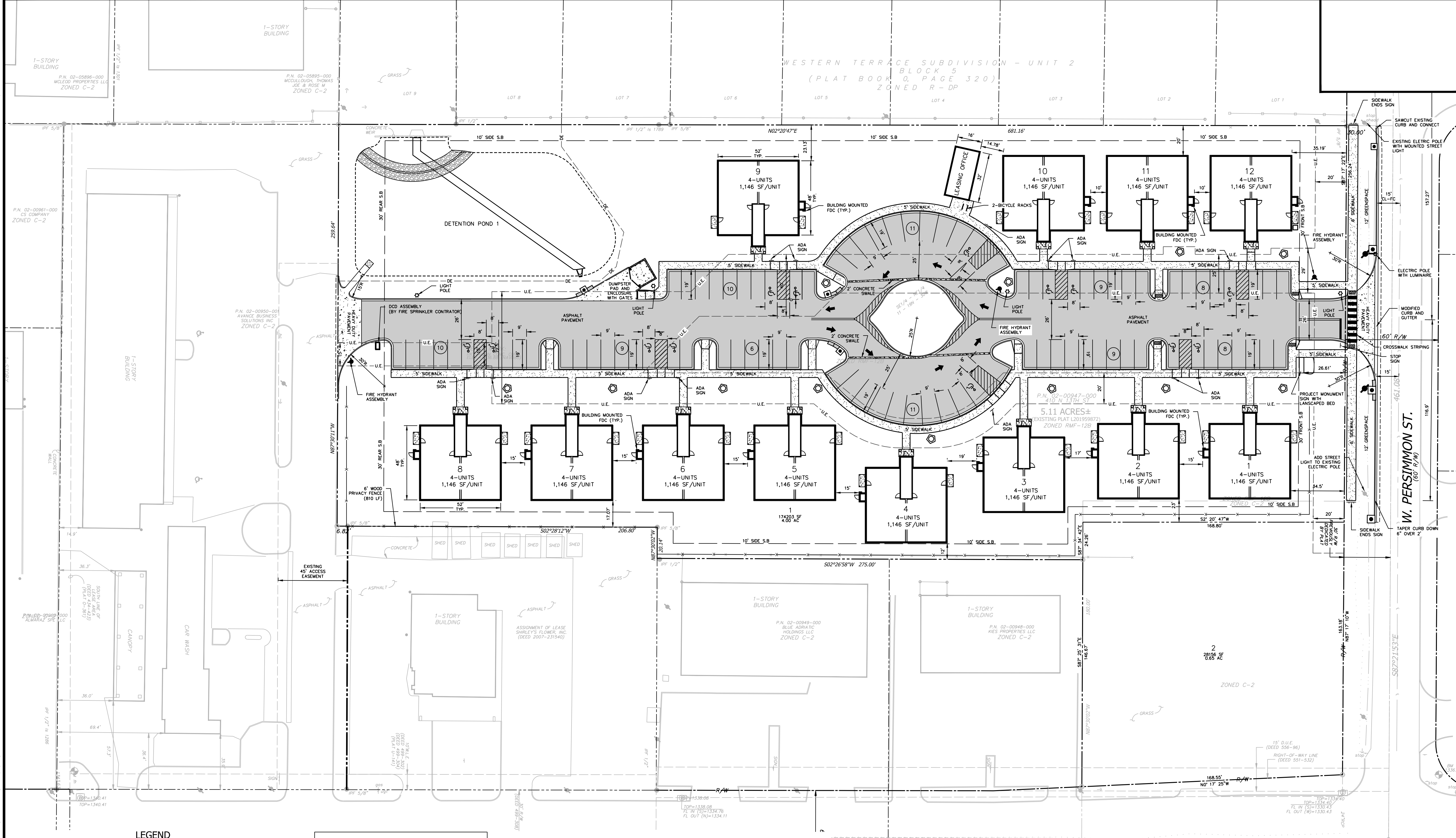
Sincerely,

A handwritten signature in blue ink, appearing to read 'F. Fourie', with a stylized flourish at the end.

Ferdi Fourie, P.E.
FF/FF

REVISION 5
AUGUST 26, 2022
FOR REVIEW
CITYVIEW PROJECT #PL202101420

08-27-2022



LEGEND

EXISTING	PROPOSED
IRON PIN/PIPE FOUND	
IRON PIN SET	
BENCHMARK	
BOUNDARY LINE	
RIGHT-OF-WAY LINE	
EASEMENT LINE	
BUILDING SETBACK LINE	
ACCESS EASEMENT	
UTILITY EASEMENT	
DRAINAGE EASEMENT	
CURB AND GUTTER	
SIGN	
FIRE LANE STRIPING	
LIGHT POLE (SINGLE)	
FIREHYDRANT ASSEMBLY	
STOP BAR	
MEDIUM DUTY ASPHALT PAVEMENT	
HEAVY DUTY CONCRETE PAVING	
CONCRETE SIDEWALK	
PARKING COUNT	

BUILDING AND UNIT SUMMARY

NO. 3-BEDROOM RENTAL UNITS	48
TOTAL NO. BEDROOMS	144
NO. APT. BUILDINGS	12
OFFICE CLUBHOUSE	1
TOTAL BLDG AREA (W/ PORCHES) (SF)	34,023
PROJECT PROPERTY AREA	174,203
BUILDING COVERAGE	19.5%

LOT SUMMARY		
PROPERTY	AREA	DENSITY
LOT 1 (MULTI-FAMILY)	4.00 AC	12 UNITS/ACRE
LOT 2 (COMMERCIAL)	0.65 AC	
TOTAL	4.65 AC	

AREA SUMMARY				
DENSITY (UNITS/ACRE)	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	% IMPERVIOUS	GREENSPACE REQUIRED
12.0	174,203	81,034	46.5%	35%
				53%

PARKING SPACES		ACCESSIBLE PARKING	
BUILDING	REQUIRED	PROVIDED	REQUIRED
BUILDING TYPE A	72	91	STANDARD ACCESSIBLE
			VAN ACCESSIBLE
TOTAL	72	91	TOTAL

* 3 SPACES FOR EVERY TWO DWELLING UNITS REQUIRED

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF TWENTY-FOUR (24) HOURS BEFORE ANY DIGGING BEGINS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT BE RESPONSIBLE TO MONITOR SAFETY STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
- ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
- IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS.
- MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BUILDING CONSTRUCTION TYPE SB

UNIT AREA	1,146 SF
TOTAL BUILDING FIRST FLOOR	2,528 SF
TOTAL BUILDING SECOND FLOOR	2,388 SF
TOTAL BUILDING AREA	4,916 SF
BUILDING HEIGHT	29'9" FT

CURRENT ZONING : RMF-12B (MULTI-FAMILY RESIDENTIAL)

MINIMUM BUILDING SETBACKS (UNLESS AS NOTED ON PLAN):

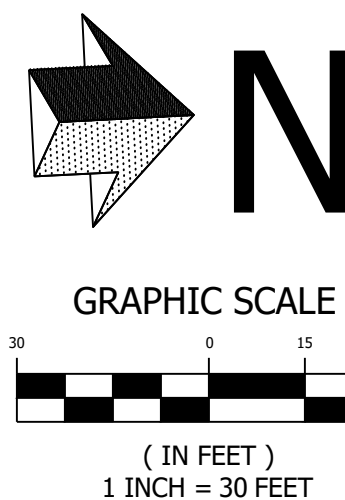
MULTI-FAMILY RESIDENTIAL (RMF-12B)	
FRONT	30'-FEET
REAR	30'-FEET
SIDE	10'-FEET
COMMERCIAL (C-2)	
FRONT	65'-FEET
REAR	15'-FEET
SIDE (INTERIOR)	15'-FEET
SIDE (EXTERIOR)	45'-FEET

TOTAL PROJECT AREA : 4.00 ACRES

LOCATION FOR MAILBOX SHALL BE DETERMINED DURING CONSTRUCTION AND COORDINATED WITH POSTAL SERVICE

PARCEL NUMBER 02-00947-000 AND 02-00950-002 (PLAT L201959872).
SURVEY DESCRIPTION.

A PART OF THE SE1/4 OF THE NE1/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A PK NAIL FOUND AT THE NE CORNER OF SAID SE1/4 OF THE NE1/4; THENCE ALONG THE EAST LINE OF SAID SE1/4 OF THE NE1/4, S02°26'58"W 198.25 FEET; THENCE N87°30'02"W 180.00 FEET; THENCE S02°26'58"W 275.00 FEET; THENCE N87°30'02"W 20.14 FEET TO AN IRON PIN FOUND; THENCE S02°28'12"W 206.80 FEET, AN IRON PIN FOUND BEARS N02°28'12"E 6.82 FEET; THENCE N87°30'11"W 259.64 FEET; THENCE N02°20'47"E 681.16 FEET TO THE NORTH LINE OF SAID SE1/4 OF THE NE1/4 AN IRON PIN FOUND BEARS S02°20'47"W 30.00 FEET; THENCE ALONG SAID NORTH LINE S87°21'53"E 461.08 FEET TO THE POINT OF BEGINNING, CONTAINING 5.11 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF N. 13TH STREET, SUBJECT TO THE RIGHT-OF-WAY OF W. PERSIMMON STREET AND SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.



CIVIL DESIGN ENGINEERS, INC.
Springdale, Arkansas

THE EMBASSY APARTMENTS
ROGERS, ARKANSAS

SITE PLAN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE: 08-27-2022

damage prevention
is no accident

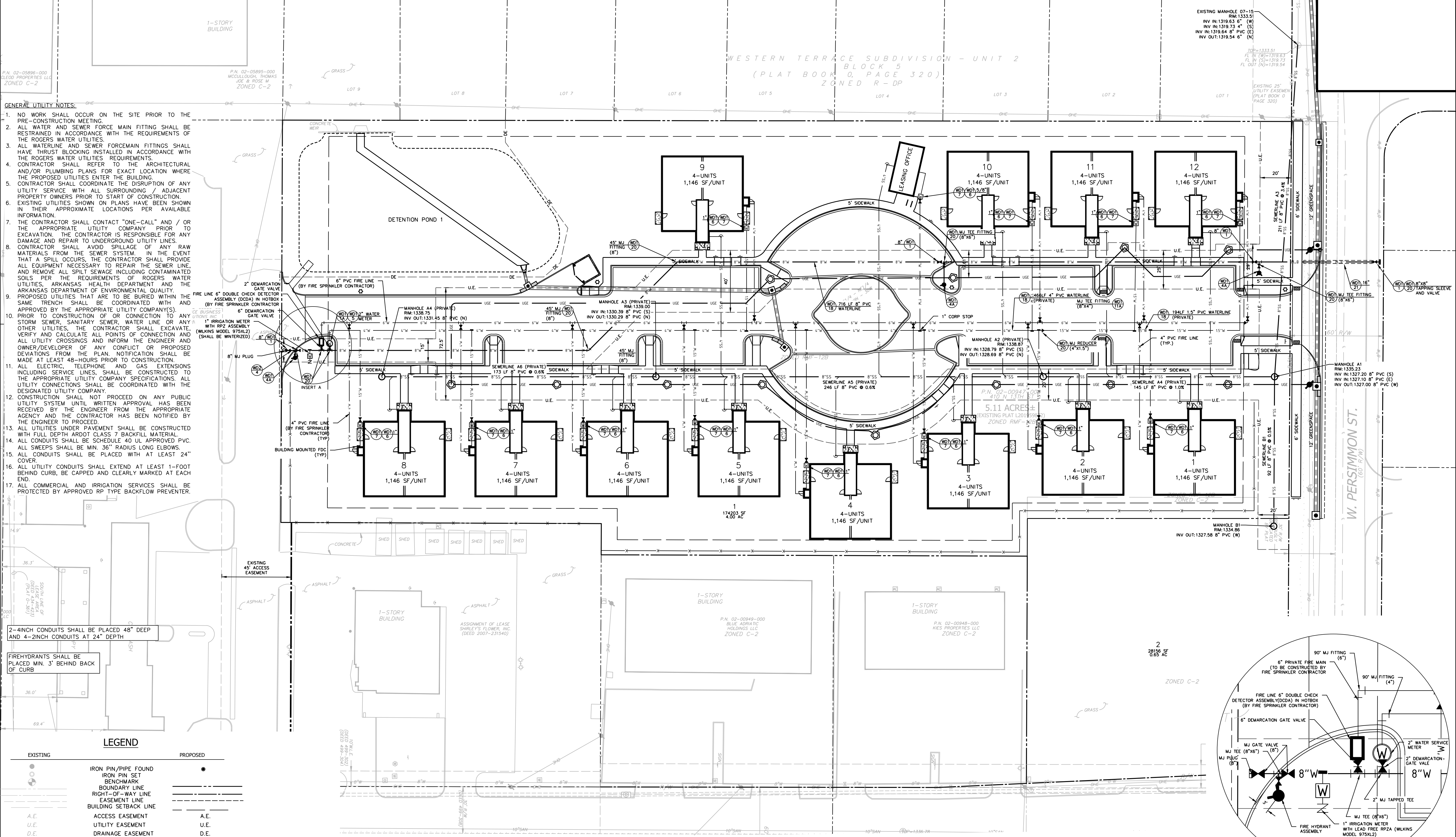
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DATE	DRAWN
08-26-2022	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1143
SHEET
C2.0



