



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

PLANNING COMMISSION MEETING AGENDA

DECEMBER 20, 2022

6:00 PM

DATE: DECEMBER 20, 2022

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

COMMITTEE SESSION: 5:30 PM

REGULAR SESSION: 5:15 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/88410402508](https://us02web.zoom.us/j/88410402508)

COMMITTEE SESSION

PLANS & POLICIES COMMITTEE – 5:30 PM, COMMUNITY ROOM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/84975153638](https://us02web.zoom.us/j/84975153638)

- 1. CUP: 37TH STREET STORAGE**
- 2. CUP: EL SENOR DE LOS CARROS**

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. December 6, 2022

REPORTS FROM STAFF:

1. Board of Adjustment Overview

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Plans & Policies

CONSENT AGENDA:



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1. **LSDP: The Pointe at Rogers Phase 1**

A proposed mixed-use development with 412 dwelling units on 22.45 acres south of the intersection of S. Champions Drive and W. Pleasant Grove Road in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Timothy Daters, White-Daters & Associates*

2. **LSDP: MK Properties**

A proposed site improvement to an existing building adding 36 parking stalls on 1.12 acres at 2103 S. 8th Street in the I-1 (Light Industrial) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Candice Anderson, CEI*

OLD BUSINESS:

1. **CUP: El Senor de los Carros**

A request by El Senor de los Carros for a Conditional Use Permit to allow the use "Vehicle/Equipment Repair & Installation" at 1614 S. 8th Street in the C-2 (Highway Commercial) zoning district and the city's Overlay District. (*Tabled 12/6/22*)

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Yulianna Cueves*

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. (*Tabled 11/15/22*)

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

2. **RZN: Laura & Efren Coello**

A request by Laura & Efren Coello to rezone 1210 S. 45th Street from R-SF (Residential Single Family) to the R-O (Residential Office) zoning district.

- *STAFF: Christina Moore*



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- *REPRESENTED BY: Laura B. Coello*

NEW BUSINESS:

1. LSDP: Willow Creek Multifamily

A proposal to construct a 210-unit multifamily development and a clubhouse on 9.57 acres west of the intersection of W. New Hope Road and S. 8th Street in the C-3 (Neighborhood Commercial) zoning district with an approved Density Concept Plan.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Geoff Bates, Bates & Associates*

ADJOURN:



LARGE SCALE DEVELOPMENT

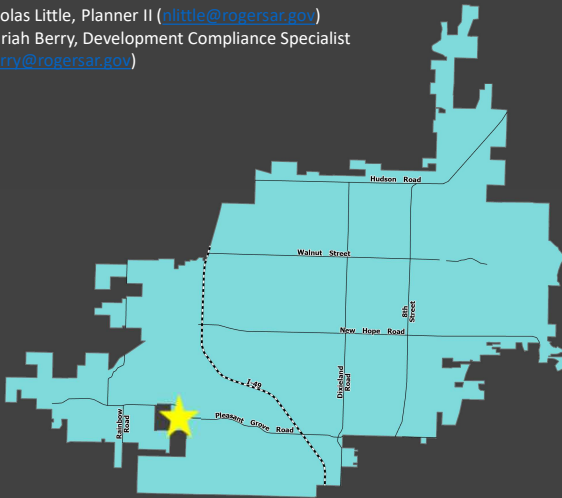
PLANNING

The Pointe at Rogers – Phase 1

Staff:

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

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



Vicinity Map

Location

Near the intersection of S. Champions Drive and W. Pleasant Grove Road

CGM Designation

Neighborhood Center

Zoning

C-3 (Neighborhood Commercial)

Proposed Use

General Commercial; Multifamily Residential; Townhomes

Representative

Timothy Daters, White-Daters & Associates

Location:

South of intersection of S. Champions Dr and W. Pleasant Grove
02-02087-660

Zoning:

C-3

Use Definition:

Multifamily Residential is a secondary use classification encompassing buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site;

Duplex is a secondary use classification encompassing principal residential buildings: Sec. 14-695(b)(1)(i)

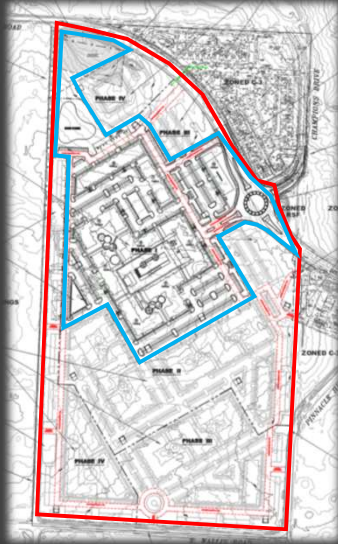
General Commercial – Sec. 14-695(b)(3)



LARGE SCALE DEVELOPMENT

PLANNING

The Pointe at Rogers – Phase 1



Full Development

The Pointe at Rogers will be a mixed-use development, consisting of commercial and multifamily residential uses, built in four phases on approximately 67 acres.

The Pointe at Rogers, upon completion, will be a 4-phase mixed-use development built out on roughly 67 acres. The developer is primarily proposing multifamily residential use, but the development will have commercial storefronts on the northeastern side of the site, along Pleasant Grove Road. (Outlined in Red)

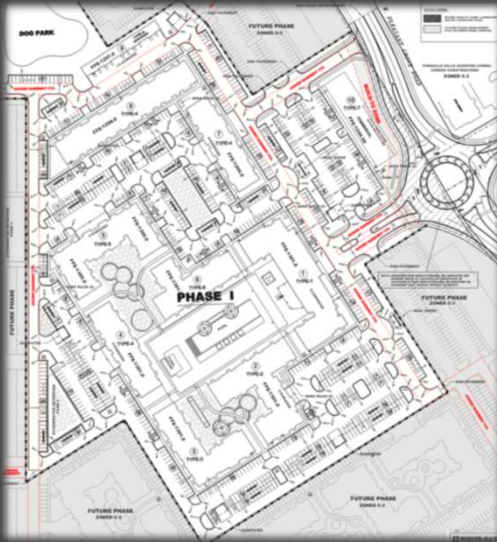
However, this specific LSDP hearing is only for PHASE 1 of the development. (Outlined in Blue)
Phase 1 construction will include all stormwater detention.



LARGE SCALE DEVELOPMENT

PLANNING

The Pointe at Rogers – Phase 1



Site Area

22.45 acres (19.62 net acres)

Density

412 units on 22.45 acres

18.35 units per acre

Request

The applicant is proposing to construct 412 dwelling units, along with a clubhouse and a 1-story commercial building, on 22.45 acres.

Analysis:

Because of its “mixed use” nature, this development doesn’t require a Density Concept Plan, as is required for single-use multifamily developments in C-3. The proposed density, which is 18.35 units/acre before ROW and easement dedication (21 units/acre net density) is allowed in the Neighborhood Center Growth Designation(max 24 units per acre). With no variances or waivers, this proposal meets all Large-Scale development requirements.



LARGE SCALE DEVELOPMENT

PLANNING

The Pointe at Rogers – Phase 1



Recommendation

APPROVE

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT:

The applicant proposes 3 stormwater detention ponds with Phase 1. There is a dry detention pond at the northwest corner of the site and two smaller dry detention ponds near the western property line. The ponds and their corresponding storm pipe networks are to be built with Phase 1 of the development.

WATER QUALITY:

The applicant proposes an extended dry detention pond with micro plantings of Horsetail Reed grass to meet Water Quality requirements.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

The applicant proposes to construct a hybrid roundabout at the intersection of W Pleasant Grove Road and Champions Drive.

Connectivity Standards:

The applicant's proposal meets connectivity standards.

Streetscape:

Right-of-Way:

The right-of-way width for W Pleasant Grove Road, a Minor Arterial, is 80-ft as required by the Typical Street Section. Additional right-of-way dedication for the roundabout will be executed via easement plat during the project closeout process.

Sidewalks & Sidepaths:

The applicant proposes a new 6-ft sidewalk along W Pleasant Grove Road, Champions Drive, and around the roundabout.

Trails:

Trails are neither proposed nor required with Phase 1 of the development.

Streetlights:

Streetlights are proposed and should meet the requirements for a Minor Arterial street along W Pleasant Grove Road.

Street Trees:

The applicant proposes 10 English Oak street trees along W Pleasant Grove Road.



August 15, 2022

Mr. Timothy Daters PE
White-Daters & Assoc
24 Rahling Circle
Little Rock, AR 72223-

Re: Conditional Approval of Civil Plans
Sewer Extension for the Pointe @ Rogers

Dear Mr. Daters:

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

1. Replace "Phase One" in the title to "Sewer Main Extension to Serve".
2. Depict the improvements currently under construction around the existing manhole to which you plan to connect.
3. 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. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - E. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - F. Performance and payment bonds executed by the utility contractor.
 - G. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE

SP:DG

Attachment(s): Special Contract for Facilities Extension

PROJECT TEAMS:

OWNER/DEVELOPER/APPLICANT:

THE POINTE AT ROGERS, LP
1902 S 8TH STREET
ROGERS, AR 72758
CONTACT: ETHAN LIN
PHONE: 713.584.8940
EMAIL: jantellin88@gmail.com

ENGINEER:

WHITE-DATERS & ASSOCIATES, INC.
24 RAHLING CIRCLE
LITTLE ROCK, AR 72223
CONTACT: TIM DATERS
PHONE: 501.821.1667
EMAIL: tdaters@whitedaters.com

ARCHITECT:

DESIGN GROUP, INC.
3101 SW I Street Suite 25
Bentonville, Arkansas 72712
CONTACT: AMY GILLIAM
MOBILE: 918.931.2406
EMAIL: amy@designgroupaia.com

SURVEYOR:

OZARK CIVIL ENGINEERING, INC.
3214 NW AVIGNON WAY, STE 4
BENTONVILLE, AR 72712
CONTACT: RICK DAYTON
PHONE: 479.464.8850
EMAIL: rdayton@ozarkcivil.com

PROJECT ADDRESS:

W PLEASANT GROVE DR.
ROGERS, AR 72758

SURVEY DATUM:

HORIZONTAL: NAD83 ARKANSAS NORTH ZONE
VERTICAL: NAVD88 NORTH AMERICAN VERTICAL DATUM

CITY OF ROGERS:

COMMUNITY DEVELOPMENT
301 W. CHESTNUT ST.
ROGERS, AR 72756
DIRECTOR OF COMMUNITY DEVELOPMENT
CONTACT: JOHN MCCURDY
OFFICE: 479.621.1186
EMAIL: community.development@rogersar.gov

STORM SEWER:

CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
CITY ENGINEER
CONTACT: KRISTIFER PAXTON
PHONE: 479.621.1186
EMAIL: kpaxton@rogerar.gov

WATER AND SEWER:

ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
CONTACT: STEPHEN PONDER
PHONE: 479.621.1142
EMAIL: stephenponder@rogerar.gov

ELECTRIC:

CARROLL ELECTRIC
CONTACT: DEREK THURMAN
PHONE: 479.273.2421 EXT. 2690
EMAIL: dthurman@carrollecc.com

TELEPHONE:

AT&T
1133 E. HAROLD ST.
FAYETTEVILLE, AR
CONTACT: BRYAN WILLIAMS
PHONE: 479.442.3173
EMAIL: aw9156@att.com

GAS:

BLACK HILLS ENERGY
CONTACT: SCOTT STOKES
PHONE: 479.435.0229
EMAIL: Scott.Stokes@blackhillscorp.com

HEALTH DEPARTMENT:

4815 W. MARKHAM ST. SLOT
LITTLE ROCK, AR 72205
DISTRICT 1 ENGINEER
CONTACT: ADAM PARKER, E.I.
PHONE: 501.661.2623

Large Scale Development Plan

PHASE ONE

THE POINTE @ ROGERS

MIXED USE DEVELOPMENT

5400 W. PLEASANT GROVE RD.
ROGERS, ARKANSAS

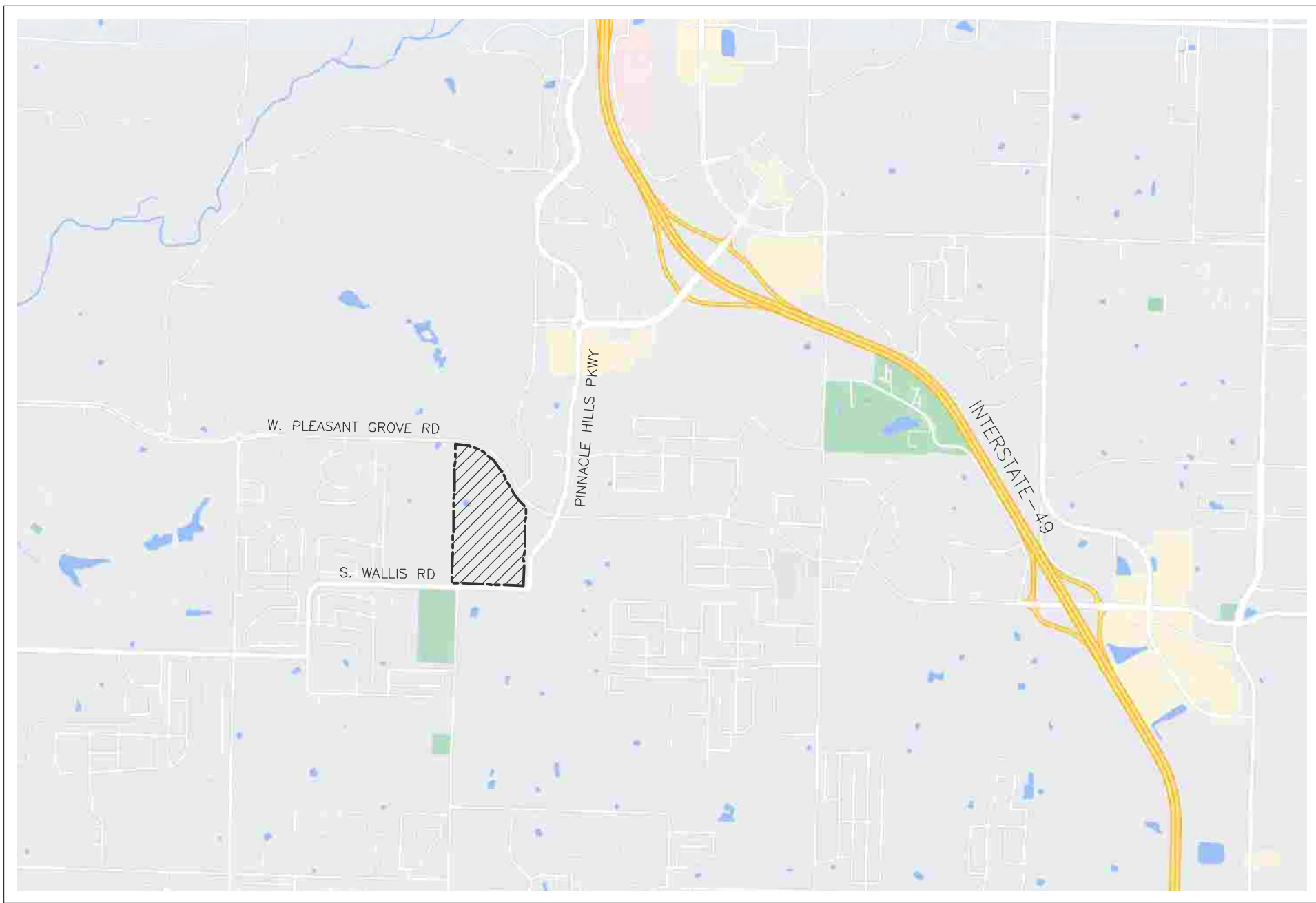
a project of
THE POINTE @ ROGERS, LP

INDEX TO SHEETS:

C00	TITLE SHEET
---	SURVEY
C01	SITE PLAN - OVERALL DEVELOPMENT
C01.1	EXHIBIT - ROW DEDICATION
C01.2	SITE PLAN - PHASE ONE DEVELOPMENT
C01.3	EXHIBIT - SUBPHASING PAVEMENT / PARKING COMPLETION
C02	SITE DRAINAGE PLAN - OVERALL DEVELOPMENT
C02.1-C02.3	SITE DRAINAGE PLAN - ENLARGED
C03.1-C03.2	SEDIMENT & EROSION CONTROL PLANS
C03.4	EROSION CONTROL DETAILS
C04	DEMOLITION PLAN
C05	PAVING PLAN - PHASE ONE DEVELOPMENT
C06.1-C06.4	SITE UTILITY PLANS
C07.1-C7.8	GRADING & DRAINAGE PLAN - ENLARGED
C08.1-C8.4	ROUNDAABOUT
C09.1-C09.7	ROAD PLAN & PROFILES
C10.1-C10.4	STORM DRAINAGE PROFILES
C11.1-C11.4	STORM WATER DETENTION
C12.1-C12.3	CITY DETAILS
C13.1-C13.3	ROADWAY SECTION
C14.1-C14.3	SITE CONSTRUCTION DETAILS
C15.1-C15.6	SANITARY SEWER PLAN & PROFILE
C16.1-C16.9	WATER PLAN & PROFILES
C17.1	WATER SERVICE AND DEMAND - KEY MAP
C17.2-C17.3	WATER SERVICE AND FIRE LINE - ENLARGED PLAN
---	WATER & SANITARY SEWER DETAILS
---	EXHIBIT - FIRE APPARATUS ROUTE

ADDITIONAL SHEETS UNDER SEPARATE COVER:

---	ARCHITECTURAL BUILDING ELEVATION
L1.1-L1.3	LANDSCAPE PLANS AND DETAILS
A503	SITE DETAIL - DUMPTER PAD AND SCREEN
T101-T107	BUILDING LIFE SAFETY



VICINITY MAP
N.T.S.

