



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

PLANNING COMMISSION MEETING AGENDA

MAY 2, 2023

5:00 PM

ONLINE VIEWING:

PLANNING COMMISSION: <HTTPS://US02WEB.ZOOM.US/J/85674467182>

BOARD OF ADJUSTMENT: <HTTPS://US02WEB.ZOOM.US/J/85674467182>

ZONING REVIEW COMMITTEE: <HTTPS://US02WEB.ZOOM.US/J/85133923509>

DISCLAIMER: THE CITY OF ROGERS MAKES NO CLAIMS, PROMISES, OR GUARANTEES REGARDING THE PARTICIPANTS ABILITY TO ATTEND ANY PUBLIC MEETING VIRTUALLY. TECHNOLOGY RESOURCES, VIRTUAL MEETING PLATFORMS, AND THE INTERNET MAY OCCASIONALLY BE INTERRUPTED OR MADE UNAVAILABLE BY CAUSES BEYOND THE CITY'S REASONABLE CONTROL. THE CITY CANNOT GUARANTEE THAT PARTICIPANTS WILL HAVE THE OPPORTUNITY TO PARTICIPATE VIRTUALLY AT ALL TIMES. PUBLIC FORUMS, PUBLIC HEARINGS, AND SCHEDULED ITEMS OF BUSINESS WILL NOT BE TABLED OR POSTPONED DUE TO TECHNOLOGICAL ISSUES. IF YOU ARE REPRESENTING A PUBLISHED ITEM OF BUSINESS OR WISH TO SPEAK AT A PUBLIC HEARING, IN PERSON ATTENDANCE IS REQUIRED.

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. April 18, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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

CONSENT AGENDA:

1. LSDP: Cheltenham Townhomes

A proposal to construct 26 townhome-style dwelling units on 2.52 acres at the NW intersection of S. Bellview Road and W. Emerald Heights Road in the RMF-11 (Residential Multifamily, 11 units per acre) zoning district with a Density Concept Plan.

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

2. LSDP: Forty32 Vet Clinic

A proposal to develop an 8,092 sq. ft. animal hospital on 1.917 acres at 4032 W. Garrett Road in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Todd Butler*

3. LSDP: Jiffy Trip

A proposal to develop an 80,622 sq. ft. area including a convenience store, parking, and gas pump area at 1310 W. Walnut Street in the C-2 (Highway Commercial) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Done Rose*

PUBLIC HEARING:

CALL FOR RECESS:

1. Board of Adjustment Meeting
2. Zoning Review Committee
 - Any public hearing items referred by Commission

CALL TO ORDER:

OLD BUSINESS:

1. RZN/DCP: Dixieland Multifamily

A request by Dixieland Multifamily to rezone 1704 & 1710 S. Dixieland Rd. from A-1 (Agricultural) to the RMF-12 (Residential Multifamily, 12 units per acre) zoning district with a Density Concept Plan.
(Withdrawn by applicant)



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

- *STAFF: Christina Moore*
- *REPRESENTED BY: Matt Loos*

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

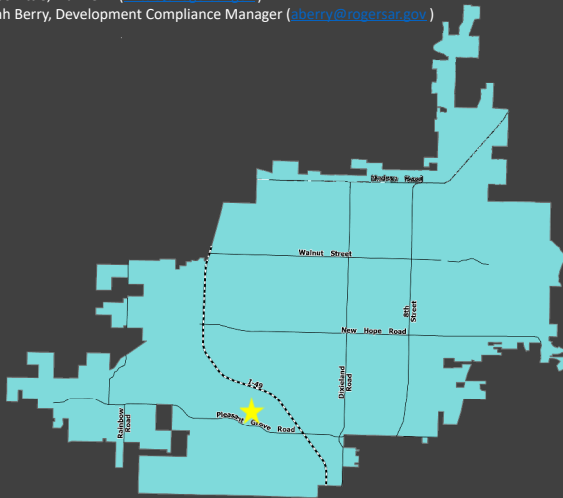
PLANNING

Cheltenham

Staff:

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

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



Vicinity Map

Location

NW of the intersection of S Bellview Road and W Emerald Heights Road

CGM Designation

Neighborhood

Zoning

RMF-11 with DCP

Proposed Use

Duplex, Triplex, Four-plex

Representative

Libby Topping, CTA

All reviews have passed.

Location:

Located in south central Rogers, about 650' north of the intersection of Pleasant Grove and Bellview.

Proposal:

The proposal is for the construction of townhome community, utilizing duplex, triplex and four-plex models.

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:

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:

“Duplex” is defined as “Duplex is a secondary use classification encompassing principal residential buildings:

1.

Occupied by two (2) dwelling units;

2.

With both dwelling units located on a single lot that is not occupied by other principal residential buildings; and

3.

Both dwelling units attached, whether located on separate floors or side-by-side;

Sec. 14-695(b)(1)(b.).

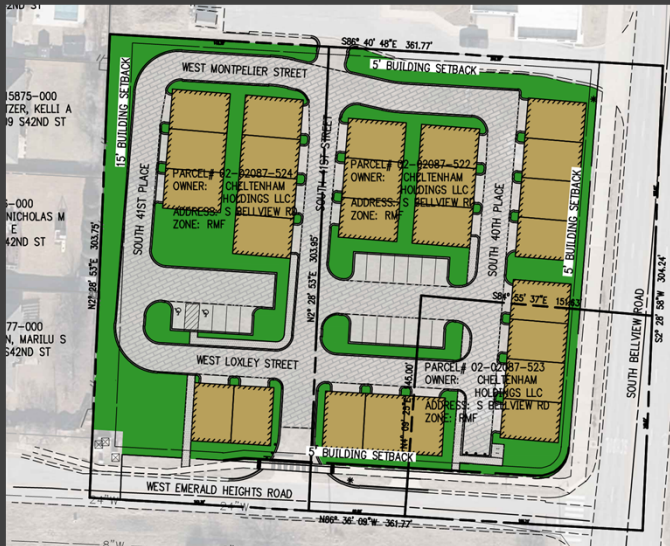
“Multifamily Residential” is defined as “a secondary use classification encompassing buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site;” Sec. 14-695 (b)(1)(i)



LARGE SCALE DEVELOPMENT

PLANNING

Cheltenham



Site Plan

Request

- A proposal to construct 26 townhome-style dwelling units on 2.52 acres.
- A DCP for this project was approved at the May 3, 2022 Planning Commission meeting and adopted by City Council the following week.
- No waivers or variances were needed for this development

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets the Access Management standards.

STORMWATER MANAGEMENT & WATER QUALITY:

The project will utilize permeable interlocking porous pavers and underground storage to address both water quality mitigation and detention requirement. Water will then leave the pavers system and enter an existing pond to the northwest of 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:

Pavement along S Bellview Road is not in substandard condition. A pavement core of W Emerald Heights Road was taken and evaluated. The core test result reported that the asphalt and base thickness is adequate.

Connectivity Standards:

Connectivity Standards are met at this site with an access to the lot to the north. To the west there is an established single-family residential subdivision so cross-access is not necessary.

Streetscape:

Right-of-Way:

- 1) S Bellview Road is a minor arterial road that calls for 80-ft of right-of-way. No additional right-of-way is proposed on S Bellview Road.
- 2) W Emerald Heights Road is a minor street that calls for 50-ft of right-of-way. Additional right-of-way is being dedicated to encase the entire sidewalk along W Emerald Height Road to be in the right-of-way.

Sidewalks & Sidepaths:

- 1) The sidepath along S Bellview Road will be 10-ft in width.
- 2) Sidewalk along W Emerald Heights Road will be 5-ft in width.

Trails:

No additional trails or right-of-way dedication was required at this site.

Streetlights:

Streetlights shown on the plans meet requirements

Street Trees:

Proposed street trees meet the requirements of code.

RECOMMENDATIONS:

Approve



LARGE SCALE DEVELOPMENT

Cheltenham

PLANNING



DCP-approved Site Plan

- A DCP for this project was approved at the May 3, 2022 Planning Commission meeting and adopted by City Council the following week.



LARGE SCALE DEVELOPMENT

Cheltenham

PLANNING



Aerial Image

Recommendation
APPROVE

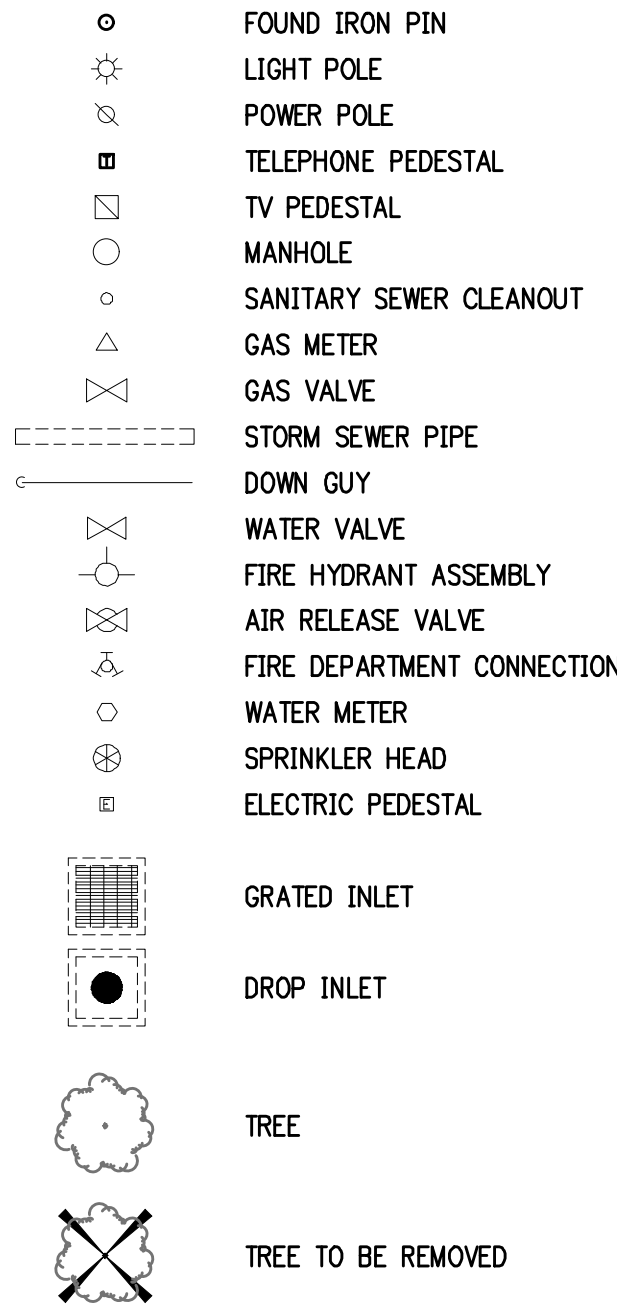
Summary

LSDP Staff Recommendation

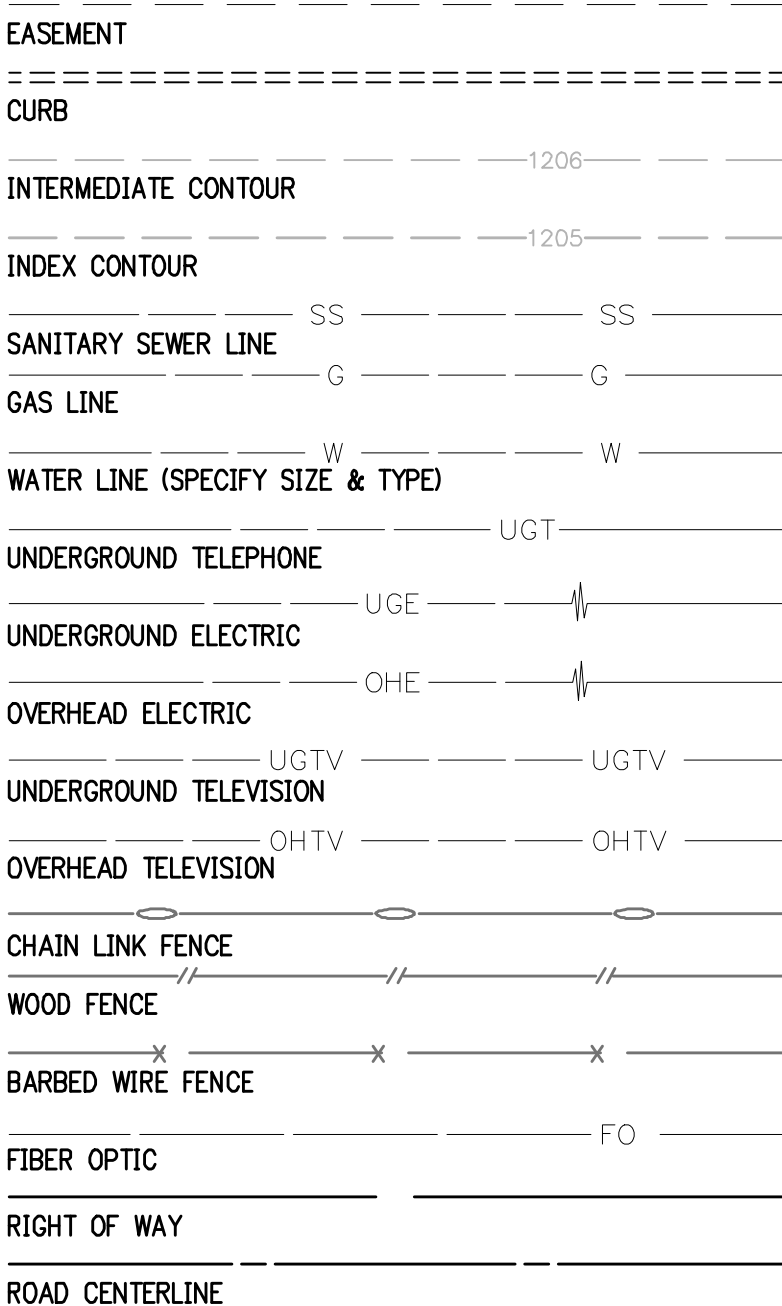
APPROVE

LEGEND (EXISTING SYMBOLS)

SYMBOLS

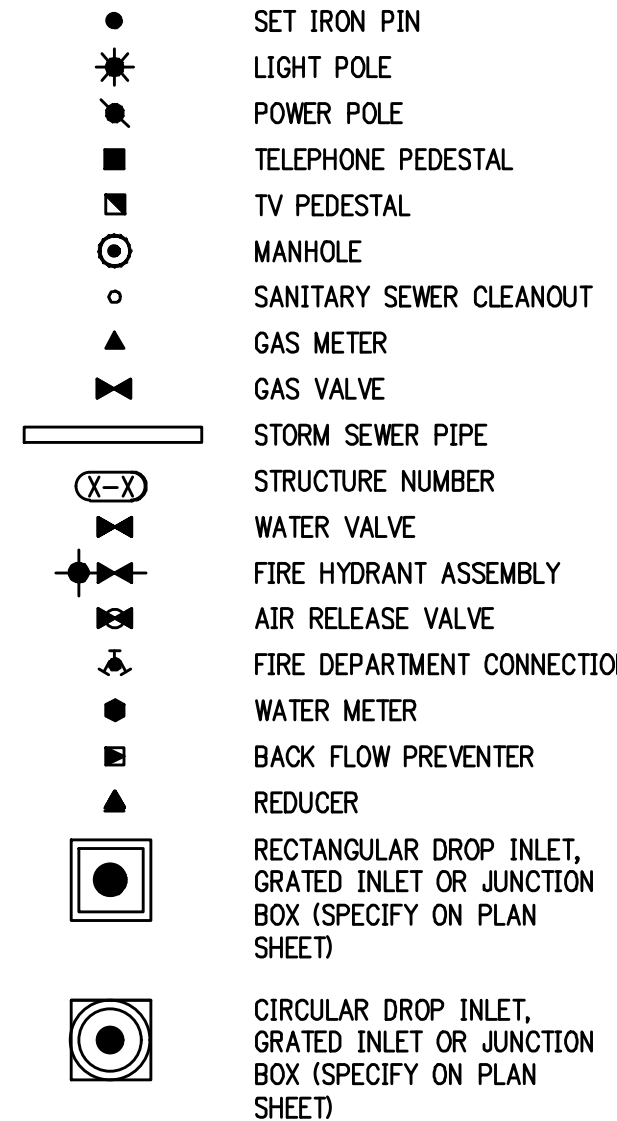


LINEWORK

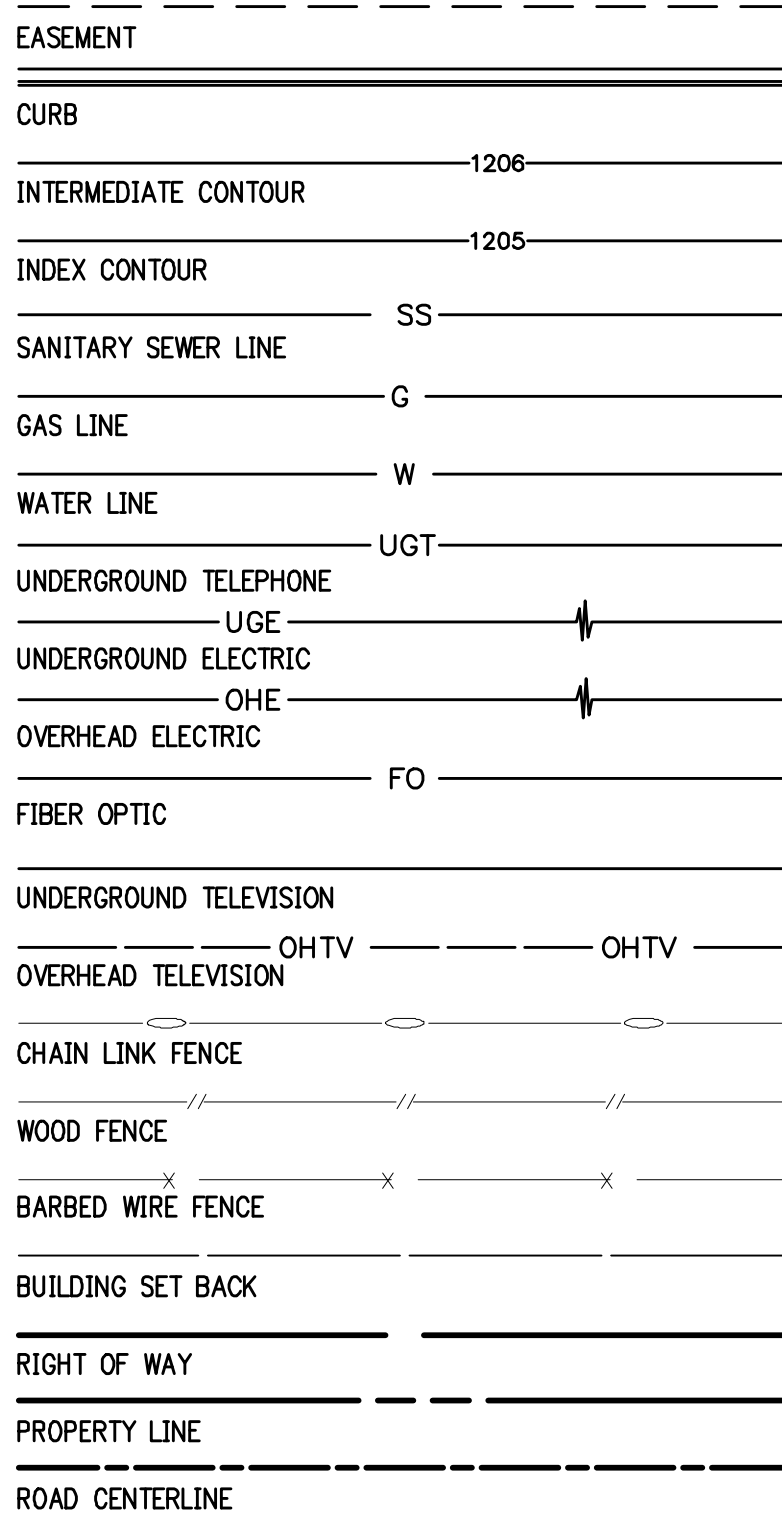


LEGEND (CONSTRUCT)

SYMBOLS



LINEWORK



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.

