



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

PLANNING COMMISSION MEETING AGENDA

MAY 16, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: <HTTPS://US02WEB.ZOOM.US/J/84764702470>

BOARD OF ADJUSTMENT: <HTTPS://US02WEB.ZOOM.US/J/84764702470>

ZONING REVIEW COMMITTEE: <HTTPS://US02WEB.ZOOM.US/J/87216568844>

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. May 2, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. LSDP: Horsebarn II

A proposal to develop a 16,680 square-foot building for business and professional office use at 1102 S. 52nd Street in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Logan Ellis*

2. LSDP: Janacek Remodeling

A proposal to develop a 5,000 square-foot warehouse and professional office at 1824 S. 26th Street in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Jason Ingalls*

3. LSDP: Townhomes at Scottsdale

A proposal to develop townhomes totaling a footprint area of 43,307 square feet on the SE corner of W. Olive Street and N. 42nd Street in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Daniel Ellis*

4. SUB: Sequoyah Heights

A proposal to develop a new 10-lot subdivision on 1.93 acres of land near the southeast corner of W. Pleasant Grove Road and S. Bellview Road in the N-R (Neighborhood Residential) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Phil Swope*

PUBLIC HEARINGS:

1. RZN: Northbridge Realty Holding

A request by Northbridge Realty Holding to rezone 8.59 acres at the northeast corner of N. 8th Street and W. Roselawn Street from C-2 (Highway Commercial) to the I-1 (Light Industrial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Rodney Louviere*

CALL FOR RECESS:



DEPT. OF COMMUNITY
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1. Board of Adjustment Meeting
2. Zoning Review Committee
 - Any public hearing items referred by Commission
 - RZN: Northbridge Realty Holding

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

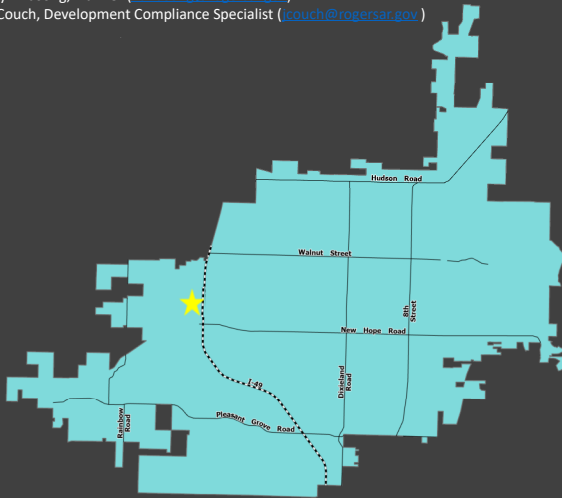
PLANNING

Horsebarn II

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

Justin Couch, Development Compliance Specialist (jcouch@rogersar.gov)



Vicinity Map

Location

1102 S 52nd Street

CGM Designation

Commerce Corridor

Zoning

C-2 (Highway Commercial)

Proposed Use

Business and Professional Office

Representative

Logan Ellis, OWN Inc.

Location:

Located in west Rogers, near the southwest corner of S Horsebarn Road and S 52nd Street.

Proposal:

The proposed use is for a business and professional office.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

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

Allowed Zoning Districts:

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

ZONING:

C-2 (Highway Commercial):

"This district is intended for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public.



LARGE SCALE DEVELOPMENT

PLANNING

Horsebarn II



Geolocation

Geolocation

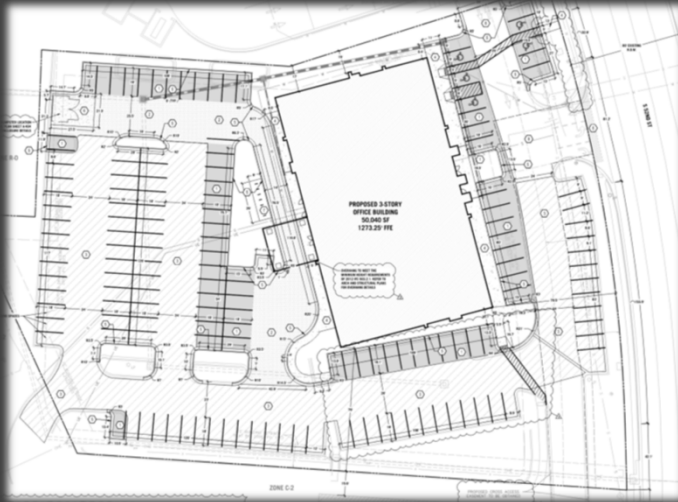
The subject property is located east of the Stone Manor Luxury Apartments and is slightly west of the interstate.



LARGE SCALE DEVELOPMENT

PLANNING

Horsebarn II



Site Plan

Request

- A proposal to develop a 16,680 square-foot building for business and professional office use.

Analysis

- All Large-Scale Development Requirements have been met.

REQUEST:

The applicant is requesting to construct a 16,680 square foot building for business and professional office use. The development has passed all reviews and no waivers or variance have been requested.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The proposed project meets access management standards.

STORMWATER MANAGEMENT:

The applicant proposes that a majority of the proposed site will drain through the existing storm inlets and pipes into the existing regional detention center. The applicant proposes installing new storm pipe to collect stormwater runoff from the proposed building's roof drainage system, and proposes a new inlet to be installed near the northwest corner of the property. These proposed inlets and pipes would connect to the existing storm system and drain into the regional basin.

WATER QUALITY:

The applicant proposes to install an inlet filter on the downstream most inlet, located near the northwest corner of the property, to meet Water Quality Requirements.

FLOODPLAIN MANAGEMENT:

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



LARGE SCALE DEVELOPMENT

PLANNING

Horsebarn II



Aerial Image

Recommendation
APPROVE

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

S 52nd Street Pavement is not substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for S 52nd Street, a Major Arterial, is 100ft, however, there is an existing 80ft right of way which is consistent with the surrounding area. Additional right-of-way dedication is not required.

Sidewalks & Sidepaths:

There is an existing 5ft sidewalk located along S 52nd Street.

Trails:

A trail is not required for this proposal.

Streetlights:

Streetlights are proposed and should meet the requirements for a Major Arterial street along S 52nd Street.

Street Trees:

The applicant proposes the required street tree requirements.

LSDP STAFF RECOMMENDATION:

Approve



December 15, 2022

Mr. Logan Ellis, PE
Anderson Engineering
5311 W. Village Pkwy.
Rogers, AR 72758

RE: Technical Advisory Committee Review and Conditional Approval
Horse Barn 2

Dear Mr. Ellis:

We have reviewed the Large-Scale Development Plans for Horse Barn 2. We have the following comments:

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

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

2. Depict the water and sewer improvements in this area for Armor Bank.
3. Identify the building 911 address on the plans.
4. Provide a profile of the fire line if required.
5. Show the existing water and sewer main sizes on the plans.
6. Show the location and size of the proposed water meter.
7. Show the location and size of a proposed irrigation meter and RPZA. Specify that a USC-FCCCHR approved RPZA will be required and located in a heated space or frost-free enclosure prior to any tees or branches for all irrigation service lines. (Provide a detail for installation indicating manufacturer, model number--complete with all suffixes and prefixes, size, and installation orientation must be shown).
8. When connecting a water service to an existing main note on the plans that RWU will construct the water meter service at the developer's expense.

9. The existing unused service line out of the manhole will need to be abandoned in accordance with RWU policy.
10. Show existing easements and their dimensions, along with book and page information.
(See the attached final plat.)

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

Sincerely,

Stephen T. Ponder, PE

SP: DG

FLOOD ZONE:

THE PROPERTY IS LOCATED INSIDE FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN" BY FLOOD INSURANCE RATE MAP (FIRM) NO. 05007C0260K, EFFECTIVE DATE: JUNE 5, 2012.

SAFETY NOTES:

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

GENERAL NOTES

- THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS 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 ON A CONTEMPORARY BASIS AT THIS SITE.
- CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE PROJECT DOCUMENTS & PER THE LOCAL AUTHORITY'S STANDARDS & SPECIFICATIONS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
- APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY, STATE AND COUNTY PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO BE LIABLE FOR DAMAGE AND CONSEQUENT REPAIR TO SUCH IN THE COURSE OF HIS OPERATIONS.
- THE CONTRACTOR AND/OR BUILDER WILL KEEP THE SITE NEAT AND ORDERLY AT ALL TIMES WHILE CONSTRUCTION IS TAKING PLACE. ALL CITY STREETS ADJACENT TO THE DEVELOPMENT SHALL BE KEPT CLEAR OF MUD, ROCK, DIRT, DEBRIS, PAPER AND WASTE MATERIAL AT ALL TIMES. THE PROPER AMOUNT OF INSPECTION SHALL BE CALLED FOR AT THEIR PROPER TIMES, OR ANY AND ALL WORK MAY BE REJECTED.
- IF ANY WORK OR ACCESS TO ANY ADJOINING PROPERTY IS DONE, IT IS THE FULL RESPONSIBILITY OF THE APPLICANT/OWNER TO OBTAIN PROPER RELEASES FROM ADJOINING PROPERTY OWNERS AND ASSUME ALL LIABILITY FOR ACTION TAKEN DURING ALL CONSTRUCTION.
- ALL DISTURBED AREAS ARE TO BE RE-SEED IN ACCORDANCE WITH THE APPROVED PLANS.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK AND DRIVEWAYS.
- THE CONTRACTOR SHALL HAVE ON SITE A SET OF PLANS. THE CONTRACTOR SHALL HAVE ON THE PROJECT AT ALL TIMES, AS HIS AGENT, A COMPETENT SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTANDING THE PLANS AND SPECIFICATIONS, THOROUGHLY EXPERIENCED IN THE TYPE OF WORK BEING PERFORMED, AND WHO SHALL RECEIVE INSTRUCTIONS FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
- ALL TRENCHES, WHICH LIE UNDER PROPOSED PAVEMENT OR LIE WITHIN TWO FEET OF THE BACK OF CURB SHALL BE BACKFILLED TO PAVEMENT SUBGRADE WITH COMPACTED GRANULAR MATERIAL.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY NEW SINKHOLES, MINE FEATURES OR OTHER GEOLOGIC ANOMALIES DISCOVERED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- COORDINATION BETWEEN ALL PARTIES IS AN ESSENTIAL PART OF THE CONTRACT.
- CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
- 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 TAKE 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.
- DEVELOPMENT IMPACT MUST BE IDENTIFIED IN RELATION TO AIRPORT HAZARD MAP IF APPLICABLE. FAA NOTIFICATION MAY BE REQUIRED PRIOR TO CONSTRUCTION.