GENERAL NOTES:

- A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000
- AN EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIATION HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS AND ALLEYS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- IFC 2012.3310.1 - APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
- IFC 2012.3312.1- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

FLOOD ZONE STATEMENT:

THIS PROPERTY IS IN FLOOD ZONE "X" AND IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C00265 K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Survey By:	Drawn By:	Checked By:	Approved By:

PROJECT INFORMATION:

SITE INFORMATION - PHASE ONE DEVELOPMENT

LAND USE MIXED USE DEVELOPMENT
CURRENT ZONING C-3
TOTAL GROSS SITE AREA±22.45 AC / 977,480 SF
TOTAL ACCESS EASEMENT± 1.96 AC / 85,424 SF
TOTAL R/W DEDICATION± 0.87 AC / 38,105 SF
TOTAL NET SITE AREA± 19.62 AC / 853,951 SF

PARKING INFORMATION

REQUIRED PARKING
RATIO1.5 SPACES / 1 UNIT
TOTAL REQUIRED PARKING STALLS 618 SPACES

REQUIRED ACCESSIBLE PARKING

RATIO2% OF TOTAL PARKING PROVIDED
TOTAL REQUIRED PARKING STALLS 20 SPACES

REQUIRED BICYCLE PARKING

MULTIFAMILY
RATIO1 RACK / 30 DWELLING UNIT
TOTAL REQUIRED 14 RACKS

NON-RESIDENTIAL

RATIO1 RACK / 20 CAR PARKING
TOTAL REQUIRED 5 RACKS

TOTAL PROVIDED PARKING

STANDARD PARKING STALLS 555 SPACES
ACCESSIBLE PARKING STALLS 24 SPACES
GARAGE PARKING 30 SPACES
CARPORT PARKING 276 SPACES
BIKE RACKS 20 STALLS (RESIDENTIAL)
5 STALLS (COMMERCIAL)

DENSITY CALCULATIONS

GROSS DENSITY 18.35 UNITS/ACRE
NET DENSITY 21.00 UNITS/ACRE

AREAS BREAKDOWN

IMPERVIOUS AREAS
BUILDING AREAS
MULTI-FAMILY BUILDINGS 3.65AC / 158,943 SF
COMMERCIAL BUILDINGS 0.30AC / 13,179 SF

PAVEMENT & SIDEWALK ± 10.92 AC / 475,678 SF
TOTAL IMPERVIOUS AREA (MAXIMUM 90%) ± 14.87 AC / 647,800 SF (75.79%)

PERVIOUS AREA

GRASS / OPEN AREA ± 4.73 AC / 206,151 SF
TOTAL PERVIOUS AREA (MINIMUM 10%) ± 4.73 / 206,151 SF (24.21%)

C-3 BUILD-TO-ZONE

MINIMUM FRONT YARD 5 FT
MAXIMUM FRONT YARD 30 FT
REQUIRED BUILDING FACADE LOCATED WITHIN
WEST PLEASANT GROVE ROAD 60%
TOTAL FRONTAGE BUILDING FACADE 230 FT
FRONTAGE LF WITHIN BUILD-TO-ZONE 139 FT
PROVIDED BUILDING FACADE LOCATED WITHIN
WEST PLEASANT GROVE ROAD 60.4%

BUILDING INFORMATION
CONSTRUCTION TYPE-V-B

3-STORY MULTI-FAMILY BUILDING 1
BUILDING TYPE TYPE-1
BUILDING AREA 68,790 SF
BUILDING HEIGHT 46 FEET
1 BEDROOM UNITS 38 UNITS
2 BEDROOM UNITS 12 UNITS
3 BEDROOM UNITS 0 UNITS
TOTAL UNITS 50 UNITS

3-STORY MULTI-FAMILY BUILDING 2
BUILDING TYPE TYPE-2
BUILDING AREA 58,800 SF
BUILDING HEIGHT 43 FEET
1 BEDROOM UNITS 18 UNITS
2 BEDROOM UNITS 26 UNITS
3 BEDROOM UNITS 9 UNITS
TOTAL UNITS 53 UNITS

3-STORY MULTI-FAMILY BUILDING 3
BUILDING TYPE TYPE-3
BUILDING AREA 51,330 SF
BUILDING HEIGHT 41 FEET
1 BEDROOM UNITS 30 UNITS
2 BEDROOM UNITS 18 UNITS
3 BEDROOM UNITS 3 UNITS
TOTAL UNITS 51 UNITS

3-STORY MULTI-FAMILY BUILDING 4
BUILDING TYPE TYPE-4
BUILDING AREA 41,790 SF
BUILDING HEIGHT 41 FEET
1 BEDROOM UNITS 43 UNITS
2 BEDROOM UNITS 6 UNITS
3 BEDROOM UNITS 0 UNITS
TOTAL UNITS 49 UNITS

3-STORY MULTI-FAMILY BUILDING 5
BUILDING TYPE TYPE-5
BUILDING AREA 51,366 SF
BUILDING HEIGHT 41 FEET
1 BEDROOM UNITS 36 UNITS
2 BEDROOM UNITS 22 UNITS
3 BEDROOM UNITS 0 UNITS
TOTAL UNITS 58 UNITS

3-STORY MULTI-FAMILY BUILDING 6
BUILDING TYPE TYPE-6
BUILDING AREA 46,530 SF
BUILDING HEIGHT 41 FEET
1 BEDROOM UNITS 24 UNITS
2 BEDROOM UNITS 12 UNITS
3 BEDROOM UNITS 6 UNITS
TOTAL UNITS 42 UNITS

3-STORY MULTI-FAMILY BUILDING 7
BUILDING TYPE TYPE-4
BUILDING AREA 41,790 SF
BUILDING HEIGHT 41 FEET
1 BEDROOM UNITS 43 UNITS
2 BEDROOM UNITS 6 UNITS
3 BEDROOM UNITS 0 UNITS
TOTAL UNITS 49 UNITS

3-STORY MULTI-FAMILY BUILDING 8
BUILDING TYPE TYPE-4
BUILDING AREA 41,790 SF
BUILDING HEIGHT 41 FEET
1 BEDROOM UNITS 24 UNITS
2 BEDROOM UNITS 30 UNITS
3 BEDROOM UNITS 0 UNITS
TOTAL UNITS 54 UNITS

2-STORY TOWNHOUSE BUILDING 9
BUILDING TYPE TYPE-8
BUILDING AREA 9,971 SF
BUILDING HEIGHT 30 FEET
1 BEDROOM UNITS 3 UNITS
2 BEDROOM UNITS 3 UNITS
3 BEDROOM UNITS 0 UNITS
TOTAL UNITS 6 UNITS

1-STORY COMMERCIAL BUILDING 10
BUILDING TYPE TYPE-7
BUILDING AREA 13,179 SF
BUILDING HEIGHT 22 FEET

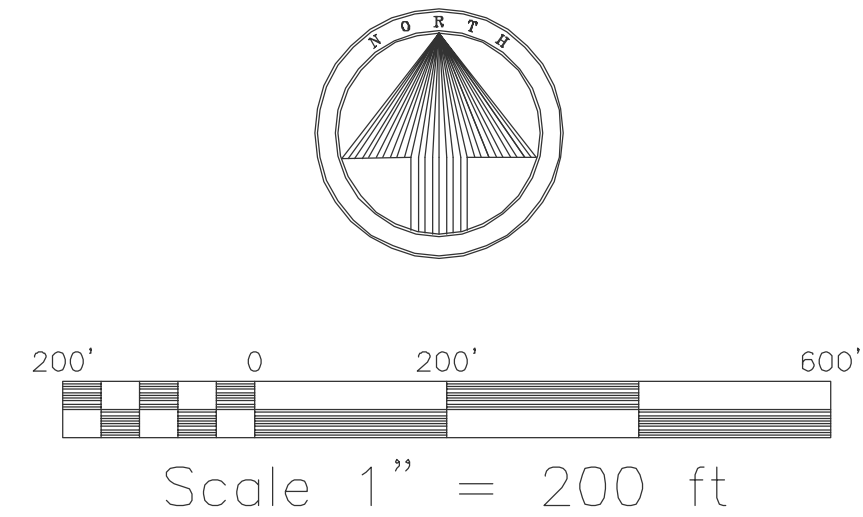
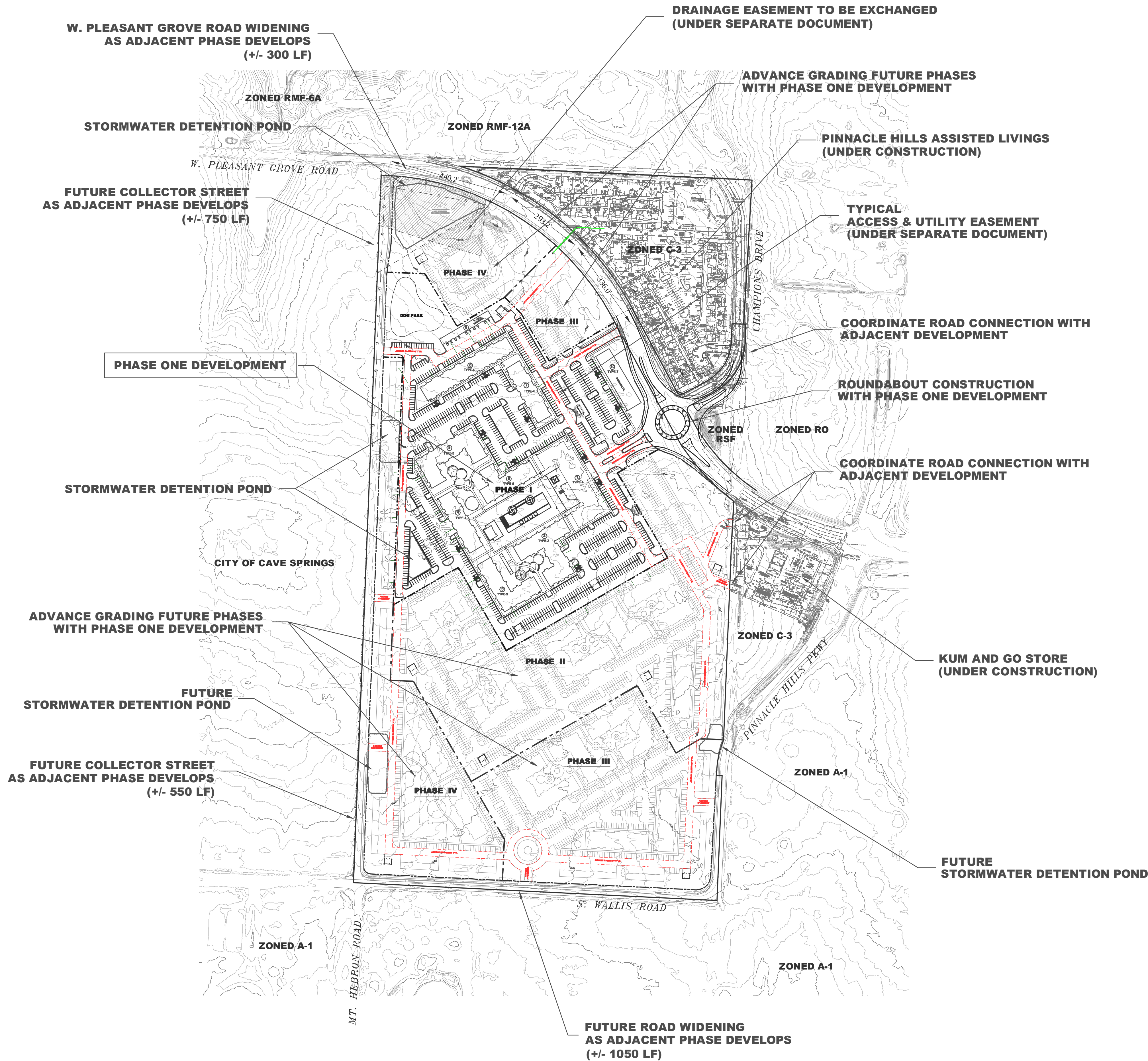
TOTAL NUMBER OF UNITS 412 UNITS

CITY APPROVAL STAMP

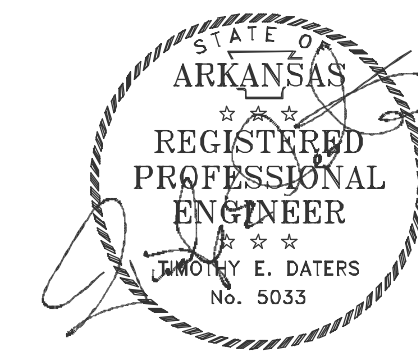
6TH SUBMITTAL

	11-04-22 TAC COMMENTS #6
	10-21-22 TAC COMMENTS #5
	09-23-22 TAC COMMENTS #4
	09-02-22 TAC COMMENTS #3
	Revised 08-05-22 TAC COMMENTS #2
Date	03-14-22

M:\2020\20-2688 - Points at Rogers\DWG\Civil\Civil.dwg, 11/4/2022 12:59:57 PM, Jia, White-Daters & Associates, Inc.



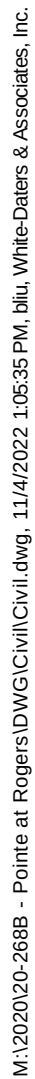
NOTE: DRAWING SHOWN AT 200 SCALE FOR PURPOSE
OF EXHIBITING ENTIRETY OF DEVELOPMENT.



CITY APPROVAL STAMP

WHITE-DATERS & ASSOCIATES, INC. CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING 24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223			
Survey By:	Drawn By:	Checked By:	Approved By:

SITE PLAN OVERALL DEVELOPMENT		11-04-22 TAC COMMENTS #6	
THE POINTE @ ROGERS 5400 W. PLEASANT GROVE RD.		Revised 06-13-22 TAC COMMENTS #1	
ROGERS, ARKANSAS		Date 03-14-22	
		Scale 1"=200'	
		Sheet C01 of	
		Job No.	





Plant Legend

Symbol	Quantity	Common Name/Size at time of planting/Condition
	53	Teddy Bear Magnolia, 2.5" caliper, container grown, 8' min. height (EVERGREEN TREE)
	43	Drake Elm, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE)
	14	Drake Elm with uplights, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE)
	20	Autumn Blaze Maple, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE)
	5	Linden Tree, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE)
	35	Yoshino Cherry, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE)
	99	Slender Silhouette Liquidambar, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE)
	52	Columnar English Oak, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE) NOTE: 10 are Street Trees are not part of this quantity
	14	Blue Vitex, 2" caliper, container grown, 6' min. height, specimen (DECIDUOUS ORNAMENTAL TREE)
	117	Cryptomeria, container grown, 8' min. height (EVERGREEN TREE)
	10	Spartan Juniper, container grown, 6' min. height, specimen (EVERGREEN SHRUB)
	33	Windmill Fan Palm, container grown, 4' min. height (EVERGREEN SHRUB)
	12	Emerald Green Arborvitae, container grown, 4' min. height (EVERGREEN SHRUB)
	12	Upright Columnar Boxwood, container grown, 4' min. height (EVERGREEN SHRUB)
	23	Glossy Abelia, 3 gal. container (EVERGREEN SHRUB)
	5	Oakleaf Holly, container grown, 4' min. height (DECIDUOUS SHRUB)
	161	Maiden Grass, 3 gal. container (DECIDUOUS SHRUB)
	352	Grey Owl Juniper, 3 gal. container (EVERGREEN SHRUB)
	131	Andorra Juniper, 3 gal. container (EVERGREEN SHRUB)
	337	Twist Encore Azalea, 3 gal. container (EVERGREEN SHRUB)
	135	Radiant Abelia, 3 gal. container (EVERGREEN SHRUB)
	42	Dwarf Burford Holly, 3 gal. container (EVERGREEN SHRUB)
	57	Little Limelight Hydrangea, 3 gal. container (DECIDUOUS SHRUB)
	110	Endless Summer Hydrangea, 3 gal. container (DECIDUOUS SHRUB)
	107	Yellow Knockout Rose, 3 gal. container (EVERGREEN SHRUB)
	133	Red Carpet Rose, 3 gal. container (EVERGREEN SHRUB)
	1,343	Wintergreen Boxwood, 3 gal. container (EVERGREEN SHRUB)
	972 sf	Seasonal Color, 6" pot, planted 12" on-center (ANNUALS AND PERENNIALS)
	* 944	Feather Reed Grass, 1 gal. container (PERENNIAL GROUNDCOVER)
	* 98	Blue Switchgrass, 1 gal. container (PERENNIAL GROUNDCOVER)
	* 499	Variegated Lirope, 6" pot (EVERGREEN GROUNDCOVER)
	* 203	Rudbeckia, 6" pot (PERENNIAL GROUNDCOVER)
	* 367	Everillo Carex Grass, 6" pot (PERENNIAL GROUNDCOVER)
	* 435	Catmint, 6" pot (PERENNIAL GROUNDCOVER)
	* 806	Coral Drift Rose, 1 gal. container (EVERGREEN GROUNDCOVER)
	* 266	Red Yucca, 1 gal. container (EVERGREEN GROUNDCOVER)
	* 305	Lime Mound Spirea, 1 gal. container (DECIDUOUS GROUNDCOVER)
	* 265	Variegated Yucca, 1 gal. container (EVERGREEN GROUNDCOVER)
	* 233	Green Yucca, 1 gal. container (EVERGREEN GROUNDCOVER)
	* 308	Horsetail Reed Grass, 1 gal. container (EVERGREEN GROUNDCOVER) NOTE: 209 in micro pool at north detention pond
	**	Tiffway Sod
	**	Artificial Turf
	**	Large Smooth Black River Rock 6-8" minimum
	**	Large Boulders
	**	Large Containers w/drip irrigation in pool area
	**	Extra-large Containers w/drip irrigation at entrance
	**	Water Features

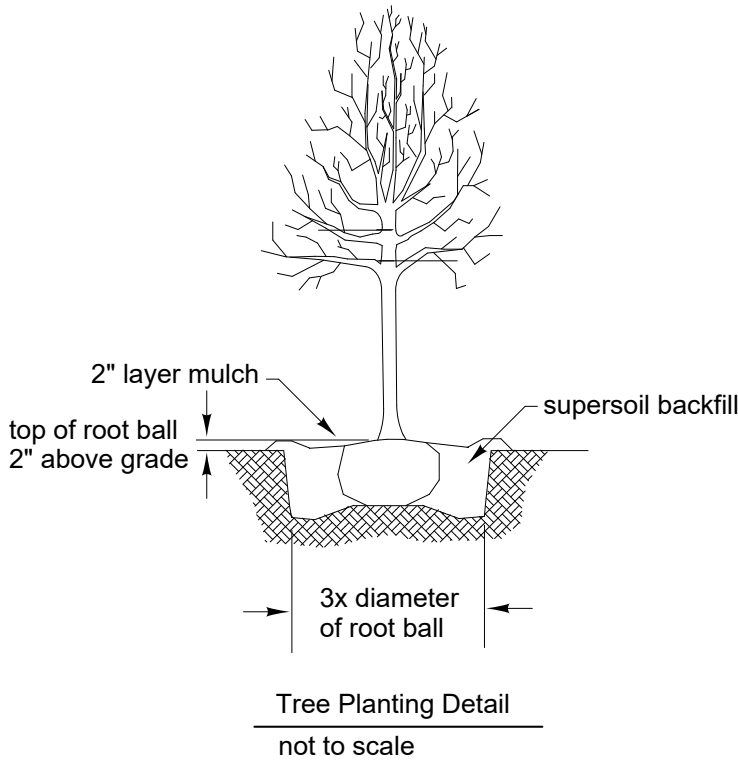
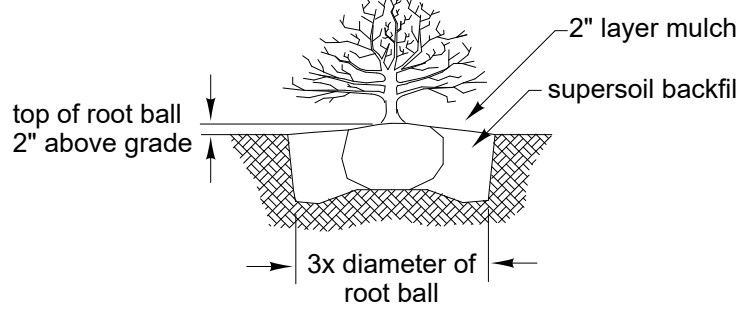
NOTE: (*) denote quantities of 1 plant for each 4 square feet. Indicated quantities are for estimating purposes only; (**) denote landscape materials for landscape contractor to determine actual amounts needed and provide owner/developer unit pricing for each.

Street Trees

	10	Columnar English Oak, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE) NOTE: 10 Street Trees are not included in the amount shown above in Plant Legend
--	----	---

Landscape Notes

- All planting beds shall be prepped with supersoil and bermed 12" above grade.
- All sodded areas shall be tilled to a minimum depth of 4".
- All pots and planting containers must be plumbed and fitted with bubblers and drip irrigation.
- Topsoil shall be added as needed to create a smooth finish grade on planting and sodded areas.
- Trees and shrubs shall be planted as shown on details at right and backfilled with supersoil. All trees and shrubs shall be thoroughly watered immediately after planting.
- All planting beds and lawn areas to be irrigated with automatic irrigation system.
- Area to be graded shall provide positive drainage away from paved surfaces.
- Planting beds are to have a 2" layer of double hammered hardwood mulch installed after planting.
- No substitutions are allowed unless authorized by owner.
- Immediately report any discrepancies to landscape architect.
- Owner/developer guarantees that landscaping will be maintained and warranted for a period of 3 years after installation is complete and will replace any plantings that are dead or significantly damaged during the warranty period.
- Plantings that exceed the minimum requirements may not be reduced once approved by Planning Commission.



REQUIRED TREES IN PARKING AREA (NOT INCLUDING STREET TREES)	
TOTAL NUMBER OF PARKING SPACES:	874
NUMBER OF TREES REQUIRED*	59
NUMBER OF TREES PROVIDED	144
* ONE FOR EACH 15 SPACES	

DECIDUOUS SHADE TREES REQUIRED* (90% OF 59):	54
DECIDUOUS SHADE TREES PROVIDED*	91
* 6" MINIMUM HEIGHT AND 2.5" CALIPER AT PLANTING	

EVERGREEN TREES REQUIRED* (10% OF 59):	6
EVERGREEN TREES PROVIDED*	53
* 8" MINIMUM HEIGHT AT PLANTING	

REQUIRED TREES ON STREET RIGHT-OF-WAY	
TOTAL NUMBER OF REQUIRED STREET TREES AT 40' ON-CENTER:	10
TOTAL NUMBER OF PROVIDED STREET TREES AT 40' ON-CENTER:	10

REQUIRED NUMBER OF OVERALL PLANTINGS:	
TOTAL NUMBER OF REQUIRED TREES AND SHRUBS*	939
TOTAL NUMBER OF PROVIDED TREES AND SHRUBS*	3,455**
* AT LEAST ONE NEW TREE OR SHRUB MEETING THE PLANT CRITERIA FOR EACH 1,000 SQUARE FEET OF THE TOTAL CURRENT DEVELOPMENT AREA	
** NOT INCLUDING STREET TREES	

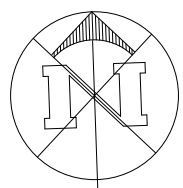
TREE MITIGATION
NO SIGNIFICANT TREES WILL BE PRESERVED.
1 TREE WILL BE PLANTED FOR EVERY 5 SIGNIFICANT TREES REMOVED.
EXISTING TREES ON THE SITE (PHASE 1 AND FUTURE PHASES) INCLUDE BRADFORD PEAR, ELM, BLACK CHERRY, COTTONWOOD, SYCAMORE, AND SILVER MAPLE. 132 SIGNIFICANT TREES HAVE BEEN IDENTIFIED ON THE SITE AND WILL BE REMOVED DURING GRADING. TO MITIGATE THE REMOVAL OF THOSE TREES, 27 TREES WILL BE REQUIRED. A TOTAL OF 133 TREES WILL BE PLANTED IN INTERIOR PARKING AREAS OF PHASE 1 NOT INCLUDING STREET TREES. A TOTAL OF 59 TREES ARE REQUIRED FOR PHASE 1. THIS NUMBER EXCEEDS THE REQUIRED MITIGATION TREES BY 74 EXISTING TREES.

