



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

PLANNING COMMISSION MEETING AGENDA

APRIL 18, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: <HTTPS://US02WEB.ZOOM.US/J/81543222461>

BOARD OF ADJUSTMENT: <HTTPS://US02WEB.ZOOM.US/J/81543222461>

ZONING REVIEW COMMITTEE: <HTTPS://US02WEB.ZOOM.US/J/82028067875>

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. April 4, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

1. **LSDP: Pinnacle Collector Suites**

A proposal to develop a 192,327 sq. ft. area including 5 buildings totaling 80,046 sq. ft. and associated road structure at 2101 S. 31st Street in the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Daniel Ellis*

2. **LSDP: SOHO District** A proposal to develop 63,818 sq. ft. of building space on 239,955 sq. ft. of site area at 4900, 4901, 4902, 4903 & 4907 W. Pleasant Drive in the C-3 (Neighborhood Commercial) zoning district.



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- *STAFF: Christina Moore*
- *REPRESENTED BY: Jake Chavis*

3. **LSDP: Tapestry Hotel**

A proposal to develop a 6-story hotel, totaling 22,242 sq. ft. on 1.43 acres at 4100 S. Pinnacle Hills Parkway in the U-COR (Uptown Core Mixed Use) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Libby Topping*

4. **LSDP: Arkansas Federal Credit Union**

A proposal to develop a 7,904 sq. ft. credit union at 1003 S. 52nd Street in the C-2 (Highway Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Liza Moriconi*

PUBLIC HEARINGS:

1. **RZN: Rafael & Gabriela Castro**

A request by Rafael & Gabriela Castro to rezone 702 S. 7th Street/ 706 W. Pine Street from R-O (Residential Office) to the COM (Commercial Mixed Use) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Nathan Crouch*

CALL FOR RECESS:

1. Board of Adjustment Meeting
2. Zoning Review Committee

- Any public hearing items referred by Commission
- RZN: Rafael & Gabriela Castro

CALL TO ORDER:

OLD BUSINESS:



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NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

PLANNING

Pinnacle Collector Suites

Staff:

Christina Moore, Planner I (cmoore@cityofraleigh.gov)
Amariah Berry, Development Compliance Manager (aberry@cityofraleigh.gov)

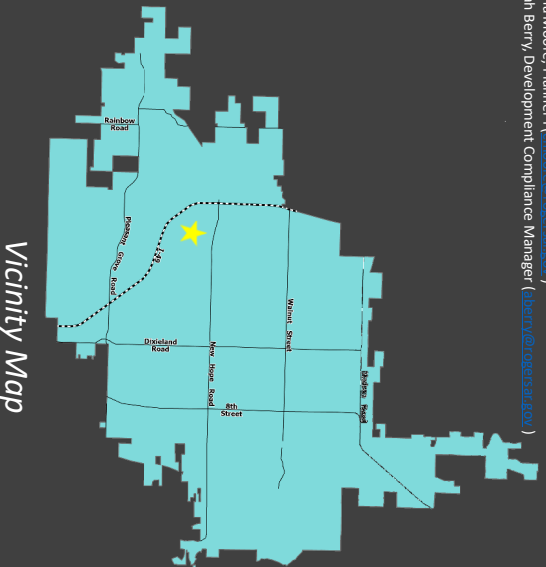
Location
2101 S 31st Street

CGM Designation
Neighborhood

Zoning
U-COM (Uptown Commercial Mixed-Used)

Proposed Use
Private Club

Representative
Daniel Ellis, Crafton Tull



Vicinity Map

All reviews have passed.

Location:

Located in west Rogers, just east of the Pinnacle Promenade Mall.

Proposal:

The proposed use is for a private club.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Neighborhood

Growth Designation Character:

Single-Use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development. (CGM PAGE 1)

Allowed Zoning Districts:

R-SF, N-R, R-DP, R-MF

ZONING:

continuing to allow retail and commercial as primary uses, but also including high-density residential as a core use to be located within Uptown Rogers. The focus is to strike a balance between conventional forms of commercial development and high-intensity urban mixed-use development. Sec. 14-732(4.3)(a).

Use Definition:

“Clubs and Lodges” is defined as “a secondary use classification encompassing meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests and where the primary activity is a service not carried on as a business enterprise.” Sec. 14-695(b)(2)(d).



LARGE SCALE DEVELOPMENT

PLANNING

Pinnacle Collector Suites



Geolocation

Summary

LSDP Staff Recommendation

APPROVE



LARGE SCALE DEVELOPMENT

Pinnacle Collector Suites

PLANNING



Site Plan

- Request**
 - A proposal to develop 192,327 square feet area including 5 buildings totaling 80,046 square feet and associated road infrastructure.
- Development has passed all review and no waivers or variances are needed.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are met.

STORMWATER MANAGEMENT:

Stormwater management is not applicable on this site.

WATER QUALITY:

Water quality is not applicable on this site.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Pine Street is not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for W Pine Street, a Minor Street, is 28-ft from the centerline as required by the Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes a 5-ft sidewalk along W Pine Street.

Trails:

Trails are neither proposed nor required.

Streetlights:

One streetlight is proposed at the driveway, and meets streetlight requirements.

Street Trees:

The applicant proposes two London Plane Trees as street trees and meets all requirements.

RECOMMENDATIONS:

Approve



LARGE SCALE DEVELOPMENT

PLANNING

Pinnacle Collector Suites



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation
APPROVE



March 9, 2023

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

Re: Conditional Approval of Civil Plans
Pinnacle Auto Club

Dear Mr. Ellis:

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

1. Depict electric transformers and junction boxes on the utility plans.

Plan and Profile Sheets

2. Accurately indicate the location and size of the gas line crossings on the profiles. Spot dig if necessary to verify the depth at each crossing.
3. Provide a minimum separation of 5' between other utilities like gas lines and sewer mains.
4. Show the water and sewer stationing within all plan views along the main.
5. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. Approved offsite easements filed for record if applicable.

- G. An executed copy of the Facilities Extensions Contract. Revise the document form with project specific information by replacing the blanks and bracketed phrases with pertinent information. Return the revised document, with supporting attachments, to RWU for review before having your client sign the agreement. Leave the “Track Changes” feature turned on for our review.
- H. A copy of the executed contract between the developer or general contractor and the utility contractor.
- I. Performance and payment bonds executed by the utility contractor.
- J. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

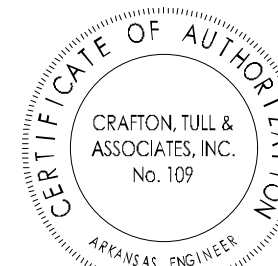
Stephen T. Ponder, PE

SP:TD

Attachment(s): Facilities Extension Contract Form



CERTIFICATE OF AUTHORIZATION:



CITY OF ROGERS
STAMP



GRAPHIC SCALE IN FEET

A horizontal line with tick marks at 60, 0, and 60 feet. The line is divided into three equal segments by the 0 mark. The first segment (60 to 0) is divided into four equal sub-segments by three vertical lines. The second segment (0 to 60) is also divided into four equal sub-segments by three vertical lines. The segments between the outer 60 marks and the 0 mark are shaded black, while the central segment between the two inner 60 marks is white.

PINNACLE COLLECTOR SUITES

ROGERS, AR

Key Pla

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

PROJECT NO: 22109500

ISSUE DATE: 11/18/20

CONTACT: D. ELLIS

QC by:

QC Date: _____

ISSUED FOR

ISSUED TO

REVIEW

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OVERALL SITE PLAN (C)

C-101

Key Plan

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

C-107





LARGE SCALE DEVELOPMENT SOHO District

PLANNING

Staff:

Christina Moore, Planner I (cmoore@westlandmi.gov)
Amariah Berry, Development Compliance Manager (aberry@westlandmi.gov)

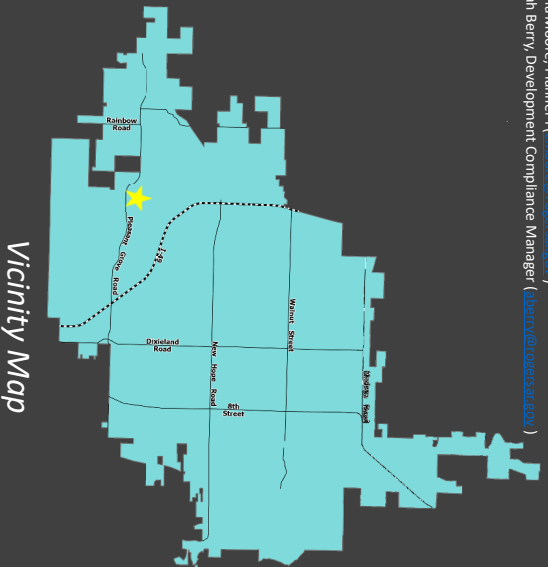
Location
4900, 4901, 4902, 4903 & 4907 West Pleasant Drive

CGM Designation
Neighborhood Center

Zoning
C-3 (Neighborhood Commercial)

Proposed Use
Commercial Mixed-Use

Representative
Jake Chavis, Bates & Associates



Vicinity Map

All reviews have passed.

Location:

Located in west Rogers.

Proposal:

The proposed use is for a commercial mixed-use center.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Neighborhood Center

Growth Designation Character:

Mixed-Use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within ½ mile radius of each center and supports efficient multi-modal transportation network. Goals include creating neighborhood character, conserving opportunity for non-residential activities, and providing accessibility to civic facilities, religious assembly, basic commercial services, an recreation. (CGM PAGE 1)

Allowed Zoning Districts:

C-3 (Neighborhood Commercial)

ZONING:

The purpose and intent of the Neighborhood Commercial district is for areas designated as Neighborhood Centers on the city's Comprehensive Growth Map. The ideal application of this district is the development of a compact, mixed-use, neighborhood-oriented environment that transitions into lower density residential near Neighborhood Center boundaries. This district allows uses that provide essential goods and service to surrounding neighborhoods in a way that promotes placemaking and pedestrian accessibility. It is also intended to encourage medium-density residential development such as townhomes, bungalow courts, and other multi-unit or attached single-family housing types. Because the permitted non-residential uses are intended to be integral to the functions of a neighborhood, emphasis is placed on design and neighborhood compatibility. Sec. 14-710(a).

Use Definition:

Commercial uses can encompass office, retail, sales, restaurants and service uses.



LARGE SCALE DEVELOPMENT SOHO District

PLANNING

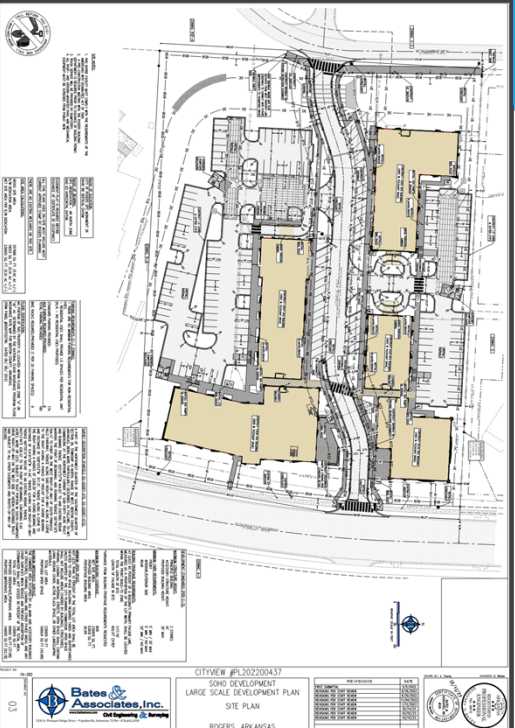


Geolocation



LARGE SCALE DEVELOPMENT SOHO District

PLANNING



Site Plan

Request:

- A proposal to develop 63,818 square feet of building space on 239,955 square feet of site area.
- On 3/7/23 the Board of Adjustments approved a variance for the primary building façade percentage in the build-to zone to be reduced from 60% to 51%.
- Development has passed all review and no waivers or variances are needed.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are met.

STORMWATER MANAGEMENT:

Stormwater management is not applicable on this site.

WATER QUALITY:

Water quality is not applicable on this site.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Pine Street is not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for W Pine Street, a Minor Street, is 28-ft from the centerline as required by the Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes a 5-ft sidewalk along W Pine Street.

Trails:

Trails are neither proposed nor required.

Streetlights:

One streetlight is proposed at the driveway, and meets streetlight requirements.

Street Trees:

The applicant proposes two London Plane Trees as street trees and meets all requirements.

RECOMMENDATIONS:

Approve



LARGE SCALE DEVELOPMENT SOHO District

PLANNING



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation
APPROVE



December 9, 2022

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

Re: Conditional Approval of Civil Plans
SOHO Development

Dear Mr. Bates:

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

1. RWU will participate with the developer to upgrade the 8" sanitary sewer to a 12" main. Please have the project bid as a 12" sewer and an alternate as an 8" sewer. Also, RWU will pay to deepen the sewer to a flowline of 1283 feet out on the last manhole. Use a uniform slope across the site to attain this flowline. Bid the depth both ways to isolate this cost. These costs should be identified and included in the attached contract that will be executed between your client and the Utility for extending the public mains.
2. Route the water main to the south side of the multi-box-culvert as we previously required in Comment #6. The south side of this storm structure is the upstream side and will be much less likely to experience significant erosion in the stream channel. Since the fire hydrants are located on the south side of the road, route the main on the south side as well to minimize the amount of main to install and maintain.
3. Depict the make and model of the grease interceptors. Contact Amber Owens, AmberOwens@rwu.org, for help with sizing the interceptors. Route the discharge of the grease interceptor into the sewer service line not the public main to minimize the number of taps in the main.
4. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.

- D. Fire suppression plans approved by the Utility if applicable.
- E. Architectural and plumbing plans submitted for commercial customers.
- F. Approved offsite easements filed for record if applicable.
- G. An executed copy of the Facilities Extensions Contract. Revise the document form with project specific information by replacing the blanks and bracketed phrases with pertinent information. Return the revised document, with supporting attachments, to RWU for review before having your client sign the agreement. Leave the “Track Changes” feature turned on for our review.
- H. A copy of the executed contract between the developer or general contractor and the utility contractor.
- I. Performance and payment bonds executed by the utility contractor.
- J. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE

SOHO DEVELOPMENT

ROGERS, ARKANSAS

Large Scale Development Plan - CityView #PL202200437

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.
- CHANNELS, DETENTION PONDS, RETENTION BASINS, SEDIMENT BASINS, ETC REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTED 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.

STANDARD CITY COMMENTS

- DRAINAGE IMPROVEMENTS MUST BE COMMENTED 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 NOI, 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 REFERENCEING 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.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

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.

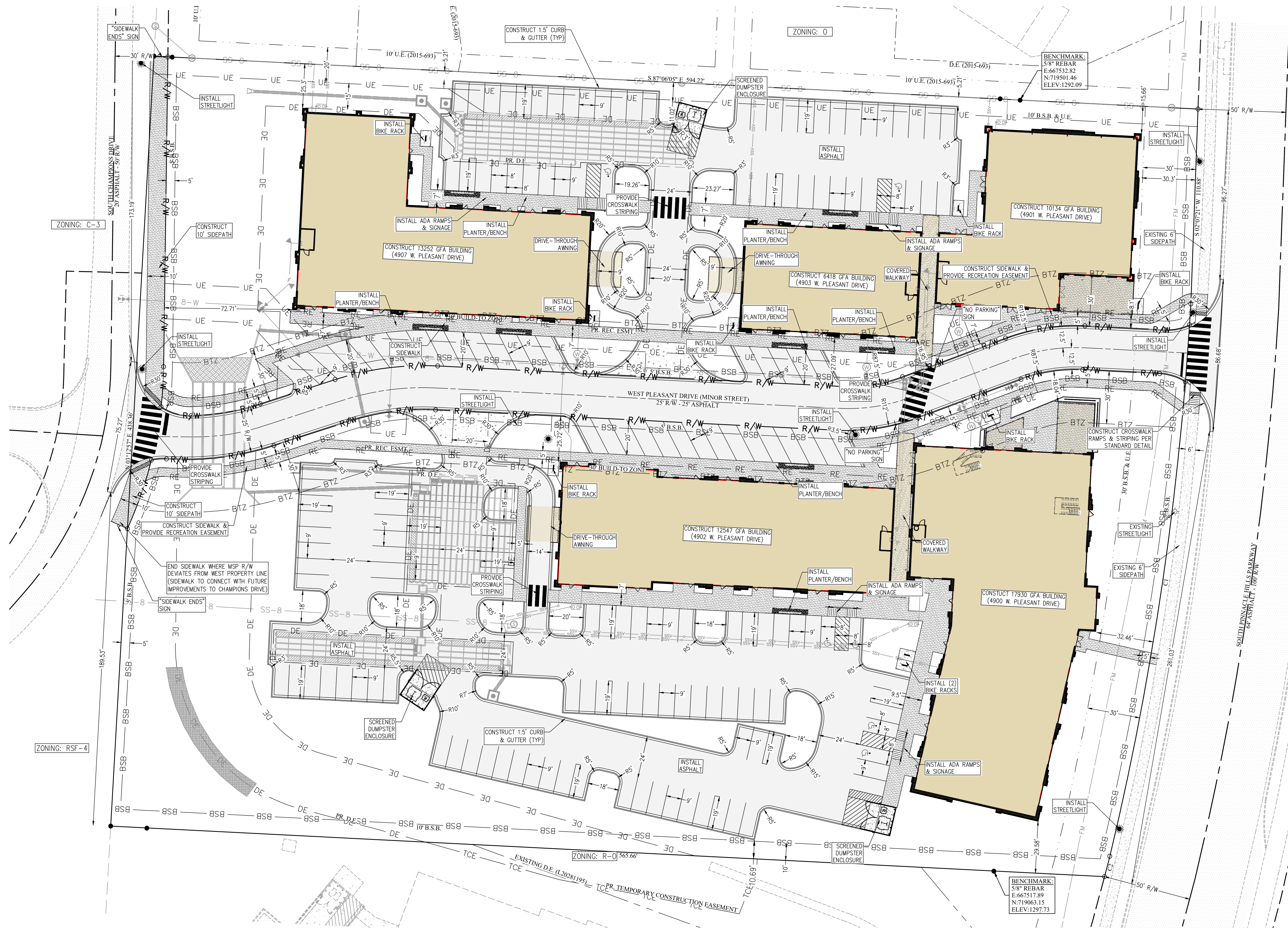


ENGINEER'S NOTICE TO CONTRACTOR

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.