OWNER/DEVELOPER:

CROSSLAND REALTY GROUP

CONTACT: NICK HUMBLE

833 S EAST AVE
COLUMBUS, KS 66725
P: (620) 429-1414

ENGINEER:

ANDERSON ENGINEERING, INC.

CONTACT: LOGAN ELLIS, PE
JOSHUA OATHOUT, PE
KATRINA SMITH, EI

811 E. THIRD STREET
JOPLIN, MO 64801
P: (417) 782-7399
E: LELLIS@AE-INC.COM
JOATHOUT@AE-INC.COM
KSMITH@AE-INC.COM

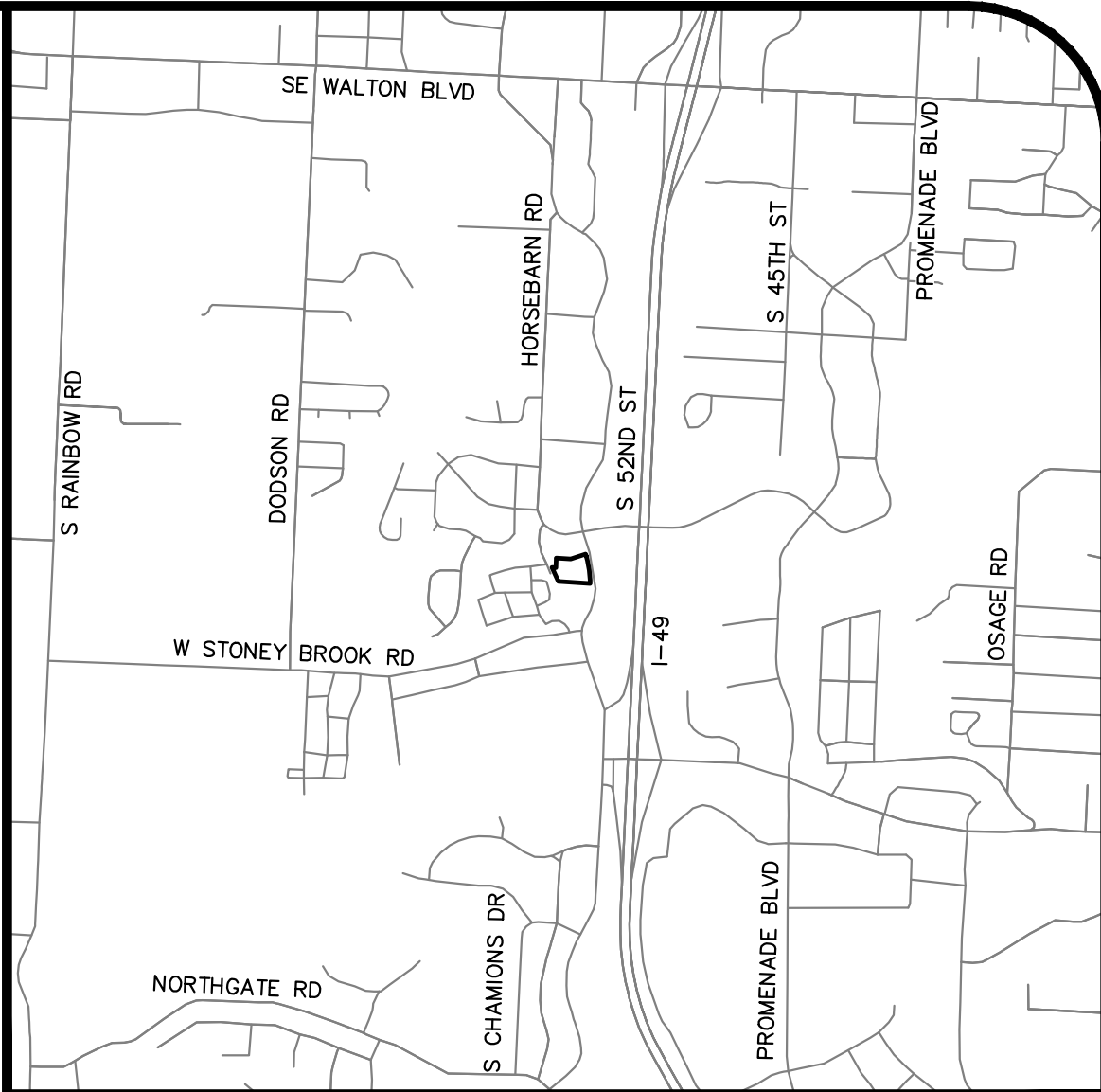
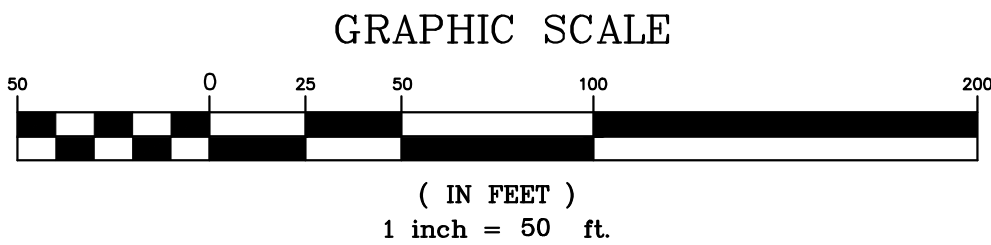
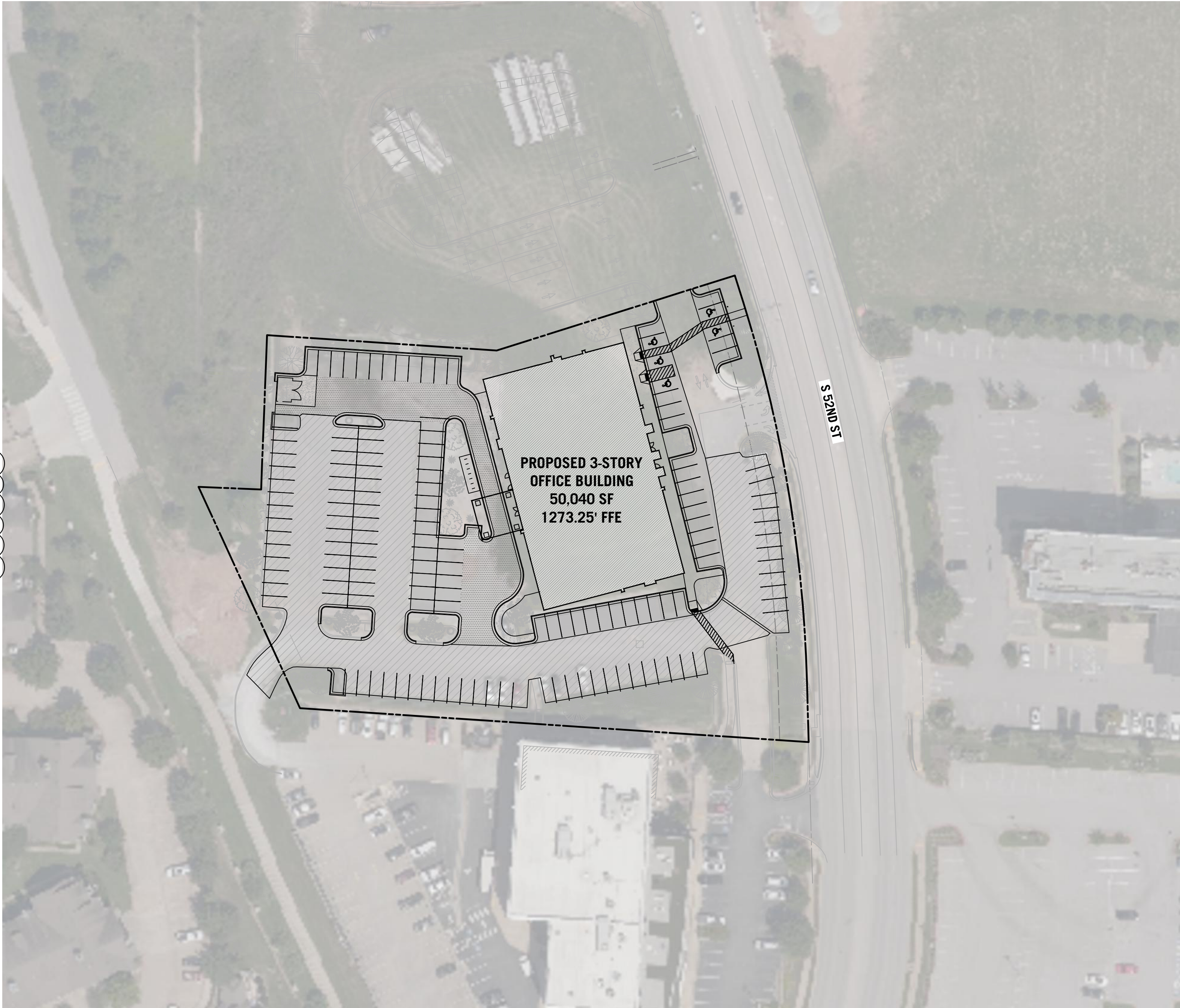
INDEX OF SHEETS