GREENSPACE (PERVIOUS/IMPERVIOUS AREA)	
ACCESS EASEMENT:	± 1.96 AC / 85,424 SF
IMPERVIOUS AREA (PAVED AREAS AND BUILDINGS):	±13.86 AC /603,800 SF
GREENSPACE (PERVIOUS AREA INCL. DET. PONDS):	± 4.73 AC /206,151 SF
TOTAL AREA PHASE 1:	±21.57 AC /939,375 SF

REQUIRED GREENSPACE (10% OF TOTAL AREA):	± 2.16 AC /94,090 SF
GREENSPACE PROVIDED:	± 4.73 AC /206,151 SF

NOTE - DEDICATED RIGHT-OF-WAY(± 0.87 AC / 38,105 SF) IS NOT INCLUDED IN GREENSPACE CALCULATIONS

Original Design by
Botanica Gardens
1601 Rebsamen Park Road, Little Rock, AR 72202
(501) 614-3000

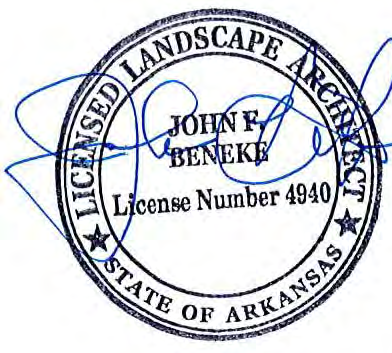
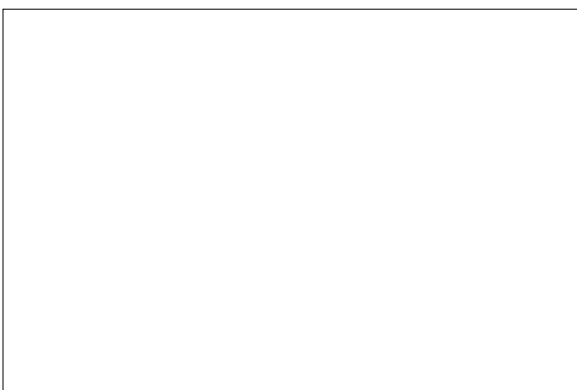


LANDSCAPE PLAN

SCALE: 1" = 100'-0"



SEVENTH SUBMITTAL



AR Registration 4940
Nov 4, 2022

LANDSCAPE PLAN

Landscape Plan
The Pointe at Rogers, PHASE 1
ROGERS, AR
LP202200250, 5th Submittal

John Beneke
LANDSCAPE ARCHITECT
Fayetteville, Arkansas
(501) 944-9577

first submission Mar 8, 2022
- revised Jun 30, 2022
- revised Sep 23, 2022
- revised Oct 12, 2022 (sixth submittal to City of Rogers)
- revised Nov 4, 2022 (seventh submittal to City of Rogers)
***** DRAWING REVISIONS *****

L1.1



LARGE SCALE DEVELOPMENT

PLANNING

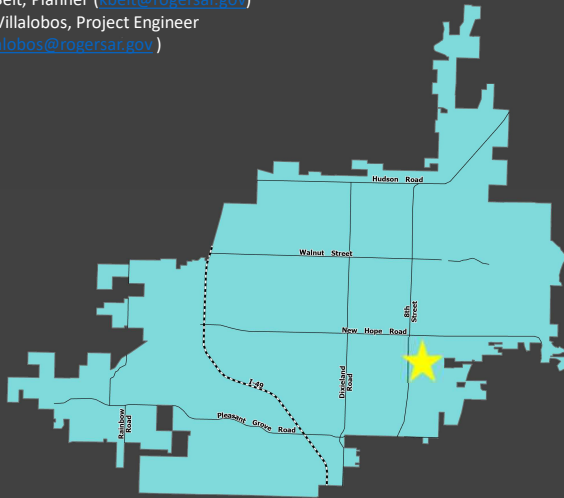
MK Properties

Staff:

Kyle Belt, Planner (kbelt@rogersar.gov)

Ever Villalobos, Project Engineer

(evillalobos@rogersar.gov)



Vicinity Map

Location

2103 S. 8th Street

CGM Designation

Employment Center

Zoning

I-1 (Employment Center)

Proposed Use

Business and Professional Office

Representative

Candice Anderson, CEI

Location:

This project is located in south Rogers on 8th Street just south of New Hope Rd.

Proposal:

The proposed use is for a private vehicle washing facility with on-site storage and a small office.

This use is allowed within 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:

“Business and Professional Office.” Business and Professional Office is a secondary use classification encompassing office uses for companies and non-governmental organizations. Sec. 14-695(z)(1).



LARGE SCALE DEVELOPMENT

PLANNING

MK Properties



Aerial Image

Request

A proposal to construct a paved parking area with 36 stalls at an existing building on approximately 1.12 acres.

Request:

The applicant is specifically proposing to

Requested Waiver:

- 1) **WAIVER** from the Drainage Criteria Manual requiring 2-ft of cover for storm pipes.
- 2) **WAIVER** from the Drainage Criteria Manual requiring minimum flow velocity under Design Storm (10-year) capacity to be 3.0-ft/sec.

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:

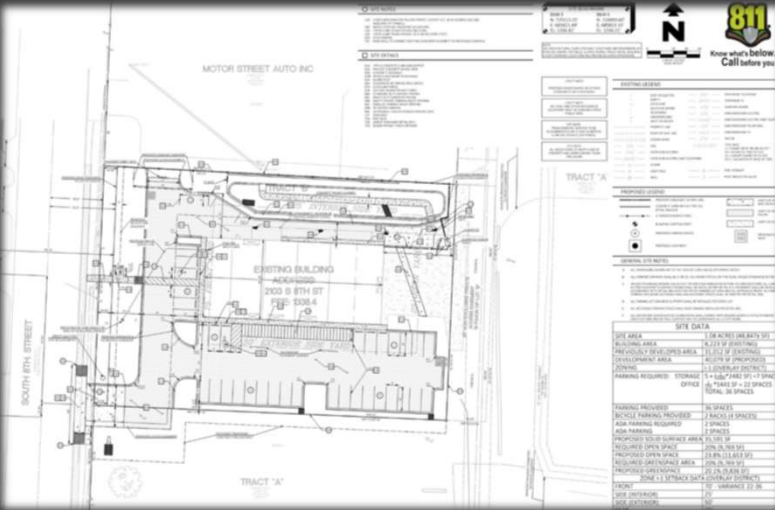
No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).



LARGE SCALE DEVELOPMENT

PLANNING

MK Properties



Site Plan

LSDP Staff Recommendation
APPROVE

Summary

Waivers

Approve **WAIVER** from the Drainage Criteria Manual requiring 2-ft of cover for storm pipes.

Approve **WAIVER** from the Drainage Criteria Manual requiring minimum flow velocity under Design Storm (10-year) capacity to be 3.0-ft/sec.

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:

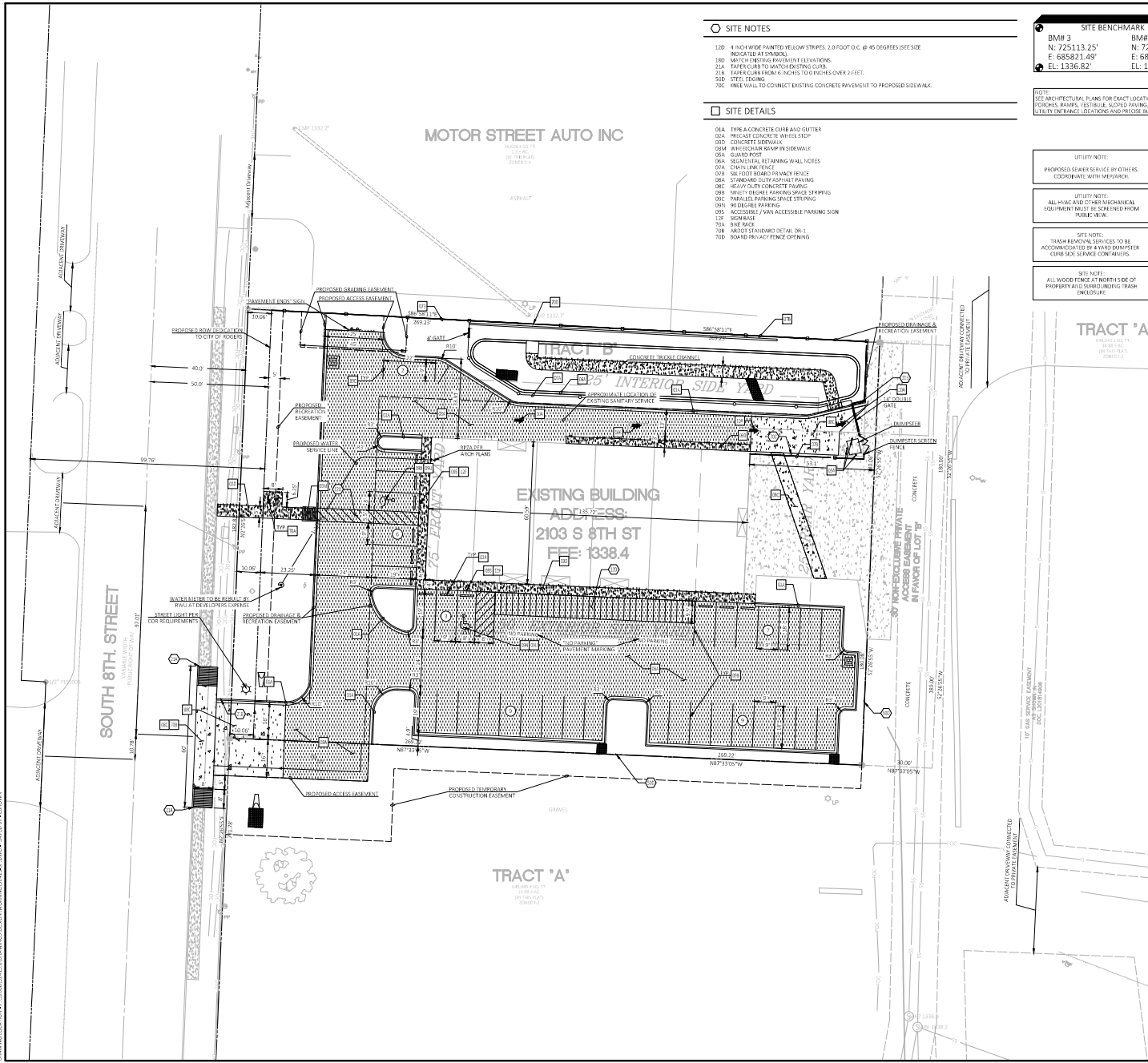
Trails are neither proposed nor required.

Streetlights:

Streetlight requirements are not applicable on this site.

Street Trees:

Street tree requirements are not applicable on this site.



SITE NOTES

- 100 4 INCH WIDE PAINTED YELLOW STRIPS 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT CORNERS)
- 105 MATCH EXISTING PAVEMENT ELEVATIONS
- 110 PARTS CURB TO MATCH EXISTING CURB
- 115 PARTS CURB FROM 6 INCHES TO 10 INCHES OVER 2 FEET
- 120 STEEL TYPING
- 125 KNEE WALL TO CONNECT EXISTING CONCRETE PAVEMENT TO PROPOSED SIDEWALK

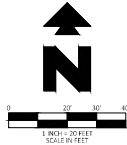
SITE DETAILS

- 00A TYPE A CONCRETE CURB AND GUTTER
- 00B PRECAST CONCRETE WHITE STOP
- 00C CONCRETE SIDEWALK
- 00D INTERLOCKING PAVING
- 00E GUARD POST
- 00F SECURITY TYPING WALL NOTES
- 00G CHAIN LINK FENCE
- 00H 50' COTY BEARD PRIVATE FENCE
- 00I STANDARD DUTY ASPHALT PAVING
- 00J HEAVY DUTY CONCRETE PAVING
- 00K NINETY DEGREE PARKING SPACE STOPPING
- 00L PARALLEL PARKING SPACE STOPPING
- 00M ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- 00N SIGN BASE
- 00O SIGN BASE
- 00P SIGN BASE
- 00Q SIGN BASE
- 00R SIGN BASE
- 00S SIGN BASE
- 00T SIGN BASE
- 00U SIGN BASE
- 00V SIGN BASE
- 00W SIGN BASE
- 00X SIGN BASE
- 00Y SIGN BASE
- 00Z SIGN BASE

SITE BENCHMARK

BM# 3	BM# 4
N: 725113.25'	N: 724893.60'
E: 685821.49'	E: 685813.10'
EL: 1336.82'	EL: 1336.21'

NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF UTILITIES, MANHOLE, VESTIBULE, SLOPED PARKING, TRUCK LOCAL, BUILDING UTILITY ENTRANCE, LOCATIONS AND PRECISE BUILDING DATA SHOWN.



811

Know what's below.
Call before you dig.



CEI ENGINEERING ASSOCIATES, INC.

2103 S. 8TH STREET
ROGERS, AR 72701
PHONE: (479) 273-8472
FAX: (479) 273-8441

REVISION		
NO.	DESCRIPTION	DATE
1	REV. 0	07/22/2022
2	REV. 1	08/18/2022
3	REV. 2	10/07/2022
4	REV. 3	11/29/2022
5	REV. 4	11/29/2022
6	REV. 5	11/29/2022
7	REV. 6	12/14/2022

UTILITY NOTE:
PROPOSED SEWER SERVICE BY OTHERS.
COORDINATE WITH MECHANIC.

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

SITE NOTE:
TRAFFIC REMOVAL SERVICES TO BE
ACCOMMODATED BY A ROAD DUMPER
CURB SIDE SERVICE CONTAINERS.

SITE NOTE:
ALL WOOD FENCE AT NORTH SIDE OF
PROPERTY AND SLOPED PARKING TRASH
ENCLOSURE.

EXISTING LEGEND

- EAST OR ELECTRIC — OHT — OVERHEAD TELEPHONE
- NORTH — OHTV — OVERHEAD TV
- OVERHEAD — NTS — NORTHERN TELEPHONE
- SOUTH OR SEWER — NTS — NORTHERN TELEPHONE
- TELEPHONE — UGE — UNDERGROUND ELECTRIC
- UNDERGROUND — UGE — UNDERGROUND ELECTRIC
- WEST OR WATER — UGE — UNDERGROUND ELECTRIC
- PROPERTY LINE — UGT — UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE — UGT — UNDERGROUND TELEPHONE
- STORM DRAIN — 4" — WATER
- GAS — 5-10-11-30-5 — TREE INFO
- OVERHEAD ELECTRIC — 5' — DIAMETER OF TRUNK IN FEET
- OVERHEAD ELECTRIC AND TELEPHONE — 10' — HEIGHT OF TREE IN FEET
- STUMP — 11' — CANOPY DIAMETER IN FEET
- LIGHT POLE — 50' — TRUNK DIAMETER IN FEET
- WELL — 5' — POST INDICATOR VALVE

PROPOSED LEGEND

- PROPERTY LINE (RIGHT OF WAY LINE)
- CONCRETE CURB AND GUTTER, SEE DETAIL SECTIONS
- 6" WOODEN BOARD FENCE
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- PROPOSED CURB INLET
- LIMITS OF CONCRETE AND DRIVE APRON
- LIMITS OF ASPHALT PAVING
- LIMITS OF SIDEWALK
- PROPOSED GRADE INLET

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADIUS SHALL BE 3' OR 30', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED BY OTHERS OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL DIA. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL DIA. OVER THE ENTIRE PAVING LOT AREA AND ALL APPROACH STRIPS. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL DIA.
- D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL DIA.
- E. ALL ACCESSIBLE PARKING SPACES SHALL HAVE SIGNAGE INSTALLED PER DETAIL DIA.
- F. ALL WATER AND SEWER SERVICE CONNECTIONS SHALL COMPLY WITH ROGERS WATER UTILITIES STANDARD SPECIFICATIONS AND DETAILS. CONTRACTOR SHALL COORDINATE ALL UTILITY WORK.

SITE DATA	
SITE AREA	1.08 ACRES (48,847± SF)
BUILDING AREA	8,223 SF (EXISTING)
PREVIOUSLY DEVELOPED AREA	31,012 SF (EXISTING)
DEVELOPMENT AREA	40,079 SF (PROPOSED)
ZONING	I-1 (OVERLAY DISTRICT)
PARKING REQUIRED: STORAGE	5 + (1/200 * 2482 SF) = 7 SPACES
OFFICE	750 * 5441 SF = 22 SPACES
TOTAL: 36 SPACES	
PARKING PROVIDED	36 SPACES
BICYCLE PARKING PROVIDED	2 RACKS (4 SPACES)
ADA PARKING REQUIRED	2 SPACES
ADA PARKING	2 SPACES
PROPOSED SOLID SURFACE AREA	35,591 SF
REQUIRED OPEN SPACE	20% (9,769 SF)
PROPOSED OPEN SPACE	23.8% (11,653 SF)
REQUIRED GREENSPACE AREA	20% (9,769 SF)
PROPOSED GREENSPACE	20.1% (9,836 SF)
ZONE I-1 SETBACK DATA (OVERLAY DISTRICT)	
FRONT	70' - VARIANCE 22-36
SIDE (INTERIOR)	25'
SIDE (EXTERIOR)	50'
REAR	25'

CITY OF ROGERS STAMP

MK PROPERTIES OF NWA, LLC
2103 SOUTH 8TH STREET IMPROVEMENTS
2103 S. 8TH STREET
ROGERS, ARKANSAS



12/15/2022

PROFESSIONAL OF RECORD: NAB
PROJECT MANAGER: GEA
DESIGNER: CFB
CEI PROJECT NUMBER: 20245
DATE: 12/15/2022
REVISION: REV. 6

SITE PLAN
SHEET TITLE
SHEET NUMBER
C2

CITYVIEW PROJECT #PL202200713

2022-11-30 13:03

SITE BENCHMARK

BM# 3	BM# 4
N: 725113.25'	N: 724893.60'
E: 685821.49'	E: 685813.10'
EL: 1336.82'	EL: 1336.21'



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



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-8472
FAX: (479) 273-8473

REVISION		
NO.	DESCRIPTION	DATE
1	REV-0	07/22/2022
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5	REV-4	11/23/2022
6	REV-5	11/30/2022
7	REV-6	12/15/2022

EXISTING LEGEND			
—	EAST OR ELECTRIC	— OHT —	OVERHEAD TELEPHONE
— N —	NORTH	— OHTV —	OVERHEAD TV
— OH —	OVERHEAD	— S —	SIDEWALK CURB
— S —	SOUTH OR SEWER	— U —	UNDERGROUND
— T —	TELEPHONE	— UGE —	UNDERGROUND ELECTRIC
— W —	UNDERGROUND	— UGE/T —	UNDERGROUND ELECTRIC AND TELEPHONE
— W —	WEST OR WATER	— UGE/T —	UNDERGROUND TELEPHONE
— P —	PROPERTY LINE	— UGT —	UNDERGROUND TV
— R —	RIGHT OF WAY LINE	— UGTV —	UNDERGROUND TV
— S —	STORM DRAIN	— W —	WATER
— G —	GAS	5-10-11 50.5	5'-10" = DIMETERS OF TRUNK IN FEET 10" = HEIGHT OF THE TREE 5'-10" = CANOPY DIAMETER IN FEET 50.5' = ELEVATION AT BASE OF TREE
— OH —	OVERHEAD ELECTRIC		
— OHT —	OVERHEAD TELEPHONE		
— S —	SEWER		
— T —	TELEPHONE		
— U —	UNDERGROUND		
— UGE —	UNDERGROUND ELECTRIC		
— UGE/T —	UNDERGROUND ELECTRIC AND TELEPHONE		
— UGT —	UNDERGROUND TELEPHONE		
— UGTV —	UNDERGROUND TV		
— W —	WATER		

