



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

**PLANNING COMMISSION MEETING AGENDA
NOVEMBER 15, 2022
6:00 PM**

**LOCATION: CITY HALL, 301 W. CHESTNUT STREET
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/86254439985](https://us02web.zoom.us/j/86254439985)**

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE – 5:30 PM, COMMUNITY ROOM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/85160484313](https://us02web.zoom.us/j/85160484313)

- 1. LSDP: COTTAGES AT BELLVIEW**
- 2. LSDP: NWA FLIGHT HANGAR**
- 3. LSDP: SHADOWBROOKE PH. V**

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

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/82401726645](https://us02web.zoom.us/j/82401726645)

- 1. REZONE/DCP: WELCOME TO ROGERS MIXED-USE DEVELOPMENT**
- 2. CUP: 37TH STREET STORAGE**

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

- 1. November 1, 2022**

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

- 1. Development Review**



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

2. Plans & Policies

PUBLIC HEARING:

1. **CUP: 37th Street Storage**

A request by First Western Bank for a Conditional Use Permit for “Warehousing & Storage, Limited” on 0.6 acres SE of the intersection at S. 37th and W. Walnut streets in the C2-CU (Highway Commercial, Condominium Use) zoning district Neighborhood Transition) zoning.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Taylor Lindley, Crafton Tull*

2. **REZONE: Max Alley**

A request by Max Alley to rezone 1604 & 1608 W. Walnut Street from R-SF (Residential Single-Family) to the C-2 (Highway Commercial) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Chris Tilley, Odyssey*

3. **RZN/DCP: Welcome to Rogers**

A request by Welcome to Rogers, a planned mixed-use development, to rezone 335 S. Dodson Road from A-1 (Agricultural) to the C-3 (Neighborhood Commercial) zoning district with a Density Concept Plan.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Jason Boze, Core*

NEW BUSINESS:

1. **LSDP: Cottages at Bellview**

A proposal to construct a 156-unit single-family development on 20.34 acres west of S. Bellview Road and north of W. Garrett Road in the N-R (Neighborhood Residential) zoning district with an approved Density Concept Plan.

- *STAFF: Nick Little*
- *REPRESENTED BY: Libby Topping, Crafton Tull*

2.

LSDP: NWA Flight Hangar

A proposed 37,920-sf hangar structure proposed at the Rogers Executive Airport at 1030 W. Happy



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

Trails Drive in the I-1 (Light Industrial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Chris Maestri, Garver*

3.

LSDP: Shadowbrooke Phase V

A proposed 86-unit phase of the Shadowbrooke townhome development on S. Everest Avenue in the RMF-12B (Residential Multifamily, 12 units per acre, rentals) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Adam Osweiler, MCE*

4. **Appeal: Storage World Global**

Appeal of staff decision denying a waiver of Sec. 14-260(1)(f) regarding curb cut separation at 2102 N. 2nd Street in the I-1 (Light Industrial) zoning district.

- *STAFF: Amariah Berry*
- *REPRESENTED BY: Jake Chavis, Bates & Associates*

ADJOURN:

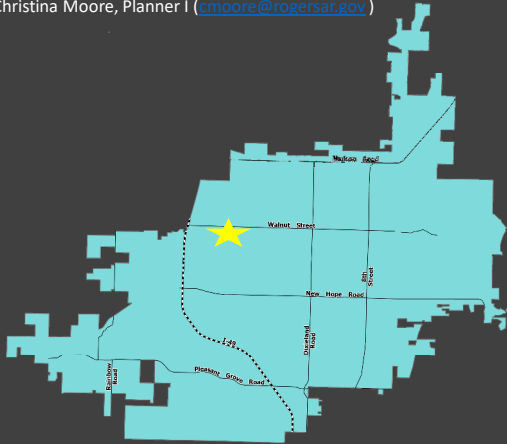


CONDITIONAL USE PERMIT

PLANNING

37th Street Storage

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



Vicinity Map

Summary

Location: 109 S 37th Street

Proposed Use:

Warehousing and Storage

Zoning:

C-2 (Highway Commercial) – CU
(Condominium Unit)

Growth Designation:

Access Corridor

Applicant:

First Western Bank

Representative:

Taylor Lindley, Crafton Tull

STAFF REVIEW

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

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

Warehousing and Storage use is conditional in C-2-CU. Per Sec. 14-709(a), C-2 zoning is intended for commercial uses. The subject property is zoned correctly as C-2 in the Access Corridor Growth Designation.

Is the proposed use compatible with adjacent property? Would proposed use set a precedent contrary to future land use plan?

The adjacent property to the north is zoned C-2 and contains a restaurant. The parcel wraps around a parcel to the south west that is zoned C-2-CU and has a trail passing through the center. The adjacent property to the east is zoned C-2-CU and is an empty grass lot. The adjacent parcel to the south is RMF-13.5A in the Neighborhood Growth designation. The subject parcel has a section of trail running through the southern section of land.

Can all other zoning requirements be met?

Requirements can be met.

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

The property has three points of ingress and egress out on to a private road that leads west to S 37th Street and north to W Walnut Street.

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Access Corridor

Growth Designation Character:

Stretches of single-use highway corridors in between other Growth Designation nodes.

Goals include emphasizing access management, restricting uses with high trip generation, and encouraging compact residential development. (CGM PAGE 1)

Allowed Zoning Districts:

R-MF, R-O, C-2

ZONING:

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).

CU (Condominium Unit):

The purpose and intent of the CU zoning is “established to allow multiple ownership of a building and or property utilizing the zero lot line and townhouse concepts. This district must be used in combination with another district to establish the land use limitations and the maximum density of development.” Sec. 14-716(a).

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 storage units are accessed via an interior access way or exterior entry to individual units.” Sec. 14-695(b)(3)(tt).

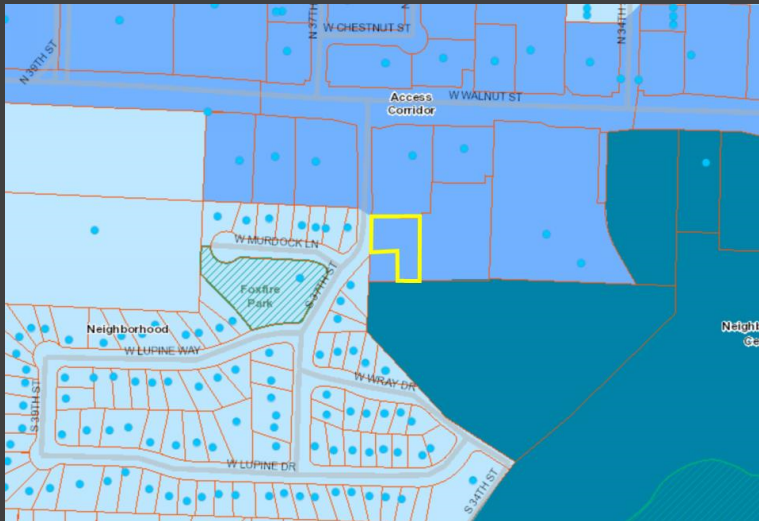
RECOMMENDATIONS:



CONDITIONAL USE PERMIT

PLANNING

37th Street Storage



CGM Map

CONSIDERATIONS & FINDINGS

- Proposed use conditional? Zoned correctly?
 - Yes. The parcel is zoned correctly and storage is a conditional use.

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

Warehousing and Storage use is conditional in C-2-CU. Per Sec. 14-709(a), C-2 zoning is intended for commercial uses. The subject property is zoned correctly as C-2 in the Access Corridor Growth Designation.

ZONING:

of a building and or property utilizing the zero lot line and townhouse concepts. This district must be used in combination with another district to establish the land use limitations and the maximum density of development.” Sec. 14-716(a).

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 storage units are accessed via an interior access way or exterior entry to individual units.” Sec. 14-695(b)(3)(tt).



CONDITIONAL USE PERMIT

PLANNING

37th Street Storage

ACCESS CORRIDOR

Purpose:

To improve existing commercial corridors by reducing traffic congestion and pedestrian unfriendliness through redevelopment and integration of residential uses

Character:

Stretches of single-use highway corridors in between other Growth Designation nodes. Goals include emphasizing access management, restricting uses with high trip generation, and encouraging compact residential development.

EMPLOYMENT CENTER

Purpose:

To maintain existing industrial activity while providing a location for activities like vehicle repair, construction yards, technology centers, and other physically and visually intense uses with high environmental impacts

Character:

Single-use areas in proximity to major arterials and rail intended for industrial and commercial uses with substantial site activity. Physical separation and landscape screening necessary for compatibility with adjacent areas. Goals include responsibility organizing uses with like impacts and maintaining capacity for industry and service.

CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - No. The use is permitted by right in the Employment Center Growth Designation zones.
 - Allowing this use would be inviting higher commercial uses not in line with the character of the Access Corridor.
 - The surrounding area contains restaurants, housing, greenway trail, and an education center.

Is the proposed use compatible with adjacent property? Would proposed use set a precedent contrary to future land use plan?

The adjacent property to the north is zoned C-2 and contains a restaurant. The parcel wraps around a parcel to the south west that is zoned C-2-CU and has a trail passing through the center. The adjacent property to the east is zoned C-2-CU and is an empty grass lot. The adjacent parcel to the south is RMF-13.5A in the Neighborhood Growth designation. The subject parcel has a section of trail running through the southern section of land.

The indoor building will store furniture, building materials, office decorations, etc. The outdoor storage area will be used for a BBQ grill and flat bed trailer. Bank employees will visit the storage building 3 to 4 times a week or as needed.

Per the Comprehensive Growth Map the Access Corridor is meant to limit uses with high-trip generation. Staff found that the trip generation would be minimal to this location, however, with the addition of building materials the traffic could increase during times of construction projects.

The proposed use is not compatible with surrounding uses because it would bring traffic directly adjacent to a residential neighborhood. A residential driveway abuts the entrance to this facility across 37th street.

Warehousing and Storage use is permitted by right in W-O (Warehousing Office), I-1 (Light Industrial) and I-2 (Heavy Industrial) zones. These zones are only allowed in the Employment Center Growth Designation. Characterized by higher intensity commercial uses.

This parcel borders both neighborhood and neighborhood residential growth designations, and is intended to encourage lower intensity developments and the addition of residential units.

This parcel is zoned C-2-CU to accommodate the addition of residential units permitted above the first floor per the Residential Use Classification. Compact residential development is encouraged in Access Corridor per the CGM.

The greenway trail runs through the southern section of the parcel signifying that this area is intended to promote pedestrian activity.

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Access Corridor

Growth Designation Character:

Stretches of single-use highway corridors in between other Growth Designation nodes. Goals include emphasizing access management, restricting uses with high trip generation, and encouraging compact residential development. (CGM PAGE 1)

Allowed Zoning Districts:

R-MF, R-O, C-2



37th Street Storage

Zoning: C-2 (Highway Commercial)	
Commercial Uses	
Animal Hospital	P
Artist's Studio	P
Personal Service	P
Medical, Dental Health Practitioner	P
Restaurants	P
Retail Sales	P
Pharmacies and Medical Supplies	P
Vehicle Commercial Parking Facility	P
Hotel/Motel/Inn	P
Business Support Services	P
Financial Services	P
Warehousing and Storage	C



CONDITIONAL USE PERMIT

PLANNING

37th Street Storage





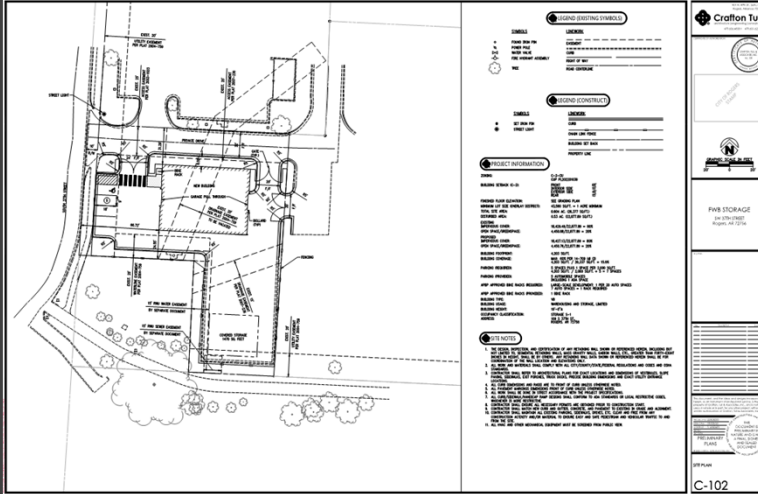
CONDITIONAL USE PERMIT

PLANNING

37th Street Storage



37th Street Storage



CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
 - Yes

Plans

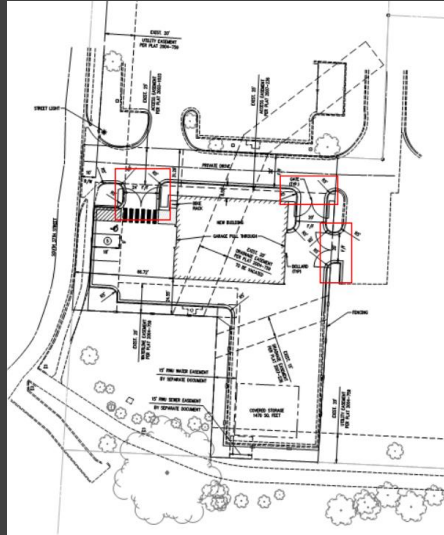
This is the site plan. Please note the facility will be completely enclosed by a fence with gated entrances. You can see the trail noted on the plans that run through the southern portion of property.



CONDITIONAL USE PERMIT

PLANNING

37th Street Storage



Plans

CONSIDERATIONS & FINDINGS

- Cleared of known traffic hazards?
 - Yes

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

The property has three points of ingress and egress out on to a private road that leads west to S 37th Street and north to W Walnut Street.



37th Street Storage

SUMMARY

1. Proposed use conditional? Zoned correctly?
 - Yes
2. Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - No
3. Can zoning requirements be met?
 - Yes
4. Cleared of known traffic hazards?
 - Yes

In Summary:

1. The proposed use of warehousing and storage is conditional in C-2 zoning. It is zoned correctly in the Access Corridor.
2. Warehousing and Storage is not compatible with the surrounding uses being next to a neighborhood, greenway trail and restaurants. This use would be contrary to the city land use plan because the use is permitted by right in the employment center growth designation. This would essentially be allowing Employment Center growth in an Access Corridor. This parcel is in the access corridor and borders a neighborhood and neighborhood center growth designation. The use of this parcel should be compatible with residential uses as well as inviting to pedestrians.
3. All zoning requirements for C-2 can be met.
4. There are no traffic hazards with the development of this site.



37th Street Storage



Aerial Image



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: C2-CU
Permit Number: 22-22
CityView Application: PL202201039
Date: 10/19/2022

CONDITIONAL USE PERMIT

APPLICANT: Crafton Tull First Western Bank Storage

ADDRESS: 901 N. 47th St., Suite 400, Rogers, AR SUITE #: _____

PHONE #: 479-878-2462 EMAIL: taylor.lindley@craftontull.com

PROPERTY OWNER: First Western Bank PHONE #: _____

PRESENT USE: Parking Lot ZONING: C-2

PROPOSED CONDITIONAL USE: Storage

PARKING SPACES AVAILABLE: 5 proposed HOURS OF OPERATION: 7-5

IF APPLYING TO OPEN A DAYCARE:

NUMBER OF CHILDREN: _____ MOST CHILDREN AT ONE TIME: _____

Taylor Lindley 10.7.2022
Applicant Signature Date

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

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

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 10/19/2022 PUBLIC HEARING DATE: 11/15/2022 CERTIFIED MAIL DATE: 10/31/2022

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____



October 7th, 2022

City of Rogers
Department of Community Development
301 W. Chestnut Street
Rogers, AR 72756

RE: Parcel 02-00899-005, S 37th St Conditional Use Permit
CTA #22303000

Staff,

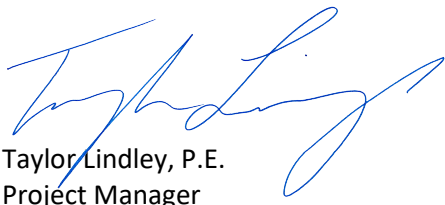
On behalf of our clients we would like to request a Conditional Use Permit to allow storage on Parcel 02-00899-005 off of S 37th St. Currently the property is zoned C-2. The storage building will be used by the bank on the adjacent parcel. The attached application contains all of the documents requested, including a proposed site plan.

The facility will consist of a single storage building with standard parking stalls out front for visitors and employees. The hours of operation for this facility will be roughly from 7 to 5. The storage building will have building lights as well as lights throughout the parking lot. There will be direct access to the sidewalk along S 37th St. There will also be to 3 points of ingress/egress onto the private drives surrounding the location through access easements.

There are no plans for proposed signage on this property. The owner/developer will work with city staff when planning any proposed signage. There will be no flammable or hazardous materials present on site.

Please let us know if you have any questions or need any additional information. Thank you in advance for your consideration.

Sincerely,



Taylor Lindley, P.E.
Project Manager

PROPERTY OWNER PERMISSION

I, First Western Bank, hereby permit the use of Storage
(name) (use)
on my property at S 37th St, Rogers, AR Rogers, Arkansas.
(address)

Dated this the 14th day of October, 2022.

Ty Hampton
Signed

Ty Hampton
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 14th day of October, 2022.

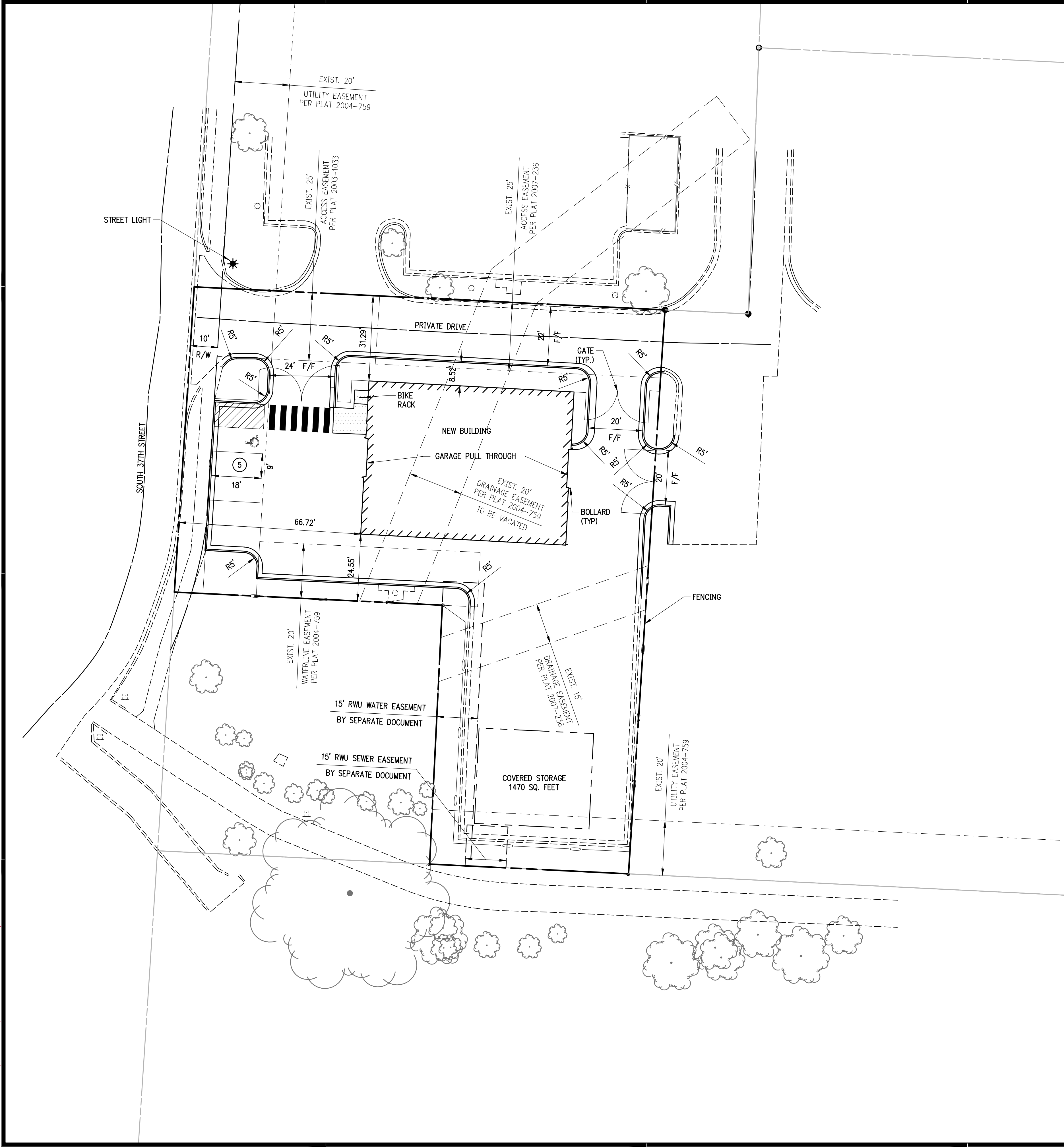


Ashley L Tittle
Notary Signature

Ashley L Tittle
Notary Name Printed

April 3, 2024
Commission Expires

DRAWING: C-102-200001 - PRELIMINARY SITE PLAN AND ZONING
LAST SAVED: 08/28/2024 11:17:02 AM
CRAFTON TULL & ASSOCIATES, INC. 479.631.6224



LEGEND (EXISTING SYMBOLS)

SYMBOLS

○

⊗

⊕

⊙

⊗

FOUND IRON PIN

POWER POLE

WATER VALVE

FIRE HYDRANT ASSEMBLY

TREE

LINEWORK

=====

EASEMENT

CURB

RIGHT OF WAY

ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

●

★

SET IRON PIN

STREET LIGHT

LINEWORK

=====

CURB

CHAIN LINK FENCE

BUILDING SET BACK

PROPERTY LINE

PROJECT INFORMATION

ZONING:

C-2-CU
CUP PL202201039

BUILDING SETBACK (C-2):

FRONT 65'
INTERIOR SIDE 15'
EXTERIOR SIDE 45'
REAR 15'

FINISHED FLOOR ELEVATION:

SEE GRADING PLAN

MINIMUM LOT SIZE (OVERLAY DISTRICT):

43,560 SQ.FT. = 1 ACRE MINIMUM

TOTAL SITE AREA:

0.604 AC. (26,377 SQ.FT.)

DISTURBED AREA:

0.53 AC. (22,877.89 SQ.FT.)

EXISTING IMPERVIOUS COVER:

18,429.49/22,877.89 = 80%

OPEN SPACE/GREENSPACE:

4,450.88/22,877.89 = 20%

PROPOSED IMPERVIOUS COVER:

18,427.13/22,877.89 = 80%

OPEN SPACE/GREENSPACE:

4,450.76/22,877.89 = 20%

BUILDING FOOTPRINT:

4,203 SQ.FT.

BUILDING COVERAGE:

MAX: 60% PER 14-709 (d) (3)
4,203 SQ.FT. / 26,337 SQ.FT. = 15.9%

PARKING (REQUIRED):

5 SPACES PLUS 1 SPACE PER 2,000 SQ.FT.
4,203 SQ.FT. / 2,000 SQ.FT. + 5 = 7 SPACES

PARKING (PROVIDED):

5 AUTOMOBILE SPACES
INCLUDING 1 ADA SPACE

APBP APPROVED BIKE RACKS (REQUIRED):

LARGE-SCALE DEVELOPMENT: 1 PER 20 AUTO SPACES
7 AUTO SPACES = 1 RACK REQUIRED

APBP APPROVED BIKE RACKS (PROVIDED):

1 BIKE RACK

BUILDING TYPE:

VB

BUILDING USAGE:

WAREHOUSING AND STORAGE, LIMITED

BUILDING HEIGHT:

19'-0"±

OCCUPANCY CLASSIFICATION:

STORAGE S-1

ADDRESS:

109 S 37TH ST.
ROGERS, AR 72756

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.

2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.

3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

4. ALL CURB DIMENSIONS AND RADII ARE TO FRONT OF CURB UNLESS OTHERWISE NOTED.

5. ALL PAVEMENT MARKINGS DIMENSIONS FRONT OF CURB UNLESS OTHERWISE NOTED.

6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.

8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.

9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.

10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

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

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

Crafton Tull

architecture | engineering | surveying

479.636.4838 f 479.631.6224 f

CERTIFICATE OF AUTHORIZATION:

CRAFTON TULL & ASSOCIATES, INC.

No. 109

ARKANSAS ENGINEER

CITY OF ROGERS
STAMP

GRAPHIC SCALE IN FEET

20' 0 20'

FWB STORAGE

SW 37TH STREET
Rogers, AR 72756

Key Plan

No.

Description

Date

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

PROJECT NO: 22303000

ISSUE DATE: 09/23/22

CONTACT: T. LINDLEY

QC by:

QC Date:

PRELIMINARY PLANS

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

© 2022 Crafton, Tull & Associates, Inc.

SITE PLAN

C-102

Page 20 of 110



NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT

PROPOSED DEVELOPMENT: A 10,000 sq. ft. building to be used as a community center, located at 1234 Main St., City of Springfield, Illinois.

OWNER: Springfield Community Development Corporation

DATE OF PUBLIC HEARING: Thursday, October 15, 2021, 7:00 PM

LOCATION: City of Springfield, Illinois

FOR MORE INFORMATION, CONTACT: City of Springfield, Planning Department, 1234 Main St., Springfield, IL 62761, (618) 555-1234

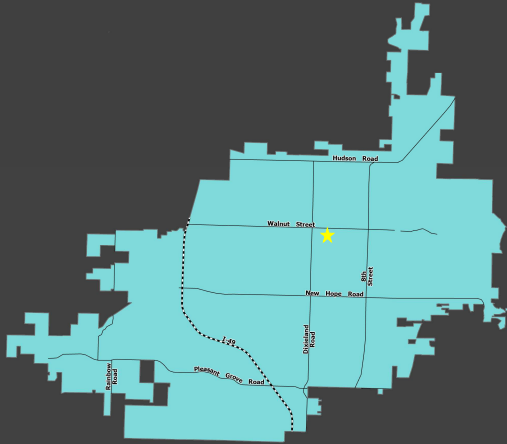
CITY OF SPRINGFIELD
PLANNING DEPARTMENT



Rezone

Max Alley

PLANNING



Vicinity Map

Location

1604 & 1608 W. Walnut Street

Requested Zoning

C-2

Growth Designation

Access Corridor

Representative

Chris Tilley, Odyssey Eng.

STAFF REVIEW

SUMMARY:

Request to rezone subject location from R-SF to C-2.



Rezone

Max Alley

PLANNING



Summary

R-SF to C-2

Request

Rezone to C-2 (Highway Commercial)

Zoning Map

Current Zoning:

- **R-SF (Residential Single-Family):** This district is intended primarily for single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of proper functional relationship and arrangement of the different uses permitted in this district. This zoning district replaces the former R-1, R-1A and R-1B zoning districts.

Requested Zoning:

- **C-2 (Highway Commercial):** This district is intended 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)



Rezone Max Alley

PLANNING



CGM MAP

COMPREHENSIVE GROWTH MAP:

Growth Designation: Access Corridor.

Growth Designation Character: Stretches of single-use highway corridors in between other Growth Designation nodes. Goals include emphasizing access management, restricting uses with high trip generation, and encouraging compact residential development. (CGM Page 1).

Base Density: 6 units/acre.

Max Density: 12 units/acre.

Allowed Zoning Districts: R-MF, R-O, C-2.

COMPREHENSIVE GROWTH MAP:

Growth Designation: Access Corridor.

Growth Designation Character: Stretches of single-use highway corridors in between other Growth Designation nodes. Goals include emphasizing access management, restricting uses with high trip generation, and encouraging compact residential development. (CGM Page 1).

Base Density: 6 units/acre.

Max Density: 12 units/acre.

Allowed Zoning Districts: R-MF, R-O, C-2.



Rezone

Max Alley

PLANNING

Use Comparison Sample

Commercial Use Classifications (R-SF)		Commercial Use Classifications (C-2)	
Beauty shop/barbershop, Limit 2 stylist chairs	C	Animal Hospitals	P
Golf Course	C	Animals: Retail Sales	P
Real Estate Office	C	Bar or Cocktail Lounge	P
Bed and Breakfast Inns	C	Business Support Service	P
		Personal Services	P
		Maintenance and Repair Services	P
		Communications Facilities	P
		Food and Beverage Sales	P
		Financial Services	P
		Business and Professional Office	P
		Medical, Dental and Health Practitioner Office	P
		Pawn Shops	P
		Personal Improvement and Instructional Services	P
		Restaurants, Fast Food	P
		Restaurant Full Service	P
		Retail Sales	P
		Pharmacies and Medical Supplies	P
		Bed and Breakfast Inns	P
		Hotels, Motels, and Retreats	P

General Findings:

- The subject property is currently zoned R-SF, which is not an allowed zoning district within the Access Corridor Designation (CGM Page 1).
- The requested zoning of C-2 is an allowed zoning district within the Access Corridor Designation (CGM Page 1).
- Based on the purpose and character of the Access Corridor Growth Designation (CGM Page 1) and the context of the property's surroundings, C-2 zoning is better than R-SF.
 - C-2 zoning is concurrent with the surrounding current and future development context in this area.
 - R-SF zoning is not suitable at this location as it creates a deficiency for potential of use within the prescribed Growth Designation along a Major Arterial road.
 - If the subject location is developed in the future, more stringent access standards improve traffic safety in this area.
- Staff finds this rezone to be an appropriate request.



Rezone Max Alley

PLANNING



Aerial Map

Findings

C-2 is an allowed zoning district within the Access Corridor.