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





SITE NOTES:

1. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
2. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
3. TRASH SERVICE WILL BE PROVIDED BY DUMPSTERS.
4. ALL ROOF- AND GROUND-MOUNTED HVAC AND MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

BASIS OF ELEVATION:
CITY OF ROGERS GPS MONUMENT 26
NAVD 88 VERTICAL DATUM

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD 83 HORIZONTAL DATUM

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

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

SITE AREA CALCULATIONS:

GROSS SITE AREA: 257988 SQ. FT. (5.92 AC +/-)
R/W DEDICATION AREA: 18033 SQ. FT. (0.41 AC +/-)
NET SITE AREA PER R/W DEDICATION: 239955 SQ. FT. (5.51 AC +/-)

PARKING REQUIREMENTS (C-3 ZONING):
- THERE ARE NO MINIMUM PARKING REQUIREMENTS FOR NON-RESIDENTIAL USES.
- RESIDENTIAL USES SHALL PROVIDE 1.5 SPACES PER RESIDENTIAL UNIT (N/A - NO RESIDENTIAL USES PROPOSED).

STANDARD PARKING PROVIDED: 174
ADA PARKING REQUIRED/PROVIDED: 6
TOTAL PARKING PROVIDED: 180
BIKE RACKS REQUIRED/PROVIDED (1 PER 20 PARKING SPACES): 9

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 PANEL #00507C0270K. DATED 06/ 05/ 2012)

SURVEY DESCRIPTION (PARCELS 02-02087-475, 02-02087-473):

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S03°12'57"W 404.62' TO AND EXISTING REBAR MARKING THE POINT OF BEGINNING, AND RUNNING THENCE S87°06'18"E 594.12' TO POINT ON THE WEST RIGHT-OF-WAY OF SOUTH PINNACLE HILLS PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00' FOR A CHORD BEARING AND DISTANCE OF S08°19'53"W 317.31', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2268.30' FOR A CHORD BEARING AND DISTANCE OF S14°41'59"W 11.94', THENCE LEAVING SAID RIGHT-OF-WAY THENCE N87°05'31"W 565.66' TO AN EXISTING REBAR, THENCE N03°13'46"E 438.32' TO THE POINT OF BEGINNING, CONTAINING 5.92 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN SOUTH CHAMPIONS DRIVE, RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DEVELOPMENT STANDARDS (PER C-3):

MAXIMUM STRUCTURE HEIGHT:
PRINCIPLE BUILDING: 3 STORIES
ACCESSORY STRUCTURE HEIGHT: 16'
PROPOSED BUILDING HEIGHT: 30' MAX
MINIMUM YARD REQUIREMENTS:
FRONT: 5' MIN / 30' MAX
INTERIOR/EXTERIOR SIDE: 5' MIN / NO MAX
REAR: 20' MIN / NO MAX

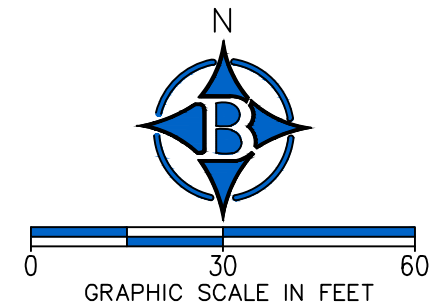
BUILDING FRONTAGE REQUIREMENTS:
AT LEAST 60 PERCENT OF A BUILDING'S PRIMARY FACADE LINE, MEASURED AS A PROPORTION OF THE LOT WIDTH, SHALL BE LOCATED WITHIN THE FRONT BUILD-TO ZONE.
TOTAL LENGTH OF BTZ: 1177.79'
LENGTH OF FACADE IN BTZ: 602.07' (51%)*

*VARIANCE FROM BUILDING FRONTAGE REQUIREMENTS REQUESTED

MAXIMUM BUILDING COVERAGE:
NET SITE AREA: 239955 SQ. FT.
PROPOSED BUILDING AREA: 63818 SQ. FT.
PERCENTAGE BUILDING AREA: 26.6%

MINIMUM OPEN SPACE:
NOT LESS THAN 10 PERCENT OF THE TOTAL LOT AREA SHALL BE DEVOTED TO OPEN SPACE INCLUDING REQUIRED YARDS AND BUFFERYARDS UNLESS MODIFIED BY THE CITY PLANNING COMMISSION. OPEN SPACE SHALL NOT INCLUDE AREAS COVERED BY BUILDINGS, STRUCTURES, PARKING, LOADING AND INTERNAL STREETS. OPEN SPACE SHALL CONTAIN LIVING GROUND COVER, ACTIVE PLAZA SPACE, OR OTHER LANDSCAPING MATERIALS.
TOTAL LOT AREA: 239955 SQ FT
PROPOSED OPEN SPACE: 109924 SQ FT (45.8%)

MAXIMUM IMPERVIOUS SURFACE:
THE COMBINED AREA OCCUPIED BY ALL MAIN AND ACCESSORY BUILDINGS OR STRUCTURES, PARKING, LOADING AND OTHER PAVED AREAS AND ANY OTHER SURFACES WHICH REDUCE AND PREVENT ABSORPTION OF STORMWATER SHALL NOT EXCEED 90 PERCENT OF THE TOTAL AREA.
TOTAL LOT AREA: 239955 SQ FT
PROPOSED GREENSPACE/PERVIOUS AREA: 90900 SQ FT (37.9%)
PROPOSED IMPERVIOUS AREA: 149055 SQ FT (62.1%)



CITYVIEW #PL202200437

SOHO DEVELOPMENT
LARGE SCALE DEVELOPMENT PLAN
SITE PLAN

ROGERS, ARKANSAS

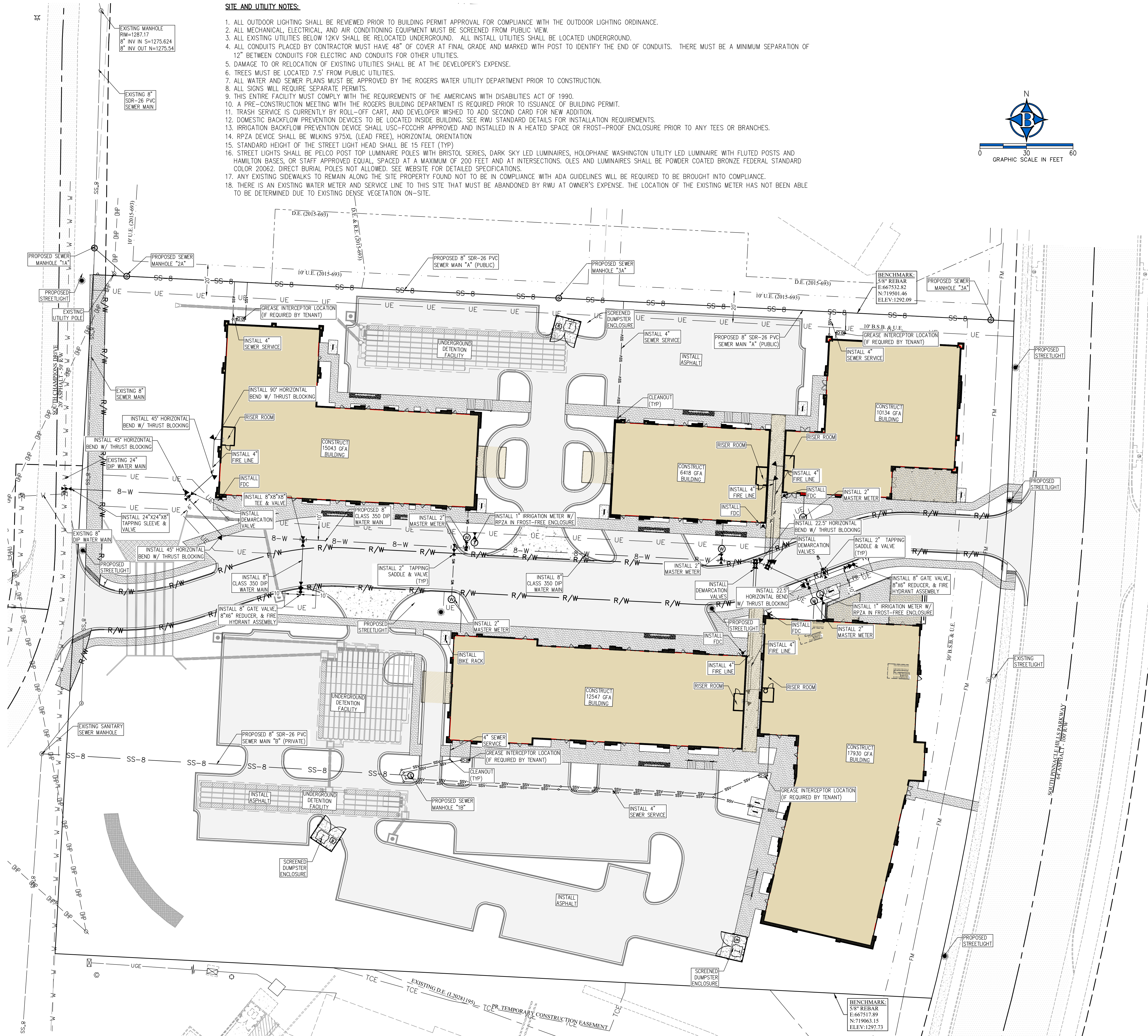
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09/10/23
BATES & ASSOCIATES, INC.
#335
ENGINEER: G. Bates
DRAWN BY: J. Young
Copyright © 2023 Bates & Associates, Inc.

DATE	REVISIONS
5/5/2022	FIRST SUBMITTAL
8/26/2022	REVISIONS PER STAFF REVIEW
8/30/2022	REVISIONS PER STAFF REVIEW
11/04/2022	REVISIONS PER STAFF REVIEW
1/12/2023	REVISIONS PER STAFF REVIEW
02/14/23	REVISIONS PER STAFF REVIEW
03/02/23	REVISIONS PER STAFF REVIEW
03/10/23	REVISIONS PER STAFF REVIEW

PROJECT NO 19-282

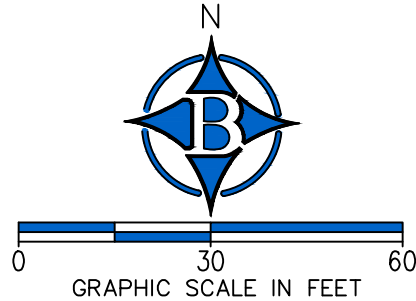
DRAWING NO

03



SITE AND UTILITY NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. 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.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
6. TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES.
7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
8. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
9. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
10. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. TRASH SERVICE IS CURRENTLY BY ROLL-OFF CART, AND DEVELOPER WISHED TO ADD SECOND CARD FOR NEW ADDITION.
12. DOMESTIC BACKFLOW PREVENTION DEVICES TO BE LOCATED INSIDE BUILDING. SEE RWJ STANDARD DETAILS FOR INSTALLATION REQUIREMENTS.
13. IRRIGATION BACKFLOW PREVENTION DEVICE SHALL USC-FCCOHR APPROVED AND INSTALLED IN A HEATED SPACE OR FROST-PROOF ENCLOSURE PRIOR TO ANY TEES OR BRANCHES.
14. RPZA DEVICE SHALL BE WILKINS 975XL (LEAD FREE), HORIZONTAL ORIENTATION
15. STANDARD HEIGHT OF THE STREET LIGHT HEAD SHALL BE 15 FEET (TYP)
16. 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. OLES AND LUMINAIRES SHALL BE POWDER COATED BRONZE FEDERAL STANDARD COLOR 20062. DIRECT BURIAL POLES NOT ALLOWED. SEE WEBSITE FOR DETAILED SPECIFICATIONS.
17. ANY EXISTING SIDEWALKS TO REMAIN ALONG THE SITE PROPERTY FOUND NOT TO BE IN COMPLIANCE WITH ADA GUIDELINES WILL BE REQUIRED TO BE BROUGHT INTO COMPLIANCE.
18. THERE IS AN EXISTING WATER METER AND SERVICE LINE TO THIS SITE THAT MUST BE ABANDONED BY RWJ AT OWNER'S EXPENSE. THE LOCATION OF THE EXISTING METER HAS NOT BEEN ABLE TO BE DETERMINED DUE TO EXISTING DENSE VEGETATION ON-SITE.



CITYVIEW #PL202200437

SOHO DEVELOPMENT
LARGE SCALE DEVELOPMENT PLAN
UTILITY PLAN

ROGERS, ARKANSAS



7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350

PROJECT NO

19-282

DRAWING NO

04

DATE	REVISIONS
5/5/2022	FIRST SUBMITTAL
8/26/2022	REVISIONS PER STAFF REVIEW
8/30/2022	REVISIONS PER STAFF REVIEW
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09/10/23
BATES & ASSOCIATES, INC.
#335
KANSAS DRIVER
ENGINEER: G. Bates
DRAWN BY: J. Young
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REVISIONS PER STAFF REVIEW	03/02/23
REVISIONS PER STAFF REVIEW	03/10/23

SOHO DEVELOPMENT
LARGE SCALE DEVELOPMENT PLAN
LANDSCAPE PLAN

ROGERS, ARKANSAS

727230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350

14

Time: 4:05 pm
Scale: 1=20 (PS)
Date: 10/6/2016

A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED, BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.

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



LARGE SCALE DEVELOPMENT

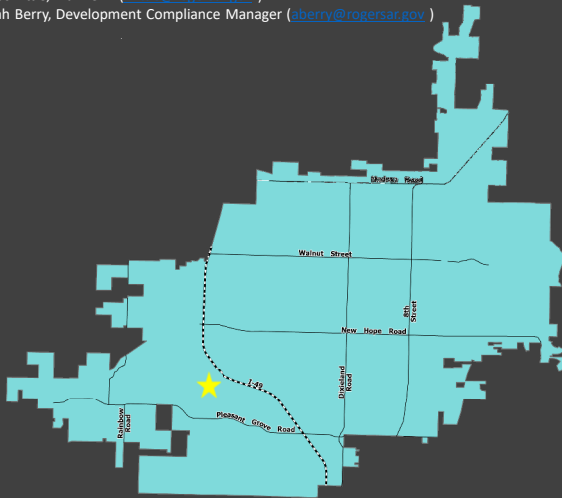
PLANNING

Tapestry Hotel

Staff:

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

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



Vicinity Map

Location

4100 S. Pinnacle Hills Parkway

CGM Designation

Regional Center (Uptown)

Zoning

U-COR (Uptown Core Mixed-Used)

Proposed Use

Hotel

Representative

Libby Topping, Crafton Tull

All reviews have passed.

Location:

Located in west Rogers, just west of Tacos 4 Life.

Proposal:

The proposed use is for a hotel.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center

Growth Designation Character:

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

Allowed Zoning Districts:

U-COR, U-COM, U-ENT, U-NBT

ZONING:

allow high-intensity, high-density urban

mixed-use development characterized by pedestrian-priority streetscapes, inviting storefront, ground level retail and other commercial services, and upper floor office and residential uses. City blocks shall incorporate on-street parking, parking garages that are located so that they are internalized and do not dominate the development context, and public spaces that are connected by a walkable street network.

Thereby, U-COR allows for all essential elements of live-work-play within walking distance, provides the most efficient use of land, and is designed to accommodate multi-modal transportation including car, pedestrian, bicycle, and public transit. Sec. 14-732(1.1)(a)(i).

Use Definition:

“Hotels, Motels, and Retreats” is defined as “a secondary use classification encompassing establishments offering commercial lodging on a less than monthly basis..” Sec. 14-695(b)(3)(qq.).



LARGE SCALE DEVELOPMENT

PLANNING

Tapestry Hotel



Geolocation

Summary

LSDP Staff Recommendation

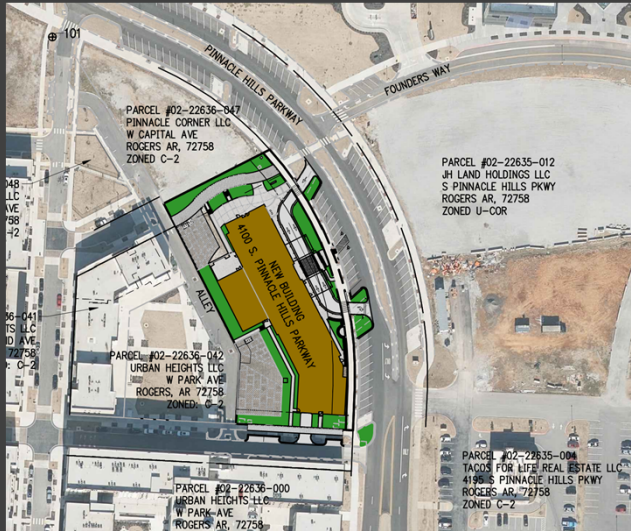
APPROVE



LARGE SCALE DEVELOPMENT

PLANNING

Tapestry Hotel



Site Plan

Request

- A proposal to develop a 6-story hotel, totaling 22,242 sq. ft., on 1.43 acres.
- Development has passed all review with the following approved **VARIANCES:**
 - Reduced ground-floor glazing requirements along S. Pinnacle Hills Pkwy and W. Park Ave
 - Reduction of pedestrian-priority build-to zone along S. Pinnacle Hills Pkwy (Drop-off lane)

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are met.