PROPOSED LEGEND	
	BOUNDARY LINE
	STORM DRAIN
GENERAL NOTES	
A SEE LANDSCAPE NOTES (SHEET 12) FOR LANDSCAPE NOTES AND DETAILS.	
☐	LANDSCAPE DETAILS

LANDSCAPE & OVERLAY DISTRICT REQUIREMENTS			
AREA	REQUIREMENT	REQUIRED	PROHIBITED
PLANTED	CONSIDER TREES AND TWO ADJ. LANDS SHALL BE A NEW TREE OR SHRUB PER LAND OF 50' LAND DEVELOPED AREA	48,869 S' 1,000 S' = 49 PLANTS RECO (EXCEPTING STREET TREES)	51 TOTAL PLANTS PROHIBITED
STREET FRONTAGE	PROJECT LOCATED IN THE OVERLAY DISTRICT SHALL BE REQUIRED TO PLANT TREES PROPORTIONAL TO THE		
NO DRAINING LOT	ONE TREE SHALL BE PLANTED PER 15 SPACIOUS/50'	3 REARX 3 TREE X 3 TREE RECO	3 TREES PROHIBITED IN RECO PLANTED MAY BE PLANTED
PARKING LOT (MINIMUM 100)	DECID TREES SHALL BE PLANTED ON OTHER SIDE OF POINTS OF ACCESS	1 ACCESS P' X 2 TREES X 2 TREES RECO	1 TREE PROHIBITED IN RECO PLANTED MAY BE PLANTED
OVERLAY DISTRICT	ONE STREET TREE SHALL BE PLANTED PER 20 FT OF FRONTAGE	160' IF 20' EXCEEDS DRIVEWAYS	** STREET TREES

TREE RATIO REQUIREMENTS		
TYPE	REQUIREMENT	PROVIDED
TREES	AT LEAST 20% OF PLANTED MATERIAL SHALL BE SITE TREES (EXCLUDING STREET TREES); 3 MINIMUM	34 SITE TREES / 51 PLANTS = 27.5% TREES
ORNAMENTAL	NO MORE THAN 20% OF PROMISED SITE TREES SHALL BE ORNAMENTAL (EXCLUDING STREET TREES); 3 MAXIMUM	0 ORNAMENTAL TREES / 13 TOTAL SITE TREES = 0% ORNAMENTAL
EVERGREEN	AT LEAST 10% OF PROVIDED TREES MUST BE EVERGREEN; 2 MINIMUM	4 EVERGREEN TREES / 14 TOTAL SITE TREES = 28.5% EVERGREEN

MULCH SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	1/4" THICK, 1" DIAMETER CLEAN CHOCOLATE ROCK INSTALLED OVER DEWITT 20 YEAR 4.0 OZ WOVEN WEED-BARRIER. BRADFORD YARD LIVING & LANDSCAPING - (479) 636-8393	1,792 SF
	2" THICK, 2-4" OVERSIZE CHOCOLATE RIVER ROCK INSTALLED OVER DEWITT 20 YEAR 4.0 OZ WOVEN WEED-BARRIER. BRADFORD YARD LIVING & LANDSCAPING - (479) 636-8393	2,009 SF



PROFESSIONAL OF RECORD	NLR
PROJECT MANAGER	CEA
DESIGNER	CFB
CEI PROJECT NUMBER	32415
DATE	12/15/2022
REVISION	REV-0

LANDSCAPE PLAN

SHEET TITLE
SHEET NUMBER

C5

CITYVIEW PROJECT #PL202200713



August 19, 2022
City of Rogers
Planning Commission
301 W. Chestnut St.
Rogers, AR 72756

**RE: 2103 S. 8th St. – Waiver Request: Building Setback, Drainage Coverage, Drainage Velocity, Drive Approach Centerline
CEI Project No. 32415**

Rogers Planning Commission:

On behalf of MK Properties of NWA, LLC, CEI is requesting waivers for the following:

The proposed facility located at 2103 S. 8th St. is being redeveloped as a commercial multiunit space, which includes a wash bay, storage space, and office space. The property is currently zoned I-1 and is within the Overlay District.

BUILDING SETBACK

- **Section 14-285(2) Design standards, regulations and required improvements for developments within overlay districts.**
Front yards for all principal and accessory buildings or structures shall be no less than 75 feet from the property line abutting the highways and primary corridors designated in [section 14-284](#).

The existing building lies 80' from the existing property line but when the required street right of way is dedicated it will only be 70' from the property line abutting the 8th St./highway. The footprint of the existing building will remain the same and will not be demolished or rebuilt for this redevelopment.

DRAINAGE COVERAGE AND VELOCITY

- **Section 14-256(1) Design standards, regulations and required improvements.**
Storm drainage design must meet the minimum drainage requirements as defined by City ordinance. An engineer's certified calculations must be provided for all improvements. Improvements must be completed and certified by the engineer of record before a certificate of occupancy is issued.

- **Drainage Manual:**

1. **Storm Sewer Pipe Physical and Operational Constraints**
2 feet from ground surface (gutter line) to Hydraulic Grade Line (HGL)

Due to the nature of the existing contours, existing building elevation, and proposed grading, the existing design restrictions affect the drainage design from the set finished floor elevation to the set points of discharge. This restricts the design of the pipe coverage at a 2' minimum standard per Drainage Manual and does not allow room for additional increase in coverage. Pipe 2 proposed HGL coverage is 1.44' shall be protected with a heavy-duty concrete at 6" with a 4,000 PSI over 6" Class 7 aggregate base.

2. Storm Sewer Pipe Physical and Operational Constraints

Minimum Flow Velocity flowing under Design Storm (10-yr) Capacity = 3.0-ft/sec

Due to the nature of the existing contours, existing building elevation, and proposed grading, the existing design restrictions affect the drainage design from the set finished floor elevation to the set points of discharge. In addition to the minimum pipe coverage required per Drainage Manual this also restricts the design of the Minimum Flow Velocity of 3.0-ft/sec for pipe 1 and pipe 3. Pipe 1 located under the driveway, has a proposed flow velocity of 1.07 ft/sec. Pipe 3 located north of the existing building has a proposed flow velocity of 1.45 ft/sec.

DRIVE APPROACH CENTERLINE

➤ Section 14-260(1)(d) Access management standards. Offset

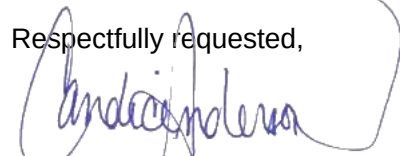
Either the centerline of opposing nonresidential driveways shall align, or shall be offset no less than 75 feet.

Due to the existing curb cut and a proposed new driveway at the property along the 8th St./highway, we are requesting the City to grant a waiver to keep the existing curb cut for the new proposed driveway to the site. A new ARDOT approved driveway will replace the current existing substandard driveway.

A previously approved Lot Split separated from the adjacent property to the South will enable the proposed driveway to become a shared access easement for both properties. The current alignment of the proposed driveway incorporates and is designed to reflect a future development for the new shared access easement.

We appreciate your consideration of our request and look forward to discussing any questions you many have. Contact me at your convenience in the office at 479-273-9472, or by email: canderson@ceieng.com.

Respectfully requested,



Candice Anderson
Assistant Project Manager – Local Development



September 2, 2022

Mr. Nate Bachelor, PE
CEI Engineering Associates, Inc.
P.O. Box 1408
Bentonville, AR 72712

RE: TAC Review/Conditional Approval
MK Properties of NWA

Dear Mr. Bachelor:

We have reviewed the Large-Scale Development Plans for MK Properties of NWA and are approving them 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.

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

2. Since the existing water meter will need to be raised it must be rebuilt by RWU at the developer's expense. This should be noted on the plans.
3. Include the RWU Standard Water Detail sheet in the plans.
4. A sand/oil separator will be required for the wash bay. Depict the location on the plans and display the size according to the State Plumbing Code..
5. Show the approximate location of the existing sewer service line. We recommend that you have someone camera the existing service to verify its suitability for continued service. It is probably very old.

Revise the plans addressing each comment and submit one pdf copy of the revised plans **directly to this office** for final review. Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen T. Ponder, PE

Copy: B. Dobler, B. Sartain, S. Ponder, J. Lunsford, T. Kinion, L. Ericson, A. Long
P:\MK Properties of NWA\Reviews\MKPropertiesofNWA\NateBachelor090222Letterhead.docx

SP: DG

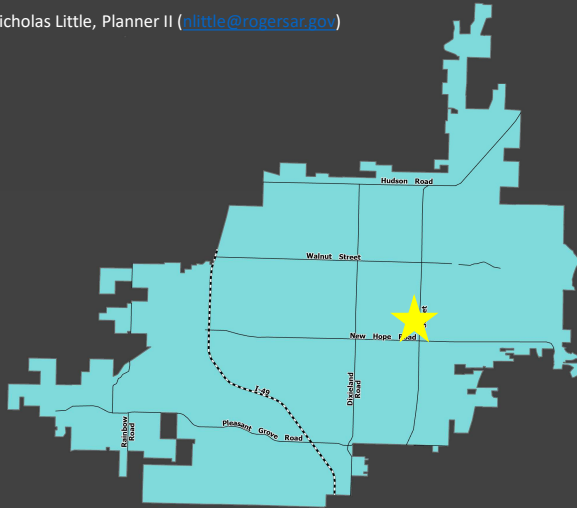


CONDITIONAL USE PERMIT

PLANNING

El Señor de los Carros

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



Vicinity Map

Location:

1614 S. 8th Street

Proposed Use:

Vehicle/Equipment Repair and Installation

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Access Corridor

Applicant:

Juliana Cuevas

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?

Vehicle/Equipment Repair and Installation is a conditional use in C-2. 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 subject parcel contains Southgate Shopping Center, a strip mall development that was built in 1965. Southgate contains several different businesses, including restaurants, personal services, retail shops and a grocer.

The specific address mentioned in the request is already being operated as a auto shop, but the ownership of the auto shop will be changing hands.

Can all other zoning requirements be met?

Requirements can be met.

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

Ingress and egress of this development should not propose a hazard, given it's location within a large shopping center that has multiple distant curb cuts along 8th Street. Nonetheless, the applicant's submitted site plan shows that the development will be focused on the west side, or the back, of Southgate, which functionally fronts S. 9th Street. There are 2 curb-cuts for Southgate along 9th 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).

Use Definition:

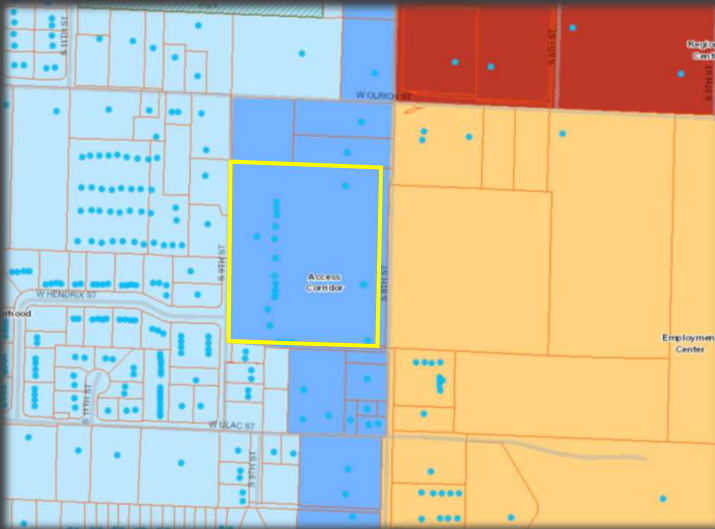
"Vehicle/Equipment Repair and Installation" is defined as "a secondary use classification encompassing **repairs of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts.** Vehicle/Equipment Repair and Installation includes but is not limited to the following tertiary use classifications: Auto repair shops; Body and fender shops; Audio, visual, and electronic sales and installation shops; Wheel and brake shops; Tire sales and installation. Sec. 14-695(b)(3)(II).



CONDITIONAL USE PERMIT

PLANNING

El Señor de los Carros



CGM Map

CONSIDERATIONS & FINDINGS

- Proposed use conditional? Zoned correctly?
 - Yes. The parcel is zoned correctly and vehicle/equipment repair is a conditional use in C-2.

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

Vehicle/Equipment Repair and Installation is a conditional use in C-2. 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:

repairs of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts



El Señor de los Carros



CONSIDERATIONS & FINDINGS

- Compatible with surroundings?
Would use not set a precedent contrary to city land use plan?
 - The proposed use has been taking place here since the 1960s, when Southgate was built.
 - Conditional Use Permit is required with change of ownership.
 - Similar use and environment directly west of the proposal across 9th Street

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

Other uses inside of Southgate shopping center include restaurants, personal services, grocery and retail sales. Adjacent uses to the west seem to be auto-centric, including an auto shop and what looks to be self storage.

In the applicant's letter to staff at the time of submittal, specific uses were listed as "detailing and repairing cars to prepare them for sale." Staff contacted the applicant to verify that they would not be selling cars at this location. The applicant verified that they will not be selling cars here – only repairing them to sell them at their car lot in Springdale.

Per the Comprehensive Growth Map the Access Corridor is meant to limit uses with high-trip generation. Trip generation would not necessarily be increased from what it currently is, based off of the fact that the use isn't changing.

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.

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



CONDITIONAL USE PERMIT

PLANNING

El Señor de los Carros

Highway Commercial Use Regulations	
Building Materials and Services	P
Building Service	P
Personal Services	P
Maintenance and Repair Services	P
Commercial Assembly, Recreation and Entertainment	C
Food and Beverage Sales	P
Convenience Store with Gas	C
Financial Services	P
Business and Professional Office	P
Medical, Dental and Health Practitioner Office	P
Personal Improvement and Instructional Services	P
Restaurants, Fast Food	P
Restaurant Full Service	P
Retail Sales	P
Vehicle Washing	C
Vehicle Commercial Parking Facility	P
Service Stations	C
Vehicle/Equipment Repair and Installation	C
Vehicle/Equipment Sales and Rentals	C
Warehousing and Storage, Limited	C

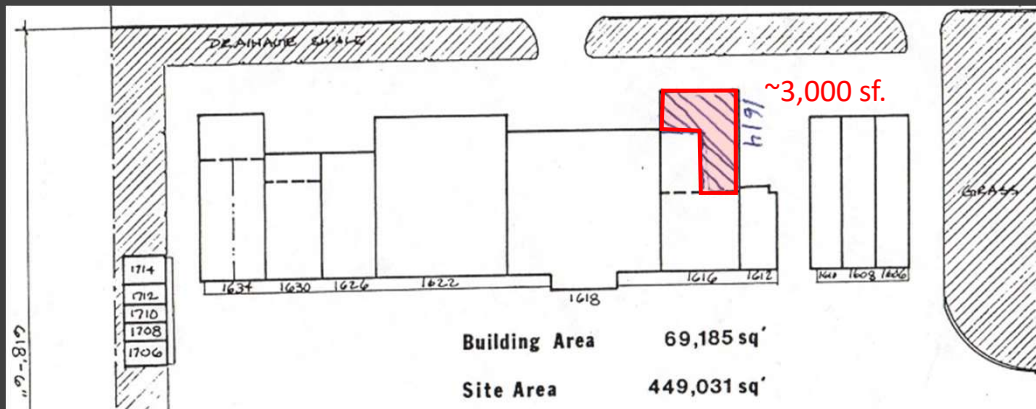
This list contains commonly requested uses and other auto-centric uses in C-2.



El Señor de los Carros

CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
 - Yes



Site Plan

This site plan shows the estimated area in which the auto shop will operate. Has been operating as an automotive service shop since the 1960s, according to the property owner.

Shaded red area is an estimated 3000 sq. ft.



El Señor de los Carros

CONSIDERATIONS & FINDINGS

- Cleared of known traffic hazards?
 - Yes



Looking South – 9th Street

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

Ingress and egress for the proposal should not create any traffic hazards beyond what is already present at this location. There are two curb cuts along 9th Street, fairly spaced apart, on the west side of Southgate that will likely be the primary accesses for this business. 9th Street is designated as a minor street and sees little traffic throughout the day, apart from commercial traffic and residential traffic for residents of the Hendrix Subdivision. 9th Street tees just to the south with W Lilac Street.

The only potential traffic hazards that come along with this development are mostly internal to Southgate, if any.



El Señor de los Carros

SUMMARY

1. Proposed use conditional? Zoned correctly?
 - Yes
2. Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - Yes
3. Can zoning requirements be met?
 - Yes
4. Cleared of known traffic hazards?
 - Yes

In Summary:

1. The proposed use of vehicle/equipment repair and installation is conditional in C-2 zoning. It is zoned correctly in the Access Corridor.
2. Vehicle and Equipment repair has been the use in this specific portion of Southgate for more than 30 years. The proposal is compatible with the surrounding uses to the west. Though they may not be as compatible with the rest of the businesses within Southgate, this particular development is focused in the rear of the building, physically and visually separating it from the traditional retail areas. Future land use at this location calls for Access Corridor growth, which emphasizes access management, restricting high trip generation and encouraging compact residential development. This isn't a residential development, but it doesn't generate more trips or congest traffic, based off of it's proximity.
3. There are no proposals for further development of this property at this time, but C-2 zoning requirements can be met, beyond what is already built. Southgate was built in 1967, so it doesn't fully meet C-2 zoning standards in itself.

4. There are no traffic hazards with the development of this site.



CONDITIONAL USE PERMIT

PLANNING

El Señor de los Carros



Recommendation
TABLE



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,

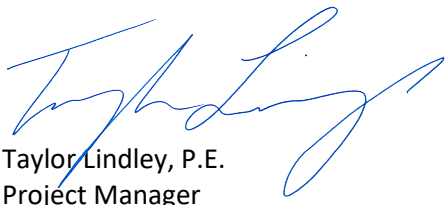
On behalf of our clients we would like to request a Conditional Use Permit to allow storage on Parcel 02-00899-005 off of S 37th St. Currently the property is zoned C-2. The storage building will be used by the bank on the adjacent parcel. The attached application contains all of the documents requested,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

[illegible]

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: 10/13/22
CONTACT: W. BURGESS
QC BY:
QC DATE:

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

PROGRESS DRAWINGS

© 2022 Crafton, Tull & Associates, Inc.
COLORED ELEVATIONS



NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT

PROPOSED DEVELOPMENT: 10,000 sq. ft. of new commercial space, including a drive-thru window, located at the intersection of Highway 101 and Highway 102, in the unincorporated area of the County of Loudoun, Virginia.

OWNER: [Name of the owner, partially obscured]

DATE OF PUBLIC HEARING: [Date of the public hearing, partially obscured]

TIME OF PUBLIC HEARING: [Time of the public hearing, partially obscured]

LOCATION OF PUBLIC HEARING: [Location of the public hearing, partially obscured]

COMMISSIONER OF PLANNING AND ZONING: [Name of the Commissioner, partially obscured]

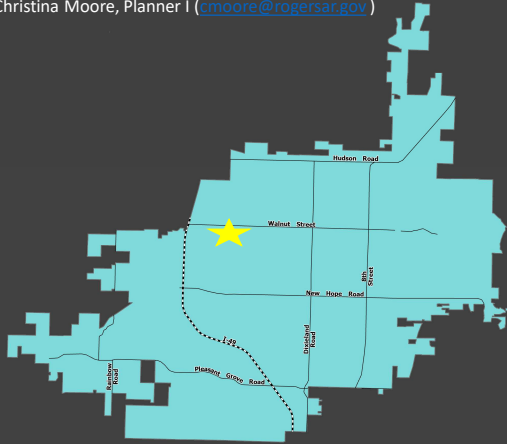


CONDITIONAL USE PERMIT

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

Located in central Rogers behind the Cici's Pizza on Walnut Street.

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).