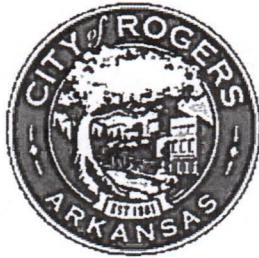
Staff Recommended Motion:

Approve

Public Input Received:

Recommendation:

Approve



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

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: R-SF to C-2
Permit Number: 22-45
CityView Application: PL202201075
Date: 10/25/2022

REZONE APPLICATION

APPLICANT: Odyssey Engineering, LLC Max Alley
ADDRESS: 117 Parkwood Street, Lowell AR 72745 SUITE #: 101
GENERAL LOCATION OF PROPERTY: 1604 & 1608 W. Walnut Street
PARCEL NUMBER: 02-06006-000 & 02-06005-000
PHONE #: 479-480-3330 EMAIL: ctilley@odysseynwa.com
PROPERTY OWNER: Tony & Leah Gagliardo PHONE #: 479-480-3330
PRESENT USE: Single family residential ZONING: R-SF
PROPOSED USE: General commercial ZONING: C-2

[Signature]
Applicant Signature

10-24-2022
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 10/25/2022 PUBLIC HEARING DATE: 11/15/2022 CERTIFIED MAIL DATE: 10/31/2022

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, Tony & Leah Gagliardo, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

Parcel No. 02-06006-000:

LESS & EXCEPT: PART OF LOT 5 OF MITCHELL'S PLACE SUBDIVISION, BEING A REPLAT OF LOTS 1 AND 4, BLOCK 2, FELKER'S SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK A PAGE 107, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS.

Parcel No. 02-06005-000:

LOT 4 LESS & EXCEPT: PART OF LOT 4 OF MITCHELL'S PLACE SUBDIVISION, BEING A REPLAT OF LOTS 1 AND 4, BLOCK 2, FELKER'S SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK A PAGE 107, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS.

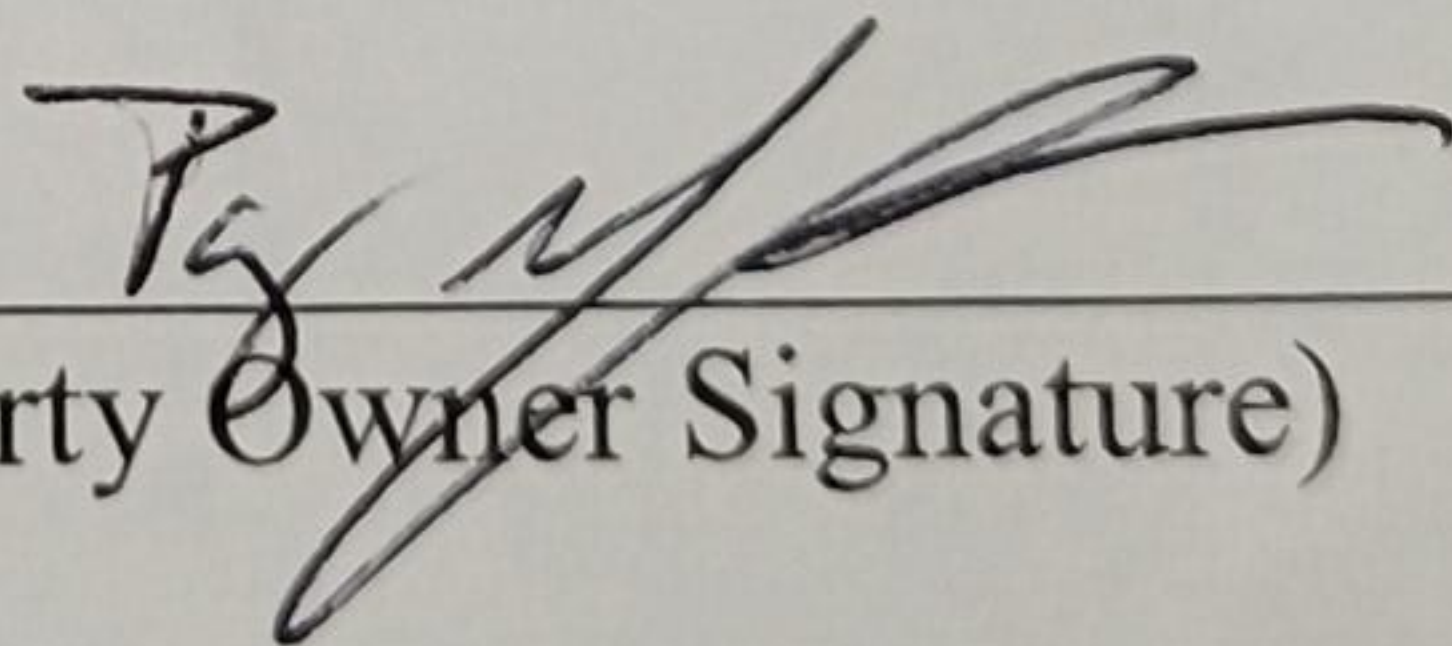
LAYMAN'S DESCRIPTION:

1604 & 1608 W Walnut Street, Rogers, Arkansas

PRESENT ZONING: RSF

ZONING REQUEST: C-2

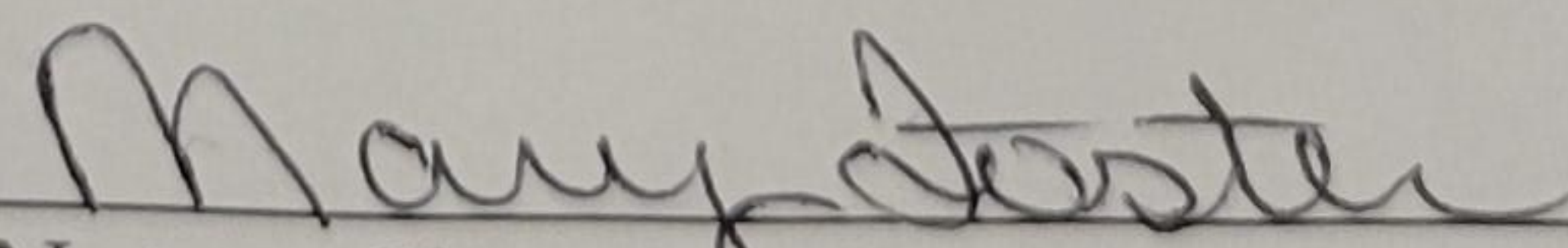
Respectfully Submitted,

By: 
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 24th day of October, 2022.




Notary Signature

Mary Foster
Notary Name Printed

05/25/2032
Commission Expires



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **November 15, 2022** at **6:00 p.m.** on the application by **Max Alley** to rezone **1604 & 1608 W. Walnut St.** from the **R-SF** (Residential Single Family) zoning district to the **C-2** (Highway Commercial) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

1604 & 1608 W. Walnut St.

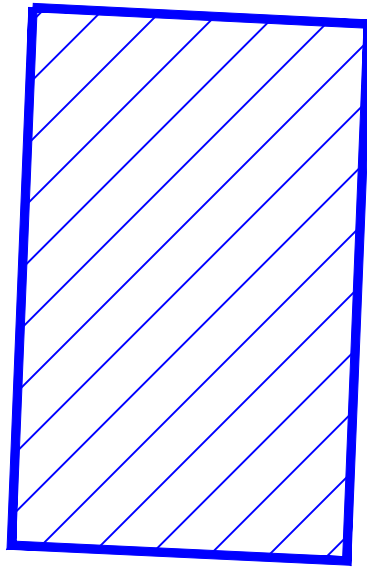
Parcel Number: 02-06005-000; 02-06006-000

Kevin Jensen, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday October 30, 2022**
BILL THE CITY OF ROGERS

Legal Description Confirmation

WEST WALNUT STREET



POPLAR STREET

H



Adjacent Property Owners List

Max Alley Rezoning

Parcel No. 02-06006-000 & 02-06005-000

ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

CAMACHO, EVERARDO
1708 W WALNUT ST
ROGERS AR 72756-3324

DICKINSON, DAVID P & SUZANNE L
3374 N HWY 171
MALVERN AR 72104-9087

DURAN, SILVESTRE & OFELIA
114 S 15TH ST
ROGERS AR 72758-4103

ELIAS PROPERTIES ARKANSAS LLC
500 N BROADWAY
JERICO NY 11753-2127

FRISCO ON WALNUT APARTMENTS LLC
1095 E 2100 S STE 110
SALT LAKE CITY UT 84106

GAGLIARDO, TONY & LEAH
9 SPINNAKER RIDGE LN
BENTONVILLE AR 72712

GALVAN, KARLA M
PO BOX 1722
ROGERS AR 72757-1722

HANEY, LINDA L & SCOTT, DARRELL KENTON
1617 W POPLAR ST
ROGERS AR 72758

HARD KNOX TRUST-JONES, PAUL S & KARI C
4812 WESTMINISTER PL
SANTA ROSA CA 95405

JET CREWS INTERNATIONAL INC
REBECCA BROWN
18828 INTERSTATE N
BENTON AR 72019

JONES, MILLIE J & WEBER, ZACHARY J
1905 SUMMERS WAY
JEFFERSON CITY MO 65109

KEISER, JOSEPH
12 WENTWORTH DR
BELLA VISTA AR 72715

LANDIS HOLDINGS LLC
PO BOX 3010
ROGERS AR 72757

LONG WATSON LONG DEVELOPMENT LLC
2000 HWY 25 B N STE D2
HEBER SPRINGS AR 72543-6418

MANAO O MANOA LLC
C/O BERRIGAN, CHRISTIAN
1509 W POPLAR ST
ROGERS AR 72758

PRIMUS INVESTMENTS LLC
1504 W WALNUT ST
ROGERS AR 72758

REYES, VANESSA S
1613 W POPLAR ST
ROGERS AR 72758-4144



479.480.3330



www.odysseynwa.com



117 Parkwood St., Suite 101, Lowell, AR 72745



ROGERS, SAMUEL T
222 S 15TH ST
ROGERS AR 72758-4105

TUCHEL, NORBERT A & PATRICIA
1605 W POPLAR ST
ROGERS AR 72758-4144

WAFFLE HOUSE INC
5986 FINANCIAL DR
NORCROSS GA 30071

WALKER, CALVIN JR & JAMIE A
112 S 15TH ST
ROGERS AR 72758-4103

WARD, MICHAEL
1611 W POPLAR ST
ROGERS AR 72758-4144

WEN INVESTMENT GROUP LLC
21621 VISTA SHORES DR
GARFIELD AR 72732-9009

This list was obtained from the Benton County Assessor's Office on 10/14/22.

ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING
CERTAIN LANDS FROM R-SF TO C-2, PROVIDING FOR
THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on November 15, 2022, the City Council has found that certain lands hereinafter described are better suited for C-2 zoning.

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

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

SECTION 2: That the land hereinafter described should be and the same is hereby zoned as C-2 (Highway Commercial District) and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Lots 4 and 5 in Mitchell's Place, a subdivision of Lots 1 and 4 in Block 2 of Felker's Subdivision of a part of NW1/4 of the SE1/4 of Section 11, Township 19 North, Range 30 West.

LAYMAN'S DESCRIPTION:

1604 & 1608 W. Walnut St. (Parcels 02-06006-000 & 02-06005-000)

SECTION 3: Zoning. That the above described lands are better suited for C-2 than R-SF zoning and same should be and are hereby zoned C-2.

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

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

SECTION 6: Repeal of Conflicting Ordinances and Resolutions. All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED THIS _____ DAY OF _____, 2022.

ROGERS, ARKANSAS

ATTEST:

APPROVED:

JESSICA RUSH, CLERK

C. GREG HINES, MAYOR



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING REZONE

DESCRIPTION:	To rezone 1604 & 1608 W. Walnut St. from R-SF to the C-2 (Highway Commercial) zoning district.
APPLICANT:	Max Alley
BOARD/COMMISSION:	Planning Commission
MEETING DATE/TIME:	November 15, 2022 at 6:00 PM
MEETING LOCATION:	Rogers City Council Chambers 301 W. Chestnut St.
PUBLIC COMMENTS:	planningcommission@rogersar.gov www.rogersar.gov/1181/Public-Hearing-Signs



COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621.1186
planning@rogersar.gov



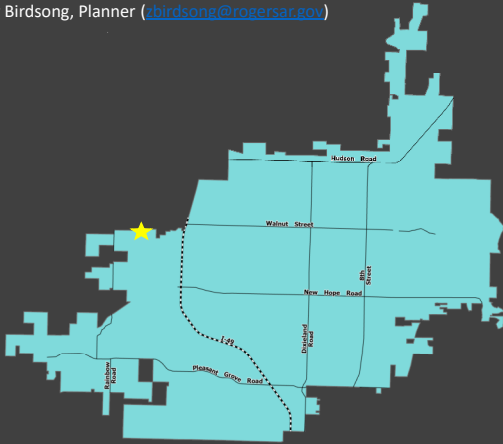
Rezone/DCP

PLANNING

Welcome to Rogers

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

CGM Designation

Neighborhood Center

Zoning

A-1 (Agricultural)

Proposed Zoning

C-3 (Neighborhood Commercial) with
DCP, 35 units/acre

Location

335 S. Dodson Road

Representative

Jason Boze, Core Architects

Location:

This is located in west Rogers. It is west of south Dodson Road and just south of Bentonville city limits at 335 South Dodson Road.

Proposal Overview:

The applicant is proposing a rezone and density concept plan for a mixed use development.



Welcome to Rogers



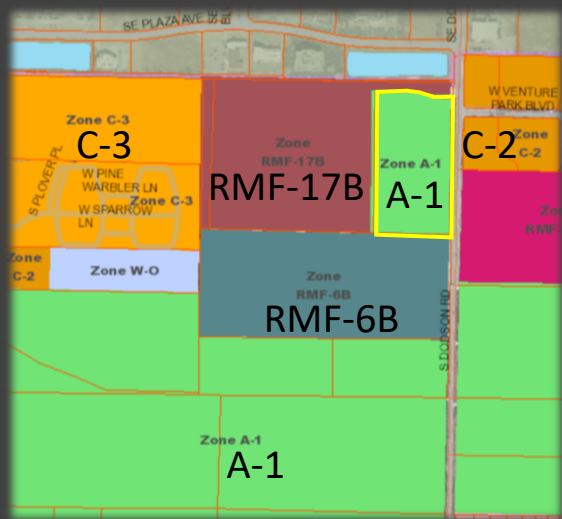
Rendering

Rendering:

This picture shows a rendering of the planned proposal. They are showing on street parking along south Dodson road. The building along south Dodson is proposed to be four stories with retail on the first floor. The applicant is also showing a parking garage in the center of the development. The other three buildings will be completely residential.



Page 39 of 1103



Zoning

Rezone Request

A proposal to rezone the subject property from A-1 to C-3.

Density Concept Plan Request

A proposal to construct 300 dwelling units on about 8.52 acres at a gross density of 35 units per acre.

Rezone Request:

The applicant is specifically requesting to rezone the subject property from A-1 to C-3 to align with the Neighborhood Center growth designation.

Density Concept Plan Request:

The are also proposing to construct 300 dwelling units on about 8.52 acres. The gross density of this is 35 units/acre, which is above the neighborhood center max density of 24 units/acre. Typically, due to the mixed use aspect of the development, a Density Concept Plan would not be required. However, since the applicant is requesting a density over the max per the CGM, a DCP was required.

ZONING:

C-3 with DCP:

The purpose and intent of the C-3 zoning district is “for areas designated as Neighborhood Centers on the city's Comprehensive Growth Map. The ideal application of this district is the development of a compact, mixed-use, neighborhood-oriented environment that transitions into lower density residential near Neighborhood Center boundaries. This district allows uses that provide essential goods and services to surrounding neighborhoods in a way that promotes placemaking and pedestrian accessibility. It is also intended to encourage medium-density residential development such as townhomes, bungalow courts, and other multi-unit or attached single-family housing types. Because the permitted non-residential uses are intended to be integral to the functions of a neighborhood, emphasis is placed on design and neighborhood compatibility.” Sec. 14-703(a).



Rezone/DCP

PLANNING

Welcome to Rogers

Required Regulations:

- C-3 zoning requires the following:
 - Front setback: 5 feet minimum, 30 feet maximum
 - Interior side setback: 5 feet
 - Exterior side setback: 5 feet
 - Rear yard: 10 feet
 - Max structure height: 3 stories
 - Building frontage requirements: 60%
- The Comprehensive Growth Map sets the max density at 24 units/acre for the Neighborhood Center Growth Designation.

Variations from Regulations:

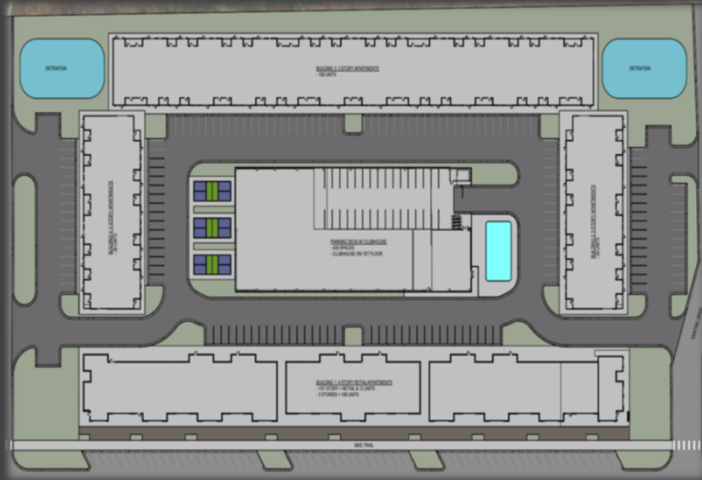
- Waiting on more information from applicant.

Required Regulations:

The following shows the required regulations for C-3 zoning and the Comprehensive Growth Map max density for the Neighborhood Center Growth Designation.

Variations from Regulations:

It is likely that there will be variations from these requirements that will be requested by the applicant. We are waiting on more information from them to determine all the variations from code and other regulations to clearly show what they are requesting.



Site Plan

Analysis:

The applicant did not mail the public notices within the required period of time.

Staff has requested more information in order to make a detailed analysis of the proposal.

Staff is therefore recommending to table this request.

Analysis:

The applicant did not mail the public notices within the required period of time. Staff has also requested more information in order to make a detailed analysis of this proposal. We are therefore recommending to table this request.



Aerial Map

Recommendation:
TABLE

RECOMMENDATIONS:

Table request.

Engineering Comments:

All comments are reserved for the Large Scale Development.

Public Input Received:

No input has been received from the public due to lack of mailing notices.



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

OFFICE USE ONLY

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

REZONE APPLICATION

APPLICANT: Core Architects, Inc. - Jason Boze

ADDRESS: 1800 S Osage Springs Dr, Rogers, AR 72758 SUITE #: 100

GENERAL LOCATION OF PROPERTY: 335 S Dodson Rd, Rogers, AR 72758

PARCEL NUMBER: 02-00861-103

PHONE #: 479-631-2673 EMAIL: jboze@core-arch.com

PROPERTY OWNER: Hickman Trust - Jeanne A et al PHONE #: _____

PRESENT USE: Vacant ZONING: A-1

PROPOSED USE: Mixed-use Retail / Multi-family Residential ZONING: C-3

Applicant Signature

10/24/2022

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, Jeanne A. Hickman, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

All that part of the Southwest quarter (SW 1/4) of Section 08, Township 19 North, Range 30 West, in the City of Rogers, Benton county, Arkansas, being the remainder tract shown on a tract split by Johnny L. Mason, p.s. 1579, recorded in plat book 2016, page 37, Clerk's office of said county, being more particularly described as follows: commencing at the Northeast corner of said SW 1/4; thence S02°41'39"W along the east line of said SW 1/4 a distance of 825.00 feet to a found "pk" nail; N87°37'30"W, 41.42 feet, leaving said east line, to a set 1/2 inch rebar on the west right of way line of Dodson road; thence S02°44'08"W, 81.46 feet, along said right of way line, to the point of beginning; thence S02°44'08"W, 807.83 feet, continuing along said right of way line, to a found 1/2 inch rebar, with cap stamped "ps 1579", on the South line of said remainder tract; thence N89°17'49"W, 442.64 feet, leaving said right of way line, along said South line, to a set 1/2 inch rebar; thence N01°51'52"E, 830.93 feet to a set 1/2 inch rebar; thence S89°45'32"E, 170.26 feet to a set 1/2 inch rebar; thence S87°37'16"E, 79.88 feet to a set 1/2 inch rebar; thence 20.36 feet along a 65.00 foot radius curve right, whose chord bears S78°38'49"E, 20.28 feet to a set 1/2 inch rebar; thence S69°40'22"E, 82.37 feet to a set 1/2 inch rebar; thence 27.39 feet along an 85.00 foot radius curve left, whose chord bears S78°54'15"E, 27.27 feet to a set 1/2 inch rebar; thence S88°08'08"E, 79.76 feet to the point of beginning. Containing 8.52 acres of land. Less & except: right-of-way dedicated on tract split 1/19/2016 2016-37 surveys: 12/02/2016 2016-37, 12/02/2016 2016-891, 7/28/2020 1202045325 & 4/21/2021 1202129710

LAYMAN'S DESCRIPTION: 335 S. Dodson Road / Parcel Number 02-00861-103

PRESENT ZONING: A-1

ZONING REQUEST: C-3

Respectfully Submitted,

By: Jeanne A. Hickman
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF WASHINGTON

Subscribed and sworn before me this the 24 day of OCTOBER, 2022.



Devon Blair Sides
Notary Signature

DEVON BLAIR SIDES
Notary Name Printed

SEPT 11 2029
Commission Expires



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

OFFICE USE ONLY

Approved Density: _____
Application Number: _____
CityView Project: _____
Date Approved: _____

DENSITY CONCEPT PLAN
To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	Welcome To Rogers
ADDRESS/LOCATION:	335 S Dodson Rd, Rogers, AR 72758
PROPOSED ZONING:	C-3 Neighborhood Commercial District
PROPOSED DENSITY:	35 Units / Acre
GROSS SITE AREA:	8.52 Acres
DWELLING UNITS:	300
BUILDING TYPE:	Four-story Mixed-use Retail/Apartments, Three-story apartments, and Parking Deck

APPLICANT INFORMATION:

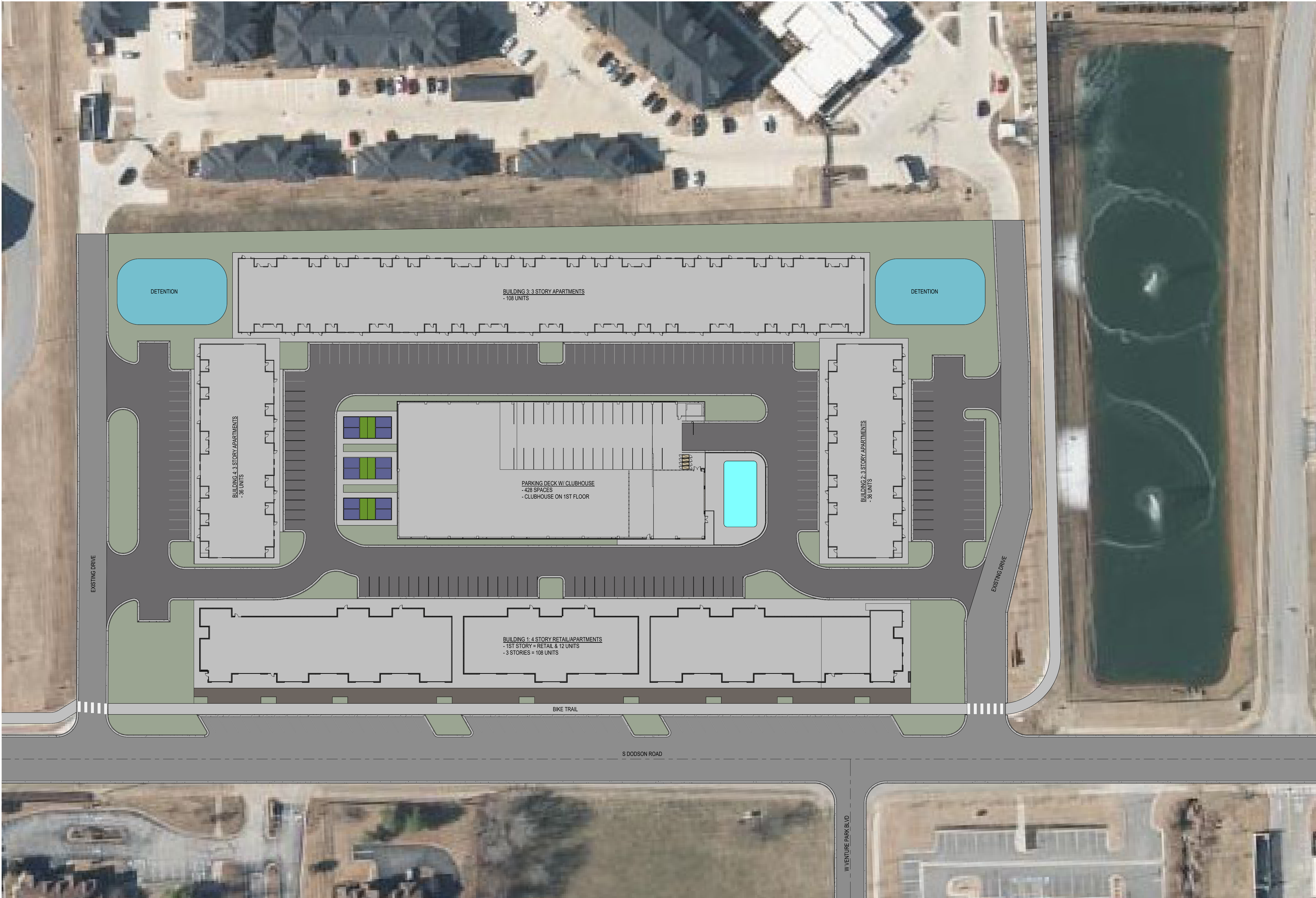
APPLICANT/REPRESENTATIVE:	Core Architects, Inc. - Jason Boze	PHONE:	479-631-2673
		EMAIL:	jboze@core-arch.com
PROJECT OWNER/DEVELOPER:	Noah Jones	PHONE:	
		EMAIL:	noahjones122898@gmail.com
PROPERTY OWNER:	Hickman Trust - Jeanne A et al	PHONE:	
		EMAIL:	
REQUEST:	Rezone to allow for construction of mixed-use retail, apartments, and parking deck		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood Center
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	To provide access to the essential activities of daily life within a walkable distance of surrounding residential areas in a way that promotes compact building and site design, encourages infill, and reduces vehicles miles traveled for basic needs / Medium-Intensity, medium-density mixed-use areas that serve neighborhood populations within ½ mile radius.
BASE DENSITY:	DCP
MAX DENSITY:	24 Units / Acre
CURRENT ZONING:	A-1

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: 10/24/2022



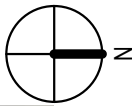
PROJECT INFORMATION:

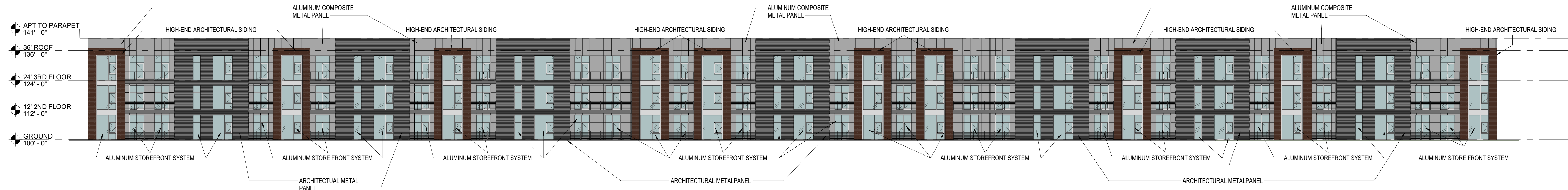
SITE ADDRESS:	335 S DODSON RD, ROGERS, AR 72758
SITE AREA:	8.52 ACRES
PARCEL #:	02-00861-103
SEC-TWP-RNG:	08-19-30
CURRENT ZONING:	A-1
PROPOSED ZONING:	C-3 NEIGHBORHOOD COMMERCIAL DISTRICT
DWELLING UNITS:	300
PROPOSED GROSS DENSITY:	35 UNITS / ACRE
PROPOSED NET DENSITY:	50 UNITS / ACRE
GROSS SITE AREA:	8.52 ACRES (371,131.2 SF)
IMPERVIOUS AREA:	6.45 ACRES (76%)
OPEN SPACE:	3.18 ACRES (37%)
BUILDING TYPE:	FOUR-STORY MIXED-USE RETAIL/APARTMENTS, THREE-STORY APARTMENTS, AND PARKING DECK (CLUBHOUSE IN PARKING DECK)
BUILDING HEIGHTS:	FOUR STORY = 56' THREE STORY = 41' PARKING DECK = 7'
BUILDING SETBACKS:	FRONT = 20' SIDE = 20' REAR = 20'

LEGAL DESCRIPTION:

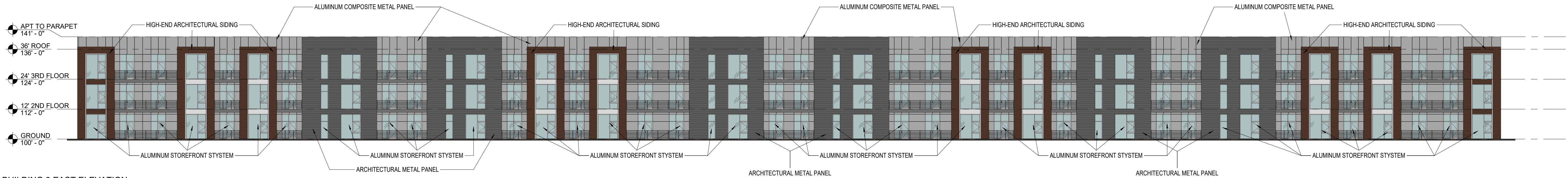
ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 08, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, BEING THE REMAINDER TRACT SHOWN ON A TRACT SPLIT BY JOHNNY L. MASON, P.S. 1579, RECORDED IN PLAT BOOK 2016, PAGE 37, CLERK'S OFFICE OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF SAID SW 1/4; THENCE S 02°41'39" W ALONG THE EAST LINE OF SAID SW 1/4 A DISTANCE OF 825.00 FEET TO A FOUND "PK" NAIL; N87°37'30"W, 41.42 FEET, LEAVING SAID EAST LINE, TO A SET 1/2 INCH REBAR ON THE WEST RIGHT OF WAY LINE OF DODSON ROAD, THENCE S02°44'08"W, 81.48 FEET, ALONG SAID RIGHT OF WAY LINE, TO THE POINT OF BEGINNING; THENCE S02°44'08"W, 807.83 FEET, CONTINUING ALONG SAID RIGHT OF WAY LINE, TO A FOUND 1/2 INCH REBAR, WITH CAP STAMPED "PS 1579"; ON THE SOUTH LINE OF SAID REMAINDER TRACT; THENCE N69°17'49"W, 442.64 FEET, LEAVING SAID RIGHT OF WAY LINE, ALONG SAID SOUTH LINE, TO A SET 1/2 INCH REBAR; THENCE N01°51'52"E, 830.93 FEET TO A SET 1/2 INCH REBAR; THENCE S89°45'32"E, 170.26 FEET TO A SET 1/2 INCH REBAR; THENCE S87°37'16"E, 79.88 FEET TO A SET 1/2 INCH REBAR; THENCE 20.38 FEET ALONG A 65.00 FOOT RADIUS CURVE RIGHT, WHOSE CHORD BEARS S78°38'49"E, 20.28 FEET TO A SET 1/2 INCH REBAR; THENCE S68°40'22"E, 82.37 FEET TO A SET 1/2 INCH REBAR; THENCE 27.39 FEET ALONG AN 85.00 FOOT RADIUS CURVE LEFT, WHOSE CHORD BEARS S78°54'15"E, 27.27 FEET TO A SET 1/2 INCH REBAR; THENCE S88°08'08"E, 79.76 FEET TO THE POINT OF BEGINNING, CONTAINING 8.52 ACRES OF LAND, LESS & EXCEPT, RIGHT-OF-WAY DEDICATED ON TRACT SPLIT 1/19/2016 2016-37 SURVEYS: 12/02/2016 2016-37, 12/02/2016 2016-891, 7/28/2020 L202045325 & 4/21/2021 L202129710

1 SITE PLAN
1" = 40'-0"

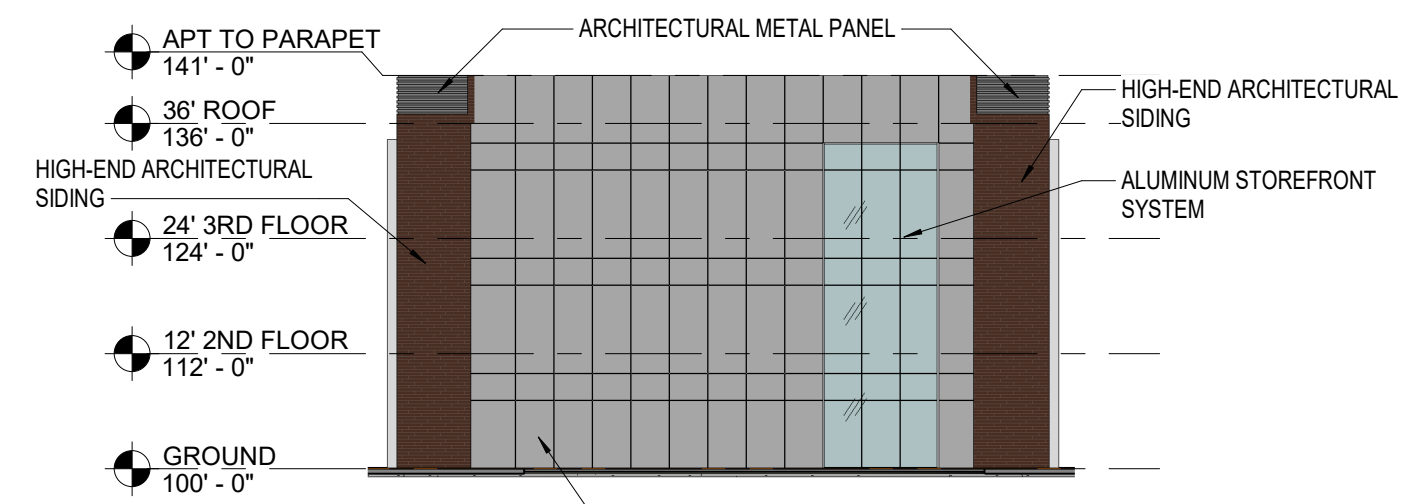




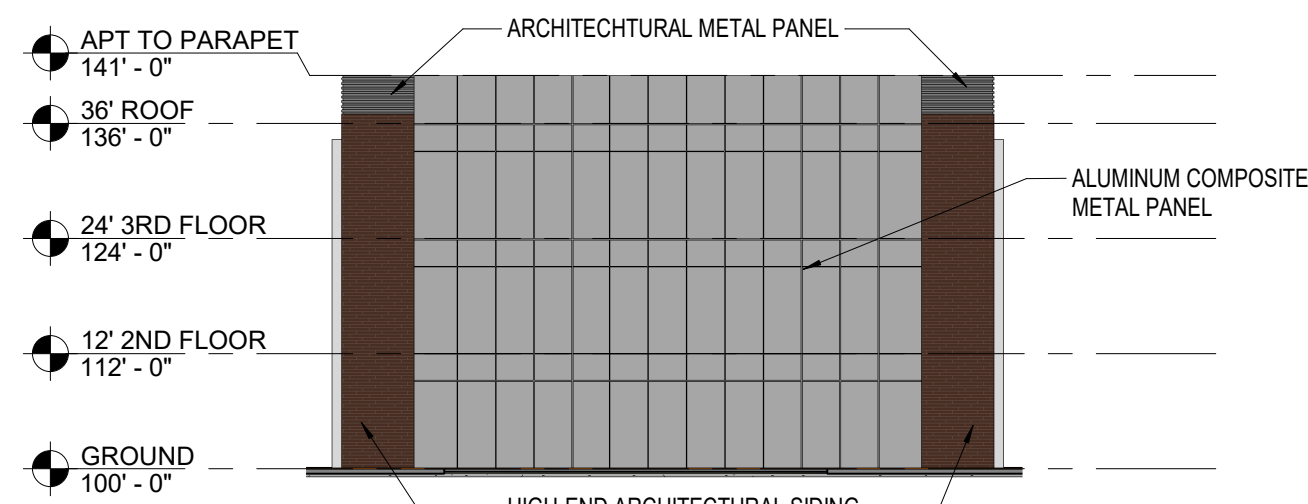
5 BUILDING 3 WEST ELEVATION
1" = 20'-0"



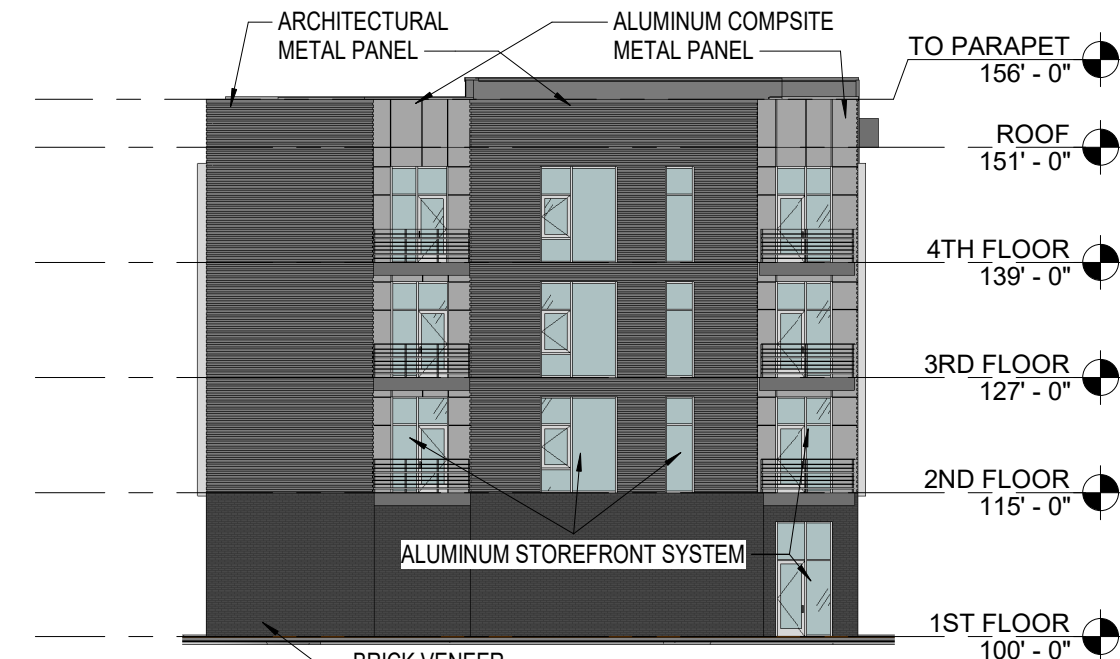
6 BUILDING 3 EAST ELEVATION
1" = 20'-0"



7 BUILDING 3 NORTH ELEVATION
1" = 20'-0"



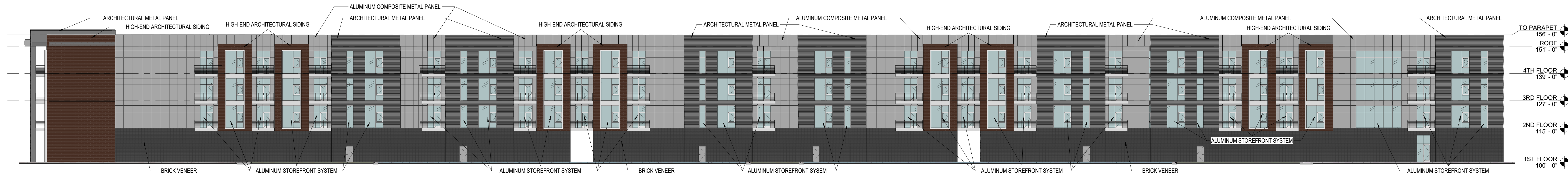
8 BUILDING 3 SOUTH ELEVATION
1" = 20'-0"



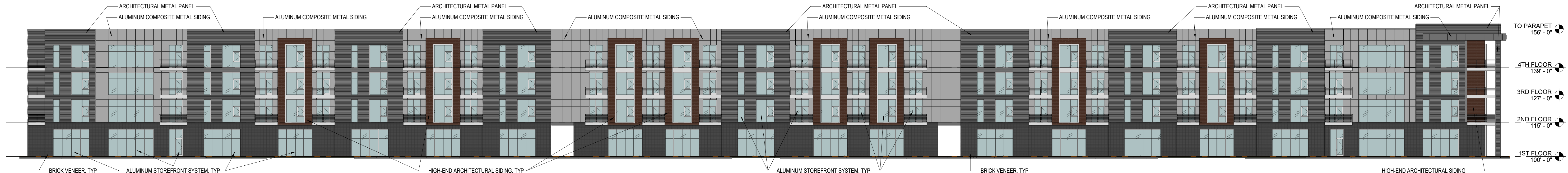
4 BUILDING 1 SOUTH ELEVATION
1" = 20'-0"



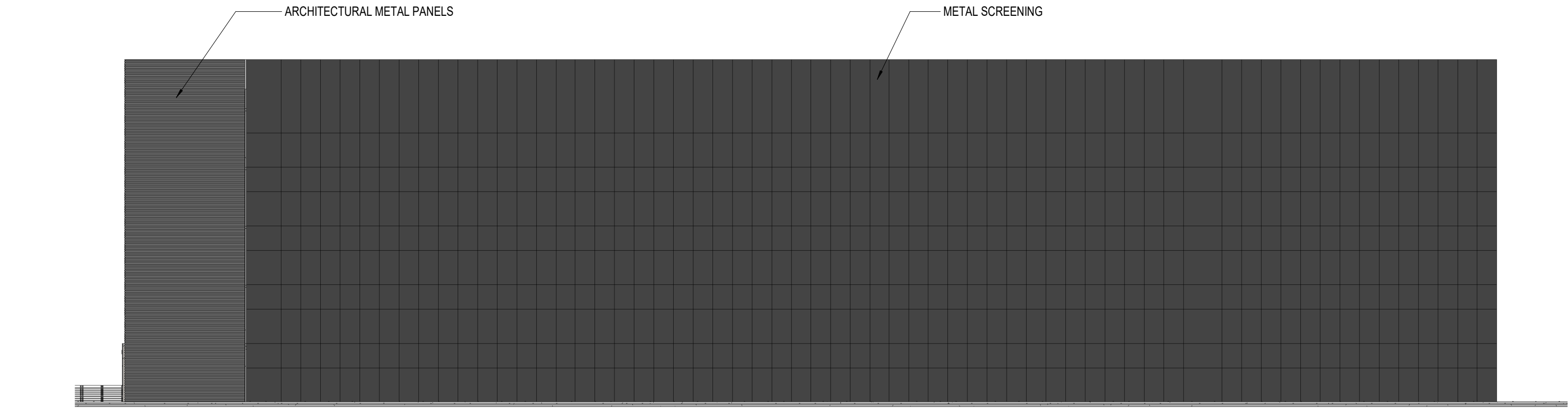
3 BUILDING 1 NORTH ELEVATION
1" = 20'-0"



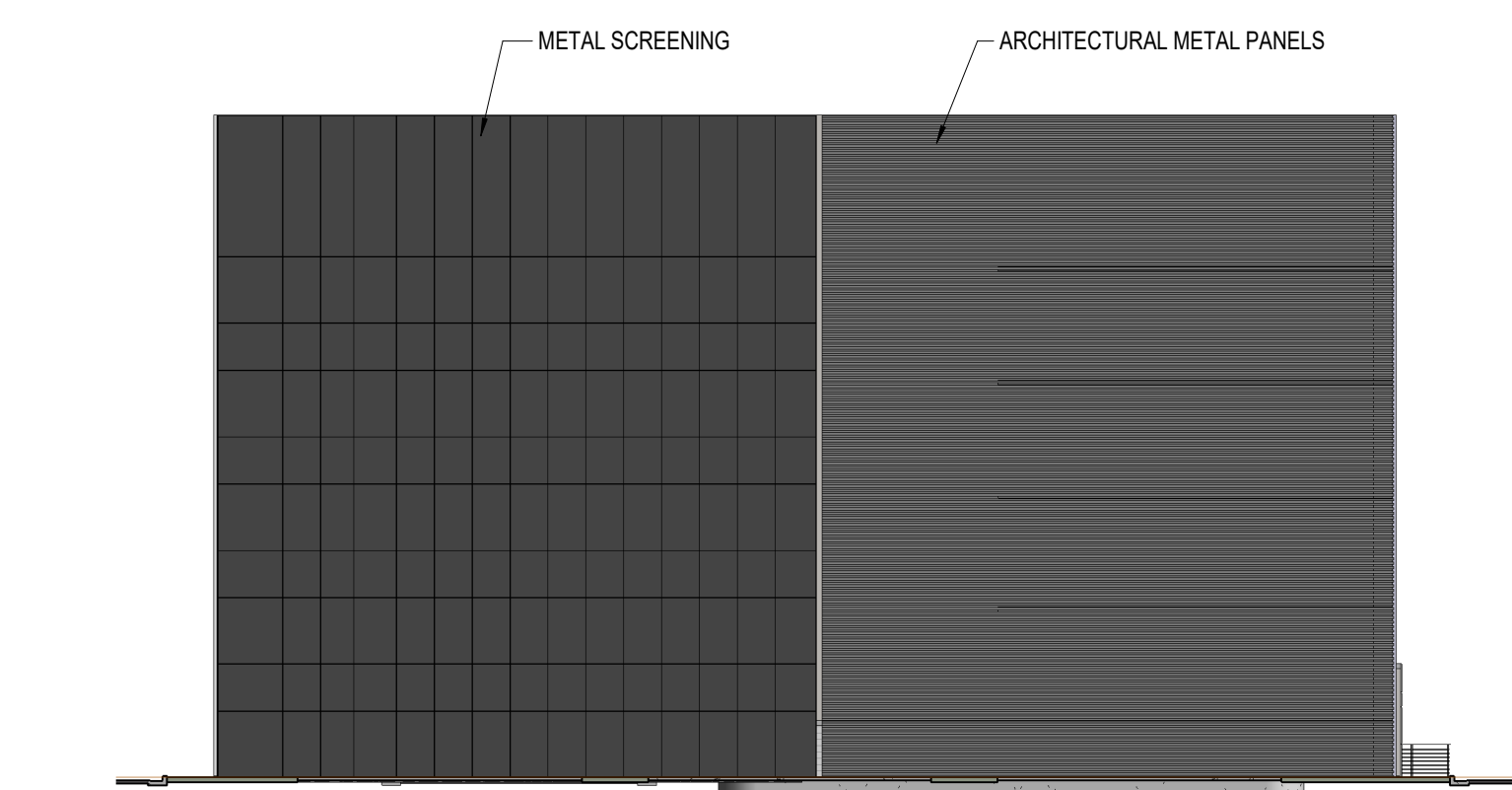
2 BUILDING 1 WEST ELEVATION
1" = 20'-0"



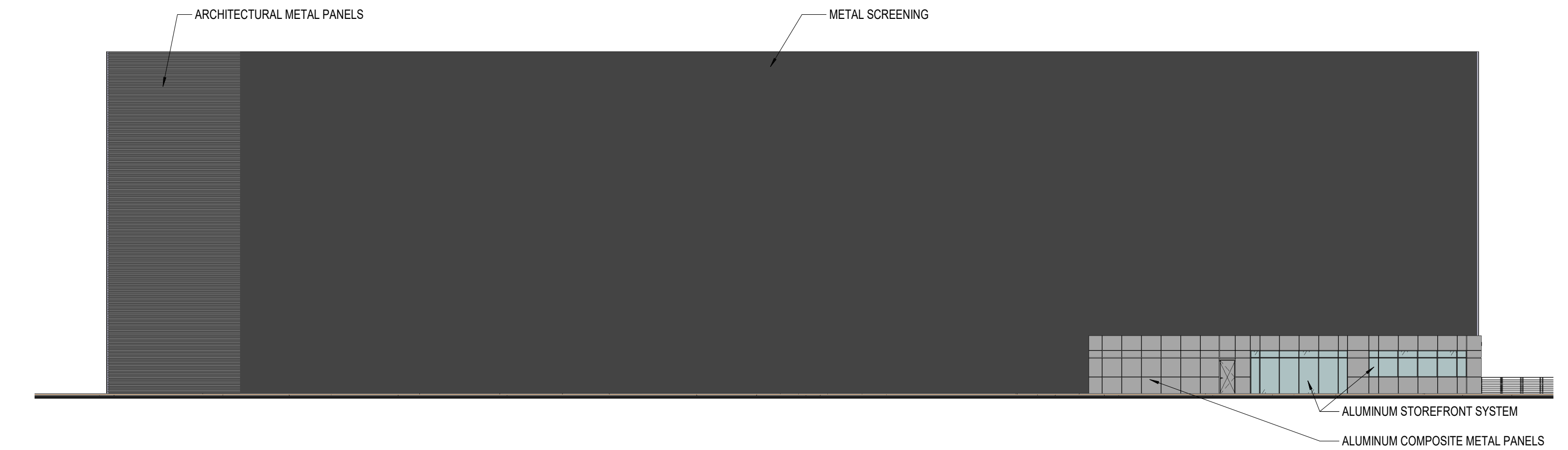
1 BUILDING 1 EAST ELEVATION
1" = 20'-0"



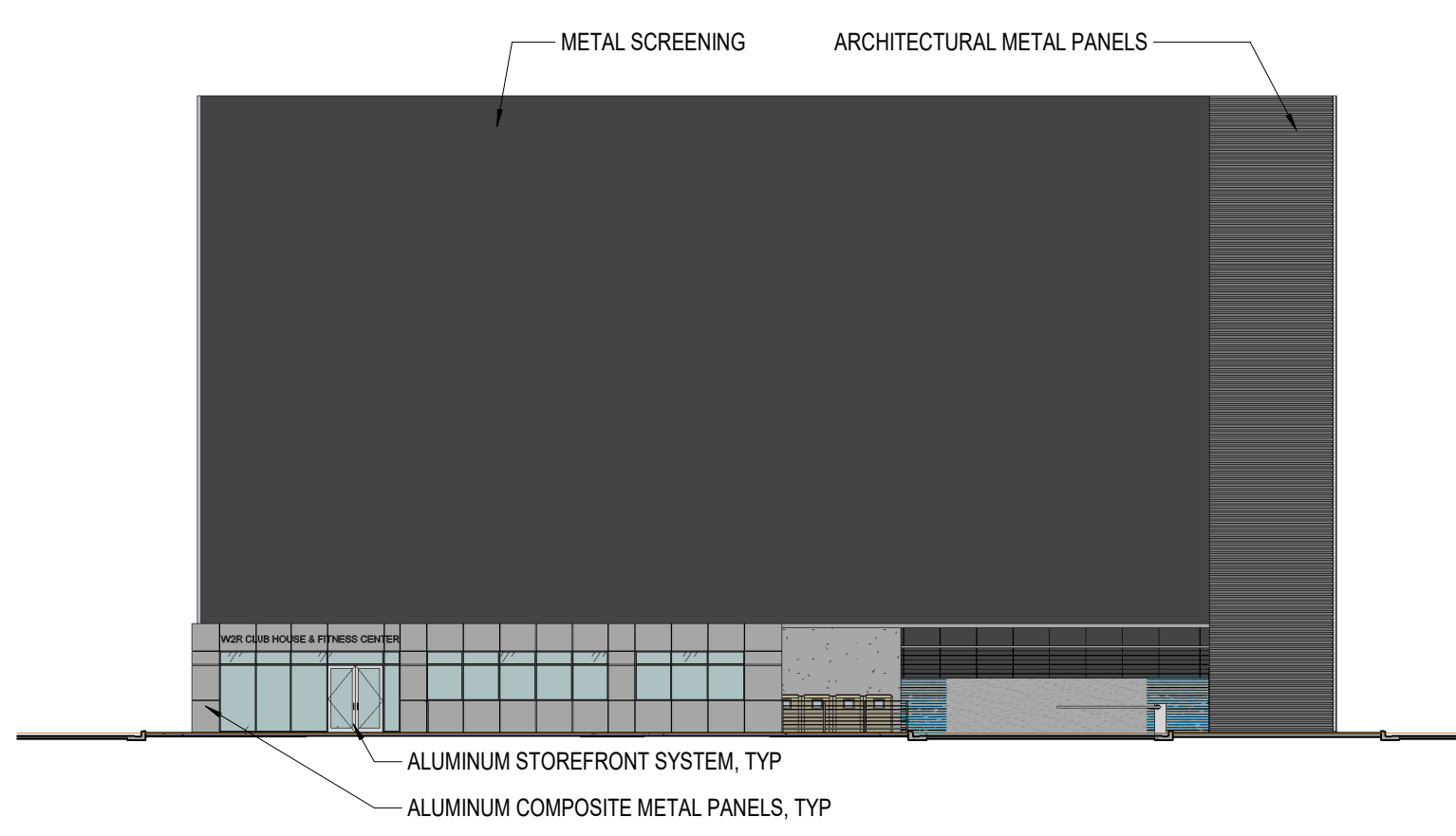
7 PARKING DECK WEST ELEVATION
1" = 20'-0"



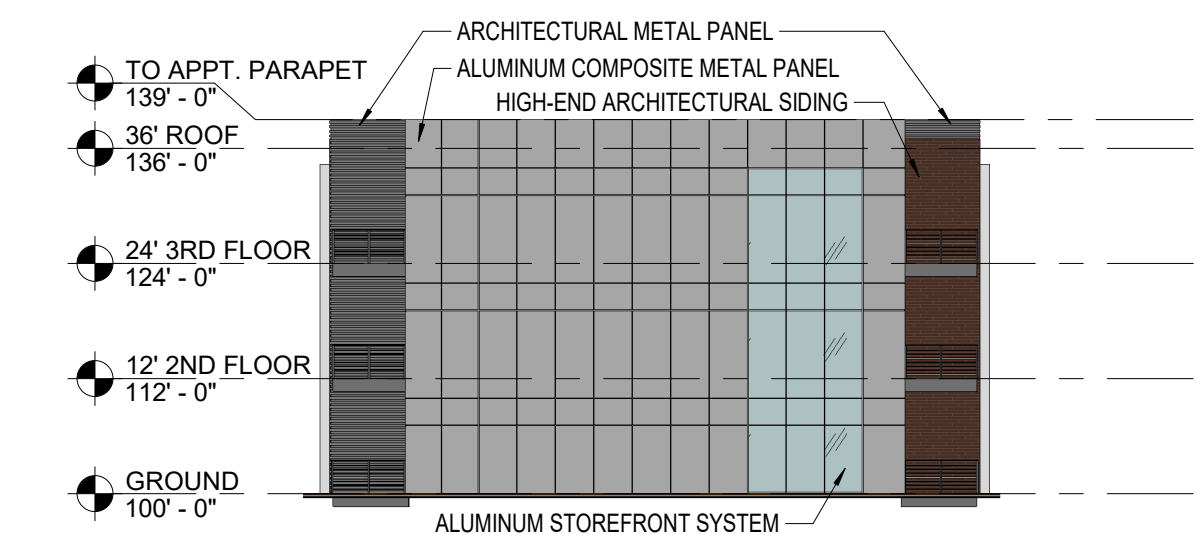
8 PARKING DECK SOUTH ELEVATION
1" = 20'-0"



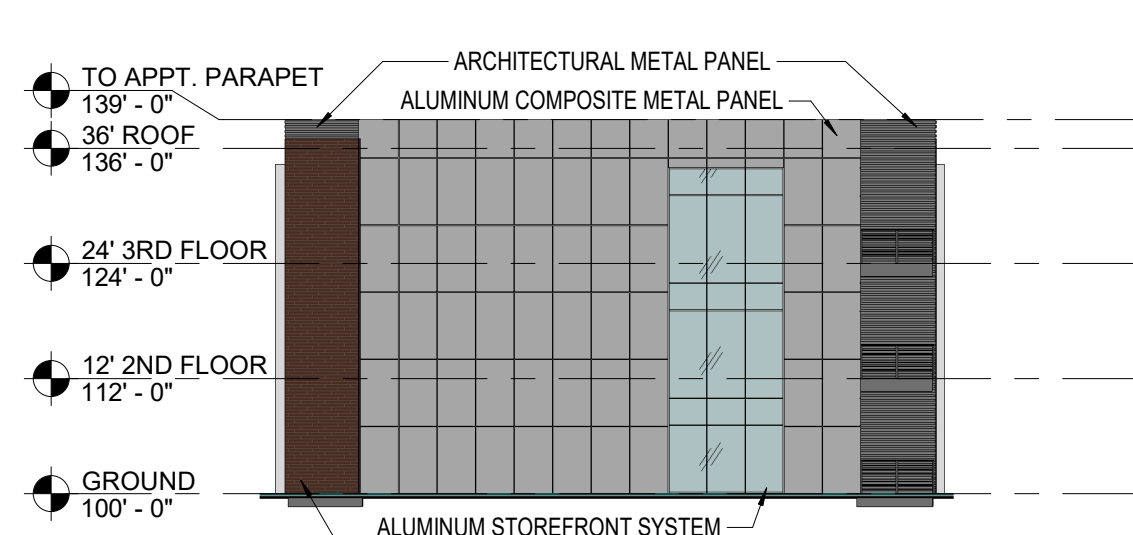
5 PARKING DECK EAST ELEVATION
1" = 20'-0"



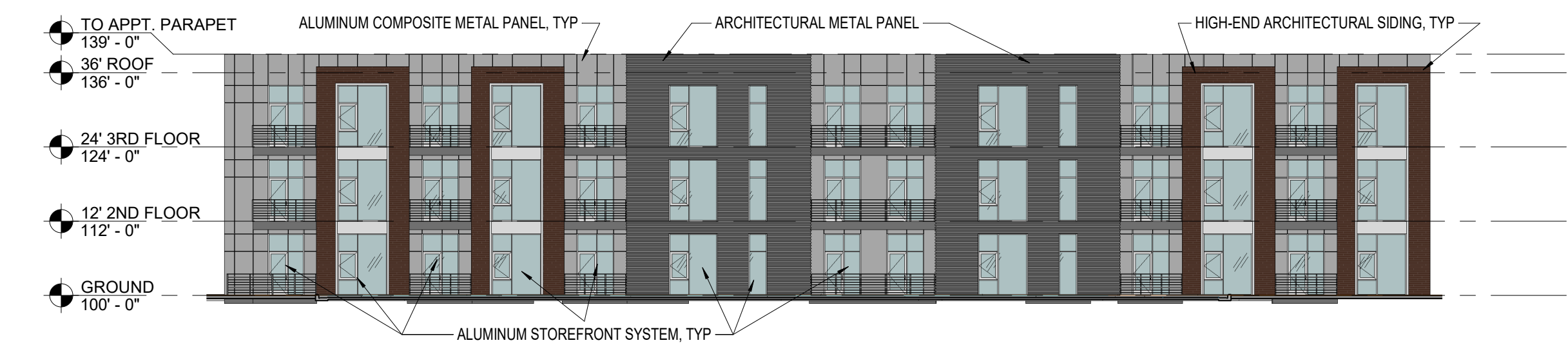
6 PARKING DECK NORTH ELEVATION
1" = 20'-0"



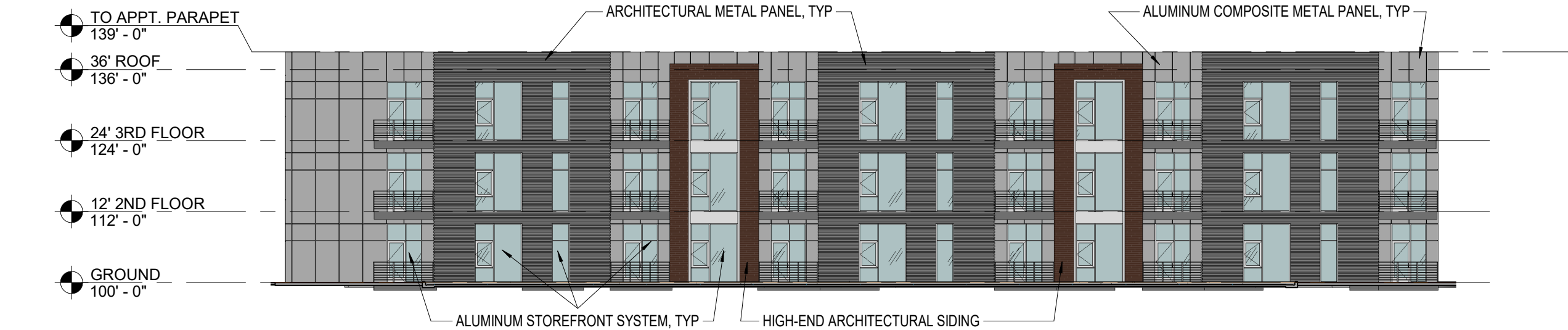
3 BUILDING 2 & 4 EAST ELEVATION
1" = 20'-0"



4 BUILDING 2 & 4 WEST ELEVATION
1" = 20'-0"



1 BUILDINGS 2 & 4 NORTH ELEVATION
1" = 20'-0"



2 BUILDINGS 2 & 4 SOUTH ELEVATION
1" = 20'-0"









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 **November 15, 2022** at **6:00 p.m.** on the application by **Welcome to Rogers** to rezone **335 S. Dodson Rd.** from the **A-1** (Agricultural) zoning district to the **C-3** (Neighborhood Commercial) zoning district with a Density Concept Plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

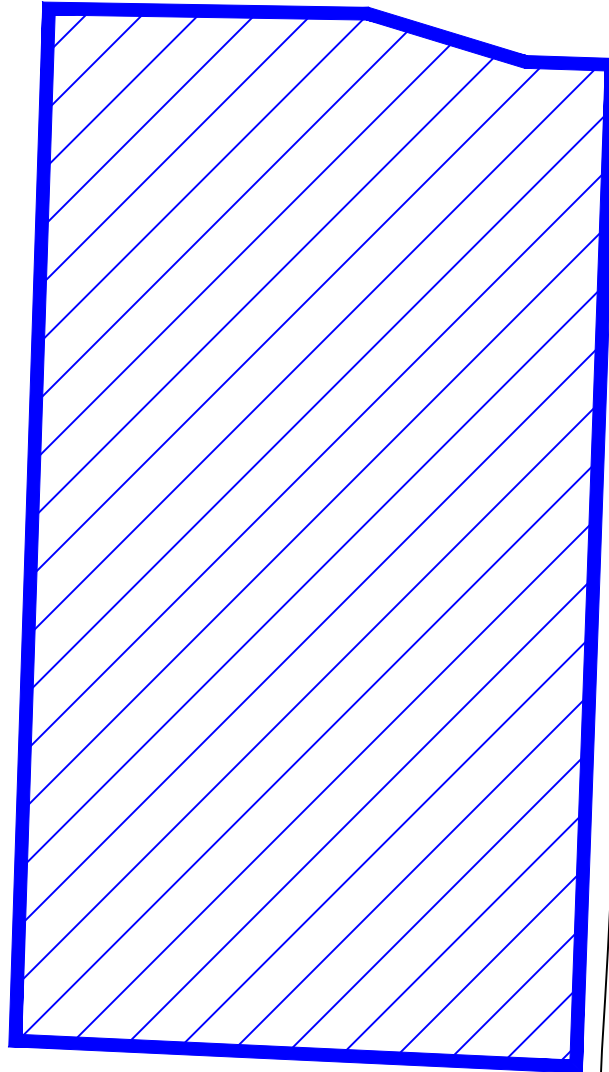
335 S. Dodson Rd.