STORMWATER MANAGEMENT:

Stormwater management is not applicable on this site.

WATER QUALITY:

Water quality is not applicable on this site.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Pine Street is not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for W Pine Street, a Minor Street, is 28-ft from the centerline as required by the Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes a 5-ft sidewalk along W Pine Street.

Trails:

Trails are neither proposed nor required.

Streetlights:

One streetlight is proposed at the driveway, and meets streetlight requirements.

Street Trees:

The applicant proposes two London Plane Trees as street trees and meets all requirements.

RECOMMENDATIONS:

Approve



LARGE SCALE DEVELOPMENT

PLANNING

Tapestry Hotel



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE

DRAWING C-001 TAPESTRY HOTEL CITY OF ROGERS, ARKANSAS
PROJECT NO. PL202201126
DESIGNED BY MICHAEL J. WALKER, P.E., LICENSED PROFESSIONAL ENGINEER, STATE OF ARKANSAS
CHECKED BY MICHAEL J. WALKER, P.E., LICENSED PROFESSIONAL ENGINEER, STATE OF ARKANSAS
DATE: 01/18/22

LEGEND (EXISTING SYMBOLS)

SYMBOLS

FOUND IRON PIN
LIGHT POLE
POWER POLE
TELEPHONE PEDESTAL
TV PEDESTAL
MANHOLE
SANITARY SEWER CLEANOUT
GAS METER
GAS VALVE
STORM SEWER PIPE
DOWN GUY
WATER VALVE
FIRE HYDRANT ASSEMBLY
AIR RELEASE VALVE
FIRE DEPARTMENT CONNECTION
WATER METER
SPRINKLER HEAD
ELECTRIC PEDESTAL

GRATED INLET

DROP INLET

TREE

TREE TO BE REMOVED

LINEWORK

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

LEGEND (CONSTRUCT)

SYMBOLS

SET IRON PIN
LIGHT POLE
POWER POLE
TELEPHONE PEDESTAL
TV PEDESTAL
MANHOLE
SANITARY SEWER CLEANOUT
GAS METER
GAS VALVE
STORM SEWER PIPE
STRUCTURE NUMBER
WATER VALVE
FIRE HYDRANT ASSEMBLY
AIR RELEASE VALVE
FIRE DEPARTMENT CONNECTION
WATER METER
BACK FLOW PREVENTER
REDUCER
RECTANGULAR DROP INLET,
GRATED INLET OR JUNCTION
BOX (SPECIFY ON PLAN
SHEET)
CIRCULAR DROP INLET,
GRATED INLET OR JUNCTION
BOX (SPECIFY ON PLAN
SHEET)

LINEWORK

EASEMENT
CURB
INTERMEDIATE CONTOUR
INDEX CONTOUR
SANITARY SEWER LINE
GAS LINE
WATER LINE
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
FIBER OPTIC
UNDERGROUND TELEVISION
OVERHEAD TELEVISION
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
BUILDING SET BACK
RIGHT OF WAY
PROPERTY LINE
ROAD CENTERLINE

CITY OF ROGERS NOTES

- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTED CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN. PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.

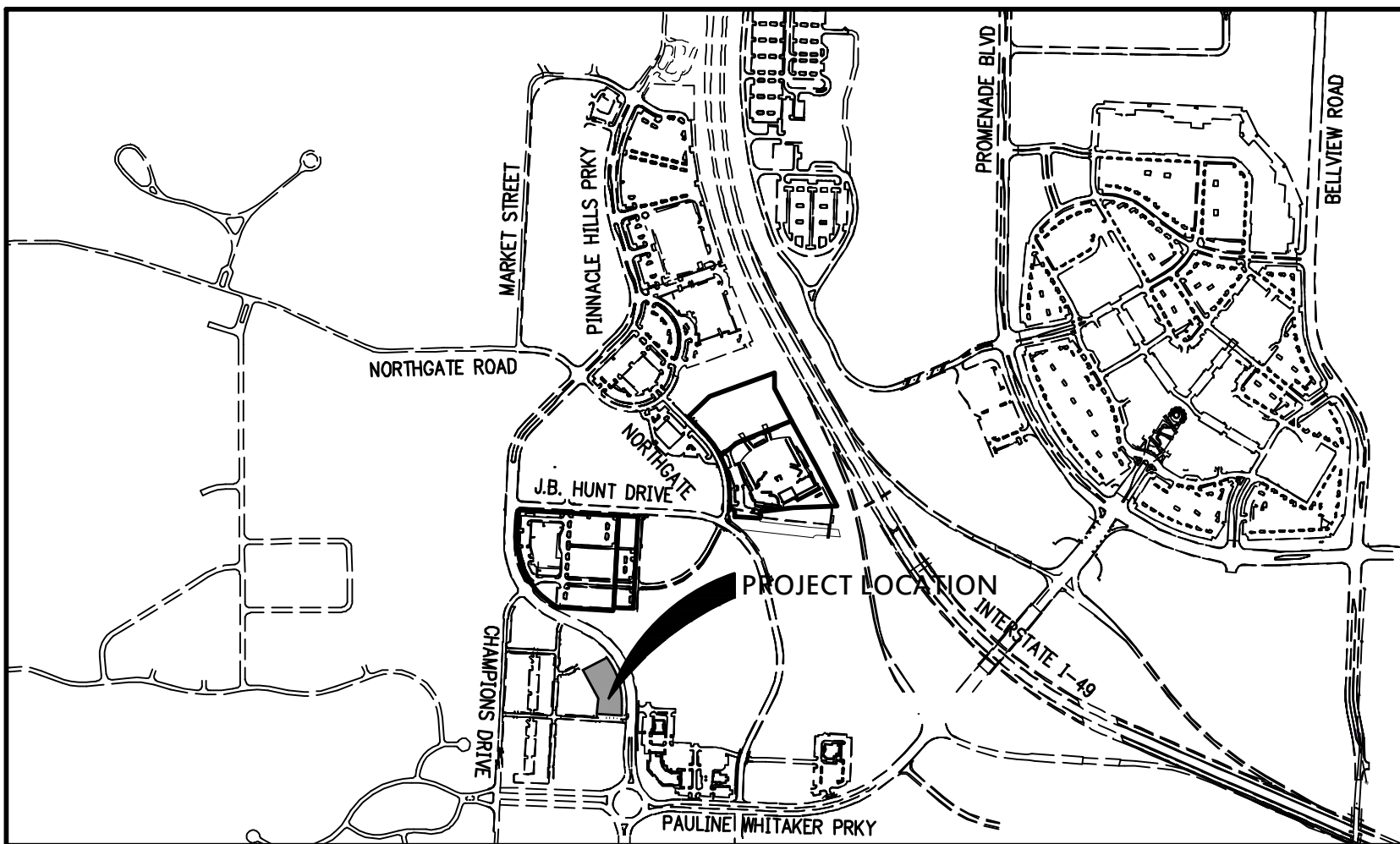
TAPESTRY HOTEL

4100 S. PINNACLE HILLS PARKWAY

ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT

LOCATED IN URDC
CITY VIEW PROJECT #PL202201126



VICINITY MAP



COVER SHEET; GENERAL NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
- ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
- A CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- AN EASEMENT PLAT IS REQUIRED BEFORE CERTIFICATE OF OCCUPANCY.
- IFC 2012 503.2.1 DIMENSIONS: FIRE APPARATUS ACCESS RACKS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115MM).
- IFC 20120102.1 ACCESS AND LOADING: FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34 050 KG).
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.

PROJECT INFORMATION

ZONING: U-COR
BUILDING SETBACK: U-COR: PEDESTRIAN PRIORITY 0'-20' MAX. SIDE 0' MIN. SETBACK; NO MAX. SETBACK. REAR 0' MIN. SETBACK; NO MAX. SETBACK. 1305.00
1.43± AC. (62,225 SQ.FT.)
1ST FLOOR = 22,242± SQ. FT.
2ND FLOOR = 18,718± SQ. FT.
3RD FLOOR = 18,718± SQ. FT.
4TH FLOOR = 18,718± SQ. FT.
5TH FLOOR = 18,718± SQ. FT.
6TH FLOOR = 13,065± SQ. FT.
6-STORIES TOTAL 110,179 SQ. FT.
HOTEL
BUILDING (6-STORY) 81'-4"
15'-4"
TYPE IB
PINNACLE HILLS PARKWAY PEDESTRIAN PRIORITY 189'±
W PARK AVENUE PEDESTRIAN PRIORITY 67'±
PINNACLE HILLS PKWY 408'±
W PARK AVENUE PEDESTRIAN PRIORITY 151'±
PINNACLE HILLS PKWY PEDESTRIAN PRIORITY 90'
W PARK AVENUE PEDESTRIAN PRIORITY 90'
PINNACLE HILLS PARKWAY PEDESTRIAN PRIORITY 189'±/408± = 46%
W PARK AVENUE PEDESTRIAN PRIORITY 67'±/151'± = 44%
5% OF TOTAL SITE AREA
62,225 SQ. FT. X .05 = 3,111 SQ. FT.
4 SQ. FT. PER EVERY 100 NON-RESIDENTIAL SPACE
10,179± SQ.FT./100 X 4 = 4,07± SQ. FT.
7,518 SQ. FT. TOTAL REQUIRED OPEN SPACE
5% OF TOTAL SITE AREA
62,225 SQ. FT. X .05 = 3,111 SQ. FT.
1.43± AC. (62,225 SQ.FT.)
LESS THAN 2 ACRES, DOES NOT APPLY
DEVELOPMENT IS NON-RESIDENTIAL, DOES NOT APPLY
10%± 6,389 SQ. FT. PEDESTRIAN PASSAGE
3.3%± 2,053 SQ. FT. ROOF TERRACE
1.6%± 1,000 SQ. FT. FORECOURT STANDARDS
14.9± 9,442 SQ. FT. TOTAL OPEN SPACE
LODGING (BED AND BREAKFAST, AND HOTELS)
0.5 SPACES PER QUEST ROOM
168 QUEST ROOMS X 0.5 = 84 PARKING STALLS
2 SPACES FOR UP TO 3,000 SQ. FT. FIRST FLOOR
AND 1 SPACE FOR EVERY 1,000 SQ. FT. ADDITIONAL
1-3,000 SQ. FT. = 2 BIKE STALLS
3,001-22,242± SQ. FT. = 19,241± SQ. FT./1,000 = 19 BIKE STALLS
19 + 2 BIKE STALLS = 21 BIKE STALLS
12 BIKE RACKS (2 BIKES STALLS EACH RACK) = 24 BIKE STALLS TOTAL
OFF SITE ACCESS TO PARKING DECK: 600 PARKING STALLS
ON STREET PARKING: 27 STALLS
ON STREET ADA PARKING: 2 STALLS
ON SITE PARKING: 0 STALLS
ADA STALLS: 13 ADA STALLS (PARKING GARAGE INCLUDED)
TOTAL STALLS: 627 PARKING STALLS

CONTACTS

WATER & SANITARY SEWER
ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
PHONE: (479) 621-1142
GAS
BLACK HILLS ENERGY
1301 FEDERAL WAY
LOWELL, AR 72745
PHONE: (888) 890-5554
ELECTRIC
CARROLL ELECTRIC CO-OP
707 S.E. WALTON BLVD
BENTONVILLE AR, 72712
PHONE: (479) 273-2421
TELEPHONE
AT&T
PHONE: (844) 723-0252
OWNER/DEVELOPER:
ROGERS HOSPITALITY LLC
JOHN KELLY ROSS
40 W. BROAD ST SUITE 500
GREENVILLE, SC 29681
864-271-9855
EMAIL: KROSS@WINDSORAUGHTRY.COM
SITE ENGINEER:
CRAFTON TULL
DANIEL ELLIS P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838
EMAIL: DANIEL.ELLIS@CRAFTONTULL.COM

Arkansas One Call



Know what's below.

Call before you dig.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
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L-102	PLANTING PLAN NORTH
L-103	PLANTING PLAN SOUTH
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L-502	SITE FURNISHING CUT SHEETS 1 OF 2
L-503	SITE FURNISHING CUT SHEETS 2 OF 2
LI-501	IRRIGATION DETAILS 1 OF 2
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* A-102	BUILDING ELEVATIONS (C)
* A-202	BUILDING RENDERINGS (C)
* BY OTHERS	

PROPERTY DESCRIPTION

LOT 1, BLOCK 4 OF PINNACLE HEIGHTS, AS PER PLAT RECORD L202013247 AND THE SOUTH HALF OF A VACATED STREET, AS PER DOCUMENT L202219608, BOTH IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 4 OF SAID PINNACLE HEIGHTS;
THENCE ALONG THE SOUTH LINE THEREOF N86°53'15"W 160.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE ALONG THE WEST LINE THEREOF N03°06'45"E 96.09 FEET;
THENCE ALONG SAID WEST LINE N26°53'15"W 196.32 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE N27°19'36"W 35.00 FEET TO THE CENTERLINE OF A VACATED STREET AS VACATED BY DOCUMENT L202219608;
THENCE ALONG SAID CENTERLINE N63°06'45"E 163.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SOUTH PINNACLE HILLS PARKWAY;
THENCE ALONG SAID RIGHT-OF-WAY 353.88 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A LONG CHORD OF S19°42'30"E 345.22 FEET;
THENCE ALONG SAID RIGHT-OF-WAY S02°19'51"W 59.99 FEET TO THE POINT OF BEGINNING, CONTAINING 1.43 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0270K, 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.

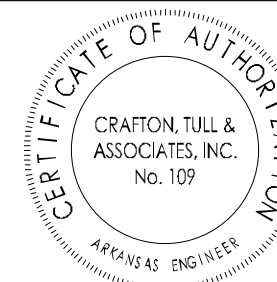
NOTE:

CONTRACTOR SHALL USE HUNT-ROGERS QUARRY FOR ALL ROCK GRANULAR BACKFILL.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

CERTIFICATE OF AUTHORIZATION



CITY OF ROGERS
STAMP

TAPESTRY HOTEL

4100 S. PINNACLE HILLS PARKWAY
ROGERS, ARKANSAS

Key Plan

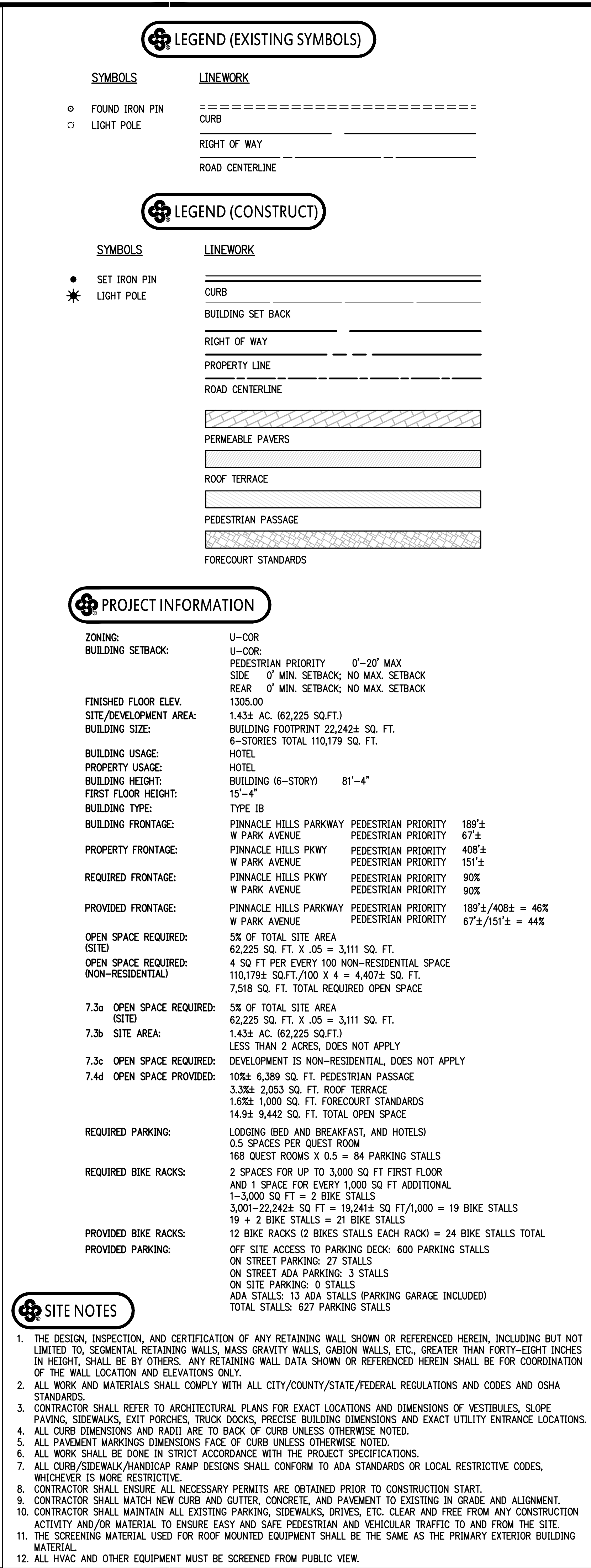
No.	Description	Date
1	CITY COMMENTS	12/02/22
2	CITY COMMENTS	01/04/23
3	PERMIT/BID SET	01/20/23
4	BID SET	02/10/23
5	CITY COMMENTS	03/14/23