Arkansas One Call



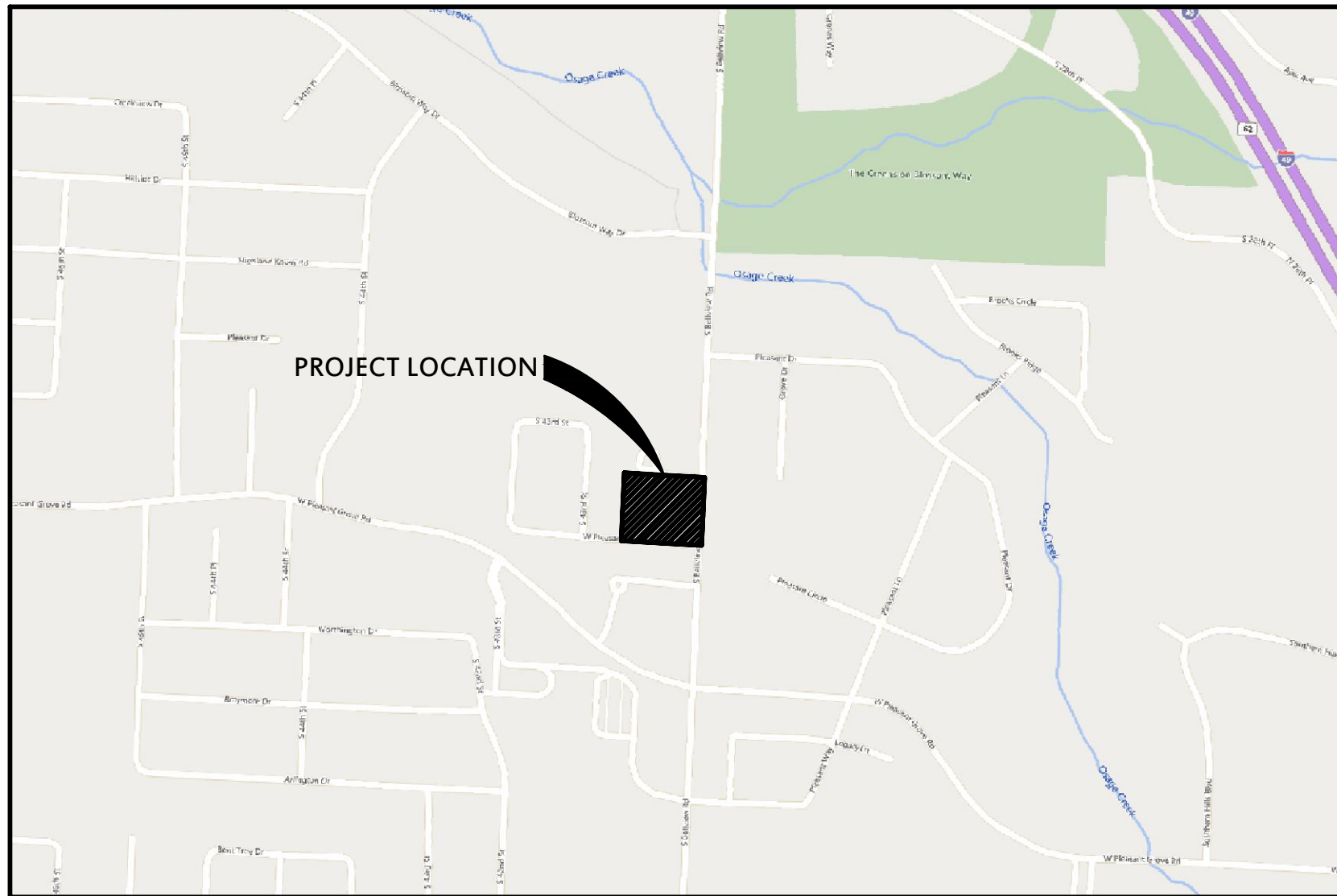
Know what's below.

Call before you dig.

CHELTENHAM

ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT CITYVIEW #PL202201225



UTILITY CONTACTS

WATER & SANITARY SEWER
ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
PHONE: (479)821-1142

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.
- STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION.GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- 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.
- 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.

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 6/5/2012.

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.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	GRADING PLAN
C-104	UTILITY PLAN (C)
C-105	EROSION CONTROL PH.1
C-106	EROSION CONTROL PH.2
C-107	PAVING PLAN
C-201	SANITARY SEWER LINE 1 P&P (C)
C-202	SANITARY SEWER LINE 2 P&P (C)
C-203	WATERLINE 1 P&P (C)
C-204	WATERLINE 2 P&P (C)
C-205	UNDERDRAIN LINE 1 (C)
C-206	UNDERDRAIN LINE 2 (C)
C-207	UNDERDRAIN LINE 3 (C)
C-208	UNDERDRAIN LINE 4 (C)
C-209	UNDERDRAIN LINE 5 (C)
C-210	UNDERDRAIN LINE 6 (C)
C-501	ROGERS MUNICIPLE DETAILS
C-502	EROSION CONTROL DETAILS SHT.1
C-503	EROSION CONTROL DETAILS SHT.2
C-504	EROSION CONTROL DETAILS SHT.3
C-505	STANDARD DETAILS SHT. 1
C-506	STANDARD DETAILS SHT. 2
WD-1	RWU STANDARD DETAILS
WD-2	RWU STANDARD DETAILS
SD-1	RWU STANDARD DETAILS
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2
A-101	BUILDING ELEVATIONS

PROPERTY DESCRIPTION

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28;

THENCE N86°36'09"W 155.73 FEET;
THENCE N04°09'25"E 145.00 FEET;
THENCE S84°55'37"E 151.63 FEET;
THENCE S02°28'58"W 140.57 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF WEST EMERALD HEIGHTS ROAD ALONG THE SOUTH AND SOUTH BELLVIEW ROAD ALONG THE EAST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28;

THENCE N86°36'09"W 155.73 FEET TO THE POINT OF BEGINNING;
THENCE N86°36'09"W 62.65 FEET;
THENCE N02°28'53"E 303.95 FEET;
THENCE S86°40'48"E 218.38 FEET;
THENCE S02°28'58"W 163.67 FEET;
THENCE N84°55'37"W 151.63 FEET;
THENCE S04°09'25"W 145.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF SOUTH BELLVIEW ROAD ALONG THE EAST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28;

THENCE N86°36'09"W 218.38 FEET TO THE POINT OF BEGINNING;
THENCE N86°36'09"W 143.39 FEET;
THENCE N02°28'53"E 303.75 FEET;
THENCE S86°40'48"E 143.39 FEET;
THENCE S02°28'53"W 303.95 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF WEST EMERALD HEIGHTS ROAD ALONG THE SOUTH AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ADDRESSES

5201-5202 S. 41ST PLACE
5200-5206 S. 41ST STREET
5201-5217 S. 40TH PLACE
4002-4012 W. LOXLEY STREET

PROJECT INFORMATION

FINISHED FLOOR ELEV. SEE GRADING PLAN
SITE/DEVELOPMENT AREA: 2.52 AC. (109,964 SQ.FT.)
BUILDING USAGE: RESIDENTIAL
ZONING: RMF-11A WITH DCP (DENSITY CONCEPT PLAN)

BUILDING SETBACK: FRONT 5'
SIDE 5'
REAR 15'

REQUIRED OPEN SPACE: 20% MINIMUM
PROVIDED OPEN SPACE: 25,219 / 109,964 = 22.9%
REQUIRED GREEN SPACE: 20% MINIMUM
PROVIDED GREEN SPACE: 23,600 / 109,964 = 21.5%
PROVIDED LOT COVERAGE: 25,688 / 109,964 = 23.4%
PROVIDED IMPERVIOUS: 39,749 / 109,964 = 36.1%

DUPLEX HEIGHT: 52' X 38' (1,976 SQ. FT.)
UNITS: 30'-0"
2
BEDROOMS PER UNIT: 2
BUILDING COUNT: 1

TRI PLEX HEIGHT: 78' X 38' (2,964 SQ. FT.)
UNITS: 30'-0"
3
BEDROOMS PER UNIT: 3
BUILDING COUNT: 4

4-PLEX HEIGHT: 104' X 38' (3,952 SQ. FT.)
UNITS: 30'-0"
4
BEDROOMS PER UNIT: 4
BUILDING COUNT: 2

TOTAL BUILDING AREA: 25,688 SQ. FT.
CONSTRUCTION TYPE: V-B
TOTAL UNITS: 28
UNITS PER ACRE: 28/2.52 = 10.3 UNITS PER ACRE

OWNER/DEVELOPER: CHELTENHAM HOLDINGS LLC
5100 W JB HUNT DR
UNIT 840
ROGERS AR 72758

SITE ENGINEER: CRAFTON TULL
T. LINDLEY P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838

REQUIRED PARKING: 3 SPACES FOR EACH 2 DWELLING UNITS
26 UNITS X 1.5 = 39 SPACES

REQUIRED BIKE PARKING: 1 BIKE PARKING STALL PER 25 AUTOMOBILE PARKING STALLS

PROVIDED PARKING: 26 GARAGES X 2 SPACES PER = 52
PARKING SPACES PROVIDED = 17
HANDICAP PARKING PROVIDED = 2
TOTAL PARKING PROVIDED = 71

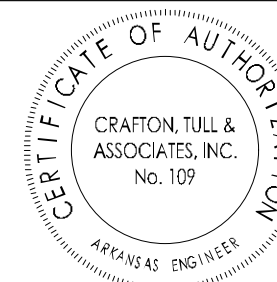
PROVIDED BIKE PARKING: 2 BIKE PARKING STALLS

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

Crafton Tull
architecture | engineering | surveying

479.636.4838 | 479.631.6224 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:



CITY OF ROGERS
STAMP

CHELTENHAM

S BELLVIEW RD &
W EMERALD HEIGHTS RD.
ROGERS, AR 72758

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	12/02/2022
2	SECOND SUBMITTAL	02/03/2023
3	THIRD SUBMITTAL	02/27/2023

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

PROJECT NO: 22104600

ISSUE DATE: mm/dd/yyyy

CONTACT: T. LINDLEY

DISTRICT:

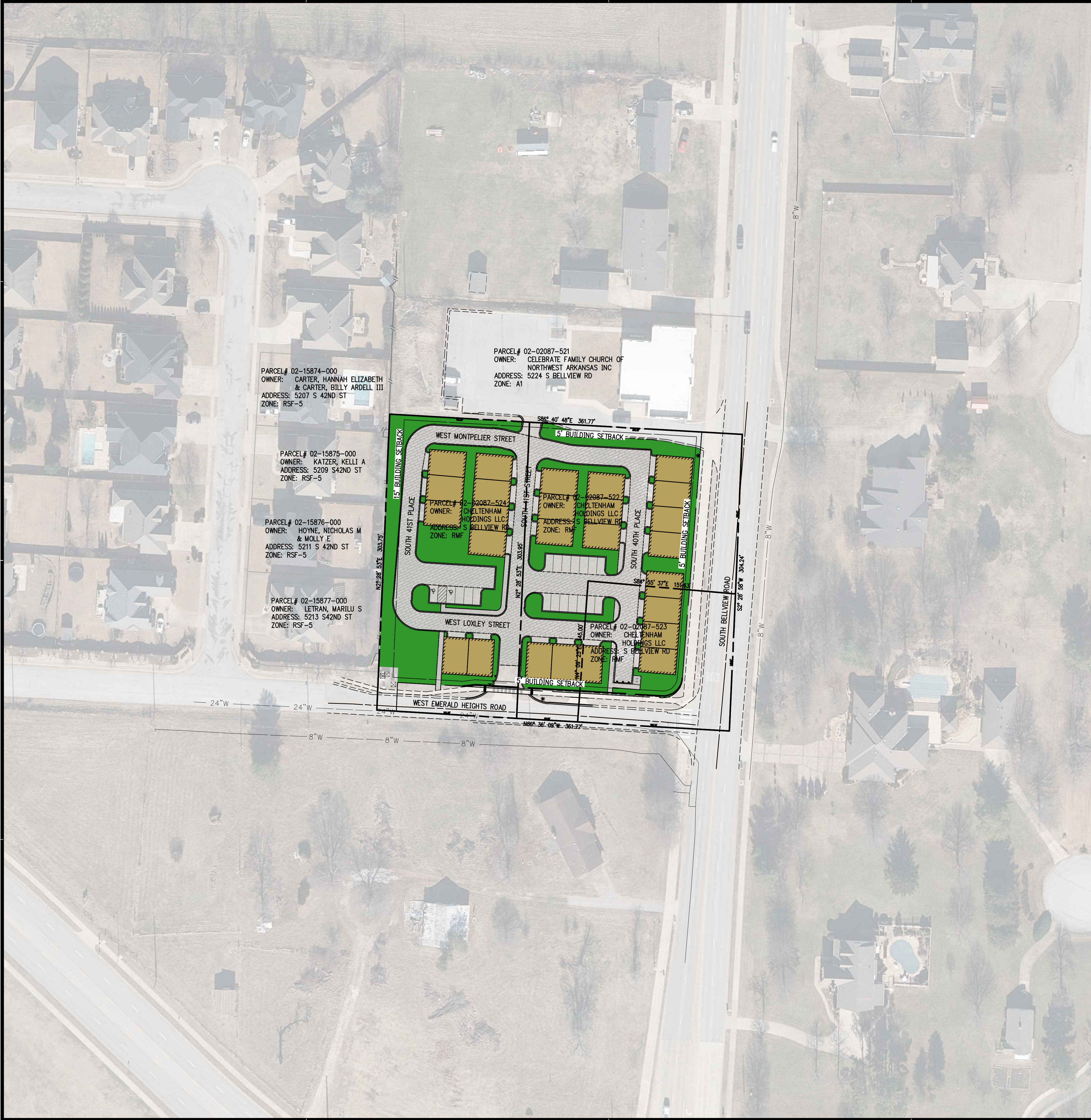
DATE:

PRELIMINARY PLANS

© 2022 Crafton, Tull & Associates, Inc.

COVER SHEET

C-001



PARCEL# 02-15874-000
OWNER: CARTER, HANNAH ELIZABETH
& CARTER, BILLY ARDELL III
ADDRESS: 5207 S 42ND ST
ZONE: RSF-5

PARCEL# 02-15875-000
OWNER: KATZER, KELLI A
ADDRESS: 5209 S 42ND ST
ZONE: RSF-5

PARCEL# 02-15876-000
OWNER: HOYNE, NICHOLAS M
& MOLLY E
ADDRESS: 5211 S 42ND ST
ZONE: RSF-5

PARCEL# 02-15877-000
OWNER: LETRAN, MARILU S
ADDRESS: 5213 S 42ND ST
ZONE: RSF-5

PARCEL# 02-02087-521
OWNER: CELEBRATE FAMILY CHURCH OF
NORTHWEST ARKANSAS INC
ADDRESS: 5224 S BELLVIEW RD
ZONE: A1

PARCEL# 02-02087-524
OWNER: CHELTENHAM
HOLDINGS LLC
ADDRESS: S BELLVIEW RD
ZONE: RMF

PARCEL# 02-02087-522
OWNER: CHELTENHAM
HOLDINGS LLC
ADDRESS: S BELLVIEW RD
ZONE: RMF

PARCEL# 02-02087-523
OWNER: CHELTENHAM
HOLDINGS LLC
ADDRESS: S BELLVIEW RD
ZONE: RMF

SYMBOLS

○ FOUND IRON PIN

LINEWORK

===== CURB
----- ROAD CENTERLINE
----- RIGHT OF WAY

LEGEND (CONSTRUCT)

SYMBOLS

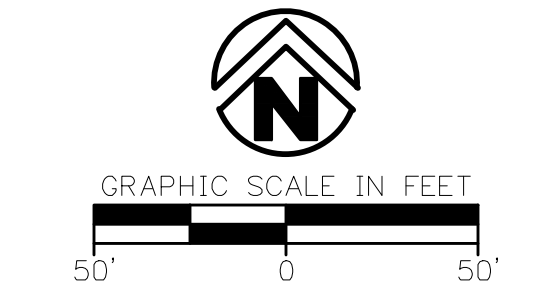
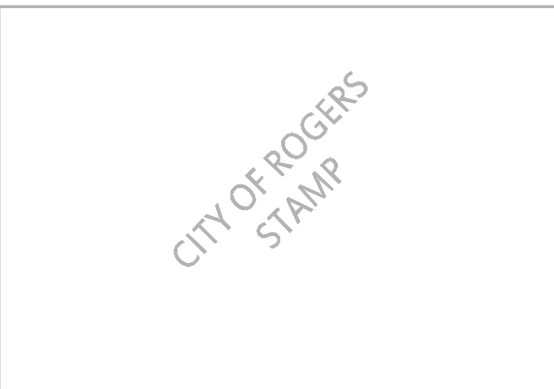
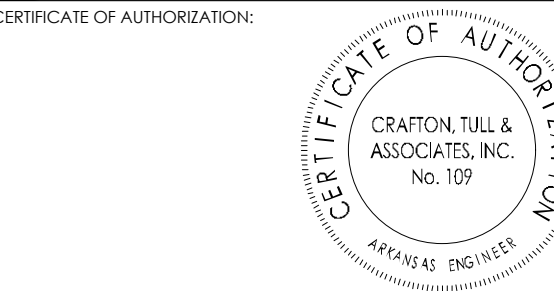
● SET IRON PIN

LINEWORK

===== CURB
===== BUILDING SET BACK
----- PROPERTY LINE

PROJECT INFORMATION

FINISHED FLOOR ELEV. SEE GRADING PLAN
SITE/DEVELOPMENT AREA: 2.52 AC. (109,964 SQ.FT.)
BUILDING USAGE: RESIDENTIAL
DUPLEX: 52' X 38' (1,976 SQ. FT.)
HEIGHT: 30'-0"
UNITS: 2
BEDROOMS PER UNIT: 2
BUILDING COUNT: 1
TRI PLEX: 78' X 38' (2,964 SQ. FT.)
HEIGHT: 30'-0"
UNITS: 3
BEDROOMS PER UNIT: 2
BUILDING COUNT: 4
4-PLEX: 104' X 38' (3,952 SQ. FT.)
HEIGHT: 30'-0"
UNITS: 4
BEDROOMS PER UNIT: 2
BUILDING COUNT: 3
TOTAL BUILDING AREA: 8,892 SQ. FT.
TOTAL UNITS: 26
UNITS PER ACRE: 26/2.52 = 10.3 UNITS PER ACRE
REQUIRED OPEN SPACE: 20% MINIMUM
PROVIDED OPEN SPACE: 28,690.62 / 109,964 = 26.1%
REQUIRED GREEN SPACE: 20% GREEN SPACE = 21,993 SF
PROVIDED GREEN SPACE: 25,066 / 109,964 = 22.8%
PROVIDED LOT COVERAGE: 8,892 / 109,964 = 8.1%
ZONING: RMF-11A WITH DCP (DENSITY CONCEPT PLAN)
BUILDING SETBACK: FRONT 5'
SIDE 5'
REAR 15'
OWNER/DEVELOPER: CHELTENHAM HOLDINGS LLC
5100 W JB HUNT DR
UNIT 840
ROGERS AR 72758
SITE ENGINEER: CRAFTON TULL
T. LINDLEY P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838
REQUIRED PARKING: 3 SPACES FOR EACH 2 DWELLING UNITS
26 UNITS X 1.5 = 39 SPACES
REQUIRED BIKE PARKING: 1 BIKE PARKING STALL PER 25
AUTOMOBILE PARKING STALLS
PROVIDED PARKING: 26 GARAGES X 2 SPACES PER = 52
PARKING SPACES PROVIDED = 17
HANDICAP PARKING PROVIDED = 2
TOTAL PARKING PROVIDED = 71
PROVIDED BIKE PARKING: 2 BIKE PARKING STALLS



CHELTENHAM
S BELLVIEW RD &
W EMERALD HEIGHTS RD,
ROGERS, AR 72758

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	12/02/2022
2	SECOND SUBMITTAL	02/03/2023
3	THIRD SUBMITTAL	02/27/2023

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

PROJECT NO: 22104600
ISSUE DATE: mm/dd/yy
CONTACT: T. LINDLEY
DTC BY:
DTC DATE:
PRELIMINARY PLANS
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
FOR REVIEW SET FOR CONSTRUCTION

OVERALL SITE PLAN (C)

C-101

PARCEL# 02-15877-000
OWNER: LETRAN, MARILU S
ADDRESS: 5213 S42ND ST
ZONE: RSF-5

ROAD CENTERLINE

PROPERTY LINE

PROVIDED BIKE PARKING: 2 BIKE PARKING STALLS

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, CURBS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRY LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND CLEAR PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
12. INTERIOR SITE LIGHTING SHALL BE DESIGNED IN SUCH A WAY TO ENSURE NO LIGHT BLEED OFF ONTO ADJACENT RESIDENTIAL PROPERTIES.