Parcel Number: 02-00861-103

Kevin Jensen, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday October 30, 2022**
BILL THE CITY OF ROGERS

Legal Description Confirmation



MYER'S

DODSON ROAD





LARGE SCALE DEVELOPMENT

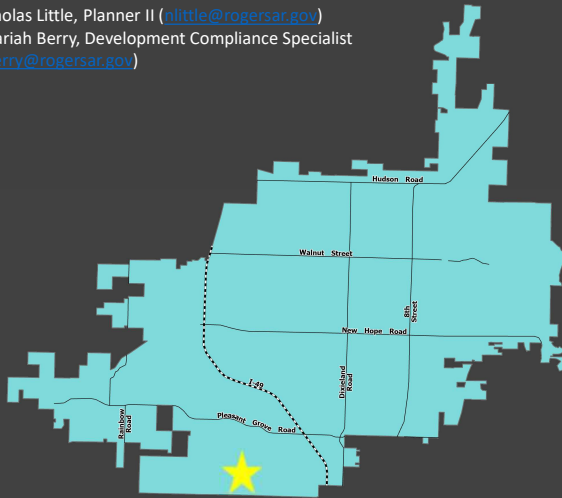
PLANNING

Cottages at Bellview

Staff:

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

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



Vicinity Map

Location

Near the intersection of S. Bellview Road and W. Garrett Road

CGM Designation

Neighborhood

Zoning

N-R (Neighborhood Residential) with Density Concept Plan – 9 units per acre

Proposed Use

Cottage Court/Cluster Housing; Duplex

Representative

Libby Topping, Crafton Tull

Location:

Northeastern Intersection of Bellview and Garrett
02-14175-405

Zoning:

NR with DCP / 9 units per acre

Use Definition:

Cottage Court/Cluster Housing is a secondary use classification encompassing a grouping of three or more detached units on one lot that are typically placed in closer proximity than usual with the purpose of retaining an open space area. This type of development allows for site built or non-mobile manufactured houses. Sec. 14-695(b)(1)(I.).

Duplex is a secondary use classification encompassing principal residential buildings:

1. Occupied by two (2) dwelling units;
2. With both dwelling units located on a single lot that is not occupied by other principal residential buildings; and

3. Both dwelling units attached, whether located on separate floors or side-by-side;
Sec. 14-695(b)(1)(b.)



LARGE SCALE DEVELOPMENT

PLANNING

Cottages at Bellview



Accepted DCP

This Density Concept Plan was approved by Planning Commission on 10/5/2021 and accepted by City Council on 10/12/2021

Density Concept Plan:

Site density and layout were pre-approved by Planning Commission via a Density Concept Plan on October 5, 2021, and accepted by City Council on October 12, 2021.

Conditions with approved DCP:

- Cave Springs Karst area impact report
- Pervious Paver Perpetual Maintenance Agreement
- Elevation certificates for all structures south of Street A (Langmead Drive)
- Waiver for connectivity to the south
- Streets A & B be dedicated as right-of-way (Langmead and 41st)
- Provide access easement and drivable surface to WQ basin that can also serve as access to cell tower

All conditions of the DCP have been met, except for the inclusion of a pervious paver perpetual maintenance agreement.



LARGE SCALE DEVELOPMENT

PLANNING

Cottages at Bellview



Site Plan

Request

The applicant is proposing to construct 156 total dwelling units, a clubhouse and a maintenance building on 20.34 acres.

Analysis:

Despite the site design and landscape plan being somewhat different from the approved DCP, the project meets all N-R zoning and large-scale development requirements, apart from the requested waivers. The proposed density from this large-scale design is less than what was approved during the DCP process.



Large Scale Development Cottages at Bellview

ENGINEERING



Site Plan

Waiver Request #1

Sec. 14-604(C) requiring minor street connections at intervals not to exceed 660 feet and not less than 200 feet along each boundary that abuts potentially developable land.

Stated Hardship

Cross Creek runs along the southern property line.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant is requesting a **WAIVER** from Sec. 14-604(C) requiring minor street connections at intervals not to exceed 660 feet and not less than 200 feet along each boundary that abuts potentially developable land. The applicant states, "We are providing cross access on 3 sides of the property. We are requesting a waiver from providing cross access to the abutting south property. Cross Creek runs along this property line and would require substantial drainage structures in order to provide adequate flow conveyance. Since this property is a Zone 2 on the Karst Map and Cross Creek has been identified as a losing stream, we are requesting to leave the creek undisturbed and not provide cross access to the south."

STORMWATER MANAGEMENT:

The applicant proposes a permeable paver system which meets Stormwater management requirements. The applicant must provide a maintenance agreement to ensure perpetual maintenance and cleaning of the paver system per the manufacturer's specifications.

WATER QUALITY:

The applicant proposes a permeable paver system to meet Water Quality requirements.

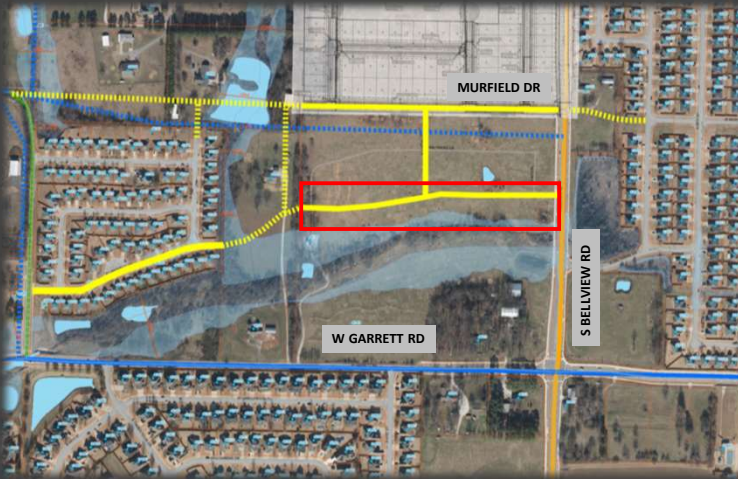
FLOODPLAIN MANAGEMENT:

A portion of the project is located in or adjacent to a Special Flood Hazard Area (SFHA) Zone "AE." This project requires a floodplain development permit prior to construction.



Large Scale Development Cottages at Bellview

ENGINEERING



Analysis

Cross access is provided to the north, east, and west. The exhibit shows other likely future connections in the area. Staff has determined there is adequate connectivity and preservation of the floodplain should be prioritized.

Staff believes that the waiver supports the purpose of Sec. 22-105 to reduce flood damages and preserve floodplain.

Recommendation

Approve

Local Connectivity Exhibit

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

Bellview Road is not in substandard condition.

Connectivity Standards:

The applicant proposes 24' of right-of-way oriented east/west named W Langmead Drive and 20' of right-of-way oriented north/south named S 41st Place. This meets connectivity requirements.

Streetscape:

Right-of-Way:

The right-of-way width for Bellview Road, a Minor Arterial, is 80' as required by the Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes a 10' sidepath to the north along the future Murfield Drive. There is an existing 10' sidepath to the east along Bellview Road.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlights are proposed every 200' along Bellview Road. The Meadow Brooke Subdivision project to the north is providing the streetlights for Murfield Drive.

Street Trees:

The applicant proposes 7 Eastern Redbuds, 8 Texas White Redbuds, 25 Maidenhair Trees, and 6 Spring Snow Crabapples as their street trees. This meets street tree requirements.

RECOMMENDATIONS:

Approve **WAIVER** from Sec. 14-604(C) requiring minor street connections at intervals not to exceed 660 feet and not less than 200 feet along each boundary that abuts potentially developable land. The applicant presents a valid hardship and staff would prefer the creek to remain undisturbed.



LARGE SCALE DEVELOPMENT

PLANNING

Cottages at Bellview



Recommendation

APPROVE, with the following actions:

- Approve **WAIVER** from Sec. 14-604(C) requiring minor street connections at intervals not to exceed 660 feet and not less than 200 feet along each boundary that abuts potentially developable land. The applicant presents a valid hardship and staff would prefer the creek to remain undisturbed.

Recommendation:

Approve

Approve **WAIVER** from Sec. 14-604(C) requiring minor street connections at intervals not to exceed 660 feet and not less than 200 feet along each boundary that abuts potentially developable land. The applicant presents a valid hardship and staff would prefer the creek to remain undisturbed.

All LSDP, Zoning, and DCP requirements have been met, except for the requested waiver. Final approval will be withheld until Community Development staff has received, reviewed and approved the perpetual maintenance agreement

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE (SPECIFY SIZE & TYPE)
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	UGTV
	UGTV
	OHTV
	OHTV
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	UGTV
	UGTV
	OHTV
	OHTV
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE

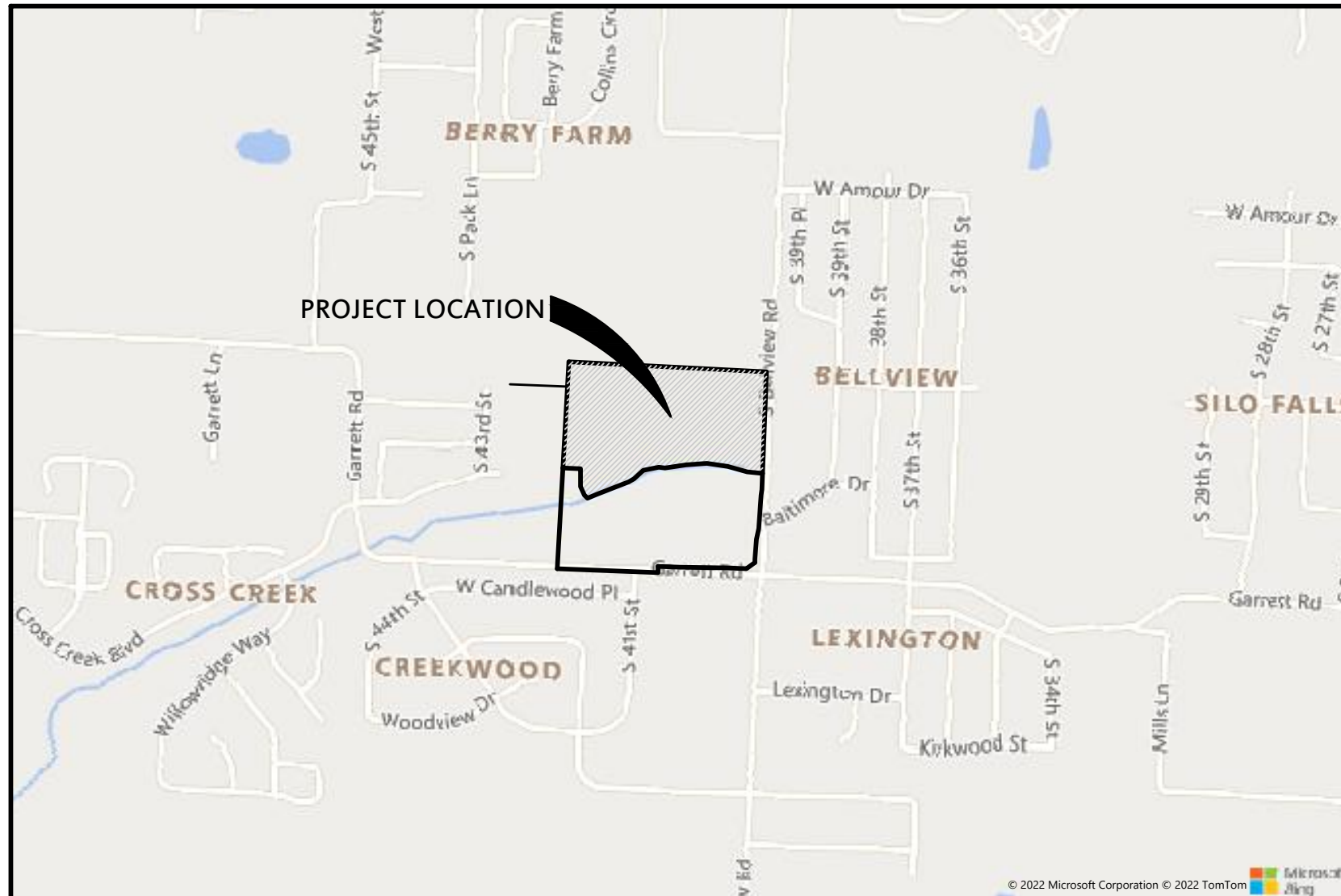
GENERAL NOTES

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

COTTAGES AT BELLVIEW

4101 W LANGMEAD DRIVE, ROGERS, AR 72758

LARGE SCALE DEVELOPMENT
CITY VIEW PROJECT #PL202200567





PROJECT INFORMATION	
ZONING:	N-R WITH DCP
BUILDING SETBACK:	FRONT 20'
	INTERIOR SIDE 6'
	EXTERIOR SIDE 20'
	REAR 20'
PROPERTY USAGE:	RESIDENTIAL
BLDG HEIGHT:	UNITS A, B, C: 10'-1 1/8" (EAVE OF ROOF)
	CLUBHOUSE:
BLDG DIMENSIONS:	UNIT A (SINGLE STORY): 27'X31'
	UNIT B (SINGLE STORY): 32'X40'
	UNIT C (SINGLE STORY): 33'X41'
	CLUBHOUSE (SINGLE STORY): 105'X53'
BLDG FOOTPRINT SIZE:	UNIT A (SINGLE STORY): 8374 SQ. FT.
	UNIT B (SINGLE STORY): 12804 SQ. FT.
	UNIT C (SINGLE STORY): 1,3534 SQ. FT.
	CLUBHOUSE (SINGLE STORY): 5,5654 SQ. FT.
BLDG CONSTRUCTION TYPE:	V-B
BEDROOMS PER UNIT:	UNIT A: 1 BEDROOM
	UNIT B: 2 BEDROOM
	UNIT C: 3 BEDROOM
	CLUBHOUSE: 6 BEDROOMS
TOTAL UNITS & BEDROOMS	TYPE A: 24 UNITS; 24 BEDROOMS
	TYPE B: 80 UNITS; 160 BEDROOMS
	TYPE C: 49 UNITS; 147 BEDROOMS
	CLUBHOUSE: 3 UNITS; 6 BEDROOMS
	TOTAL: 156 UNITS; 337 BEDROOMS
SITE/DEVELOPMENT AREA:	20.344 AC. (886,0104 SQ.F.T.)
DENSITY:	156 UNITS/20.344 ACRES = 7.67 UNITS PER ACRE
MAXIMUM BLDG COVERAGE:	55% OF SITE
	176,850 SQ FT X 0.55 = 487,306 SQ FT
BLDG COVERAGE PROVIDED:	886,010 SQ (TOTAL FOOTPRINT)/886,010 SQ FT (SITE) = 19.8%
MINIMUM OPEN SPACE:	30% OF SITE
	886,010 SQ FT X 0.30 = 259,803 SQ FT
OPEN SPACE PROVIDED:	475,2994 SQ FT /886,0104 SQ FT = 53.6%
IMPERVIOUS AREA PROVIDED:	333,2484 SQ FT/886,0104 SQ FT = 37.6%
PERMEABLE PAVER PROVIDED:	77,463 SQ FT /886,0104 SQ FT = 8.8%
GREENSPACE PROVIDED:	475,2994 SQ FT /886,0104 SQ FT = 53.6%
PARKING CALCULATIONS:	REQUIRED PARKING: 2 SPACES PER DWELLING UNIT
	156 UNITS X 2 = 312 STALLS
	301-400 = 8 ADA STALLS
	401 STANDARD STALLS
	401-500 = 9 ADA STALLS
BIKE RACKS:	1 PER 20 AUTOMOBILE PARKING STALLS
	401/20 = 20 BIKE RACKS
	20 BIKE RACKS PROVIDED

 **SITE NOTES**

20 BIKE RACKS PROVIDED

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK HANDICAPPED RAMP DIMENSIONS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
12. CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.
13. EASEMENT PLAN REQUIRED FOR CERTIFICATION OF OCCUPANCY.
14. LIGHTING SHALL BE DESIGNED TO REFLECT AWAY FROM ANY ADJACENT RESIDENTIAL AREAS.
15. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

[illegible]



22. ALL SEWER LINES WITHIN KARST ZONE 2 VULNERABILITY WILL BE TREATED WITH EXTRA SAFETY MEASURES. THIS INCLUDES EQUIPPING THESE LINES WITH GEOMEMBRANES THAT WILL BE INSTALLED FROM THE BOTTOM OF THE SEWER TRENCH TO 12" ABOVE THE TOP OF THE PIPE AND ALSO INCLUDES TRENCH DAMS (WITH MONITORING WELLS DIRECTLY UPSTREAM) THAT WILL BE USED EVERY 400' AND AT MAINLINE BRANCHES.



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



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND			
BRICK 1		BRICK 2	
MILLSTONE WILLIAMSBURG METRO BRICK & STONE CO		EBONITE SMOOTH METRO BRICK & STONE CO	
SIDING 1		SIDING 2	
HIGH REFLECTIVE WHITE SW 7757		EVENING SHADOW SW 7662	

ELEVATION KEYNOTES			
E1	SHAKE - FIBER CEMENT	E14	STANDING SEAM METAL ROOF SYSTEM
E2	SIDING - FIBER CEMENT (REFER TO MATERIAL LEGEND)	E15	ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE APPLICABLE
E3	BOARD & BATTEN - FIBER CEMENT	E16	BRACKET
E4	TRIM BOARD - 1X6 FIBER CEMENT	E17	VINYL WINDOW. SEE FLOOR PLANS AND SCHEDULES
E5	BRICK - REFER TO MATERIAL LEGEND	E18	EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES
E6	STUCCO - PAINTED	E19	OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES
E7	WINDOW TRIM - FIBER CEMENT	E20	42" HIGH ALUMINUM GUARD RAIL SYSTEM
E8	DOOR TRIM - FIBER CEMENT	E21	ARCHITECTURAL SHUTTER
E9	COLUMN - FIBER CEMENT	E22	DRYER/BATH VENTS. COORDINATE LOCATION WITH MEP DWGS. PAINT TO MATCH ADJACENT WALL
E10	SOLDIER COURSE		
E11	6" BOLLARD		
E12	4" PRECAST CAP		
E13	ARCHITECTURAL 30-YEAR ROOF SHINGLE SYSTEM		
		E23	EXTERIOR LIGHT FIXTURE BY OWNER. SEE ELECTRICAL DRAWINGS
		E24	ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS
		E25	
		E26	
		E27	
		E28	
		E29	
		E30	
		E31	

ROGERS, AR

ARKANSAS

CLIFTON O. OQUENDO, AIA
CLIFTON BROCK & ASSOCIATES, INC.
CLIFTON BROCK & ASSOCIATES, INC. reserves all common law copyright and other property rights in these plans, ideas, and designs. These ideas, designs, and plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from C.B.A., Inc. within dimensions and scale dimensions.

BELLEVIEW COTTAGES

ROGERS, AR

HUFFMAN & CO.
15315 Kanis Rd
Little Rock, AR 72223

charlan • brock
associates

architects • planners

1770 fennell street
malland florida 32751-7208
407 660 8900 f:407 875 9948
www . cbacarchitects . com

date: 8-8-2022
job no: 4514
drawn by: KA
reviewed by: AP
issue history:
Δ Date

Sheet Title

BLDG TYPE 1 -
BUILDING
ELEVATIONS
VARIATION 1

Sheet Number

A2.11

DESIGN DEVELOPMENT 100%

8/8/2022 5:35:25 PM BIM 360://4514 - Belleview Single Family.rvt



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



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND			
BRICK 1		BRICK 2	
MILLSTONE WILLIAMSBURG METRO BRICK & STONE CO		EBONITE SMOOTH METRO BRICK & STONE CO	
SIDING 1		SIDING 2	
HIGH REFLECTIVE WHITE SW 7757		EVENING SHADOW SW 7662	

ELEVATION KEYNOTES			
E1	SHAKE - FIBER CEMENT	E23	EXTERIOR LIGHT FIXTURE BY OWNER. SEE ELECTRICAL DRAWINGS
E2	SIDING - FIBER CEMENT (REFER TO MATERIAL LEGEND)	E24	ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS
E3	BOARD & BATTEN - FIBER CEMENT	E25	
E4	TRIM BOARD - 1X6 FIBER CEMENT	E26	
E5	BRICK - REFER TO MATERIAL LEGEND	E27	
E6	STUCCO - PAINTED	E28	
E7	WINDOW TRIM - FIBER CEMENT	E29	
E8	DOOR TRIM - FIBER CEMENT	E30	
E9	COLUMN - FIBER CEMENT	E31	
E10	SOLDIER COURSE		
E11	6" BOLLARD		
E12	4" PRECAST CAP		
E13	ARCHITECTURAL 30-YEAR ROOF SHINGLE SYSTEM		
E14	STANDING SEAM METAL ROOF SYSTEM		
E15	ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE APPLICABLE		
E16	BRACKET		
E17	VINYL WINDOW. SEE FLOOR PLANS AND SCHEDULES		
E18	EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES		
E19	OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES		
E20	42" HIGH ALUMINUM GUARD RAIL SYSTEM		
E21	ARCHITECTURAL SHUTTER		
E22	DRYER/BATH VENTS. COORDINATE LOCATION WITH MEP DWGS. PAINT TO MATCH ADJECENT WALL		

ARKANSAS

ROGERS, AR

1770 fennell street
maitland florida 32751-7208
407.660.8900 f:407.675.9948
www.cbaarchitects.com

charlan • brock
associates
architects • planners

date: 8-8-2022
job no: 4514
drawn by: KA
reviewed by: AP
issue history:
Δ Date

BLDG TYPE 1 -
BUILDING
ELEVATIONS
VARIATION 2

A2.12

DESIGN DEVELOPMENT 100%

Charlan O. Coquendo, AIA
Charlan Brock & Associates, Inc.
written dimensions prevail over scale dimensions.

8/8/2022 5:35:32 PM BIM 360://4514 - Bellevue Single Family.rvt



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



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



3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND			
BRICK 1	BRICK 2		
MILLSTONE WILLIAMSBURG METRO BRICK & STONE CO	EBONITE SMOOTH METRO BRICK & STONE CO		
SIDING 1	SIDING 2		
HIGH REFLECTIVE WHITE SW 7757	EVENING SHADOW SW 7662		

ELEVATION KEYNOTES					
E1	SHAKE - FIBER CEMENT	E14	STANDING SEAM METAL ROOF SYSTEM	E23	EXTERIOR LIGHT FIXTURE BY OWNER. SEE ELECTRICAL DRAWINGS
E2	SIDING - FIBER CEMENT (REFER TO MATERIAL LEGEND)	E15	ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE APPLICABLE	E24	ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS
E3	BOARD & BATTEN - FIBER CEMENT	E16	BRACKET	E25	
E4	TRIM BOARD - 1X6 FIBER CEMENT	E17	VINYL WINDOW. SEE FLOOR PLANS AND SCHEDULES	E26	
E5	BRICK - REFER TO MATERIAL LEGEND	E18	EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES	E27	
E6	STUCCO - PAINTED	E19	OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES	E28	
E7	WINDOW TRIM - FIBER CEMENT	E20	42" HIGH ALUMINUM GUARD RAIL SYSTEM	E29	
E8	DOOR TRIM - FIBER CEMENT	E21	ARCHITECTURAL SHUTTER	E30	
E9	COLUMN - FIBER CEMENT	E22	DRYER/BATH VENTS. COORDINATE LOCATION WITH MEP DWGS. PAINT TO MATCH ADJACENT WALL	E31	
E10	SOLDIER COURSE				
E11	6" BOLLARD				
E12	4" PRECAST CAP				
E13	ARCHITECTURAL 30-YEAR ROOF SHINGLE SYSTEM				

ARKANSAS

Bellevue Cottages
ROGERS, AR

HUFFMAN & CO.
15315 Kanis Rd
Little Rock, AR 72223

charlan • brock
associates

architects • planners

1770 fennell street
mcalland florida 32751-7208
407 660 8900 | f:407 875 9948
www.cbaarchitects.com

date: 8-8-2022
job no: 4514
drawn by: KA
reviewed by: AP
issue history:
△ Date

Sheet Title
BLDG TYPE 2 -
BUILDING
ELEVATIONS
VARIATION 1

Sheet Number
A2.21

DESIGN DEVELOPMENT 100%

charlan, brock & associates, inc. hereby reserves its common law copyright and other property rights in these plans, ideas, and designs. these ideas, designs, and plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from c.b.a., inc. within dimensions shall have precedence over scale dimensions.