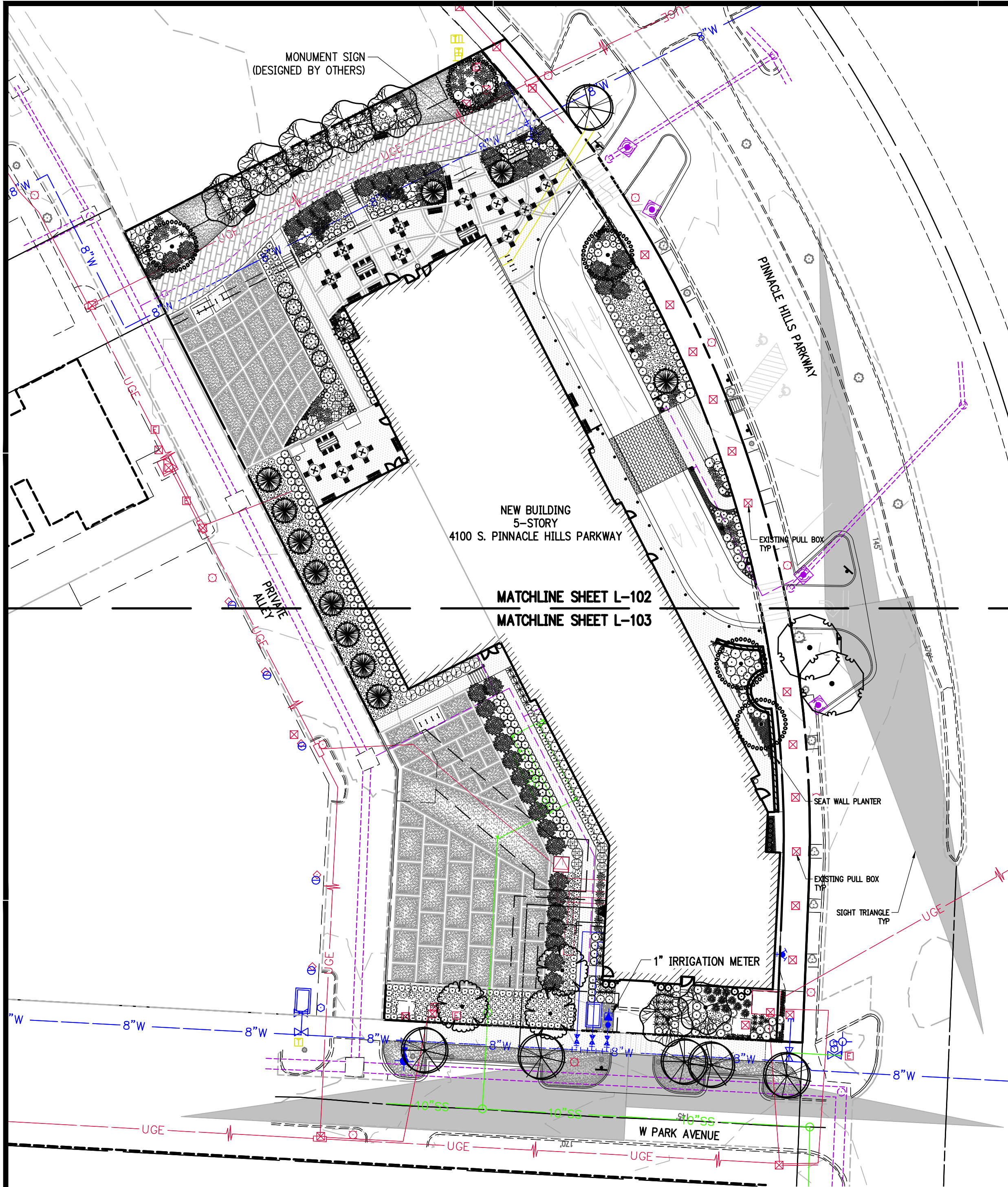
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PROJECT NO: 22110700 ISSUE DATE: 11/18/22 CONTACT: D. ELLIS REVIEWED BY: [Signature] DATE: [Signature]	THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
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COVER SHEET

C-001





PLANTING REQUIRMENTS

STREET TREES: PREVIOUSLY INSTALLED; ADDITIONAL TREE PROVIDED WHERE PREVIOUSLY INSTALLED TREE IS MISSING OR DEAD.

PARKING LOT TREES: (1 PER 15 STALLS)
0 PARKING PROVIDED
0 TREES REQUIRED

GREENSPACE: SITE UNDER 2 ACRES; NO GREENSPACE REQUIREMENT.

PLANTING REQUIREMENT:
1 PLANT PER 1,000 SF REQUIRED
SITE (±62,225.53 SF; ±1.43 ACRES) = 62 PLANTS REQUIRED
MIN 25% OF PLANTS = 16 TREES REQUIRED
SHRUBS REQUIRED = 46 AT 5 GAL SIZE

47 TREES PROVIDED:
28 SHADE TREES PROVIDED (49%)
19 EVERGREEN PROVIDED (51%)

585 SHRUBS PROVIDED AT 5 GALLON SIZE:

TOTAL TREES AND 5 GALLON SHRUBS PROVIDED = 632

PLANTING SCHEDULE

SITE TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	1	CEDRUS ATLANTICA 'FASTIGIATA' / FASTIGIATE BLUE ATLAS CEDAR FULL TO THE GROUND	B & B		8' HT. MIN.	EVERGREEN
	11	CEDRUS ATLANTICA 'GLAUCA PENDULA' / WEeping BLUE ATLAS CEDAR FULL TO THE GROUND	B & B		8' HT. MIN.	EVERGREEN
	3	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B & B	2.5" CAL	10' HT MIN	SHADE
	2	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE *INSTALL ONLY MALE TREES	B & B	2.5" CAL	10'-12' HT.	SHADE
	6	GINKGO BILOBA 'GOLDSPIRE' / GOLDSPIRE MAIDENHAIR TREE *CONTRACTOR SHALL INSTALL ONLY MALE PLANTS LIMBED TO 4.5' ABOVE GROUND	B & B	4.5" CAL	12 HT MIN	SHADE
	5	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B & B	2.5" CAL	10' HT. MIN.	SHADE
	7	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	B & B		8' HT. MIN.	EVERGREEN
	7	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR JUNIPER	B & B		8' HT. MIN.	EVERGREEN
	7	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA	B & B	2.5" CAL	10' HT. MIN.	SHADE
	6	ZELKOVA SERRATA 'JFS-KW1' TM / CITY SPRITE ZELKOVA	B & B	2.5" CAL	10' HT. MIN.	SHADE
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	
	14	BUDDLEIA DAVIDII 'BLACK KNIGHT' / BLACK KNIGHT BUTTERFLY BUSH	7 GAL	30" HT. MIN.	24" SPREAD MIN.	
	13	BUXUS SINICA INSULARIS 'WINTERGREEN' / W.G. BOXWOOD	5 GAL	12" HT. MIN.	18" SPREAD MIN.	
	157	BUXUS X 'GREEN VELVET' / G.V. BOXWOOD	3 GAL	12" HT. MIN.	18" SPREAD MIN.	
	212	DISTYLUM X 'PIDIST-II' TM / B.C. DISTYLUM	5 GAL	24" HT. MIN.	18" SPREAD MIN.	
	21	FORSYTHIA X INTERMEDIA 'KOLGOLD' / MAGICAL GOLD FORSYTHIA	7 GAL	24" HT. MIN.	18" SPREAD MIN.	
	22	HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF' / SIKE'S DWARF OAKLEAF HYDRANGEA	5 GAL	24" HT. MIN.	24" SPREAD MIN.	
	60	ILEX X MESERVEAE 'WILLEMER' / EMERALD MAGIC® HOLLY	5 GAL	18" HT. MIN.	18" SPREAD MIN.	
	19	JUNIPERUS CONFERTA 'GOLDEN PACIFIC' / GOLDEN PACIFIC JUNIPER	3 GAL	6" HT. MIN.	18" SPREAD MIN.	
	18	PHYSOCARPUS OPULIFOLIUS 'POIPD2' TM / PETITE PLUM NINEBARK	5 GAL	24" HT. MIN.	18" SPREAD MIN.	
	3	SPIRAEA JAPONICA 'MONHUB' TM / LIMEMOUND JAPANESE SPIREA	3 GAL	10" MIN	10" SPREAD MIN.	
	41	TAXUS CUSPIDATA 'MONLOO' TM / EMERALD SPREADER JAPANESE YEW	5 GAL	12" HT. MIN.	12" SPREAD MIN.	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE			
	375	ACORUS GRAMINEUS 'OGON' / GOLDEN VARIEGATED SWEETFLAG	1 GAL			
	11	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL			
	25	MISCANTHUS SINENSIS 'FIRE DRAGON' / FIRE DRAGON EULALIA GRASS	1 GAL			
	58	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	1 GAL			
	64	MISCANTHUS SINENSIS 'LITTLE KITTEN' / L.K. MAIDEN GRASS	1 GAL			
	42	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	1 GAL			
	269	PANICUM VIRGATUM 'HEAVY METAL' / PANICUM HEAVY METAL	1 GAL			
	77	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL			
	40	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL			
	11	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS	1 GAL			
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE			
	50	ECHINACEA PURPUREA 'PAS702917' TM / POWWOW WILD BERRY CONEFLOWER	1 GAL			
	7	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	1 GAL			
	164	RUDEBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER	1 GAL			
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT			
	62 SF	3/4" TO 2" BLACK MEXICAN BEACH PEBBLES INSTALLED 4" DEPTH OVER GEOTEXTILE FABRIC	S.F.			
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT			
	8,215 SF	ZOYSIA JAPONICA 'EL TORO' / EL TORO ZOYSIA *ALL DISTURBED AREAS TO SODDED UNLESS OTHERWISE NOTED.	S.F.			

LANDSCAPE NOTES

- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
- CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
- ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
- ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
- ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
- PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
- CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
- TURF AREAS SHALL BE SEED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
- ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
- ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
- IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.
- ANY DEAD TREES WILL NEED TO BE REPLACED.

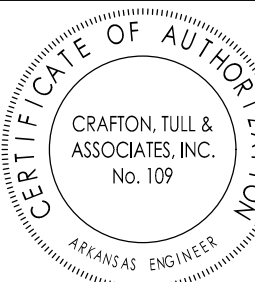
ROGERS UTILITIES AND PLANT MATERIALS

- CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
- TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
- TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 10' OF OVERHEAD UTILITIES.
- TREES SHALL NOT BE PLACED WITHIN 10' OF UNDERGROUND UTILITIES.
- TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 10' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
- CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

ROGERS MAINTENANCE NOTES

- ONCE LANDSCAPING IS INSTALLED, THE OWNER MUST PROVIDE A LANDSCAPE GUARANTEE TO THE CITY OF ROGERS FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION FOR A GUARANTEE PERIOD OF THREE YEARS, AND ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO GUARANTEE EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- AFTER THE REQUIRED 3 YEAR GUARANTEE PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
- TREES SHALL NOT BE TOPPED AT ANY TIME.
- WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

CERTIFICATE OF AUTHORIZATION:



CITY OF ROGERS
STAMP



GRAPHIC SCALE IN FEET
30' 0 30'

TAPESTRY HOTEL
4100 S. PINNACLE HILLS PARKWAY
ROGERS, ARKANSAS

Key Plan

No.	Description	Date
1	CITY COMMENTS	12/02/22
2	CITY COMMENTS	01/04/23
3	PERMIT/BID SET	01/20/23
4	BID SET	02/10/23

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PROJECT NO: 22110700
ISSUE DATE: 11/18/22
CONTACT: D. ELLIS
REVISED: _____
QIC Date: _____

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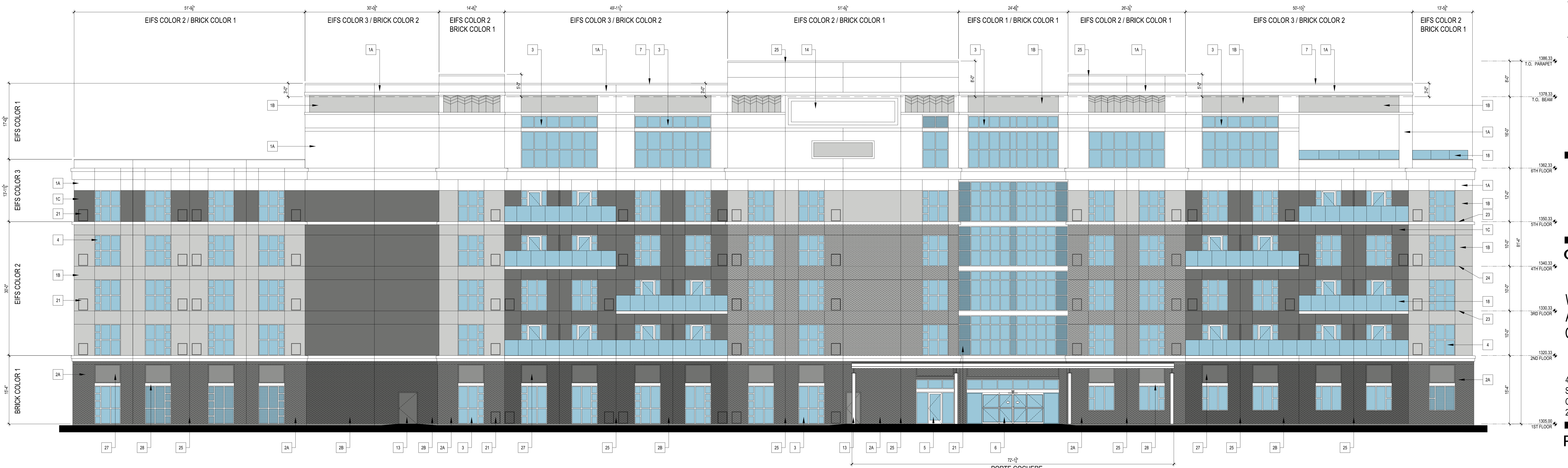
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OVERALL PLANTING PLAN

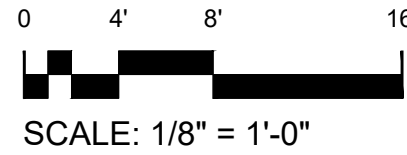
L-101



Know what's below.
Call before you dig.



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



SHADING REQUIREMENT

SHADED SIDEWALK	MINIMUM REQD	PROVIDED
EAST ELEVATION	50%	23%

FENESTRATION TRANSPARENCY

AREAS OF TRANSPARENCY	MINIMUM REQD	PROVIDED (INCLUDING SPANDREL)
15'-4" - 61'-0" ABOVE GRADE OF EAST ELEVATION SURFACE AREA	20%	26%
0'-0" - 15'-4" ABOVE GRADE OF EAST ELEVATION SURFACE AREA	50%	34%

EXTERIOR BLDG. MASONRY

MATERIAL	REQUIRED	PROVIDED
EXTERIOR INSULATING FINISH MATERIAL (15'-4" - 61'-0" ABOVE GRADE OF EAST ELEVATION SURFACE AREA)	70%	30%
BRICK VENEER (0'-0" - 15'-4" ABOVE GRADE OF EAST ELEVATION SURFACE AREA)	70%	100%

EXTERIOR FINISH MATERIALS LEGEND

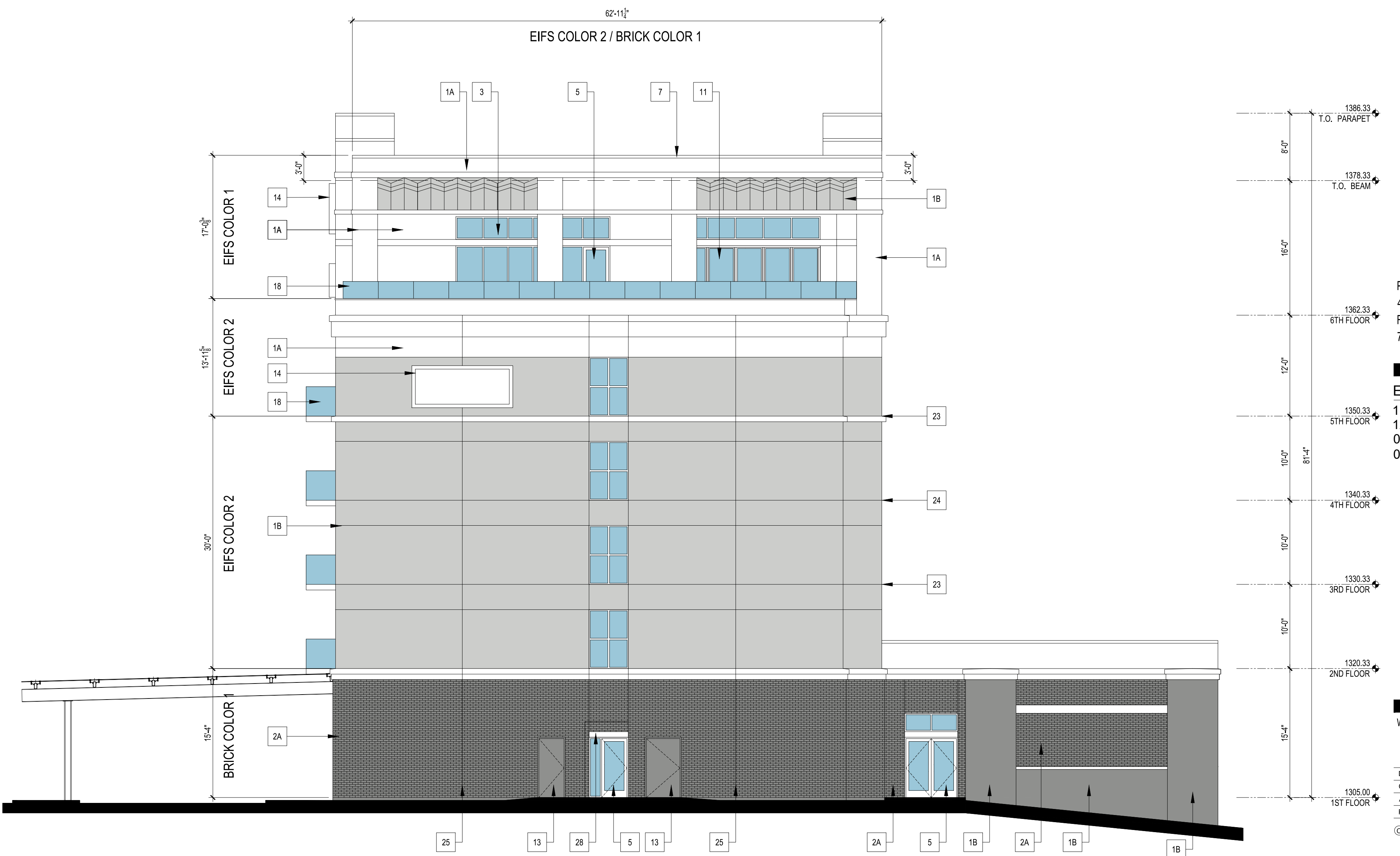
EXTERIOR INSULATION FINISH SYSTEM (COLOR 1) DRYVIT OUTSULATION PLUS MD SANDEPBBLE FINE SW 7028ST INCREDIBLE WHITE	
EXTERIOR INSULATION FINISH SYSTEM (COLOR 2) DRYVIT OUTSULATION PLUS MD SANDEPBBLE FINE #111 PRAIRIE CLAY	
EXTERIOR INSULATION FINISH SYSTEM (COLOR 3) DRYVIT OUTSULATION PLUS MD SANDEPBBLE FINE SW 7048 URBANE BRONZE	
BRICK VENEER (COLOR 1) MODULAR 7-5/8" X 3-5/8" X 2-1/4" INTERSTATE BRICK PLATINUM	
BRICK VENEER (COLOR 2) MODULAR 7-5/8" X 3-5/8" X 2-1/4" INTERSTATE BRICK MIDNIGHT BLACK	