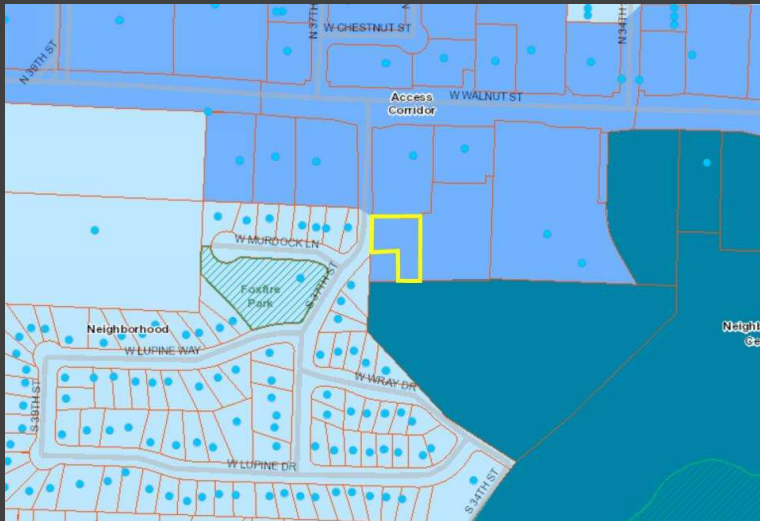
RECOMMENDATIONS:



CONDITIONAL USE PERMIT

37th Street Storage

PLANNING



CGM Map

CONSIDERATIONS & FINDINGS

- “Whether the use is a conditional use in the district requested and that the property under application is zoned correctly;”
 - Per the code, warehousing and storage is for a business to provide space to others to store items.
 - The proposed use is ONLY going to be used for First Western Bank property.
 - The proposed use does not fit neatly into this use because it is an auxiliary storage unit for the bank, not others.

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.

Given that the applicant plans to use this facility exclusively as auxiliary storage for a non-located bank, this particular request is atypical of warehouse and storage. The applicant is essentially creating offsite auxiliary storage versus commercial warehouse or storage space.

ZONING:



37th Street Storage



Street View

CONSIDERATIONS & FINDINGS

- “Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan;”
- 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 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.

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.

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

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



CONDITIONAL USE PERMIT

PLANNING

37th Street Storage



Elevations

CONSIDERATIONS & FINDINGS

- “Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan;”
- Provided elevations showing all sides of development.

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

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.

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.

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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

1. LEGEND (EXISTING SYMBOLS)

LEGEND

EXISTING DOOR SWING

EXISTING WINDOW

EXISTING FURNITURE

EXISTING LIGHTING

2. LEGEND (CONSTRUCTION)

LEGEND

NEW DOOR SWING

NEW WINDOW

NEW FURNITURE

NEW LIGHTING

3. PROJECT INFORMATION

PROJECT NO. 12345

DATE: 10/10/2023

CLIENT: ABC COMPANY

DESIGNER: DEF ARCHITECTS

LOCATION: 123 MAIN ST, NEW YORK, NY 10001

PROJECT TYPE: OFFICE RENOVATION

SCOPE: RENOVATION OF 10,000 SQ. FT. OFFICE SPACE

DESIGNER'S RESPONSIBILITY: ARCHITECTURAL DESIGN

CLIENT'S RESPONSIBILITY: PERMITTING, CONSTRUCTION

DESIGNER'S CONTACT: 123 MAIN ST, NEW YORK, NY 10001

CLIENT'S CONTACT: 456 MAIN ST, NEW YORK, NY 10001

DESIGNER'S PHONE: (212) 123-4567

CLIENT'S PHONE: (212) 456-7890

DESIGNER'S FAX: (212) 123-4567

CLIENT'S FAX: (212) 456-7890

DESIGNER'S EMAIL: info@defarchitects.com

CLIENT'S EMAIL: info@abccompany.com

4. NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 NYC DEPARTMENT OF BUILDINGS (DOB) CODE.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) CODE.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 NYC DEPARTMENT OF FIRE PREVENTION (FDNY) CODE.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 NYC DEPARTMENT OF HEALTH (DOH) CODE.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 NYC DEPARTMENT OF SOCIAL SERVICES (DSS) CODE.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 NYC DEPARTMENT OF EDUCATION (DOE) CODE.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 NYC DEPARTMENT OF TRANSPORTATION (DOT) CODE.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 NYC DEPARTMENT OF TERRORISM PREVENTION (DTP) CODE.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 NYC DEPARTMENT OF CULTURAL AFFAIRS (DOCA) CODE.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 NYC DEPARTMENT OF PARKS AND RECREATION (DPR) CODE.

CONSIDERATIONS & FINDINGS

- “Whether all other zoning requirements can be met;”
 - Yes, all zoning requirements can be met.

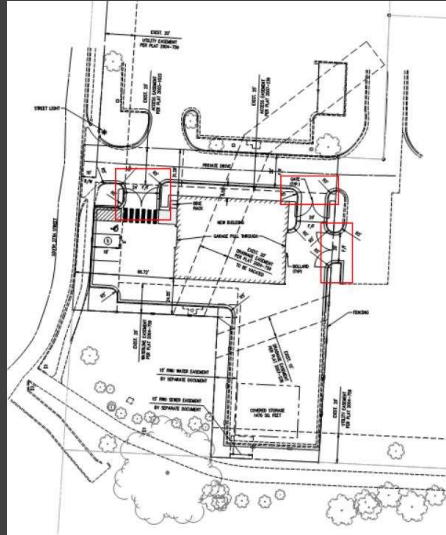
Plans



CONDITIONAL USE PERMIT

PLANNING

37th Street Storage



Plans

CONSIDERATIONS & FINDINGS

- “Whether ingress and egress for the proposed use will create a traffic hazard.”
 - No, ingress and egress is fairly straight forward at this site and would not create a traffic hazard.

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.



CONDITIONAL USE PERMIT

PLANNING

37th Street Storage

SUMMARY

- ✓ "Whether the use is a conditional use in the district requested and that the property under application is zoned correctly;"
- ✓ "Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan;"
- ✓ "Whether all other zoning requirements can be met;"
- ✓ "Whether ingress and egress for the proposed use will create a traffic hazard;"

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. Commissioners should consider the adjacent neighborhood, park, and proximity to the Railyard Loop trail and determine whether screening and elevations are compatible with existing development.
3. All zoning requirements for C-2 can be met.
4. There are no traffic hazards with the development of this site.



CONDITIONAL USE PERMIT

PLANNING

37th Street Storage



Aerial Image

Staff Recommendation:

APPROVE with the following conditions:

1. Facility only be used for First Western Bank property.
2. Facility cannot be used for other more traditional warehousing or commercial storage purposes.



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,

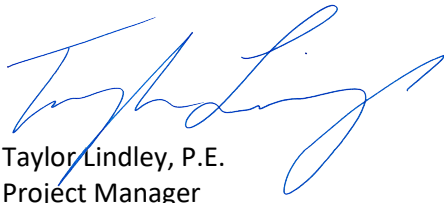
On behalf of our clients we would like to request a Conditional Use Permit to allow storage on Parcel 02-00899-005 off of S 37th St. Currently the property is zoned C-2. The storage building will be used by the bank on the adjacent parcel. The attached application contains all of the documents requested,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



1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

FIRST WESTERN STORAGE
BUILDING

S. 37TH STREET
ROGERS, AR

Key Plan

[illegible]

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: 12/13/22
CONTACT: W. BURGESS
QC BY:
QC DATE:

**PROGRESS
DRAWINGS**

© 2022 Crofton, Tull & Associates, Inc.

COLORLED ELEVATIONS

NOT FOR CONSTRUCTION

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

NOT FOR CONSTRUCTION

A-200



NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT

PROPOSED DEVELOPMENT: 100,000 sq. ft. of new office space, including a 10,000 sq. ft. parking garage, located at the intersection of [redacted] and [redacted] in the [redacted] area of the City of [redacted].

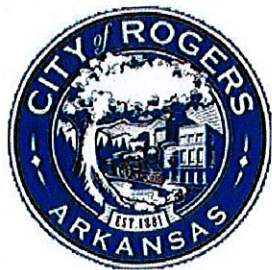
PROPOSED PROJECT: [redacted] Office Building, located at the intersection of [redacted] and [redacted] in the [redacted] area of the City of [redacted].

DATE OF PUBLIC HEARING: [redacted] at [redacted] PM.

LOCATION OF PUBLIC HEARING: [redacted] City Hall, [redacted] Street, [redacted] City of [redacted].

FOR MORE INFORMATION, CONTACT: [redacted] at [redacted] or [redacted] at [redacted].

COMMISSION ON PLANNING AND DEVELOPMENT
[redacted] City of [redacted]



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

CA# 1073
OFFICE USE ONLY
Permit Fee: \$200⁰⁰ (\$200)
Zoning: RSF to R-O
Permit Number: 22-47
CityView Application: PL202201196
Date: 11/28/22

REZONE APPLICATION

APPLICANT: Laura B. Coello + Efran Coello
ADDRESS: 1210 S. 45th Street, Rogers AR 72758 SUITE #: _____
GENERAL LOCATION OF PROPERTY: 45th Street, near oak, magnolia overpass
PARCEL NUMBER: 02-01671-046
PHONE #: 214-616-0608 EMAIL: lbcstudio@yahoo.com
PROPERTY OWNER: Laura + Efran Coello PHONE #: 214.616.0608
PRESENT USE: Residential ZONING: Res
PROPOSED USE: selling home for R-O use ZONING: R-O

Laura B. Coello
Applicant Signature

11.22.22
Date

Attachment Checklist:

- ☐ Legal description of property - warranty deed.
- ☐ Parcel Number for property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit - notarized
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 11/28 PUBLIC HEARING DATE: 12/20 CERTIFIED MAIL DATE: 12/15
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

1210 S 45th Street, Rogers, AR 72758

Legal Description

COMMENCING AT THE RAILROAD SPIKE FOUND FOR IN THE ROADWAY OF SOUTH 45TH STREET, SAID POINT BEING THE SE CORNER OF THE NE/4 OF THE NW/4 OF SECTION 16, TOWNSHIP 19 NORTH RANGE 30 WEST BENTON COUNTY ARKANSAS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID ROADWAY NORTH 88 DEGREES 50 MINUTES 09 SECONDS WEST 278.09 FEET TO A SET IRON PIN THENCE NORTH 00 DEGREES 31 MINUTES 24 SECONDS EAST 271.25 FEET TO A SET IRON PIN THENCE SOUTH 88 DEGREES 29 MINUTES 34 SECONDS EAST 277.46 FEET TO A POINT IN THE ROADWAY OF SOUTH 45TH STREET; THENCE ALONG SAID ROADWAY, SOUTH 00 DEGREES 23 MINUTES 10 SECONDS WEST 269.60 FEET TO THE TRUE POINT OF BEGINNING AND SUBJECT TO THE RIGHT OF WAY OF SAID SOUTH 45TH STREET ON THE EASTSIDE THEREOF, AS SHOWN ON PLAT RECORD 18 AT PAGE 126

Layman Description

Last home on 45th Street, adjacent to TRANSPLACE and across from APARTMENTS, THE BEND AT PROMENADE, near Oak Street overpass and Magnolia Overpass.

CERTIFICATION

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

Dated this the 28th day of November, 2022.

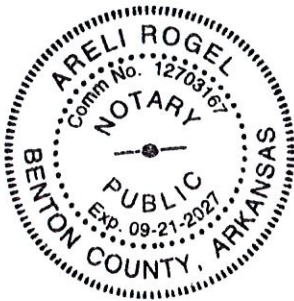
Laura B. Coello
Signed

Laura B. Coello
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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



Areli Rogel
Notary Signature

Areli Rogel
Notary Name Printed

09/21/2027
Commission Expires

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS
NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that **LAURA B. COELLO** is applying to the Rogers Planning Commission to rezone certain real property at **1210 S 45th STREET, ROGERS AR 72758**. The Property is more particularly described as follows:

Parcel Number: 02-01671-046

Legal Description:

COMMENCING AT THE RAILROAD SPIKE FOUND FOR IN THE ROADWAY OF SOUTH 45TH STREET, SAID POINT BEING THE SE CORNER OF THE NE/4 OF THE NW/4 OF SECTION 16, TOWNSHIP 19 NORTH RANGE 30 WEST BENTON COUNTY ARKANSAS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID ROADWAY NORTH 88 DEGREES 50 MINUTES 09 SECONDS WEST 278.09 FEET TO A SET IRON PIN THENCE NORTH 00 DEGREES 31 MINUTES 24 SECONDS EAST 271.25 FEET TO A SET IRON PIN THENCE SOUTH 88 DEGREES 29 MINUTES 34 SECONDS EAST 277.46 FEET TO A POINT IN THE ROADWAY OF SOUTH 45TH STREET; THENCE ALONG SAID ROADWAY, SOUTH 00 DEGREES 23 MINUTES 10 SECONDS WEST 269.60 FEET TO THE TRUE POINT OF BEGINNING AND SUBJECT TO THE RIGHT OF WAY OF SAID SOUTH 45TH STREET ON THE EASTSIDE THEREOF, AS SHOWN ON PLAT RECORD 18 AT PAGE 126

Layman's Description:

1210 S 45th Street, Rogers, AR 72758

Current Zoning:

RES

Requested Zoning:

RO

A public hearing by the Rogers, Planning Commission will be held on _____, 2022 at 6pm in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas

Respectfully Submitted,

By: LAURA B. COELLO

A handwritten signature in cursive script that reads "Laura B. Coello". The signature is written in dark ink and is positioned above a horizontal line.

11.22.2022

PROPERTY OWNER AFFIDAVIT

The petitioner, Laura Coello, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: commencing at the railroad spike found for in the roadway of South 45th street, said point being the SE corner of the NE 1/4 of the NW 1/4 of section 16, township 19 North range 30 west Benton County ARKANSAS, said point also being the true point of beginning. Thence leaving said roadway North 88 degrees 50 minutes 09 seconds west 278.09 ft. LAYMAN'S DESCRIPTION: to a set iron pin etc. (see print out)
4th street near oak and promenade.

PRESENT ZONING: RES

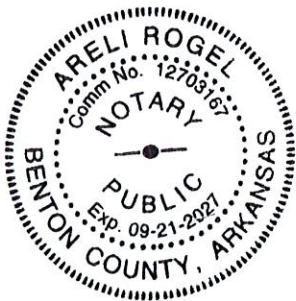
ZONING REQUEST: RO

Respectfully Submitted,

By Laura B. Coello
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

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



A. Rogel
Notary Signature

Areli Rogel
Notary Name Printed

09/21/2027
Commission Expires

Basic Info

Parcel Number:	02-01671-046
County Name:	Benton County
Property Address:	COELLO FAMILY TRUST - EFREN S & LAURA B 1210 S 45TH ST ROGERS, AR Map This Address
Mailing Address:	COELLO, EFREN S & LAURA B TRUSTEES 1210 S 45TH ST ROGERS AR 72758-1515
Collector's Mailing Address:	CORELOGIC RE TAX SERVICES PO BOX 961009 FORT WORTH, TX 76161-9982
Total Acres:	1.72
Timber Acres:	0.00
Sec-Twp-Rng:	16-19-30
Lot/Block:	/
Subdivision:	16-19-30-ROGERS
Legal Description:	COMMENCING AT THE RAILROAD SPIKE FOUND FOR IN THE ROADWAY OF SOUTH 45TH STREET, SAID POINT BEING THE SE CORNER OF THE NE/4 OF THE NW/4 OF SECTION 16, TOWNSHIP 19 NORTH RANGE 30 WEST BENTON COUNTY ARKANSAS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID ROADWAY NORTH 88 DEGREES 50 MINUTES 09 SECONDS WEST 278.09 FEET TO A SET IRON PIN THENCE NORTH 00 DEGREES 31 MINUTES 24 SECONDS EAST 271.25 FEET TO A SET IRON PIN THENCE SOUTH 88 DEGREES 29 MINUTES 34 SECONDS EAST 277.46 FEET TO A POINT IN THE ROADWAY OF SOUTH 45TH STREET; THENCE ALONG SAID ROADWAY, SOUTH 00 DEGREES 23 MINUTES 10 SECONDS WEST 269.60 FEET TO THE TRUE POINT OF BEGINNING AND SUBJECT TO THE RIGHT OF WAY OF SAID SOUTH 45TH STREET ON THE EASTSIDE THEREOF, AS SHOWN ON PLAT RECORD 18 AT PAGE 126
School District:	C30 ROGERS CITY
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No

Parcel #	Owner Name	Site Address
02-01671-045	ENGLE, MARYLOU	1208 S 45TH ST
02-01671-046	COELLO FAMILY TRUST - EFREN S & LAURA B	1210 S 45TH ST
02-16152-000	JOSEPH, GLENFORD B & CLAUDIA I	4501 W CEDAR BROOKE LN
02-16151-000	LIVELY, RON G & DONNA J	4503 W CEDAR BROOKE LN
02-16150-000	CAMPBELL, CURTIS MICHAEL & BRYANT, SUNNY BEVIN	4505 W CEDAR BROOKE LN
02-16149-000	CARNES REVOCABLE TRUST, BOB D	4601 W CEDAR BROOKE LN
02-23799-000	CITY OF ROGERS	4909 MAGNOLIA ST
02-22393-000	CITY OF ROGERS	S PROMENADE BLVD
02-16148-000	CARNES REVOCABLE TRUST, BOB D	W CEDAR BROOKE LN
02-22377-000	PROMENADE HOUSING PARTNERS LLC	W CEDAR BROOKE LN
02-23799-001	EF CAPITAL AR LLC	W MAGNOLIA ST
02-23800-000	EF CAPITAL AR LLC	W MAGNOLIA ST

Site City	Acres	Mailing Address		
ROGERS	1.80	1208 S 45TH ST		ROGERS
ROGERS	1.72	1210 S 45TH ST		ROGERS
ROGERS	1.09	4501 W CEDAR BROOKE LN		ROGERS
ROGERS	1.11	4503 W CEDAR BROOKE LN		ROGERS
ROGERS	1.15	4505 W CEDAR BROOKE LN		ROGERS
ROGERS	1.11	4601 CEDAR BROOKE LN		ROGERS
ROGERS	16.49	301 W CHESTNUT ST		ROGERS
ROGERS	10.92	ATTN: CITY CLERK	301 W CHESTNUT ST	ROGERS
ROGERS	1.60	4601 CEDAR BROOKE LN		ROGERS
ROGERS	7.78	2659 E NORMANDY ST STE 104		SPRINGFIELD
ROGERS	1.79	C/O EF CAPITAL MANAGEMENT	1425 LAKE FRONT CIR	THE WOODLANDS
ROGERS	6.50	C/O EF CAPITAL MANAGEMENT	1425 LAKE FRONT CIR	THE WOODLANDS

AR	72758-1515	
AR	72758-1515	
AR	72758-1508	
AR	72758-1508	
AR	72758	
AR	72758-1520	
AR	72756	
AR	72756-4559	
AR	72758-1520	
MO	65804	
TX	77380-3610	
TX	77380-3610	

1210 S 45th Street, Rogers, AR 72758

Legal Description

COMMENCING AT THE RAILROAD SPIKE FOUND FOR IN THE ROADWAY OF SOUTH 45TH STREET, SAID POINT BEING THE SE CORNER OF THE NE/4 OF THE NW/4 OF SECTION 16, TOWNSHIP 19 NORTH RANGE 30 WEST BENTON COUNTY ARKANSAS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID ROADWAY NORTH 88 DEGREES 50 MINUTES 09 SECONDS WEST 278.09 FEET TO A SET IRON PIN THENCE NORTH 00 DEGREES 31 MINUTES 24 SECONDS EAST 271.25 FEET TO A SET IRON PIN THENCE SOUTH 88 DEGREES 29 MINUTES 34 SECONDS EAST 277.46 FEET TO A POINT IN THE ROADWAY OF SOUTH 45TH STREET; THENCE ALONG SAID ROADWAY, SOUTH 00 DEGREES 23 MINUTES 10 SECONDS WEST 269.60 FEET TO THE TRUE POINT OF BEGINNING AND SUBJECT TO THE RIGHT OF WAY OF SAID SOUTH 45TH STREET ON THE EASTSIDE THEREOF, AS SHOWN ON PLAT RECORD 18 AT PAGE 126

Layman Description

Last home on 45th Street, adjacent to TRANSPLACE and across from APARTMENTS, THE BEND AT PROMENADE, near Oak Street overpass and Magnolia Overpass.

ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

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

WHEREAS, pursuant to the provisions of 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 December 20, 2022, the City Council has found that certain lands hereinafter described are better suited for U-NBT 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 U-NBT and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

COMMENCING AT THE RAILROAD SPIKE FOUND FOR IN THE ROADWAY OF SOUTH H45TH STREET, SAID POINT BEING THE SE CORNER OF THE NE/4 OF THE NW/4 OF SECTION 16, TOWNSHIP 19 NORTH RANGE 30 WEST BENTON COUNTY ARKANSAS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID ROADWAY NORTH 88 DEGREES 50 MINUTES 09 SECONDS WEST 278.09 FEET TO A SET IRON PIN THENCE NORTH 00 DEGREES 31 MINUTES 24 SECONDS EAST 271.25 FEET TO A SET IRON PIN THENCE SOUTH 88 DEGREES 29 MINUTES 34 SECONDS EAST 277.46 FEET TO A POINT IN THE ROADWAY OF SOUTH 45TH STREET; THENCE ALONG SAID ROADWAY, SOUTH 00 DEGREES 23 MINUTES 10 SECONDS WEST 269.60 FEET TO THE TRUE POINT OF BEGINNING AND SUBJECT TO THE RIGHT OF WAY OF SAID SOUTH 45TH STREET ON THE EASTSIDE THEREOF, AS SHOWN ON PLAT RECORD 18 AT PAGE 126;.

LAYMAN'S DESCRIPTION:

1210 s 45TH Street, Rogers, AR 72758

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

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:

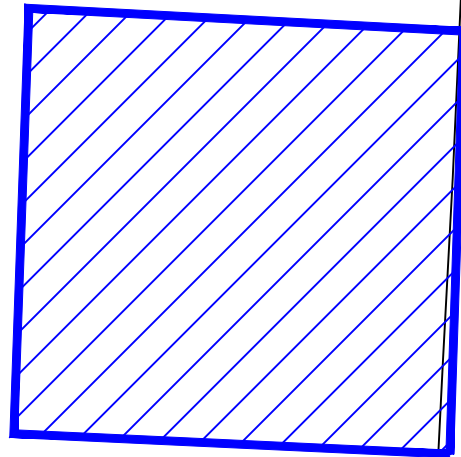
APPROVED:

JESSICA RUSH, CLERK

C. GREG HINES, MAYOR

Legal Description Confirmation

CEDAR BROOKE LN.



45th STREET

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
REZONE

DESCRIPTION: To rezone 1.5118 & 1.5119 to from the
to R2 zoning to the R2 zoning
zone.

APPLICANT: Lakes & Shores, LLC
Planning Commission

BOARD/COMMISSION: December 16, 2024 at 6:00 PM

MEETING LOCATION: Rogers City Board/Commission
100 N. Duane St.,
Rogers, MN 55957

PUBLIC COMMENTS: publiccomments@rogersmn.gov
www.rogersmn.gov/development/boards

COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, MN
planning@rogersmn.gov

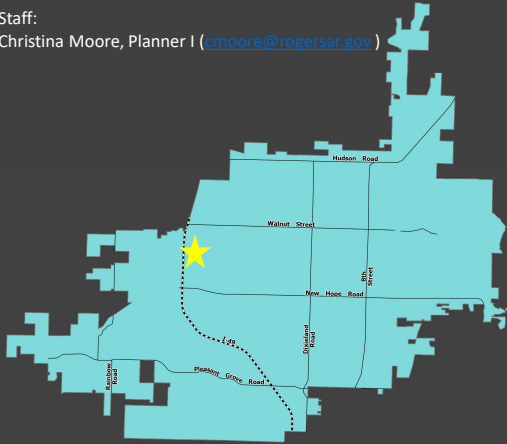




Rezone Coello

PLANNING

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



Vicinity Map

Location

1210 S 45th Street

Requested Zoning

R-O

Growth Designation

Commerce Corridor

Representative

Laura Coello, Property Owner

SUMMARY:

Request to rezone subject location from R-SF to R-O.



Rezone Coello

PLANNING



CGM Map

COMPREHENSIVE GROWTH MAP:

Growth Designation:
Commerce Corridor.

Growth Designation Purpose:
To serve as an extension of the Uptown Regional Center in a way that provides for high-intensity development while respecting established residential and commercial patterns along the I-49 corridor (CGM Page 1).

Allowed Zoning Districts:
R-MF, U-NBT, R-O, C-2, C-4.

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:

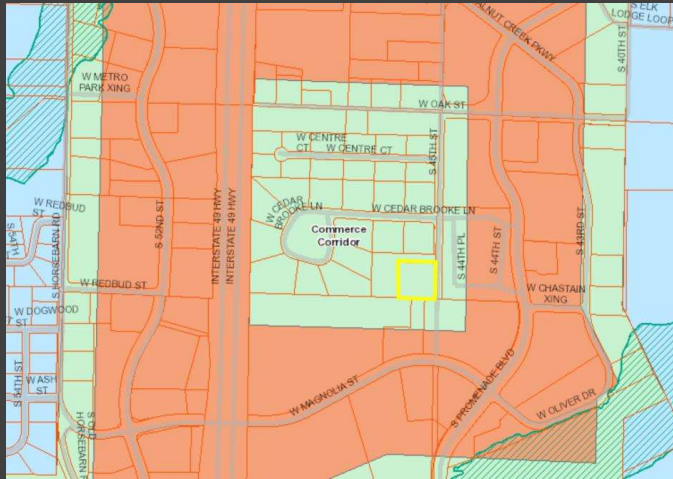
- *R-O (Residential Office):* This district is established to provide for the conversion of existing structures to office use or the construction of offices in areas where the continuation of residential activity is no longer practical or to establish a transition between residential and nonresidential uses. It is further the intent of this district to encourage mixed

residential and office uses. Sec. 14-706(a)



Rezone Coello

PLANNING



Commerce Corridor Zoning Map

Background:

- Applicant seeks a rezone to R-O.
- Per the CGM, only U-NBT is available.
- (The request for rezone to R-O versus U-NBT was due to an online map issue)
- Planning Commission is authorized to recommend a rezone to U-NBT.

Following the public hearing, the Planning Commission may approve the amendment request as presented, approve a modified form of either less land area or more restrictive zone or deny the application. An application may be tabled to a time and date certain for further study. If no action is taken by the Planning Commission within 45 days of the public hearing date, then the amendment request shall be considered approved and shall be forwarded to the City Council for consideration. The 45-day period may be extended if the applicant agrees to the extension either by so stating at a public meeting of the Planning Commission or in writing to the Planning Commission.



Rezone Coello

PLANNING

Findings:

- U-NBT is required at this location.
- The applicant has agreed to U-NBT rather than R-O.

Sec. 14-729. - Planning Commission action.

- (a) Following the public hearing, the Planning Commission may approve the amendment request as presented, approve a modified form of either less land area or more restrictive zone or deny the application. An application may be tabled to a time and date certain for further study. If no action is taken by the Planning Commission within 45 days of the public hearing date, then the amendment request shall be considered approved and shall be forwarded to the City Council for consideration. The 45-day period may be extended if the applicant agrees to the extension either by so stating at a public meeting of the Planning Commission or in writing to the Planning Commission.

Following the public hearing, the Planning Commission may approve the amendment request as presented, approve a modified form of either less land area or more restrictive zone or deny the application. An application may be tabled to a time and date certain for further study. If no action is taken by the Planning Commission within 45 days of the public hearing date, then the amendment request shall be considered approved and shall be forwarded to the City Council for consideration. The 45-day period may be extended if the applicant agrees to the extension either by so stating at a public meeting of the Planning Commission or in writing to the Planning Commission.



Rezone Coello

PLANNING

Commercial Use Schedule			
U-NBT		R-O	
Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P	Artists Studios	P
		Personal Services	P
		Business and Professional Office	P
		Medical, Dental and Health Practitioner Office	P

General Findings:

- The subject property is currently zoned R-SF, which is not an allowed zoning district within the Commerce Corridor Designation (CGM Page 1).
- The requested zoning of R-O is not allowed zoning district within the U-NBT buffer area of the Commerce Corridor Zoning Plan (CGM Page 5).
- The subject parcel is designated as U-NBT zoning.
- Based on the purpose and character of the Commerce Corridor Growth Designation (CGM Page 1&5) and the context of the property's surroundings, U-NBT zoning preferred by staff than R-O.
 - The parcel is within a legacy neighborhood and the residential nature of the area should be respected.
 - R-O zoning is not suitable at this location as it is designated for U-NBT zoning.
- Staff would support a modified form to a more restrictive zone U-NBT.



Rezone Coello

PLANNING

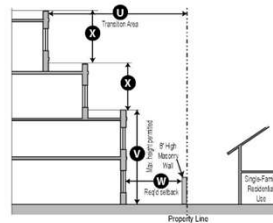
U-NBT Zoning Standards:

d) Residential Transition Standards:

The following transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to any existing single-family detached residential use.

xiii.	Transition Area	30 feet min.	U
xiv.	Max. Building Height at Required Setback	35 feet	V
xv.	Required Setback	20 feet min.	W
xvi.	Required Stepback	30 foot height increase allowed every 30 feet of setback beyond V (1:1 slope)	X

An 8-foot tall masonry or block wall shall be required when adjacent to any existing single-family detached residential use and shall be optional for all other adjacencies. A 6-foot wide landscape buffer with evergreen trees (balled-and-burlapped, 8-feet at time of planting) shall be required parallel to any single-family residential lot line. (See surface parking setbacks illustration; Subsection 4.2 (e) i).



General Findings:

- The subject property is currently zoned R-SF, which is not an allowed zoning district within the Commerce Corridor Designation (CGM Page 1).
- The requested zoning of R-O is not allowed zoning district within the U-NBT buffer area of the Commerce Corridor Zoning Plan (CGM Page 5).
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- Based on the purpose and character of the Commerce Corridor Growth Designation (CGM Page 1&5) and the context of the property's surroundings, U-NBT zoning preferred by staff than R-O.
 - The parcel is within a legacy neighborhood and the residential nature of the area should be respected.
 - R-O zoning is not suitable at this location as it is designated for U-NBT zoning.
- Staff would support a modified form to a more restrictive zone U-NBT.
- Maximum height in R-O is 35 feet
- Maximum height in U-NBT adjacent to single family detached uses is 35feet at the required minimum setback of 20 feet



Rezone Coello

PLANNING

R-O Zoning Standards:

(1) *Maximum structure height:*

- a. *When the building is adjacent to residential districts: 35 feet.*
- b. *When the building is adjacent to commercial, industrial, or office district: 60 feet.*
- c. *Accessory structures: 16 feet.*

(2) *Minimum yard requirements:*

- a. *Front yard: 30 feet. If parking is provided in the front yard area, then the front yard setback shall be 50 feet.*
- b. *Interior side yard: Ten feet.*
- c. *Exterior side yard: 25 feet.*
- d. *Rear yard: 25 feet.*

General Findings:

- The subject property is currently zoned R-SF, which is not an allowed zoning district within the Commerce Corridor Designation (CGM Page 1).
- The requested zoning of R-O is not allowed zoning district within the U-NBT buffer area of the Commerce Corridor Zoning Plan (CGM Page 5).
- The subject parcel is designated as U-NBT zoning.
- Based on the purpose and character of the Commerce Corridor Growth Designation (CGM Page 1&5) and the context of the property's surroundings, U-NBT zoning preferred by staff than R-O.
 - The parcel is within a legacy neighborhood and the residential nature of the area should be respected.
 - R-O zoning is not suitable at this location as it is designated for U-NBT zoning.
- Staff would support a modified form to a more restrictive zone U-NBT.
- Maximum height in R-O is 35 feet
- Maximum height in U-NBT adjacent to single family detached uses is 35feet at the required minimum setback of 20 feet



Rezone Coello

PLANNING



Aerial Map

Staff Recommended Motion:
*Approve with the modified form
to a more restrictive zone U-NBT*

Public Input Received:

Recommendation:
Approve



LARGE SCALE DEVELOPMENT

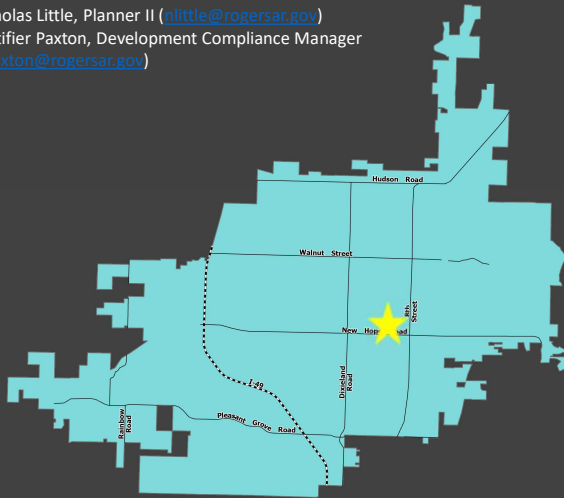
PLANNING

Willow Creek Multifamily

Staff:

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

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



Vicinity Map

Location

West of the intersection of W. New Hope Road and S. 8th Street

CGM Designation

Neighborhood Center

Zoning

C-3 (Neighborhood Commercial)

Proposed Use

Multifamily Apartments (23 units per acre)

Representative

Geoff Bates, Bates & Associates

Location:

West of the intersection of W. New Hope and S. 8th
02-01495-000

Zoning:

C-3

Use Definition:

Multifamily Residential is a secondary use classification encompassing buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site;

Duplex is a secondary use classification encompassing principal residential buildings: Sec. 14-695(b)(1)(i)



LARGE SCALE DEVELOPMENT

Willow Creek Multifamily

PLANNING



Proposal

Construction 12 buildings, containing 210 units and a clubhouse on 9.57 acres.

DCP

Zoning and density were approved as a Density Concept Plan at 4/19/22 Planning Commission meeting.

PROPOSAL

The applicant is proposing the construction of 12 multifamily buildings containing a total of 210 units (11 three-story with 18 units; 1 two-story with 12 units) and a clubhouse on 9.57 acres. The project has passed all city reviews and has received RWU conditional approval.

DCP

Planning Commission approved a DCP for this project that set the C-3 zoning and density at 23 units per acre. Maximum density in C-3 is 24 units per acre.



LARGE SCALE DEVELOPMENT

Willow Creek Multifamily

PLANNING



Approved Variance

Board of Adjustments waived the C-3 requirement for the inclusion of a masonry wall when building next to existing detached single-family residential uses. Applicant provided ample existing and planted landscape buffering in place of the wall.

Requirement for constructing an 8' masonry wall along borders that are adjacent to existing detached single-family uses was waived by Board of Adjustments on 11/1/22, after increased preservation and bufferyard plantings were shown by the applicant.



Large Scale Development

Willow Creek Multifamily

ENGINEERING



Site Plan

Waiver Request #1

Street connectivity to the west.

Stated Hardship

There is a subdivision to the west and the connection is not feasible.

Analysis

Staff agrees with the hardship.

Recommendation

Approve

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets the City of Rogers Access Management standards.

STORMWATER MANAGEMENT:

The applicant proposes a detention pond at the southeast end of the site which meets Stormwater management requirements.

WATER QUALITY:

The applicant proposes an extended dry detention basin (EDB) for Water Quality to meet Water Quality requirements.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

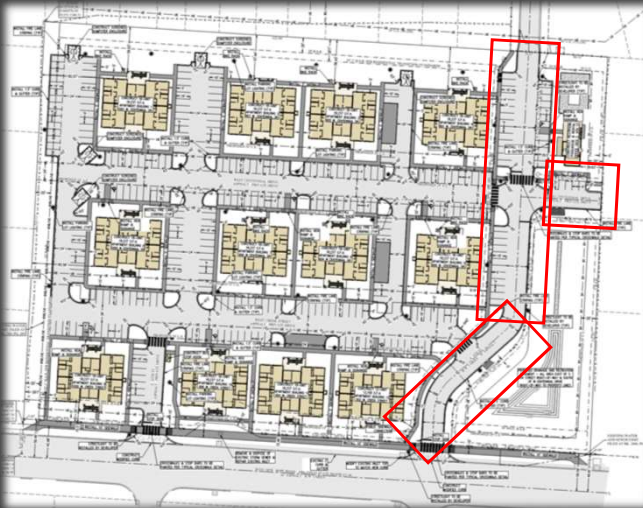
The applicant's proposal is along Arkansas State Highway 94. The applicant proposes a new street with right-of-way extending S 9th Street from the subdivision to the north to the Highway.



Large Scale Development

Willow Creek Multifamily

ENGINEERING



Site Plan

Waiver Request #2

Minor Street Typical Street Section

Stated Hardship

The applicant requests to deviate from the Typical Street Section to allow for a single sidewalk and parking within the right-of-way.

Analysis

Staff agrees that the street parking and sidewalks would be preferred by the City.

Recommendation

Approve

Streetscape:

Right-of-Way:

The right-of-way width for Arkansas Highway 94 varies. The applicant proposes to extend the right-of-way dedication along this path to be at least 50' from the centerline to meet the requirements of the MSP.

The applicant proposes a variable width right-of-way along the new portion of S 9th Street and a 50-ft right-of-way with sidewalk along only one side. S 9th Street will include on-street parking along the west side. The applicant requests a **WAIVER** from Section 14-607(a)(1) from the Typical Street Section for a Minor Street to allow the project to deviate from the Typical Street Section along this route. The parking by the pool will be private parking outside of the right-of-way. The applicant proposes a pedestrian crossing along the north side of the intersection and a sidewalk only along the north side of Centennial Drive.

The applicant requests a **WAIVER** from Sec. 14-44 Street Geometry requiring a minor street radius not to be less than 150-ft. The applicant states *"The requirement for the centerline radius of a minor street is 150'. We currently have 65' on the south and 40' on the north side of the S curve. This street is low volume and has parking along the street. We are anticipating a speed limit of 20mph and the tighter radius will serve as a traffic calming device. Also, if we increase the radius, it will shift the entire site to the north and to the west. We are trying to keep the development as far away from the single-family neighborhood as possible to address the concerns of the neighbors."*



Large Scale Development

Willow Creek Multifamily

ENGINEERING



Site Plan

Waiver Request #2

Street Geometry: minor street radius of not less than 150.

Stated Hardship

The applicant states that they have a 60-ft radius on the south and a 40-ft radius on the north side of the "S" curve, and the reduced radius is supported by a 20mph speed limit, and will act as a traffic calming control point.

Analysis

Staff agrees with the applicant.

Recommendation

Approve

Sidewalks & Sidepaths:

The applicant's proposal includes the 10ft sidepath as required by the Master Street Plan Typical Street Section.

Trails:

The applicant proposes a 10-foot sidepath. A portion of this is along a designated trail path.

Streetlights:

The applicant proposes street lights along both W New Hope Road and S 9th Street as required by the Typical Street Sections. The Engineer agrees to revise the plan for the street lights along New Hope to have 2 streetlights, one at each driveway, instead of the 3 as currently proposed.

Street Trees:

The applicant proposes street trees along rights-of-way as required in the Typical Street Sections.

RECOMMENDATIONS:

Approve a WAIVER of Section 14-604(c)(2) from requiring street connectivity to the west.

Approve a WAIVER of Section 14-607(a)(1) from requiring the applicant's design to match the Typical Street Section and allow the project to deviate from the Typical Street Section along S 9th Street and W Centennial Drive. The applicants proposal would allow for additional street parking along the west side of the property that would be public parking, and sidewalks would facilitate pedestrian foot traffic from the apartments to the sidepath along W New Hope and help reduce crossings of this street to the north side of the intersection at W Centennial Drive.

Approve a **WAIVER** from Sec. 14-44 from Street Geometry requiring a minor street radius not to be less than 150-ft.



LARGE SCALE DEVELOPMENT Willow Creek Multifamily

PLANNING



Recommendation

APPROVE

Recommendation:
Approve



November 23, 2022

Mr. Geoffrey Bates, PE
Bates & Associates, Inc.
7230 S. Pleasant Ridge Drive
Fayetteville, AR 72704

Re: Conditional Approval of Civil Plans
Willow Creek Apartments

Dear Mr. Bates:

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

1. Show how and where water will be discharged when the pool is drained.
2. The water meters in front of the pool house/rental office and swimming pool don't appear to be within a utility easement. Also, manhole MH 4A is outside of the utility easement.
3. Show the electric conduits going to the light poles.
4. Place a valve at the tee at the end of Water Line B.
5. Provide and label the minimum 5-foot separation between water & sewer mains and parallel storm sewer, gas, electric, and communications / telephone lines. (Provide 5' minimum separation between the sewer main and the outside edge of the transformer near the beginning of Sewer Line A.)
6. There is a sewer service crossing missing from the Fire Line 1 profile.
7. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility.
 - E. Architectural and plumbing plans submitted for the pool house and rental office.