- GENERAL UTILITY NOTES:**
- NO WORK SHALL OCCUR ON THE SITE PRIOR TO THE PRE-CONSTRUCTION MEETING.
 - ALL WATER AND SEWER FORCE MAIN FITTING SHALL BE RESTRAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROGERS WATER UTILITIES.
 - ALL WATERLINE AND SEWER FORCEMAIN FITTINGS SHALL HAVE THRUST BLOCKING INSTALLED IN ACCORDANCE WITH THE ROGERS WATER UTILITIES REQUIREMENTS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND/OR PLUMBING PLANS FOR EXACT LOCATION WHERE THE PROPOSED UTILITIES ENTER THE BUILDING.
 - CONTRACTOR SHALL COORDINATE THE DISRUPTION OF ANY UTILITY SERVICE WITH ALL SURROUNDING / ADJACENT PROPERTY OWNERS PRIOR TO START OF CONSTRUCTION.
 - EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
 - THE CONTRACTOR SHALL CONTACT "ONE-CALL" AND / OR THE APPROPRIATE UTILITY COMPANY PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND REPAIR TO UNDERGROUND UTILITY LINES.
 - CONTRACTOR SHALL AVOID SPILLAGE OF ANY RAW MATERIALS FROM THE SEWER SYSTEM. IN THE EVENT THAT A SPILL OCCURS, THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO REPAIR THE SEWER LINE, AND REMOVE ALL SPILT SEWAGE INCLUDING CONTAMINATED SOILS PER THE REQUIREMENTS OF ROGERS WATER UTILITIES, ARKANSAS HEALTH DEPARTMENT AND THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.
 - PROPOSED UTILITIES THAT ARE TO BE BURIED WITHIN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE APPROPRIATE UTILITY COMPANY(S).
 - PRIOR TO CONSTRUCTION OF OR CONNECTION TO ANY STORM SEWER, SANITARY SEWER, WATER LINE OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND OWNER/DEVELOPER OF ANY CONFLICT OR PROPOSED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE AT LEAST 48-HOURS PRIOR TO CONSTRUCTION.
 - ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES, SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY.
 - CONSTRUCTION SHALL NOT PROCEED ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE AGENCY AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER TO PROCEED.
 - ALL UTILITIES UNDER PAVEMENT SHALL BE CONSTRUCTED WITH FULL DEPTH ADOPT CLASS 7 BACKFILL MATERIAL.
 - ALL CONDUITS SHALL BE SCHEDULE 40 UL APPROVED PVC. ALL SWEEPS SHALL BE MIN. 36" RADIUS LONG ELBOWS.
 - ALL CONDUITS SHALL BE PLACED WITH AT LEAST 24" COVER.
 - ALL UTILITY CONDUITS SHALL EXTEND AT LEAST 1-FOOT BEHIND CURB, BE CAPPED AND CLEARLY MARKED AT EACH END.
 - ALL COMMERCIAL AND IRRIGATION SERVICES SHALL BE PROTECTED BY APPROVED RP TYPE BACKFLOW PREVENTER.

2-INCH CONDUITS SHALL BE PLACED 48" DEEP AND 4-INCH CONDUITS AT 24" DEPTH

FIREHYDRANTS SHALL BE PLACED MIN. 3' BEHIND BACK OF CURB

LEGEND	
EXISTING	PROPOSED
IRON PIN/PIPE FOUND	IRON PIN SET
BOUNDARY LINE	BOUNDARY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING SETBACK LINE	BUILDING SETBACK LINE
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
TAPPING SLEEVE AND VALVE	TAPPING SLEEVE AND VALVE
GATEVALVE WITH ADJUSTABLE VALVE BOX	GATEVALVE WITH ADJUSTABLE VALVE BOX
TEE WITH THRUST BLOCKING	TEE WITH THRUST BLOCKING
REDUCER WITH THRUST BLOCKING	REDUCER WITH THRUST BLOCKING
90° PVC FITTING	90° PVC FITTING
SANITARY SEWER CLEANOUT	SANITARY SEWER CLEANOUT
45° PVC FITTING	45° PVC FITTING
11.25" PVC FITTING	11.25" PVC FITTING
22.5" PVC FITTING	22.5" PVC FITTING
CONCRETE MANHOLE	CONCRETE MANHOLE
WATER METER SET	WATER METER SET
WATER LINE CAP	WATER LINE CAP
1" CORP STOP	1" CORP STOP
FIRE HYDRANT ASSEMBLY	FIRE HYDRANT ASSEMBLY
UTILITY POLE	UTILITY POLE
WATER METER	WATER METER
WATER VALVE	WATER VALVE
TELEPHONE RISER	TELEPHONE RISER
GAS METER	GAS METER
ELECTRIC METER	ELECTRIC METER
ELECTRIC RISER	ELECTRIC RISER

DETAILS	
WD1-1	WATER LINE GATE VALVE
WD1-1A	2" WATER METER BOX
WD1-4A	FIRE HYDRANT - 6" LEAD
WD1-4B	FIRE HYDRANT - 8" LEAD
WD1-5	2" WATER SERVICE TAP
WD1-6	1" WATER SERVICE
WD1-7	1" METER BOX
WD1-11A	IN BUILDING DI FIRE SYSTEM RISER
WD1-18	WATER MAIN TRENCH BEDDING
WD1-20	THRUST BLOCKING DETAIL
WD1-21	JACKBORE UNDER ROADWAY
WD2-4	END-OF-LINE FIRE HYDRANT 8" MAIN

HVAC UNITS SHALL BE SCREENED FROM PUBLIC VIEW

ALL MATERIALS AND METHODS USED TO CONSTRUCT, MODIFY, OR TAP ANY PUBLIC WATER OR SEWER MAIN SHALL CONFORM TO RWU STANDARD SPECIFICATIONS AND STANDARD DETAILS

SEWER MAIN CONNECTIONS SHALL BE PER ARKANSAS PLUMBING CODE (APC)

CONSTRUCTION SHALL BE IN ACCORDANCE WITH ROGERS WATER UTILITIES STANDARD SPECIFICATIONS IN EFFECT IN AUGUST 2022, DATED APRIL 16, 1997 AND REVISED THEREAFTER

EASEMENTS AS SHOWN WILL BE RECORDED BY SEPARATE DOCUMENT BEFORE FINAL PROJECT APPROVAL AND CERTIFICATE OF OCCUPANCY ISSUED.

INSPECTIONS AND TESTING PROCEDURES:

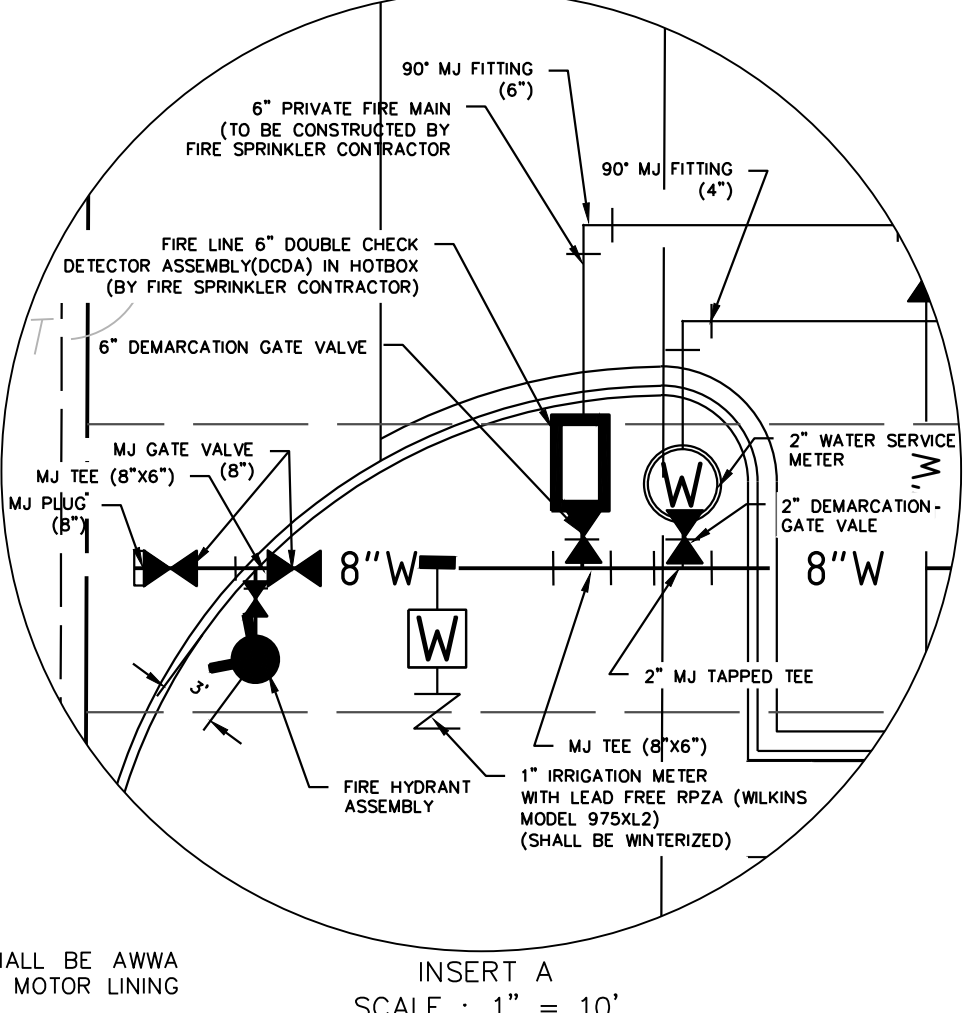
- ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY AN R.W.U. REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR OR THEIR REPRESENTATIVE.
- ROGERS WATER UTILITIES WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS. CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE ENGINEER, WHO WILL COORDINATE WITH ROGERS WATER UTILITIES.
- ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.
- PRIOR TO FINAL ACCEPTANCE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF ROGERS WATER UTILITIES, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

GENERAL SEWER UTILITY NOTES:

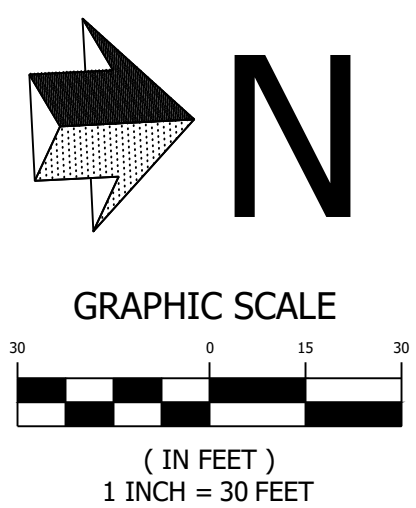
- ALL SANITARY SEWER LINES SHALL BE ASTM D3034 SDR-26
- ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH ROGERS WATER UTILITIES STANDARDS AND SPECIFICATIONS.
- SANITARY SEWER MANHOLES LOCATED IN GRASS AREAS / NON-PAVED AREAS SHALL BE CONSTRUCTED SO THAT THE RIM OF MANHOLE IS A MINIMUM OF SIX (6) INCHES ABOVE PROPOSED HIGHEST POINT OF CLOSEST GRADE. IN THE EVENT THIS CAN NOT BE ACHIEVED, CONTRACTOR SHALL INSTALL A R.W.U. APPROVED WATER TIGHT COVER.
- CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO THE PROPOSED GRADE. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND THE PROPOSED STRUCTURE RIM, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
- CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE-DRILLED WITH THE USE OF A WATERSTOP(CONCRETE MANHOLE ADAPTER) AND NON-SHRINK GROUT.
- ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ROGERS WATER UTILITIES SPECIFICATIONS.