EIFS NOTES

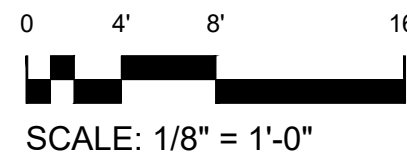
SPACING, WIDTH, LOCATIONS AND CONSTRUCTION OF ALL JOINTS AND REVEALS WITHIN EIFS AT ALL EXTERIOR WALL AND CEILING LOCATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE REQUIREMENTS FOR ALL APPLICABLE SIMILAR CONDITIONS ENCOUNTERED AS DEFINED BY THE EIFS MANUFACTURER NECESSARY FOR THE SPECIFIED EIFS WARRANTY. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED TO REPRESENT A CONFLICT WITH THE EIFS MANUFACTURER'S WARRANTY REQUIREMENTS. REFERENCE WALL SECTIONS AND EIFS JOINT/REVEAL DETAILS ON SHEET A363 FOR ADDITIONAL INFORMATION CONCERNING EIFS JOINT AND REVEAL SPACING, WIDTH, LOCATIONS AND CONSTRUCTION REQUIRED. HORIZONTAL EIFS JOINTS WITH WEEPS/DRAINAGE TRACKS/DRAINAGE STRIPS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
1. THE FULL PERIMETER OF THE BUILDING (WHERE APPLICABLE) AT THE 3RD FLOOR LEVEL
2. EIFS TERMINATIONS ABOVE GRADE AND HARDSCAPED AREAS
3. EIFS TERMINATIONS ABOVE ROOF SURFACES
4. EIFS TERMINATIONS ABOVE ALL EXTERIOR DOORS AND FENESTRATION
5. EIFS TERMINATIONS AT ALL SOFFIT / FASCIA CONDITIONS

KEYED ELEVATION NOTES

KEY	ITEM DESCRIPTION
1A	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIRWEATHER BARRIER (COLOR 1)
1B	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIRWEATHER BARRIER (COLOR 2)
1C	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIRWEATHER BARRIER (COLOR 3)
2A	BRICK VENEER (COLOR 1)
2B	BRICK VENEER (COLOR 2)
3	PREFINISHED ALUMINUM STOREFRONT - ALUCOBOND FOCUS BLACK
4	PREFINISHED ALUMINUM GUESTROOM FIXED WINDOWS - ALUCOBOND FOCUS BLACK
5	PREFINISHED ALUMINUM ENTRANCE - ALUCOBOND FOCUS BLACK
6	PREFINISHED ALUMINUM AUTOMATIC BIPARTING ENTRANCE - ALUCOBOND FOCUS BLACK
7	PREFINISHED ALUMINUM COPING - PAINT TO MATCH ADJACENT WALL
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9	PREFINISHED ALUMINUM GUTTER WITH DOWNSPOUTS - PAINT TO MATCH ADJACENT WALL
10	PREFINISHED ALUMINUM LOUVERS - PAINT TO MATCH ADJACENT WALL
11	PREFINISHED ALUMINUM FOLDING EXTERIOR WALL SYSTEM - ALUCOBOND FOCUS BLACK
12	PAINTED GALVANIZED EXPOSED STRUCTURAL STEEL
13	PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH ADJACENT WALL
14	BUILDING SIGNAGE - PROVIDE 2" F.T. PLYWOOD BACKING
15	LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
16	FIRE DEPARTMENT CONNECTION / FIRE PUMP TEST HEADER
17	DRYER VENT CAP - PAINT TO MATCH ADJACENT WALL
18	GLASS GUARDRAIL
19	GAS METER - PAINT TO MATCH ADJACENT WALL
20	LIGHT FIXTURE
21	LOUVER - PAINT TO MATCH ADJACENT WALL
22	KNOX BOX
23	HORIZONTAL CONTROL JOINT (SEE A365)
24	HORIZONTAL DRAINAGE JOINT (SEE A365)
25	VERTICAL CONTROL JOINT (SEE A365)
26	PREFINISHED ROLLING SERVICE DOOR
27	PREFINISHED ALUMINUM GLAZING INFILL PANEL WITH SPANDREL GLASS - PAINT TO MATCH ADJ. WALL
28	CAST STONE WINDOW/DOOR HEADER



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



SHADING REQUIREMENT

SHADED SIDEWALK	MINIMUM REQD	PROVIDED
NORTH ELEVATION	50%	0%

FENESTRATION TRANSPARENCY

AREAS OF TRANSPARENCY	MINIMUM REQD	PROVIDED (INCLUDING SPANDREL)
15'-4" - 61'-0" ABOVE GRADE OF NORTH ELEVATION SURFACE AREA	NONE	14%
0'-0" - 15'-4" ABOVE GRADE OF NORTH ELEVATION SURFACE AREA	NONE	04%

EXTERIOR BLDG. MASONRY

MATERIAL	REQUIRED	PROVIDED
EXTERIOR INSULATING FINISH MATERIAL (15'-4" - 61'-0" ABOVE GRADE OF NORTH ELEVATION SURFACE AREA)	NONE	0%
BRICK VENEER (0'-0" - 15'-4" ABOVE GRADE OF NORTH ELEVATION SURFACE AREA)	NONE	100%



OWNER

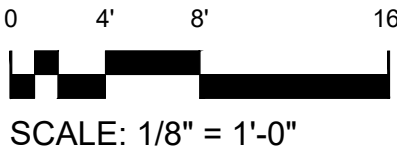
WINDSOR
AUGHTRY
COMPANY

40 WEST 30RD ST.
SUITE 500
GREENVILLE, SC
29601

PROJECT



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



SHADING REQUIREMENT

SHADED SIDEWALK	MINIMUM REQD	PROVIDED
WEST ELEVATION	50%	0%

FENESTRATION TRANSPARENCY

AREAS OF TRANSPARENCY	MINIMUM REQD	PROVIDED (INCLUDING SPANDREL)
15'-4" - 61'-0" ABOVE GRADE OF WEST ELEVATION SURFACE AREA	NONE	18%
0'-0" - 15'-4" ABOVE GRADE OF WEST ELEVATION SURFACE AREA	NONE	22%

EXTERIOR BLDG. MASONRY

MATERIAL	REQUIRED	PROVIDED
EXTERIOR INSULATING FINISH MATERIAL (15'-4" - 61'-0" ABOVE GRADE OF WEST ELEVATION SURFACE AREA)	NONE	0%
BRICK VENEER (0'-0" - 15'-4" ABOVE GRADE OF WEST ELEVATION SURFACE AREA)	NONE	100%

EXTERIOR FINISH MATERIALS LEGEND

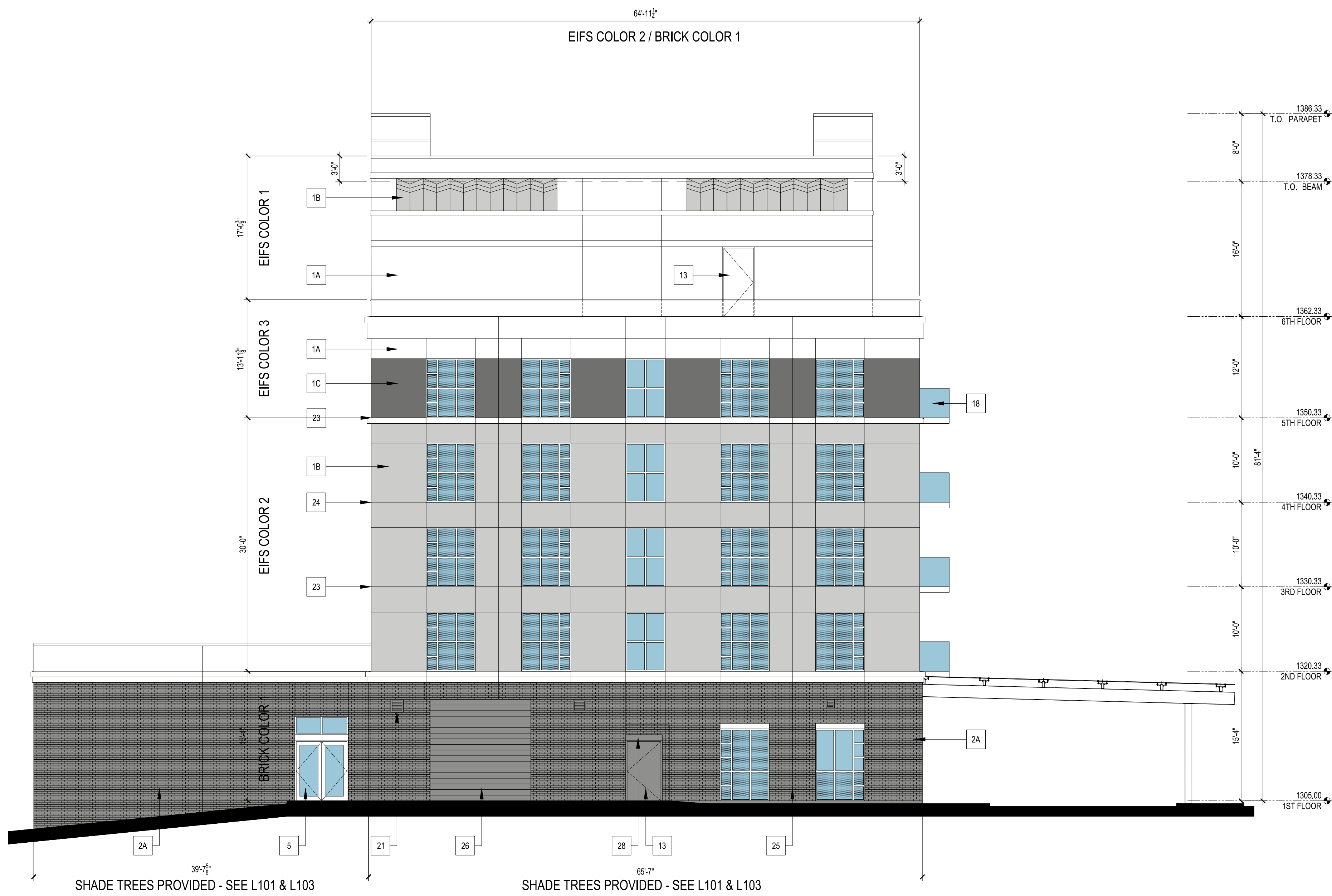
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EIFS NOTES

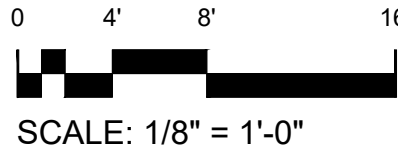
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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SHADING REQUIREMENT

SHADED SIDEWALK	MINIMUM REQD	PROVIDED
SOUTH ELEVATION	50%	50%

FENESTRATION TRANSPARENCY

AREAS OF TRANSPARENCY	MINIMUM REQD	PROVIDED (INCLUDING SPANDREL)
15'-4" - 61'-0" ABOVE GRADE OF SOUTH ELEVATION SURFACE AREA	20%	21%
0'-0" - 15'-4" ABOVE GRADE OF SOUTH ELEVATION SURFACE AREA	50%	11%

EXTERIOR BLDG. MASONRY

MATERIAL	REQUIRED	PROVIDED
EXTERIOR INSULATING FINISH MATERIAL (15'-4" - 61'-0" ABOVE GRADE OF SOUTH ELEVATION SURFACE AREA)	70%	23%
BRICK VENEER (0'-0" - 15'-4" ABOVE GRADE OF SOUTH ELEVATION SURFACE AREA)	70%	100%

TAPESRY
COLLECTION
by Hilton™

PINNACLE HEIGHTS
4100 S. PINNACLE HILLS PKWY
ROGERS, AR
72756

EDITION

11-11-22 50% Review Set
12-26-22 80% Review Set
01-20-23 Permit / Bid Set
02-10-23 Bid Set

WLA PROJECT # 221048

DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
PLOT DATE: _____
© 2023 ALL RIGHTS RESERVED WINFORD LINDSAY ARCHITECT

EXTERIOR
ELEVATIONS
(COLORED)

A202



LARGE SCALE DEVELOPMENT

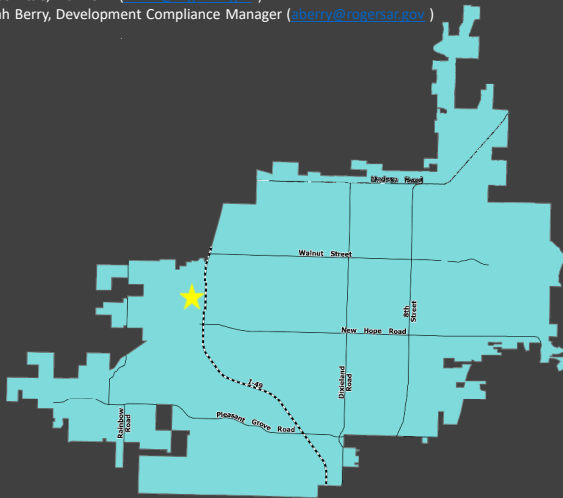
PLANNING

Arkansas Federal Credit Union

Staff:

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

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



Vicinity Map

Location

1003 S. 52nd Street

CGM Designation

Commerce Corridor

Zoning

C-2 (Highway Commercial)

Proposed Use

Financial Services

Representative

Liza Moriconi, Halff

All reviews have passed.

Location:

Located in west Rogers, just across the interstate from the old TransPlace building.

Proposal:

The proposed use is for a Credit Union.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes(CGM PAGE 1)

Allowed Zoning Districts:

R-MF, U-NBT, R-O, C-2, C-4

ZONING:

This district is intended for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets. Sec. 14-709(a).

Use Definition:

“Financial Services” is defined as “a secondary use classification encompassing Financial institutions that: 1. Provide retail banking services to individuals and businesses; and 2. Engage in the on-site circulation of cash money.”

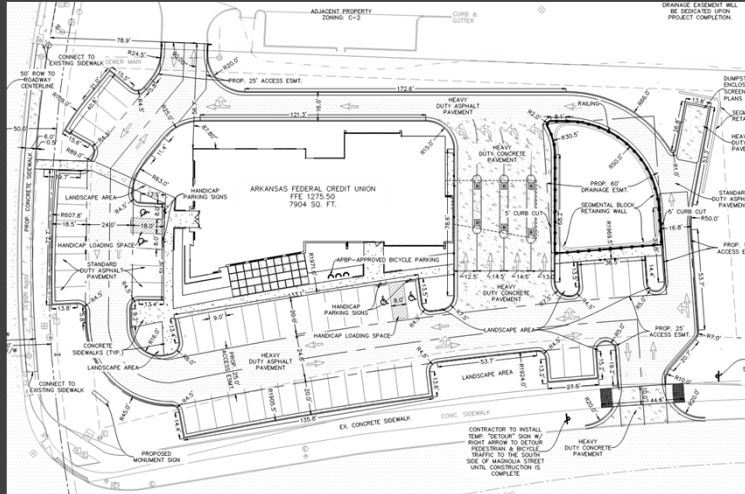
Sec. 14-695(b)(3)(u.).