NO.	DESCRIPTION
C1	COVER SHEET
C2	SITE DEMO PLAN
C3	SITE LAYOUT PLAN
C4	SITE GRADING PLAN
C5	SITE UTILITY PLAN
C6	LANDSCAPING PLAN
C7	CONSTRUCTION DETAILS
C8	CONSTRUCTION DETAILS
C9	CONSTRUCTION DETAILS
C10	CONSTRUCTION DETAILS
C11	CONSTRUCTION DETAILS
C12	CONSTRUCTION DETAILS
C13	CONSTRUCTION DETAILS
1	ALTA/NSPS LAND TITLE SURVEY
2	ALTA/NSPS LAND TITLE SURVEY
A-404	TRASH ENCLOSURE PLANS & DETAILS

LARGE SCALE DEVELOPMENT PLANS PROJECT NO. PL202201166

HORSE BARN II

ROGERS, ARKANSAS 1102 SOUTH 52ND STREET



VICINITY MAP
SECTION 16, T19N, R30W
SCALE: 1"=2000'

LEGAL DESCRIPTION:

LOT 2B, METRO PARK SOUTH ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS ACCORDING TO INSTRUMENT NO. L202211285.

DEVELOPMENT STANDARDS:

TOTAL SITE AREA: 2.33 AC
DEVELOPMENT AREA: 2.33 AC
BUILDING AREA: 16,680 SF
BUILDING HEIGHT: 62 FT
BUILDING CONSTRUCTION TYPE: 2B
FRONT BUILDING SETBACK: 65'
SIDE BUILDING SETBACK: 65'
REAR BUILDING SETBACK: 15'
GREENSPACE AREA PROVIDED: 0.52 AC (22.3%)
IMPERVIOUS AREA: 1.81 AC (77.7%)

BUILDING USAGE:

THE SUBJECT PROPERTY IS CURRENTLY ZONED C-2.
PROPOSED BUILDING USAGE IS ANTICIPATED TO BE BUSINESS AND PROFESSIONAL OFFICE.

DISCLAIMER:

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO MAKE SURE THAT THE PROPOSED CONSTRUCTION OUTLINED IN THIS PLAN SET ARE IN COMPLIANCE OF ALL LOCAL WETLAND DETERMINATIONS AND ENVIRONMENTAL ORDINANCES AND REGULATIONS PRIOR TO ANY CONSTRUCTION OR EARTHMOVING OPERATIONS. THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR ANY COSTS OF CIVIL ENGINEERING DESIGN, MEETINGS, CORRESPONDENCE, TESTING, ETC. ASSOCIATED WITH MEETING ANY REQUIREMENTS.

CAUTION:

EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAIN, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

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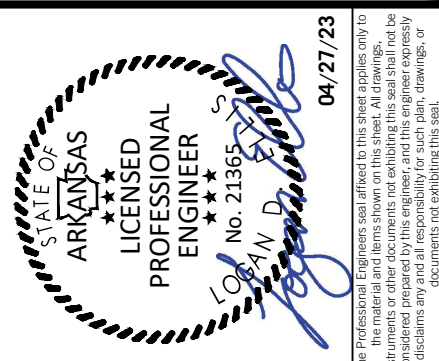
800-482-8998
Arkansas One-Call

www.arkonecall.com

CROSSLAND CONSTRUCTION
HORSE BARN II

COVER SHEET

1102 S 52ND ST
ROGERS, BENTON COUNTY, ARKANSAS



DWG NUMBER
JOP-100-6798

SHEET NUMBER
C1



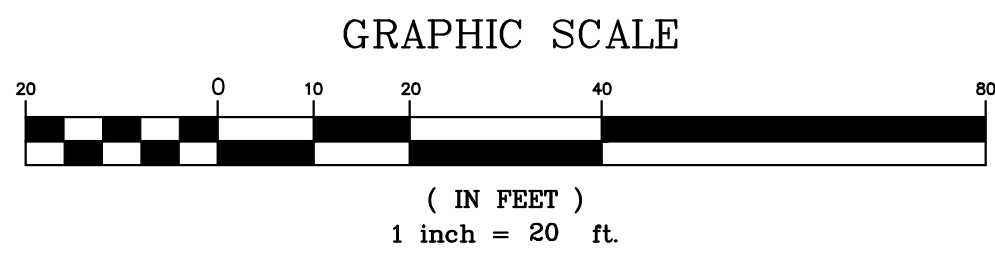
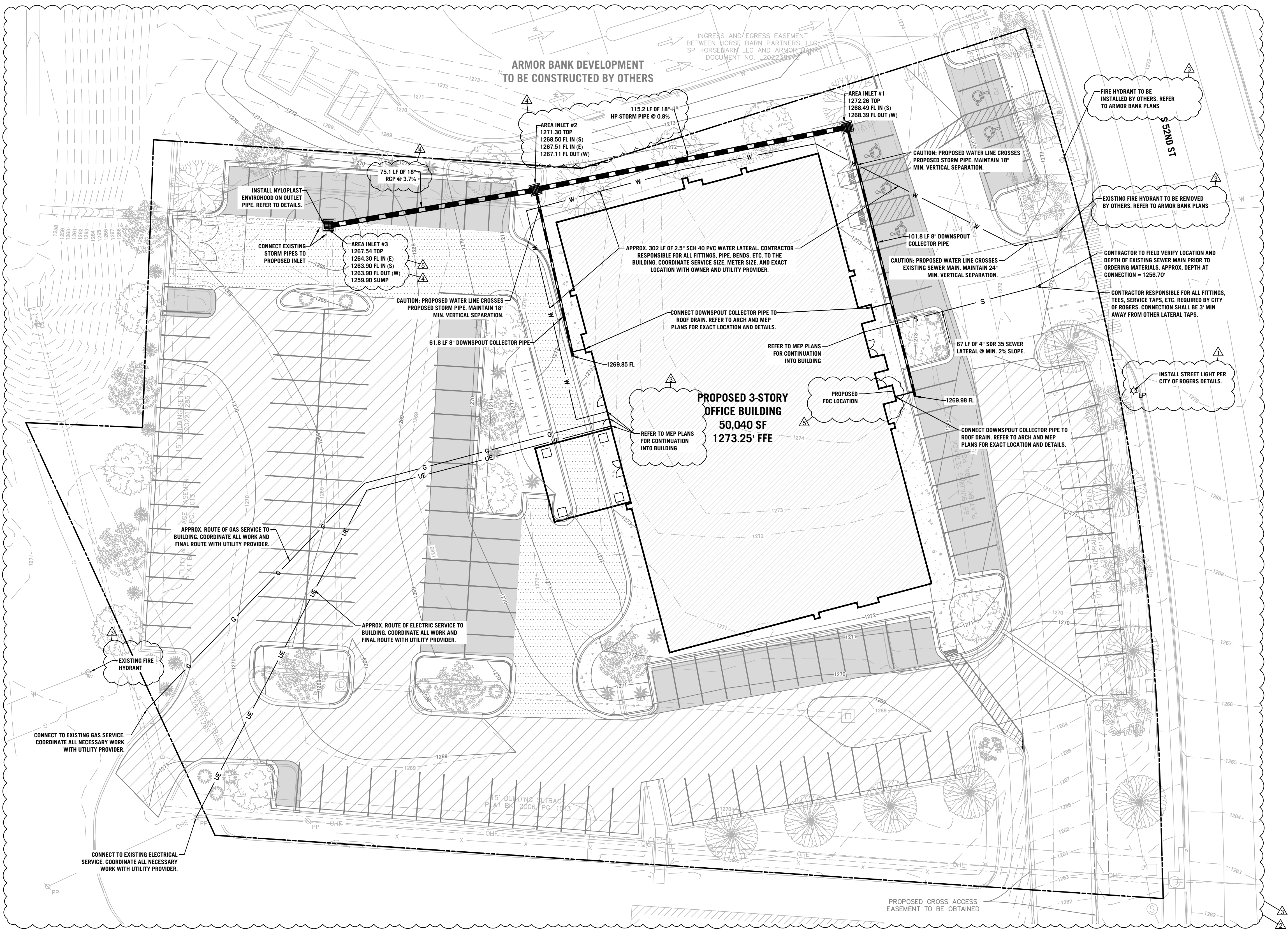
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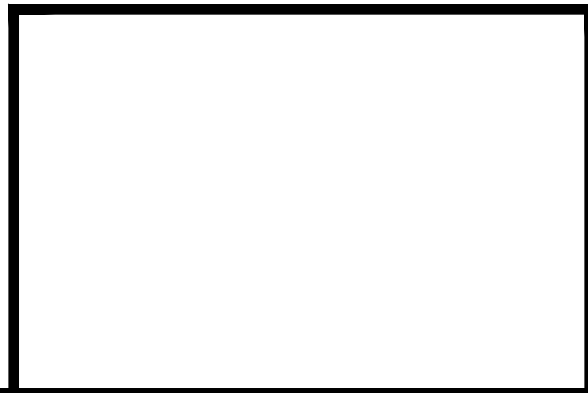
DRAWING INFO.