- 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

WILLOW CREEK ROGERS, ARKANSAS

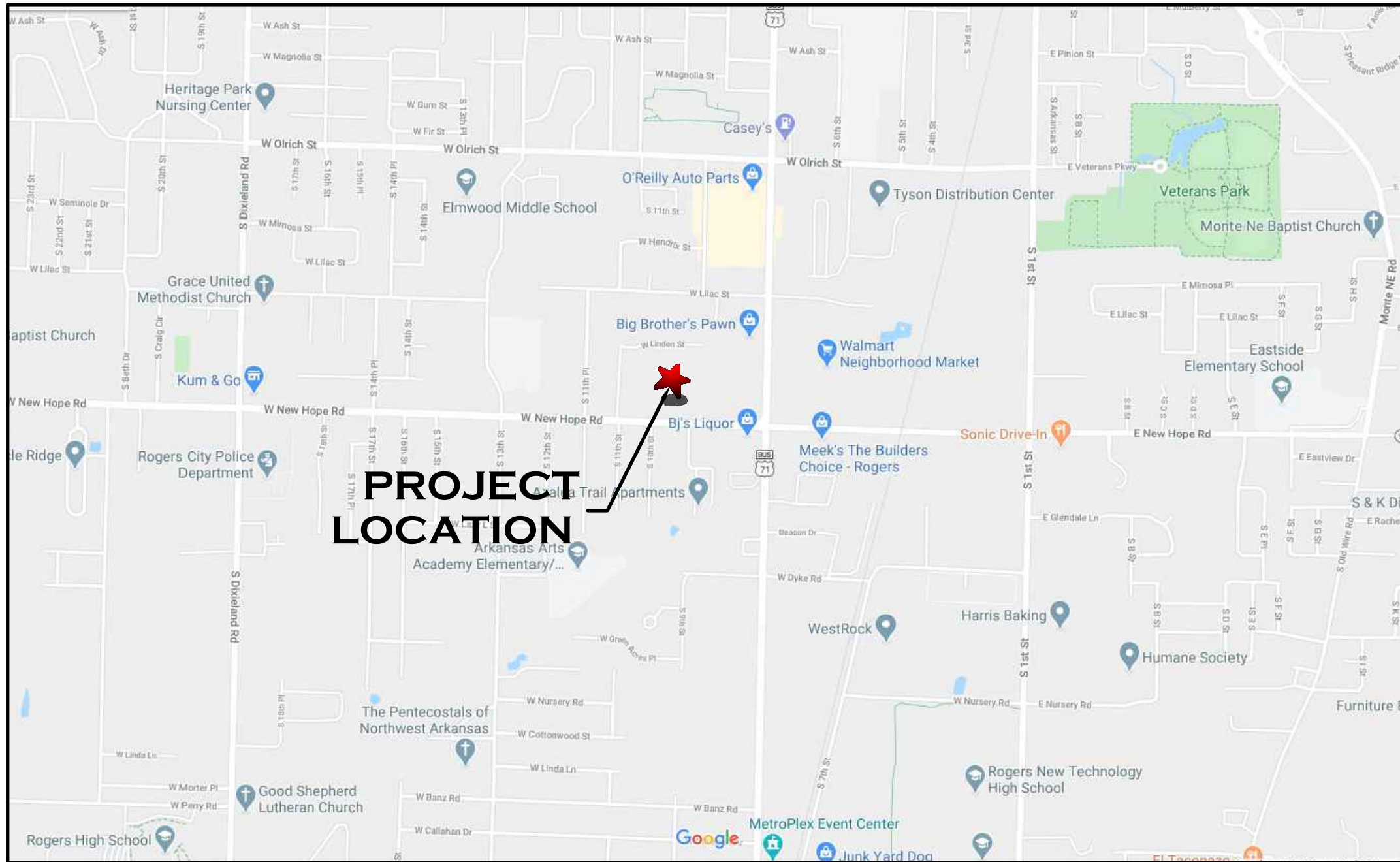
Large Scale Development Plan - CityView Project #PL202200442

GENERAL NOTES TO CONTRACTOR

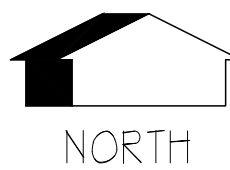
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50" IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.
- 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.

STANDARD CITY COMMENTS

- DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
- THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
- THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
- PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
- THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
- ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17") WILL BE REQUIRED.
- THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOC, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
- A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
- IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.
- A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
- PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
- PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
- THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
- LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS; FOR SHADE TREES IT IS 2 1/2" B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2" B & B.
- IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
- TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
- SIDEWALKS MUST BE 5 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
- ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
- THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
- ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
- ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
- A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
- ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
- CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250.00 PER DAY THAT SAID VIOLATION EXISTS.
- PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



VICINITY MAP
N.T.S.



BUILDING STREET FRONTAGE CALCULATIONS:

WEST NEW HOPE ROAD:	758.12 L.F.
BUILDING FRONTAGE:	350.67 L.F. (46%)
PROPOSED S 9TH STREET:	565.22 L.F.
BUILDING FRONTAGE:	198 L.F. (35%)

OPEN SPACE CALCULATIONS

TOTAL AREA OF SITE	403622 SQ FT (9.57 AC +/-)
DEVELOPMENT AREA	365969 SQ FT (8.40 AC +/-)
IMPERVIOUS AREA	215056 SQ FT (59%)
OPEN SPACE	150913 SQ FT (41%)

PARKING TABLE:

SEC. 14-710. - C-3 NEIGHBORHOOD COMMERCIAL DISTRICT	
(f) DESIGN REQUIREMENTS	
(B) 5 PARKING	
-MULTIFAMILY DWELLING (1.5 SPACES PER DWELLING UNIT)	
-TOTAL DWELLING UNITS:	210
-SPACES REQUIRED:	315
-STANDARD SPACES PROVIDED:	307
-ADA SPACES REQUIRED/PROVIDED:	8
TOTAL SPACES PROVIDED:	315
BIKE SPACES REQUIRED/PROVIDED (1 PER 30 UNITS):	7

SETBACK REQUIREMENTS (C-3):

FRONT	5ft to 30ft BUILD-TO ZONE
SIDE	5ft INTERIOR
SIDE	5ft EXTERIOR
REAR	10ft

** PER RESIDENTIAL TRANSITION STANDARDS, SIDE SETBACK WILL BE 29'1" WHERE 3-STORY BUILDINGS ARE ADJACENT TO SINGLE FAMILY RESIDENTIAL TO THE WEST AND NORTH (BUILDING HEIGHT 44'1")

EASEMENT PLAT IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

BASIS OF ELEVATION:

CITY OF ROGERS MONUMENT #18
ELEVATION 1360.18' (NGVD 88)

BASIS OF BEARING:

ARKANSAS STATE PLANE COORDINATES
NORTH ZONE

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANELS #05007C0280K & #05007C0290K, DATED JUNE 5, 2012)

THERE ARE NO EXISTING WETLANDS ON THIS SITE

INDEX OF DRAWINGS

- COVER SHEET
- EXISTING SITE PLAN
- PROPOSED SITE PLAN
- UTILITY PLAN
- SEWER PROFILE
- WATER LINE PROFILES
- FIRE LINE PROFILES
- GRADING + EROSION CONTROL PLAN
- STREET PROFILES
- TREE PRESERVATION PLAN
- LANDSCAPE PLAN
- PHOTOMETRIC PLAN
- BUILDING ELEVATIONS
- SITE DETAILS
- RWU STD. DETAILS

PARCEL NUMBER: 02-01495-000

PROJECT SITE ADDRESS: 900-1001 WEST CENTENNIAL DR
911-1001 WEST NEW HOPE RD
1819 S. 9TH ST.
ROGERS, AR 72756

ZONING CLASSIFICATION: C-3 / OVERLAY DISTRICT

PROPOSED USE: APARTMENT COMPLEX

TOTAL SITE AREA: 9.27 ACRES +/-

OWNER/DEVELOPER: LANDMARC CUSTOM HOMES, LLC
TIM BOUDREY/CHRIS BRADLEY
1224 S. MAESTRI ROAD
SPRINGDALE, AR 72762
PHONE: (479) 419-9639
info@landmarcnwa.com

ARCHITECT: BURRIS ARCHITECTURE
820 TIGER BLVD.
BENTONVILLE, AR 72712
PHONE: (479) 442-9350

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
FAX: (479) 521-9350
geoff@batesnwa.com

DENSITY:

210 UNITS IN 12 BUILDINGS
ELEVEN 3-STORY 18 UNIT BUILDINGS
ONE 2-STORY 12 UNIT BUILDING
22.65 UNITS PER ACRE

BUILDING HEIGHT:

3 STORY	2 STORY
29'-2" TO EAVE	21'-5" TO EAVE
44'-1" TO PEAK	35'-5" TO PEAK

BUILDING COVERAGE:

TOTAL AREA OF SITE	403622 SQ FT (9.57 AC +/-)
DEVELOPMENT AREA	365969 SQ FT (8.40 AC +/-)
TOTAL SQUARE FOOTAGE OF BUILDINGS:	79683 SQ. FT.
BUILDING COVERAGE (MAX. 80%):	21.8%

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM HIGHWAY RIGHT-OF-WAY MONUMENT MARKING THE NORTH RIGHT-OF-WAY OF ARKANSAS STATE HWY #94 WHICH IS N03°04'05"E 39.06' FROM THE THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE OF SUNNY ACRES SUBDIVISION N03°04'05"E 538.16' TO THE SOUTH LINE OF QUAIL RUN ADDITION PHASE I, THENCE ALONG SAID SOUTH LINE S86°23'29"E 753.14', THENCE LEAVING SAID SOUTH LINE S02°31'38"W 531.08' TO AN EXISTING ALUMINUM HIGHWAY RIGHT-OF-WAY MONUMENT MARKING THE NORTH RIGHT-OF-WAY OF ARKANSAS STATE HWY #94, THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING: N87°00'41"W 441.71' TO AN EXISTING ALUMINUM HIGHWAY RIGHT-OF-WAY MONUMENT, N63°12'16"W 38.10' TO AN EXISTING ALUMINUM HIGHWAY RIGHT-OF-WAY MONUMENT, N86°24'50"W 40.01' TO AN EXISTING ALUMINUM HIGHWAY RIGHT-OF-WAY MONUMENT, S54°50'58"W 32.03' TO AN EXISTING ALUMINUM HIGHWAY RIGHT-OF-WAY MONUMENT, N85°40'41"W 216.42' TO THE POINT OF BEGINNING, CONTAINING 9.27 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR NOTES:

- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF PINNACLE HILLS PARKWAY ADDITION ARE SHOWN HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
- ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

CITYVIEW #PL202200442

WILLOW CREEK APARTMENTS
LARGE SCALE DEVELOPMENT PLAN
COVER SHEET

ROGERS, ARKANSAS

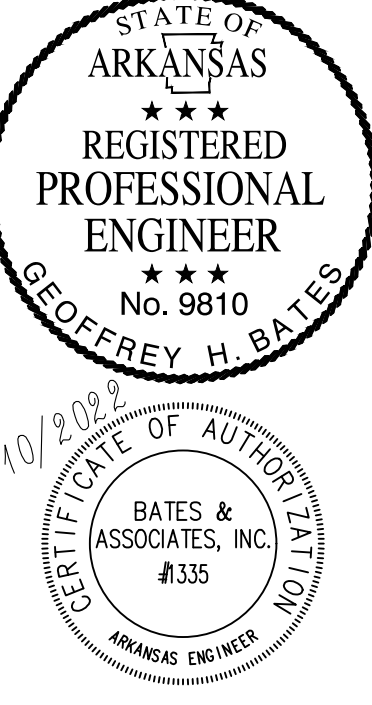
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Civil Engineering & Surveying
7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

DRAWING NO

01

PROJECT NO 20-026

ENGINEER: G. Bates
DRAWN BY: J. Young
11/10/2020



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Drawing Name: 20\000\20-026\Engineering\01_Cover.dwg
Scale: 1=25 (FS)
Xrefs Used: BATES-AR_COA_BBA_24x36

Time: 10:16 am
Date: 12/7/2020

OWNERSHIP OF DOCUMENTS

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SAFETY NOTICE TO CONTRACTOR

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.



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

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

ADA NOTES:

1. CONTACT ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT-OF-WAY.
2. MAXIMUM SIDEWALK CROSS SLOPE NOT TO EXCEED 2%. HANDICAP PARKING SPACES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.

NOTES:

1. ALL MECHANICAL, UTILITY AND HVAC EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SCREENED FROM PUBLIC VIEW.
2. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALLED UTILITIES SHALL BE LOCATED UNDERGROUND.
3. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
4. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
5. ALL METER LOCATIONS AND BACKFLOW PREVENTION MUST BE APPROVED BY ROGERS WATER UTILITIES.
6. NOTIFY PUBLIC WORKS INSPECTOR IN ADVANCE OF PERFORMING WORK IN THE RIGHT OF WAY OR PUBLIC INFRASTRUCTURE.



LINE	BEARING	DISTANCE
L1	N 54°50'58" E	32.03'
L2	S 63°12'16" E	38.10'
L3	N 54°50'58" E	16.09'
L4	S 63°12'16" E	25.42'
L5	N 03°33'01" E	1.29'
L6	N 32°19'22" E	18.95'
L7	N 36°04'15" E	22.28'
L8	N 21°42'18" E	33.12'
L9	N 02°59'19" E	15.50'
L10	N 02°59'19" E	41.65'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	71.19'	4.97'	N 17°56'11" E	28°42'21"
C2	30.00'	71.19'	69.35'	N 25°39'02" E	45°19'26"
C3	5.00'	3.95'	3.85'	N 25°41'30" E	45°14'30"
C4	10.00'	5.76'	5.68'	N 19°34'15" E	33°00'00"
C5	15.00'	23.56'	21.21'	S 41°55'45" E	90°00'00"
C6	15.00'	23.56'	21.21'	S 48°04'55" W	90°00'00"
C7	60.00'	47.38'	46.16'	S 25°41'30" W	45°14'30"
C8	40.00'	31.64'	30.82'	S 25°39'02" W	45°19'26"

DENSITY:
210 UNITS IN 12 BUILDINGS
ELEVEN 3-STORY 18 UNIT BUILDINGS
ONE 2-STORY 12 UNIT BUILDING
22.65 UNITS PER ACRE

BUILDING HEIGHT:
3 STORY 2 STORY
29'-2" TO EAVE 21'-5" TO EAVE
44'-1" TO PEAK 35'-5" TO PEAK

BUILDING COVERAGE:
TOTAL AREA OF SITE 403622 SQ FT (9.57 AC +/-)
BUILDING FRONTAGE: 350.67 L.F. (46%)
TOTAL SQUARE FOOTAGE OF BUILDINGS: 365969 SQ FT (8.40 AC +/-)
BUILDING COVERAGE (MAX. 80%): 21.6%

BUILDING STREET FRONTAGE CALCULATIONS:
WEST NEW HOPE ROAD: 758.12 L.F.
BUILDING FRONTAGE: 350.67 L.F. (46%)
PROPOSED S 9TH STREET: 565.22 L.F.
BUILDING FRONTAGE: 198 L.F. (35%)

OPEN SPACE CALCULATIONS:
TOTAL AREA OF SITE 403622 SQ FT (9.57 AC +/-)
DEVELOPMENT AREA 365969 SQ FT (8.40 AC +/-)
IMPERVIOUS AREA 215056 SQ FT (53%)
OPEN SPACE 150913 SQ FT (41%)

PARKING TABLE:

SEC. 14-710. - C-3 NEIGHBORHOOD COMMERCIAL DISTRICT
(7)DESIGN REQUIREMENTS
(B) 5 PARKING
-MULTIFAMILY DWELLING (1.5 SPACES PER DWELLING UNIT)
-TOTAL DWELLING UNITS: 210
-SPACES REQUIRED: 315
-STANDARD SPACES PROVIDED: 307
-ADA SPACES REQUIRED/PROVIDED: 8
TOTAL SPACES PROVIDED: 315
BIKE SPACES REQUIRED/PROVIDED (1 PER 30 UNITS): 7

SETBACK REQUIREMENTS (C-3):

FRONT 5H TO 30R BUILD-TO ZONE
SIDE 5H INTERIOR
SIDE 5H EXTERIOR
REAR 10R

** PER RESIDENTIAL TRANSITION STANDARDS, SIDE SETBACK WILL BE 29'1" WHERE 3-STORY BUILDINGS ARE ADJACENT TO SINGLE FAMILY RESIDENTIAL TO THE WEST AND NORTH (BUILDING HEIGHT 44'1")

EASEMENT PLAY IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY

ALL "CIVIL PLANS" USED "ON-SITE" MUST INCLUDE MOST CURRENT APPROVED STAMP BY ROGERS PLANNING

BASIS OF ELEVATION:
CITY OF ROGERS MONUMENT #18
ELEVATION 1360.18' (NGVD 88)

BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATES
NORTH ZONE

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE
"A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANELS #05007C0280K & #05007C0290K. DATED JUNE 5, 2012)

THERE ARE NO EXISTING WETLANDS ON THIS SITE

PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
AS	AS	ASPHALT (EDGE)
AS	AS	ASPHALT (SURFACE)
B	B	BOLARD
BSL	BSL	BUILDING SETBACK LINE
BSL	BSL	CABLE TV (UNDERGROUND)
CL	CL	CENTERLINE
CE	CE	CONCRETE (EDGE)
CS	CS	CONCRETE (SURFACE)
CON	CON	CONDUIT
CG	CG	CURB & GUTTER
DF	DF	DRAINAGE FLOW
D	D	DUMPSTER
UE	UE	UTILITY EASEMENT
UE	UE	ELECTRICAL (UNDERGROUND)
UE	UE	ELECTRICAL (OVERHEAD)
ET	ET	ELECT. TRANSFORMER
EF	EF	EROSION CONTROL FENCE
EF	EF	EROSION CONTROL RIP-RAP
EF	EF	FENCE (EX. WIRE/P.R. SCREENING)
FC	FC	FIBER OPTIC CABLE
FA	FA	FIRE HYDRANT ASSEMBLY
FL	FL	FLOWLINE
FM	FM	FORCE MAIN
GM	GM	GAS MAIN
GM	GM	GAS METER/VALVE
GE	GE	GRAVEL (EDGE)
GS	GS	GRAVEL (SURFACE)
IP	IP	IRON PIN - (RE-BAR)
L	L	LIGHT
P	P	POND
PP	PP	POWER POLE
PL	PL	PROPERTY LINE
RW	RW	RETAINING WALL
ROW	ROW	RIGHT-OF-WAY
SS	SS	SANITARY SEWER MANHOLE
SS	SS	SANITARY SEWER PIPE
SS	SS	SANITARY SEWER SERVICE
SS	SS	SECTION/TIE LINE
SS	SS	SIDEWALK
SS	SS	SIGN
SE	SE	SPOT ELEVATION
SE	SE	STABILIZED CONSTRUCTION ENT.
SE	SE	STORM SEWER INLET
SE	SE	STORM SEWER PIPE
SE	SE	STRIPE (PAINTED OR STICKY)
SE	SE	TELEPHONE PED/MANHOLE
SE	SE	TELEPHONE (UNDERGROUND)
SE	SE	TREE LINE CANOPY
SE	SE	TREE/TREE TO BE REMOVED
SE	SE	WATER MAIN BLOWOFF VALVE
SE	SE	WATER MAIN FIRE DEPT. CONN.
SE	SE	WATER MAIN PIPE
SE	SE	WATER MAIN REDUCER
SE	SE	WATER MAIN THRUST BLOCK
SE	SE	WATER METER
SE	SE	WATER METER (IRRIGATION)
SE	SE	WATER VALVE

CITYVIEW #PL202200442

WILLOW CREEK APARTMENTS LARGE SCALE DEVELOPMENT PLAN SITE PLAN

ROGERS, ARKANSAS

PROJECT NO. 20-026

DRAWING NO.