GENERAL WATER UTILITY NOTES:

- UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE AWWA C151 CLASS 50 DUCTILE IRON PIPE WITH INTERIOR CEMENT MOTOR LINING AND EXTERIOR ASPHALTIC COATING.
- PRIVATE 4" DIAMETER WATER SERVICE LINES SHALL BE PVC (AWWA C-900; DR-14) WITH MIN. 36" COVER
- PRIVATE 2" DIAMETER WATER SERVICE LINES AND SMALLER SHALL BE AWWA C901-96 DR-9 POLYETHYLENE PIPE WITH 36" MINIMUM COVER.
- 1" COPPER TUBING SHALL BE USED BETWEEN METER AND MAIN LINE. COPPER TUBING SHALL BE TYPE "K" SOFT TEMPERED, AND CONFORM TO ASTM SPECIFICATIONS B-88-49, FEDERAL SPECIFICATION WW-T-799 AND AWWA C800-89.
- PUBLIC WATERLINES SHALL BE CONSTRUCTED WITH 42" MINIMUM COVER ABOVE THE TOP OF PIPE.
- ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH ROGERS WATER UTILITIES STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH ROGERS WATER UTILITIES STANDARDS AND WITH A RWU REPRESENTATIVE AND ENGINEER PRESENT.
- ALL FIRE HYDRANTS SHALL HAVE A ROGERS WATER UTILITIES APPROVED GATE VALVE INSTALLED.
- ANY CLEANOUTS AND VALVE BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.



INSERT A
SCALE: 1" = 10'



THE EMBASSY APARTMENTS
ROGERS, ARKANSAS

UTILITY PLAN

CIVIL DESIGN
ENGINEERS, INC.
Springdale, Arkansas

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

08-27-2022

damage prevention
is no accident

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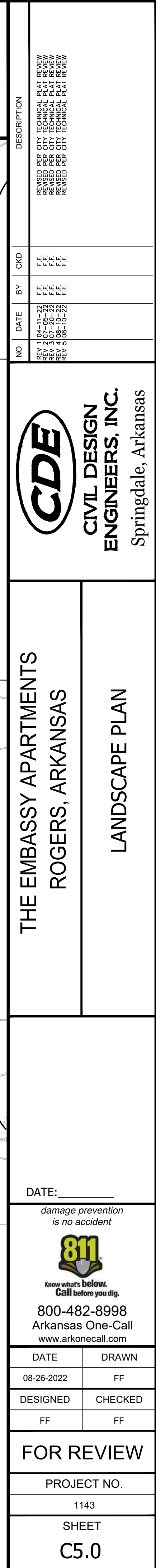
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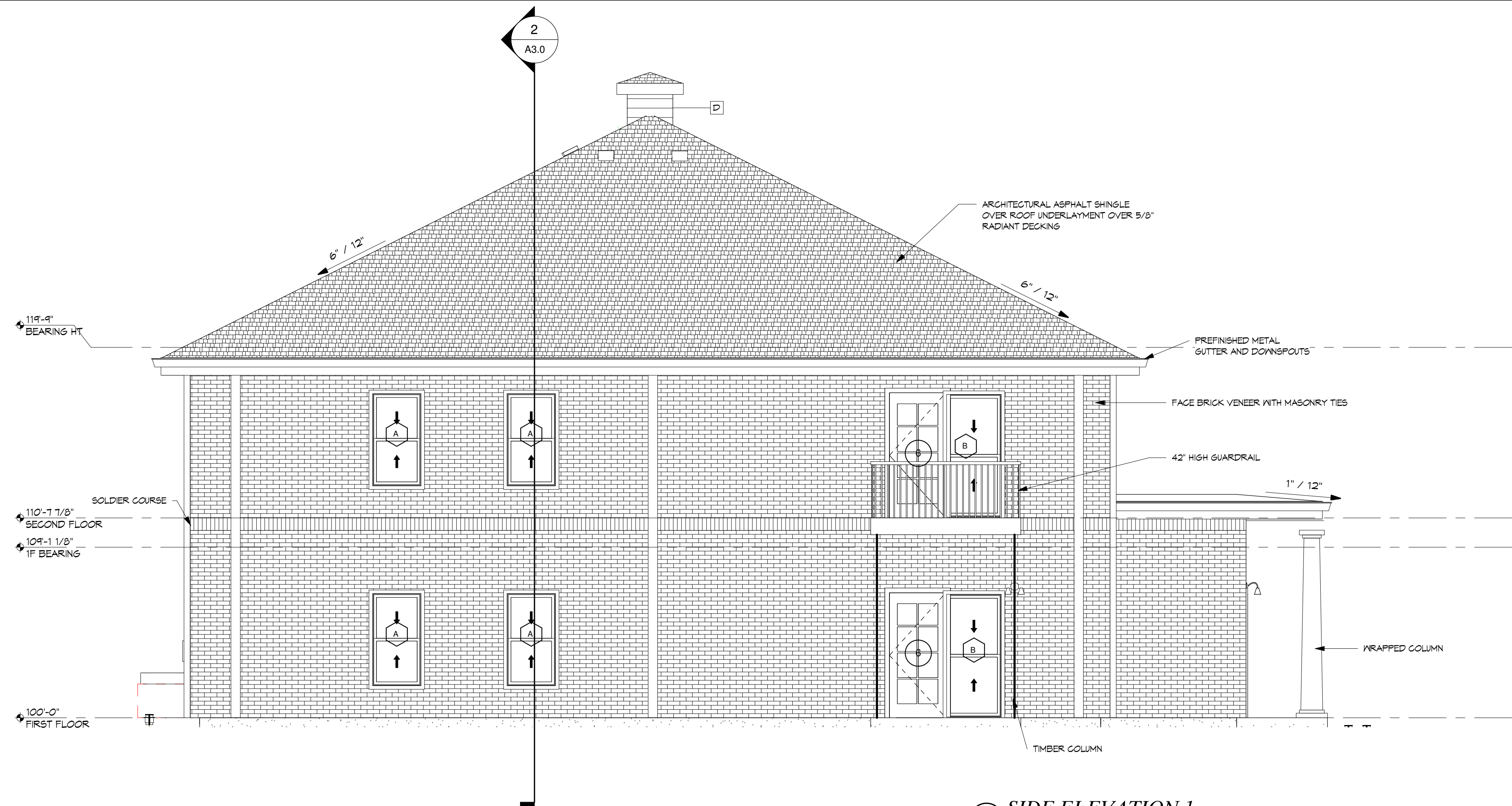
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FOR REVIEW

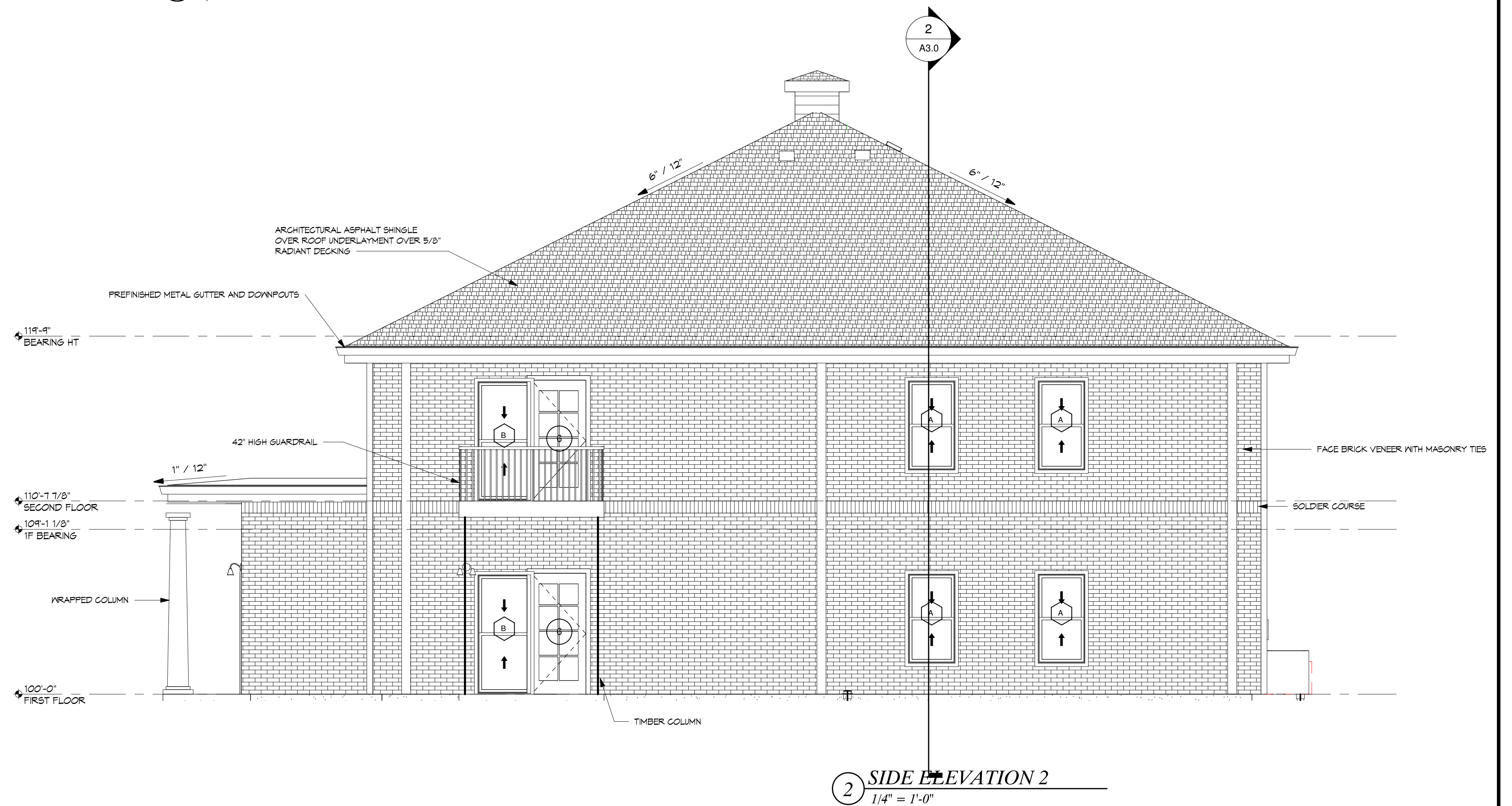
PROJECT NO.	1143
SHEET	C4.0

DESCRIPTION	
NO.	DATE
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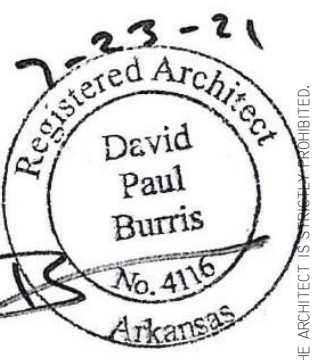