4 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



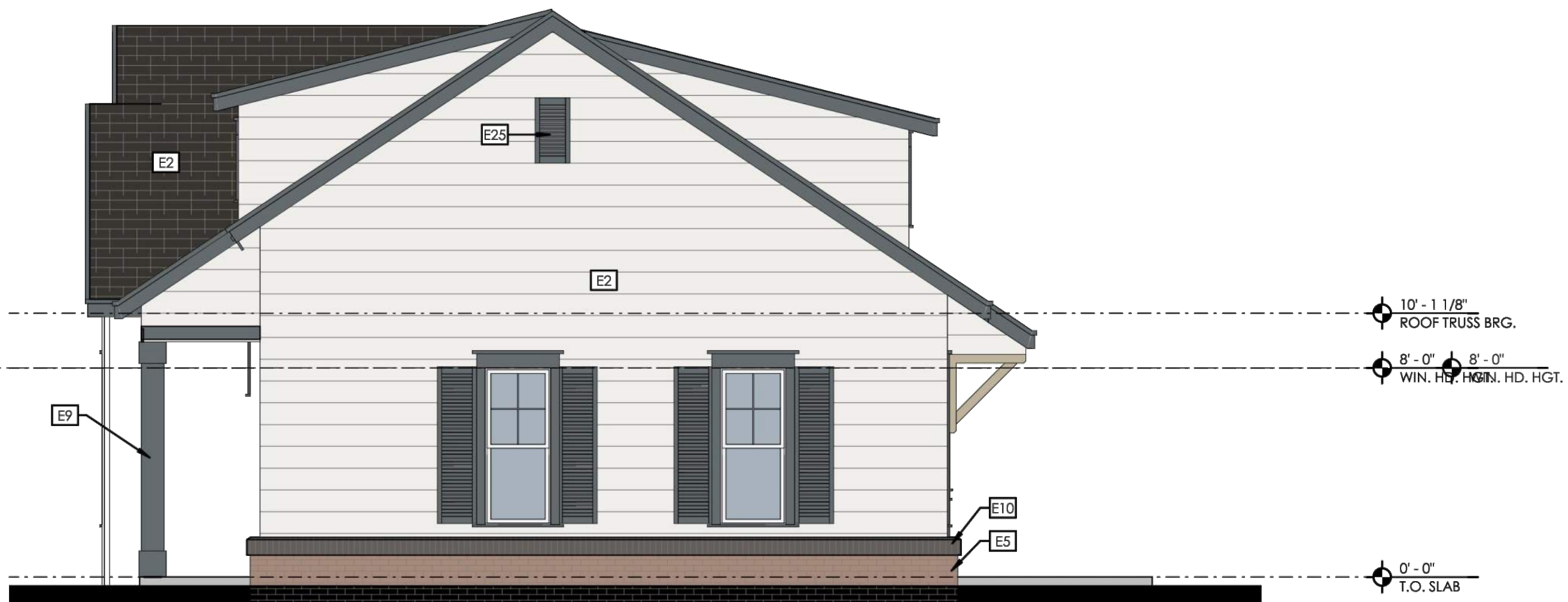
2 REAR ELEVATION

SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



1 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

BRICK 1



MILLSTONE WILLIAMSBURG
METRO BRICK & STONE CO

BRICK 2



EBONITE SMOOTH
METRO BRICK & STONE CO

SIDING 1



HIGH REFLECTIVE WHITE
SW 7757

SIDING 2



EVENING SHADOW
SW 7662

ELEVATION KEYNOTES

E1	SHAKE - FIBER CEMENT
E2	SIDING - FIBER CEMENT (REFER TO MATERIAL LEGEND)
E3	BOARD & BATTEN - FIBER CEMENT
E4	TRIM BOARD - 1X6 FIBER CEMENT
E5	BRICK - REFER TO MATERIAL LEGEND
E6	STUCCO - PAINTED
E7	WINDOW TRIM - FIBER CEMENT
E8	DOOR TRIM - FIBER CEMENT
E9	COLUMN - FIBER CEMENT
E10	SOLDIER COURSE
E11	6" BOLLARD
E12	4" PRECAST CAP
E13	ARCHITECTURAL 30-YEAR ROOF SHINGLE SYSTEM

E14	STANDING SEAM METAL ROOF SYSTEM
E15	ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE APPLICABLE
E16	BRACKET
E17	VINYL WINDOW. SEE FLOOR PLANS AND SCHEDULES
E18	EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES
E19	OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES
E20	42" HIGH ALUMINUM GUARD RAIL SYSTEM
E21	ARCHITECTURAL SHUTTER
E22	DRYER/BATH VENTS. COORDINATE LOCATION WITH MEP DWGS. PAINT TO MATCH ADJACENT WALL

E23	EXTERIOR LIGHT FIXTURE BY OWNER. SEE ELECTRICAL DRAWINGS
E24	ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS
E25	
E26	
E27	
E28	
E29	
E30	
E31	

Sheet Title
BLD TYPE 2 -
BUILDING
ELEVATIONS
VARIATION 2

Sheet Number

A2.22

BELLEVIEW COTTAGES

ROGERS, AR

HUFFMAN & CO.

15315 Kanis Rd
Little Rock, AR 72223

c b a
charlan • brock
associates

architects • planners

1770 fennell street
maitland florida 32751 7208
407 660 8900 f:407 875 9948
www.cbaarchitects.com

date: 8-8-2022

job no: 4514

drawn by: KA

reviewed by: AP

issue history:
Δ Date

DESIGN DEVELOPMENT 100%

Charlan O. Brock, AIA, Inc. reserves its common law copyright and other property rights in these plans, ideas, and designs. These ideas, designs, and plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from C.B.A., Inc. Written dimensions shall have precedence over scale dimensions.



ELEVATION KEYNOTES

E1	SHAKE - FIBER CEMENT	E14	STANDING SEAM METAL ROOF SYSTEM	E23	EXTERIOR LIGHT FIXTURE BY OWNER. SEE ELECTRICAL DRAWINGS
E2	SIDING - FIBER CEMENT (REFER TO MATERIAL LEGEND)	E15	ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE APPLICABLE	E24	ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS
E3	BOARD & BATTEN - FIBER CEMENT	E16	BRACKET	E25	
E4	TRIM BOARD - 1X6 FIBER CEMENT	E17	VINYL WINDOW. SEE FLOOR PLANS AND SCHEDULES	E26	
E5	BRICK - REFER TO MATERIAL LEGEND	E18	EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES	E27	
E6	STUCCO - PAINTED	E19	OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES	E28	
E7	WINDOW TRIM - FIBER CEMENT	E20	42" HIGH ALUMINUM GUARD RAIL SYSTEM	E29	
E8	DOOR TRIM - FIBER CEMENT	E21	ARCHITECTURAL SHUTTER	E30	
E9	COLUMN - FIBER CEMENT	E22	DRYER/BATH VENTS. COORDINATE LOCATION WITH MEP DWGS. PAINT TO MATCH ADJACENT WALL	E31	
E10	SOLDIER COURSE				
E11	6" BOLLARD				
E12	4" PRECAST CAP				
E13	ARCHITECTURAL 30-YEAR ROOF SHINGLE SYSTEM				

ROGERS, AR

ARKANSAS

charlan • brock
associates

architects • planners

1770 fennell street
maitland florida 32751-7208
407 660 8900 f:407 875 9948
www.cbaarchitects.com

date: 8-8-2022
job no: 4514
drawn by: KA
reviewed by: AP
issue history:
△ Date

ROGERS, AR

ROGERS, AR

HUFFMAN & CO.
15315 Kantis Rd
Little Rock, AR 72223

Charlan O. Oquendo, AIA
Charlan Brock & Associates, Inc.

Sheet Title

BLDG TYPE 2 -
BUILDING
ELEVATIONS
VARIATION 3

100%

Sheet Number

A2.23

Company	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609	1608	1607	1606	1605	1604	1603	1602</
---------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	--------



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



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



3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND			
BRICK 1		BRICK 2	
MILLSTONE WILLIAMSBURG METRO BRICK & STONE CO		EBONITE SMOOTH METRO BRICK & STONE CO	
SIDING 1		SIDING 2	
HIGH REFLECTIVE WHITE SW 7757		EVENING SHADOW SW 7662	

ELEVATION KEYNOTES			
E1	SHAKE - FIBER CEMENT	E23	EXTERIOR LIGHT FIXTURE BY OWNER. SEE ELECTRICAL DRAWINGS
E2	SIDING - FIBER CEMENT (REFER TO MATERIAL LEGEND)	E24	ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS
E3	BOARD & BATTEN - FIBER CEMENT	E25	
E4	TRIM BOARD - 1X6 FIBER CEMENT	E26	
E5	BRICK - REFER TO MATERIAL LEGEND	E27	
E6	STUCCO - PAINTED	E28	
E7	WINDOW TRIM - FIBER CEMENT	E29	
E8	DOOR TRIM - FIBER CEMENT	E30	
E9	COLUMN - FIBER CEMENT	E31	
E10	SOLDIER COURSE		
E11	6" BOLLARD		
E12	4" PRECAST CAP		
E13	ARCHITECTURAL 30-YEAR ROOF SHINGLE SYSTEM		
E14	STANDING SEAM METAL ROOF SYSTEM		
E15	ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE APPLICABLE		
E16	BRACKET		
E17	VINYL WINDOW. SEE FLOOR PLANS AND SCHEDULES		
E18	EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES		
E19	OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES		
E20	42" HIGH ALUMINUM GUARD RAIL SYSTEM		
E21	ARCHITECTURAL SHUTTER		
E22	DRYER/BATH VENTS. COORDINATE LOCATION WITH MEP DWGS. PAINT TO MATCH ADJACENT WALL		

ROGERS, AR

ARKANSAS

CLAYTON O. OQUENDO, AIA
CHARLTON BROCK & ASSOCIATES, INC.
15315 KANIS RD
LITTLE ROCK, AR 72223

charlton • brock
associates

architects • planners

1770 fennell street
maitland florida 32751-7208
407.660.8900 f:407.675.9948
www.cbarchitects.com

date: 8-8-2022
job no: 4514
drawn by: KA
reviewed by: AP
issue history:
Δ Date

Sheet Title

BLD TYPE 3 -
BUILDING
ELEVATIONS
VARIATION 1

Sheet Number

A2.31

DESIGN DEVELOPMENT 100%



2 REAR ELEVATION

SCALE: 1/4" = 1'-0"



1 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES			
E1	SHAKE - FIBER CEMENT	E14	STANDING SEAM METAL ROOF SYSTEM
E2	SIDING - FIBER CEMENT [REFER TO MATERIAL LEGEND]	E15	ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE APPLICABLE
E3	BOARD & BATTEN - FIBER CEMENT	E16	BRACKET
E4	TRIM BOARD - 1X6 FIBER CEMENT	E17	VINYL WINDOW. SEE FLOOR PLANS AND SCHEDULES
E5	BRICK - REFER TO MATERIAL LEGEND	E18	EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES
E6	STUCCO - PAINTED	E19	OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES
E7	WINDOW TRIM - FIBER CEMENT	E20	42" HIGH ALUMINUM GUARD RAIL SYSTEM
E8	DOOR TRIM - FIBER CEMENT	E21	ARCHITECTURAL SHUTTER
E9	COLUMN - FIBER CEMENT	E22	DRYER/BATH VENTS. COORDINATE LOCATION WITH MEP DWGS. PAINT TO MATCH ADJACENT WALL
E10	SOLDIER COURSE		
E11	6" BOLLARD		
E12	4" PRECAST CAP		
E13	ARCHITECTURAL 30-YEAR ROOF SHINGLE SYSTEM		
		E23	EXTERIOR LIGHT FIXTURE BY OWNER. SEE ELECTRICAL DRAWINGS
		E24	ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS
		E25	
		E26	
		E27	
		E28	
		E29	
		E30	
		E31	

GN DEVELOPMENT

Sheet Number

A2.32

8/8/2022 5:36:08 PM BIM 360://4514 - Bellevue Single Family.rvt

Sheet Title

Sheet Number

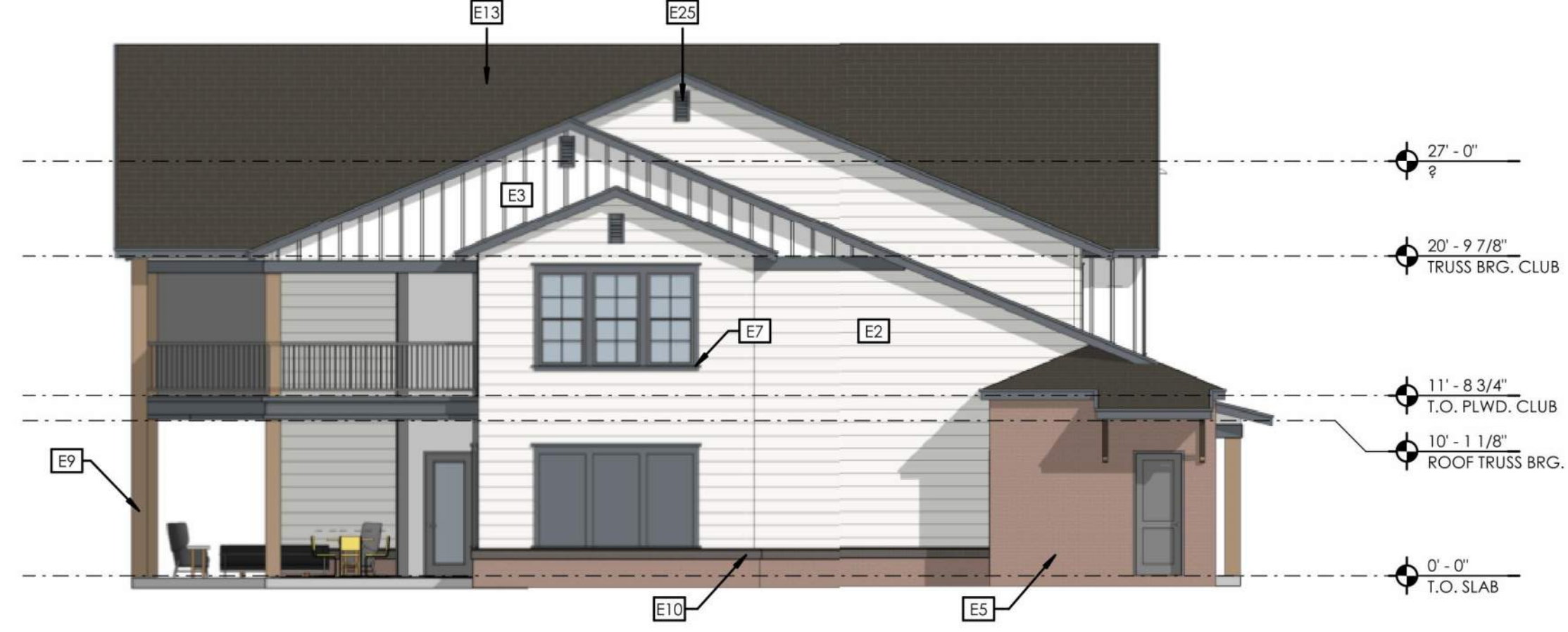
DESIGN DEVELOPMENT 100%

Charlan Brock & Associates, Inc.

8/9/2022 10:38:30 AM BIM 360://451.4 - Bellevue Single Family.rvt



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



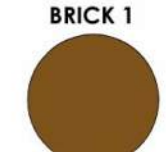
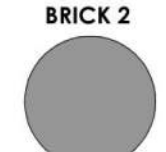
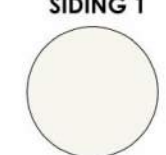
2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



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

MATERIAL LEGEND			
BRICK 1	BRICK 2		
			
MILLSTONE WILLIAMSBURG METRO BRICK & STONE CO	EBONITE SMOOTH METRO BRICK & STONE CO		
SIDING 1	SIDING 2		
			
HIGH REFLECTIVE WHITE SW 7757	EVENING SHADOW SW 7662		

ELEVATION KEYNOTES		
E1 SHAKE - FIBER CEMENT	E14 STANDING SEAM METAL ROOF SYSTEM	E23 EXTERIOR LIGHT FIXTURE BY OWNER. SEE ELECTRICAL DRAWINGS
E2 SIDING - FIBER CEMENT (REFER TO MATERIAL LEGEND)	E15 ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE APPLICABLE	E24 ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS
E3 BOARD & BATTEN - FIBER CEMENT	E16 BRACKET	E25
E4 TRIM BOARD - 1X6 FIBER CEMENT	E17 VINYL WINDOW. SEE FLOOR PLANS AND SCHEDULES	E26
E5 BRICK - REFER TO MATERIAL LEGEND	E18 EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES	E27
E6 STUCCO - PAINTED	E19 OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES	E28
E7 WINDOW TRIM - FIBER CEMENT	E20 42" HIGH ALUMINUM GUARD RAIL SYSTEM	E29
E8 DOOR TRIM - FIBER CEMENT	E21 ARCHITECTURAL SHUTTER	E30
E9 COLUMN - FIBER CEMENT	E22 DRYER/BATH VENTS. COORDINATE LOCATION WITH MEP DWGS. PAINT TO MATCH ADJACENT WALL	E31
E10 SOLDIER COURSE		
E11 6" BOLLARD		
E12 4" PRECAST CAP		
E13 ARCHITECTURAL 30-YEAR ROOF SHINGLE SYSTEM		

ARKANSAS

ROGERS, AR

BELEVUE COTTAGES

ROGERS, AR

charlan • brock

associates

architects • planners

1770 fennell street

mcalland florida 32751-7208

407.660.8900 f.407.875.9948

www.cbaarchitects.com

date: 8-8-2022

job no: 4514

drawn by: KA

reviewed by: AP

issue history:

△ Date

BLDG TYPE 4 - CLUBHOUSE BUILDING ELEVATIONS

A2.41

DESIGN DEVELOPMENT 100%

Sheet Title

Sheet Number

Charlan O. Oquendo, AIA

Charlan Brock & Associates, Inc.

written dimensions shall have precedence over scale dimensions.



September 16, 2022

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

Re: Conditional Approval of Civil Plans
Cottages at Bellview

Dear Mr. Ellis:

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

1. **Coordination of Plans With Meadowbrooke:** Your water main connection on the north does not match plans for Meadow Brooke. You should plan to connect to that system on the north side of the roadway. The sewer main through this development from Meadowbrooke still does not match the plans for this project. Coordinate with the engineer for Meadow Brooke Subdivision. Plans will need to agree before they can receive final approval for either development.
2. The utility easement boundary lines must be a minimum distance of 7-1/2 feet or the depth of the main, whichever is greater, from the water or sewer line.
3. Specify that a USC-FCCCHR approved RPZA will be required and located in a heated space or frost-free enclosure prior to any tees or branches for all irrigation service lines. (Provide a detail for installation indicating manufacturer, model number--complete with all suffixes and prefixes, size, and installation orientation must be shown).
4. Maintain 5' minimum separation from water and sewer mains with streetlights and electric conduits. See the proposed streetlight proximity along the west side of Bellview Road in relation to the existing 12" sewer force main. Also, adjust the distance between the water main and streetlight at 6201 S. 41st Place.
5. There are several locations on the sanitary sewer profiles that still note the water line crossings as private water lines with C900 pipe material that need to be corrected. All public water mains are required to be Ductile-Iron Pipe. There is a note on Utility Plan C that specifies C900 PVC which is not permitted.
6. Provide 5' of separation between the beginning of Water Line 1 and the permeable pavers.
7. The sanitary sewer line crossing is missing from the profile on Sheet C-209 and C-210. In addition, show all sewer service line crossings on the water line profiles.
8. In an effort to minimize the number of services that will be shut off in the event of a line break: Remove the valve from the west end of the fire hydrant tee located at Sta. 7+42.05 on Water Line 2, and place an in-line valve on the west end of the fire hydrant tee at Sta. 4+52.13 on Water Line 1. Move the water service and meter from the north side of 6207 S. 40th Place to the south side and locate the meter within the island.

9. 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 proposed trees located along Water Line 1 and the existing 12" sewer force main that will be in violation of this code.
10. There are multiple locations on Sheet C-212 where a service connection is noted as having an 8"x 6" tee.
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. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. 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.
 - 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: DG

Attachment(s): Facilities Extension Contract Form



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

**MEETING DATE
OCTOBER 5, 2021**

TO: PLANNING COMMISSION
PLANS & POLICIES COMMITTEE

RE: **STAFF SUMMARY REPORT
REZONE WITH DCP – COTTAGES AT BELLVIEW**

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

REQUEST DETAILS

PROJECT NAME:	Cottages at Bellview
ADDRESS/LOCATION:	4033 W. Garrett Road / PN 02-14175-400
CURRENT ZONING:	A-1
PROPOSED ZONING/DENSITY:	N-R with DCP / 9 units per acre
# UNITS/GROSS SITE AREA:	192 units / ± 21.06 acres
BUILDING TYPE:	Cottage court/cluster housing (detached and attached townhomes)
APPLICANT/REPRESENTATIVE:	Crafton Tull / Daniel Ellis
PROJECT OWNER/DEVELOPER:	Huffman & Co.
PROPERTY OWNER:	Estate of Mary Ellen Pack
NATURE OF REQUEST:	Approval of Rezone with Density Concept Plan
AUTHORITY:	Sec. 14-727 and Sec. 14-737, Rogers Code of Ordinances

SUMMARY

The proposed N-R zoning is consistent with the Comprehensive Growth Map, as this site is located in the Neighborhood Growth Designation between existing N-R zoning to the north and a Neighborhood Center designation to the south. The proposed 9 units/acre density is compatible with surrounding land use intensity and is supported by the need to make efficient use of a relatively constrained site. "Cottage court/cluster housing" is allowed by-right in N-R and essentially provides for multiple single-family dwellings on a single lot. Staff finds this proposal to be adequate with regard to compatibility with the surrounding development context and capacity of the surrounding transportation network. There are no significant concerns with this conceptual plan, though future development must comply with all applicable development standards and regulations during the formal plan review process.

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

- 1) The site is in a moderate CSK zone which will require a report with the LSDP to include the buffer impact along the primary channel per DCM Ch. 10 Sec. 5.0 Buffer Requirements.
- 2) The use of pervious pavers in the right-of-way will require a perpetual maintenance agreement.
- 3) Each structure south of Street A will require elevation certificates at minimum.
- 4) This concept will require a **WAIVER** from connectivity to the south during LSDP.
- 5) Street A and Street B will be required right-of-way dedication.
- 6) Provide access easement and drivable surface to WQ basin that can also serve as access to the cell tower.





LARGE SCALE DEVELOPMENT

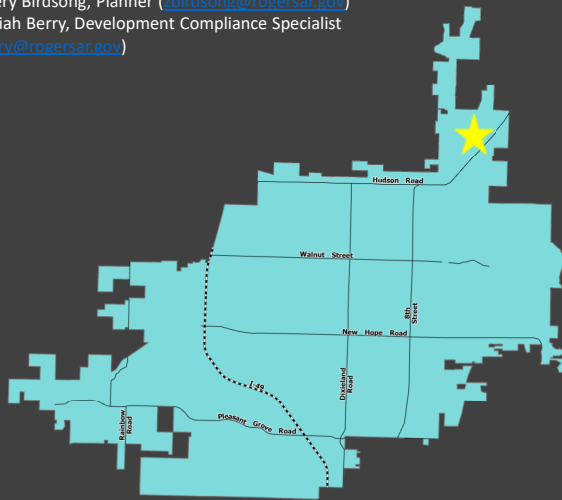
PLANNING

NWA Hangar

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

1030 W. Happy Trails Drive

CGM Designation

Employment Center

Zoning

I-1 (Light Industrial)

Proposed Use

Airport or Ground Transportation Terminal
Facilities

Representative

Chris Maestri, Garver

Location:

This project is located in northeast Rogers at the Rogers Executive Airport.

Proposal:

The proposed use is for airport or ground transportation terminal facilities. This use is consistent with I-1 zoning.

Planning Review:

CGM Compliance:

I-1 zoning is consistent with the Employment Center Comprehensive Growth Map Designation.

Zoning:

This project is consistent with I-1 zoning regulations.

Use Definition:

"Airport or Ground Transportation Terminal Facilities" is defined as "secondary use classification encompassing facilities from which aircraft, buses, trains, or other modes of transportation designed for land or air travel arrive and depart." Sec. 14-695(b)(2)(a)(1).



LARGE SCALE DEVELOPMENT

PLANNING

NWA Hangar



Aerial Image

Request

A proposal to construct a 37,920 square-foot hangar within a project area of about 1.5 acres at the Rogers Executive Airport.

Requested Waivers

1. Sec. 14-256(12) requiring that a percentage of the total land area currently under development be devoted to landscaping.

Request:

The applicant is specifically proposing to construct a 37,920 square-foot hangar within a project area of 1.5 acres.

Requested Waiver:

The applicant is requesting a waiver from Sec. 14-256(12) requiring that a percentage of the total land area currently under development be devoted to landscaping.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT:

The applicant proposes a detention pond on the west side which meets Stormwater management requirements.

WATER QUALITY:

The applicant proposes a dry detention pond 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).



LARGE SCALE DEVELOPMENT

PLANNING

NWA Hangar

On behalf of the owner, we are requesting the following waiver for the proposed NWA Flight Hangar Construction at Rogers Executive Airport:

1. Landscaping as required by the City of Rogers Code of Ordinances, Chapter 14, Article III, Division 2, Section 14-256 (12)
 - a. Per 14 CFR Part 139.337, the Airport is required to have a Wildlife Hazard Management Plan (WHMP) to reduce the risk of a wildlife impact or bird strike on aircraft operations. The Airport's current WHMP recommends strict vegetation management, including shrub reduction and tree removal. Landscaping in the area of the proposed development goes against the recommendations of the WHMP. The Airport supports this request.

Please call me if you have any questions or if any additional information is needed. Your consideration of this request is appreciated.

Waiver Exhibit

Waiver Request #1

Sec. 14-256(12) requiring that a percentage of the total land area currently under development be devoted to landscaping.

Stated Hardship

The FAA requires the airport to have a Wildlife Hazard Management Plan to reduce the risk of wildlife impact or bird strikes on aircraft operations.

Analysis

Staff finds the hardship and public safety concerns reasonable and agrees with the request.

Recommendation

Approve

Waiver Request #1

Sec. 14-256(12) requiring that a percentage of the total land area currently under development be devoted to landscaping.

Stated Hardship

The FAA requires the airport to have a Wildlife Hazard Management Plan to reduce the risk of wildlife impact or bird strikes on aircraft operations. Strict vegetation including shrub reduction and tree removal is recommended by this plan.

Analysis

Staff finds the hardship and public safety concerns reasonable and agrees with the request. We recommend approval.

Recommendation

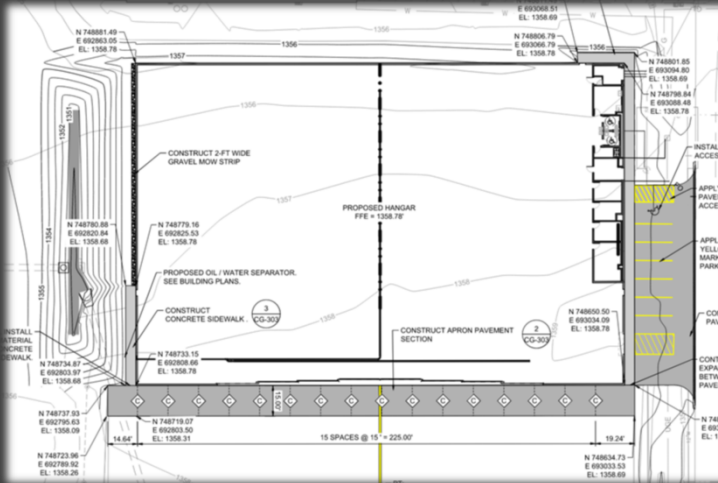
Approve



LARGE SCALE DEVELOPMENT

NWA Hangar

PLANNING



Site Plan

Waivers

- Approve **WAIVER** requiring that a percentage of the total land area currently under development be devoted to landscaping.

LSDP Staff Recommendation

APPROVE

Summary

Waivers

Approve **WAIVER** requiring that a percentage of the total land area currently under development be devoted to landscaping.

LSDP Staff Recommendation

APPROVE

ENGINEERING REVIEW

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

Streets are not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The existing right-of-way meets the master street plan.

Sidewalks & Sidepaths:

Sidewalk requirements are not applicable on this site.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlight requirements are not applicable on this site.

Street Trees:

Street tree requirements are not applicable on this site.



November 4, 2022

Mr. Christopher Maestri
Garver Engineers
2049 East Joyce Blvd, Ste. 400
Fayetteville, AR 72703

RE: Conditional Approval
NWA Flight Hangar Construction

Dear Mr. Maestri:

We have reviewed the Large Scale Development Plans for NWA Flight Hangar Construction. We are approving the plans with the following conditions:

1. The following portions of the project, while not part of the site design, must also be approved by the Utility before water or sewer service is established:
 - a. Provide plumbing plans for review. The plumbing plans must include an approved RPZA for backflow protection.
 - b. Provide fire suppression plans once they are complete. Approved backflow protection is required on a fire protection system.