03

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/10/2019
BATES & ASSOCIATES, INC.
#335
KANSAS DRIVER
10/10/22

ENGINEER: G. Bates
DRAWN BY: J. Young

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DATE	REVISIONS
5/11/22	1ST SUBMITTAL
7/5/22	REVISIONS PER TAC REVIEW
7/19/22	2ND REVISIONS PER TAC REVIEW
8/11/22	3RD REVISIONS PER TAC REVIEW
9/10/22	4TH REVISIONS PER TAC REVIEW
9/19/22	5TH REVISIONS PER TAC REVIEW
10/25/22	6TH REVISIONS PER TAC REVIEW
11/10/22	REVISIONS (TREE PRESERVATION PLAN)

Bates & Associates, Inc.
www.batesandassociates.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350



LEGEND		
PROPOSED	EXISTING	DESCRIPTION
AC	AC	ACCESS EASEMENT
		ASPHALT (LDGL)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PR. SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPES (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

- SITE AND UTILITY NOTES:**
- ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
 - ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
 - ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
 - ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
 - DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
 - TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES.
 - ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
 - A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - IRRIGATION BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED IN A HEATED SPACE OR FROST-PROOF ENCLOSURE PRIOR TO ANY TEE'S OR BRANCHES.
 - RP2A DEVICE SHALL BE WILKINS 975XL2 (LEAD FREE), HORIZONTAL ORIENTATION
 - STANDARD HEIGHT OF THE STREET LIGHT HEAD SHALL BE 15 FEET (TYP)
 - STREET LIGHTS SHALL BE PELCO POST TOP LUMINAIRE POLES WITH BRISTOL SERIES, DARK SKY LED LUMINAIRES, HOLOPHANE WASHINGTON UTILITY LED LUMINAIRE WITH FLUTED POSTS AND HAMILTON BASES, OR STAFF APPROVED EQUAL, SPACED AT A MAXIMUM OF 200 FEET AND AT INTERSECTIONS. POLES AND LUMINAIRES SHALL BE POWDER COATED BRONZE FEDERAL STANDARD COLOR 20062. DEEP BURIAL POLES NOT ALLOWED. SEE WEBSITE FOR DETAILED SPECIFICATIONS. POLES MUST BE PLACED A MINIMUM 5' FROM ANY RWJ FACILITY.
 - THE SCOPE OF FIRE LINE INSTALLATION PER CIVIL PLANS ENDS 3' PRIOR TO ENTERING BUILDING.
 - FIRE PROTECTION PLANS FOR BUILDINGS SHALL BE SUBMITTED TO ADH ENGINEERING SECTION BY FIRE SUPPRESSION CONTRACTOR PRIOR TO INSTALLATION AND USE.
 - ALL LIGHT POLES MUST BE LOCATED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES.
 - ALL METERS MUST BE TAGGED WITH A NON-CORRODING METAL TAG, EMBOSSED WITH BUILDING NUMBERS SERVED BY METER.

CITYVIEW #PL202200442

WILLOW CREEK APARTMENTS

LARGE SCALE DEVELOPMENT PLAN

CITYVIEW #PL201700243

UTILITY PLAN

ROGERS, ARKANSAS

DATE

5/11/22

7/5/22

7/19/22

8/11/22

9/10/22

9/19/22

10/25/22

11/10/22

REVISIONS

1ST SUBMITTAL

2ND REVISIONS PER TAC REVIEW

3RD REVISIONS PER TAC REVIEW

4TH REVISIONS PER TAC REVIEW

5TH REVISIONS PER TAC REVIEW / LANDSCAPE REVISIONS

6TH REVISIONS (TREE PRESERVATION PLAN)

ENGINEER: G. Bates

11/10/2020

CERTIFICATE OF AUTHORITY

BATES & ASSOCIATES, INC.

ARKANSAS DRIVER

NO. 9810

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04

PROJECT NO

20-026

Bates & Associates, Inc.

Civil Engineering & Surveying

www.batesinc.com

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TREE INVENTORY			
#	DIA.	SPECIES	STATUS
1)	10"	HICKORY	15' REMOVED
2)	14"	HICKORY	15' REMOVED
3)	30"	OAK	20' REMOVED
4)	12"	CHERRY	15' REMOVED
5)	12"	HICKORY	20' REMOVED
6)	10"	HICKORY	20' REMOVED
7)	8"	HICKORY	15' REMOVED
8)	8"	HICKORY	15' REMOVED
9)	8"	HICKORY	10' REMOVED
10)	8"	HICKORY	10' REMOVED
11)	8"	ELM	15' REMOVED
12)	8"	ELM	10' REMOVED
13)	8"	ELM	10' REMOVED
14)	8"	ELM	10' REMOVED
15)	12"	HICKORY	20' REMOVED
16)	12"	ELM	20' REMOVED
17)	8"	CHERRY	15' REMOVED
18)	8"	CHERRY	15' REMOVED
19)	8"	CHERRY	15' REMOVED
20)	10"	MAPLE	20' REMOVED
21)	12"	SPINDLE CLUSTER	35' REMOVED
22)	18"	ELM	30' REMOVED
23)	10"	SASSAFRASS	15' REMOVED
24)	8"	ASH	15' REMOVED
25)	12"	HICKORY	35' PRESERVED
26)	42"	ELM	80' REMOVED+
27)	18"	ELM	35' REMOVED+
28)	24"	CHERRY	40' REMOVED+
29)	24"	MAPLE	25' REMOVED+
30)	18"	MULBERRY	25' REMOVED+
31)	8"	ELM	20' PRESERVED
32)	8"	HACKBERRY	15' PRESERVED
33)	12"	OAK	20' PRESERVED
34)	8"	OAK	10' PRESERVED
35)	18"	HACKBERRY	20' REMOVED+
36)	10"	ELM	25' REMOVED+
37)	24"	ELM	50' REMOVED+
38)	8"	ELM	20' REMOVED+
39)	12"	HACKBERRY	30' REMOVED+
40)	8"	CHERRY	15' REMOVED+
41)	15"	ELM	25' REMOVED+
42)	20"	CHERRY	30' REMOVED+
43)	20"	CHERRY	30' REMOVED+
44)	8"	ELM	20' REMOVED
45)	30"	OAK	35' REMOVED+
46)	20"	HACKBERRY	35' REMOVED
47)	12"	ELM	20' REMOVED
*TREES 26-30, 35-43, & 45 COUNTED AS REMOVED DUE TO DISTURBANCE UNDER CANOPY, BUT SHALL BE PROTECTED BY TREE PRESERVATION FENCE AND PRESERVED BY ALL AVAILABLE MEANS			
SIGNIFICANT TREES REMOVED:			42
SIGNIFICANT TREE PRESERVED:			5



REVISIONS		DATE
1ST SUBMITTAL		5/11/22
REVISIONS PER TAC REVIEW		7/5/22
2ND REVISIONS PER TAC REVIEW		7/19/22
3RD REVISIONS PER TAC REVIEW		8/11/22
4TH REVISIONS PER TAC REVIEW		9/01/22
5TH REVISIONS PER TAC REVIEW / LANDSCAPE REVISIONS		9/19/22
6TH REVISIONS (TREE PRESERVATION PLAN)		10/25/22
		11/10/22



OPEN SPACE CALCULATIONS

TOTAL AREA OF SITE	403622 SQ FT
IMPERVIOUS AREA	246827 SQ FT (61%)
OPEN SPACE	156795 SQ FT (39%)

PLANT NOTES:

- OWNER SHALL PROVIDE A THREE-YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION
- IRRIGATION SYSTEM WILL BE REQUIRED

LANDSCAPE REQUIREMENTS (SEC. 14-256).

ON-SITE REQUIREMENTS:

- SITE AREA PER MASTER STREET PLAN R/W DEDICATION
- TOTAL REQUIRED (1 TREE PER 2,000 SQ. FT. OF SITE AREA PER SEC. 14-256.12)
- MINIMUM 25% TREES (14-256.12b)
- PARKING LOT LANDSCAPING REQUIRED (1 TREE ISLAND FOR EVERY 15 SPACES PER 14-256.14.b.1)
- OVERLAY DISTRICT BUFFER LANDSCAPING (1 TREE PER 20' OF FRONTAGE PER 14-285.3)
- ADDITIONAL ON-SITE PLANTINGS TO MEET MINIMUM LANDSCAPING REQUIREMENT

TREE REMOVAL & PRESERVATION CALCULATIONS:

- SIGNIFICANT TREES REMOVED
- MITIGATION TREES REQUIRED (1 NEW TREE FOR EVERY 5 REMOVED)
- SIGNIFICANT TREES PRESERVED/CREDITED TOWARDS LANDSCAPE REQUIREMENTS
- TOTAL MITIGATION TREES REQUIRED:

SCREENING REQUIREMENTS PER ZONING:

LANDSCAPE BUFFER ZONES, SCREENING FENCES, OR WALLS WILL BE REQUIRED WHERE NONRESIDENTIAL ZONES ADJUT RESIDENTIAL ZONES. LANDSCAPE BUFFER ZONES, OR SCREENING WALLS MAY ALSO BE REQUIRED WHERE ZONES R-MF (MULTIFAMILY), R-MHC (MANUFACTURED HOME COMMUNITY), AND R-O (RESIDENTIAL OFFICE) ADJUT LOW DENSITY RESIDENTIAL ZONES R-E (RESIDENTIAL ESTATE) AND R-SF (RESIDENTIAL SINGLE-FAMILY). THE WIDTH OF THE REQUIRED BUFFER SHOULD BE VERIFIED WITH THE DEPARTMENT OF COMMUNITY DEVELOPMENT. IF PLANTS ARE TO BE USED FOR SCREENING, THEY MUST BE EVERGREEN AND PLANTED TO PROVIDE A SOLID SCREEN WITHIN THREE (3) YEARS (14-256.15).

- 'NELLIE STEVENS HOLLY' PROVIDED FOR SCREENING BETWEEN SUBJECT PARCEL AND RESIDENTIAL ZONING TO NORTH & WEST
- DEVELOPER & NEIGHBORING PROPERTY OWNERS WISH TO PRESERVE AS MANY TREES AS POSSIBLE ALONG NORTH & WEST PROPERTY LINES. VEGETATIVE SCREENING PROVIDED IN GAPS ALONG PROPERTY LINES WHERE THERE ARE NO PRESERVED TREES

ON-SITE LANDSCAPING PROVIDED:

- PARKING LOT LANDSCAPE ISLANDS W/ TREES:
- OVERLAY DISTRICT LANDSCAPING:
- MITIGATION TREES:
- ADDITIONAL PLANTINGS:
- TOTAL:

STREET TREE REQUIREMENTS (SMALL SPECIES):

- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL.
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
- SMALL SPECIES MUST BE PLANTED GREATER THAN OR EQUAL TO 2' FROM SIDEWALKS/CURBS.
- STREET TREES PROVIDED - WEST NEW HOPE ROAD:
- STREET TREES PROVIDED - S 9TH STREET & PUBLIC PORTION OF 7 CENTENNIAL DR:

403622 SQ. FT. (9.27 ACRES)
202 TOTAL PLANTINGS
51 TOTAL TREES / 150 TOTAL SHRUBS REQUIRED

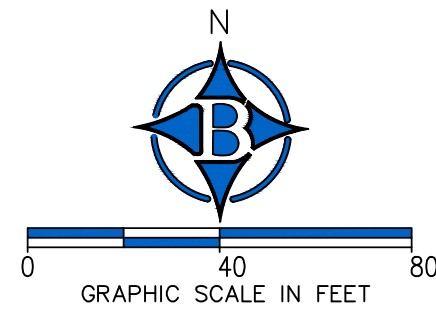
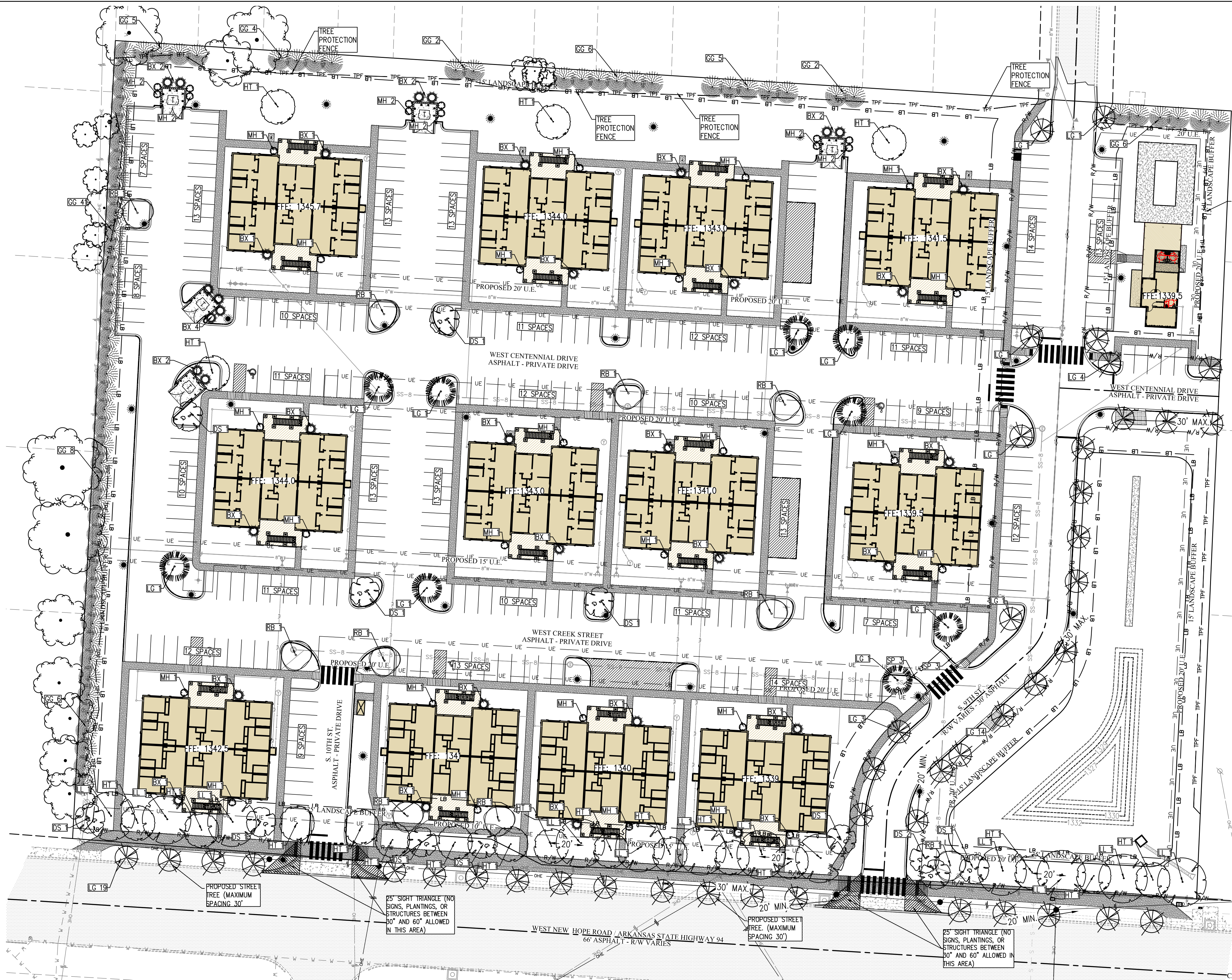
21 TREE ISLANDS (315 PROPOSED PARKING SPACES)
38 TREES (758' OF FRONTAGE, 2 ENTRANCES)
143 SHRUBS

42
8
5
3

61 SHRUBS

21 TREES
38 TREES
3 TREES
143 SHRUBS
202 PLANTINGS

19 TREES
24 TREES

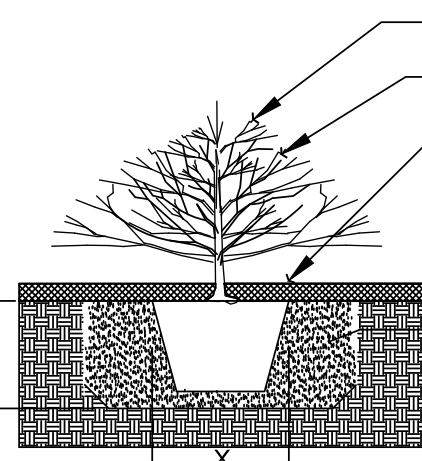


SHRUB PLANTING LEGEND

- | SYMBOL | DESCRIPTION |
|--------|--|
| 1 | PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING |
| 2 | PLACE PLANT IN VERTICAL. PLUMB POSITION REMOVE CONTAINER PRIOR TO PLACING BACKFILL |
| 3 | 3" - 4" OF MULCH |
| 4 | PREPARED BACKFILL, TAMP AND SOAK BACKFILL AFTER PLANTING. |

PLANTING NOTES

- A. AREA OF PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED.



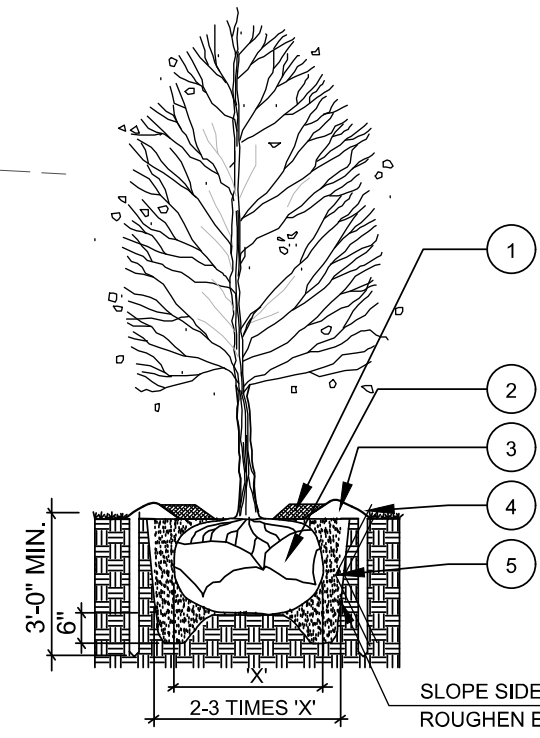
SHRUB PLANTING DETAIL N.T.S.

DECIDUOUS TREE PLANTING LEGEND

- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | 4" ORGANIC MULCH, 3"-4" AWAY FROM TRUNK |
| 2 | REMOVE BALL WRAP FROM TOP 1/3 OF BALL |
| 3 | ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. |
| 4 | TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE) |
| 5 | EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP. |

PLANTING NOTES

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING
- C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.



F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT AWAY OR REMOVE ALL ROPES OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY 1/2 OF THE BURLAP.

TREE PLANTING DETAIL N.T.S.

- STREET TREES PROVIDED - S 9TH STREET & PUBLIC PORTION OF 7 CENTENNIAL DR: 24 TREE

INTERIOR LANDSCAPING PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
12	LL	LITTLELEAF LINDEN Tilia cordata	B&B	2.5" CAL 6" TALL	SHADE TREE (LARGE SPECIES)
19	HT	HAWTHORN Crataegus 'Winter King'	B&B	2.5" CAL 6" TALL	SHADE TREE (MEDIUM SPECIES)
10	RB	REDBUD Cercis canadensis	B&B	2.5" CAL 6" TALL	ORNAMENTAL TREE (SMALL SPECIES)
12	DS	DOWNY SERVICEBERRY Amelanchier canadensis	B&B	2.5" CAL 6" TALL	ORNAMENTAL TREE (SMALL SPECIES)
9	LG	LITTLE GEM MAGNOLIA Magnolia grandiflora 'Little Gem'	B&B	2.5" CAL 6" TALL	EVERGREEN TREE (SMALL SPECIES)
71	NS	NELLIE STEVENS HOLLY Ilex x 'Nellie R. Stevens'	CONT.	5 GAL	EVERGREEN SHRUB (PRIVACY SCREEN)
36	MH	MAIDEN HAIR GRASS Rhus glabra	CONT.	5 GAL	ORNAMENTAL GRASS
36	BX	BOXWOOD Buxus x sempervirens	CONT.	5 GAL	EVERGREEN SHRUB

STREET TREE LIST

QTY	SYM	BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
43	LG	LITTLE GEM MAGNOLIA Magnolia grandiflora 'Little Gem'	B&B	2.5" CAL 6" TALL	STREET TREE (SMALL SPECIES)

CITYVIEW #PL202200442

WILLOW CREEK APARTMENTS
LARGE SCALE DEVELOPMENT PLAN
CITYVIEW #PL202000243
LANDSCAPE PLAN

ROGERS, ARKANSAS

PROJECT NO 20-026

DRAWING NO

17