1 SIDE ELEVATION 1
1/4" = 1'-0"



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

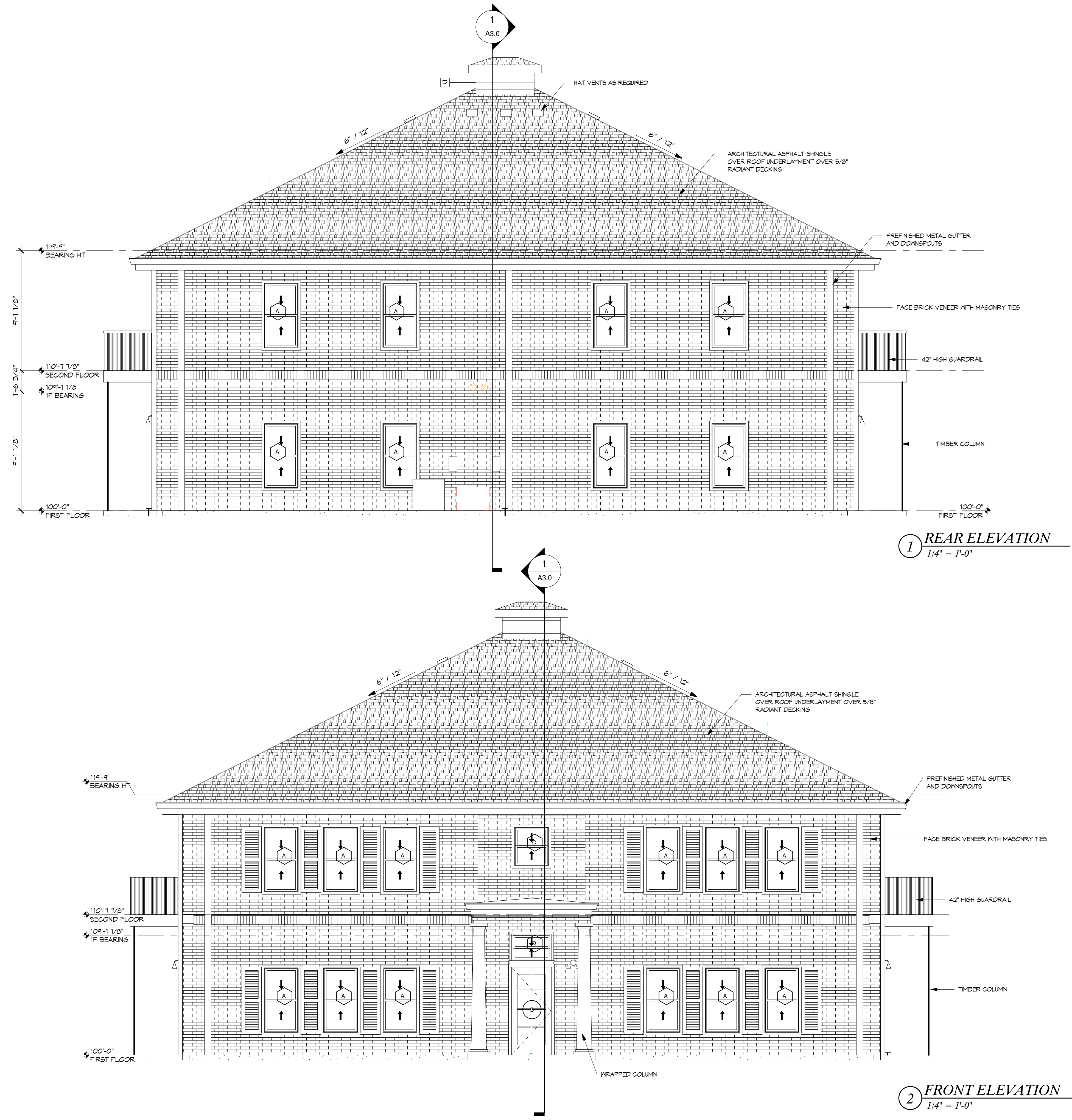


Burris Architecture
8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

EMBASSY APARTMENTS
PERSIMMON STREET
ROGERS, AR

DATE
7-23-21
JOB NO.
21047
REVISIONS

A2.0
EXTERIOR ELEVATIONS

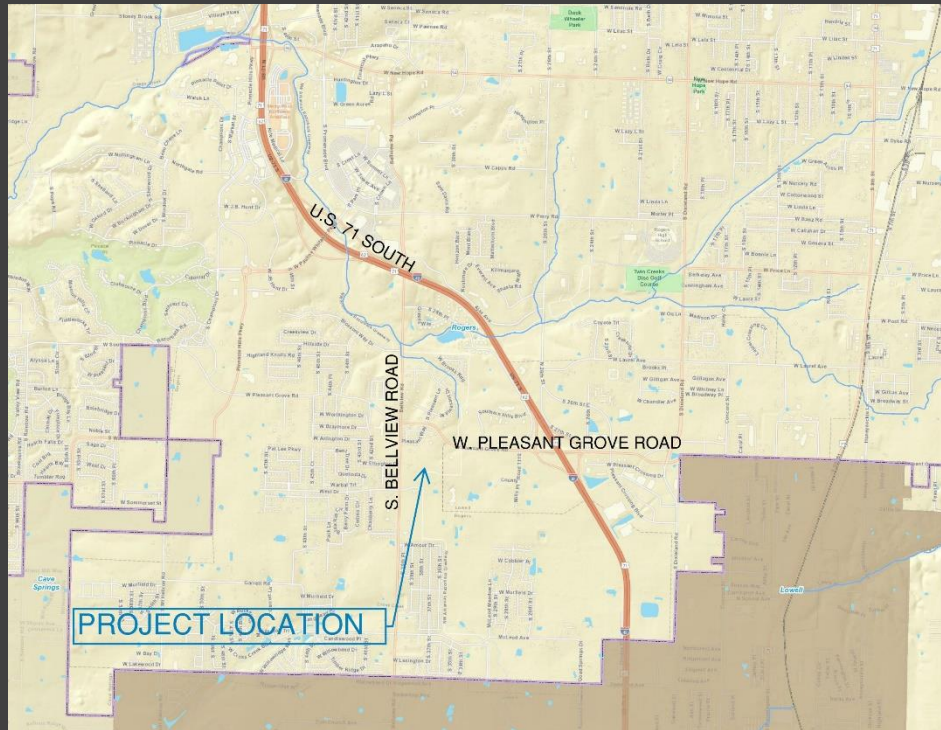


Preliminary Plat: Hawthorne Heights Subdivision



Summary

- **Representative:** Blake Murray, Engineering Services Inc.
- **CGM Designation:** Neighborhood
- **Zoning:** N-R (Neighborhood Residential)
- **Proposed Use:** Single-Family Residential
- **Location:** South of the intersection of S. Bellview Road and S. Pleasant Grove Road / 02-14352-006 & 02-14355-000



Vicinity Map

Staff:

Christina Moore, Planner I (cmoore@rogersar.gov)

Kristifler Paxton, Development Compliance Management (kpaxton@rogersar.gov)

Preliminary Plat : Hawthorne Heights Subdivision



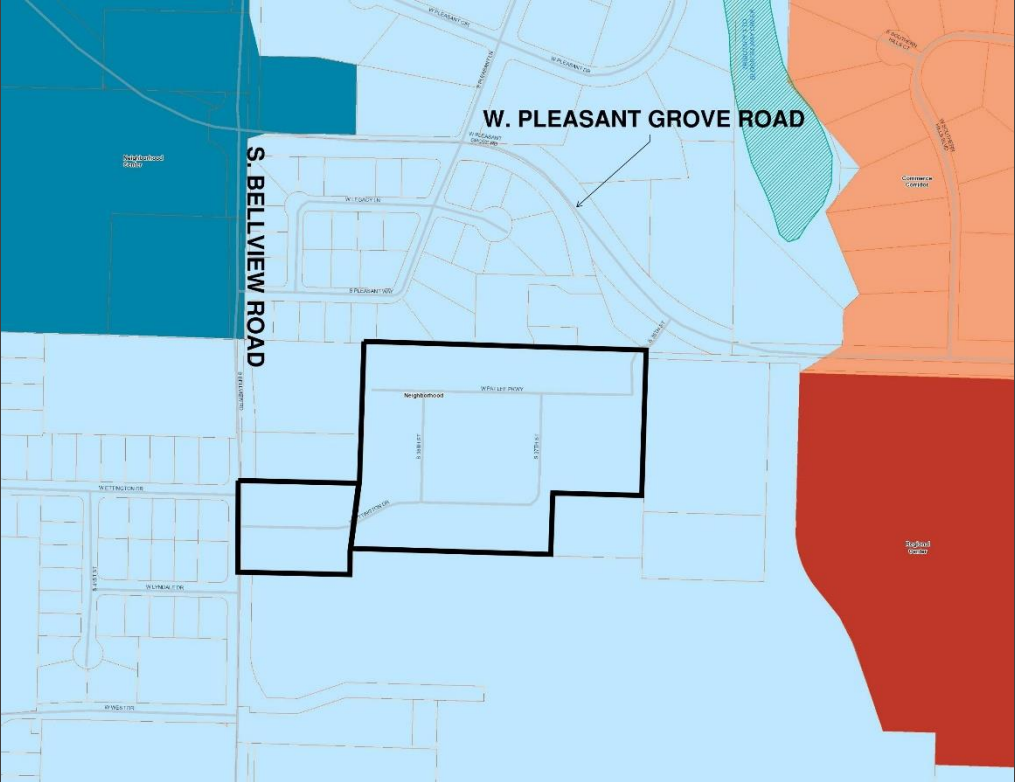
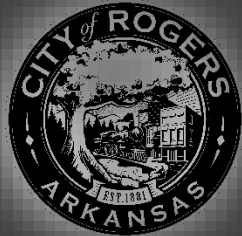
Summary

- **Request:** The applicant is proposing a new 57-lot subdivision located on ± 15.62 acres of land.
- **Recommendation: Approve**