LARGE SCALE DEVELOPMENT

Arkansas Federal Credit Union

PLANNING



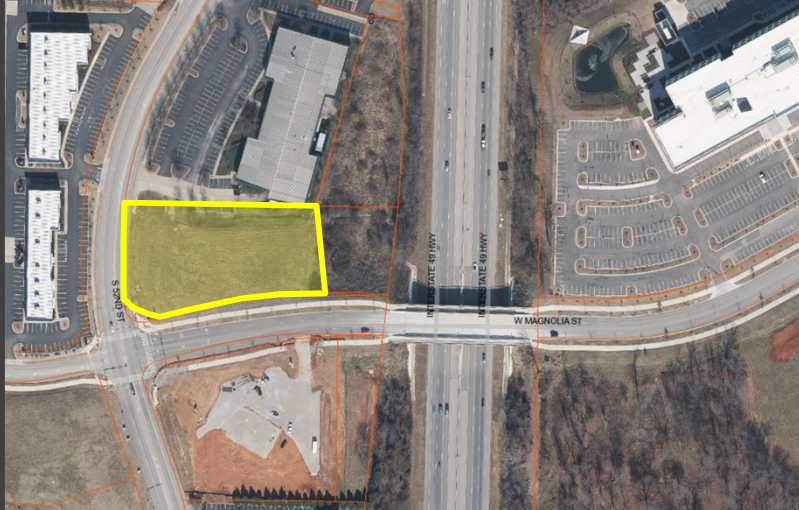
Approve



LARGE SCALE DEVELOPMENT

Arkansas Federal Credit Union

PLANNING



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE

SITE INFORMATION						
SITE AREAS	SQ.FT.	ACRE	C	CA	% OF SITE	
TOTAL AREA	75,359	1.73				
BUILDING AREA	7,904	0.18	0.98	0.18	10.49%	
PARKING AREA	39,204	0.90	0.98	0.88	52.02%	
LANDSCAPE AREA	28,251	0.64	0.30	0.19	37.49%	
WEIGHTED C	75,359	1.73	0.72	1.25		
IMPERVIOUS AREA					62.51%	
GREEN SPACE					37.49%	
TOTAL DEVELOPMENT AREA: 1.73 ACRES						
BUILDING HEIGHT: 28'-2"						
BUILDING SETBACKS:	FRONT		-	65 FEET		
	INTERIOR SIDE		-	15 FEET		
	EXTERIOR SIDE		-	45 FEET		
	REAR		-	15 FEET		

- General Notes:
- 1) 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.
 - 2) 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.
 - 3) Channels, Detention Ponds, Retention Ponds, Sediment Basins, etc. require sod to the 100-year water surface elevation within 2-weeks (14-days) after the pond is built, and must be installed at the beginning of the project where feasible. Where public streets end for future stub outs, install MUTCD Class 3 Barricade with "Future Street Extension" sign centered at the end of the right-of-way.
 - 4) Where public sidewalks, trails, or sidepaths end, include "Sidewalk Ends" sign. Public streets shall have 20-ft of drivable surface for two way traffic. This does not include the curb and gutter and is measured from edge of asphalt to edge of asphalt.
 - 5)
 - 6)

State Contractors License Required For Projects Exceeding \$20,000.

Easement Plat Required For Certificate Of Occupancy

Note:
All Civil Plans Used On Site Must Include The Most Current Stamp By Rogers Planning

City Of Rogers Review:
Review Of These Plans Is Limited To General Compliance With City Of Rogers Codes And Regulations And Does Not Warrant The Engineer's Design Or Relieve The Developer Of Any Requirements, Even If Errors, Omissions, Or Any Inadequacies Are Discovered After Plan Approval. The City Of Rogers Requirements Shall Govern Over Any Conflicts With The Plans Or Specifications. Any Conditions Determined In The Field Which Require Changes Shall Be Subject To Further Review And Corrective Action.

Plan Revisions During Construction:
No Change May Be Made To The Approved Issued For Construction Plans Without Prior Written Approval By The City Of Rogers Revisions Must Also Be Approved By The Architect And The Engineer Of Record.

Site Maintenance Note:
During The Construction Phase, The Developer Shall Maintain Site By Mowing Monthly (Or As Needed), Provide Dust Control, And The Daily Pick Up Of Rubbish, Trash, Garbage, Or Litter And Providing Collection As Approved By The City Of Rogers.

Engineering Certificate:
I, Mark E. Rickett, Registered Professional Engineer No. 9116 In The State Of Arkansas, Hereby Certify That The Engineering Design, Drainage Studies, Reports, Calculations, And Specifications Of This Proposed Development Have Been Prepared In Accordance With The Requirements Of The City of Rogers And Generally Accepted Standards Of Engineering Practice.

Signed _____ Date: _____

FLOOD CERTIFICATION:

THIS PROPERTY DOES NOT LIE IN ZONE "A/AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.L.R.M. MAP OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 08007C0280K, EFFECTIVE DATE JUNE 8, 2012.



10800 Financial Centre, Suite 500
Little Rock, AR 72211
TEL (501) 801-2690

March 2023

LARGE SCALE DEVELOPMENT PLANS for ARKANSAS FEDERAL CREDIT UNION NEW BUILDING

1003 S. 52ND ST.
CITY VIEW PROJECT NO. PL202300127

Rogers, Benton County, Arkansas

CERTIFICATE OF OWNER
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HERON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS IF ANY, FOR THE USE OF THE GENERAL PUBLIC AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES. "STREETS" SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL ROADWAYS, ALLEYS, CUL-DE-SACS, SIDEWALKS, TRAILS, SIDEPATHS AND SUCH APPURTENANCES THERETO AS MAY BE REASONABLY NECESSARY FOR THE SAFE AND CONVENIENT VEHICULAR AND PEDESTRIAL TRAVEL. "UTILITIES" SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL PUBLIC AND PRIVATE INFRASTRUCTURE REQUIRED TO PROVIDE SERVICES AND EMENITIES SUCH AS ELECTRICITY, WATER, WASTEWATER, GAS, TELEVISION, BROADBAND, TELEPHONE, AND DRAINAGE TO THE DEVELOPMENT AND/OR SURROUNDING AREAS. SAID DEDICATIONS INCLUDE THE RIGHTS OF MAINTENANCE, REPLACEMENT REMOVAL AND REPAIR, AND TO DO SUCH THINGS AS MAY BE REASONABLY NECESSARY TO EXERCISE SAID RIGHTS, INCLUDING TRIMMING OF GRASS, LIMBS AND FOLIAGE, AND REMOVAL OF OBSTRUCTIONS WITHOUT ADDITIONAL COMPENSATION.

No Change May Be Made To These Approved Plans Without Prior Written Approval By The City Of Rogers



Know what's below.
Call before you dig.

Owner

Arkansas Federal Credit Union
17500 Cantrell Road
Little Rock, AR 72223
(501)982-1000

Zoning Classification:
Highway Commercial C-2

Proposed Use:
Bank/Credit Union

Building Construction Type:
Type V-B

Developer

Hycdo
Jeremy Hyde
208 N. Beech Street
North Little Rock, AR 72114
(501)372-0255



INDEX OF SHEETS

C1	SITE DIMENSIONING PLAN
C2	GRADING PLAN
C3	EROSION CONTROL PLAN
C4	SITE UTILITY PLAN
C5	CIVIL DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS

Revision	No.	Date	Description
	1	2/17/2023	TECHNICAL REVIEW RE-SUBMITTAL
	2	3/8/2023	TECHNICAL REVIEW RE-SUBMITTAL
	3	3/16/2023	TECHNICAL REVIEW RE-SUBMITTAL
	4	3/21/2023	TECHNICAL REVIEW RE-SUBMITTAL

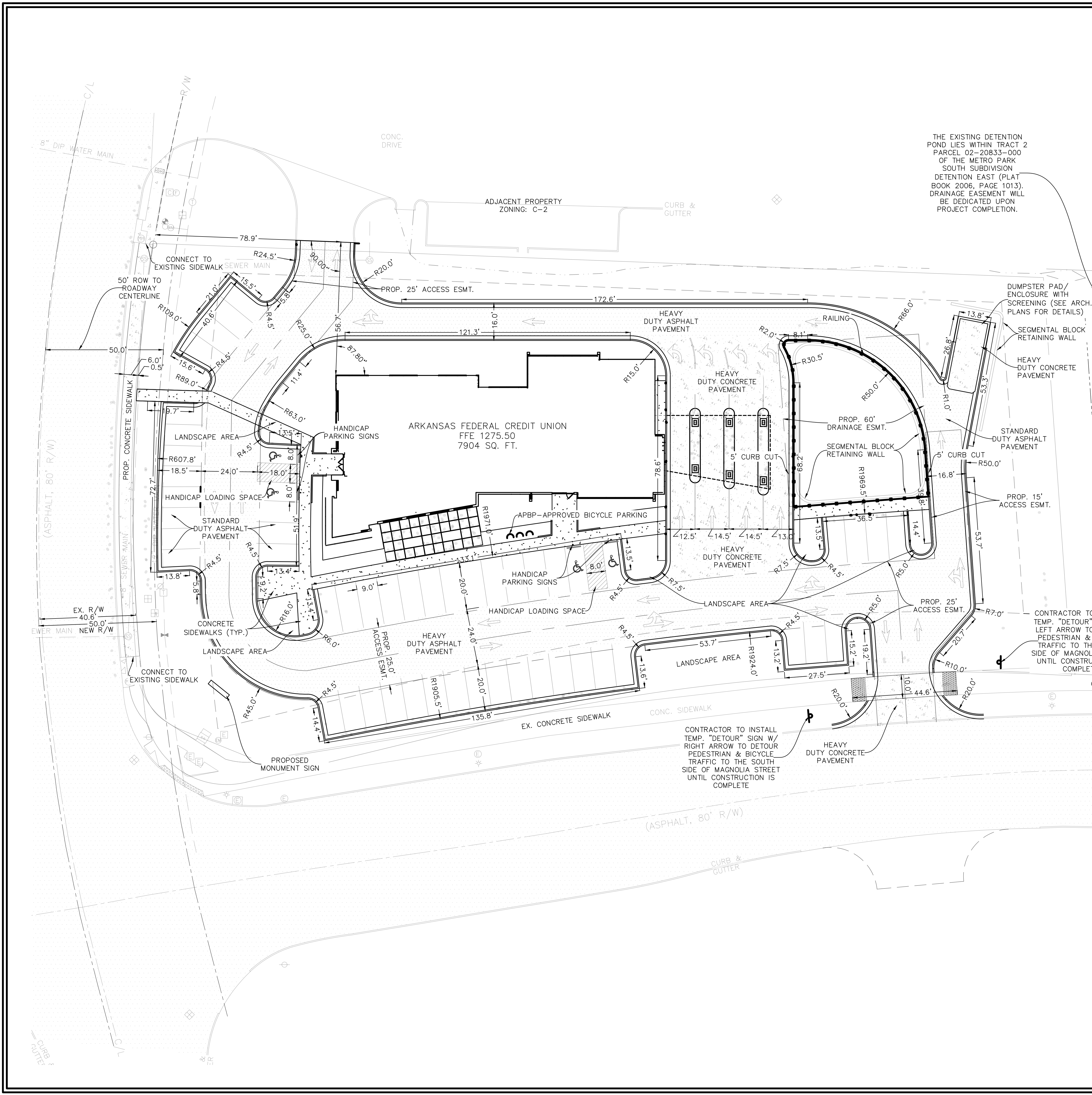
Mark Rickett
Halff Associates, Inc.
10800 Financial Centre Pkwy, Suite 500
Little Rock, AR 72211
E-mail: mRickett@halff.com
(501) 801-2673

SITE UTILITY CONTACTS CITY OF ROGERS, AR

NATURAL GAS Black Hills Energy Contact: Jose Contreras 1301 Federal Way P.O. Box 2129 Lowell, AR 72745 Phone: 479-333-7004	CABLE Cox Communications Contact: Larry Gibson 4901 South 48TH Street Springdale, Arkansas 72762 Phone: 479-872-1200
TELEPHONE AT&T Contact: Don L. Noblin P.O. Box 7449 Springdale, Arkansas 72766 Phone: 479-442-1964	ELECTRIC AEP-SWEPKO Contact: Steve Satterfield 101 W. Township Street Fayetteville, Arkansas 72703 Phone: 903-748-4674

GOVERNING AGENCIES

CITY OF ROGERS 301 W Chestnut Rogers, AR 72756 <u>Community Development</u> Contact: John McCurdy Phone: (479) 621-1186 <u>Planning</u> Contact: Phone: (479) 621-1186 <u>Engineering</u> Contact: Phone: (479) 621-1186 <u>Street Dept.</u> Contact: Frankie Guyll 1203 N. 6th St. Suite A Rogers, AR 72758 Phone: (479) 621-1140	<u>FIRE DEPARTMENT</u> 201 N 1st Street Rogers, AR 72756 Contact: Thomas C. Jenkins Phone: (479)621-1179 <u>Water/Wastewater Department</u> 601 South 2nd Street Rogers, AR 72757 Contact: Stephen Ponder Phone: (479) 621-1142 <u>DEPARTMENT OF HEALTH</u> Arkansas Department Of Health Division Of Engineering, Slot 37 4815 W. Markham Little Rock, Arkansas 72205 Phone: 501-661-2623
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- GENERAL NOTES
1. THE LOCATION OF THE EXISTING WATER AND GAS UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
 2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
 3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
 4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
 5. ALL SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS.
 6. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS.
 7. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
 8. ALL AREAS WITHIN THE PARKING LOT ARE TO RECEIVE A GRAVEL BASE TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 135 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
 9. ALL AREAS NOT WITHIN THE PARKING LOT ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
 10. AFTER NEW INLET ARE CONSTRUCTED, STRAW BALES AND GRAVEL FILTER BERMS ARE TO BE PLACED TO ALLOW FLOW THROUGH THE BERM.
 11. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
 12. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEMS ACCORDING TO PROTECTION ILLUSTRATIONS PROVIDED.
 13. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 14. PAINT HANDICAP PARKING BUMPER CURBS AND SLOPED PORTIONS OF SIDEWALKS HANDICAP BLUE.
 15. ALL BUILDING DIMENSION TIES ARE TO THE FOUNDATION SLAB AND ARE PERPENDICULAR TO THE PROPERTY LINE. SEE ARCHITECTURAL FOUNDATION PLAN FOR SLAB DIMENSIONS.
 16. BOUNDARY & TOPOGRAPHIC SURVEY BY OTHERS.
 17. SUBJECT PROPERTY ZONED C-2.
 18. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

BUILDING SETBACKS	
FRONT - 65 FEET	
INTERIOR SIDE - 15 FEET	
EXTERIOR SIDE - 45 FEET	
REAR - 15 FEET	

SITE INFORMATION	
1. 1.73 ACRES	
2. GROSS S.F. OF BUILDING: 7904 S.F.	
3. BUILDING HEIGHT: 28'-2"	
4. PARKING SPACE: 9' x 18' DRIVE AISLE 24'	
5. PROPOSED USE: CREDIT UNION/BANK	

PARKING COUNT	
PROVIDED:	
REGULAR 9' x 20':	49
HANDICAPPED:	4
REQUIRED PARKING:	53

SITE AREAS	
SITE AREAS	SQ. FT.
TOTAL AREA	75,359
BUILDING AREA	7,904
PARKING AREA	39,204
LANDSCAPE AREA	28,251
WEIGHTED C	75,359
IMPERVIOUS AREA	62.51%
GREEN SPACE	37.49%

PROPOSED ZONING: C-2

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Know what's below.
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NORTH

SCALE 1" = 20'