No.	Description	Date
1	FIRST SUBMITTAL	12/02/2022
2	SECOND SUBMITTAL	02/03/2023
3	THIRD SUBMITTAL	02/27/2023

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

PROJECT NO: 22104600

ISSUE DATE: mm/dd/yy
CONTACT: T. LINDLEY

QC by: _____
QC Date: _____

PRELIMINARY

PLANS

© 2023 Crafton, Tull & Associates

© 2022 CITIMON, TALL & ASSOCIATES

SITE PLAN

C-102



Page 13 of 13

 UTILITIES AND PLANT MATERIALS

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

 MAINTENANCE NOTES

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

PLANTING REQUIREMENTS

STREET TREES:
S. BELLVIEW RD (282 LF / 50) = 6 TREES REQUIRED; 6 TREES PROVIDED
WEST EMERALD HEIGHTS RD (303 LF / 50) = 6 TREES REQUIRED; 6 TREES PROVIDED

GREENSPACE & SITE PLANTS: 20% GREENSPACE REQUIRED AND 1 PLANT PER 2,000 SF DEVELOPMENT AREA
SITE (±109,964SF; ±2.52 ACRES)
20% GREENSPACE = 21,993SF REQUIRED; 23,599.83 SF PROVIDED 21.46%; PERMEABLE AREA = 47,226 SF (42.95%)
1 PLANT PER 2,000 SF = 55 PLANTS REQUIRED
MIN 25% OF PLANTS = 14 TREES REQUIRED:
89 TREES PROVIDED:
11 SHADE TREES PROVIDED (12.3%)
75 EVERGREEN PROVIDED (84.3%)
3 ORNAMENTAL TREES PROVIDED (3.4%)
15.5 GAL SHRUBS PROVIDED
104 PLANTS PROVIDED

MITIGATION TREES: (REPLACE AT 1:5 RATIO OF TREES REMOVED IF MORE THAN 7 TREES REMOVED)
EXISTING SIGNIFICANT TREES REMOVED = 0
MITIGATION TREES = 0 REQUIRED; 0 PROVIDED

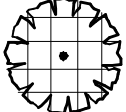
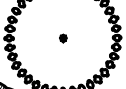
PARKING LOT TREES: 1 PER 15 STALLS REQUIRED; 1 TREE PROVIDED

SCREENING: WEST AND NORTH PROPERTY LINES REQUIRED & PROVIDED

LANDSCAPE NOTES

1. 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.
2. 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.
3. 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.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. 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.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOIL 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"
13. 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.
14. ALL DEBURRED AREAS NOT TO RECEIVE MULCH SHALL BE SODDED.
15. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
16. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS.
17. IF 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.
18. 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.
23. BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY, CONTRACTOR SHALL PROVIDE A THREE (3) YEAR LANDSCAPE REPLACEMENT GUARANTEE TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

PLANT SCHEDULE

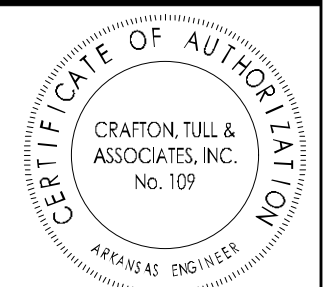
<u>PARKING LOT TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HEIGHT</u>	<u>TYPE</u>
	1	QUERCUS NUTTALLII / NUTTALL OAK	B & B	2.5" CAL	10' HT. MIN.	SHADE
<u>SCREENING TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HEIGHT</u>	<u>TYPE</u>
	17	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	B & B		8' HT. MIN.	EVERGREEN
	22	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR JUNIPER	B & B		8' HT. MIN.	
	32	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	2" CAL	8' HT. MIN.	EVERGREEN
	4	THUJA OCCIDENTALIS 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B		8' HT. MIN.	EVERGREEN
<u>SITE TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HEIGHT</u>	<u>TYPE</u>
	1	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	3	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5" CAL	10' HT MIN	SHADE
	2	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	2.5" CAL	10' HT MIN	SHADE
	2	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	4	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	10' HT MIN	SHADE
	1	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL	10'-12' HT.	SHADE
<u>STREET TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HEIGHT</u>	<u>TYPE</u>
	4	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	10' HT MIN	SHADE
	3	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	4.5" CAL	10' HT MIN	SHADE
	5	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA	B & B	2.5" CAL	10' HT MIN	SHADE
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPREAD</u>	
	5	VIBURNUM X RHYTIDOPHYLLOIDES / ALLEGHANY VIBURNUM	5 GAL	30" HT. MIN.	24" SPREAD MIN.	
<u>GRASSES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPREAD</u>	
	10	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	5 GAL			
<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>			
	27,686 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS *ALL DISTURBED AREAS TO BE SEEDED OR SODDED.	S.F.			

Arkansas One Call



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

CERTIFICATE OF AUTHORIZATION:



CITY OF ROGERS
STAMP



GRAPHIC SCALE IN FEET

A horizontal scale bar with a central point labeled '0'. To the left of '0' is a tick mark labeled '20'', and to the right is a tick mark labeled '20''. The bar is divided into segments by vertical lines.

CHELTENHAM

S BELLVIEW RD &
W EMERALD HEIGHTS RD,
ROGERS, AR 72758

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	12/02/2022
2	SECOND SUBMITTAL	02/03/2023
3	THIRD SUBMITTAL	02/27/2023

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

PROJECT NO: 22104600

ISSUE DATE: mm/dd/yy

QC by: _____

PRELIMINARY

PLANS

© 2022 Crafton, Tull & Associates.

[illegible]

PLANTING PLAN

Table 1

101

1-101



LARGE SCALE DEVELOPMENT

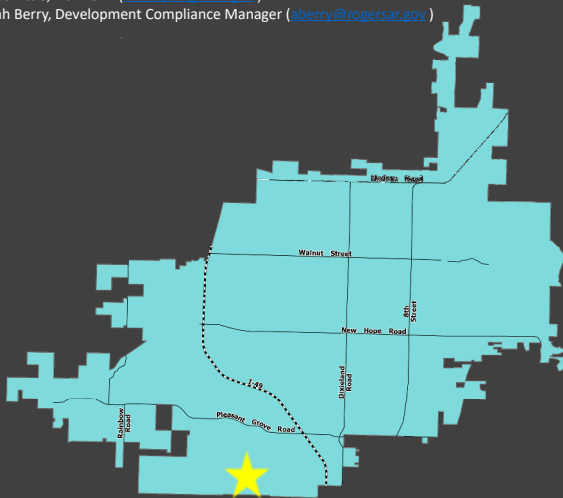
PLANNING

Forty32 Vet Clinic

Staff:

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

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



Vicinity Map

Location

4032 W Garrett Road

CGM Designation

Neighborhood Center

Zoning

C-3 (Neighborhood Commercial)

Proposed Use

Animal Hospital

Representative

Todd Butler, Ozark Civil

All reviews have passed.

Location:

Located in south Rogers, about a half-mile west of Fairview Elementary

Proposal:

The proposed use is for the construction of a new building (continuation of a conditional use) for an animal hospital.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Neighborhood Commercial

Growth Designation Character:

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

Allowed Zoning Districts:

C-3

ZONING:

C-3 (Highway Commercial):

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

Use Definition:

“Animal Hospital” is defined as “a secondary use classification encompassing establishments that provide medical or surgical treatment to animals. Animal Hospitals may also include grooming or boarding of animals for less than thirty (30) days, if the grooming or boarding is attendant to the primary purpose of providing medical or surgical treatment;

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



LARGE SCALE DEVELOPMENT

PLANNING

Forty32 Vet Clinic



GEOLOCATION

Summary

LSDP Staff Recommendation

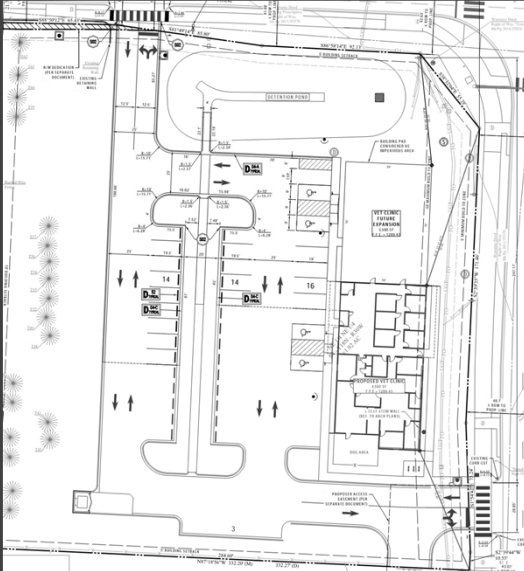
APPROVE



LARGE SCALE DEVELOPMENT

PLANNING

Forty32 Vet Clinic



Request

- A proposal to develop an 8,092 sq. ft. animal hospital on 1.917 acres.
- Development has passed all review with no variances or waivers

Site Plan (showing full buildout after Phase 2)

The development request shows construction happening in 2 phases, constructing the southern portion of the new building first while continuing to operate the existing vet clinic, located in an older home in the center of the property. Once the first phase of the new building is built, the vet clinic will be moved into the new building, the old clinic will be torn down, and the north end of the building a remainder of the parking lot will be constructed. The detention pond will be built with the first phase of the development.

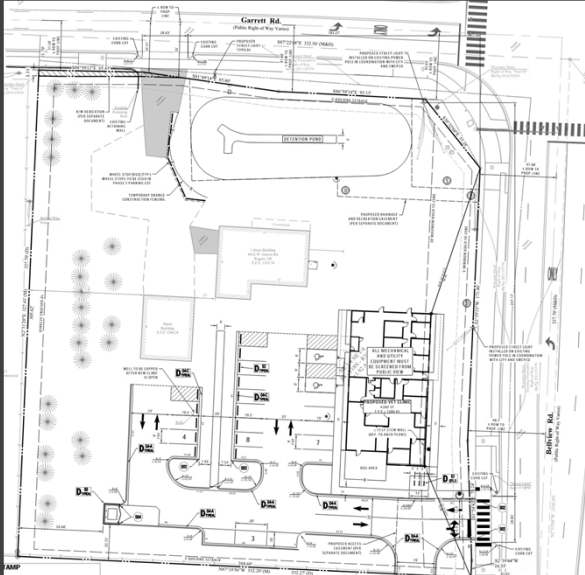


LARGE SCALE DEVELOPMENT

PLANNING

Forty32 Vet Clinic

Phase 1 Site Plan



Request

- A proposal to develop an 8,092 sq. ft. animal hospital on 1.917 acres.
- Development has passed all review with no variances or waivers

The development request shows construction happening in 2 phases, constructing the southern portion of the new building first while continuing to operate the existing vet clinic, located in an older home in the center of the property. Once the first phase of the new building is built, the vet clinic will be moved into the new building, the old clinic will be torn down, and the north end of the building a remainder of the parking lot will be constructed. The detention pond will be built with the first phase of the development.

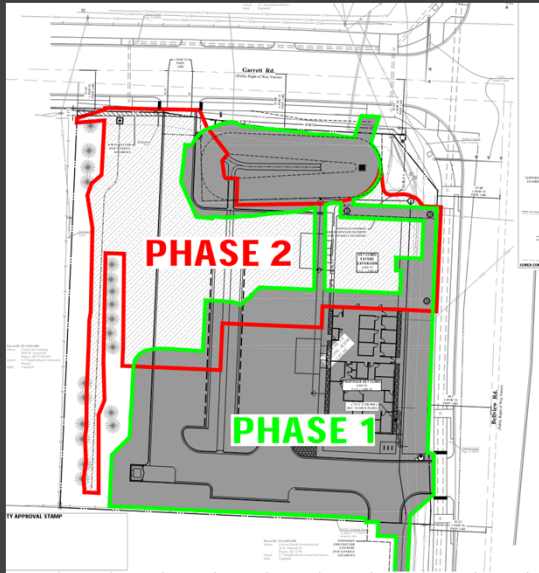


LARGE SCALE DEVELOPMENT

PLANNING

Forty32 Vet Clinic

Site Phasing Plan



Request

- A proposal to develop an 8,092 sq. ft. animal hospital on 1.917 acres.
- Development has passed all review with no variances or waivers

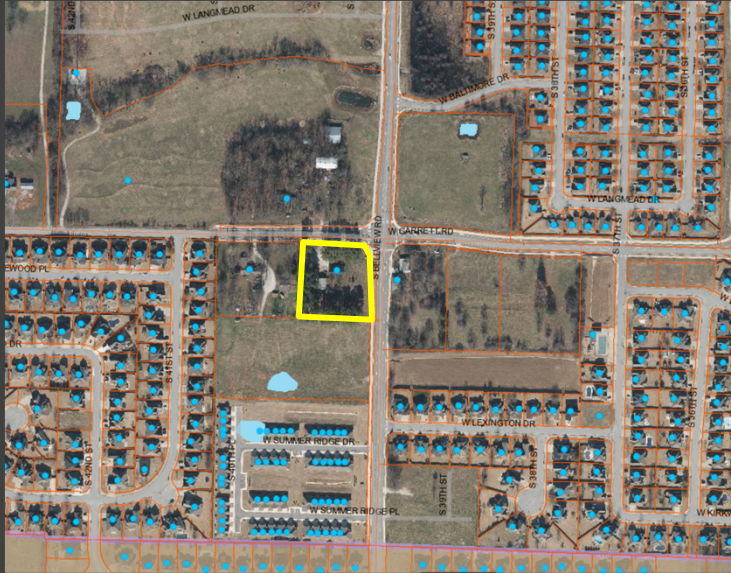
The development request shows construction happening in 2 phases, constructing the southern portion of the new building first while continuing to operate the existing vet clinic, located in an older home in the center of the property. Once the first phase of the new building is built, the vet clinic will be moved into the new building, the old clinic will be torn down, and the north end of the building a remainder of the parking lot will be constructed. The detention pond will be built with the first phase of the development.



LARGE SCALE DEVELOPMENT

Forty32 Vet Clinic

PLANNING



Recommendation
APPROVE

Aerial Image

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The proposed project meets access management standards.

STORMWATER MANAGEMENT:

The applicant proposes an on-site detention pond and water quality facilities at the north end of the site which meets Stormwater management requirements.

WATER QUALITY:

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

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Garrett Street and S Bellview Road pavement are not in substandard condition.

Connectivity Standards:

Connectivity standards are not required for this site.

Streetscape:

Right-of-Way:

The right-of-way width for W Garrett Street, a Collector Street, is a minimum of 35ft from the center line as required by the Typical Street Section.

The right-of-way width for S Bellview Rd, a Minor Arterial, is a minimum of 40ft from the center line as required by the Typical Street Section.

Sidewalks & Sidepaths:

There is an existing 10ft sidewalk located along W Garrett Street and S Bellview Rd.

Trails:

A trail is not required for this proposal.

Streetlights:

Streetlights are proposed and should meet the requirements for a Collector Street along W Garrett Street and a Minor Arterial along S Bellview Road.

Street Trees:

The applicant proposes the required street tree requirements.

RECOMMENDATIONS:

Approve.

LARGE SCALE DEVELOPMENT PLANS

FORTY32 VET CLINIC

4032 W. GARRETT ROAD

ROGERS, BENTON COUNTY, ARKANSAS

PROJECT TEAM:

OWNER/DEVELOPER/APPLICANT: FORTY32 ANIMAL HOSPITAL 4032 W. GARRETT ROGERS, AR 72756 CONTACT: OWEN ALLPHIN PHONE: 479.282.1919 EMAIL: dr.owen.allphin@gmail.com	CITY OF ROGERS: COMMUNITY DEVELOPMENT 301 W. CHESTNUT ST. ROGERS, AR 72756 DIRECTOR OF COMMUNITY DEVELOPMENT CONTACT: JOHN MCCURDY OFFICE: 479.621.1186 EMAIL: community.development@rogersar.gov	ELECTRIC: AEP/SWEP CONTACT: CHRIS ANDREOLLI PHONE: 479.986.1015 EMAIL: clandreolli@aep.com CARROLL ELECTRIC CONTACT: DEREK THURMAN PHONE: 479.273.2421 EXT. 2690 EMAIL: dthurman@carrollecc.com
ENGINEER: OZARK CIVIL ENGINEERING, INC. 3214 NW AVIGNON WAY, STE 4 BENTONVILLE, AR 72712 CONTACT: TODD A. BUTLER, P.E. PHONE: 479.464.8850 EMAIL: tbutler@ozarkcivil.com	STORM SEWER: CITY OF ROGERS 301 W. CHESTNUT ST. ROGERS, AR 72756 CITY ENGINEER CONTACT: KRISTIFER PAXTON PHONE: 479.621.1186 EMAIL: kpaxton@rogerar.gov	COMMUNICATION: AT&T 700 W. WALNUT ST. ROGERS, AR 72756 CONTACT: BRYAN WILLIAMS PHONE: 479.442.3173 MOBILE: 479.249.5194 EMAIL: aw9156@att.com
ARCHITECT: BRP ARCHITECTS 319 N. MAIN ST, STE 200 SPRINGFIELD, MO 65806 CONTACT: GEOFFREY H. BUTLER AIA PHONE: 417.848.6000 EMAIL: geoffrey@brparc.com	WATER AND SEWER: ROGERS WATER UTILITIES 601 S. 2ND ST. ROGERS, AR 72756 CONTACT: STEPHEN PONDER PHONE: 479.621.1142 EMAIL: stephenponder@rogerar.gov	GAS: BLACK HILLS ENERGY 1301 FEDERAL WAY LOWELL, AR 72745 CONTACT: ADAM D. COMER PHONE: 479.320.5104 MOBILE: 479.877.0006 EMAIL: adam.comer@blackhillscorp.com
SURVEYOR: OZARK CIVIL ENGINEERING, INC. 3214 NW AVIGNON WAY, STE 4 BENTONVILLE, AR 72712 CONTACT: RICK DAYTON PHONE: 479.464.8850 EMAIL: rdayton@ozarkcivil.com	HEALTH DEPARTMENT: 4815 W. MARKHAM ST. SLOT LITTLE ROCK, AR 72205 DISTRICT 1 ENGINEER CONTACT: Adam Parker, E.I. PHONE: 501.661.2623	

BENCHMARKS:

ARKANSAS STATE PLANE COORDINATES (NORTH ZONE), NAD 83 (2011).
CONTROL STATION - AHTD 040052

FLOOD ZONE STATEMENT:

BY GRAPHIC SCALING ONLY THIS PROPERTY IS LIES WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NO. 05007C0270K, EFFECTIVE DATE: JUNE 5, 2012.

LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE 5TH/ P.M., BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 2°35'04" WEST, 327.70 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87°18'56" WEST, 47.60 FEET TO A POINT ON RIGHT OF WAY GRANT AS DESCRIBED IN BOOK 2011 AT PAGE 55370 SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°18'56" WEST, 284.60 FEET TO A FOUND REBAR; THENCE NORTH 2°31'20" EAST, 305.62 FEET TO A POINT ON RIGHT OF WAY GRANT AS DESCRIBED IN BOOK 2016 AT PAGE 25016; THENCE SOUTH 88°50'12" EAST, 65.43 FEET ALONG SAID RIGHT OF WAY GRANT TO A POINT ON THE RIGHT OF WAY GRANT AS DESCRIBED IN BOOK 2011, PAGE 55370; THENCE SOUTH 81°49'14" EAST, 85.80 FEET ALONG SAID RIGHT OF WAY GRANT; THENCE SOUTH 86°58'14" EAST 92.13 FEET ALONG SAID RIGHT OF WAY GRANT TO A POINT ON THE RIGHT OF WAY GRANT AS DESCRIBED IN BOOK 2016 AT PAGE 25016; THENCE SOUTH 38°32'04" EAST, 55.28 FEET ALONG SAID RIGHT OF WAY GRANT TO A POINT ON THE RIGHT OF WAY GRANT AS DESCRIBED IN BOOK 2011 AT PAGE 55370; THENCE SOUTH 2°39'35" WEST, 171.46 FEET ALONG SAID RIGHT OF WAY GRANT; THENCE SOUTH 1°54'42" EAST, 75.24 FEET ALONG SAID RIGHT OF WAY GRANT; THENCE SOUTH 2°39'44" WEST, 10.55 FEET ALONG SAID RIGHT OF WAY GRANT TO THE POINT OF BEGINNING, CONTAINS 83,767 SQUARE FEET OR 1.923 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (INCHES), WHICHEVER IS LESS, CONTRACTOR SHALL CONTACT OZARK CIVIL ENGINEERING, INC. @ 479.464.8850 PRIOR TO ANY FURTHER CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL INCLUDE IN CONTRACT THE PRICE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL THAT IS DETERMINED NOT NEEDED TO ESTABLISH THE FINAL GRADES AND LANDSCAPING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT THAT WILL MEET OR EXCEED OSHA, FEDERAL, STATE AND LOCAL REGULATIONS DURING CONSTRUCTION. OZARK CIVIL ENGINEERING, INC. AND THE DEVELOPER AND/OR OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.
- ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATIONS. THE REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION, OR FOLLOW THE "10 STATE STANDARDS RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CURRENT EDITION" WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS, WHERE A CONFLICT EXISTS BETWEEN THE CITY'S, COUNTY'S AND/OR HIGHWAY DEPARTMENT'S STANDARDS, THE MOST STRINGENT SHALL APPLY.
- FURTHERMORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN AS PART OF THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
- ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNERS AND/OR DEVELOPERS SITE WORK SPECIFICATIONS.
- REFER TO ARCHITECTURAL AND MEP PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULES, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS OR WELLS, AND PRECISE BUILDING DIMENSIONS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- ALL WORK PERFORMED WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK PERFORMED IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

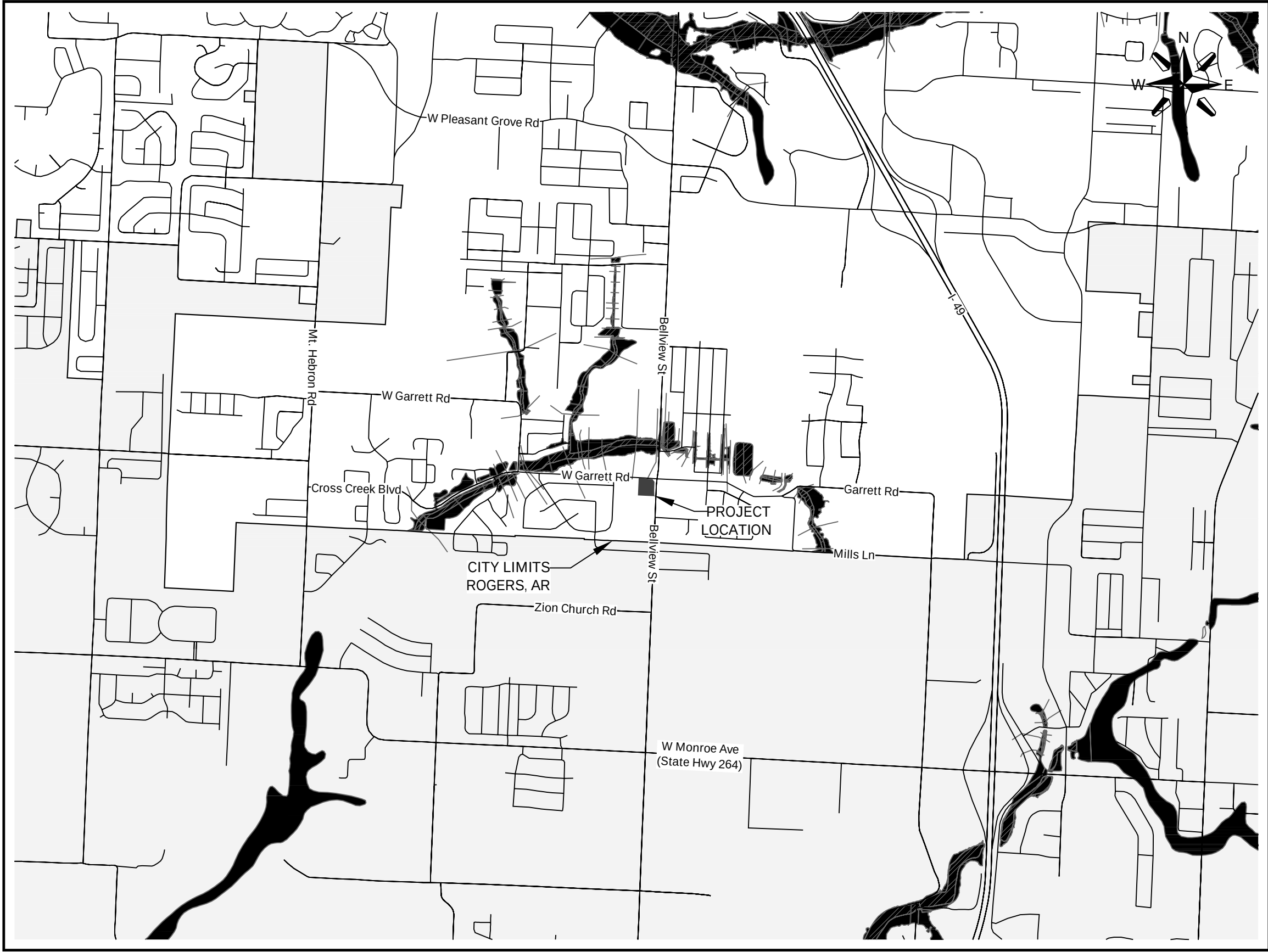
WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME.
HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT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

CITY APPROVAL STAMP

CAVE SPRINGS RECHARGE AREA NOTE

SITE IS LOCATED WITHIN THE CAVE SPRING SPRINGS DIRECT RECHARGE AREA ZONE

VICINITY MAP | NOT TO SCALE



VICINITY MAP LEGEND:

- CITY LIMITS
- 100YR FLOOD ZONE
- FLOODWAY

PROJECT INFORMATION

SITE INFORMATION		AREAS BREAKDOWN
COMPREHENSIVE GROWTH MAP	NEIGHBORHOOD CENTER	DEVELOPMENT AREA (DISTURBED AREA - PHASE 1 & 2)
CURRENT ZONING	C-3 NEIGHBORHOOD COMM. DISTRICT	TOTAL DISTURBED AREA (ON-SITE) 1.667 AC / 72,594.269 SF (86.92%)
PARCEL No.	02-14850-000	IMPERVIOUS AREAS
TOTAL GROSS SITE AREA	±1.923 AC / ±83,767 SF	TOTAL BUILDING AREAS (GFA) (MAXIMUM 80%) 0.186 AC / 8,092 SF (9.69%)
ROW DEDICATION AREA (ALONG GARRETT ROAD)	±0.006 AC / ±251 SF	PAVEMENT, SIDEWALKS & AMENITIES AREAS 0.727 AC / 31,673.362 SF (37.92%)
TOTAL NET SITE AREA	±1.917 AC / ±83,516 SF	TOTAL IMPERVIOUS AREA (MAXIMUM 90%) ±0.913 AC / 39,765.362 SF (47.61%)
BULK AND INTENSITY OF USE RESTRICTIONS		PERVIOUS AREA
MAXIMUM STRUCTURE HEIGHT:		GRASS / OPEN AREAS ±1.004 AC / 43,750.638 SF
PRINCIPAL BUILDING	3 STORIES	TOTAL PERVIOUS AREA (MINIMUM 10%) ±1.006 AC / 43,750.638 SF (52.39%)
ACCESSORY STRUCTURES	16 FEET	
MINIMUM YARD REQUIREMENTS:		PARKING INFORMATION
FRONT YARD	5 FEET MIN., 30 FEET MAX.	NO MINIMUM REQUIRED AUTOMOBILE PARKING
INTERIOR SIDE	5 FEET MIN., NO MAX.	REQUIRED BICYCLE PARKING
EXTERIOR SIDE	5 FEET MIN., NO MAX.	RATIO 1 RACK PER 20 AUTOMOBILE SPACES
REAR	10 FEET MIN., NO MAX.	
BUILDING INFORMATION		PROVIDED AUTOMOBILE PARKING
1-STORY VET CLINIC (PHASE 1)	4,592 SF	STANDARD PARKING STALLS 18'x19' 40 SPACES
HEIGHT	23'-0"	PARALLEL PARKING STALLS 18'x19' 3 SPACES
CONSTRUCTION TYPE	TYPE VB (WOOD OR METAL STUD)	ACCESSIBLE PARKING STALLS 18'x19' 4 SPACES
VET CLINIC FUTURE EXPANSION (PHASE 2)	3,500 SF	TOTAL REQUIRED PARKING STALLS 47 SPACES
HEIGHT	23'-0"	PROVIDED BICYCLE PARKING
CONSTRUCTION TYPE	TYPE VB (WOOD OR METAL STUD)	TOTAL PROVIDED BICYCLE RACKS 3 RACKS
TOTAL BUILDING AREAS (GFA)	8,092 SF	

BUILT TO ZONES	
REQUIRED 60% OF BUILDING FACADE TO TO BE LOCATED WITHIN S. BELLVIEW ROAD	
TOTAL FRONTAGE LF	312 LF
% LOCATED WITHIN BUILD TO ZONE	100%

SHEET INDEX

REV/ADD	SHEET №	SHEET DESCRIPTION	SUBMITTAL TYPE
	C1.0	COVER SHEET	USD 3RD SUBMITTAL
	PH-1	PHASING PLAN	USD 3RD SUBMITTAL
PHASE 1			
	C2.0	SITE PLAN	USD 3RD SUBMITTAL
	C2.1	PAVEMENT PLAN	USD 3RD SUBMITTAL
	C2.2	STRIPING AND SIGNAGE PLAN	USD 3RD SUBMITTAL
	C2.3	SITE DETAIL SHEET PG.1	USD 3RD SUBMITTAL
	C2.4	SITE DETAIL SHEET PG.2	USD 3RD SUBMITTAL
	C2.5	SITE DETAIL SHEET PG.3	USD 3RD SUBMITTAL
	C3.0 - C3.1	SURVEY	USD 3RD SUBMITTAL
	C4.0	DEMO & INITIAL EROSION & SEDIMENT CONTROL PLAN	USD 3RD SUBMITTAL
	C4.1	FINAL EROSION & SEDIMENT CONTROL PLAN	USD 3RD SUBMITTAL
	C4.2	EROSION AND SEDIMENT CONTROL DETAILS	USD 3RD SUBMITTAL
	C5.0	GRADING PLAN	USD 3RD SUBMITTAL
	C5.1	DRAINAGE PLAN	USD 3RD SUBMITTAL
	C5.2	STORM PIPE PROFILE LINE "A"	USD 3RD SUBMITTAL
	C5.3	STORM PIPE PROFILE LINE "B"	USD 3RD SUBMITTAL
	C5.4	POND CROSS SECTION & OUTFALL STRUCTURE DETAILS	USD 3RD SUBMITTAL
	C5.5	GRADING & DRAINAGE DETAIL SHEET PG.1	USD 3RD SUBMITTAL
	C5.6	GRADING & DRAINAGE DETAIL SHEET PG.2	USD 3RD SUBMITTAL
	C6.0	UTILITY PLAN	USD 3RD SUBMITTAL
	C6.1	PUBLIC SEWER MAIN PROFILE	USD 3RD SUBMITTAL
	C6.2	PUBLIC WATER MAIN PROFILE	USD 3RD SUBMITTAL
	C6.3	UTILITY DETAILS	USD 3RD SUBMITTAL
	C6.4	LIFT STATION DETAILS	USD 3RD SUBMITTAL
	C6.5	RPZA AND BOX DETAILS	USD 3RD SUBMITTAL
	L1.0	LANDSCAPE PLAN	USD 3RD SUBMITTAL
	L1.1	LANDSCAPE DETAIL SHEET	USD 3RD SUBMITTAL
	L1.2	TREE PRESERVATION PLAN	USD 3RD SUBMITTAL
	L1.3	TREE PRESERVATION DETAILS	USD 3RD SUBMITTAL
PHASE 2			
	C2.0	SITE PLAN	USD 3RD SUBMITTAL
	C2.1	PAVEMENT PLAN	USD 3RD SUBMITTAL
	C2.2	STRIPING AND SIGNAGE PLAN	USD 3RD SUBMITTAL
	C4.0	DEMO & INITIAL EROSION & SEDIMENT CONTROL PLAN	USD 3RD SUBMITTAL
	C4.1	FINAL EROSION & SEDIMENT CONTROL PLAN	USD 3RD SUBMITTAL
	C5.0	GRADING PLAN	USD 3RD SUBMITTAL
	C5.1	DRAINAGE PLAN	USD 3RD SUBMITTAL
	C5.2	STORM PIPE PROFILE LINE "A"	USD 3RD SUBMITTAL
	C5.3	STORM PIPE PROFILE LINE "B"	USD 3RD SUBMITTAL
	L1.0	LANDSCAPE PLAN	USD 3RD SUBMITTAL
	L1.1	TREE PRESERVATION PLAN	USD 3RD SUBMITTAL

GOVERNING AGENCIES DETAILS

CD-1	CITY OF ROGERS DETAILS	USD 3RD SUBMITTAL
CD-2	CITY OF ROGERS DETAILS	USD 3RD SUBMITTAL
SD-1	ROGERS WATER UTILITIES - SEWER DETAILS	USD 3RD SUBMITTAL
WD-1	ROGERS WATER UTILITIES - WATER DETAILS	USD 3RD SUBMITTAL
WD-2	ROGERS WATER UTILITIES - WATER DETAILS	USD 3RD SUBMITTAL

ARCHITECTURAL PLANS

A2.2	EXTERIOR RENDERINGS	USD 3RD SUBMITTAL
SL1.1	PHOTOMETRIC PLAN	USD 3RD SUBMITTAL

CITY OF ROGERS NOTES:

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



Know what's below.
Call before you dig.