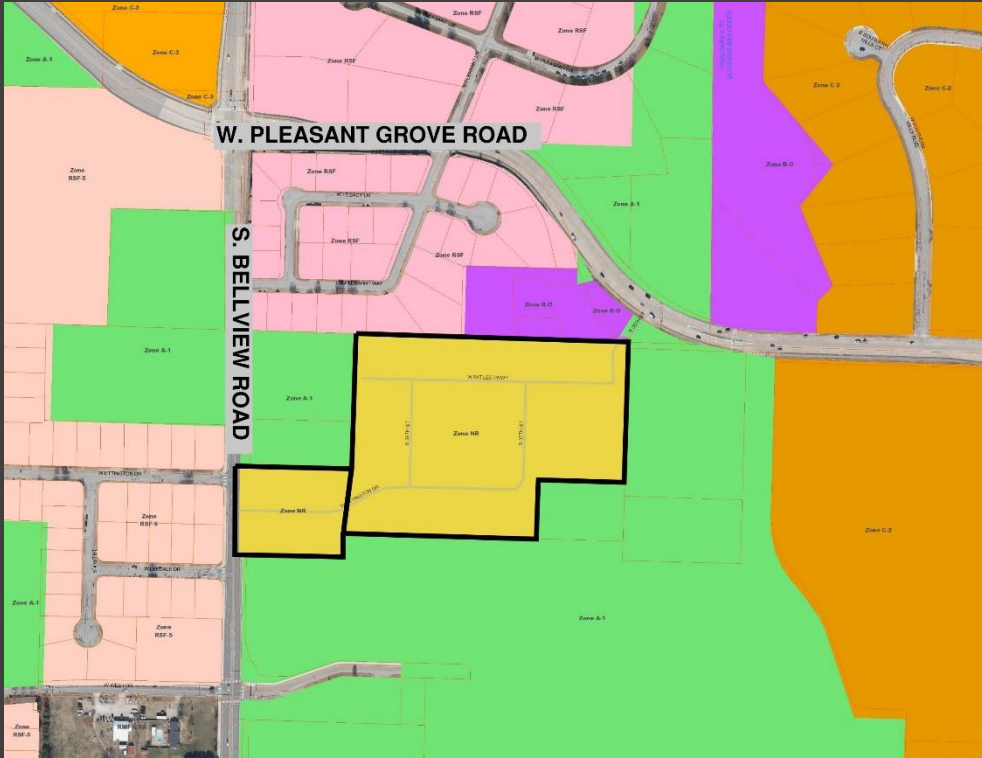
Aerial Map

Preliminary Plat : Hawthorne Heights Subdivision

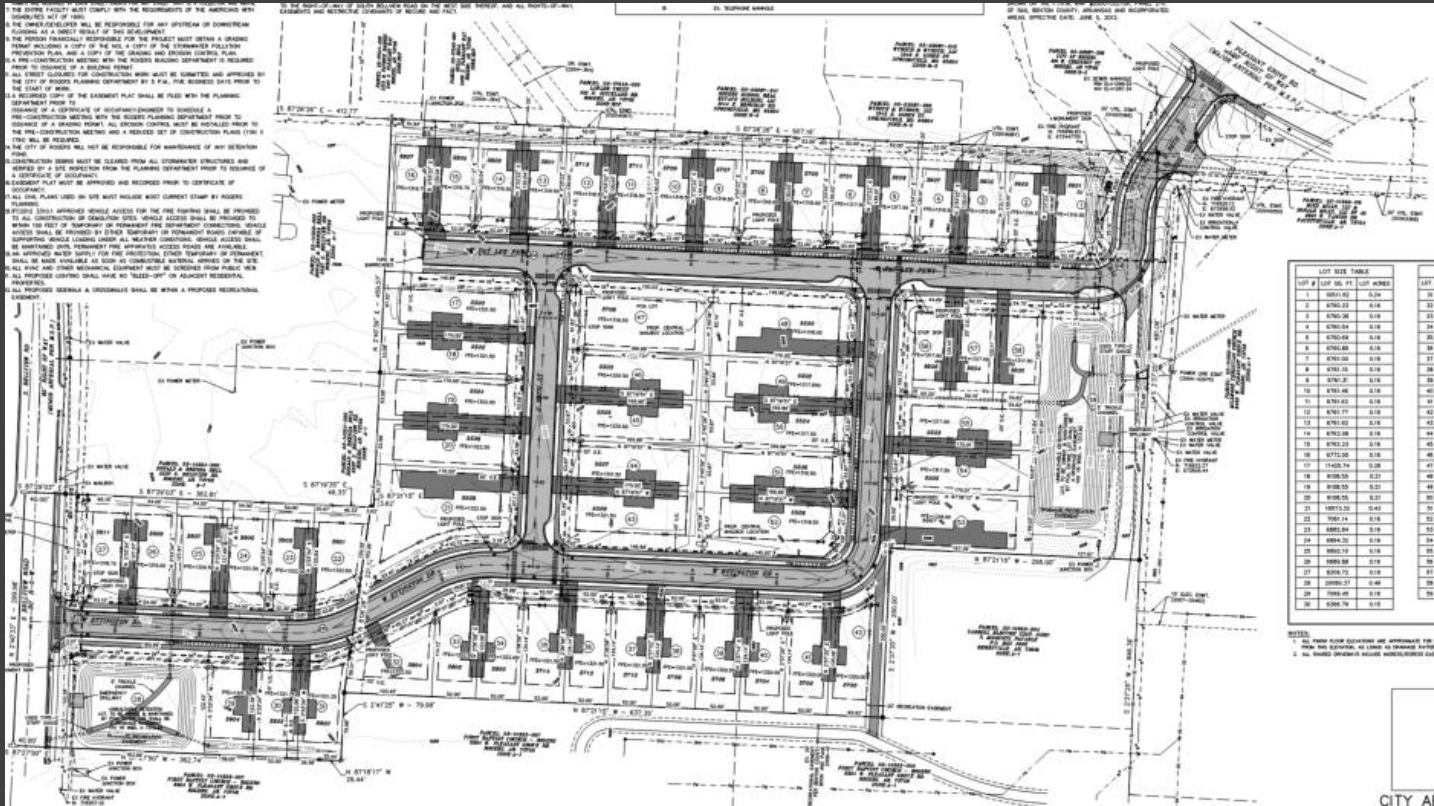


Comprehensive Growth Map

Zoning Map



Preliminary Plat : Hawthorne Heights Subdivision



Site Plan

Preliminary Plat : Hawthorne Heights Subdivision



Engineering Review

- Access Management:
 - The applicant proposes shared use driveways for the majority of the units with shared access easements to reduce curb cuts within the subdivision. The applicant's proposal meets the City of Rogers' access management standards.
- Stormwater Management:
 - The applicant proposes two detention ponds which account for stormwater management requirements.
- Water Quality:
 - The applicant proposes an extended dry detention basin (EDB) for Water Quality to meet Water Quality requirements.
- Floodplain Management:
 - The applicant's proposal includes lots within close proximity to detention ponds, which have calculated 100-year water surface elevations. Structures adjacent to these identified high risk areas have been verified as having finished floor elevations 3-feet higher than the calculated 100-year water surface elevations to reduce risk of structural flooding adjacent to the ponds.
- Master Street Plan Improvements:
 - Street Pavement and Condition:
 - The applicant proposes new minor streets to be built to the Minor Street specifications. W Pleasant Grove Road and S Bellview Road are not in substandard condition.
 - Connectivity Standards:
 - The applicant's proposal meets the City of Rogers connectivity standards.



Preliminary Plat : Hawthorne Heights Subdivision

Engineering Review

- Streetscape:
 - Right-of-way
 - The right-of-way width for W Pleasant Grove Road is 100-ft as required for a Major Arterial.
 - The right-of-way width for S Bellview Road is 80-ft as required for a Minor Arterial.
 - Interior streets are all 50-ft wide Minor Streets with either bulb-outs or bike lanes as required.
 - Sidewalks & Sidepaths:
 - The applicant proposes interior sidewalks with a 20-ft recreation easement at the southeast corner to connect to the trail to the south from the interior of the subdivision.
 - Trails:
 - The applicant's proposed trail connection is by a 20-ft recreation easement with a 10-ft trail connection to a public trail which crosses the First Baptist Church property. The dedication of offsite easement will require additional signatures by the church on the easement dedication plat at the end of the project during close-out in order to dedicate the trail connection as proposed.
 - Streetlights:
 - The applicant proposes appropriate lighting along public rights-of-way.
 - Street Trees:
 - The applicant proposes the required street tree requirements
-
- Recommendations:
 - a) **Approve.**

Preliminary Plat : Hawthorne Heights Subdivision

Planning Review



- LAND USE:

- Use Definition:

- "Single-Family Residential" is defined as "buildings containing one dwelling unit located on a single lot. Single-Family residential includes without limitation tiny houses as defined by Sec. 10-36 of the City Code of Ordinances," Sec. 14-695(b)(1)(k).

- Zoning Compliance:

- The proposed project is in compliance with N-R zoning.

- CGM Compliance:

- The proposed project aligns with the Neighborhood Growth Designation.

- DEVELOPMENT STANDARDS:

- The proposed development plans conform to all development standards required by Sec. 14-711 and Article III.
 - Building Disposition:
 - The proposed subdivision meets code standards set by N-R zoning.
 - Building Design:
 - N/A
 - Parking & Loading:
 - All parking and loading requirements have been met.
 - Screening & Transitions:
 - All screening requirements have been met.
 - Landscaping:
 - All landscaping requirements have been met



Preliminary Plat : Hawthorne Heights Subdivision

Planning Review

- DEVELOPMENT STANDARDS:
 - RECOMMENDATIONS:
 - **Approve** Large-Scale Development plans.

Note: All off-site construction requires Temporary Construction Easements prior to grading permit issuance. Off-site easement dedication and right-of-way dedication requires signatures from respective property owners during the easement plat process.

Preliminary Plat : Hawthorne Heights Subdivision



Recommended Motion

- Move to **approve**.

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
- Large-Scale Development Plans (cover, site, utility, landscape)



July 25, 2022

Mr. Blake Murray P.E.
Engineering Service, Inc.
P.O. Box 282
Springdale, AR 72765-0282

Re: Conditional Approval of Civil Plans
Hawthorne Heights Subdivision

Dear Mr. Murray:

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

1. Clearly dimension the distance from the inner easement line in several locations where the sewer line is more than 10' deep. The easement width must be at least equal to the depth of the line horizontally from the sewer main to each edge of the easement from center of pipe.. Additional dimensions have been provided.
2. Verify exact location and depth of 24" water main. Additional easement will likely be required along the back of the lots along the north portion of the property pending the depth and exact location of the existing 24" water main. Easement width must be a minimum of 10' each side of the water line or additional width per the depth of the line (horizontal distance from the main to the easement boundary shall be at least equal to the depth of the main).
3. For any areas of proposed grading cuts over the existing 24" water transmission main, verify that a minimum of 4' of cover will remain over the main.
4. Depict the location and depth of the 12" water tap location as well as the high-pressure gas main which runs along the east side of Bellview Rd. The water main and HP gas have been located.
5. Depict the electrical layout on the plans and within the legend, ensuring transformers are located as far as possible from water meters, separated by not less than 30'. Add an electric transformer to the symbols legend. The depth of the water main is depicted.
The electric design is depicted. A legend has been provided.
6. Move manhole 4-2 to its original location to allow connection from the south in line with the utility easement along the west side of Lot 32. An additional MH has been provided.
7. Relocate the sewer service line for lot 52 to meet the 18" minimum separation from the water main. The sewer service is now located on the south side of the lot.
8. Verify that no proposed tree with a mature height of over 20' is located within 10' of a water or sewer main. There are no proposed trees with a mature height of over 20' within 10' of the water or sewer mains.
9. Move the note within the profile for water line 1 indicating the location of connection for water line 3. The note has been moved to point at the correct fitting.
10. Please note that RWU will allow up to one domestic and one irrigation meter per lot.

11. 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. Approved offsite easements filed for record if applicable.
- E. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
- F. A copy of the executed contract between the developer or general contractor and the utility contractor.
- G. Performance and payment bonds executed by the utility contractor.
- H. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Brian Sartain, PE

BS:TD



PRELIMINARY PLAT FOR

HAWTHORNE HEIGHTS SUBDIVISION

A RESIDENTIAL SUBDIVISION

IN THE CITY OF

ROGERS, ARKANSAS

NOTES :

- "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 TOPSOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED."
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, 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 AND ALLEYS 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.
- ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF ROGERS, ARKANSAS.
- ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WATER AND SEWER IMPROVEMENTS IN THE CITY AND AREAS UNDER THE JURISDICTION OF THE ROGERS WATERWORKS AND SEWER COMMISSION.
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6).
- COVENANTS ARE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ROGERS CODE SEC. 14-703(H).
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- EASEMENT PLAT MUST BE APPROVED AND RECORDER PRIOR RO CERTIFICATE OF OCCUPANCY.

COVENANT COMMENTS:

- FENCES CONSTRUCTED INSIDE OF DRAINAGE EASEMENTS ARE TO NOT IMPEDE STORM WATER RUNOFF OR ANY DRAINAGE STRUCTURE. THIS IS TO BE ENFORCED BY THE POA AND ANY FENCE FOUND DOING IS TO BE REMEDIATED AT THE OWNERS EXPENSE.
- CHANGES TO DETENTION PONDS OR DRAINAGE EASEMENT FROM THE ORIGINAL APPROVED PLANS APPROVED BY THE CITY OF ROGERS REQUIRES APPROVAL FROM THE CITY OF ROGERS.