NO.	REVISIONS	DESCRIPTION	BY	DATE	DRAWN BY:	LDE
1	1	REVISIONS PER CITY AND OWNER COMMENTS	LDE	3/3/23	CHECK BY:	JOO
2	2	REVISIONS PER CITY AND OWNER COMMENTS	BAR	3/22/23	LICENSE NO.	21385
3	3	REVISIONS PER CITY AND OWNER COMMENTS	LDE	4/5/23	DATE:	04/27/2023
4	4	REVISIONS PER CITY COMMENTS	LDE	4/20/23	FIELD BOOK:	
5	5	REVISIONS PER CITY COMMENTS	LDE	4/27/23	JOB NUMBER:	22/010100

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

TELECOM NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY WORK REQUIRED FOR INSTALLATION OF TELECOM SERVICE. COORDINATE ROUTE AND ALL NECESSARY WORK WITH OWNER AND UTILITY PROVIDER.

ANDERSON
ENGINEERING
EMPLOYEE OWNED

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REVISONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	NO.	LDE	LDE
2	REVISIONS PER CITY AND OWNER COMMENTS	JOO	JOO
3	REVISIONS PER CITY AND OWNER COMMENTS	BAR	2/13/85
4	REVISIONS PER CITY AND OWNER COMMENTS	LDE	04/27/2023
5	REVISIONS PER CITY COMMENTS	LDE	4/20/23
6	REVISIONS PER CITY COMMENTS	LDE	4/27/23
7	REVISIONS PER CITY COMMENTS	LDE	22/01/0100

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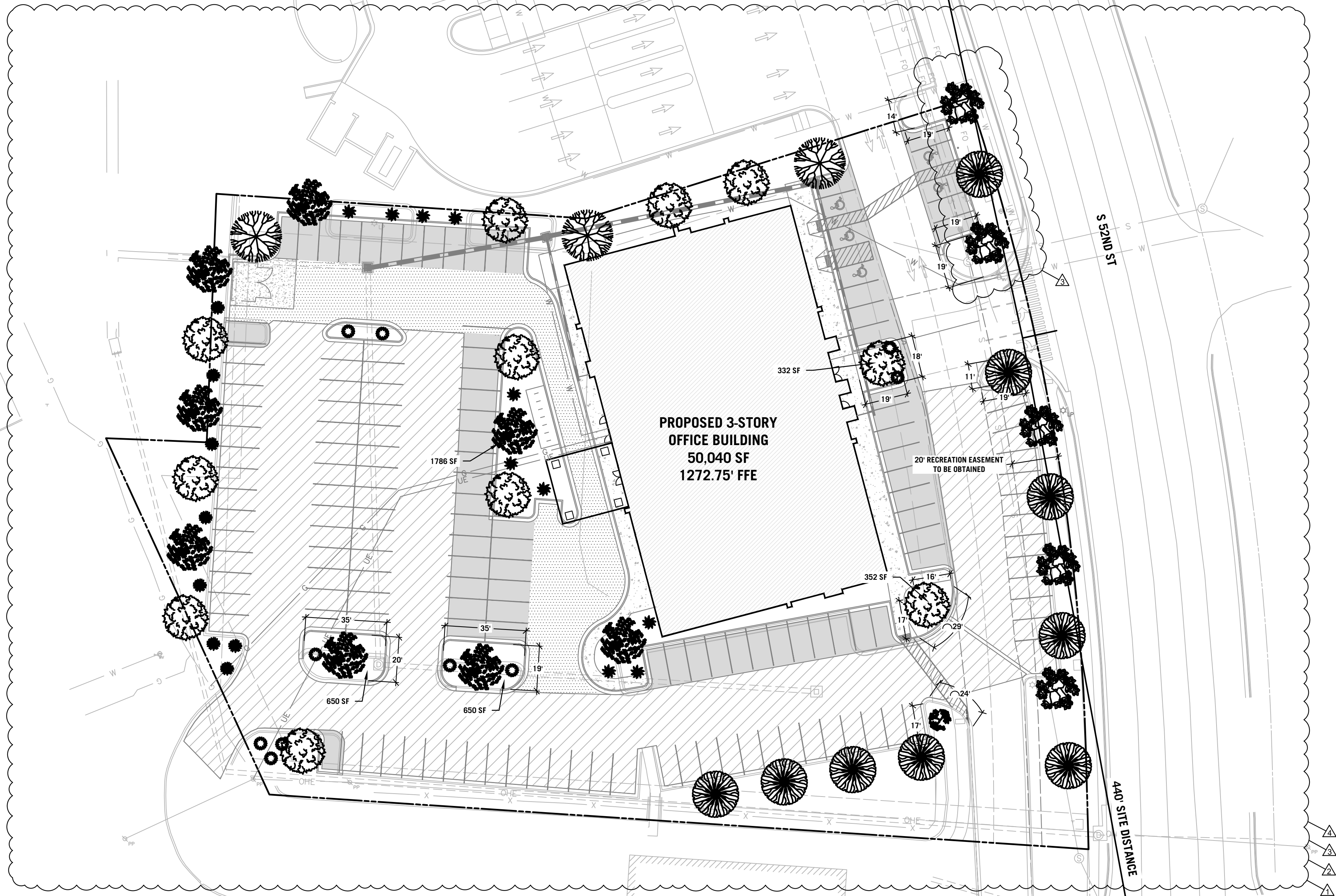
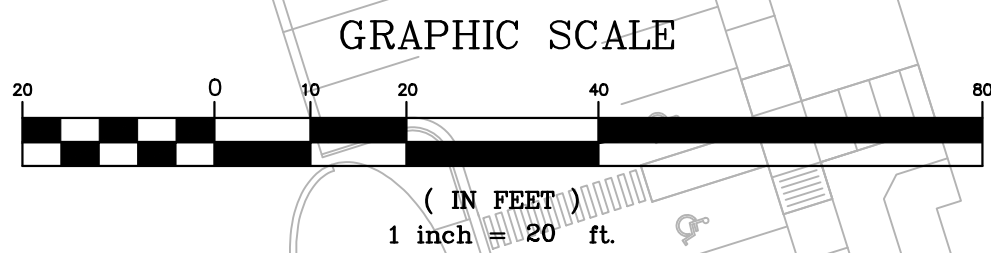
CROSSLAND CONSTRUCTION
HORSE BARN II

SITE UTILITY PLAN

102 S 32ND ST
ROGERS, BENTON COUNTY, ARKANSAS

Arkansas
LICENSED
PROFESSIONAL
ENGINEER
No. 21395
04/27/23

DWG NUMBER
JOP-100-6798
SHEET NUMBER
C5



GENERAL LANDSCAPE NOTES:

- THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT (LA) OR DESIGNATED REPRESENTATIVE (DR) REGARDING ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY (LA) OR (DR) OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- 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.
- 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.
- THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A WATER PERMEABILITY TEST TO DETERMINE SOIL QUALITY. TEST IS PERFORMED BY DIGGING A SHARP SHOOTER SPAD 18" (INCHES) INTO THE GROUND, FILL THE HOLE WITH WATER, RETURN TO THE TEST SITE AFTER 18 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE RETAINS WATER, THE SOIL IS DETERMINED TO BE POOR FOR PLANTING CONDITIONS. TO REMEDY POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO OVER EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL AS SPECIFIED ON THE PLANS PRIOR TO PLANTING TREES OR SHRUBS.
- ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
- PLANT MATERIAL
 - SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAIL SHEETS) AND CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
 - THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION LANDSCAPING DEPICTED ON THESE PLANS AND SHALL BE GUARANTEED FOR A PERIOD OF THREE (3) YEARS AFTER SUBSTANTIAL COMPLETION LETTER IS ISSUED AND/OR ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED ONE TIME WHEN DISCOVERED AT THE CONTRACTOR'S EXPENSE.
 - QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY. GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, DISEASES.
 - SHALL NOT BE PLANTED IN FROZEN GROUND.
- ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
- ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (COW, MUSHROOM OR COTTON BUR), 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO, MIX IN 1LB 10-20-10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ FT. OR AS RECOMMENDED BY THE SOIL ANALYSIS.
- STAKES FOR TREE SUPPORT SHALL BE STEEL 1" BAR FENCE POST, 6' LONG, PAINTED DARK GREEN WITH TOP 6" PAINTED WHITE. TREE TIE SYSTEMS SHALL BE EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. TREE TIE SYSTEMS SHALL BE 20" DEWITT (BLACK) TREE STRAP/SLING TSL-BX (60 PER CASE) OR APPROVED EQUAL-NO PLASTIC TIES ALLOWED. WIRE: 14 GAUGE ELECT. FENCE WIRE.
- ALL PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY 1/2" x 4" PAINTED BROWN STEEL EDGING AND RYERSON OR APPROVED EQUAL WITH INTEGRATED STAKES THROUGH SLOTS IN THE EDGING. (REFER TO DETAIL SHEETS FOR ACCEPTED EDGING MATERIAL).
- MULCH ALL TREE PLANTINGS AND PLANTING BEDS WITH 4" OF EITHER SHREDDED HARDWOOD BARK MULCH OR CYPRESS MULCH. IN THE SEASONAL FLOWER BEDS USE EITHER CYPRESS OR PINE BARK MULCH; DO NOT USE HARDWOOD MULCH IN SEASONAL FLOWER BEDS.
- ALL PLANTING AREAS SHALL RECEIVE A THREE (3) INCH (3") TOP DRESSING OF MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDLOCK" FABRIC BY "EASY GARDENER" OR DEWITT WEED BARRIER. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (REFER TO PLANTING DETAILS).
- ALL SLOPES 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 SHEET(S) FOR TOPSOIL AND SEEDING SPECIFICATIONS).
- CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
- IF REQUIRED BY THE CLIENT'S SPECIFICATIONS OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT, THE CONTRACTOR SHALL REPAIR, REPLACE AND/OR AUGMENT EXISTING IRRIGATION SYSTEM AS NECESSARY THAT PROVIDES SEPARATE ZONES AND HEAD PLACEMENT FOR SHRUB AREAS AND TURF AREAS. 100% HEAD TO HEAD COVERAGE WILL BE REQUIRED. THE CONTRACTOR WILL SUBMIT AS-BUILT DRAWINGS FOR THE LANDSCAPE IRRIGATION SYSTEM AND WILL ACCEPT RESPONSIBILITY FOR THE IRRIGATION SYSTEM. PROVIDE SUBMITTALS AS REQUIRED.
- ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS, CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR SHALL OBTAIN AN ORIGINAL PRINT OF THIS PLAN TO ENSURE THAT ALL LINE WEIGHTS, LINE TYPES AND SHADED COLORS ARE COMPLETELY LEGIBLE AS ORIGINALLY PRINTED.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.