ARKANSAS FEDERAL CREDIT UNION
NEW BUILDING
ROGERS, AR

ARKANSAS FEDERAL CREDIT UNION

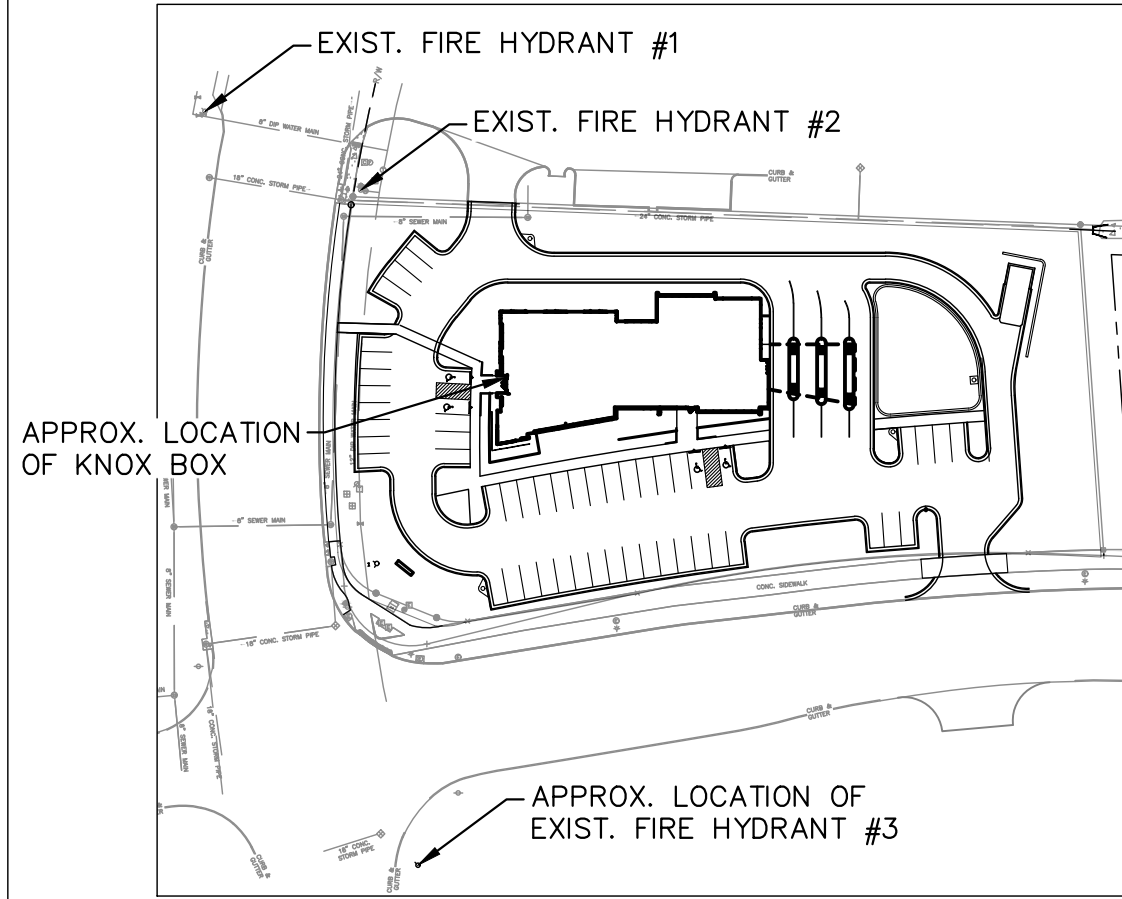
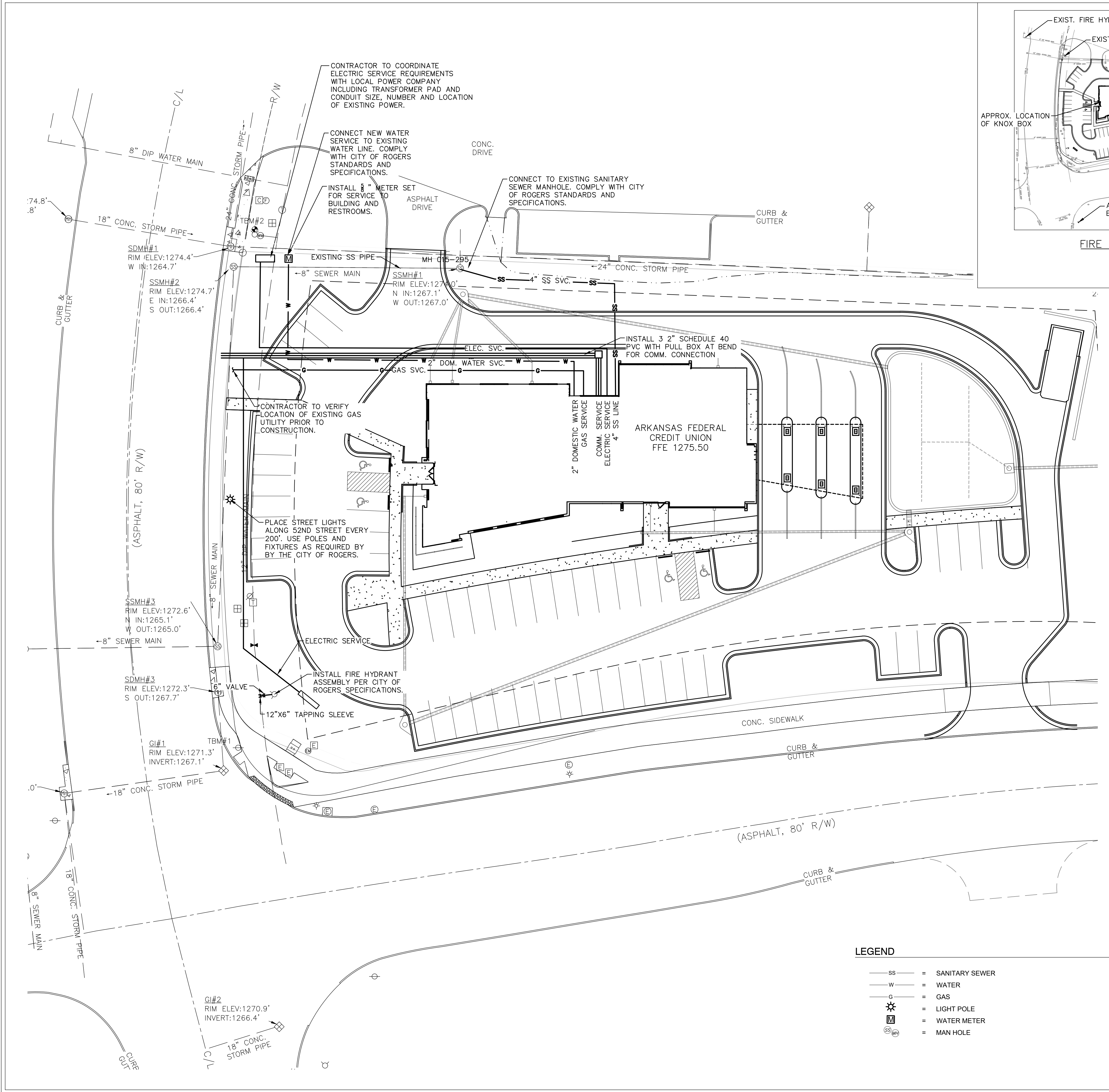
HALFF
10800 Financial Center Parkway, Suite 600
Little Rock, AR 72211
MAIN (501) 501-2800

Revision	No.	Date	Description
	1	2/17/2023	TECHNICAL REVIEW RE-SUBMITTAL
	2	3/3/2023	TECHNICAL REVIEW RE-SUBMITTAL
	3	3/16/2023	TECHNICAL REVIEW RE-SUBMITTAL
	4	3/21/2023	TECHNICAL REVIEW RE-SUBMITTAL

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MARK E. RICKETT, RPE # 9116

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES, INC.
#1470
ARKANSAS-ENGINEER

Project No.:	52912.001
Issued:	02-03-2023
Drawn By:	ELM
Checked By:	MER
Sheet Title	SITE DIMENSIONING PLAN
Sheet Number	C1.02
Project Page Number	Page 47 of 62



FIRE HYDRANT NOTES
PER 2021 ARKANSAS FIRE PREVENTION CODE VOL. 1 SECTION B105, THE REQUIRED FIRE FLOW IS 2500 GPM AND THE HYDRANT COUNT IS AS FOLLOWS:
PROPOSED BUILDING IS 7,904 S.F., TYPE V-B CONSTRUCTION NON-SPRINKLED.
PER 2021 ARKANSAS FIRE PREVENTION CODE VOL. 1 SECTIONS C103, C104, AND C105, THE NUMBER OF HYDRANTS REQUIRED IS 3, THERE ARE 3 EXISTING HYDRANTS WITHIN 400' OF THE BUILDING, ONE LOCATED TO THE NORTHWEST OF THE BUILDING ON THE WEST SIDE OF 52ND STREET, ANOTHER TO THE NORTHWEST OF THE BUILDING ON THE EASTSIDE OF 52ND STREET AND A 3RD HYDRANT SOUTH OF THE BUILDING ON THE SOUTHEAST CORNER OF 52ND STREET AND MAGNOLIA STREET.

FIRE CALCULATIONS

- GENERAL NOTES**
- THE LOCATION OF THE EXISTING WATER AND GAS UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
 - CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
 - CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
 - CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY
 - ALL SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ROGERS WATER UTILITIES STANDARD SPECIFICATIONS.
 - ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH LATEST EDITION OF THE ROGERS WATER UTILITIES STANDARD SPECIFICATIONS
 - CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.

- ROGERS WATER UTILITIES NOTES:**
- ALL WATER UTILITY CONSTRUCTION SHALL COMPLY WITH ROGERS WATER UTILITIES LATEST STANDARD SPECIFICATIONS.
 - WATER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL SEWER LINES EXCEPT FOR CROSSINGS. THE WATER LINE SHALL PASS ABOVE THE SEWER LINE WITH A MINIMUM OF 18" OF VERTICAL SEPARATION AND MAINTAIN A MINIMUM GROUND COVER OF 30" ABOVE THE WATER LINE. WHERE 18" OF VERTICAL SEPARATION AND 30" OF COVER CANNOT BE MAINTAINED OR WHERE THE WATER LINE PASSES UNDER THE SEWER LINE, THEN EITHER THE WATER LINE OR THE SEWER LINE SHALL BE ENCASED AS PER ADH AND RWJ REQUIREMENTS. A MINIMUM OF 6" CLEARANCE SHALL BE MAINTAINED BETWEEN ENCASEMENT PIPE AND UN-ENCASED LINES IF THE WATER LINE IS ABOVE THE SEWER, OR 18" CLEARANCE IF WATER IS BELOW THE SEWER.
 - ALL EXISTING WATER UTILITIES NO LONGER IN SERVICE SHALL BE ABANDONED IN ACCORDANCE WITH ROGERS WATER UTILITIES LATEST STANDARD SPECIFICATIONS.
 - MATCH SANITARY SERVICE LINE CROWNS WITH EXISTING 8" MAIN.

ROGERS WATER UTILITIES STANDARD SPECIFICATIONS AND STANDARD DETAILS:
[HTTPS://WWW.RWJ.ORG/DEVELOPERS-AND-CONTRACTORS/DEVELOPMENT-STANDARDS-AND-GUIDELINES/](https://www.rwj.org/developers-and-contractors/development-standards-and-guidelines/)

UTILITY NOTE:
CONTRACTOR TO INSTALL ELECTRIC, GAS, DATA, AND TELECOMMUNICATIONS SERVICES TO THE BUILDING AS REQUIRED. VERIFY LOCATIONS OF EACH EXISTING UTILITY PRIOR TO INSTALLING SERVICES. INSTALL ACCORDING TO LOCAL UTILITY REQUIREMENT. REFER TO MEP SHEETS FOR EXACT SIZE, LOCATION, AND CONFIGURATION OF THE SERVICE LINES TO THE BUILDING.

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ENGINEER'S NOTICE TO CONTRACTOR

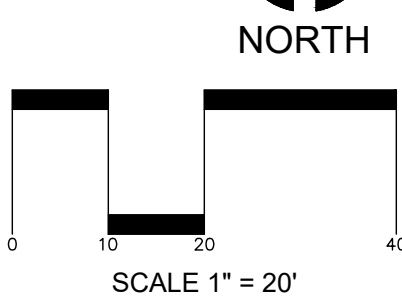
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LEGEND

- SS = SANITARY SEWER
- W = WATER
- G = GAS
- ☼ = LIGHT POLE
- M = WATER METER
- SM = MAN HOLE



Know what's below.
Call before you dig.



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Revision No.	Date	Description
1	2/17/2023	TECHNICAL REVIEW RE-SUBMITTAL
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PRELIMINARY

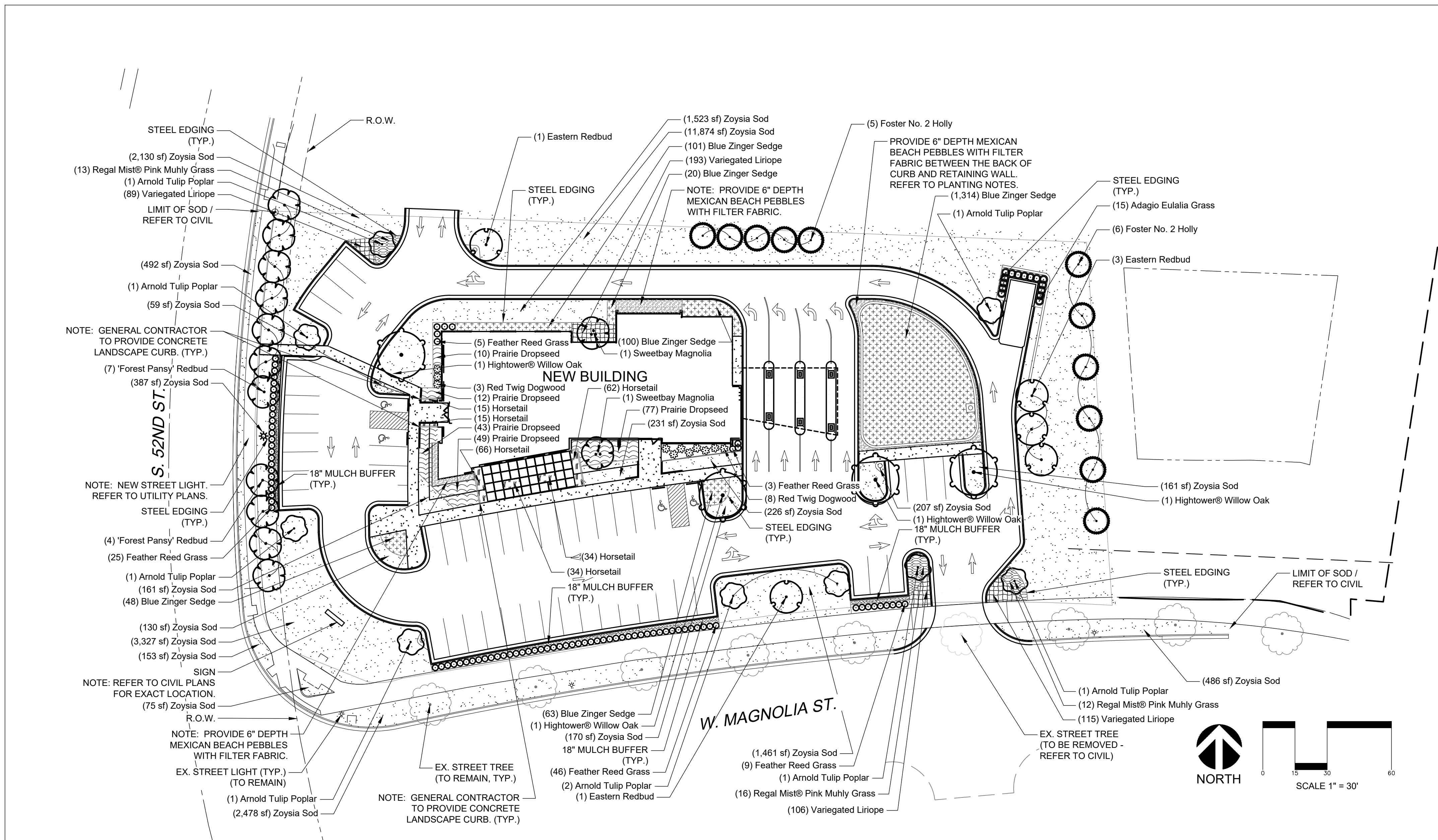
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MARK E. RISKETT, RPE #9116



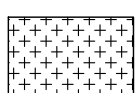
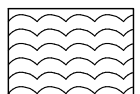
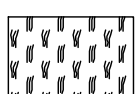
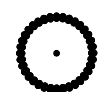
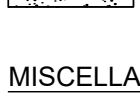
Project No.: 52912.001
Issued: 02-03-2023
Drawn By: ELM
Checked By: MER
Sheet Title

UTILITY PLAN

Sheet Number
C1.05
Project Page Number



PLANT SCHEDULE

TREES / DECIDUOUS / ORNAMENTAL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	HT	SPD	ORNAMENTAL GRASSES	QTY	COMMON / BOTANICAL NAME	CONT	HT	SPD	SPACING
	5	Eastern Redbud / Cercis canadensis - Trees well branched with full compact forms,	B&B only	2"-2 1/2"	8'-10'	5'-6'		1,646	Blue Zinger Sedge / Carex flacca 'Blue Zinger' - Full clump; well rooted.	1 gal.	8"-10"	8"-10"	18" o.c.
	2	Sweetbay Magnolia / Magnolia virginiana 'Henry Hicks' - Specimen; tree-form, multi-trunk; min. 3 or more trunks, each with min. 1 1/2" caliper.	B&B only	1 1/2" - 2"	8'-10'	5'-6'		191	Prairie Dropseed / Sporobolus heterolepis - Full clump; well rooted.	3 gal.	12"-15"	12"-15"	24" o.c.
TREES / DECIDUOUS / SHADE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	HT	SPD	GROUNDCOVERS	QTY	COMMON / BOTANICAL NAME	CONT	SIZE		
	9	Arnold Tulip Poplar / Liriodendron tulipifera 'Arnold' - Strong central leader; full, well-branched form; trees well matched.	B&B only	2 1/2"	10'-12'	24"-30"		41	Regal Mist® Pink Muhly Grass / Muhlenbergia capillaris 'Lenca' - Full clump; well rooted.	5 gal.	18"-24"	18"-24"	36" o.c.
	4	Hightower® Willow Oak / Quercus phellos 'QPSTA' - Specimen; full, well branched form; trees well matched.	B&B only	2 1/2"	12'-14'	48"-60"		226	Horsetail / Equisetum hyemale - Full clump; Healthy straight reeds.	1 gal.	12"-15"		12" o.c.
TREES / EVERGREEN	QTY	COMMON / BOTANICAL NAME	CONT	CAL	HT	SPD	GROUNDCOVERS	QTY	COMMON / BOTANICAL NAME	CONT	SIZE		
	11	Foster No. 2 Holly / Ilex x attenuata 'Foster No. 2' - Specimen; tree-form; single trunk; dense, full compact form; trees well matched.	B&B only	2"-2 1/2"	8'-9'	36"-42"		503	Variegated Liriope / Liriope muscari 'Variegata' - Full clump; well rooted.	1 gal.	8"-10"		12" o.c.
TREES / STREET	QTY	COMMON / BOTANICAL NAME	CONT	CAL	HT	SPD	SOD	QTY	COMMON / BOTANICAL NAME	CONT	SIZE		
	11	'Forest Pansy' Redbud / Cercis canadensis 'Forest Pansy' - Single trunk; trees well branched with full compact form with forms adaptable to placement adjacent to sidewalk.	B&B only	2 1/2"	8'-10'	42"-48"		26,642 sf	Zoysia Sod / Zoysia japonica 'Zenith' - Free of weeds, debris, insects and other grasses.	Solid sod	See specs.		
ORNAMENTAL GRASSES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	HT	SPD	MISCELLANEOUS		DESCRIPTION				
	15	Adagio Eulalia Grass / Miscanthus sinensis 'Adagio' - Specimen quality; full clump; well-rooted.	5 gal. or 7 gal.		24"-28"	24"-28"			Mexican Beach Pebble - Minimum 3" - 5" size. Minimum 6" depth. Provide filter fabric under stones. - Mexican Beach Pebbles to be washed and clean prior to installation.				
	88	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster' - Specimen quality; full clump; well-rooted.	5 gal. or 7 gal.		30"-36"	24"-30"							
SHRUBS / DECIDUOUS	QTY	COMMON / BOTANICAL NAME	CONT	CAL	HT	SPD							
	11	Red Twig Dogwood / Cornus stolonifera 'Farrow' - Full, dense, well-branched, upright branched.	5 gal.		3'-4'	36"-48"							

PLANT MATERIAL CALCULATIONS

SITE:
1.73+/- ACRES (75,358.8 SQ. FT.) - 'LOT 15A'
40.0% = PERCENTAGE OF PERVIOUS AREA (30,093.8 SQ. FT.)
60.0% = PERCENTAGE OF IMPERVIOUS AREA (45,265.0 SQ. FT.)

TOTAL CURRENT LAND DEVELOPMENT AREA:
75,358.8 SQ. FT. = TOTAL CURRENT LAND DEVELOPMENT AREA (LESS THAN 2 ACRES)
72,022.8 SQ. FT. = TOTAL CURRENT LAND DEVELOPMENT AREA LESS MAX. 5% OF REQUIRED LANDSCAPE AREA FOR DETENTION BASIN (3,336.0 SQ. FT.).