SURVEY DESCRIPTION PARCEL NO. 02-14352-006:

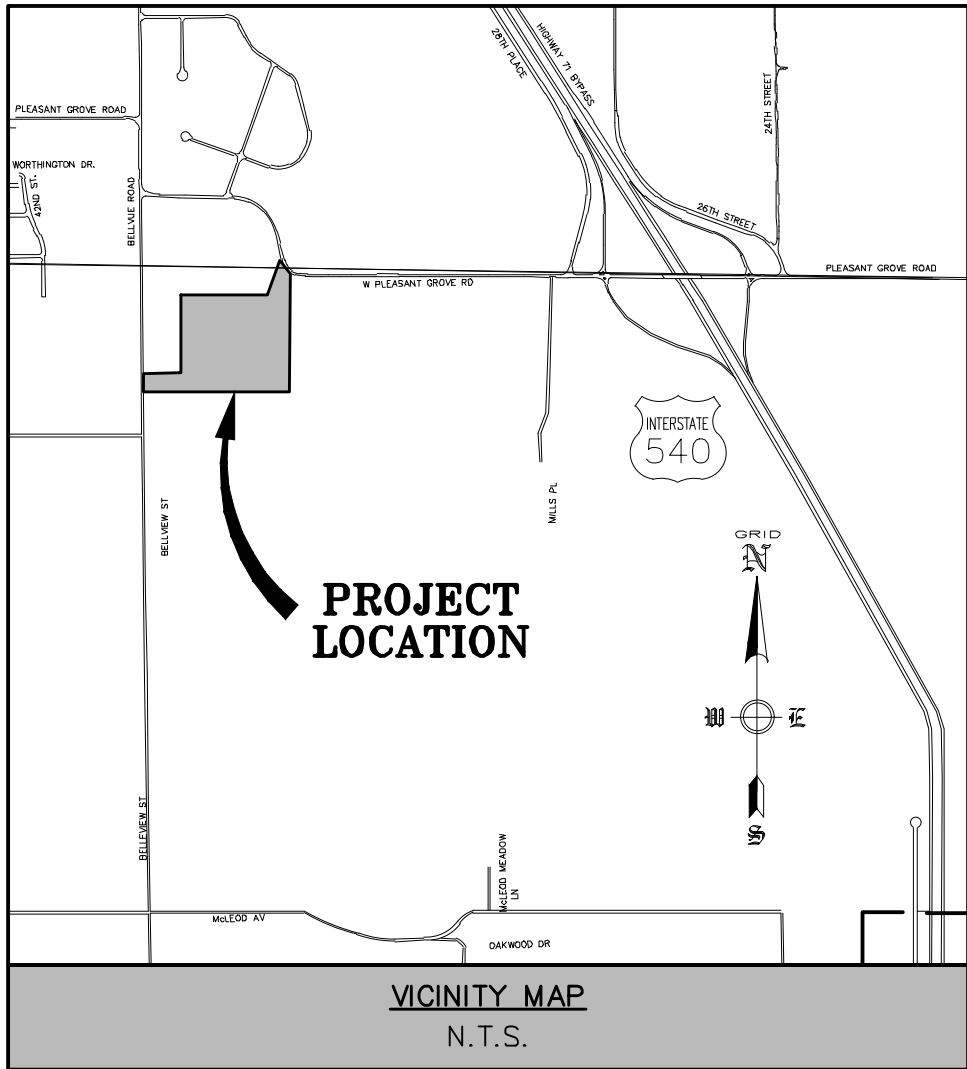
PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID NW 1/4 OF THE NW 1/4, S87°26'26"E A DISTANCE OF 412.77 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTH LINE, S87°26'26"E A DISTANCE OF 807.16 FEET TO THE NORTHEAST CORNER OF SAID NW 1/4 OF THE NW 1/4 AND A FOUND 5/8 INCH REBAR; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID NW 1/4 OF THE NW 1/4, S02°37'25"W A DISTANCE OF 181.06 FEET TO A FOUND 2 INCH MONUMENT IN CONCRETE; THENCE LEAVING SAID EAST LINE, N87°21'15"W A DISTANCE OF 295.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°37'25"W A DISTANCE OF 200.00 FEET TO A FOUND 5/8 INCH REBAR; THENCE N87°21'15"W A DISTANCE OF 637.35 FEET TO A FOUND 5/8 INCH REBAR; THENCE N08°08'28"E A DISTANCE OF 221.12 FEET TO A FOUND 5/8 INCH REBAR; THENCE S87°21'15"E A DISTANCE OF 3.62 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°40'39"E A DISTANCE OF 458.57 FEET TO THE **POINT OF BEGINNING**, CONTAINING 12.88 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION PARCEL NO. 02-14355-000:

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF SAID NW 1/4 OF THE NW 1/4 AND ALONG SOUTH BELLVIEW ROAD, S02°40'33"W A DISTANCE OF 459.75 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID WEST LINE AND SAID SOUTH BELLVIEW ROAD, S87°29'03"E A DISTANCE OF 362.81 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°16'52"E A DISTANCE OF 46.33 FEET TO A FOUND 5/8 INCH REBAR; THENCE S00°06'28"W A DISTANCE OF 221.12 FEET TO A FOUND 5/8 INCH REBAR; THENCE S02°41'25"W A DISTANCE OF 79.59 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°18°17"W A DISTANCE OF 25.44 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°21'50"W A DISTANCE OF 362.14 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE NW 1/4 TO A POINT IN SAID SOUTH BELLVIEW ROAD; THENCE ALONG SAID WEST LINE AND SAID SOUTH BELLVIEW ROAD, N02°40'33"E A DISTANCE OF 299.98 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.73 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF SOUTH BELLVIEW ROAD ON THE WEST SIDE THEREOF, AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.



PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

ZONING: N-R (NEIGHBORHOOD RESIDENTIAL)

PARCEL: 02-14352-006
02-14355-000

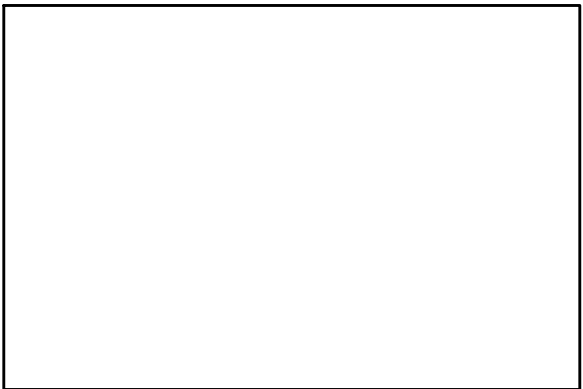
N-R MIN. LOT AREA:	6000 SQUARE FEET
TOTAL N-R ZONE SITE AREA:	15.19 ACRES
TOTAL DEVELOPMENT AREA:	15.19 ACRES
DEVELOPMENT IMPERVIOUS AREA:	1.37 ACRES
BUILDING SETBACKS:	FRONT = 20' REAR = 20' SIDE = 6'

CITY VIEW PROJECT No. PL202200216

August 5, 2022
BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM



CITY APPROVAL STAMP

CONTACT LIST

OWNER
COBBLESTONE DEVELOPMENT LLC
479-751-8733

DEVELOPER
ORION CAPITAL PARTNERS
479-318-7248

SURVEYOR/ENGINEER
ENGINEERING SERVICES, INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, AR 72764
BLAKE MURRAY
479-318-7248
BMURRAY@ENGINEERINGSERVICES.COM

ADMINISTRATION
479-621-1117

BUILDING INSPECTIONS
479-621-1100

FIRE DEPARTMENT
479-621-1179

ROGERS COMMUNITY DEVELOPMENT
479-621-1186

ROGERS STREET DEPARTMENT
479-621-1140

ROGERS WATER UTILITIES (Stephen Ponder)
479-621-1156

CARROLL ELECTRIC (Derek Thurman)
479-273-2421 *2690

BLACK HILLS ENERGY (Brandon Stubbs)
479-225-3726

CATV/ COX (Larry Alexander)
479-871-8806

PHONE / AT&T (Anthony Williams)
479-422-3173

INDEX OF SHEETS

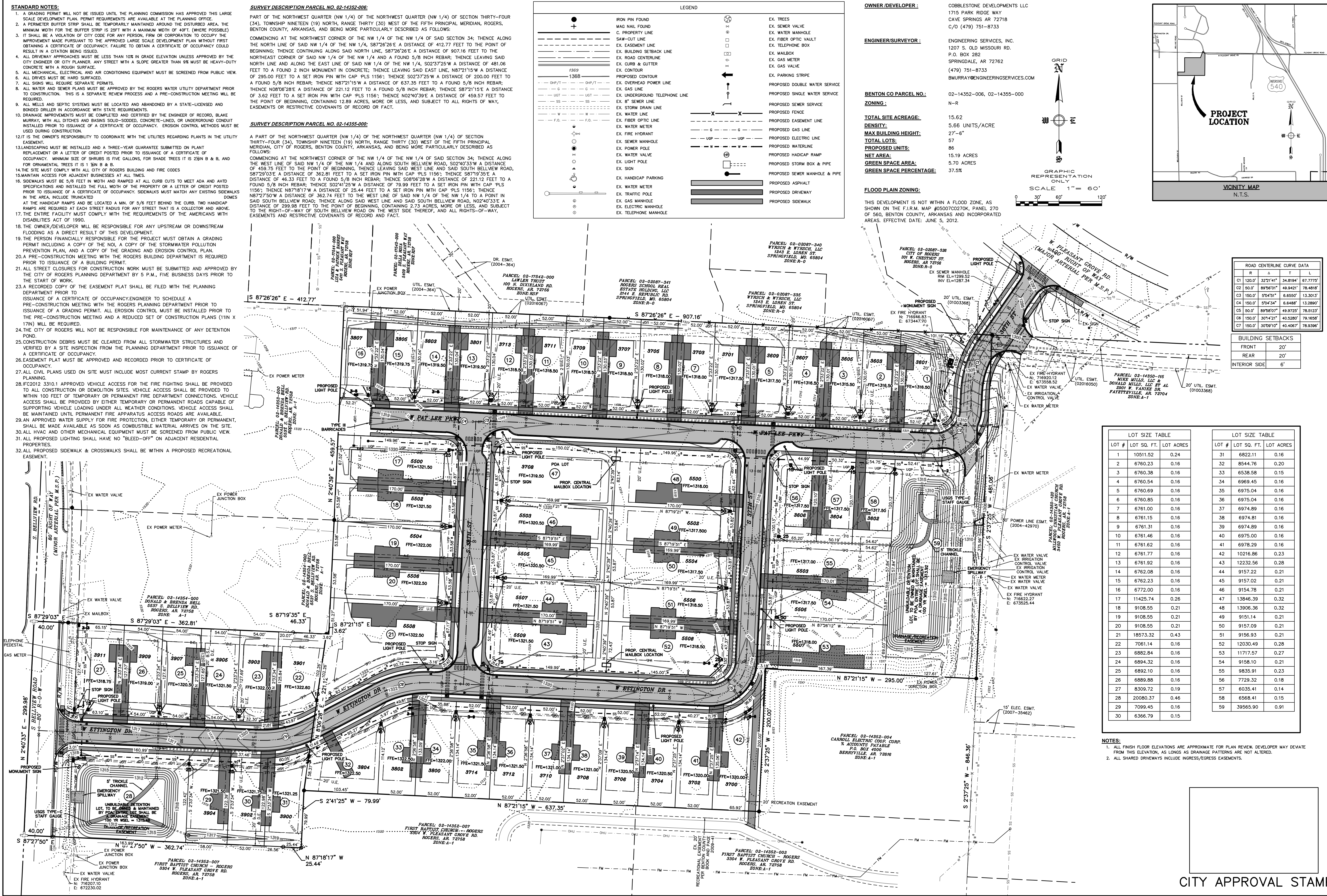
SHEET No.	DESCRIPTION
1	DEMOLITION PLAN
2	PRELIMINARY PLAT
3-4	STREET PLAN & PROFILES
5-6	STREET INTERSECTION DETAILS
7-8	STORM DRAINAGE PLAN & PROFILES
9-10	TYPICAL DETAILS
11-12	POND SHEETS
13	UTILITY PLAN
14-17	SANITARY SEWER PLAN & PROFILES
18-22	WATER PLAN AND PROFILES
23-28	WATER AND SEWER DETAILS
29	STORM WATER POLLUTION PREVENTION PLAN
30	STORM WATER POLLUTION PREVENTION DETAILS
31-35	STREET CROSS SECTIONS
36	LANDSCAPE PLAN
37	TREE PRESERVATION
38	SIGNAGE PLAN

NOT FOR CONSTRUCTION

BLAKE A. MURRAY, P.E. No. 17178
ENGINEERING SERVICES, INC.

FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05007C0270K, PANEL 270 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.