REVISIONS:	
№	DATE DESCRIPTION
1	03/07/23 CITY COMMENTS
2	04/04/23 CITY COMMENTS



Todd A. Butler
04-04-23



Ozark Civil Engineering, Inc.
04-04-23



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

COVER SHEET

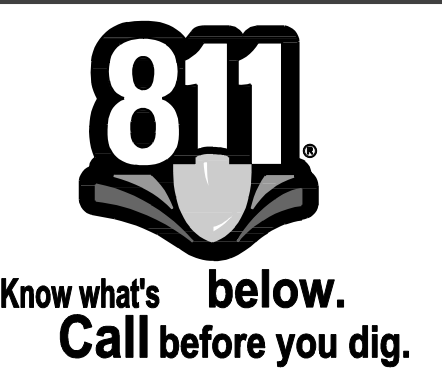
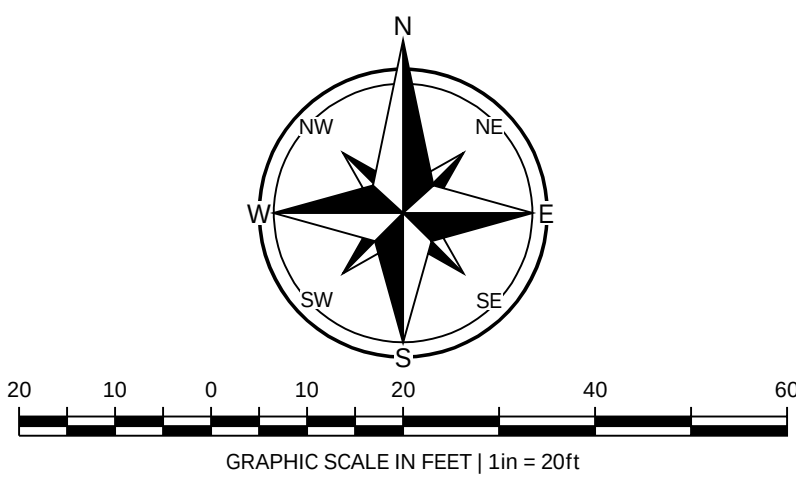
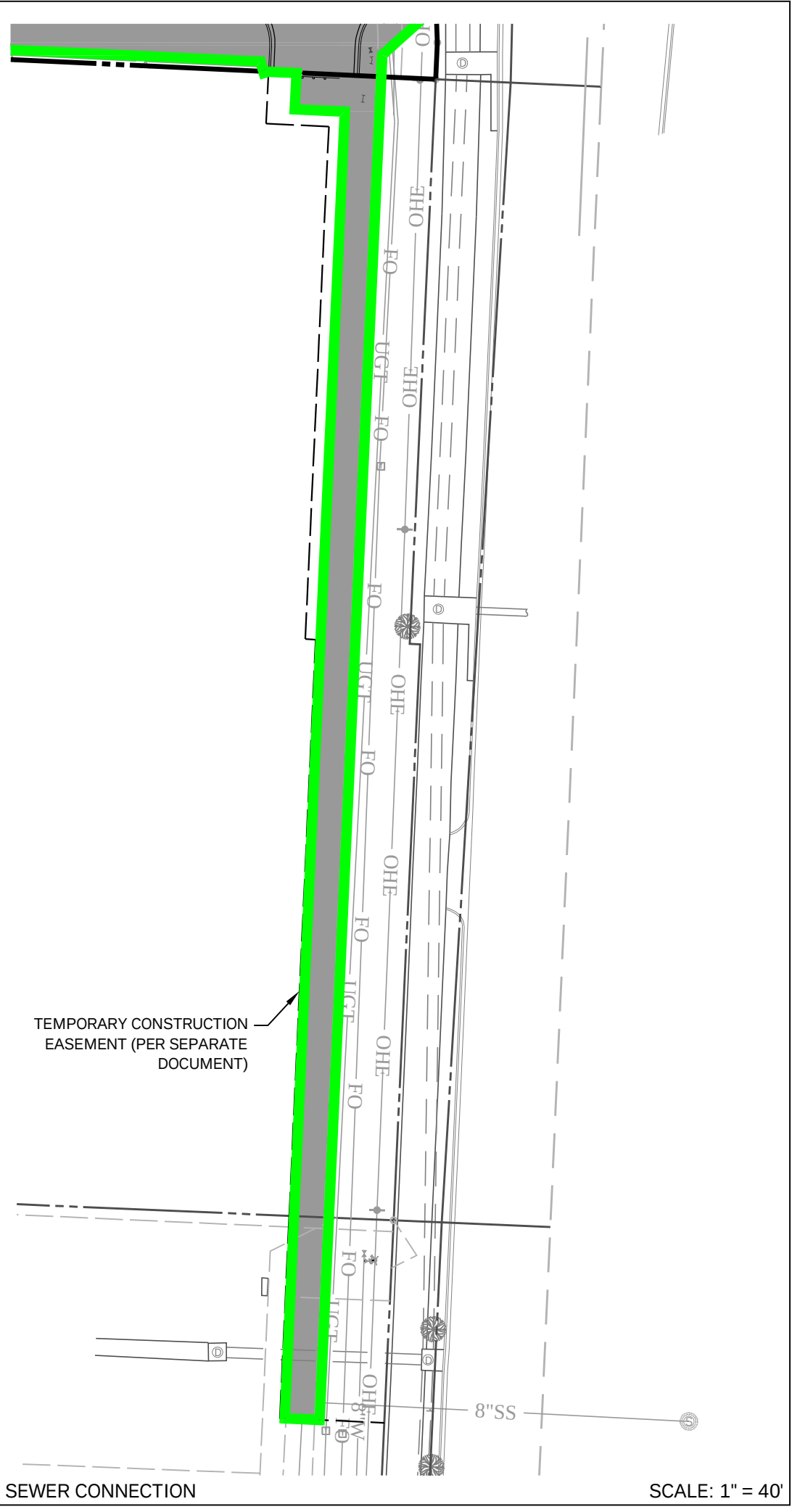
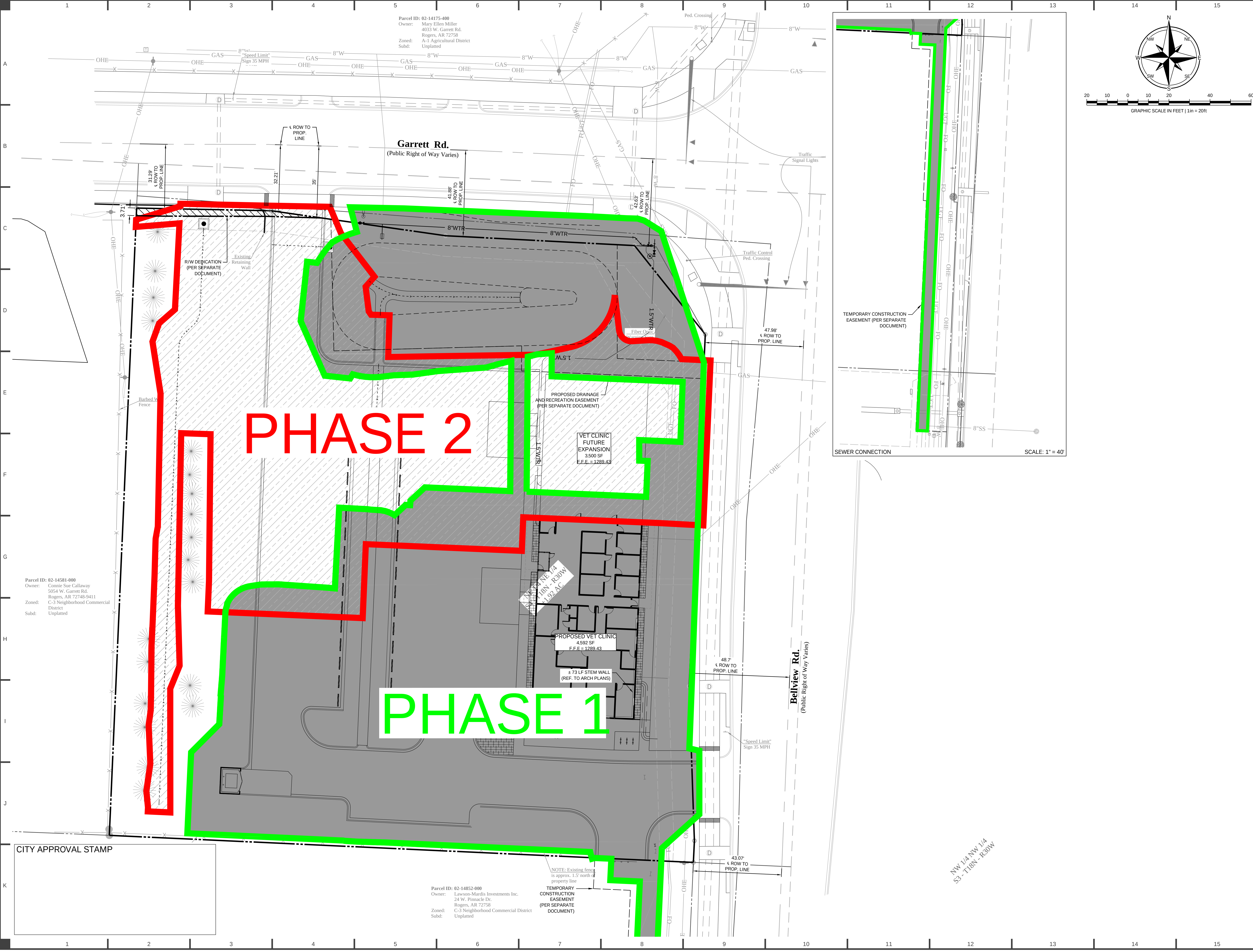
FORTY32 VET CLINIC

4032 W. GARRETT ROAD
ROGERS, ARKANSAS

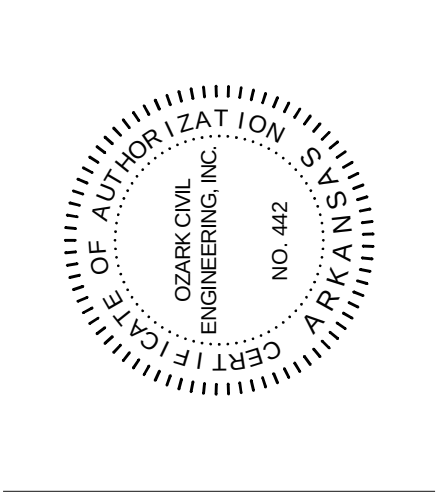
DRAWN BY:	ZDW
JOB №	22-1396
ORIGINAL ISSUE DATE:	12/16/2022
CITY VIEW №	PL202201299
SHEET №	

C1.0

c:\dropbox (ozark civil)\oce projects\22-1396 rogers ar forty32\design\03_permitting\03122-1396 phase2_03.dwg - Plotted on 4/4/2023 1:48:44 PM to pdf-xchange pc3 by Zwillilite



REVISIONS:	
№	DATE
1	03/07/23
2	04/04/23



PHASING PLAN

FORTY32 VET CLINIC
4032 W. GARRETT ROAD
ROGERS, ARKANSAS

DRAWN BY:	ZDW
JOB №	22-1396
ORIGINAL ISSUE DATE:	12/16/2022
CITY ISSUE №	202201299
SHEET №	

PH-1



c:\dropbox (ozark civil)\ace projects\22-1396 rogers ar forty32\design\03\22-1396 lscp-ph1_03.dwg - Plotted on 4/11/2023 2:44:35 PM. to pdf-xchange.pc3 by Zwillhite

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

A

B

C

D

E

F

G

H

I

J

K

20

10

0

10

20

40

60

GRAPHIC SCALE IN FEET | 1in = 20ft

PROPERTY LINE

SUBDIVISION / OUTPARCEL PROPERTY LINE

LIMITS OF DEMOLITION / CONSTRUCTION

LIMITS OF SAWCUT

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE REMOVED (OFFSITE CANOPY)

EXISTING TREE CANOPY TO BE PRESERVED (ON SITE)

EXISTING TREE CANOPY TO BE PRESERVED (OFF-SITE)

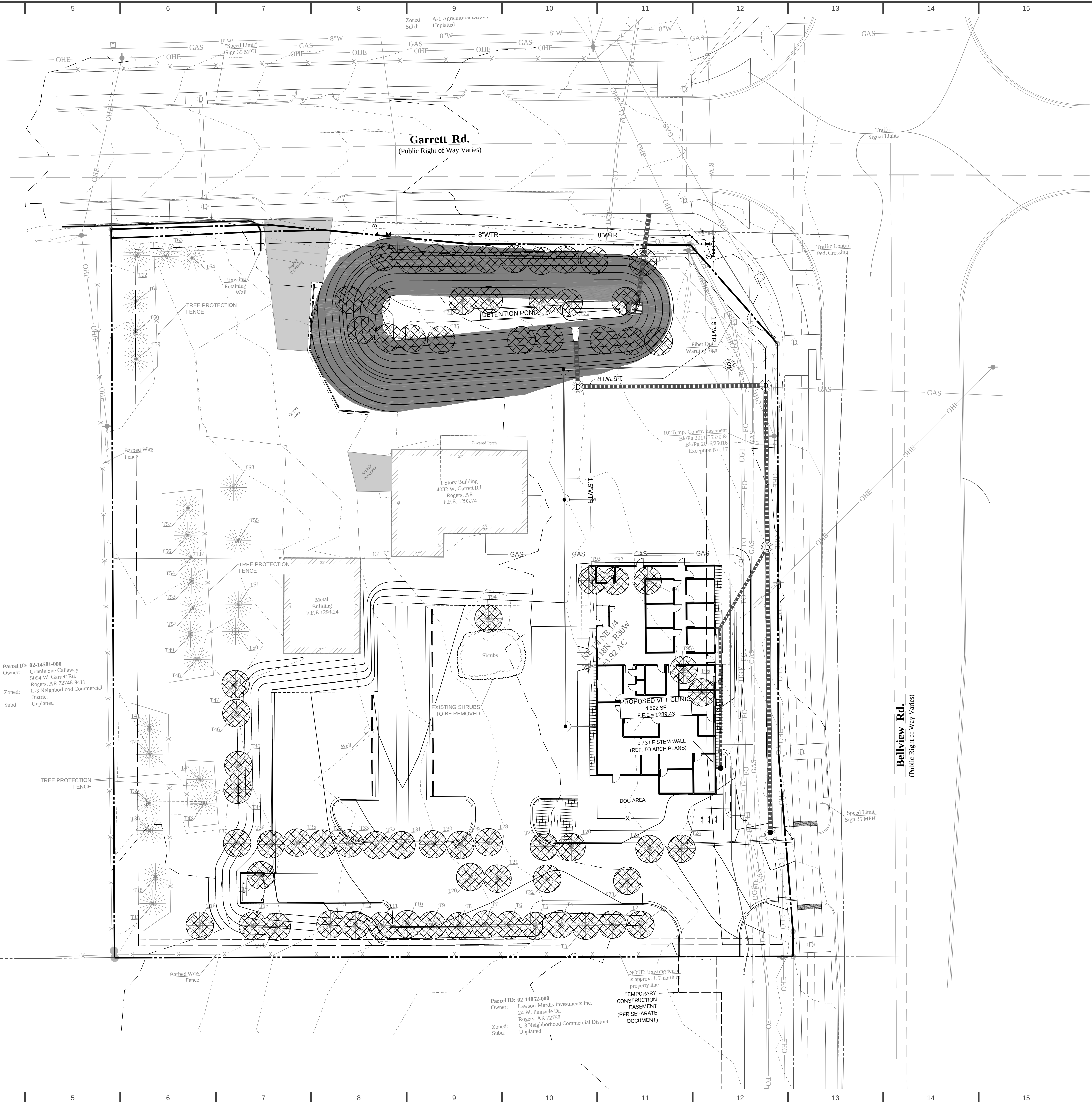
TREE PRESERVATION REQUIREMENTS

- IF SIGNIFICANT TREES ARE IN THE DISTURBED AREA THEY ARE TO BE REPLACED AT A RATE OF ONE TO FIVE (ONE TREE TO BE PLANTED FOR EVERY FIVE TREES REMOVED)
- IF THE DRIP LINE OF THE SIGNIFICANT TREE IS ADJACENT TO A CONSTRUCTION AREA MEASURES MUST BE MADE TO PROTECT THE TREE WITH FENCING AND OTHER PROTECTIVE MEASURES.
- IF A SIGNIFICANT TREE IS REMOVED FROM A NONCONSTRUCTION AREA IT MUST BE REPLACED AT A REPLACEMENT RATE OF FIVE-TO-ONE.
- REPLACEMENT TREES SHALL BE REPLANTED WITH TREES THAT MEET THE FOLLOWING SPECIFICATIONS:
 - DECIDUOUS: AT LEAST TWO AND A HALF INCHES IN DIAMETER AND AT LEAST SIX FEET IN HEIGHT ABOVE NATURAL GRADE.
 - EVERGREEN: AT LEAST EIGHT FEET IN HEIGHT ABOVE NATURAL GRADE; AND
 - ORNAMENTAL: AT LEAST TWO INCHES IN DIAMETER AND AT LEAST SIX FEET IN HEIGHT ABOVE NATURAL GRADE.

PHASE 1 NOTES

- TREE PRESERVATION PLAN FOR PHASE 1 TO INCLUDE THE REMOVAL OF PLANTINGS INDICATED ON THIS SHEET.
- PLEASE SEE PHASE 2 TREE PRESERVATION PLAN FOR OVERALL PLANTING REMOVAL CALCULATIONS TO COMPLY WITH CITY REQUIREMENTS.

CITY APPROVAL STAMP



811

Know what's below.
Call before you dig.

REVISIONS:

№	DATE	DESCRIPTION
1	03/07/23	CITY COMMENTS
2	04/04/23	CITY COMMENTS

Landscaping Architect

ANTHONY W. WANDERLUG

9106

12-115-22

CERTIFICATE OF AUTHORIZATION

OSARK CIVIL ENGINEERING, INC.

NO. 442

RYAN S. ARNOLD

zark

Civil Engineering Inc.

3214 N.W. AVIGNON WAY, SUITE 4

BENTONVILLE, AR 72712

479.464.8850 | OFFICE 479.464.9040 | FAX

TREE PRESERVATION PLAN

PHASE 1

FORTY32 VET CLINIC

4032 W. GARRETT ROAD

ROGERS, ARKANSAS

DRAWN BY:

ZDW

JOB №

22-1396

ORIGINAL ISSUE DATE:

12/13/2022

CITY VIEW №

202201299

SHEET №

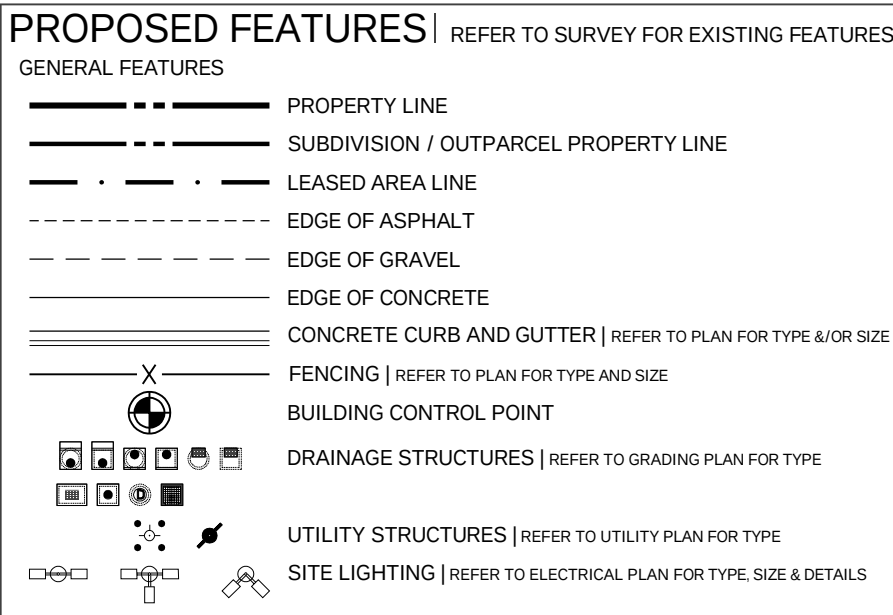
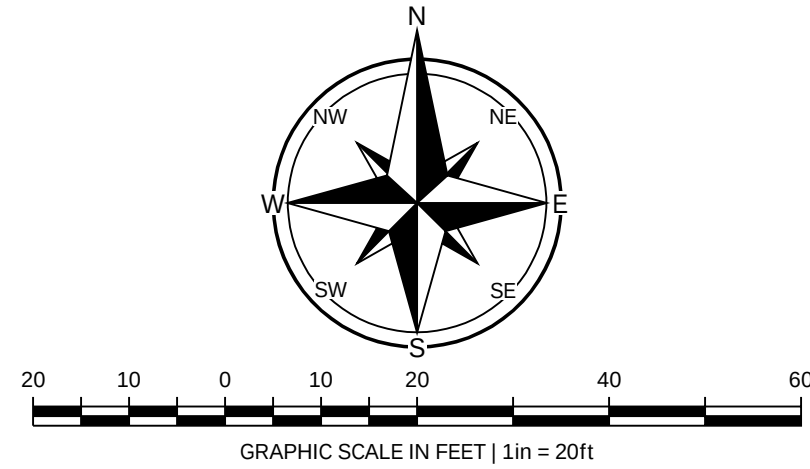
L1.2

Parcel ID: 02-14581-000
Owner: Connie Sue Callaway
5054 W. Garrett Rd.
Rogers, AR 72748-9411
Zoned: C-3 Neighborhood Commercial
District
Subd: Unplatted

Parcel ID: 02-14852-000
Owner: Lawson-Mardis Investments Inc.
24 W. Pinnacle Dr.
Rogers, AR 72758
Zoned: C-3 Neighborhood Commercial District
Subd: Unplatted

NOTE: Existing fence is approx. 1.5' north of property line

TEMPORARY CONSTRUCTION EASEMENT (PER SEPARATE DOCUMENT)



GENERAL NOTES

3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER INDICATED SHALL BE 18" (INCHES).
4. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE VESTIBULE, SLOPED PARAPETS (PORCHES), RAMPWAYS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
5. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPS.
6. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
7. ALL PAVEMENT MARKINGS, TRAFFIC ARROWS, STOP BARS, ETC. AND ALL SIGNS, SHALL BE APPLIED AND/OR INSTALLED, ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 8.05 OF THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.).
8. REFER TO THE UTILITY PLAN FOR SITE UTILITIES.
9. ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR OTHERWISE CANNOT BE REVIEWED, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO COAGNY ENGINEERING, INC. FOR REVIEW AND APPROVAL.
10. ALL WORK DONE ON-SITE SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE PROJECT. THE CLIENT'S SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY OTHER SPECIFICATIONS AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OR RECORD.