SEEDING AND MULCHING NOTES

SEEDING

INSTALL UPSTREAM BMPs TO PROTECT AREA TO BE SEED. COMPLETE GRADING AND REMOVE ALL DEBRIS LARGER THAN 1 INCH. LOOSEN COMPACTED SOILS TO A DEPTH OF 4 INCHES. GROOVE OR FURROW ON THE CONTOUR IF NECESSARY. SPREAD LOOSE TOPSOIL AT A DEPTH OF 4 INCHES. MIX SOIL AMENDMENTS (LIME, FERTILIZER, ETC.) INTO THE TOP 4 INCHES OF SOIL. PLANT SEED 1/4 TO 1/2 INCHES DEEP USING A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRO-SEEDER. ROLL LIGHTLY TO FIRM SURFACE. COVER SEEDS WITH MULCH. INSTALL ADDITIONAL STABILIZATION (EROSION CONTROL BLANKETS, NETTING, BONDED FIBER MATRIX, ETC.) ON SLOPES STEEPER THAN 3:1 AND IN AREAS OF CONCENTRATED FLOW. WATER IMMEDIATELY ENOUGH TO SOAK 4 INCHES INTO THE SOIL WITHOUT CAUSING RUNOFF.

TOPSOIL REQUIREMENTS

PERMANENT AND TEMPORARY SEEDING: LOOSEN COMPACTED SOILS TO A DEPTH OF 4 INCHES. IF RAINFALL CAUSES SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING. SLOPES STEEPER THAN 3:1 GRADE SHOULD BE GROOVED OR FURROWED ON THE CONTOUR BEFORE SEEDING. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE AND UNIFORM. PERMANENT SEEDING: A MINIMUM OF 4 INCHES OF LOOSE TOPSOIL SHOULD BE SPREAD ON AREAS TO BE SEED.

LIME REQUIREMENTS

PERMANENT AND TEMPORARY SEEDING: LIME SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE pH OF THE SOIL IS UNKNOWN, LIME SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT A RATE OF 1500 POUNDS EFFECTIVE NEUTRALIZING MATERIAL (ENM) PER ACRE. SOILS WITH A pH OF SIX OR HIGHER NEED NOT BE LIMED.

FERTILIZER REQUIREMENTS

PERMANENT SEEDING: FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE A 13-13-13 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 500 POUNDS PER ACRE. TEMPORARY SEEDING: FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE, A 10-10-10 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 200 POUNDS PER ACRE.

SEED REQUIREMENTS

PERMANENT SEEDING: SEED MIX SHALL CONSIST OF NINETY PERCENT (90%) TALL FESCUE AND TEN PERCENT (10%) ANNUAL RYEGRASS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 400 POUNDS PER ACRE. TEMPORARY SEEDING: SEED MIX SHALL CONSIST OF ANY COMBINATION OF TALL FESCUE, ANNUAL RYEGRASS, SUDAN, MILLET, WHEAT OR OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE. DORMANT SEASON SEEDING: SEED MIX SHALL CONSIST OF 80 PERCENT (80%) TALL FESCUE, TEN PERCENT (10%) ANNUAL RYEGRASS AND TEN PERCENT (10%) SPRING OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 600 POUNDS PER ACRE.

MULCH REQUIREMENTS

PERMANENT AND TEMPORARY SEEDING: WHERE SLOPES ARE LESS THAN 25 PERCENT (4:1) GRADE, CEREAL GRAIN MULCH IS REQUIRED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET (4,500 LBS/ACRE). CEREAL GRAIN MULCH SHALL MEET THE REQUIREMENTS OF SECTION 802 OF THE MISSOURI STATE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR TYPE 1 MULCH, WHERE SLOPES ARE 25 PERCENT (4:1) OR GREATER GRADE, TYPE 3 MULCH (HYDROMULCH) MEETING THE REQUIREMENTS OF SECTION 802 OF THE STATE SPECIFICATIONS SHALL BE USED. TYPE 3 MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 LBS/ACRE.

DATES FOR SEEDING

PERMANENT SEEDING: MARCH 1 TO JUNE 1 AND AUGUST 15 TO NOVEMBER 1
TEMPORARY SEEDING: CAN OCCUR DURING ANY SEASON, HOWEVER WINTER IS THE LEAST TOLERANT.
DORMANT SEASON SEEDING: DECEMBER 15 TO FEBRUARY 29

HYDROSEEDING

TO SELECT APPROPRIATE HYDROSEEDING MIXTURES, AN EVALUATION OF SITE CONDITIONS SHALL BE PERFORMED WITH RESPECT TO: SOIL CONDITIONS, SITE TOPOGRAPHY, SEASON AND CLIMATE, VEGETATION TYPES, MAINTENANCE REQUIREMENTS, SENSITIVE ADJACENT AREAS, WATER AVAILABILITY, AND PLANS FOR PERMANENT VEGETATION. HYDROSEEDING CAN BE ACCOMPLISHED USING A MULTI-STEP OR ONE-STEP PROCESS. THE MULTI-STEP PROCESS ENSURES MAXIMUM DIRECT CONTACT OF THE SEEDS TO SOIL WHEN THE ONE-STEP PROCESS IS USED TO APPLY THE MIXTURE OF SEED, FIBER, ETC., THE SEED RATE SHALL BE INCREASED TO COMPENSATE FOR ALL SEEDS NOT HAVING DIRECT CONTACT WITH THE SOIL. FOLLOW-UP APPLICATIONS SHALL BE MADE AS NEEDED TO COVER WEAK SPOTS.

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE	EVERY 30' (MIN) ALONG STREET (DEPENDENT ON TREE HEIGHT)	S 52ND ST: 301 LF / 30 = 10 TREES <20' TALL REQUIRED	10 TREES UNDER THE HEIGHT OF 20' TALL SPACED 30' APART
GREENSPACE	20% OF TOTAL SITE	TOTAL ACRES: 2.33 AC TOTAL GREENSPACE: 0.47 AC (20%)	TOTAL ACRES: 2.33 AC TOTAL GREENSPACE: 0.51 AC (22%) GREENSPACE TO IMPERVIOUS RATIO: 1:3.6
LANDSCAPING	1 TREE OR SHRUB PER 2000 SF	TOTAL TREES OR SHRUBS: 51	TOTAL TREES: 26 TOTAL SHRUBS: 29 TOTAL TREES AND SHRUBS: 55

LANDSCAPE CALCULATIONS

STREET TREES:

10 TREES PROVIDED WITH 30 FT SPACING OVER 301 FEET OF STREET FRONTAGE NOT INCLUDING THE MAIN ENTRANCE ALONG S 52ND ST. (5 REDBUD AND 5 SHADLOW SERVICEBERRY)

PARKING LOT LANDSCAPING:

TOTAL SITE AREA = 2.33 AC = 101,495 SF
1 TREE OR SHRUB REQUIRED PER 2,000 SF: 101,495 / 2,000 = 50.7 (55 PROVIDED)
MIN. 25% OF PLANTS TO BE TREES: 55 * 0.25 = 13.8 (26 TREES PROVIDED: 3 SHORTLEAF PINE, 11 RED OAK, 8 HACKBERRY, AND 4 REDBUD)
MAX. 25% OF TREES TO BE ORNAMENTAL: 26 * 0.25 = 6.25 (4 REDBUD TREES PROVIDED)
MIN. 10% OF TREES TO BE EVERGREEN: 26 * 0.10 = 2.6 (3 SHORTLEAF PINE PROVIDED)

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1 LANDSCAPE PLAN

C6 HORIZONTAL SCALE: 1" = 30'

LANDSCAPING GENERAL NOTE:
CONTRACTOR TO REFER TO ALL APPLICABLE DETAILS, NOTES, AND SCHEDULES. REFER TO CITY OF ROGERS LANDSCAPE REGULATIONS FOR FURTHER INFORMATION.

CONTRACTOR TO COORDINATE FINAL PLANT SCHEDULES AND LOCATIONS WITH LOCAL AVAILABILITY AND WITH OWNER. ENSURE MINIMUM LANDSCAPING REQUIREMENTS ARE MET. COORDINATE LANDSCAPING REQUIREMENTS WITH CITY OF ROGERS.