PRELIMINARY PLAT
HAWTHORNE HEIGHTS
ROGERS, ARKANSAS

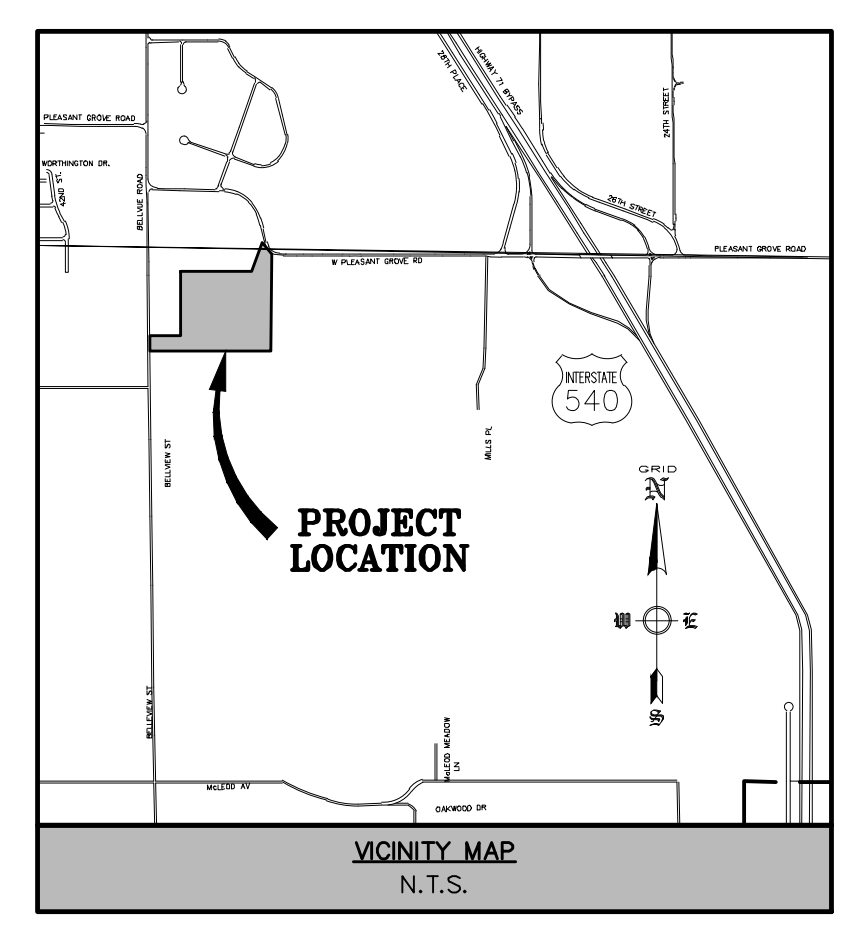
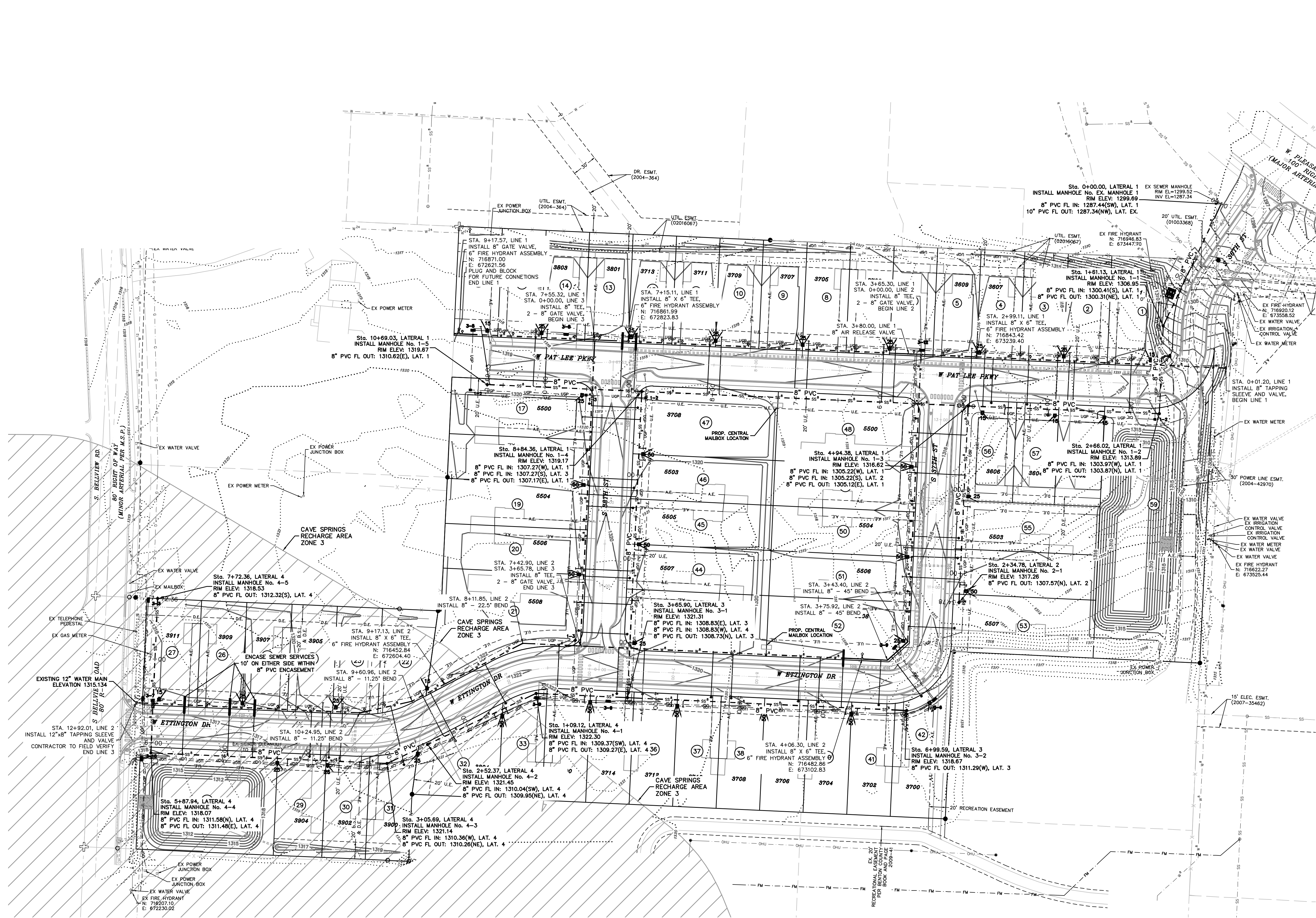
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, ARKANSAS 72762
(479) 751-8733
BMRUARYENGINEERINGSERVICES.COM

REVISION DATE DESCRIPTION
A 5/4/22 REVISED PER CITY COMMENTS
A 6/29/22 REVISED PER CITY COMMENTS
A 8/5/22 REVISED PER CITY COMMENTS

SCALE: 1"=60'
DATE: Aug 9, 2022
DRAWN BY: BMM
CHECKED BY: JRC
W.O. #: 21987

2

Page 112 of 114



OWNER/DEVELOPER : COBBLESTONE DEVELOPMENTS LLC
1715 PARK RIDGE WAY
CAVE SPRINGS AR 72718

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
(479) 318-7248
BMURRAYENGINEERINGSERVICES.COM

BENTON CO PARCEL NO.: 02-14352-006

ZONING : N-R

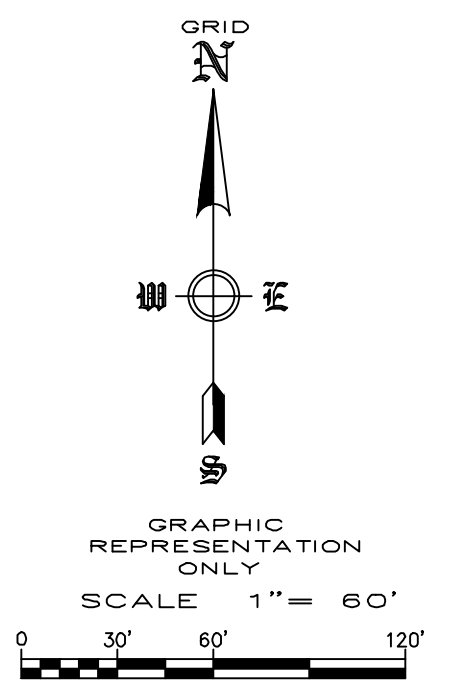
TOTAL SINGLE FAMILY LOTS: 57

PROPOSED UNITS: 74

NET AREA: 15.19 ACRES

FLOOD PLAIN ZONING: THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #050702070K, PANEL 270 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.

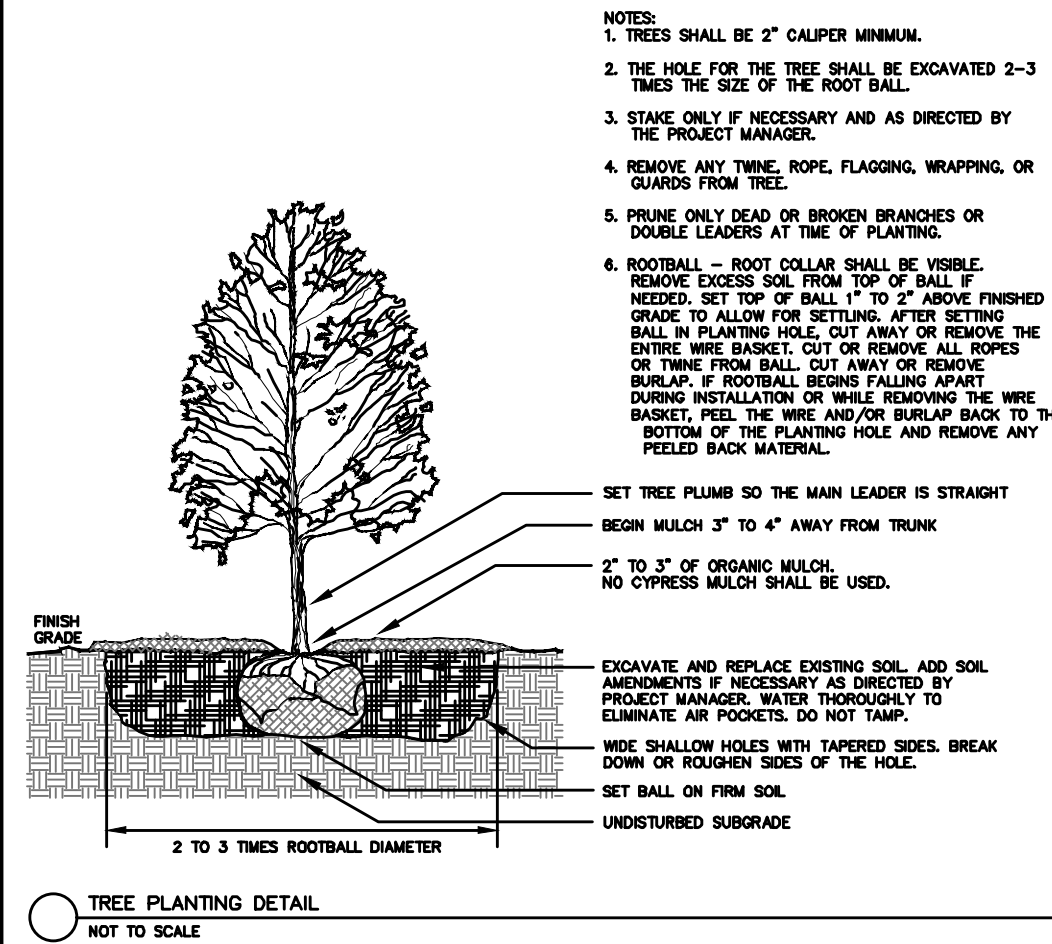
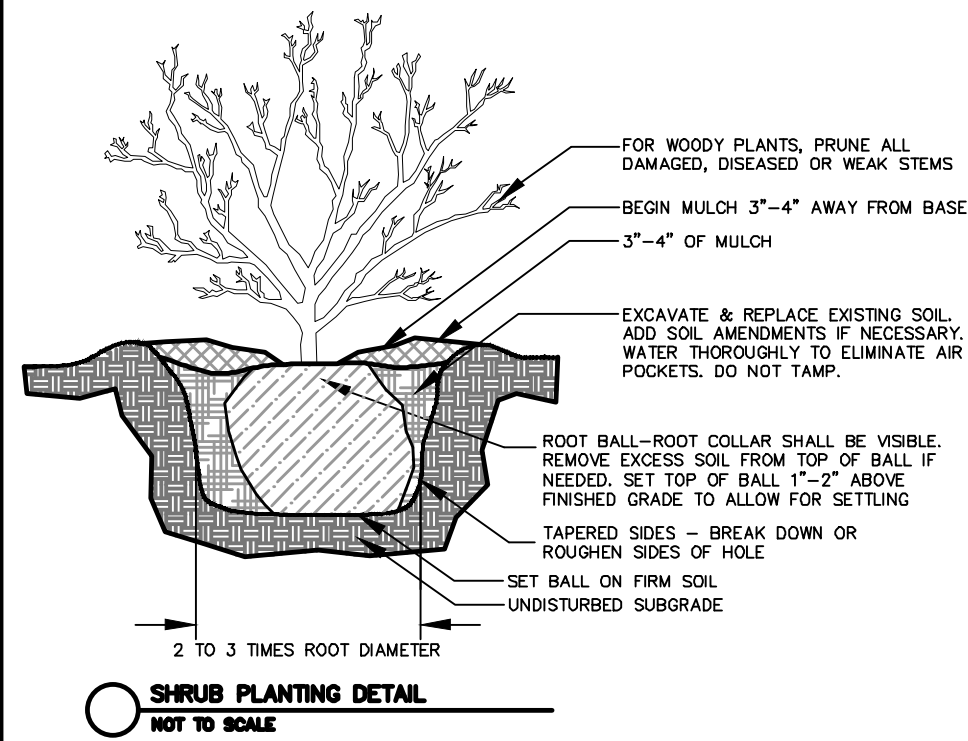
- LEGEND**
- PROPOSED SINGLE WATER METER
 - PROPOSED DOUBLE WATER METER
 - PROPOSED SEWER SERVICE ALL AT 2.00%
 - PROPOSED TRANSFORMER PAD MOUNTED SINGLE PHASE
 - PROPOSED JUNCTION BOX PRIMARY SINGLE PHASE
 - PROPOSED JUNCTION BOX PRIMARY THREE PHASE
 - PROPOSED - JUNCTION BOX - SECONDARY - SINGLE PHASE
 - PROPOSED PRIMARY SINGLE PHASE DIP
 - PROPOSED PRIMARY THREE PHASE DIP
 - PROPOSED HOT TIE IN PRIMARY JUNCTION CAN