PROJECT INFORMATION

SITE INFORMATION
COMPREHENSIVE GROWTH MAP NEIGHBORHOOD CENTER
CURRENT ZONING C-3 NEIGHBORHOOD COMM. DISTRICT

PARCEL No. 02-14850-000
TOTAL GROSS SITE AREA ±1.923 AC / ±83,767 SF
ROW DEDICATION AREA (ALONG GARRETT ROAD) ±0.006 AC / ±251 SF
TOTAL NET SITE AREA ±1.917 AC / ±83,516 SF

BULK AND INTENSITY OF USE RESTRICTIONS
 MAXIMUM STRUCTURE HEIGHT:
 PRINCIPAL BUILDING 3 STORIES
 ACCESSORY STRUCTURES 16 FEET

MINIMUM YARD REQUIREMENTS:

FRONT YARD	5 FEET MIN., 30 FEET MAX.
INTERIOR SIDE	5 FEET MIN., NO MAX.
EXTERIOR SIDE	5 FEET MIN., NO MAX.
REAR	10 FEET MIN., NO MAX.

BUILDING INFORMATION	
1-STORY VET CLINIC	4,592 SF
HEIGHT	23'-0"
CONSTRUCTION TYPE	TYPE VB (WOOD OR METAL STUD)
VET CLINIC FUTURE EXPANSION	3,500 SF
HEIGHT	23'-0"
CONSTRUCTION TYPE	TYPE VB (WOOD OR METAL STUD)
TOTAL BUILDING AREAS (GFA)	8,092 SF

BUILD TO ZONES	
REQUIRED 60% OF BUILDING FACADE TO TO BE LOCATED WITHIN	
S. BELLVIEW ROAD	
TOTAL FRONTAGE LF	312 LF
% LOCATED WITHIN BUILD TO ZONE	100%

AREAS BREAKDOWN
DEVELOPMENT AREA (DISTURBED AREA - PHASE 1 & 2)
TOTAL DISTURBED AREA (ON-SITE) 1.667 AC / 72,594,269 SF (86.92%)

IMPERVIOUS AREAS

TOTAL BUILDING AREAS (GFA) (MAXIMUM 80%)	±0.186 AC / 8,092 SF (9.69%)
PAVEMENT, SIDEWALKS & AMENITIES AREAS	±0.727 AC / 31,673.362 SF (37.92%)
TOTAL IMPERVIOUS AREA (MAXIMUM 90%)	±0.913 AC / 39,765.362 SF (47.61%)

PERVIOUS AREA	
GRASS / OPEN AREAS	±1.004 AC / 43,750.638 SF
TOTAL PERVIOUS AREA (MINIMUM 10%)	±1.006 AC / 43,750.638 SF (52.39%)

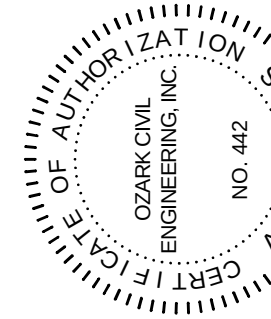
PARKING INFORMATION
NO MINIMUM REQUIRED AUTOMOBILE PARKING
REQUIRED BICYCLE PARKING
RATIO 1 RACK PER 20 AUTOMOBILE SPACES

PROVIDED AUTOMOBILE PARKING	
STANDARD PARKING STALLS 9x19'	40 SPACES
PARALLEL PARKING STALLS 10x20'	3 SPACES
ACCESSIBLE PARKING STALLS 9x19'	4 SPACES
TOTAL PROVIDED PARKING STALLS	47 SPACES
PROVIDED BICYCLE PARKING	
TOTAL PROVIDED BICYCLE RACKS	3 RACKS

DETAIL DESIGNATOR	Items labeled by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of this set of plans.
D 000-X TYPICAL	
DETAIL LIST I	
DETAIL INFO	
D04-A	CONCRETE CURB & GUTTER DETAIL
D04-C	FLUSH CONCRETE CURB & GUTTER DETAIL
D50	TRASH ENCLOSURE DETAIL
D51	BIKE RACK DETAIL
D52	CONCRETE WHEEL STOP DETAIL



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

[illegible]

Civil Engineering Inc.

3214 N.W. AVIGNON WAY, SUITE 4

BENJONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

SITE PLAN PHASE 2

FORTY32 VET CLINIC

4032 W. GARRETT ROAD

ROGERS, ARKANSAS

DRAWN BY:	ZDV
JOB N°	22-139
ORIGINAL ISSUE DATE:	12/16/202
CITY VIEW N°	20220129
SHEET N°	

C2.0

[illegible]

3214 N.W. AVIGNON WAY, SUITE 4

BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

LANDSCAPE PLAN PHASE 2

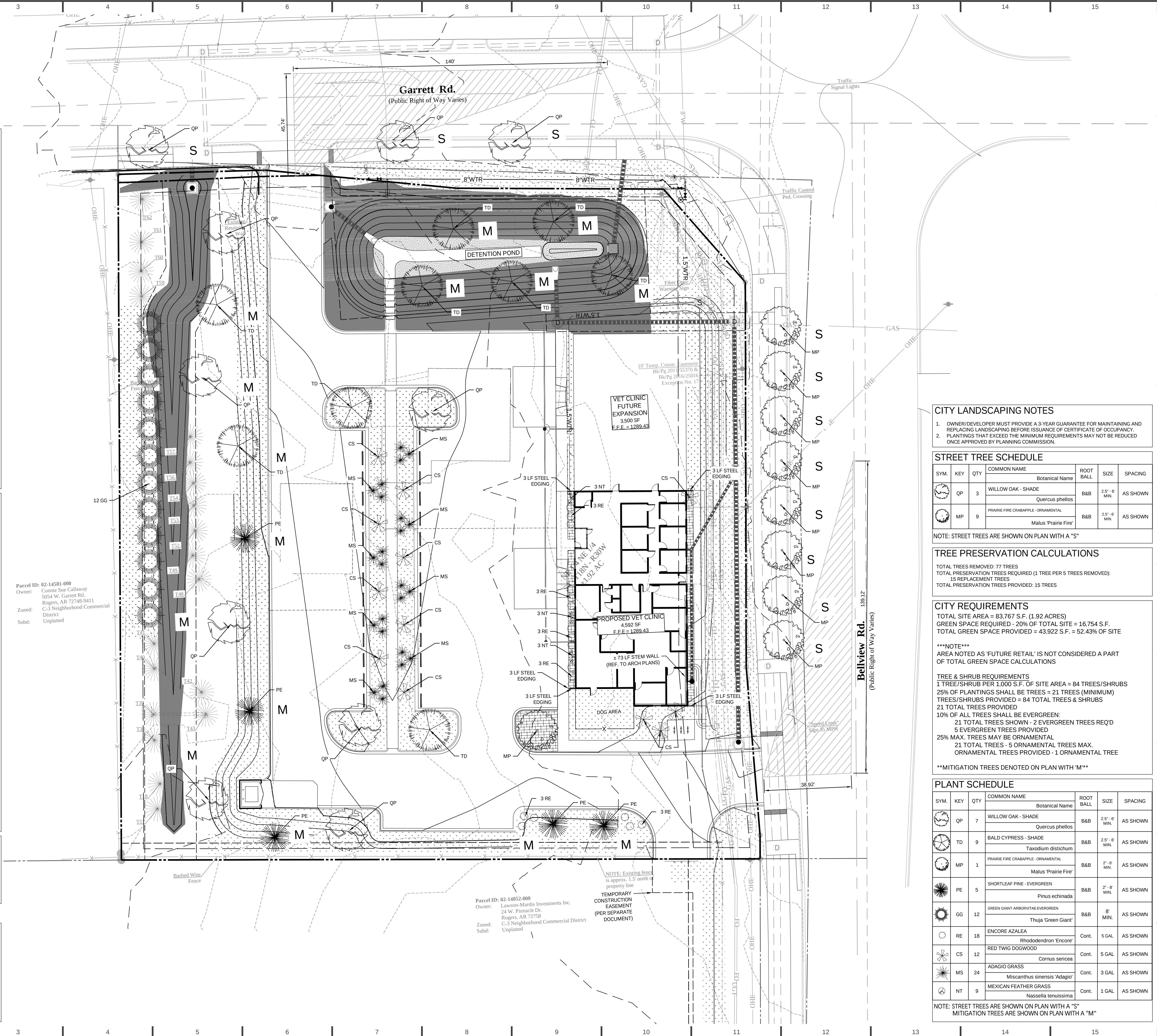
FORTY32 VET CLINIC

4032 W. GARRETT ROAD
BOONVILLE, ARKANSAS

ROGERS, ARKANSAS

DRAWN BY:	ZDV
JOB N°	22-139
ORIGINAL ISSUE DATE:	12/13/202
CITY VIEW N°	20220129
SHEET N°	

L1.0



PROPOSED FEATURES

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

LANDSCAPING FEATURES

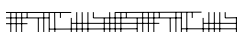
— STEEL EDGING

— — — LANDSCAPE BUFFER AREA

 NATIVE, DROUGHT TOLERANT, SEEDED TURF AREA.

 NATIVE, DROUGHT TOLERANT, SODDED TURF AREA.

 AREAS TO BE MULCHED

 SOIL MEDIA (SEE POND CROSS SECTION DETAIL)

GENERAL NOTES

1. THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION AND SHALL NOT BE RESPONSIBLE FOR LANDSCAPE MATERIALS THAT REPRESENT A VIOLATION OF ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS AND SPECIFICATIONS
2. THE CONTRACTOR SHALL NOTIFY (A) AND (OR) OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, UNDERGROUND UTILITIES AND SITE LIGHTING CONDUITS WITHIN THE PROJECT SITE BEFORE LANDSCAPE CONSTRUCTION BEGINS.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE WATER REGULARLY TO DETERMINE SOIL QUALITY. WATER PERFORMED BY THE CONTRACTOR SHALL BE SHOTTER SPACE 18" (INCHES) INTO THE GROUND. PLANT THE HOLE WITH WATER, RETURN TO THE TEST SITE AFTER 18 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE DOES NOT RETAIN WATER, THE CONTRACTOR SHALL BE REQUIRED TO IMPROVE FOR PLANTING. TO ENSURE PROPER SOIL WATER RETENTION, THE CONTRACTOR SHALL BE REQUIRED TO OVER EXCAVATE THE SOIL TO THE DEPTH OF THE HOLE AND THEN REVERSE THE HOLE WITH HIGH QUALITY PLANTING SOIL, AS SPECIFIED ON THE PLANS PRIOR TO LANDSCAPE TREES OR SHRUBS.
6. PLANTING MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
7. PLANT MATERIAL:
 - a. ALL MATERIALS INSTALLED BY THE CONTRACTOR PER THESE DETAILS (REFER TO DETAIL SHEETS) AND CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHEREVER IS MORE STRINGENT.
 - b. THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION LANDSCAPE COMPLETED ON THESE PLANS AND SHALL BE RESPONSIBLE AND GUARANTEED FOR A PERIOD OF ONE (1) YEAR. AFTER SUBS/TANAL COMPLETION LETTER IS ISSUED AND/OR ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS OF DISCOVERY AND/OR ACCEPTANCE OF FINISHED JOB.
 - c. QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY. GRASS SOIL AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, DISEASES.
 - d. SHALL NOT BE PLANTING IN FROZEN GROUND.
8. ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
9. ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (COW MANURE OR COTTON BURL), 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO, MIN IN 18 TO 20 IN. TO SHOW PLANT RELEASE PITS.
10. STAKES FOR TREE SUPPORT SHALL BE STEEL, 1" BAR FENCE POST, 6' LONG, MIN 1.5 IN DIA. GREEN WITH 4" PANTED WHITE. TREE THE SYSTEMS SHALL BE EASILY ADJUSTABLE. STRONG IN ALL WEATHER, AND EASILY ACCESSIBLE FOR REMOVAL AFTER 12 MONTHS OF PLANTING. TREE THE SYSTEMS SHALL BE 20" DEWITY (BLACK TREE STRAP) SLING TSL-B (80 PER CENTS) OR APPROVED EQUIV. NO PLASTIC TIES. 12' LONG, 14 GAUGE.
11. ALL PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY 4" x 1" PANTED BROWN STEEL EDGING AND RYSERSON OR APPROVED EQUIV. WITH INTEGRATED STAKES THROUGH SLOES IN THE EDGING. (REFER TO DETAIL SHEETS FOR PLANTING BEDDED EQUIPMENT).
12. MULCH ALL TREE PLANTINGS AND PLANTED BEDS WITH 4" OF EITHER SHREDED HARDWOOD BARK MULCH OR 2" OF HARDWOOD MULCH IN SEASONAL FLOWER BEDS.
13. ALL PLANTING AREAS SHALL RECEIVE A THREE (3) INCH TOP DRESSING OF MULCH OVER A 10 ML. WEED MAT. ALL PLANTING AREAS SHALL RECEIVE A THREE (3) INCH TOP DRESSING OF MULCH OVER A 10 ML. WEED MAT. ALL PLANTS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCEUR OR PLANTING ISLAND (REFER TO PLANTING DETAILS).
14. ALL SLOES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOPSOIL APPLIED, REFER TO THE EROSION CONTROL DETAIL SHEETS FOR EROSION CONTROL.
15. CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
16. LANDSCAPE CONTRACTOR SHALL OBTAIN AN ORIGINAL, PRINT OF THIS PLAN TO ENSURE THAT ALL LINE WEIGHTS, LINE TYPES AND SHAIRED COLORS ARE COMPLETELY LEGIBLE AS ORIGINALLY PRINTED.

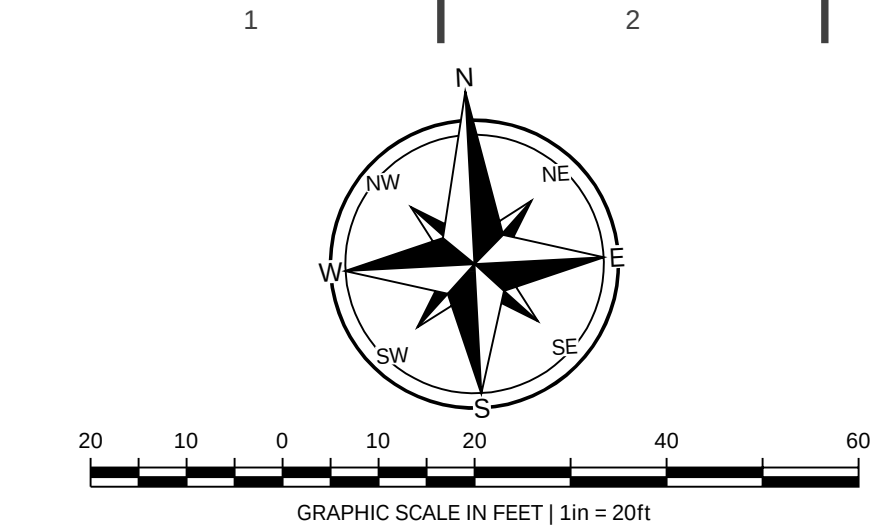
PROJECT NOTES

- NO IRRIGATION PLAN IS PROVIDED. IRRIGATION SHALL BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR OR OTHER QUALIFIED IRRIGATION PROFESSIONAL.
- TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE DISTURBANCE, AND SHALL REMAIN IN PLACE FOR THE ENTIRETY OF THE PROJECT.

CITY APPROVAL STAMP

c:\dropbox (ozark civil)\oce projects\22-1396 rogers ar forty32\design\03_permitting\03_22-1396 lscp-ph2_03.dwg - Plotted on 4/4/2023 2:54:31 PM to pdf-xchange.pc3 by Zwillinthe

c:\dropbox (ozark civil)\ace projects\22-1396 rogers ar forty32\design\03_permitting\03\22-1396 lscp-ph2_03.dwg - Plotted on 4/14/2023 2:55:44 PM. to pdf-xchange.pc3 by Zwillhite



PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- LIMITS OF DEMOLITION / CONSTRUCTION
- LIMITS OF SAWCUT
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMOVED (OFFSITE CANOPY)
- EXISTING TREE CANOPY TO BE PRESERVED (ON SITE)
- EXISTING TREE CANOPY TO BE PRESERVED (OFF-SITE)

TREE PRESERVATION REQUIREMENTS

- IF SIGNIFICANT TREES ARE IN THE DISTURBED AREA THEY ARE TO BE REPLACED AT A RATE OF ONE TO FIVE (ONE TREE TO BE PLANTED FOR EVERY FIVE TREES REMOVED)
- IF THE DRIP LINE OF THE SIGNIFICANT TREE IS ADJACENT TO A CONSTRUCTION AREA MEASURES MUST BE MADE TO PROTECT THE TREE WITH FENCING AND OTHER PROTECTIVE MEASURES.
- IF A SIGNIFICANT TREE IS REMOVED FROM A NONCONSTRUCTION AREA IT MUST BE REPLACED AT A REPLACEMENT RATE OF FIVE-TO-ONE.
- REPLACEMENT TREES SHALL BE REPLANTED WITH TREES THAT MEET THE FOLLOWING SPECIFICATIONS:
 - DECIDUOUS: AT LEAST TWO AND A HALF INCHES IN DIAMETER AND AT LEAST SIX FEET IN HEIGHT ABOVE NATURAL GRADE.
 - EVERGREEN: AT LEAST EIGHT FEET IN HEIGHT ABOVE NATURAL GRADE; AND
 - ORNAMENTAL: AT LEAST TWO INCHES IN DIAMETER AND AT LEAST SIX FEET IN HEIGHT ABOVE NATURAL GRADE.