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

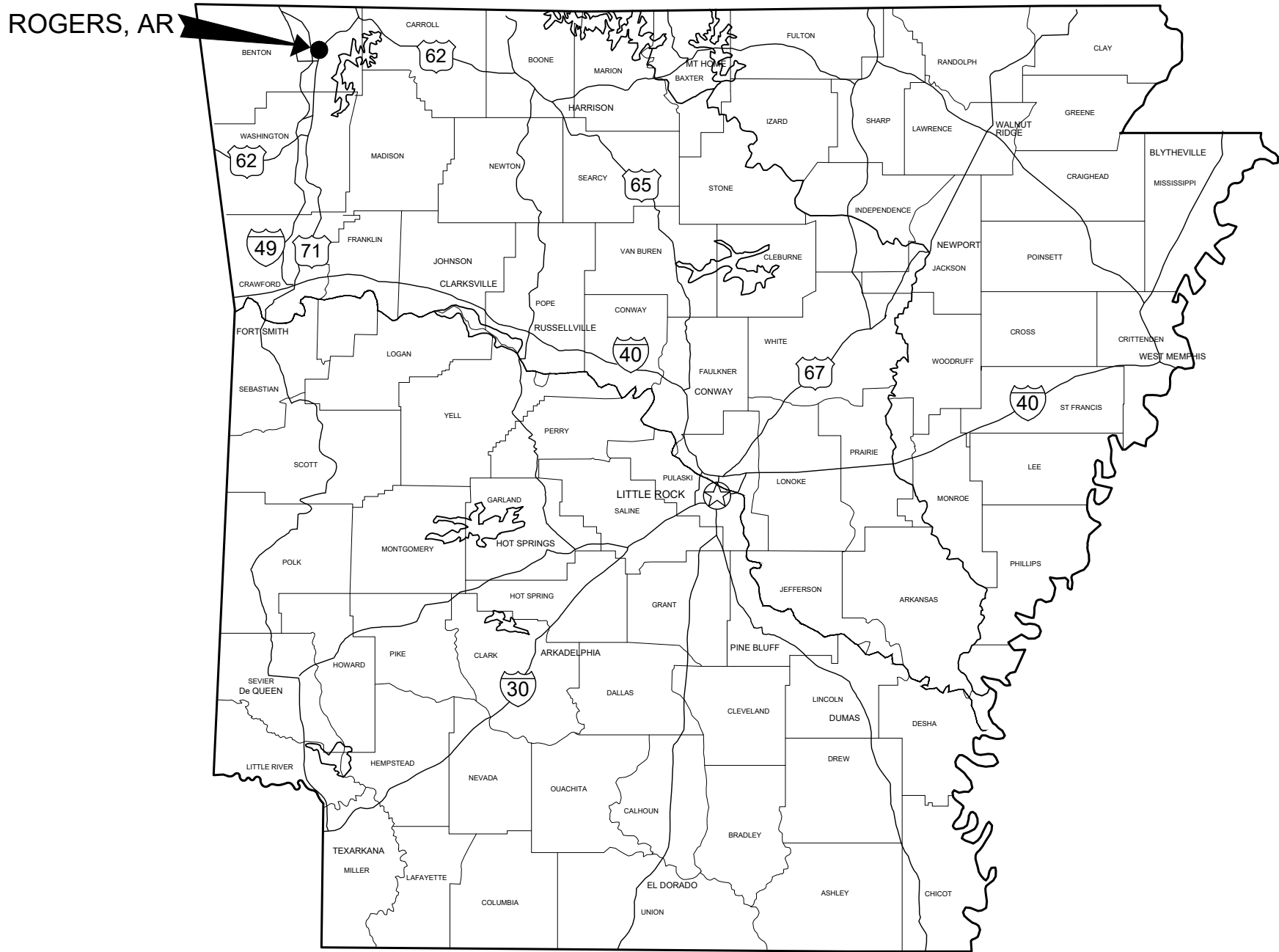
2. Show the existing valve at the end of the public line to be a "Demarcation Valve". All waterlines past this valve will become private and eliminate the need for a public main extension. Also, change the tee to be a 90° elbow for this fire line with no stub out to the north.
3. Provide a profile for the Fire Line. There should be 18" of separation between the fire line and the sewer force main with water over sewer. The force main may need to be lowered and should be so noted on the profile.

Revise the plans addressing each comment and submit one pdf copy of the revised plans **directly to this office** for further review.

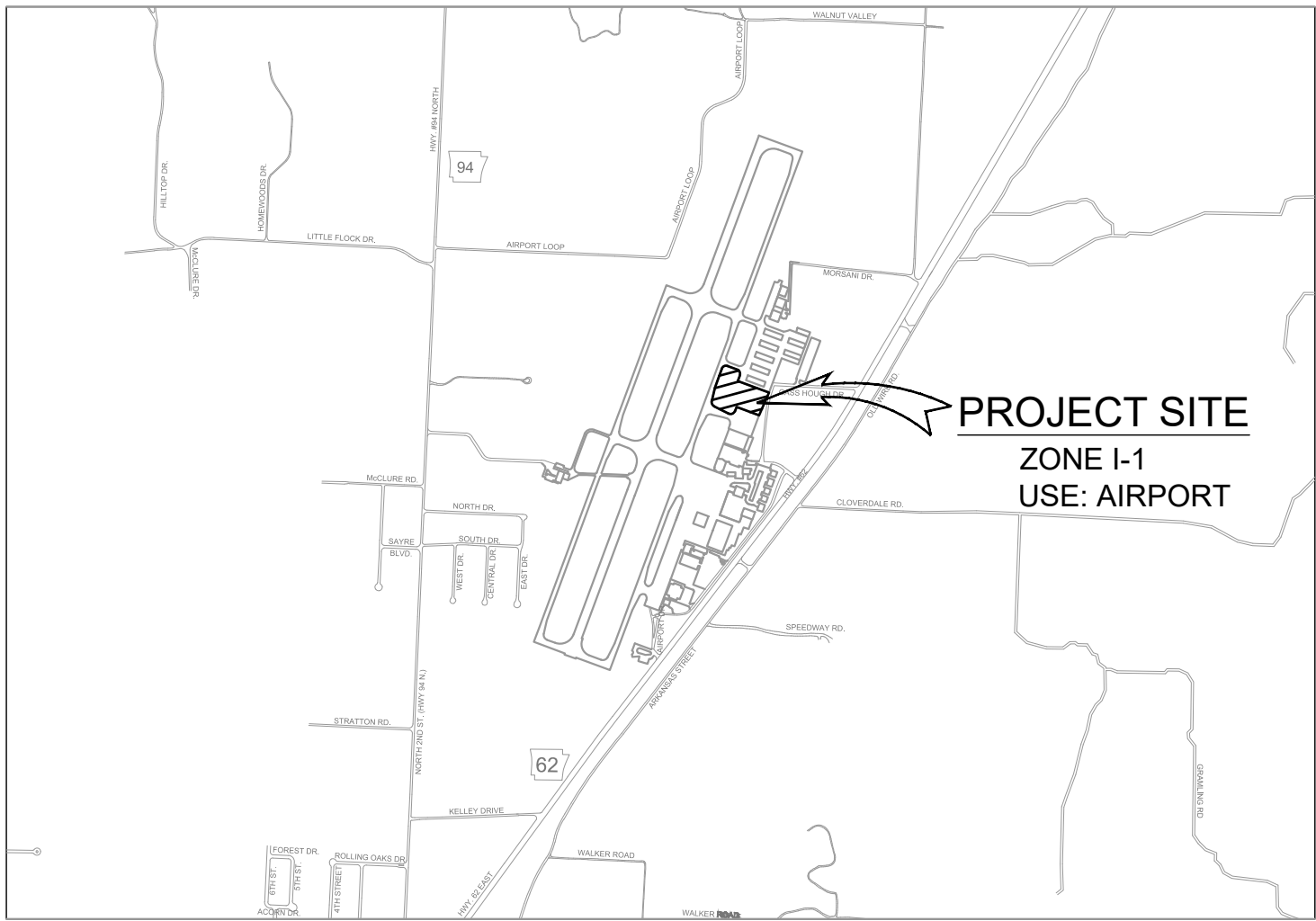
Sincerely,

Stephen Ponder, PE
SP/TD

NWA FLIGHT HANGAR CONSTRUCTION LARGE SCALE DEVELOPMENT PLANS 1030 W HAPPY TRAILS DR, ROGERS, AR 72756



LOCATION MAP



VICINITY MAP

NO SCALE

OWNER: DAVID KRUTSCH, ROGERS EXECUTIVE AIRPORT (3 S AIRPORT DRIVE, ROGERS, AR 72756).

DEVELOPER: DAVID SWAIN, WALTON ENTERPRISES (110 NW 2ND ST, BENTONVILLE, AR 72712).

ENGINEER: CHRIS MAESTRI, GARVER (4300 S JB HUNT DR #240, ROGERS, AR 72758).

GENERAL PROJECT NOTES:

- STATE CONTRACTOR'S LICENSE IS REQUIRED FOR ALL PROJECTS EXCEEDING \$20,000 IN CONSTRUCTION VALUE.
- EASEMENT PLATS ARE REQUIRED FOR CERTIFICATE OF OCCUPANCY. EASEMENT PLATS WILL SHOW ONLY EXISTING EASEMENTS IF NO NEW EASEMENTS ARE PROPOSED.
- 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. REQUIRED SOD TO THE 100-YEAR WATER SURFACE ELEVATION (WSE) WITHIN TWO WEEKS (14 DAYS) AFTER THE POND IS BUILT AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.

FLOOD ZONE CERTIFICATION:

ALL PROJECT WORK IS OUTSIDE OF FEMA FLOODWAYS AND FLOODPLAINS. AS SHOWN ON FIRM MAP NUMBER 05007C0280K, EFFECTIVE DATE: JUNE 05, 2012.

GARVER PROJECT NO. 22A13201
CITY VIEW PROJECT NO. PL202200959
NOVEMBER 2022



4300 South J.B. Hunt Drive
Suite. 240
Rogers, AR 72758
(479) 257-9188

Sheet List Table		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
GENERAL		
1	GI-001	COVER SHEET
2	GI-101	CONSTRUCTION SAFETY AND PHASING-SURVEY CONTROL PLAN
3	GC-001	CONSTRUCTION SAFETY AND PHASING NOTES
CIVIL		
4	CV-101	EXISTING CONDITIONS AND DEMOLITION PLAN
5	CE-101	EROSION CONTROL PLAN
6	CE-201	EROSION CONTROL DETAILS
7	CH-101	DRAINAGE CALCULATIONS
8	CG-101	HANGAR AND APRON LAYOUT
9	CG-201	GRADING & DRAINAGE PLAN
10	CG-301	MISCELLANEOUS DETAILS I
11	CG-302	MISCELLANEOUS DETAILS II
12	CG-303	MISCELLANEOUS DETAILS III
13	CG-304	MISCELLANEOUS DETAILS IV
14	CJ-301	JOINT DETAILS
15	CU-101	UTILITY PLAN
16	CU-201	WATER DETAILS I
17	CU-202	WATER DETAILS II
18	CU-301	WATER AND SEWER DETAILS

DEVELOPMENT INFORMATION:

BUILDING SETBACK: I-1
FRONT 50'
INTERIOR SIDE 25'
EXTERIOR SIDE 50'
REAR 25'

PROJECT AREA: 1.50 AC+/-

BUILDING SIZE: NEW HANGAR: 37,920 SQ.FT.

ZONING: I-1
USE: AIRPORT

BUILDING HEIGHT: 35' (1-STORY)

REQUIRED RATE: 5 SPACES PLUS 1 SPACE PER 2000 SF

TOTAL REQUIRED: 24 PARKING STALLS

PROVIDED PARKING: STANDARD STALLS: 7 PARKING STALLS
ADA STALLS: 1 ADA STALL

EXISTING PARKING ON AIRPORT SITE IN ADDITION TO
PROPOSED PARKING MEETS REQUIRED SPACES.

PARCEL NUMBER: 02-00643-000

LEGAL DESCRIPTION: 30-20-29



© 2022 GARVER, LLC
THIS DOCUMENT, ALONG WITH THE
IDEAS AND DESIGNS CONVEYED
HEREIN, SHALL BE CONSIDERED
INSTRUMENTS OF PROFESSIONAL
SERVICE AND ARE PROPERTY OF
GARVER, LLC. ANY USE,
REPRODUCTION OR DISTRIBUTION
OF THIS DOCUMENT, ALONG WITH
THE IDEAS AND DESIGN CONTAINED
HEREIN, IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY
GARVER, LLC OR EXPLICITLY
ALLOWED IN THE GOVERNING
PROFESSIONAL SERVICES
AGREEMENT FOR THIS WORK.

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF COST ESTIMATING UNDER THE
PROFESSIONAL CONTRACTING AGREEMENT
DATE 11/04/22. IT IS NOT TO BE
USED FOR CONSTRUCTION BIDDING, OR
PERMIT PURPOSES.

BY	DESCRIPTION	DATE	REV.
CM	REVISION 01	10/11/22	01
CM	REVISION 02	11/04/22	02

ROGERS EXECUTIVE AIRPORT

NWA FLIGHT HANGAR
CONSTRUCTION

COVER SHEET

JOB NO.: 22A13201
DATE: NOV 2022
DESIGNED BY: GJT
DRAWN BY: YM

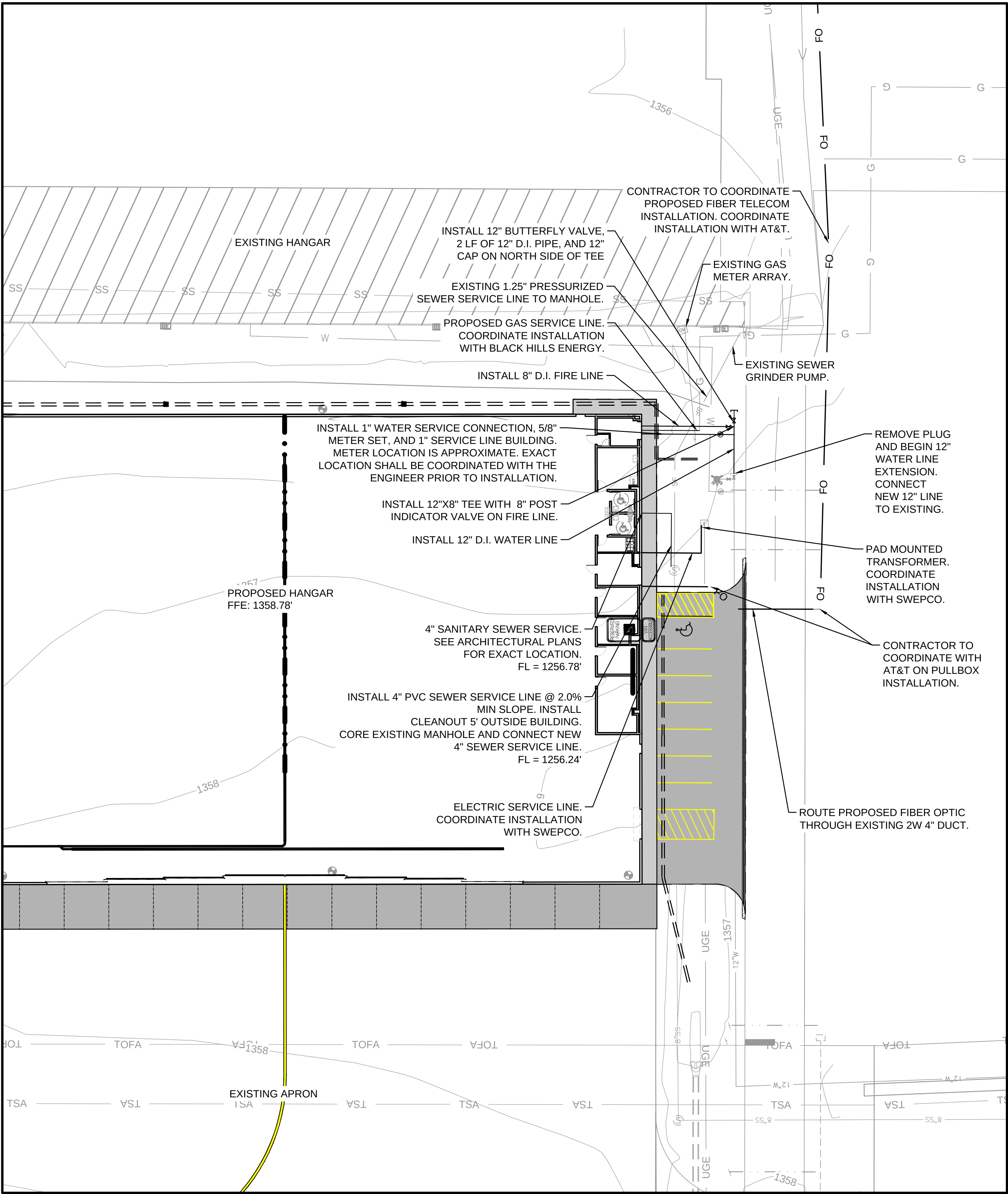
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER

GI-001

SHEET
NUMBER 1

File: L:\2022\22A13201 - ROG Corporate Hangar Construction\Drawings\ROG-CHC-CU-101.dwg Last Save: 11/4/2022 11:26 AM Last saved by: GThomas
Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 11/4/2022 11:52 AM Plotter used: DWG To PDF.pc3



GENERAL UTILITY NOTES:

- SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR IN STRICT ACCORDANCE WITH OSHA STANDARDS. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR SAFETY, MEANS AND METHODS OF THE CONTRACTOR.
- CAUTION: UNDERGROUND UTILITIES MAY EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY. ARKANSAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES TWO WORKING DAYS ADVANCE NOTIFICATION THROUGH THE ARKANSAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPLOSIVES (EXCEPT IN THE CASE OF EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-482-8998 OR 811. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE ARKANSAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM. THE LOCATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE, AND ARE THE LOCATIONS AT THE TIME OF DESIGN. SOME UTILITIES MAY HAVE BEEN RELOCATED BETWEEN THE TIME OF DESIGN AND THE CONTRACTOR'S NOTICE TO PROCEED. PRIOR TO ANY CONSTRUCTION, COORDINATE WITH UTILITY OWNER AND SPOT DIG AND VERIFY LOCATIONS WITH ENGINEER.
- ALL UTILITY WORK SHALL BE PER LATEST EDITION OF THE ROGERS WATER UTILITIES (RWU) STANDARD SPECIFICATIONS AND DETAILS FOR THE CONSTRUCTION OF THE WATER AND SEWER IMPROVEMENTS, REVISED APRIL 16, 1997, AND SUBSEQUENTLY REVISED SECTIONS, WHICH ARE INCLUDED IN THE CONTRACT DOCUMENT BY REFERENCE.
- CONTRACTOR SHALL NOTIFY APPLICABLE UTILITY OWNERS PRIOR TO SPOT DIGGING. CONTRACTOR SHALL NOTIFY BLACK HILLS ENERGY ANYTIME WORKING NEAR GAS LINES. CONTRACTOR SHALL NOTIFY UTILITY OWNER IMMEDIATELY TO REPORT ANY DAMAGE TO EXISTING UTILITY. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES INCLUDING STORM SEWERS.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING BY A QUALIFIED SURVEYOR LICENSED AS A PLS IN ARKANSAS. VERIFY SURVEY CONTROL PRIOR TO ANY CONSTRUCTION STAKING. PROPERTY MONUMENTS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED. CONTRACTOR SHALL PROVIDE SURVEY FOR VALVES, METERS, AND FIRE HYDRANTS FOR RECORD DRAWINGS.
- CONTRACTOR SHALL ENSURE THAT STORMWATER DEBRIS AND WATER DO NOT ENTER PIPE ENDS AT ALL TIMES WITH TEMPORARY CAPS, CONTRACTOR SHALL PROTECT PIPE FROM FLOATING UNTIL FINAL COVER HAS BEEN PLACED.
- ALL VALVES AND FITTINGS SHALL BE RESTRAINED WITH RESTRAINT GLANDS. ALL FITTINGS SHALL ALSO HAVE CONCRETE THRUST BLOCKING.
- PIPE BACKFILL SHALL BE COMPACTED CLASS 7 AGGREGATE BASE COURSE AT EXISTING, PROPOSED, AND FUTURE TRAFFIC LOCATIONS IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- CONTRACTOR SHALL SPOT DIG AND VERIFY LOCATIONS OF ALL UTILITIES AT CONNECTIONS AND INTERSECTIONS OF PROPOSED WATER AND SEWER FACILITIES PRIOR TO ANY CONSTRUCTION. PIPE ELEVATIONS ARE FOR REFERENCE ONLY. VERIFY EXISTING CONFLICTS AND COORDINATE WITH ENGINEER.
- CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION ACTIVITIES WITHIN RIGHT-OF-WAY AND EASEMENTS.
- WATER LINE PIPES SHALL BE 350 DUCTILE IRON IN ACCORDANCE WITH RWU REQUIREMENTS. JOINTS SHALL BE FIELD-LOK WITHIN STEEL ENCASEMENT.
- CONTRACTOR SHALL PROVIDE GPS COORDINATES FOR ALL NEW SANITARY SEWER MANHOLES, WATER VALVES, FIRE HYDRANTS, AND HORIZONTAL WATER LINE BENDS FOR RECORD DRAWINGS.
- INSTALL LINE/VALVE MARKERS AT LOCATIONS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER OR OWNER.
- CONTINGENT UPON GROUNDWATER CONDITIONS, INSTALL WATER MITIGATION DAMS AT LOCATIONS AS DIRECTED BY ENGINEER/OWNER. MITIGATION DAMS SHALL BE FLOWABLE FILL, KEYED INTO UNDISTURBED SOIL 12", 4' ABOVE TOP OF PIPE, AND 3' MINIMUM LONGITUDINAL LENGTH.
- CONTRACTOR SHALL IMMEDIATELY HALT CONSTRUCTION ACTIVITIES AND NOTIFY OWNER WHEN ANY CAVES OR ARCHEOLOGICAL REMAINS AND OR ARTIFACTS ARE DISCOVERED. THE OWNER WILL IMMEDIATELY NOTIFY USFWS FOR CAVES AND USACE FOR ARTIFACTS.
- STORAGE AREA LOCATIONS OUTSIDE EASEMENTS SHALL BE APPROVED BY OWNER/ENGINEER.
- PAINT FIRE HYDRANT BONNET AND CAP PER FLOW RATE AS SPECIFIED BY RWU.
- CONTRACTOR SHALL INSTALL SERVICE SADDLES AND CORP STOPS FOR PRESSURE TESTS, BLOWOFF, AND DISINFECTION AS APPROVED BY THE ENGINEER AND RWU.

LEGEND

---	EXISTING UTILITY EASEMENT	— UGE —	EXISTING UNDERGROUND UTILITY
=====	EXISTING STORM DRAINAGE PIPE	— 12" W —	EXISTING 12" WATER LINE
=====	PROPOSED STORM DRAINAGE PIPE	— G —	EXISTING GAS LINE
[Hatched Box]	PROPOSED ASPHALT PAVEMENT	— W —	PROPOSED WATER LINE
[Solid Box]	PROPOSED CONCRETE SIDEWALK	— SS —	PROPOSED SEWER SERVICE LINE
— TSA —	TAXIWAY SAFETY AREA	— G —	PROPOSED GAS SERVICE LINE
— TOFA —	TAXIWAY OBJECT FREE AREA	— FO —	PROPOSED TELECOM LINE
— 8" SS —	EXISTING 8" SEWER LINE	— UGE —	PROPOSED ELECTRIC LINE



© 2022 GARVER, LLC
THIS DOCUMENT, ALONG WITH THE IDEAS AND DESIGNS CONVEYED HEREIN, SHALL BE CONSIDERED INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROPERTY OF GARVER, LLC. ANY USE, REPRODUCTION, OR DISTRIBUTION OF THIS DOCUMENT, ALONG WITH THE IDEAS AND DESIGN CONTAINED HEREIN, IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY GARVER, LLC OR EXPLICITLY ALLOWED IN THE GOVERNING PROFESSIONAL SERVICES AGREEMENT FOR THIS WORK.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF COST ESTIMATING UNDER THE PROVISIONS OF THE ARKANSAS ONE-CALL SYSTEM. IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING, OR PERMIT PURPOSES.

BY	DESCRIPTION	DATE	REV.
CMM	LSD REVISION 01	10/11/22	01
CMM	LSD REVISION 02	11/04/22	02

ROGERS EXECUTIVE AIRPORT

NWA FLIGHT HANGAR CONSTRUCTION

UTILITY PLAN

JOB NO.: 22A13201
DATE: NOV 2022
DESIGNED BY: GJT
DRAWN BY: YM

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
CU-101

SHEET
NUMBER **15**



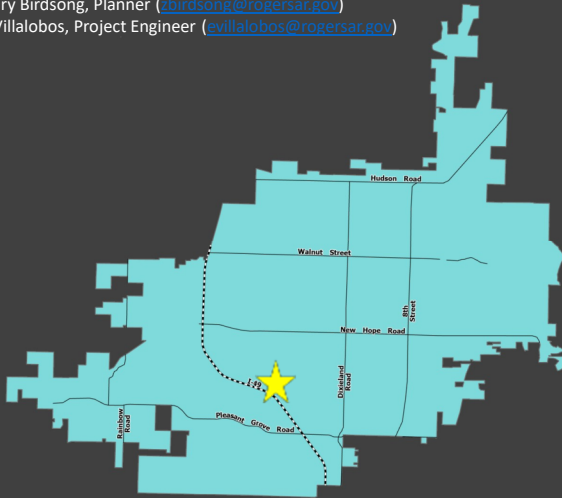
LARGE SCALE DEVELOPMENT SHADOWBROOKE PH. 5

PLANNING

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

2721-2758 S. Everest Avenue

CGM Designation

Commerce Corridor

Zoning

RMF-12B (Residential Multi-Family, 12 units/acre, rent)

Proposed Use

Multi-family Residential

Representative

Adam Osweiler, MCE

Location:

This development is located directly east of the interstate located along south Everest avenue. Just west of south 26th street. Parcels: 02-16715-007, 02-16715-010, 02-16715-001, and 02-16715-009.

Proposal:

The applicant is proposing a multi-family residential development.

Planning Review

CGM Compliance:

RMF-12B zoning is consistent with the Commerce Corridor Comprehensive Growth Map Designation.

Zoning Compliance:

This project is consistent with R-MF zoning and aligns with the proposed density concept plan.

Use Definition:

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



LARGE SCALE DEVELOPMENT SHADOWBROOKE PH. 5

PLANNING



Accepted DCP

Density Concept Plan

Site density and layout was approved by Planning Commission on December 7th, 2022.

Changes from DCP

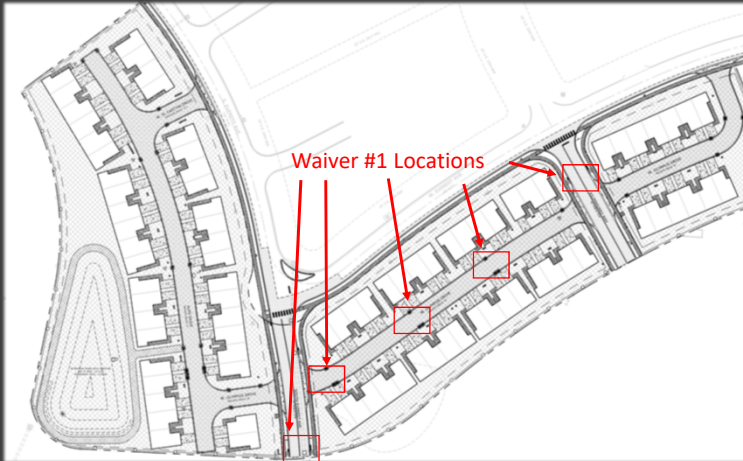
A unit on the eastern side of the development was removed by the applicant. They were not able to provide adequate compensatory storage within the special flood hazard area.

Density Concept Plan:

Site density and layout were approved by Planning Commission via a Density Concept Plan on December 7th of last year. A unit on the eastern side of the development was removed however by the applicant. This was due to them not being able to provide adequate compensatory storage within the special flood hazard area.



SHADOWBROOKE PH. 5



Site Plan

Request

A proposal to construct 86 units on 7.6 acres totaling 85,687 square-feet.

Requested Waiver

1. Drainage Criteria Manual Chapter 4, Section 3 regarding pipe flow velocities.

REQUEST:

The applicant is requesting to construct 86 units on 7.6 acres totaling 85,687 square-feet. The large scale meets all requirements apart from the requested waiver, which regards pipe flow velocities. The locations for this waiver can be seen on the picture.

ENGINEERING REVIEW

REQUESTED WAIVER:

STORMWATER MANAGEMENT:

Majority of the stormwater will flow to the proposed wet retention pond located at the southwest corner of the site. There is a small area of property along the east side of the project that will flow back to the floodplain. The applicant is requesting a **WAIVER** from the Drainage Criteria Manual Chapter 4, Section 3 requiring the minimum pipe flow velocity equal 3.0 ft/s. The applicant states due to the nature of the existing site grading conditions and existing water/sewer mains that bisect the property, there are a couple lengths of pipe that cannot meet the minimum pipe velocity.

ACCESS MANAGEMENT:

The applicant's proposal meets the Access Management standards.

WATER QUALITY:

Water quality impacts will be mitigated through the wet retention pond.

FLOODPLAIN MANAGEMENT:

A portion of the project is located within a Special Flood Hazard Area (SFHA). That portion of the project is located in Zone "AE". The loss in the floodplain's volumetric capacity due to fill will be off-set in the same area.



SHADOWBROOKE PH. 5



Grading Plan

Waiver Request

Chapter 4, Section 3 regarding storm pipe velocities.

Stated Hardship

Due to the nature of the existing site grading conditions and existing water/sewer mains that bisect the property, there are a couple lengths of pipe that cannot meet the minimum pipe velocity of 3 feet per second.

Analysis

Pipes in question already exceed the minimum slopes while meeting cover requirements under drivable surfaces. Staff finds the hardship valid.

ENGINEERING REVIEW

REQUESTED WAIVER:

STORMWATER MANAGEMENT:

Majority of the stormwater will flow to the proposed wet retention pond located at the southwest corner of the site. There is a small area of property along the east side of the project that will flow back to the floodplain. The applicant is requesting a **WAIVER** from the Drainage Criteria Manual Chapter 4, Section 3 requiring the minimum pipe flow velocity equal 3.0 ft/s. The applicant states due to the nature of the existing site grading conditions and existing water/sewer mains that bisect the property, there are a couple lengths of pipe that cannot meet the minimum pipe velocity.

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Everest Ave. and S Everest Ave. are not in substandard conditions. The applicant is proposing to replace the curb, gutter and first 4-ft of asphalt along the south side of W Everest Ave and west side of S Everest Ave. S Everest Ave. will be extended south and the intersection of these two will include the installation of a turning island.

Connectivity Standards:

Connectivity Standards have been met in the proposal.

Streetscape:

Right-of-Way:

- 1) W Everest Ave. and S Everest Ave. are minor streets with 50-feet of right-of-way. The extension of S Everest Ave. will have 50-feet of right-of-way dedicated.
- 2) The private drives to access the units will be 24-feet in width.

Sidewalks & Sidepaths:

- 1) The applicant proposes 5-feet wide sidewalks along the south side of W Everest Ave. and the west side of S Everest Ave. The extension of S Everest Ave. will have 5-feet wide sidewalks along both sides. The applicant will still need to connect the sidewalk to the east along W Everest Ave. on the construction set.



SHADOWBROOKE PH. 5



Grading Plan

Waiver Request

Chapter 4, Section 3 regarding storm pipe velocities.

Stated Hardship

Due to the nature of the existing site grading conditions and existing water/sewer mains that bisect the property, there are a couple lengths of pipe that cannot meet the minimum pipe velocity of 3 feet per second.