**UTILITY PLAN
HAWTHORNE HEIGHTS
ROGERS, ARKANSAS**

REVISION	DATE	DESCRIPTION
A	5/4/22	REVISED PER CITY COMMENTS
A	6/29/22	REVISED PER CITY COMMENTS
A	8/5/22	REVISED PER CITY COMMENTS
DATE: Aug 9, 2022		
W.O. #: 21987		

CITY APPROVAL STAMP



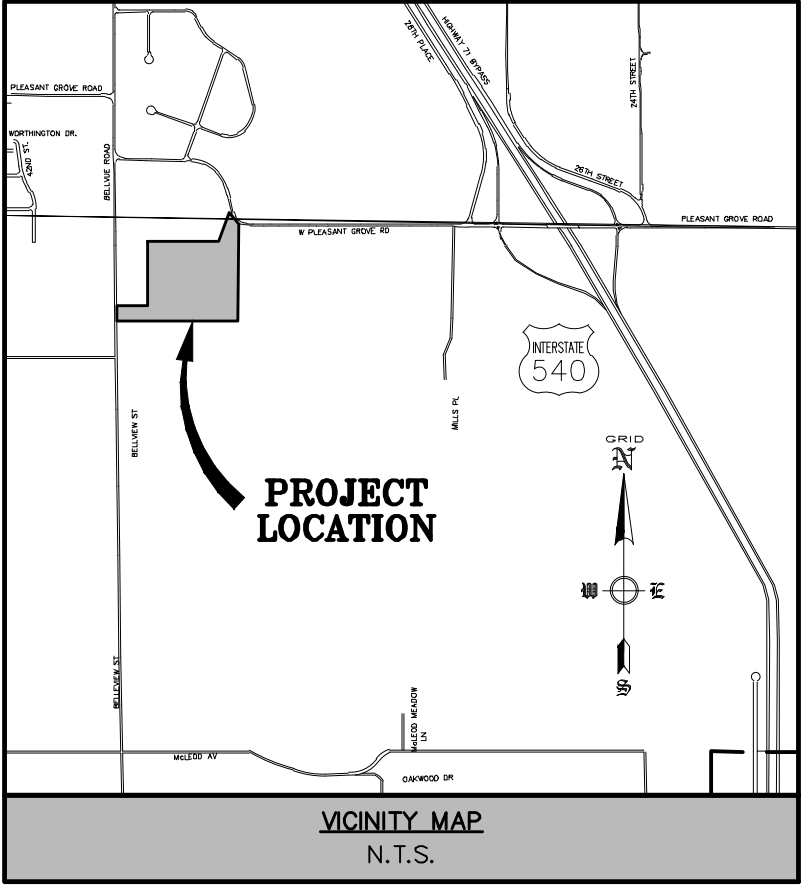
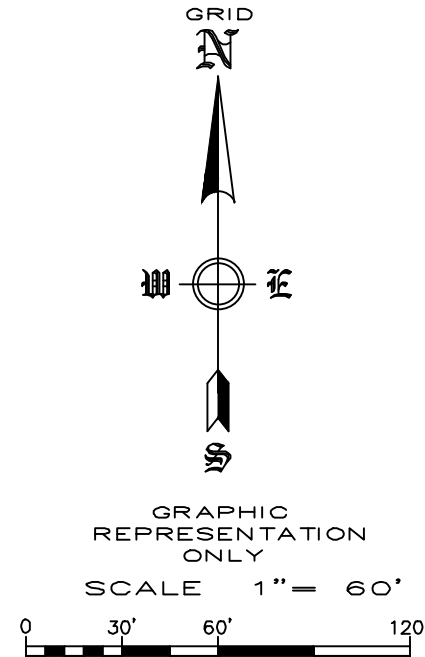
INDEX OF TREES						
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	Creole Queen Elm	Ulmus americana 'UASNZ'	16	2.5" Cal B & B 6" H min	S	40-55'
	Jefferson Elm	Ulmus americana 'Jefferson'	17	2.5" Cal B & B 6" H min	S	40-60'
	Forest Fire Black Gum	Nyssa sylvatica 'Forest Fire'	17	2.5" Cal B & B 6" H min	S	45-50'
	Northern Red Oak	Quercus rubra	15	2.5" Cal B & B 6" H min	S	60-75'
	Legacy Sugar Maple	Acer saccharum 'Legacy'	7	2.5" Cal B & B 6" H min	S	50'-60'
	Eastern Redbud	Cercis canadensis	8	2" Cal B & B 6" H min	O	20-25'

INDEX OF TREES						
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	Sangria Nuttall Oak	Quercus Nuttallii 'QNSTD'	9	2.5" Cal B & B 6" H min	S	45-65'
	Hightower Willow Oak	Quercus phellos 'Hightower'	13	2.5" Cal B & B 6" H min	S	45-55'
	Dura-Heat River Birch	Betula nigra 'BNMTF'	12	2.5" Cal B & B 6" H min	S	45-65'

INDEX OF STREET TREES						
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	Alle Elm	Ulmus americana 'Alle'	10	2.5" Cal B & B 6" H min	S	45-55'
	Legacy Sugar Maple	Acer saccharum 'Legacy'	6	2.5" Cal B & B 6" H min	S	50'-60'

NOTE:
-PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION

S= SHADE TREE
E= EMERGENT TREE
O= ORNAMENTAL TREE



OWNER/DEVELOPER : COBBLESTONE DEVELOPMENTS LLC
1715 PARK RIDGE WAY
CAVE SPRINGS AR 72718
C/O (479) 751-8733

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
(479) 318-7248
BMMURRAY@ENGINEERINGSERVICES.COM

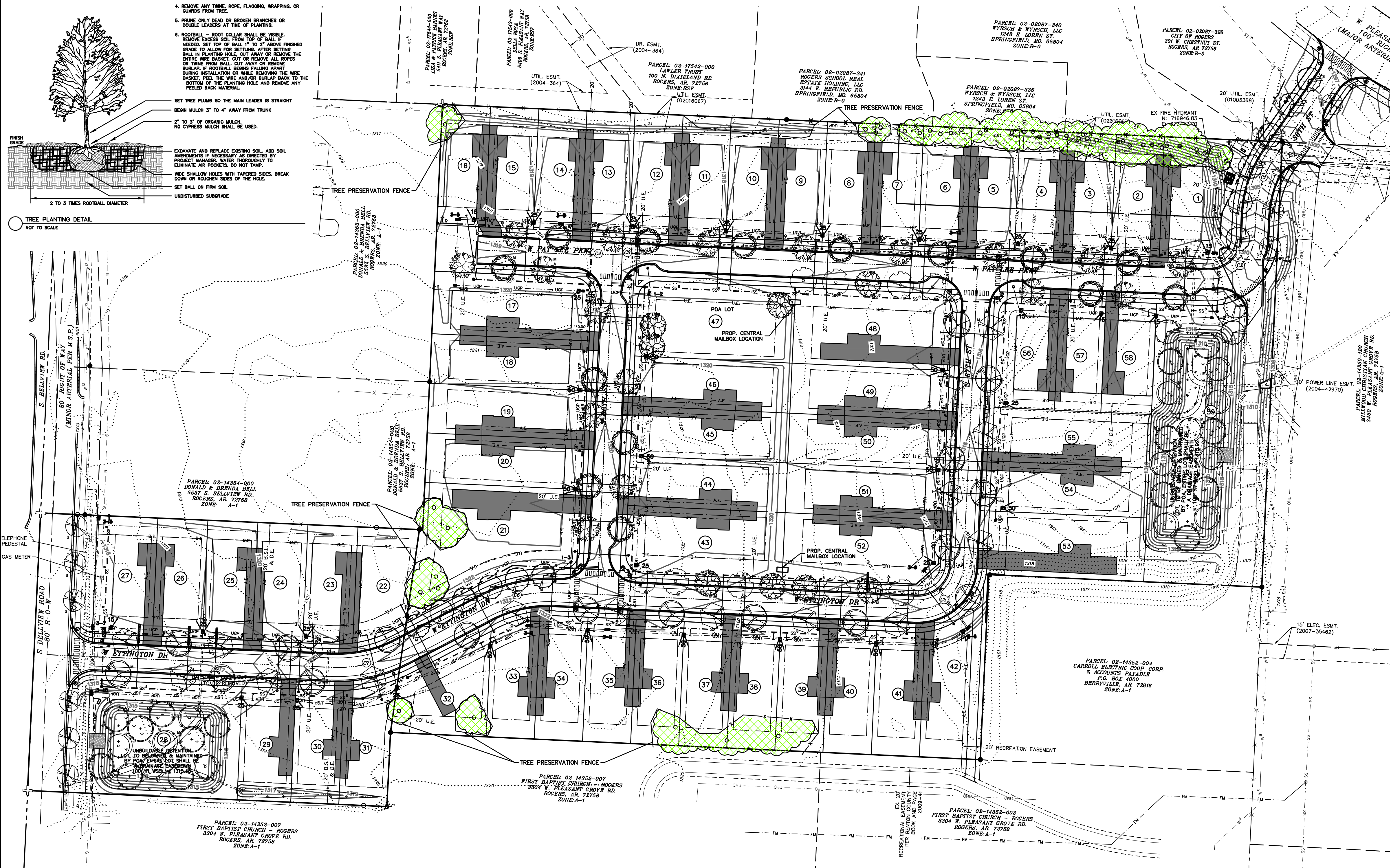
BENTON CO PARCEL NO.: 21-00001-002

ZONING : N-R

PROPOSED UNITS: 77 SINGLE FAMILY LOTS

NET AREA: 15.19 ACRES

- NOTES:
- SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
 - ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS
 - ORGANIC MULCH AND LANDSCAPE EDGING SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS AS SHOWN ON PLANS
 - ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION
 - WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING
 - ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO THE TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE
 - SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5", ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2"
 - ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY
 - CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE
 - IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES
 - TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER
 - TREES SHALL BE AT LEAST 10 FEET FROM ANY UTILITY MAIN LINES
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES
 - ALL DETENTION PONDS TO BE HAVE SOD INSTALLED ALONG CHANNELS AND TO TOP OF BANK. (SEE HATCHED AREA ON PLAN)
- LANDSCAPE PROVIDED BY TYPE:
- LOT TREE: 58
- MITIGATION: 62
- STREET: 16



LANDSCAPE PLAN
HAWTHORNE HEIGHTS
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION
A	5/4/22	REVISED PER CITY COMMENTS
A	6/29/22	REVISED PER CITY COMMENTS

SCALE: 1"=60'

DATE: Aug 9, 2022

DRAWN BY: JAS

W.O. #: 21987