TREE PRESERVATION CALCULATIONS

TOTAL TREES REMOVED: 77 TREES
TOTAL PRESERVATION TREES REQUIRED (1 TREE PER 5 TREES REMOVED):
15 REPLACEMENT TREES
TOTAL PRESERVATION TREES PROVIDED: 15 TREES

REFER TO SURVEY FOR FULL TREE LIST

PRESERVED TREE SCHEDULE

No	Size	Type	No	Size	Type
T17	24"	Pine	T49	20"	Pine
T18	24"	Pine	T52	20"	Pine
T38	24"	Pine	T53	20"	Pine
T39	24"	Pine	T54	16"	Pine
T40	24"	Pine	T56	20"	Pine
T41	20"	Pine	T57	24"	Pine
T42	18"	Pine	T59	16"	Pine
T43	12"	Pine	T60	20"	Pine
T48	20"	Pine	T61	20"	Pine
			T62	24"	Pine

Parcel ID: 02-14581-000
Owner: Connie Sue Callaway
5054 W. Garrett Rd.
Rogers, AR 72746-9411
Zoned: C-3 Neighborhood Commercial
District
Subd: Unplatted

Parcel ID: 02-14852-000
Owner: Lawson-Morris Investments Inc.
24 W. Pinnacle Dr.
Rogers, AR 72758
Zoned: C-3 Neighborhood Commercial District
Subd: Unplatted

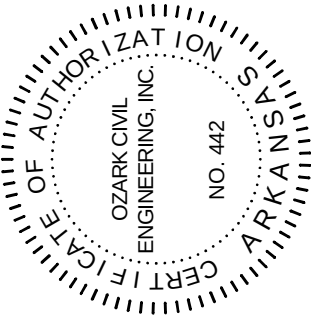
TEMPORARY
CONSTRUCTION
EASEMENT
(PER SEPARATE
DOCUMENT)

CITY APPROVAL STAMP



Know what's below.
Call before you dig.

REVISED:	DATE	DESCRIPTION
1	03/07/23	CITY COMMENTS
2	04/04/23	CITY COMMENTS



Civil Engineering Inc.

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

TREE PRESERVATION PLAN

PHASE 2

FORTY32 VET CLINIC

4032 W. GARRETT ROAD
ROGERS, ARKANSAS

DRAWN BY:	ZDW
JOB NO	22-1396
ORIGINAL ISSUE DATE:	12/13/2022
CITY VIEW NO	202201299
SHEET NO	

1.1



LARGE SCALE DEVELOPMENT

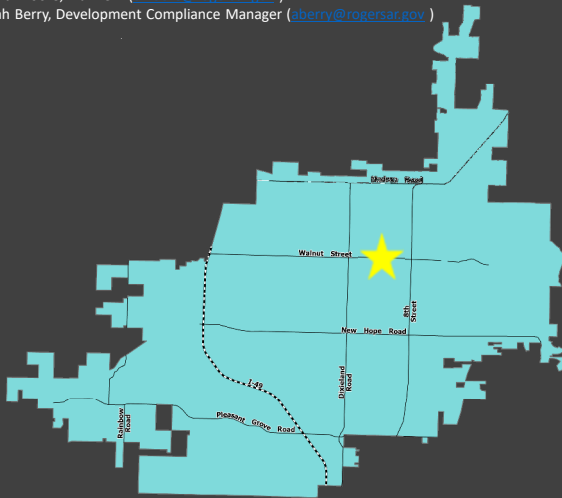
PLANNING

Jiffy Trip

Staff:

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

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



Vicinity Map

Location

1310 W Walnut Street

CGM Designation

Access Corridor

Zoning

C-2 (Highway Commercial)

Proposed Use

Convenience Store with Gas
(CUP permit # 22-07)

Representative

Don Rose, Jiffy Trip

All reviews have passed.

Location:

Located in central Rogers, the graded property just east of the Aldi grocery store.

Proposal:

The proposed use is for a convenience store with gas.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Access Corridor

Growth Designation Character:

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

Allowed Zoning Districts:

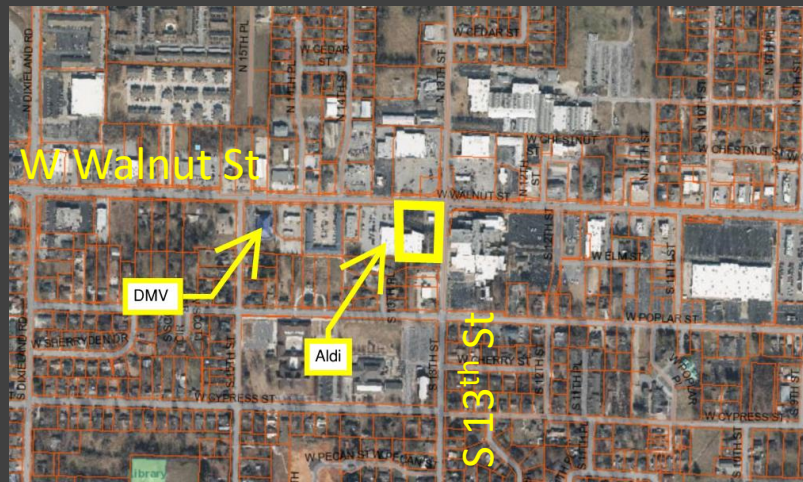
R-MF, R-O, C-2

ZONING:

intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets.
Sec. 14-709(a).x

Use Definition:

“Convenience Store with Gas” is defined as “a secondary use classification encompassing retail sales of food, beverage, and small convenience items typically found in establishments with long or late hours of operation that also sell gasoline;” Sec. 14-695(b)(3)(s).



Geolocation

Summary

LSDP Staff Recommendation

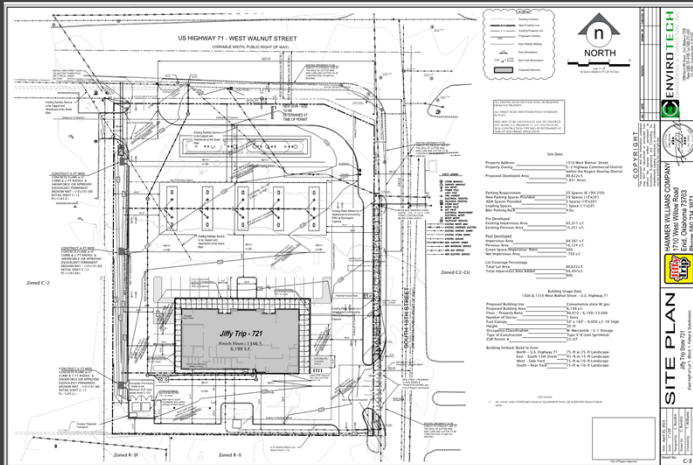
APPROVE



LARGE SCALE DEVELOPMENT

Jiffy Trip

PLANNING



Site Plan

Request

- A proposal to develop 80,622 square foot area including a convenience store, parking, and gas pump area.
- Development has passed all reviews and no waivers or variances are needed.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The proposal meets access management standards.

STORMWATER MANAGEMENT:

The applicant proposes a drainage swale along the west property line that will convey water to a proposed storm area drain and connect to the existing storm system along W Walnut Street.

WATER QUALITY:

The applicant proposes a drainage swale and hydrodynamic structure to meet water quality requirements.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Walnut Street and S 13th Street are not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The existing right-of-way width for W Walnut Street, a Major Arterial, is 40-ft from the centerline. The applicant is dedicating an additional 10-ft to meet the Typical Street Section requirements. The applicant has agreed to pay a **FEE-IN-LIEU** in the amount of \$46,764.85 for street improvements along W Walnut Street.

The right-of-way width for S 13th Street, a Collector Street, is 35-ft from the centerline as required by the Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes a new 6-ft sidewalk be built along of S 13th Street. There is an existing 6-ft sidewalk on W Walnut Street.

Trails:

Trails are neither proposed nor required.

Streetlights:

1 new streetlight is proposed at the driveway onto W Walnut Street.

Street Trees:

The **FEE-IN-LIEU** accounts for 6 street trees.

RECOMMENDATIONS:

Approve



LARGE SCALE DEVELOPMENT

PLANNING

Jiffy Trip



Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE



February 27, 2023

Mr. Tyler Williams, PE
Envirotech Engineering
2500 N. 11th Street
Enid, OK 73701

Re: Conditional Approval of Civil Plans
Jiffy Trip #721

Dear Mr. Williams:

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

1. The address listed should be for the new structure and not the two existing building that have been razed. Formerly Comment number 2.
2. Indicate the location of the second water meter to be abandoned along S 13th Street. This meter served the small building on the corner and should be noted to be abandoned and removed by RWU. Formerly Comment number 4.
3. List the type of "Street Trees" shown as they are not listed within the legend. No tree with a mature height taller than 20' may be placed within 10' of a public water, sanitary sewer, or fire main line. Formerly Comment number 12.
4. Correct the note on Sheet C-7, "CONNECT NEW 6-IN SANITARY SEWER SERVICE TO EXISTING MANHOLE (Per City of Rogers Spec.)" to state (Per Rogers Water Utilities Spec.)
5. The connection point for the 6" sewer service does not follow RWU standards for connections to manholes. The minimum angle is 90 degrees from the exit pipe.
6. On sheet C-7, what is the note "New 4" Sanitary Service – by Highway Improvement Design" for. There is no Highway Improvement Design, and it is pointing to a sewer service line that is called to be removed on the Demolition Plan Sheet.
7. On sheet C-7, the text box for the water meter notes the water meter is for Irrigation, but is connected to the building. Should this be 2 water meters (one domestic and one irrigation)? Or is the note for Irrigation in error?
8. On sheet C-7, that are text boxes that are not pointing at the items being referenced. See text box with "INSTALL 6-IN CLEAN-OUT" at the southwest corner of the plans for an example.

9. Use the current water and sewer detail sheets. The current sheet can be found on our website @ https://www.rwu.org/wp-content/uploads/2022/10/Standard-Details-Rev2022_tov09p574hxcjkya1qlr.pdf
10. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. 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.

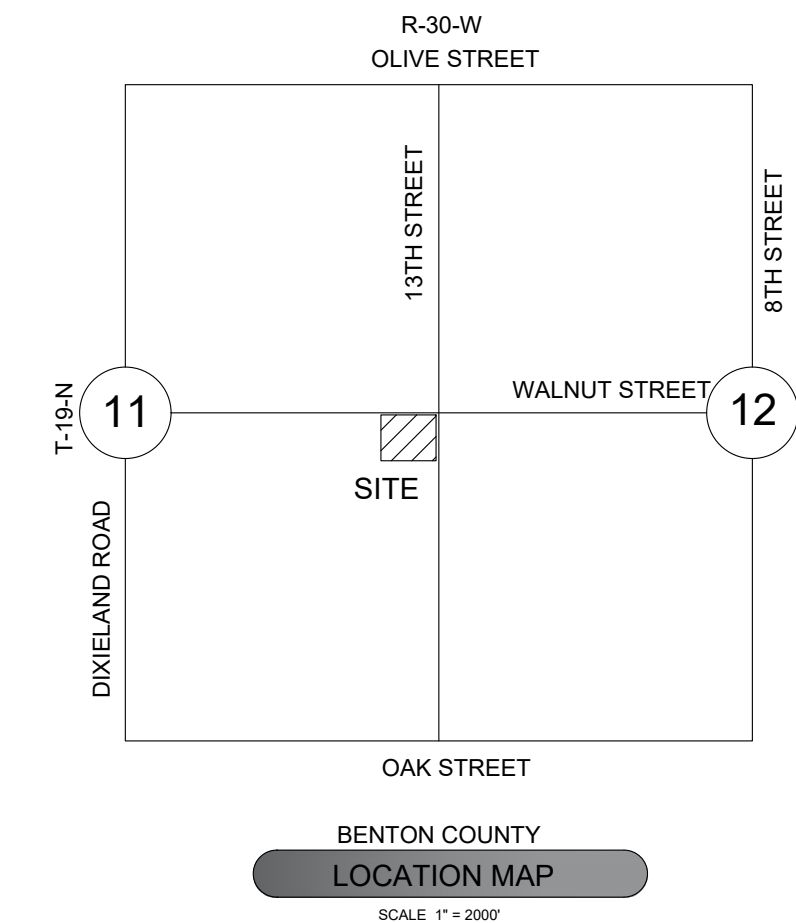
Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,



Aaron Short, PE

AS/TD



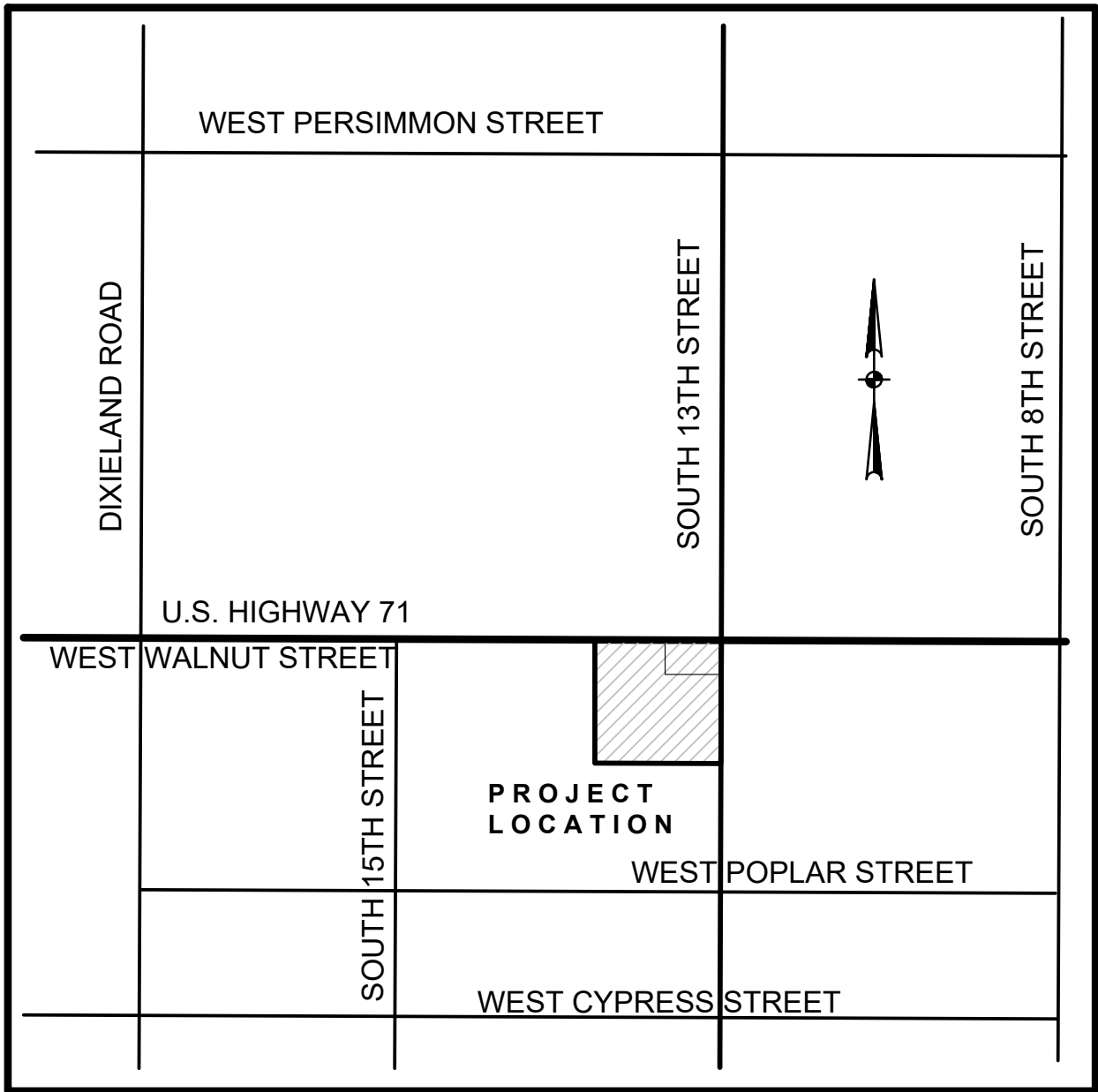
SUBMITTAL DATES	
	Revision Date
1st Submittal	June 27, 2022
2nd Submittal	July 21, 2022
3rd Submittal	August 22, 2022
4th Submittal	September 1, 2022
5th Submittal	November 18, 2022
6th Submittal	December 8, 2022
7th Submittal	January 5, 2023
8th Submittal	April 17, 2023

PROJECT & UTILITY CONTACT LIST
OWNER / DEVELOPER HAMMER WILLIAMS COMPANY 1710 WEST WILLOW ROAD ENID, OKLAHOMA 73703 CONTACT: DON ROSE drose@jiffytrip.com PHONE: 580-234-3971
ENGINEER ENVIROTECH ENGINEERING & CONSULTING 2500 NORTH 11TH STREET ENID, OKLAHOMA 73701 CONTACT: CHRISTOPHER BURDICK cburdick@envirotechconsulting.com PHONE: 580-234-8780
SURVEYOR MARK DEAL AND ASSOCIATES, P.C. P O BOX 6578 NORMAN, OKLAHOMA 73070
PLANNING DEPARTMENT CITY OF ROGERS JOHN MCCURDY DIRECTOR OF COMMUNITY DEVELOPMENT 301 WEST CHESTNUT STREET ROGERS, ARKANSAS, 72756 PHONE: 479-621-1117
ENGINEERING CITY OF ROGERS 301 WEST CHESTNUT STREET ROGERS, ARKANSAS, 72756 PHONE: 479-621-1117

Sheet List Table	
Sheet Number	Sheet Title
C-1	COVER
C-2	DEMOLITION PLAN
C-3	SITE PLAN
C-4	DIMENSION CONTROL PLAN
C-5	PAVING PLAN
C-6	GRADING & DRAINAGE PLAN
C-7	UTILITY EXTENSION PLAN
C-8	LANDSCAPE PLAN
C-9	EROSION CONTROL PLAN
C-10	CITY OF ROGERS STANDARD DETAILS
C-11	ARDOT DR-1 DETAILS
C-12	STANDARD DETAILS
C-13	RWU WD-1 DETAILS
C-14	RWU WD-1 DETAILS
C-15	RWU WD-2 DETAILS
C-16	RWU SD-1 DETAILS

LARGE SCALE DEVELOPMENT PLANS FOR JIFFY TRIP – 721

1310 WEST WALNUT – U.S. HIGHWAY 71
CITY OF ROGERS, ARKANSAS
Project No. PL202200508



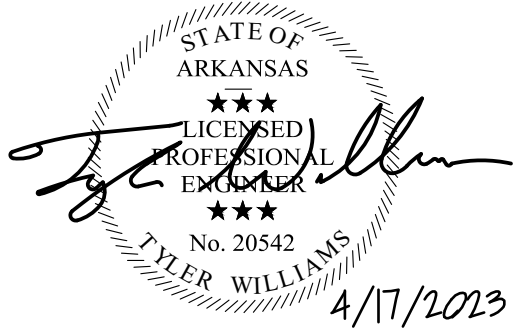
VICINITY MAP
NOT TO SCALE



DIAL 811 - 48 HOURS BEFORE YOU DIG
CONTRACTOR IS RESPONSIBLE FOR
CONTACTING ALL UTILITY COMPANIES
PRIOR TO CONSTRUCTION.

General Notes

1. ANY QUANTITIES SHOWN WITHIN THESE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.
2. RETURN ALL DISTURBED AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION PRIOR TO CONSTRUCTION.