LANDSCAPING NOTE:
ANY PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.

PLANT SCHEDULE				
SYM.	KEY	QTY	COMMON NAME Botanical Name	TREE/SHRUB TYPE SIZE SPACING COMMENTS
SP	3		SHORTLEAF PINE PINUS ECHINATA	EVERGREEN 2.5" DBH, B&B, MIN. 8 FEET TALL
RO	11		RED OAK QUERCUS RUBRA	SHADE 2.5" DBH, B&B, MIN. 6 FEET TALL
CP	8		HACKBERRY CELTIS OCCIDENTALIS	SHADE 2.5" DBH, B&B, MIN. 6 FEET TALL
RB	4		REDBUD CERCIS CANADENSIS	ORNAMENTAL 2" DBH, B&B, MIN. 6 FEET TALL
RB	5		REDBUD CERCIS CANADENSIS	ORNAMENTAL (STREET TREE) 2" DBH, B&B, MIN. 6 FEET TALL
SS	5		SHADLOW SERVICEBERRY AMELANCHIER CANADENSIS	SHADE (STREET TREE) 2" DBH, B&B, MIN. 6 FEET TALL
CM	1		'ACOMA' CRAPE MYRTLE LAGERSTROMIA INDICA X FAURIEI	N/A 5 GAL MIN. CONTAINER SIZE
JH	10		HELLER JAPANESE HOLLY LIEUX CRENATA 'HELLER'	N/A 5 GAL MIN. CONTAINER SIZE
AG	10		GLOSSY ABELIA ABELIA GRANIFLORA	N/A 5 GAL MIN. CONTAINER SIZE
JH	8		GREEN VELVET BOXWOOD BUXUS 'GREEN VELVET'	N/A 5 GAL MIN. CONTAINER SIZE

1. H: HEIGHT, CP: CALIPER, C: CONTAINER, MT: MULTI-TRUNK, B&B BALLED & BURLAPPED ROOT BALL, DIAMETER AT BREAST HEIGHT (MEASURED 4.5' ABOVE THE GROUND)

2. O.C.: INDICATES APPROXIMATE SPACING. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.

LEGEND

POWER POLE W/ GUY	PROPERTY LINE	— — — — —
MANHOLE	SANITARY SEWER	— SS —
SEWER CLEANOUT	UNDERGROUND TELEPHONE	— UT —
LIGHT POLE	WATER LINE	— W —
SIGN	ELECTRIC LINE	— OHE —
WATER METER	UNDERGROUND ELECTRIC	— UE —
WATER VALVE	FENCE LINE	— X — X —
FIRE HYDRANT	EXISTING CONTOUR	— 1040 —
TELEPHONE RISER	PROPOSED CONTOUR	— 1040 —
	PROPOSED STORM PIPE	— — — — —

LANDSCAPING NOTE:
OWNER/DEVELOPER MUST PROVIDE A THREE (3) YEAR GUARANTEE FOR MAINTENANCE AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

LANDSCAPING NOTE:
LESS THAN SEVEN SIGNIFICANT TREES WILL BE REMOVED, SO A TREE PRESERVATION PLAN IS NOT REQUIRED.

ANDERSON ENGINEERING
EMPLOYEE OWNED

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DRAWING INFO.		REVISED	
NO.	DESCRIPTION	BY	DATE
1	DRAWN BY: LDE		
2	CHECK BY: JCO		
3	LICENSE NO. 21385		
4	DATE: 04/27/2023		
5	FIELD BOOK:		
6	JOB NUMBER: 22/010100		

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CROSS AND CONSTRUCTION
HORSEBARN II

LANDSCAPING PLAN

102 S 52ND ST
ROGERS, BENTON COUNTY, AR

Arkansas
LICENSED
PROFESSIONAL
ENGINEER
No. 21385
04/27/23

DWG NUMBER
JOP-100-6798

SHEET NUMBER
C6



LARGE SCALE DEVELOPMENT

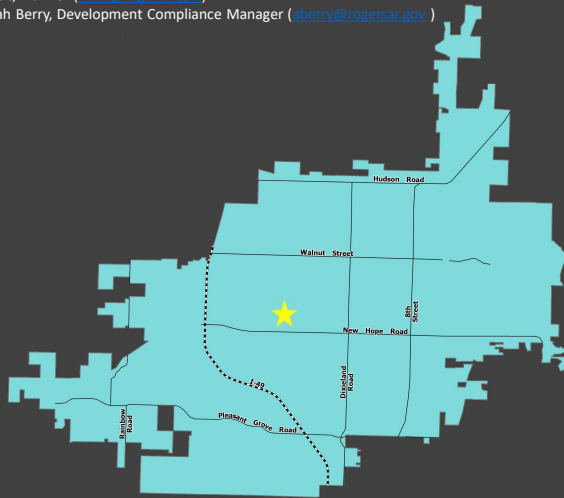
PLANNING

Janacek Remodeling

Staff:

Kyle Belt, Planner (kbelt@rogersar.gov)

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



Vicinity Map

Location

1824 S. 26th Street

CGM Designation

Neighborhood Center

Zoning

C-3 (Neighborhood Commercial)

Proposed Use

Warehouse Office

Representative

Jason Ingalls, Expedient Civil Engineering

All reviews have passed.

Location:

The subject property is located just west of Central United Church northwest of the intersection of 26th Street and New Hope Road.

Proposal:

The proposed use is for a warehouse/office, which is conditional in C-3.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Neighborhood Center

Growth Designation Character:

Mixed-use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within 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 (Neighborhood Commercial):

"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)



LARGE SCALE DEVELOPMENT

PLANNING

Janacek Remodeling



Geolocation

Geolocation

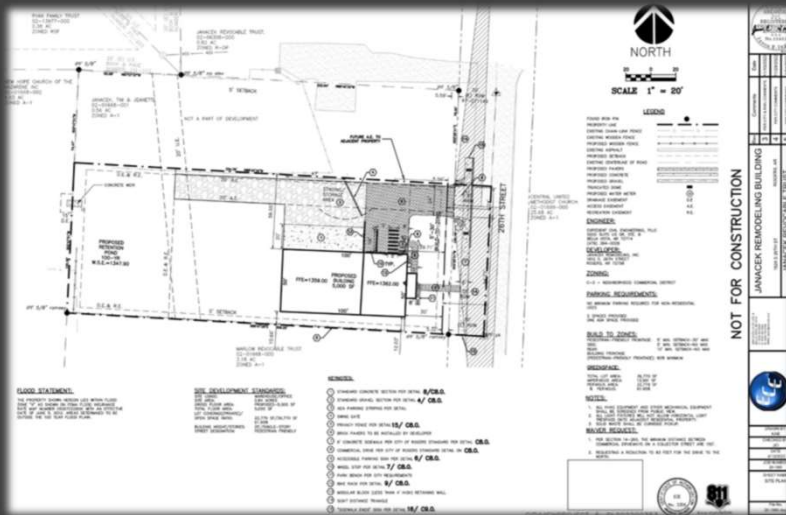
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LARGE SCALE DEVELOPMENT

Janacek Remodeling

PLANNING



Site Plan

Request

- A proposal to develop a 5,000 square-foot warehouse/office.

Waivers

- Administratively approved WAIVER from Sec. 14-260(1)(f) requiring 150-ft of driveway separation.

Analysis

- A Conditional Use Permit for Warehouse Office was approved in 2020 for this location.
- All Large-Scale Development Requirements have been met.

Planning Review:

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Neighborhood Center

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LARGE SCALE DEVELOPMENT

PLANNING

Janacek Remodeling



Aerial Image

Recommendation
APPROVE

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets the Access Management standards. Staff administratively approved a **WAIVER** from Sec. 14-260(1)(f) requiring 150-ft of driveway separation.

STORMWATER MANAGEMENT & WATER QUALITY:

The project will utilize a dry detention basin to address stormwater detention and water quality requirements. The pond will detain the water while allowing it to infiltrate the soil.

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 26th Street is not in substandard condition.

Connectivity Standards:

Connectivity Standards were not required at this site.

Streetscape:

Right-of-Way:

- 1) S 26th Street is a collector street that calls for 70-ft of right-of-way. There currently exists 30-ft of right-of-way where this site fronts and the applicant is proposing to dedicate 5-ft of additional right-of-way to make it 35-ft from the centerline.

Sidewalks & Sidepaths:

The applicant is proposing a 6-ft wide sidewalk along S 26th Street.

Trails:

Additional trails or right-of-way were not required at this site.

Streetlights:

Streetlights shown on the plans meet requirements

Street Trees:

Proposed street trees meet the requirements of code.

RECOMMENDATIONS:

Approve

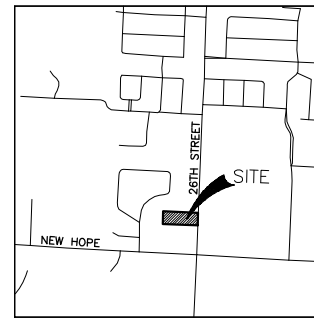
GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE 200 TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTED CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT OF WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDE PATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS AND ALLEYS SHALL HAVE 20'-FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.