REQUIRED TREES OR SHRUBS (IF LAND DEVELOPMENT AREAS LESS THAN 2 ACRES):
72" = TOTAL TREES OR SHRUBS REQUIRED (1,000 SQ. FT. PER TREE OR SHRUB).

**18 = REQUIRED TOTAL TREES (MIN. 25% OF 72 TO BE TREES).
5 = REQUIRED DECIDUOUS ORNAMENTAL TREES (MAX. 25% OF 18).
5 = TOTAL DECIDUOUS ORNAMENTAL TREE PROVIDED.
7 = REQUIRED EVERGREEN TREES (MIN. 10% OF 72).
11 = TOTAL EVERGREEN TREES PROVIDED.
**34 = TOTAL TREES PROVIDED.
54 = TOTAL SHRUBS REQUIRED (72 - 18 = 54).
105 = TOTAL SHRUBS PROVIDED (5 GAL.).
159 = TOTAL TREES AND SHRUBS (5 GAL.) PROVIDED.

* DOES NOT INCLUDE STREET TREES.

** INTERIOR TREES SHALL BE PLACED ON EITHER SIDE OF POINTS OF ACCESS (ENTRANCE DRIVES, EXIT DRIVES) WITHIN TREE ISLANDS. ALL TREES PLANTED TO MEET THESE REQUIREMENTS SHALL BE DECIDUOUS SHADE TREES.

DRAINAGE DETENTION BASIN:
180.05 SQ. FT. = MAXIMUM 5% OF THE REQUIRED LANDSCAPE AREA (3,336 SQ. FT.) MAY BE USED.

CRITERIA FOR PLANT MATERIALS:
56 = TOTAL NUMBER OF PARKING SPACES PROVIDED

REQUIRED STREET TREES:
(W. MAGNOLIA STREET - 395 LN. FT.):
8 = STREET TREES REQUIRED.
*9 = TREES EXISTING (DECIDUOUS SHADE TREES).

(S. 52ND ST. - 220 LN. FT.):
11 = STREET TREES REQUIRED.
11 = TREES PROVIDED (DECIDUOUS SHADE TREES, 20' TALL - 20' O.C.).

* (9) EXISTING STREET TREES (APPROXIMATELY 4" CALIPER) ARE DESIGNATED "TO REMAIN" ALONG W. MAGNOLIA ST. AND ARE TO BE INCLUDED IN THE LANDSCAPE CALCULATIONS TOWARD THE CITY ORDINANCE'S STREET TREE CREDITS.

NOTES

- MINIMUM CALIPER OF DECIDUOUS SHADE TREE IS 2 1/2". MINIMUM CALIPER OF DECIDUOUS ORNAMENTAL TREE IS 2". MINIMUM HEIGHT OF EVERGREEN TREE IS 8'-0" ABOVE NATURAL GRADE.
- STREET TREES (REDBUD TREES) MUST BE PLANTED A MINIMUM 2'-0" FROM BACK EDGE OF CURB OR SIDEWALK ALONG S 52ND STREET.
- ALL TREES MUST BE BALLED AND BURLAP.
- INTERIOR TREES SHALL BE PLACED ON EITHER SIDE OF POINTS OF ACCESS (ENTRANCE DRIVES, EXIT DRIVES) WITHIN TREE ISLANDS. ALL TREES PLANTED TO MEET THESE REQUIREMENTS SHALL BE DECIDUOUS SHADE TREES.
- STREET TREES ARE IN ADDITION TO OTHER LANDSCAPE REQUIREMENTS.
- NEW PLANTS MAY BE SELECTED FROM THE RECOMMENDED PLANTS LIST PROVIDED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

GENERAL NOTES

- THE LISTED QUANTITIES ARE PROVIDED FOR ESTIMATING PURPOSES ONLY. ESTIMATED QUANTITIES OF MASS PLANTING AREAS ARE BASED ON DESIGNATED ON-CENTER SQUARE FOOTAGE. ALL MASS PLANTING BEDS SHALL BE FULL UPON COMPLETION OF LANDSCAPE INSTALLATION BASED ON THE ON-CENTER SPACING. THE NUMBER OF PLANT MATERIAL SYMBOLS (CIRCLES) SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ESTIMATED QUANTITIES SHOWN ABOVE. CONFIRM ALL QUANTITIES.
- ALL AREAS SHOWN TO BE LANDSCAPED WILL HAVE AN AUTOMATIC IRRIGATION SYSTEM. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL NEW LANDSCAPE AREAS WITHIN SCOPE OF THE PROJECT. PROVIDE 100% HEAD-TO-HEAD IRRIGATION COVERAGE FOR ALL NEW LANDSCAPE AREAS WITHIN SCOPE.
- GENERAL CONTRACTOR SHALL PROVIDE SCHEDULE 40 PVC SLEEVING 6" OR 4". SLEEVING SHALL BE BURIED A MIN. 18" BELOW GRADE AND THE ENDS OF THE SLEEVES CLEARLY MARKED BY THE GENERAL CONTRACTOR AND SHALL EXTEND OUT A MIN. 18" PAST ANY CURB OR PAVING.
- PROVIDE 3" DEPTH OF 'HAMMER MILLED' SHREDDED HARDWOOD MULCH FOR TREES AND SHRUB BEDS. PROVIDE 2" DEPTH OF 'HAMMER MILLED' SHREDDED HARDWOOD MULCH FOR GROUNDCOVER BEDS. ONLY PROVIDE STEEL EDGING SEPARATING THE BEDS FROM THE TURF.
- PROVIDE 4" X 1/8" STEEL LANDSCAPE EDGING WITH STAKES BETWEEN ALL TURF AREAS AND GROUND COVER OR SHRUB BEDS. NO EDGING SHALL BE INSTALLED BETWEEN THE DIFFERENT TYPES OF SHRUB MATERIAL. TAPER-OFF OR POUND DOWN CORNER OF STEEL EDGING.
- REFER TO DRAWINGS FOR THE SHRUB BEDS ON THE PARKING LOT PERIMETERS. PROVIDE 3" DEPTH OF 'HAMMER MILLED' MULCH IN BEDS. PROVIDE STEEL EDGING SEPARATING THE SHRUBS BEDS FROM THE TURF. WHERE APPLICABLE, SET CENTER ROW OF SHRUBS ADJACENT TO PARKING A MINIMUM OF 3'-0" FROM BACK OF CURB EDGE TO ALLOW 18" MULCH BUFFER BACK TO CURB. MULCH BEDS TO CURBS.
- REFER TO CIVIL PLANS FOR EXTENT OF NEW GRADES.
- THE OWNER / DEVELOPER MUST PROVIDE A THREE-YEAR GUARANTEE FOR MAINTAINING AND REPLACING ALL LANDSCAPING BEFORE ISSUANCE OF 'CERTIFICATE OF OCCUPANCY'.
- PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY 'PLANNING COMMISSION'.

ARKANSAS FEDERAL CREDIT UNION
NEW BUILDING
Rogers, AR

ARKANSAS FEDERAL CREDIT UNION

HALFF
10800 Financial Center Parkway, Suite 600
Little Rock, AR 72211
MAIN (501) 581-2800

Revision	No.	Date	Description
	1	02-17-2023	Technical review - resubmittal
	2	03-03-2023	Technical review - resubmittal
	3	03-16-2023	Technical review - resubmittal

SEAL: SARAH B. HAWSEY, ARCHITECT, LICENSE NUMBER 4361, STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES INC.
#1470
ARKANSAS-ENGINEER

Project No.:	052912.001
Issued:	02-03-2023
Drawn By:	LCJ
Checked By:	SBH / MER
Sheet Title	LANDSCAPE PLAN
Sheet Number	L1



Rezone

Castro

PLANNING

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

Location

702 S 7th Street

Current Zoning

R-O (Residential Office)

Requested Zoning

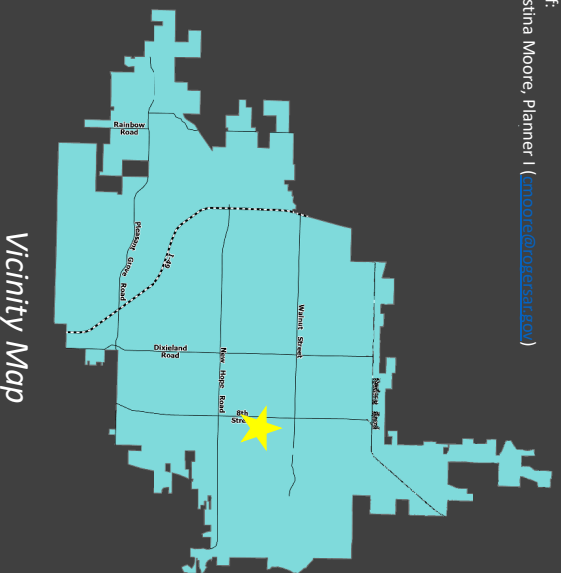
COM (Commercial Mixed Use)

Growth Designation

Downtown Regional Center

Representative

Nikki Litrel, Blew & Associates



Vicinity Map

SUMMARY:

Request to rezone subject location from R-O to COM

This is located south of the cemetery on 8th street.



Rezone Castro

PLANNING



Geolocation

Public Input Received:

- No input has been received from the public.

Recommendation:

Recommend to City Council for Approval



Rezone Castro

PLANNING



Downtown Regional Center Zoning Map

FINDINGS:

- Applicant seeks a rezone from R-O to COM
- The CGM designates this parcel to be COM

General Findings:

- The subject property is currently zoned R-O, which is not an allowed zoning district within the Regional Center (CGM Page 1).
- The requested zoning of COM is an allowed zoning district within the Regional Center (CGM Page 1).
- This property is designated to be COM per the Downtown Regional Center Zoning Map.



Rezone Castro

PLANNING



Aerial Map

FINDINGS CONTINUED:

- Current Uses under COM Zoning
 - Computer Repair business = considered an allowed use under technical services.
 - Single-Family Residential = detached single-family residential is not an allowed use; however, the house is being converted into a triplex which is an allowed use.
- **General Findings:**
 - The subject property is currently zoned R-O, which is not an allowed zoning district within the Regional Center (CGM Page 1).
 - The requested zoning of COM is an allowed zoning district within the Regional Center (CGM Page 1).
 - This property is designated to be COM per the Downtown Regional Center Zoning Map.



Rezone
Castro

PLANNING



CGM Map

[COMPREHENSIVE GROWTH MAP:](#)

Growth Designation:
Downtown Regional Center.

Growth Designation Purpose:
To focus urban development in three areas – Downtown, Midtown, and Uptown – that serve as centers of gravity for the greater Northwest Arkansas region. (CGM Page 1).

Allowed Zoning Districts:
COM

Current 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 use. Sec. 14-706(a)

Requested Zoning:

- *COM (Commercial Mixed Use):* The purpose of the Commercial Mixed Use Zone is to be compatible with the Core Mixed Use through flexibility of uses, continuing to allow retail, education and commercial as primary uses, but also including residential as a core use to be located within Downtown Rogers. The focus is to transition this area as amore livable location, by upgrading infrastructure for development while also making this area friendlier to residential uses. Sec. 14-715(1.1)(a)(ii)



Rezone Castro

PLANNING



Aerial Map

**Recommendation
RECOMMEND TO CITY
COUNCIL FOR APPROVAL**

Public Input Received:

- No input has been received from the public.

Recommendation:

Recommend to City Council for Approval



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

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: R-O to COM
Permit Number: 23-08
CityView Application: PL202300343
Date: 3/28/2023

REZONE APPLICATION

APPLICANT: Nikki Littlell Rafael & Gabriela Castro Rezone

ADDRESS: 3825 N. Shiloh Dr. Fayetteville, AR SUITE #: _____

GENERAL LOCATION OF PROPERTY: 702 S. 7th St. & 700 W. Pine St. Rogers

PARCEL NUMBER: 02-04031-000

PHONE #: 479-443-4500 EMAIL: nikki@blewin.com

PROPERTY OWNER: Rafael & Gabriela Castro PHONE #: _____

PRESENT USE: Commercial & Residential ZONING: R-O

PROPOSED USE: Commercial & Multi-Family ZONING: Com

[Signature]
Applicant Signature

3/28/2023
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 3/28/2023 PUBLIC HEARING DATE: 4/18/2023 CERTIFIED MAIL DATE: 4/3/2023

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, Rafael + Gabriela Castro, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

Lots 1 + 4, Block 4, Duckworths Revised Addition to Rogers, Benton County Arkansas.

LAYMAN'S DESCRIPTION:

702 S. 7th St. + 706 W. Pine St. Rogers, AR

PRESENT ZONING: B-O

ZONING REQUEST: Comm

Respectfully Submitted,

By: Gabriela Castro
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 27th day of March, 2023.

Kimberly McGee
Notary Signature

Kimberly McGee
Notary Name Printed

9-14-2032
Commission Expires

KIMBERLY MCGEE
Notary Public - Arkansas
Benton County
Commission # 12389684
My Commission Expires Sep 14, 2032

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 3rd day of April, 2023.

Sylvia Shackley
Signed

Sylvia Shackley
Name Printed

STATE OF ARKANSAS

COUNTY OF Madison

Subscribed and sworn before me this the 3 day of April, 2023.



Nikki Littrell
Notary Signature

Nikki Littrell
Notary Name Printed

July 23, 2031
Commission Expires

ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

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

WHEREAS, pursuant to the provisions of Rogers Code Section Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on April 18, 2023, the City Council has found that certain lands hereinafter described are better suited for COM 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 COM and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

PARCEL 02-04031-000

LOTS 1 AND 4, BLOCK 4, DUCKWORTHS REVISED ADDITION TO ROGERS,
BENTON COUNTY, ARKANSAS.

LAYMAN'S DESCRIPTION:

706 W Pine Street & 702 S 7th Street

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

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 _____, 2023.

ROGERS, ARKANSAS

ATTEST:

APPROVED:

JESSICA RUSH, CLERK

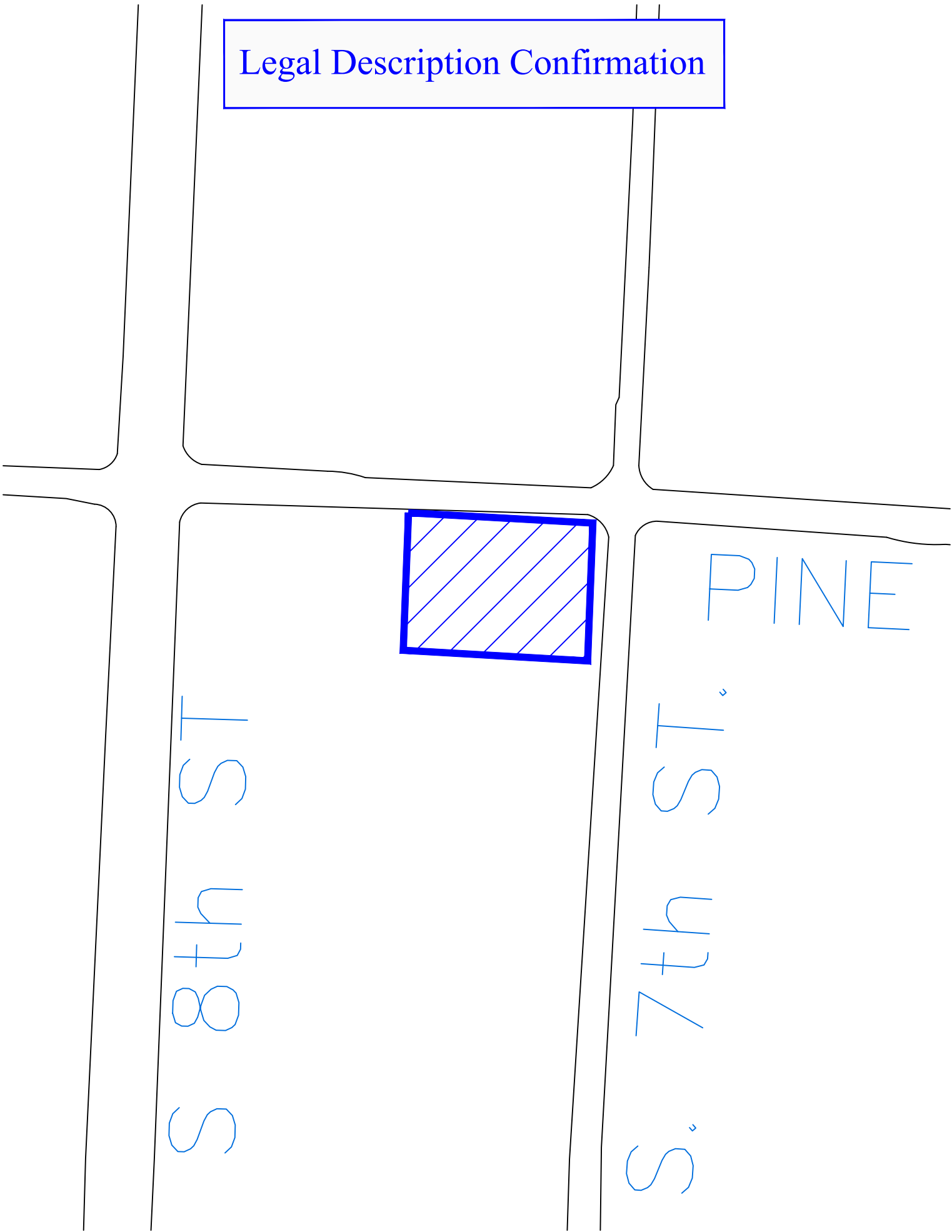
C. GREG HINES, MAYOR

Requested by: John McCurdy, Director Community Development

Reviewed by: John M. Pesek, Senior Staff Attorney

Prepared by: Christina Moore, Planner I

Legal Description Confirmation





END
ROAD WORK