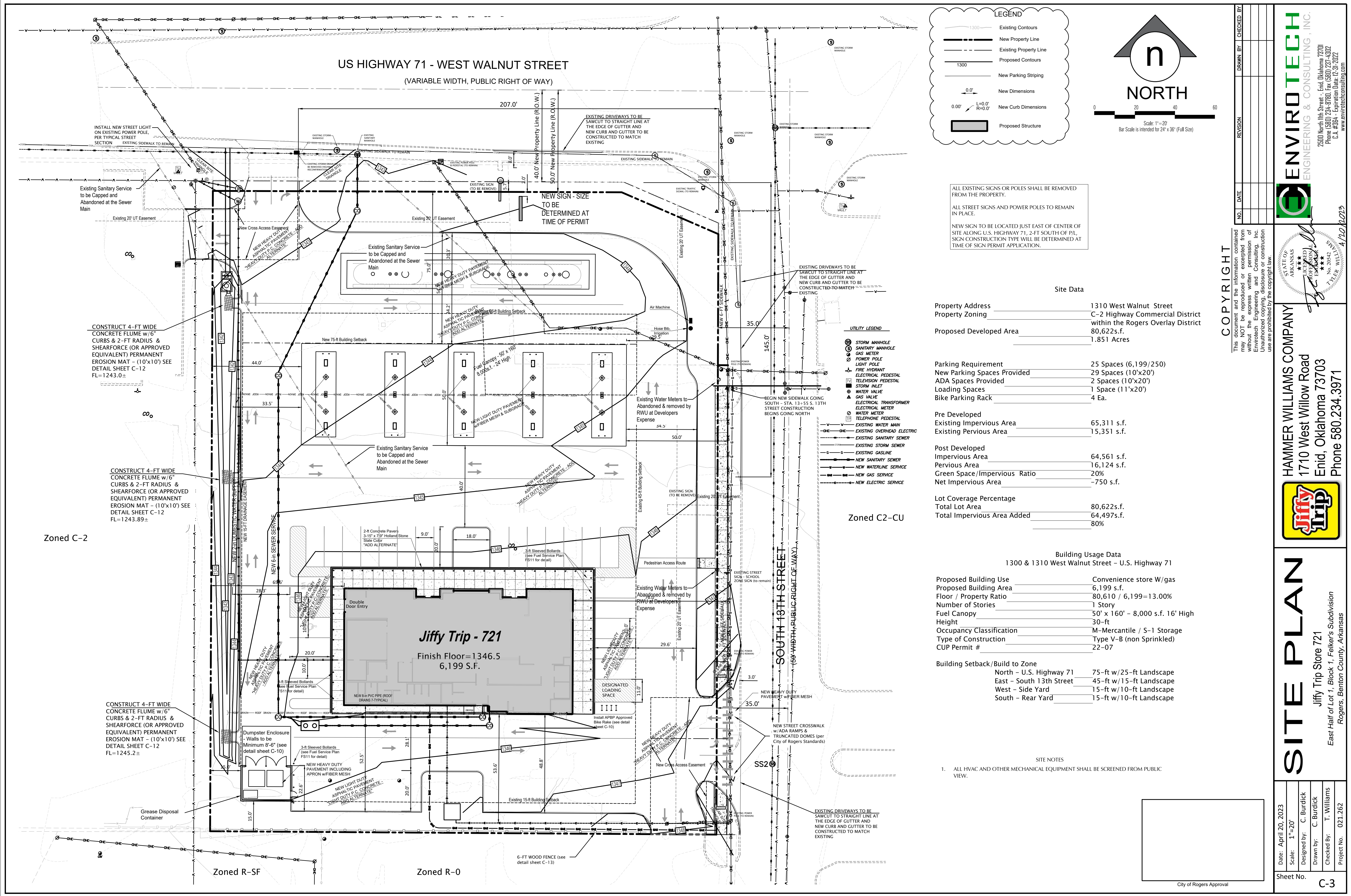
Site Data	
Property Address	1310 West Walnut Street
Property Zoning	C-2 Highway Commercial District within the Rogers Overlay District
Proposed Developed Area	80,622s.f. 1.851 Acres
Parking Requirement	25 Spaces (6,199/250)
New Parking Spaces Provided	29 Spaces (10'x20')
ADA Spaces Provided	2 Spaces (10'x20')
Loading Spaces	1 Space (11'x20')
Bike Parking Rack	4 Ea.
Pre Developed	
Existing Impervious Area	65,311 s.f.
Existing Pervious Area	15,351 s.f.
Post Developed	
Impervious Area	64,561 s.f.
Pervious Area	16,124 s.f.
Green Space/Impervious Ratio	20%
Net Impervious Area	~750 s.f.
Lot Coverage Percentage	
Total Lot Area	80,622s.f.
Total Impervious Area Added	64,497s.f.
	80%
Building Usage Data 1300 & 1310 West Walnut Street – U.S. Highway 71	
Proposed Building Use	Convenience store W/gas
Proposed Building Area	6,199 s.f.
Floor / Property Ratio	80,610 / 6,199=13.00%
Number of Stories	1 Story
Fuel Canopy	50' x 160' – 8,000 s.f. 16' High
Height	30-ft
Occupancy Classification	M-Mercantile / S-1 Storage
Type of Construction	Type V-B (non Sprinkled)
CUP Permit #	22-07
Building Setback/Build to Zone	
North – U.S. Highway 71	75-ft w/25-ft Landscape
East – South 13th Street	45-ft w/15-ft Landscape
West – Side Yard	15-ft w/10-ft Landscape
South – Rear Yard	15-ft w/10-ft Landscape

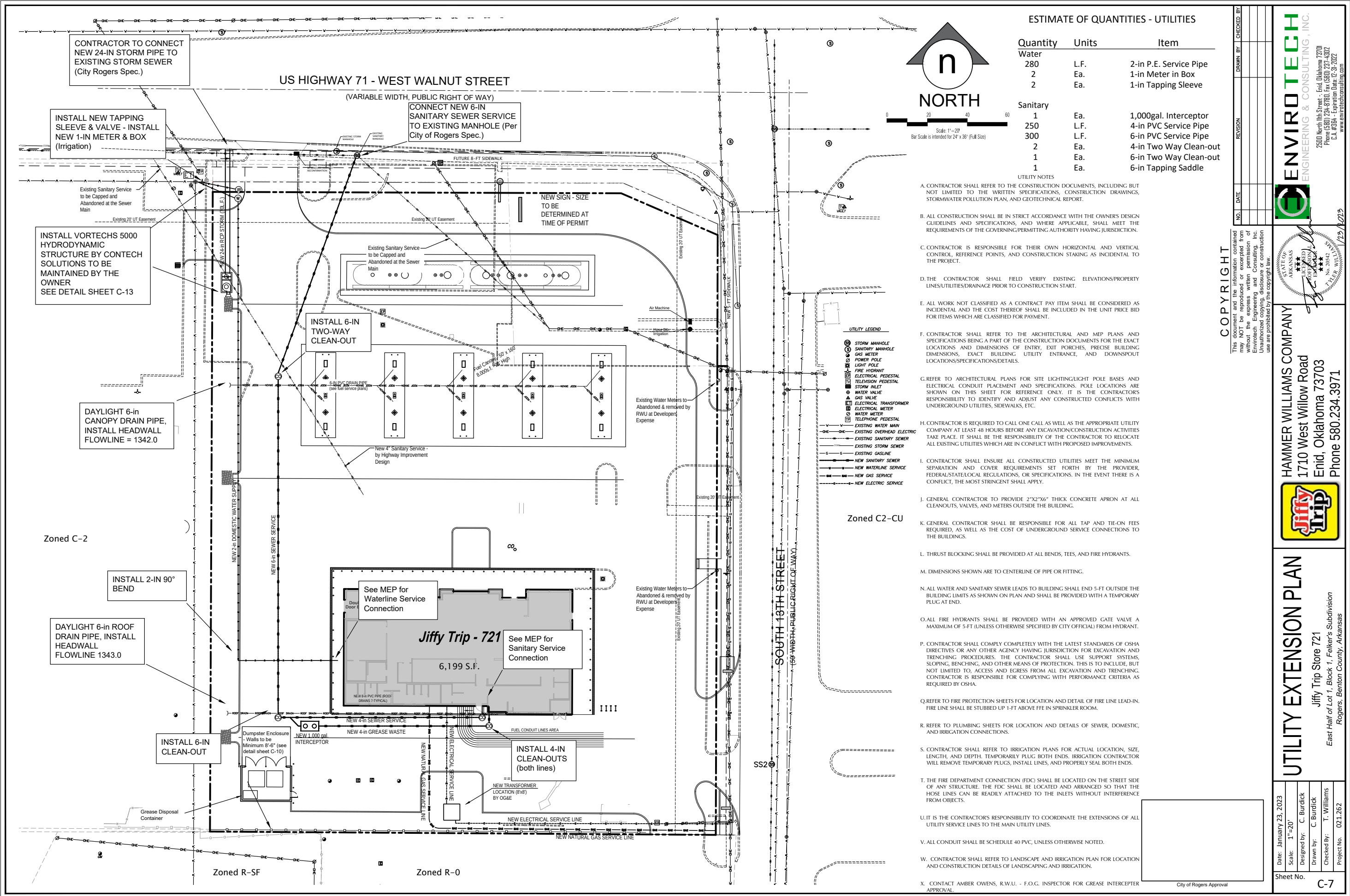
GENERAL NOTES:

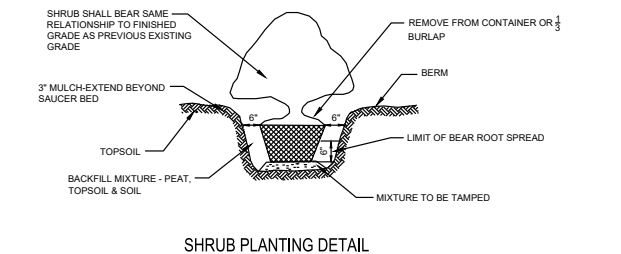
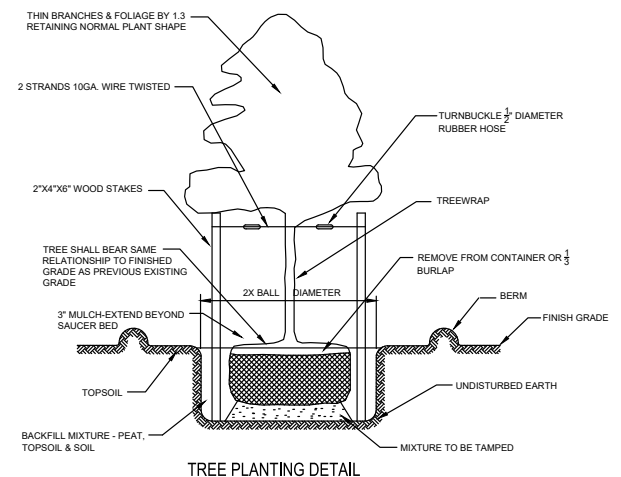
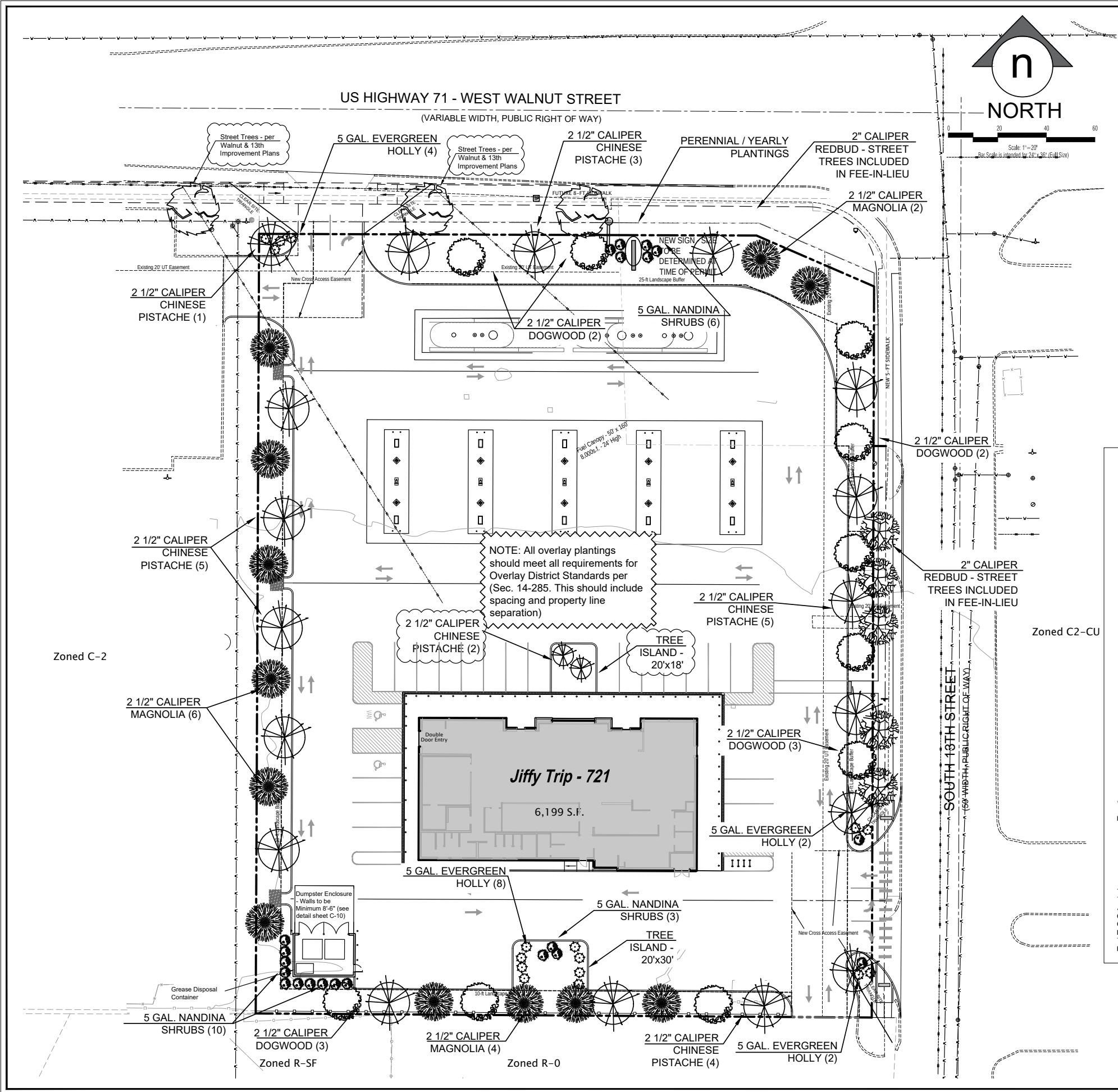
1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, AND ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY CITY AND THE STATE HIGHWAY COMMISSION. REFER TO THE MANUALS ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
3. ALL SITE DIMENSIONS ARE REFERENCED TO THE BACK OF CURB OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE'S DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS" AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE CITY CODES AND ORDINANCES.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS. THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
6. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
7. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
8. GRASSED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE SEEDED OR SODDED.
9. A STATE CONTRACTOR'S LICENSE IS REQUIRED PROJECTS EXCEEDING \$20,000.
10. EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
11. 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.
12. 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.
13. 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.
14. WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
15. WHERE PUBLIC SIDEWALKS, TRAILS OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGNS
17. PUBLIC STREETS AND ALLEYWAYS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
18. THE LARGE SCALE DEVELOPMENT PLAN APPROVAL LETTER ISSUED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT MUST BE SIGNED BY THE OWNER AND THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS PER DESIGNEE PRIOR TO ISSUANCE OF GRADING PERMIT. BOTH APPROVAL LETTER AND GRADING PERMIT ARE REQUIRED TO BE SUBMITTED TO THE RISK REDUCTION DIVISION PRIOR TO ISSUANCE OF BUILDING PERMIT.
19. PROPOSED LANDSCAPING MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE III. LANDSCAPING MUST BE INSTALLED OR BONDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, IN ADDITION TO A THREE-YEAR MAINTENANCE AND REPLACEMENT AGREEMENT PROVIDED BY OWNER.

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 050013, MAP NUMBER 051007C0230K WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTPS://WWW.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. ZONE 'X' DENOTES AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN DETERMINED TO BE OUTSIDE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.









LANDSCAPE LEGEND	
Trees	
	Chinese Pistache - pistacia chinensis (shade) - 2 1/2" Cal., 6-ft Min., Balled-and-Burlapped
	Magnolia - grandiflora 'Little Gem' (evergreen) - 2 1/2" Cal., 8-ft Min., Balled-and-Burlapped
	Kousa Dogwood - cornus kousa (ornamental) - 2 1/2" Cal., 6-ft Min., Balled-and-Burlapped
Street Trees	
	Redbud - cercis canadensis- (2" Cal.) - TO BE INCLUDED IN FEE-IN-LIEU
Shrubs	
	Nandina - Min. 24" in height at planting
	Evergreen Holly - Min. 24" in height at planting

LANDSCAPING QUANTITIES					
COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY	PLANT TYPE	MIN. HEIGHT
CHINESE PISTACHE	pistacia chinensis	2 1/2" cal	20	Shade	6-ft
MAGNOLIA	grandiflora 'Little Gem'	2 1/2" cal	12	Evergreen	8-ft
DOGWOOD	cornus kousa	2 1/2" cal	10	Ornamental	6-ft
NANDINA	Nandina domestica	5 gal	25*	Evergreen	
EVERGREEN HOLLY	Ilex species	5 gal	16*	Evergreen	

*All shrubs shall be a minimum of 24" in height at time of planting.

LANDSCAPING NOTES:

1. Tree species to be planted within overlay corridors shall be consistent with the recommended plants list.
2. Erosion retardant vegetation shall be used on all cuts and fills.
3. Plantings that exceed the minimum requirements may not be reduced once approved by planning commission.
4. Owner/Developer must provide a 3-year guarantee for maintaining and replacing landscaping before issuance of Certification of Occupancy.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND AUTOMATIC SPRINKLER SYSTEM INCLUDING TREE IRRIGATION FOR ISLANDS, WITH FOLLOWING MAINTENANCE PLAN/SCHEDULE:
Test controller and make seasonal adjustments
Test all zones and valves for proper operations
Adjust and fine tune all sprinklers
Check for broken and leaking pipe(s)
Check for broken or clogged sprinkler heads and nozzles
Determine if any sprinkler heads need raising or straightening to ensure correct coverage
Test and clean rain/freezer sensor
Examine Backflow Preventer and insulation

LANDSCAPE CALCULATION	
Planting Area:	14,040 s.f.
Total Trees Indicated	40 ea.
Total Shrubs Indicated	41 ea.
Street Trees	4 ea.
Perennial / Yearly Plantings	300 s.f.
Percent of Plantings Trees	49%
Percent of Trees Evergreen	30%
Percent of Trees Ornamental	25%
Percent of Trees Shade	45%

COPYRIGHT

This document and the information contained may NOT be reproduced or excerpted from without the express written permission of EnviroTech Engineering and Consulting, Inc. Unauthorized copying, disclosure or construction use are prohibited by the copyright law.

ENVIROTECH

ENGINEERING & CONSULTING, INC.

2500 North 11th Street - Enid, Oklahoma 73701
Phone (580) 234-8780, Fax (580) 237-4302
CA #394 - Expiration Date 12-31-2022
www.envirotechconsulting.com

NO.

DATE

REVISION

DRAWN BY

CHECKED BY

ARKANSAS

REGISTERED PROFESSIONAL ENGINEER

NO. 20542

EXPIRATION DATE 12/31/2023

HAMMER WILLIAMS COMPANY

1710 West Willow Road

Enid, Oklahoma 73703

Phone 580.234.3971

LANDSCAPE PLAN

Jiffy Trip Store 721

East Half of Lot 1, Block 1, Felker's Subdivision

Rogers, Benton County, Arkansas

Date: January 23, 2023

Scale: 1"=20'

Designed by: C. Burdick

Drawn by: C. Burdick

Checked By: T. Williams

Project No. 021.262

Sheet No.

C-8



Withdrawn Per Applicant