CONSTRUCTION NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY:**
THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE PAVING AND PAVING MATERIALS TO THE SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- GRADING NOTES:**
TO CHANNEL WATER IN DIRECTIONS INDICATED, THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

JANACEK REMODELING BUILDING LARGE SCALE DEVELOPMENT PLANS 1824 S. 26TH STREET ROGERS, ARKANSAS



VICINITY MAP
NOT TO SCALE

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER TIM JANACEK	1880 S.26TH ST. ROGERS, ARKANSAS 72758	(479) 621-0565
BLACK HILLS ENERGY MR. JOSHUA KNIGHT	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333-7005
AT&T MR. BRYAN WILLIAMS	1133 E. HAROLD STREET FAYETTEVILLE, ARKANSAS 72703	(479) 442-3173
ROGERS WATER UTILITIES MR. STEPHEN PONDER	601 S. 2ND STREET SPRINGDALE, ARKANSAS 72762	(479) 621-1146
CITY OF ROGERS PLANNING	301 W. CHESTNUT ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS (DRAINAGE & STORMWATER) KRISTOPHER PAXTON	301 W. CHESTNUT ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS (FIRE MARSHALL) MR. WILLIAM HYDE	301 W. CHESTNUT ROGERS, ARKANSAS 72756	(479) 621-1100
AEP/SWEEPCO MR. MARK BEASLEY	101 TOWNSHIP STREET FAYETTEVILLE, ARKANSAS 72703	(479) 973-2333
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365-2402
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.

BUILD TO ZONES:

PEDESTRIAN-FRIENDLY FRONTAGE: 5' MIN. SETBACK-30' MAX
SIDE: 5' MIN. SETBACK-NO MAX
REAR: 10' MIN. SETBACK-NO MAX
BUILDING FRONTAGE (PEDESTRIAN-FRIENDLY FRONTAGE): 60% MINIMUM

WAIVER REQUEST:

- PER SECTION 14-260, THE MINIMUM DISTANCE BETWEEN COMMERCIAL DRIVEWAYS ON A COLLECTOR STREET ARE 150'.
- REQUESTING A REDUCTION TO 83 FEET FOR THE DRIVE TO THE NORTH.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 000702020K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

SITE DEVELOPMENT STANDARDS:

SITE USAGE: WAREHOUSE/OFFICE
CONSTRUCTION TYPE: SB
SITE AREA: 0.84 ACRES
GROSS FLOOR AREA: PROPOSED-5,000 SF
TOTAL FLOOR AREA: 5,000 SF
LOT COVERAGE(PRIVATE)/
OPEN SPACE RATIO: 22.77% SF/36.77% SF
BUILDING HEIGHT/STORIES: 25'/SINGLE-STORY
STREET DESIGNATION: PEDESTRIAN FRIENDLY

ZONING:

C-3 - NEIGHBORHOOD COMMERCIAL DISTRICT

NOT FOR CONSTRUCTION



Date	Comments
1/10/2022	PER CITY & RWU COMMENTS
1/28/2022	PER CITY COMMENTS
1/24/2022	PER CITY COMMENTS
4/27/2023	PER CITY COMMENTS

JANACEK REMODELING BUILDING	ROGERS, AR
1824 S 26TH STREET	
JANACEK REVOCABLE TRUST	
1812 S. 26TH STREET ROGERS, AR	



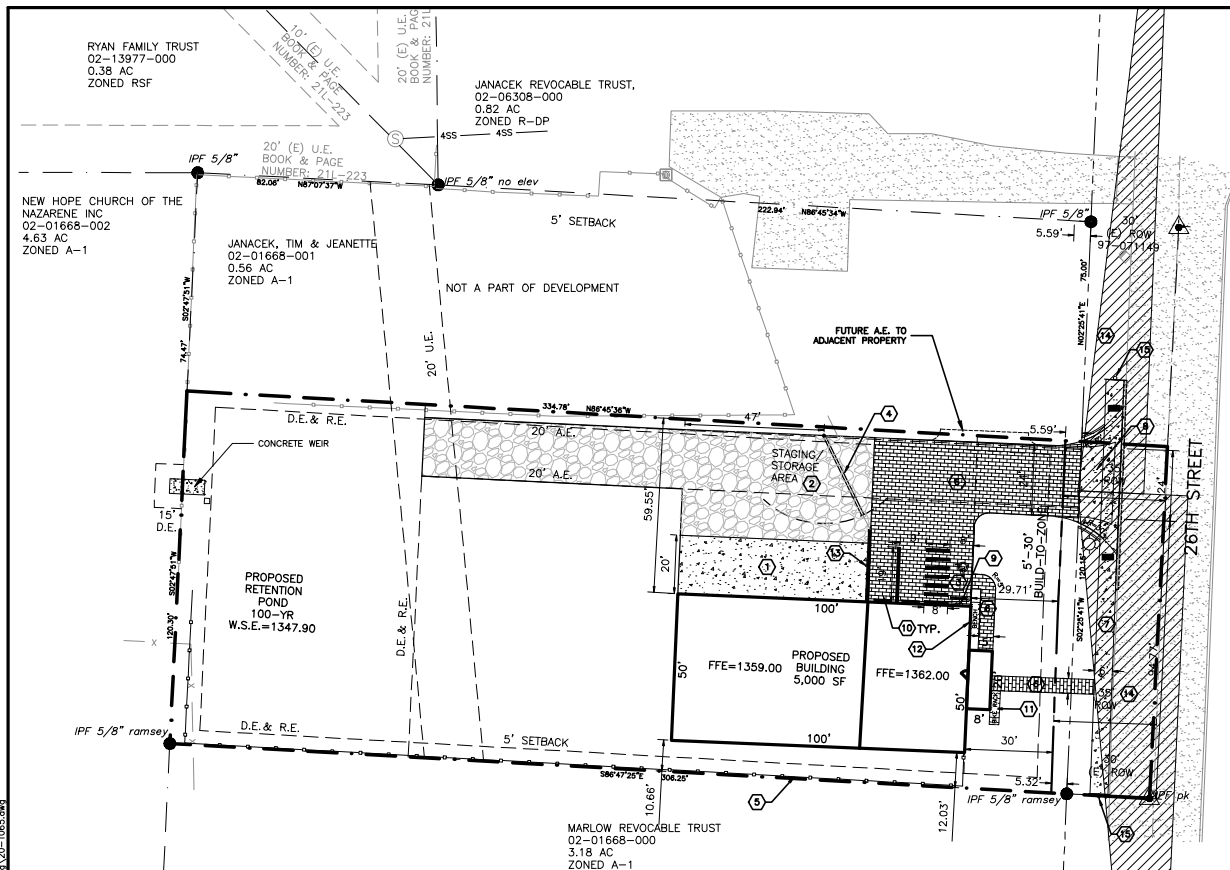
DRAWN BY:	KAB
CHECKED BY:	JEI
DATE:	4/13/2022
JOB NUMBER:	20-1065
SHEET NAME:	COVER SHEET
File No:	20-1065.dwg
C1.0	



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CITYVIEWPROJECT #: PL202200353

Z:\ECE - West\Projects\2020 Projects\20-1065 Janacek Remodeling Office\Draw\20-1065.dwg

**FLOOD STATEMENT:**

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0260K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

SITE DEVELOPMENT STANDARDS:

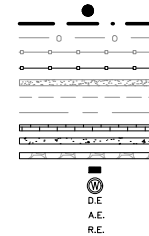
WAREHOUSE/OFFICE
SITE AREA:
0.84 ACRES
GROSS FLOOR AREA:
PROPOSED--5,000 SF
TOTAL FLOOR AREA:
LOT COVERAGE(PRIVATE)/
OPEN SPACE RATIO:
22,779 SF/36,770 SF
61.95%
BUILDING HEIGHT/STORIES:
25'/SINGLE-STORY
STREET DESIGNATION:
PEDESTRIAN FRIENDLY

KEYNOTES:

- ① STANDARD CONCRETE SECTION PER DETAIL 8/C8.0.
- ② STANDARD GRAVEL SECTION PER DETAIL 4/ C8.0.
- ③ ADA PARKING STRIPING PER DETAIL
- ④ SWING GATE
- ⑤ PRIVACY FENCE PER DETAIL 15/ C8.0.
- ⑥ BRICK PAVERS TO BE INSTALLED BY DEVELOPER
- ⑦ 6" CONCRETE SIDEWALK PER CITY OF ROGERS STANDARD PER DETAIL C8.0.
- ⑧ COMMERCIAL DRIVE PER CITY OF ROGERS STANDARD DETAIL ON C8.0.
- ⑨ ACCESSIBLE PARKING SIGN PER DETAIL 6/ C8.0.
- ⑩ WHEEL STOP PER DETAIL 7/ C8.0.
- ⑪ PARK BENCH PER CITY REQUIREMENTS
- ⑫ BIKE RACK PER DETAIL 9/ C8.0.
- ⑬ MODULAR BLOCK (LESS THAN 4' HIGH) RETAINING WALL
- ⑭ SIGHT DISTANCE TRIANGLE
- ⑮ "SIDEWALK ENDS" SIGN PER DETAIL 16/ C9.0.



SCALE 1" = 20'

LEGEND

FOUND IRON PIN
PROPERTY LINE
EXISTING CHAIN-LINK FENCE
EXISTING WOODEN FENCE
PROPOSED WOODEN FENCE
EXISTING ASPHALT
PROPOSED SETBACK
EXISTING CENTERLINE OF ROAD
PROPOSED PAVERS
PROPOSED CONCRETE
PROPOSED GRAVEL
TRUNCATED DOME
PROPOSED WATER METER
DRAINAGE EASEMENT
ACCESS EASEMENT
RECREATION EASEMENT
D.E.
A.E.
R.E.