Analysis

Pipes in question already exceed the minimum slopes while meeting cover requirements under drivable surfaces. Staff finds the hardship valid.

ENGINEERING REVIEW

REQUESTED WAIVER:

STORMWATER MANAGEMENT:

Majority of the stormwater will flow to the proposed wet retention pond located at the southwest corner of the site. There is a small area of property along the east side of the project that will flow back to the floodplain. The applicant is requesting a **WAIVER** from the Drainage Criteria Manual Chapter 4, Section 3 requiring the minimum pipe flow velocity equal 3.0 ft/s. The applicant states due to the nature of the existing site grading conditions and existing water/sewer mains that bisect the property, there are a couple lengths of pipe that cannot meet the minimum pipe velocity.

Trails:

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

Streetlights:

Streetlights shown on the plans meet requirements.

Street Trees:

Tree species proposed meet the approved street tree list. Trees will need to be moved to within the right-of-way's greenspace.



LARGE SCALE DEVELOPMENT SHADOWBROOKE PH. 5

PLANNING



Aerial

Waivers

- Approve **WAIVER** from Drainage Criteria Manual Chapter 4, Section 3 regarding pipe flow velocities.

LSDP Staff Recommendation

APPROVE

WAIVER RECOMMENDATION:

APPROVE waiver from the Drainage Criteria Manual Chapter 4, Section 3 regarding the pipe velocities. The entire site, excluding the buildings, is blanketed by a drainage and access easement and water will be allowed to flow from lot to lot in case of an emergency

LSDP RECOMMENDATION:

APPROVE

Planning Review

Development Standards:

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

Building Disposition and Design:

The proposed development matches the accepted DCP and otherwise abides by applicable zoning standards. The building design is consistent with zoning regulations and intent.

Parking & Loading:

Proposed parking meets requirements.

Screening, Transitions and Landscaping:

All screening requirements have been met. All landscaping requirements have been met as well.



October 14, 2022

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

Re: Conditional Approval of Civil Plans
Shadowbrooke V

Dear Mr. Osweiler:

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

1. As we discussed in our meeting this morning, more clearance is needed between Sewer Main A and some buildings. We realize the proposed sanitary sewer main may have to be located into the paved street to avoid conflicts with building unit #2759 and the proposed storm inlet box F1.
2. Move Water Line B away from the south side of unit #2755 to a point that is 7.5' minimum from the building unit to allow for future maintenance of the main.
3. Show water valves at a slightly larger scale for visual clarity.
4. There is still a short portion of the existing sanitary sewer main that is still shown as 10" instead of 12" located along South Everest Avenue south of the intersection with West Everest Avenue.
5. Note on the plans that water meters must be a minimum horizontal distance of 10' from manholes.
6. Turn off the easement hatching on the plan view on Sheet C10.2 for clarity.
7. Move the water valve at Sta. 3+04 on Water Line B to the fire hydrant tee at Sta. 3+65.
8. Remove the water valve at Sta. 4+96 on Water Line B.
9. The model for the Watts 1" RPZ should be LF009M2QT which is a lead free model.
10. 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. 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

Attachment(s): Facilities Extension Contract Form

W:\2021\21-2154 - Rogers, Arkansas - Shadowbrooke Subdivision Phase 5\Design Drawings\Sheets\21-2154 CS.dwg, PRINTED ON: November 4, 2022 @ 2:09 PM

LARGE SCALE DEVELOPMENT PLANS

SHADOWBROOKE V

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WARRANTY / DISCLAIMER

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

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

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

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

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

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

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 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 ALLEYWAYS 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 ASPHALT TO EDGE OF ASPHALT.

WETLAND NOTE

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

FLOOD CERTIFICATION

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

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

CONTACTS

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

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

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

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

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

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

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

ELECTRIC
CARROLL ELECTRIC COOP
707 SE WALTON BLVD.
BENTONVILLE, AR 72712
DEREK THURMAN
800.432.9720 EXT. 2690

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

OWNER / DEVELOPER
J&M CAPITAL VENTURES, LLC
4034 N. OLD WIRE ROAD
FAYETTEVILLE, AR 72703
TAL HUDSON
479.502.9171
tal@precisionstework.net

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

SITE DATA		
OVERALL DEVELOPMENT AREA	330,906 S.F.	7.60 AC
TOTAL BUILDING COVERAGE	85,687 SF (1.97 AC)	25.92%
TOTAL OPEN SPACE	180,642 SF (4.15 AC)	54.61%
TOTAL IMPERVIOUS AREA	149,936 SF (3.44 AC)	45.26%
86 UNITS / 7.60 ACRES = 11.32 UNITS PER ACRE		
USES	NUMBER OF UNITS / BEDROOMS	TOTAL SF
TOWN HOMES	86 / 258	171,374 SF
HEIGHT		
TOWN HOMES	18'-6"	
PARKING SPACES	REQUIRED	PROVIDED
MULTI-FAMILY (1.5 SPACES PER UNIT)	129	*172
ZONING	RMF-11.67	
FRONT SETBACK	10'	
REAR SETBACK	10'	
SIDE SETBACK	5'	

* INCLUDES SINGLE CAR GARAGE

LEGAL DESCRIPTION:

REPLAT 9/30/08-558 & 559 & REPLAT 6/12/2017-492 & 493(FKA PT 14B) (FKA RO #4)

REPLAT 9/30/08-558 & 559 & REPLAT 6/12/2017-492 & 493(FKA PT 14B) AKA C-2#1

REPLAT 9/30/08-558 & 559 & REPLAT 6/12/2017-492 & 493(FKA PT 14B) (FKA SOUTH PART OF 2#3)

REPLAT 8/03/2021 LOT SPLIT OF LOT 14F TO LOTS 14N AND LOT 14O

ZONING:

ZONING: RMF-11.67 WITH DCP ORD. #21-81. PROPERTY IS NOT IN OVERLAY DISTRICT.

LAND USE:

LAND USE: RESIDENTIAL

AREA:

TOTAL SITE: 7.60 ACRES
PROPOSED DEVELOPMENT: 7.60 ACRES

DENSITY:

86 UNITS / 7.60 ACRES = 11.32 UNITS PER ACRE

DEVELOPMENT USAGE PLAN:

THE EXISTING SITE CURRENTLY EXISTS AN OPEN FIELD. A RESIDENTIAL COMMUNITY IS PLANNED FOR THE LOCATION. STORMWATER WILL BE CONVEYED TO A PROPOSED DETENTION FACILITY AT THE SOUTHWEST CORNER OF THE DEVELOPMENT.

BUILDING HEIGHT:

TOWNHOME: 18'-6"

BUILDING SETBACKS:

BUILDING SETBACKS WERE APPROVED THROUGH THE DENSITY CONCEPT PLAN.

2721-2758 SOUTH EVEREST AVENUE ROGERS, ARKANSAS

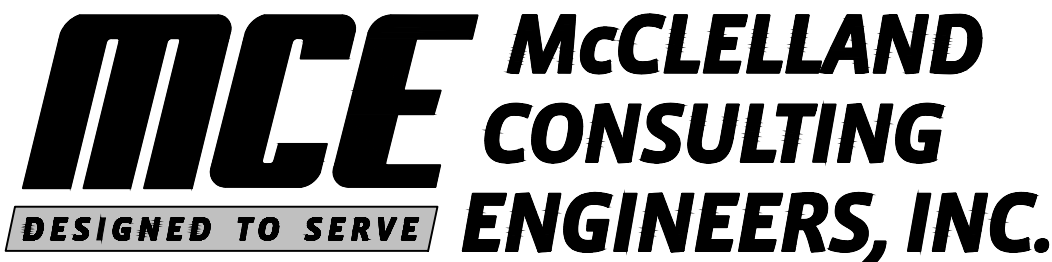
LARGE SCALE DEVELOPMENT

CITY VIEW: PL202200117



VICINITY MAP

November 4, 2022
MCE PROJECT NUMBER 21-2154



<http://www.mce.us.com>

1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377

LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR • TULSA, OK

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
TS-1	TOPOGRAPHIC SURVEY
C1.0	DEMOLITION PLAN - SHEET 1
C1.1	DEMOLITION PLAN - SHEET 2
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN - SHEET 1
C2.2	SITE PLAN - SHEET 2
C3.0	PLAN AND PROFILE SOUTH EVEREST AVENUE
C3.1	PLAN AND PROFILE KILIMANJARO WAY
C3.2	PLAN AND PROFILE DRIVE A & DRIVE B
C3.3	PLAN AND PROFILE DRIVE C
C3.4	PLAN AND PROFILE DRIVE D
C3.5	PLAN AND PROFILE DRIVE E
C4.0	CROSS SECTIONS - SOUTH EVEREST AVENUE
C4.1	CROSS SECTIONS - KILIMANJARO WAY
C4.2	CROSS SECTIONS - DRIVE A
C4.3	CROSS SECTIONS - DRIVE B
C4.4	CROSS SECTIONS - DRIVE C
C4.5	CROSS SECTIONS - DRIVE D
C4.6	CROSS SECTIONS - DRIVE E
C5.0	PHASE I EROSION CONTROL PLAN - SHEET 1
C5.1	PHASE I EROSION CONTROL PLAN - SHEET 2
C6.0	GRADING PLAN - SHEET 1
C6.1	GRADING PLAN - SHEET 2
C7.0	PLAN AND PROFILE EXISTING STORM & STORM A
C7.1	PLAN AND PROFILE STORM B - SHEET 1
C7.2	PLAN AND PROFILE STORM B - SHEET 2
C7.3	PLAN AND PROFILE STORM C
C7.4	PLAN AND PROFILE STORM D & STORM E
C7.5	PLAN AND PROFILE STORM F & STORM G
C7.6	PLAN AND PROFILE STORM H & STORM I
C7.7	PLAN AND PROFILE STORM J & STORM K
C7.8	PLAN AND PROFILE STORM L & STORM M
C7.9	PLAN AND PROFILE STORM N & STORM B(1)
C7.10	PLAN AND PROFILE POND
C8.0	PHASE II EROSION CONTROL PLAN - SHEET 1
C8.1	PHASE II EROSION CONTROL PLAN - SHEET 2
C9.0	OVERALL UTILITY PLAN
C9.1	UTILITY PLAN - SHEET 1
C9.2	UTILITY PLAN - SHEET 2
C10.0	PLAN AND PROFILE WATER A - SHEET 1
C10.1	PLAN AND PROFILE WATER A - SHEET 2
C10.2	PLAN AND PROFILE WATER B - SHEET 1
C10.3	PLAN AND PROFILE WATER B - SHEET 2
C10.4	PLAN AND PROFILE WATER C
C11.0	PLAN AND PROFILE EXISTING SEWER
C11.1	PLAN AND PROFILE SEWER A
C11.2	PLAN AND PROFILE SEWER B
C12.0	OVERALL LANDSCAPE PLAN
C12.1	LANDSCAPE PLAN - SHEET 1
C12.2	LANDSCAPE PLAN - SHEET 2
C12.3	LANDSCAPE NOTES & DETAILS
C13.0	DETAIL SHEET I
C13.1	DETAIL SHEET II
C13.2	DETAIL SHEET III
C13.3	DETAIL SHEET IV
C13.4	DETAIL SHEET V
C13.5	DETAIL SHEET VI
RWU-1	ROGERS WATER AND SEWER DETAIL SHEET
RWU-2	ROGERS WATER AND SEWER DETAIL SHEET
RWU-3	ROGERS WATER AND SEWER DETAIL SHEET

REVISIONS		
REV	DATE	DESCRIPTION
4	08/02/2022	Address RWU comments
5	09/20/2022	Address Engineering comments
6	10/12/2022	Address city comments
7	10/18/2022	Address RWU & ADH comments
8	11/03/2022	Address Engineering comments

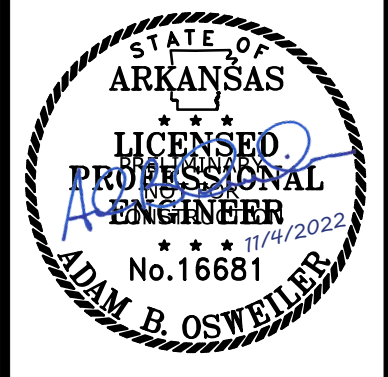
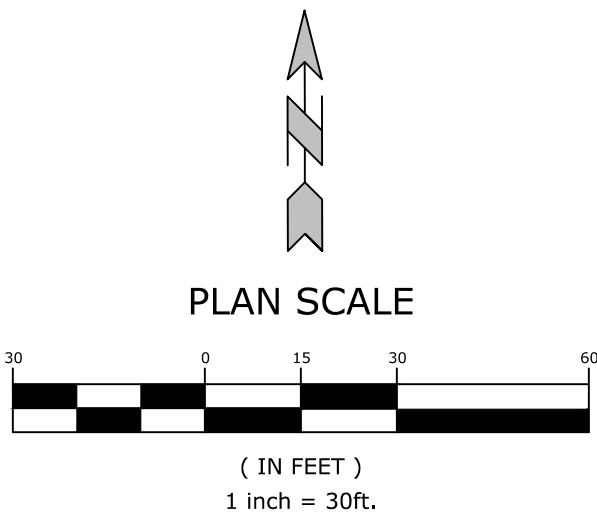


ORIGINAL SIGNATURE ON FILE

SHADOWBROOKE V ROGERS, ARKANSAS MCE #21-2154 11/4/2022 REV-8

* INCLUDES SINGLE CAR GARAGE

220G MODIFIED CONCRETE CURB & GUTTER
223E STOP BAR
224B SIGN POST
224D 'STOP' SIGN
225K BIKE RACK
226A 6' SHADOWBOX WOOD PRIVACY FENCE
229A CURB & GUTTER - CITY OF ROGERS DETAIL
229B CURB RAMP - CITY OF ROGERS DETAIL
229C CROSSWALK - CITY OF ROGERS DETAIL
229D SIDEWALK - CITY OF ROGERS DETAIL
229E TYPICAL STREET SECTION - CITY OF ROGERS DETAIL



ORIGINAL SIGNATURE ON FILE

LARGE SCALE DEVELOPMENT PLANS
SHADOWBROOKE V
2721-2758 SOUTH EVEREST AVENUE
ROGERS, ARKANSAS



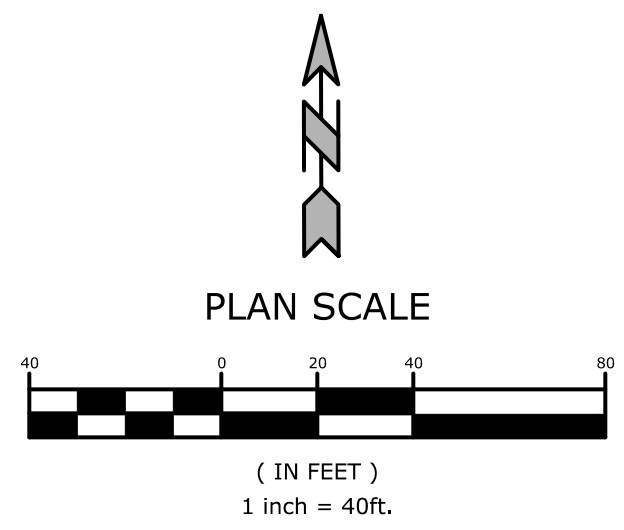
REVISIONS			
REV	DATE	DESCRIPTION	
4	08/02/2022	Address RWU comments	
5	09/20/2022	Address Engineering comments	
6	10/12/2022	Address city comments	
7	10/18/2022	Address RWU & ADH comments	
8	11/03/2022	Address Engineering comments	

SITE PLAN -
SHEET 1

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 11/4/2022	REVISION: REV-8
SCALE: AS NOTED	JOB NUMBER: 21-2154

C2.1

W:\2021\21-2154 - Rogers, Arkansas - Shadowbrooke Subdivision Phase 5\Design Drawings\Sheets\21-2154 UP.dwg, PRINTED ON: November 4, 2022 @ 11:14 AM



MCE McClelland Consulting Engineers, Inc.
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE-USA.COM

ORIGINAL SIGNATURE ON FILE

LARGE SCALE DEVELOPMENT PLANS
SHADOWBROOKE V
2721-2758 SOUTH EVEREST AVENUE
ROGERS, ARKANSAS

Know what's below.
Call before you dig.

REV		REVISIONS	
REV	DATE	DESCRIPTION	
4	08/02/2022	Address RWU comments	
5	09/20/2022	Address Engineering comments	
6	10/12/2022	Address city comments	
7	10/18/2022	Address RWU & ADH comments	
8	11/03/2022	Address Engineering comments	

OVERALL UTILITY PLAN

DESIGNED BY:
JPB

DATE:
11/4/2022

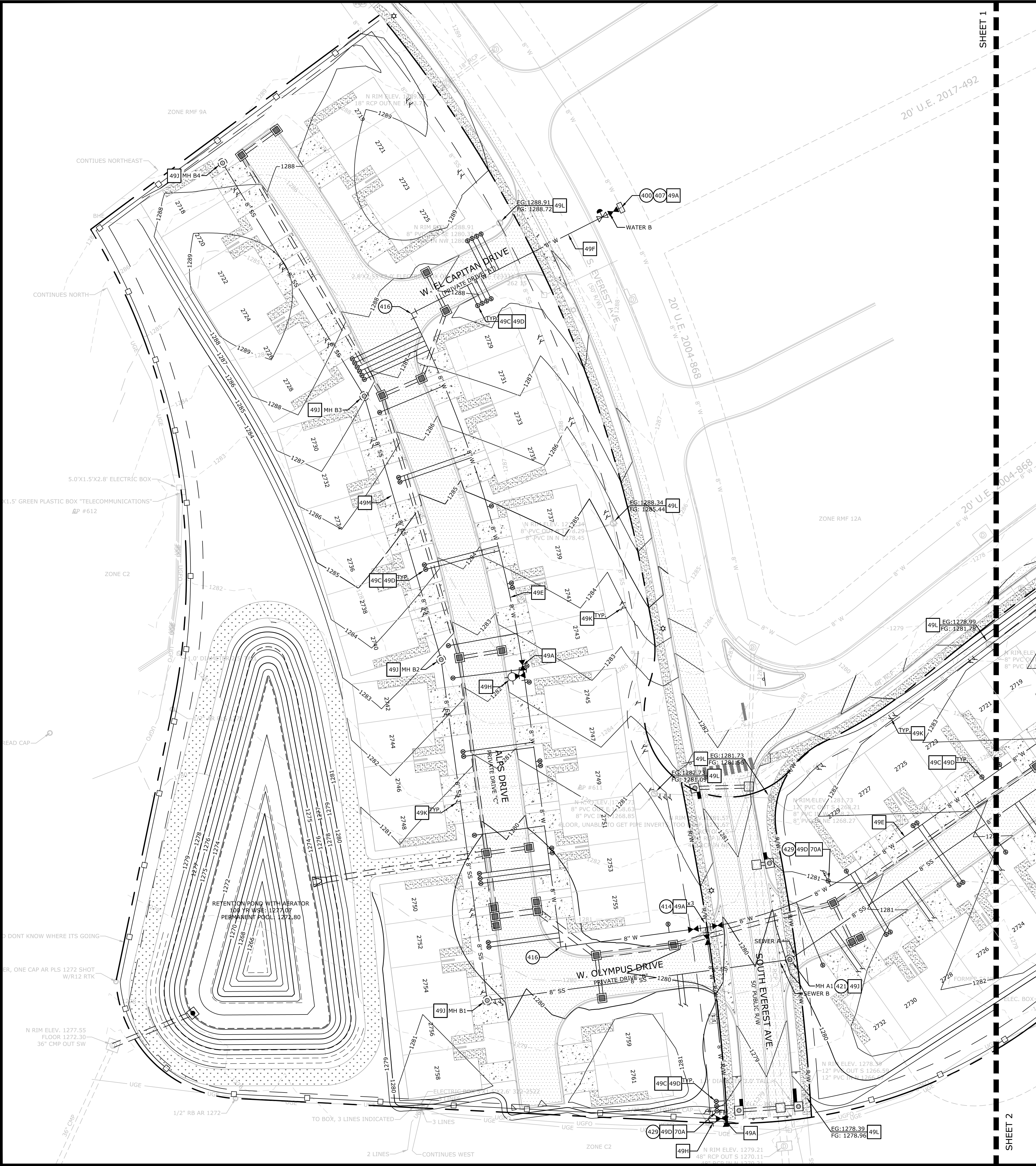
SCALE:
AS NOTED

DRAWN BY:
JPB

REVISION:
REV-8

JOB NUMBER:
21-2154

C9.0



GENERAL UTILITY NOTES

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

EXISTING LEGEND

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

PROPOSED LEGEND

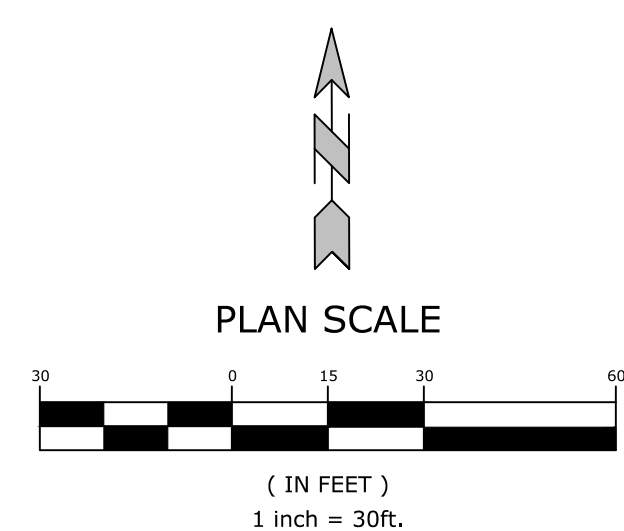
- STORM DRAIN
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER (1")
- WATER VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- ELECTRIC TRANSFORMER
- LIGHT POLE
- ELECTRICAL PEDESTAL
- CATCH BASIN
- PUBLIC UTILITY AND DRAINAGE EASEMENT

UTILITY KEYNOTES

- 400 POINT OF CONNECTION - WATER SERVICE
- 407 TAPPING SLEEVE AND VALVE W/ THRUST BLOCKING AND ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
- 414 TEE W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
- 416 90° BEND W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
- 417 45° BEND W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
- 421 POINT OF CONNECTION - SANITARY SEWER SERVICE
- 429 1" IRRIGATION METER WITH INTERIOR BACKFLOW PREVENTOR

UTILITY DETAILS

- 49A GATE VALVE (WD-1/1)
- 49B 1" AIR & VACUUM RELEASE VALVE ASSEMBLY (WD-1/3)
- 49C STANDARD 5/8" & 1" WATER SERVICE (WD-1/6)
- 49D 5/8" & 1" METER BOX (WD-1/7)
- 49E TRENCH/PIPE BEDDING DETAIL FOR WATER MAIN (WD-1/8)
- 49F PERMANENT ASPHALT DRIVEWAY/STREET CROSSING REPAIR (WD-1/16)
- 49G THRUST BLOCKING (WD-1/20)
- 49H FIRE HYDRANT (WD-2/4)
- 49J 4" CAST-IN-PLACE SANITARY SEWER MANHOLE (SD-1/2)
- 49K STANDARD SEWER SERVICE LATERAL (SD-1/3)
- 49L SANITARY SEWER MANHOLE EXTENSION/SHORTENING (SD-1/10)
- 49M TRENCH/PIPE BEDDING DETAIL FOR SEWER MAIN (SD-1/15)
- 70A RPZ BACKFLOW DEVICE (WATTS 1" RPZ LF009M2QT; HEATED ENCLOSURE BY SAFETY-T-COVER, 200 S-A-L)



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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 16681
ADAM B. OSWELLER

ORIGINAL SIGNATURE ON FILE

LARGE SCALE DEVELOPMENT PLANS
SHADOWBROOKE V
2721-2758 SOUTH EVEREST AVENUE
ROGERS, ARKANSAS

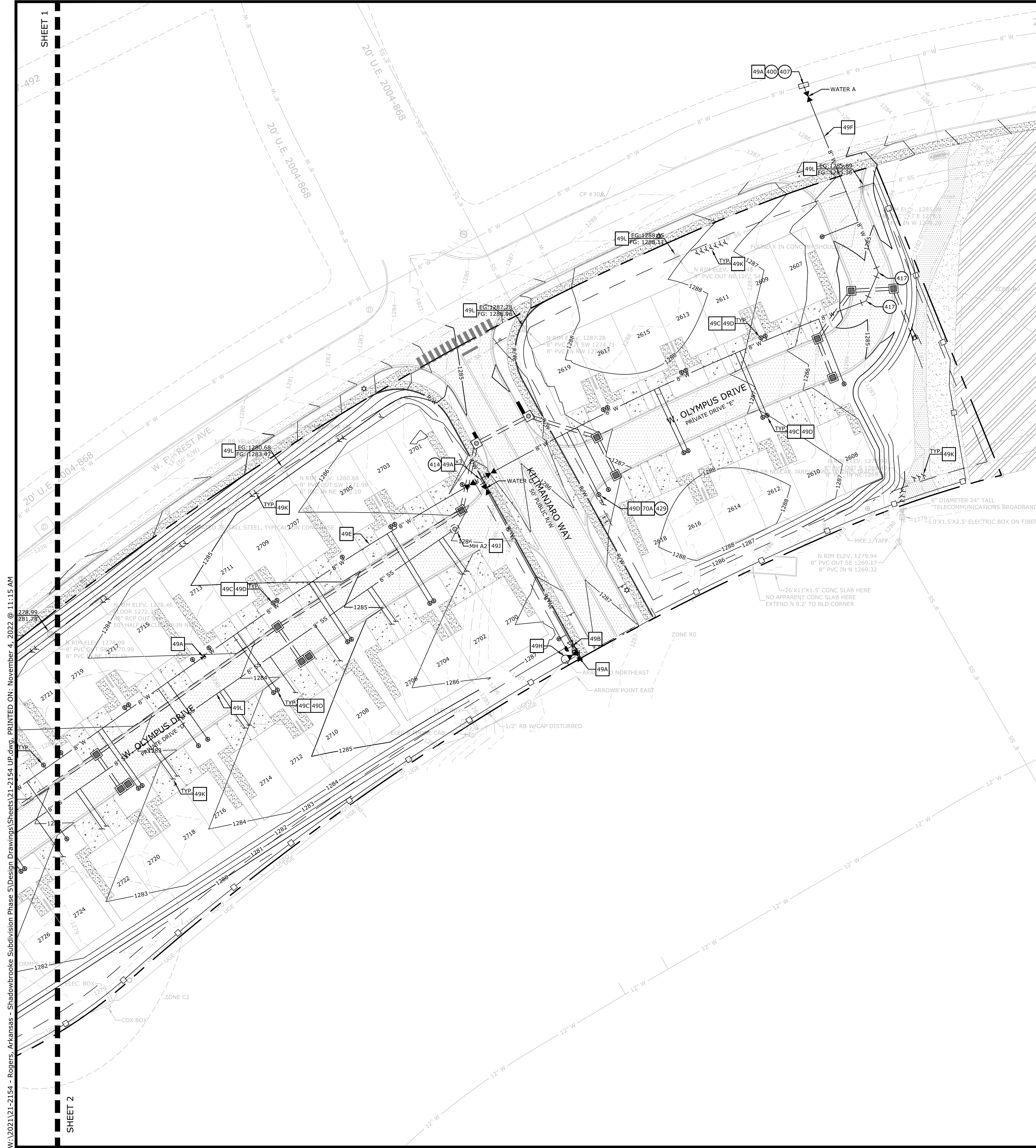
811
Know what's below.
Call before you dig.

REVISIONS		DESCRIPTION
REV	DATE	
4	08/02/2022	Address RWU comments
5	09/20/2022	Address Engineering comments
6	10/12/2022	Address city comments
7	10/18/2022	Address RWU & ADH comments
8	11/03/2022	Address Engineering comments

UTILITY PLAN - SHEET 1

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 11/4/2022	REVISION: REV-8
SCALE: AS NOTED	JOB NUMBER: 21-2154

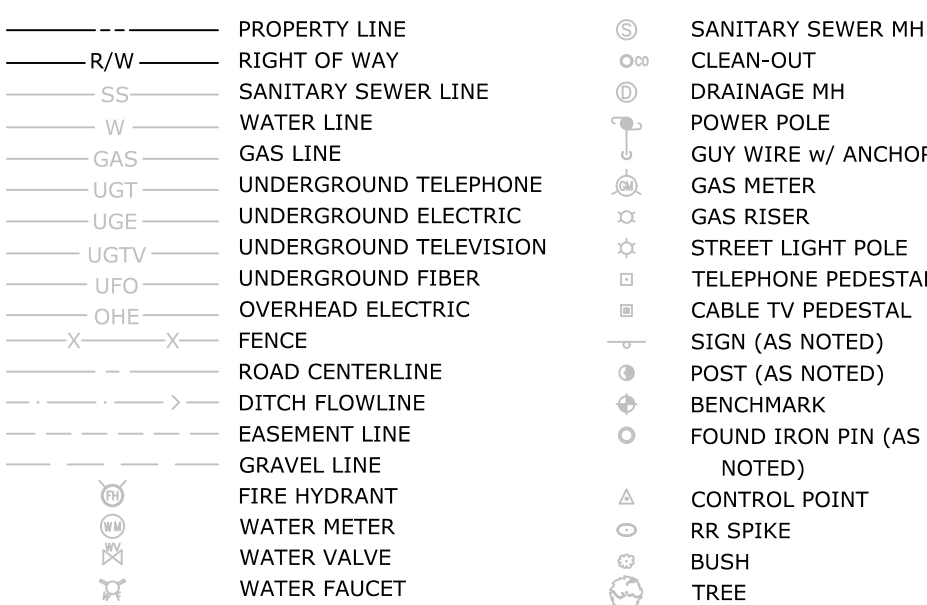
C9.1



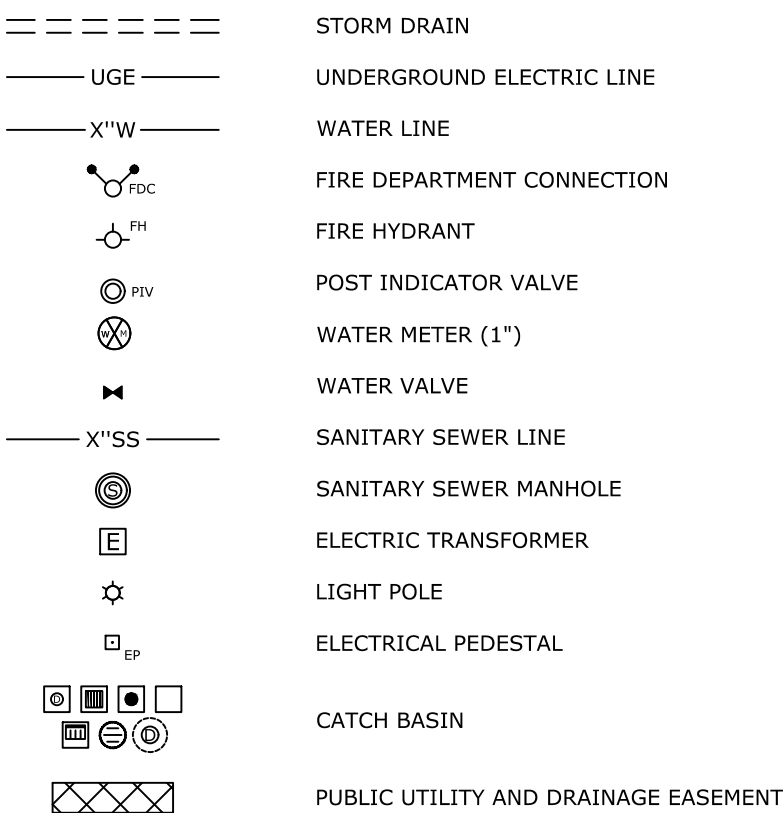
GENERAL UTILITY NOTES

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

EXISTING LEGEND



PROPOSED LEGEND



○ UTILITY KEYNOTES

- 400 POINT OF CONNECTION - WATER SERVICE
407 TAPPING SLEEVE AND VALVE W/ THRUST BLOCKING AND ADJUSTABLE VALVE BOX
(SEE SIZE AT SYMBOL)
414 TEE W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
416 90° BEND W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
417 45° BEND W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
421 POINT OF CONNECTION - SANITARY SEWER SERVICE
429 1" IRRIGATION METER WITH INTERIOR BACKFLOW PREVENTOR

UTILITY DETAILS

- 49A GATE VALVE (WD-1/1)
49B 1" AIR & VACUUM RELEASE VALVE ASSEMBLY (WD-1/3)
49C STANDARD 5/8" & 1" WATER SERVICE (WD-1/5)
49D 5/8" & 1" METER BOX (WD-1/7)
49E TRENCH/PIPE BEDDING DETAIL FOR WATER MAIN (WD-1/8)
49F PERMANENT ASPHALT DRIVEWAY/STREET CROSSING REPAIR (WD-1/16)
49G THROST BLOCKING (WD-1/20)
49H FIRE HYDRANT (WD-2/4)
49I 4" CAST-IN-PLACE SANITARY SEWER MANHOLE (SD-1/2)
49J STANDARD SEWER SERVICE LATERAL (SD-1/3)
49K SANITARY SEWER MANHOLE EXTENSION/SHORTENING (SD-1/10)
49M TRENCH/PIPE BEDDING DETAIL FOR SEWER MAIN (SD-1/15)
70A RPZ BACKFLOW DEVICE (WATTS 1" RPZ LF009M2QT; HEATED ENCLOSURE B SAFETY-T-COVER, 200 S-L)

MCE **McCLELLAND**
CONSULTING
ENGINEERS, INC.
DESIGNED TO SERVE

1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
[HTTP://WWW.MCE.US.COM](http://www.mce.us.com)



ORIGINAL SIGNATURE ON FILE

LARGE SCALE DEVELOPMENT PLANS
SHADOWBROOKE V
2721-2758 SOUTH EVEREST AVENUE
ROGERS, ARKANSAS



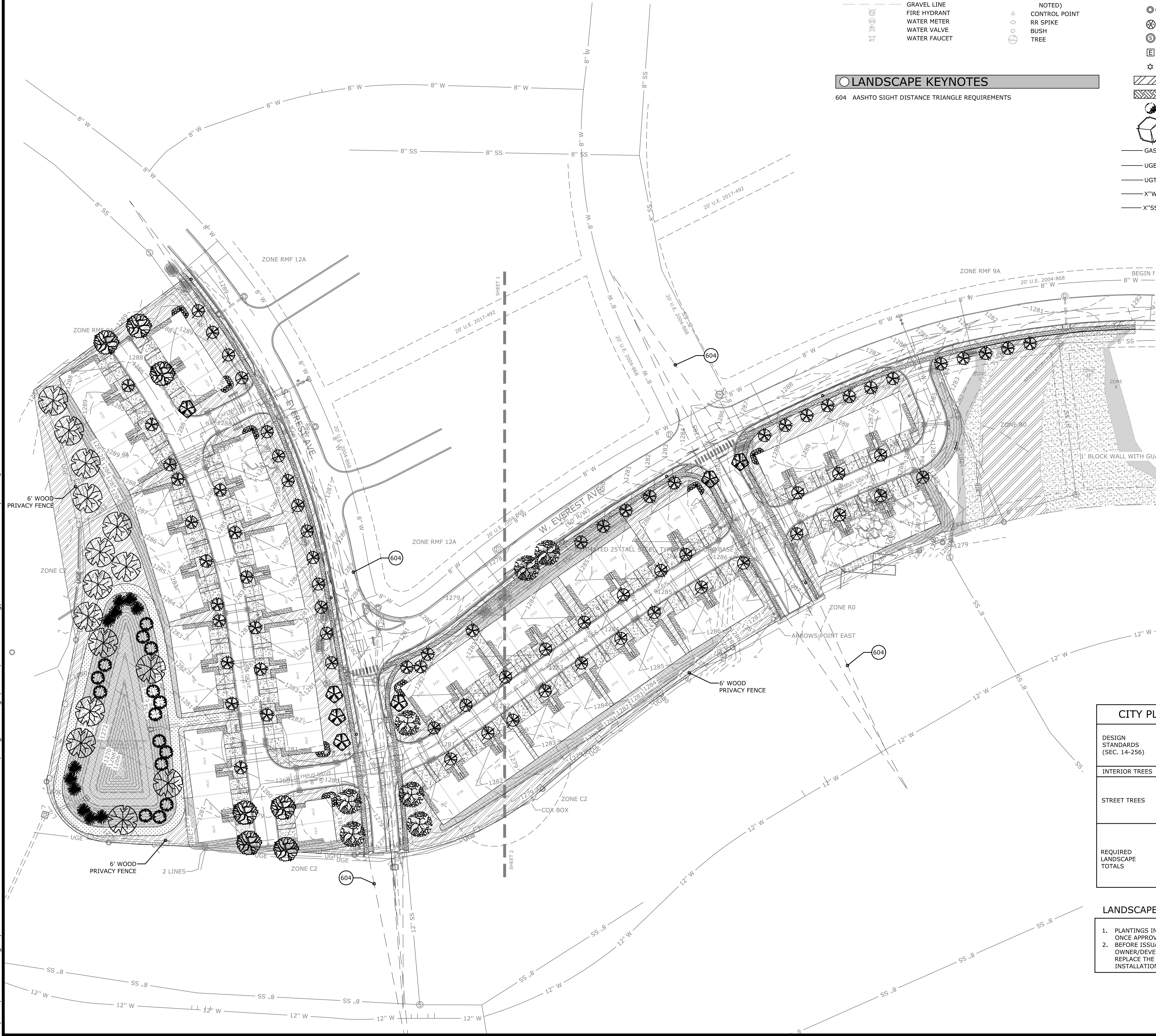
REVISIONS		
REV	DATE	DESCRIPTION
4	08/02/2022	Address RWU comments
5	09/20/2022	Address Engineering comments
6	10/12/2022	Address city comments
7	10/18/2022	Address RWU & ADH comments
8	11/03/2022	Address Engineering comments

UTILITY PLAN -
SHEET 2

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 11/4/2022	REVISION: REV-8
SCALE: AS NOTED	JOB NUMBER: 21-2154

C9.2

W:\2021\21-2154 - Rogers, Arkansas - Shadowbrooke Subdivision Phase 5\Design Drawings\Sheets\21-2154 LP.dwg, PRINTED ON: November 4, 2022 @ 11:19 AM



EXISTING LEGEND

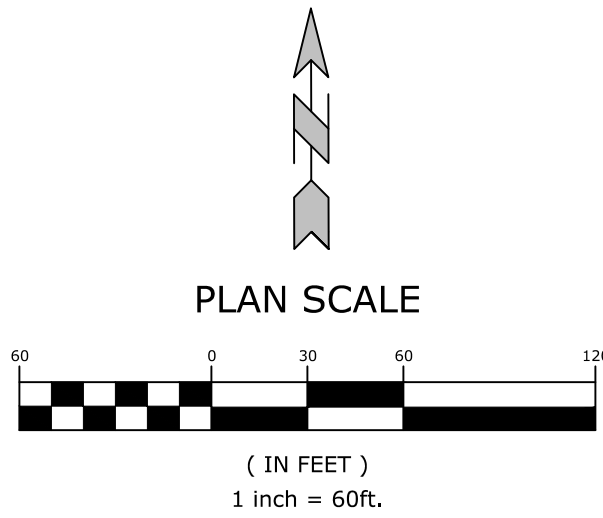
---	PROPERTY LINE	⊙	SANITARY SEWER MH
---	RIGHT OF WAY	⊙	CLEAN-OUT
---	SANITARY SEWER LINE	⊙	DRAINAGE MH
---	WATER LINE	⊙	POWER POLE
---	GAS LINE	⊙	GUY WIRE w/ ANCHOR
---	UNDERGROUND TELEPHONE	⊙	GAS METER
---	UNDERGROUND ELECTRIC	⊙	GAS RISER
---	UNDERGROUND TELEVISION	⊙	STREET LIGHT POLE
---	UNDERGROUND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

LANDSCAPE KEYNOTES

604 AASHTO SIGHT DISTANCE TRIANGLE REQUIREMENTS

PROPOSED LEGEND

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



PLANT LIST

	KEY	QTY.	COMMON NAME	Botanical name	SYMBOL	SIZE / COMMENTS:
STREET TREES	AE	7	ALLEE ELM	Ulmus parvifolia 'Emer' ALLEE		2 1/4" Caliper, B&B (Min. 8' in Height)
	BG	7	WILDFIRE BLACKGUM	Nyssa sylvatica 'Wildfire'		2 1/4" Caliper, B&B (Min. 8' in Height)
	RB	38	OKLAHOMA REDBUD	Cercis canadensis var. texensis 'Oklahoma'		2" Caliper, B&B (Min. 8' in Height)
	SB	38	AUTUMN BRILLANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'		2" Caliper, B&B (Min. 6' in Height)
	WO	7	HIGHTOWER WILLOW OAK	Quercus phellos 'Hightower'		2 1/4" Caliper, B&B (Min. 8' in Height)
	BC	15	SHAWNEE BRAVE BALD CYPRESS	Taxodium distichum 'Mickelson' SHAWNEE BRAVE		2 1/4" Caliper, B&B (Min. 8' in Height)
SHADE TREES	RO	15	SOUTHERN RED OAK	Quercus falcata		2 1/4" Caliper, B&B (Min. 8' in Height)
	SP	11	SHORTLEAF PINE	Pinus echinata		8' Tall, B&B
SHRUBS	AB	21	ROSE CREEK ABELIA	Abelia x grandiflora 'Rose Creek'		5 Gallon
	BW	32	WINTER GEM BOXWOOD	Buxus microphylla 'Winter Gem'		5 Gallon
	EA	5	EMERALD ARBORVITAE	Thuja occidentalis 'Smaragd'		5 Gallon
	PM	32	PINK MUHLY GRASS	Muhlenbergia capillaris		5 Gallon
	RS	3	ROYAL STAR DOLLY HYDRANGEA	Hydrangea paniculata 'Dolly'		5 Gallon
	SW	35	LITTLE HENRY DWARF SWEETSPIRE	Itea virginica 'Sprich'		5 Gallon
GROUND COVER	-	5,015 SY	YUKON BERMUDA SOD	Cynodon dactylon 'Yukon'		Solid Sod
	-	2.5 ACRES	YUKON BERMUDA SEED	Cynodon dactylon 'Yukon'		Seed with Straw Mulch Cover

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

CITY PLANNING REQUIREMENTS		REQUIRED	PROVIDED
DESIGN STANDARDS (SEC. 14-256)	MINIMUM OPEN SPACE = 20 %. OVERALL SITE AREA = 7.6 Acres = 330,906 S.F.	20% = 66,181 S.F.	151,260 S.F. = 46% OPEN SPACE
INTERIOR TREES	1 TREE OR SHRUB REQUIRED FOR EVERY 2,000 SF OF DEVELOPMENT AREA DEVELOPMENT AREA = 330,906 SF / 2000 SF = 165 TREES OR SHRUBS	165 TREES OR SHRUBS (41 TREES & 124 SHRUBS)	42 TREES 128 SHRUBS 10 TREES ARE EVERGREEN (24%) 0 TREES ARE ORNAMENTAL (0%)
STREET TREES	A MIN. OF 25% OF REQUIRED TREES OR SHRUBS SHALL CONSIST OF TREES S. EVEREST AVE. & KILIMANJARO WAY: 1,364 LF / 50 = 39 TREES PRIVATE DRIVE FRONTAGE: 2,900 LF / 50 = 58 TREES (* - STREET TREES HAVE BEEN REMOVED FROM STREET FRONTAGE TO ACCOMMODATE AASHTO SIGHT DISTANCE REQUIREMENTS & UTILITY CONFLICTS. REMOVED TREES HAVE BEEN ADDED THROUGHOUT THE PROJECT EXTENTS TO ACCOMMODATE THE PROJECT'S OVERALL TREE REQUIREMENT.)	165 X 25% = 41 TREES 39 TREES 58 TREES 97 TREES	48 TREES 49 TREES 97 TREES (*)
REQUIRED LANDSCAPE TOTALS		REQUIRED STREET TREES = 97 TREES INTERIOR TREES = 41 TREES TOTAL TREES REQUIRED = 138 TREES TOTAL SHRUBS REQUIRED = 124 SHRUBS	PROVIDED STREET TREES = 97 TREES INTERIOR TREES = 41 TREES TOTAL TREES PROVIDED = 138 TREES TOTAL SHRUBS PROVIDED = 128 SHRUBS

LANDSCAPE NOTES:

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

MCE
DESIGNED TO SERVE

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 16681
ADAM B. OSWELLER

ORIGINAL SIGNATURE ON FILE

LARGE SCALE DEVELOPMENT PLANS
SHADOWBROOKE V
2721-2758 SOUTH EVEREST AVENUE
ROGERS, ARKANSAS

811

Know what's below.
Call before you dig.

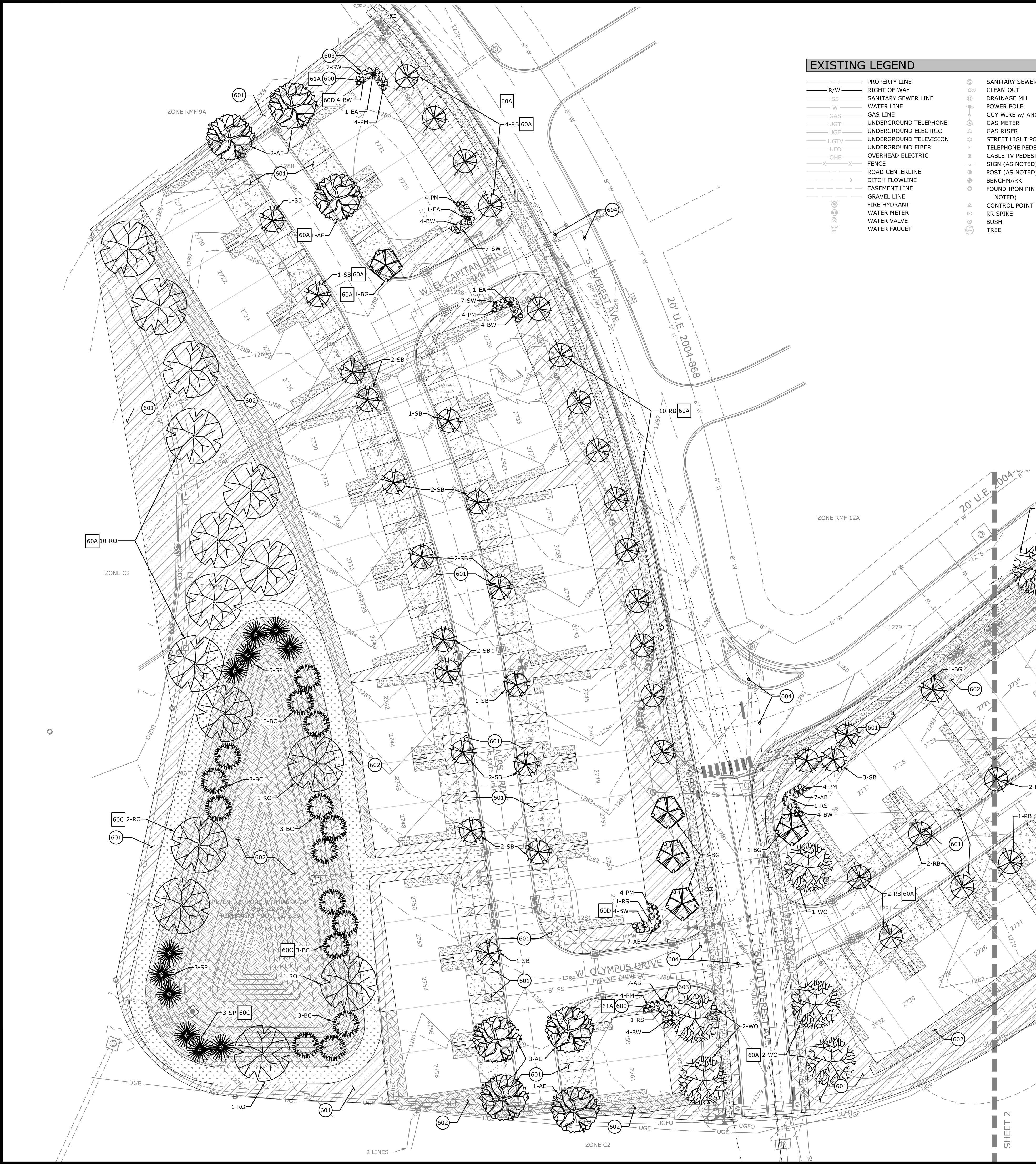
REVISIONS		DESCRIPTION
REV	DATE	
4	08/02/2022	Address RWU comments
5	09/20/2022	Address Engineering comments
6	10/12/2022	Address city comments
7	10/18/2022	Address RWU & ADH comments
8	11/03/2022	Address Engineering comments

OVERALL LANDSCAPE PLAN

DESIGNED BY: JPB
DATE: 11/4/2022
SCALE: AS NOTED

DRAWN BY: JPB
REVISION: REV-8
JOB NUMBER: 21-2154

C12.0

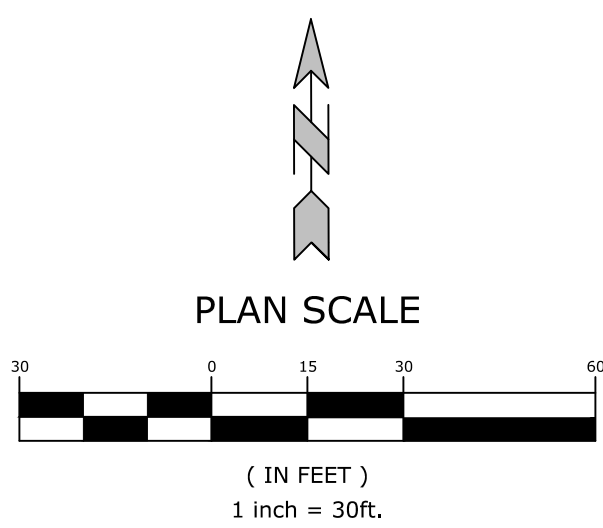


EXISTING LEGEND

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

PROPOSED LEGEND

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



LANDSCAPE KEYNOTES

- 600 LANDSCAPE EDGING
- 601 SEEDING AREA
- 602 SODDED AREA
- 603 APPLY A 3" LAYER OF SHREDDED HARDWOOD MULCH (NATURAL COLOR) TO ALL LANDSCAPE BEDS. SINGLE TREES AND SHRUBS SHALL HAVE THE SAME 3" LAYER OF MULCH APPLIED TO THE OUTSIDE EDGE OF THE PLANTING PIT. AASHTO SIGHT DISTANCE TRIANGLE REQUIREMENTS
- 604

LANDSCAPE DETAILS

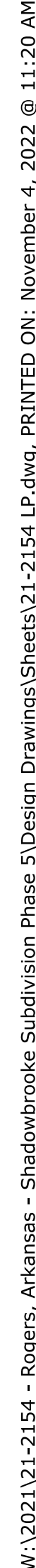
- 60A TREE PLANTING
- 60C TREE PLANTING ON SLOPE
- 60D SHRUB PLANTING
- 61A STEEL EDGING

PLANT LIST

	KEY	QTY.	COMMON NAME	Botanical name	SYMBOL	SIZE / COMMENTS:
STREET TREES	AE	7	ALLEE ELM	Ulmus parvifolia 'Emer' ALLEE		2 1/2" Caliper, B&B (Min. 8' in Height)
	BG	7	WILDFIRE BLACKGUM	Nyssa sylvatica 'Wildfire'		2 1/2" Caliper, B&B (Min. 8' in Height)
	RB	38	OKLAHOMA REDBUD	Cercis canadensis var. texensis 'Oklahoma'		2" Caliper, B&B (Min. 8' in Height)
	SB	38	AUTUMN BRILLANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'		2" Caliper, B&B (Min. 6' in Height)
	WO	7	HIGHTOWER WILLOW OAK	Quercus phellos 'Hightower'		2 1/2" Caliper, B&B (Min. 8' in Height)
SHADE TREES	BC	15	SHAWNEE BRAVE BALD CYPRESS	Taxodium distichum 'Mickelson' SHAWNEE BRAVE		2 1/2" Caliper, B&B (Min. 8' in Height)
	RO	15	SOUTHERN RED OAK	Quercus falcata		2 1/2" Caliper, B&B (Min. 8' in Height)
EVERGREEN TREES	SP	11	SHORTLEAF PINE	Pinus echinata		8' Tall, B&B
SHRUBS	AB	21	ROSE CREEK ABELIA	Abelia x grandiflora 'Rose Creek'		5 Gallon
	BW	32	WINTER GEM BOXWOOD	Buxus microphylla 'Winter Gem'		5 Gallon
	EA	5	EMERALD ARBORVITAE	Thuja occidentalis 'Smaragd'		5 Gallon
	PM	32	PINK MUHLY GRASS	Muhlenbergia capillaris		5 Gallon
	RS	3	ROYAL STAR DOLLY HYDRANGEA	Hydrangea paniculata 'Dolly'		5 Gallon
	SW	35	LITTLE HENRY DWARF SWEETSPIRE	Itea virginica 'Sprich'		5 Gallon
GROUND COVER	-	5,015 SY	YUKON BERMUDA SOD	Cynodon dactylon 'Yukon'		Solid Sod
	-	2.5 ACRES	YUKON BERMUDA SEED	Cynodon dactylon 'Yukon'		Seed with Straw Mulch Cover

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

REV	DATE	DESCRIPTION
4	08/02/2022	Address RWU comments
5	09/20/2022	Address Engineering comments
6	10/12/2022	Address city comments
7	10/18/2022	Address RWU & ADH comments
8	11/03/2022	Address Engineering comments





Appeal

Storage World Global

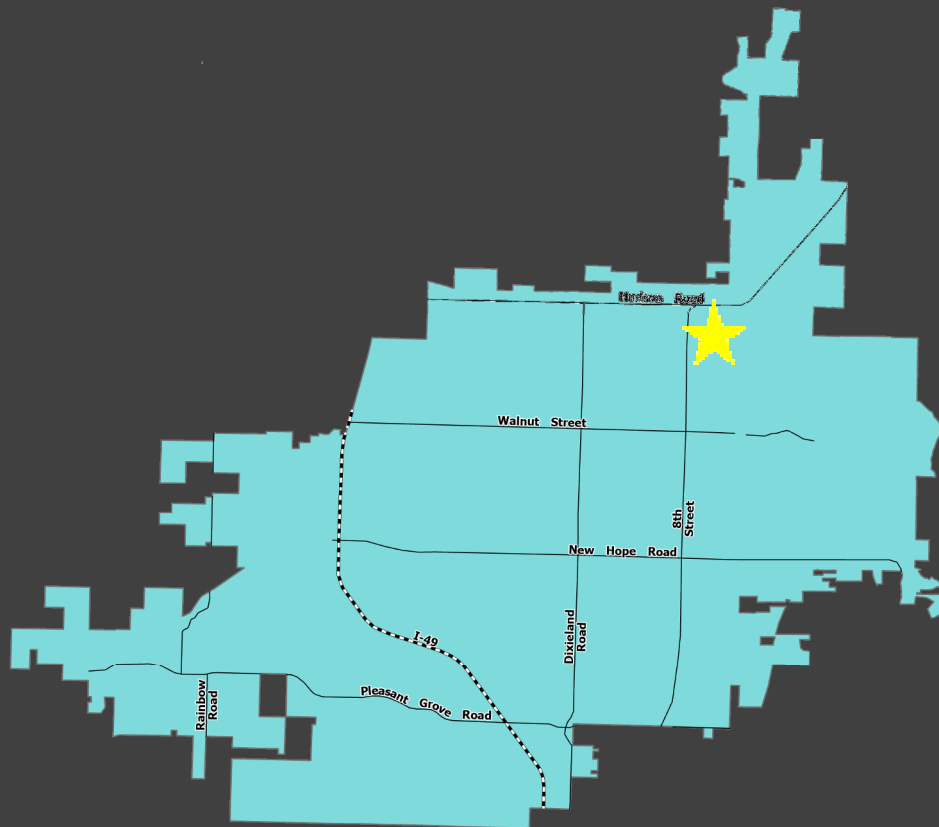
ENGINEERING

Location

2102 N 2nd Street

Representative

Jake Chavis, Bates & Associates



Vicinity Map



Appeal

Storage World Global

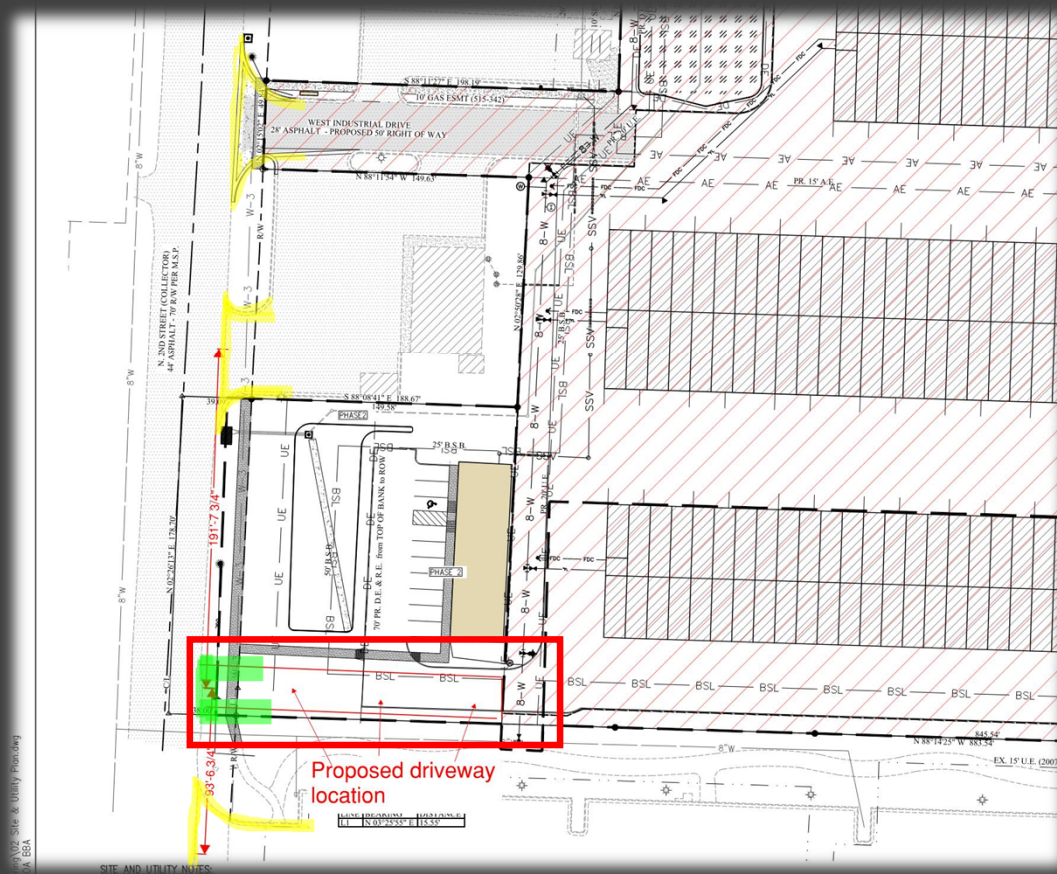
ENGINEERING

Code Requirement

Sec. 14-260 (1)(f) requiring curb cuts on a 45 mph road to be 250' apart.

Stated Hardship

The site has an awkward layout with no visible frontage, and the applicant believes one access point is not sufficient.



Waiver Exhibit