ENGINEER:
EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLIA VISTA, AR 72714
(479) 364-0028

DEVELOPER:
JANACEK REMODELING, INC.
1812 S. 26TH STREET
ROGERS, AR 72758

ZONING:

C-3 - NEIGHBORHOOD COMMERCIAL DISTRICT

PARKING REQUIREMENTS:

NO MINIMUM PARKING REQUIRED FOR NON-RESIDENTIAL USES

2 SPACES PROVIDED
ONE ADA SPACE PROVIDED

BUILD TO ZONES:

PEDESTRIAN-FRIENDLY FRONTAGE: 5' MIN. SETBACK-30' MAX
SIDE: 5' MIN. SETBACK-NO MAX
REAR: 10' MIN. SETBACK-NO MAX
BUILDING FRONTAGE
(PEDESTRIAN-FRIENDLY FRONTAGE): 60% MINIMUM

GREENSPACE:

TOTAL LOT AREA: 36,770 SF
IMPERVIOUS AREA: 13,991 SF
PERVIOUS AREA: 22,779 SF
% PERVIOUS: 61.95%

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. ALL LIGHT FIXTURES WILL NOT ALLOW HORIZONTAL LIGHT TRESPASS ONTO ADJACENT RESIDENTIAL PROPERTY.
3. SOLID WASTE SHALL BE CURBSIDE PICKUP.

WAIVER REQUEST:

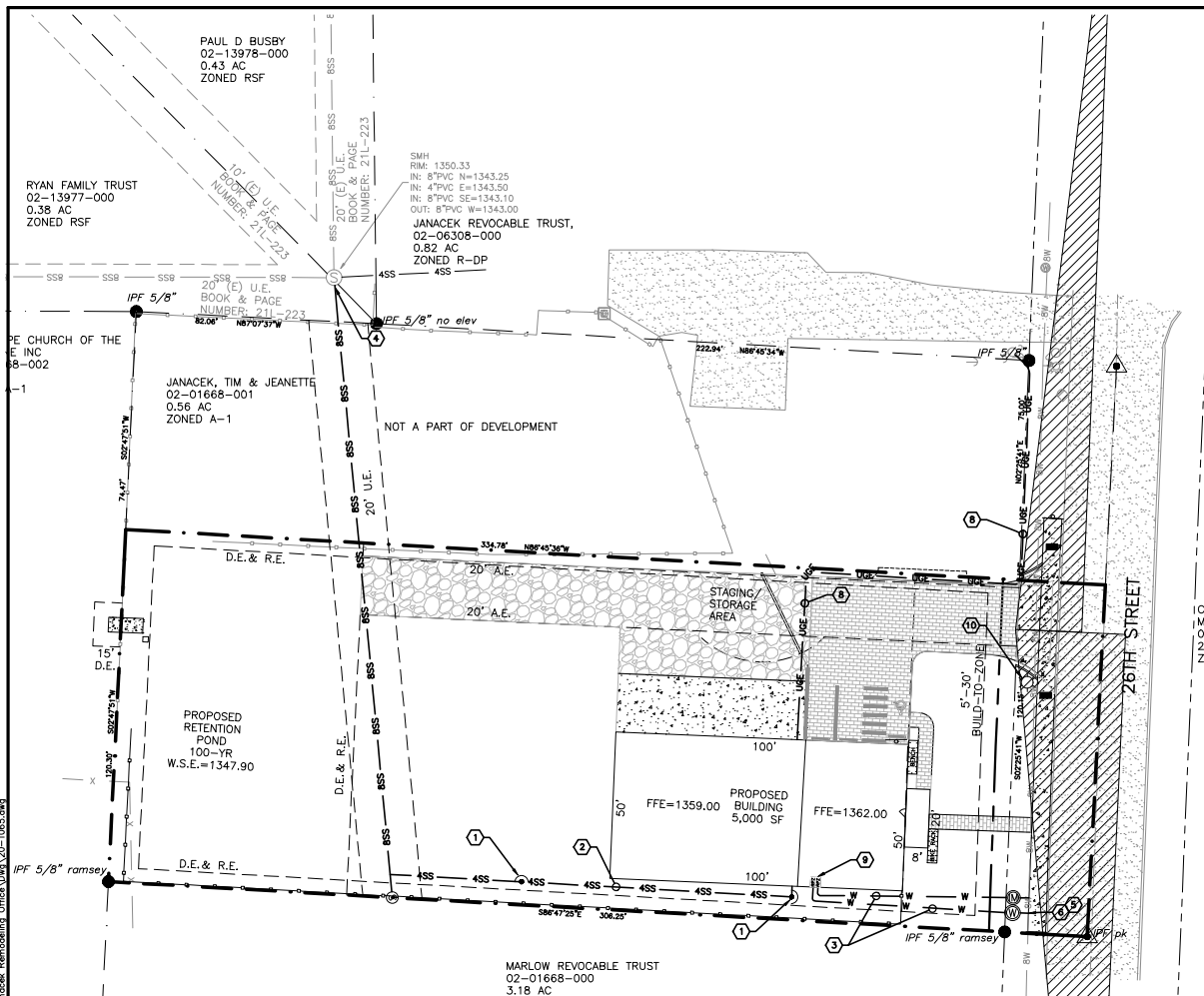
1. PER SECTION 14-260, THE MINIMUM DISTANCE BETWEEN COMMERCIAL DRIVEWAYS ON A COLLECTOR STREET ARE 150'.
2. REQUESTING A REDUCTION TO 83 FEET FOR THE DRIVE TO THE NORTH.



CITYVIEWPROJECT #: PL202200353

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 11411 Jason E. Idall 4/27/2023						Date	11/10/2022
						Comments	3 PER CITY & RWU COMMENTS
						Comments	4 PER CITY COMMENTS
						Comments	5 PER CITY COMMENTS
						Comments	6 PER CITY COMMENTS
						Comments	4/27/2023
JANACEK REMODELING BUILDING						ROGERS, AR	
1824 S 26TH ST						JANACEK REVOCABLE TRUST	
1812 S. 26TH STREET ROGERS, AR							
 ECE Engineering, PLLC							
DRAWN BY: KAB							
CHECKED BY: JET							
DATE: 4/13/2022							
JOB NUMBER: 20-1065							
SHEET NAME: SITE PLAN							
File No. 20-1065.dwg							
C4.0							

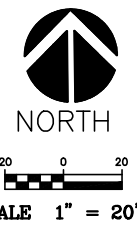


UTILITY NOTES:

- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND ROGERS WATER UTILITIES (RWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF RWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.
- ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED RWU AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY RWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
- ALL WATER MAINS SHALL BE DUCTILE IRON GLASS 52. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.
- ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO RWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.
- EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE SEWER LINE AT ITS HIGHEST POINT, IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO RWU STANDARD DETAILS AND STANDARD SPECIFICATIONS.



LEGEND

FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING CHAIN-LINK FENCE	
EXISTING ASPHALT	
PROPOSED SETBACK	
EXISTING CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED 5' SIDEWALK	
PROPOSED BRICK PAVEMENT	
PROPOSED GRAVEL	
PROPOSED TRUNCATED DOME	
PROPOSED CLEAN OUT	
PROPOSED 4" SEWER SERVICE	4SS
PROPOSED 5/8" WATER	W
PROPOSED WATER METER	
PROPOSED UNDERGROUND ELECTRIC	UGE
PROPOSED 8" SEWER LINE	8SS
PROPOSED SEWER MANHOLE	

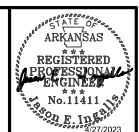
KEYNOTES:

- SANITARY SEWER CLEANOUT PER DETAIL 13/C8.0
- EMBED SEWER SERVICE PER DETAIL RWU STD
- EMBED WATER SERVICE PER DETAIL RWU STD
- CORE & BORE NEW 8" SEWER PIPE INTO EXISTING MANHOLE
- DOUBLE 5/8" WATER METER SET WITH USC-ECCCHR APPROVED RPZA LOCATED INSIDE BUILDING. SEE DETAIL RWU STD
- RWU WILL CONSTRUCT THE WATER SERVICE FROM THE EXISTING MAIN TO THE NEW WATER METER AT DEVELOPER/OWNER'S EXPENSE
- CONTRACTOR TO INSTALL NEW 1" WATER SERVICE FROM NEW METER TO THE BUILDING POINT OF CONNECTION
- INSTALL NEW UNDERGROUND ELECTRIC SERVICE FROM THE EXISTING POWER POLE TO THE BUILDING POINT OF CONNECTION. COORDINATE SIZE AND NUMBER OF CONDUITS WITH ELECTRIC COMPANY
- BACKFLOW PREVENTOR FOR EACH DOMESTIC WATER SERVICE AND IRRIGATION SERVICE LOCATED INSIDE BUILDING RWU STD
- INSTALL NEW STREETLIGHT

NOTES:

- BACKFLOW PREVENTORS FOR BOTH DOMESTIC AND IRRIGATION METERS TO BE LOCATED INSIDE THE BUILDING.

NOT FOR CONSTRUCTION



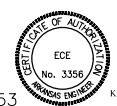
Date	Comments
1/10/2022	PER CITY & RWU COMMENTS
1/28/2022	PER CITY COMMENTS
1/24/2023	PER CITY COMMENTS
4/7/2023	PER CITY COMMENTS

JANACEK REMODELING BUILDING	ROGERS, AR
1824 S 26TH ST	JANACEK REVOCABLE TRUST
1812 S. 26TH STREET ROGERS, AR	

REDACTED
JANACEK REMODELING BUILDING
1824 S 26TH ST
ROGERS, AR 72765
DATE: 1/10/2022
BY: J.E.I.



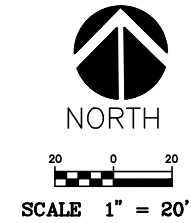
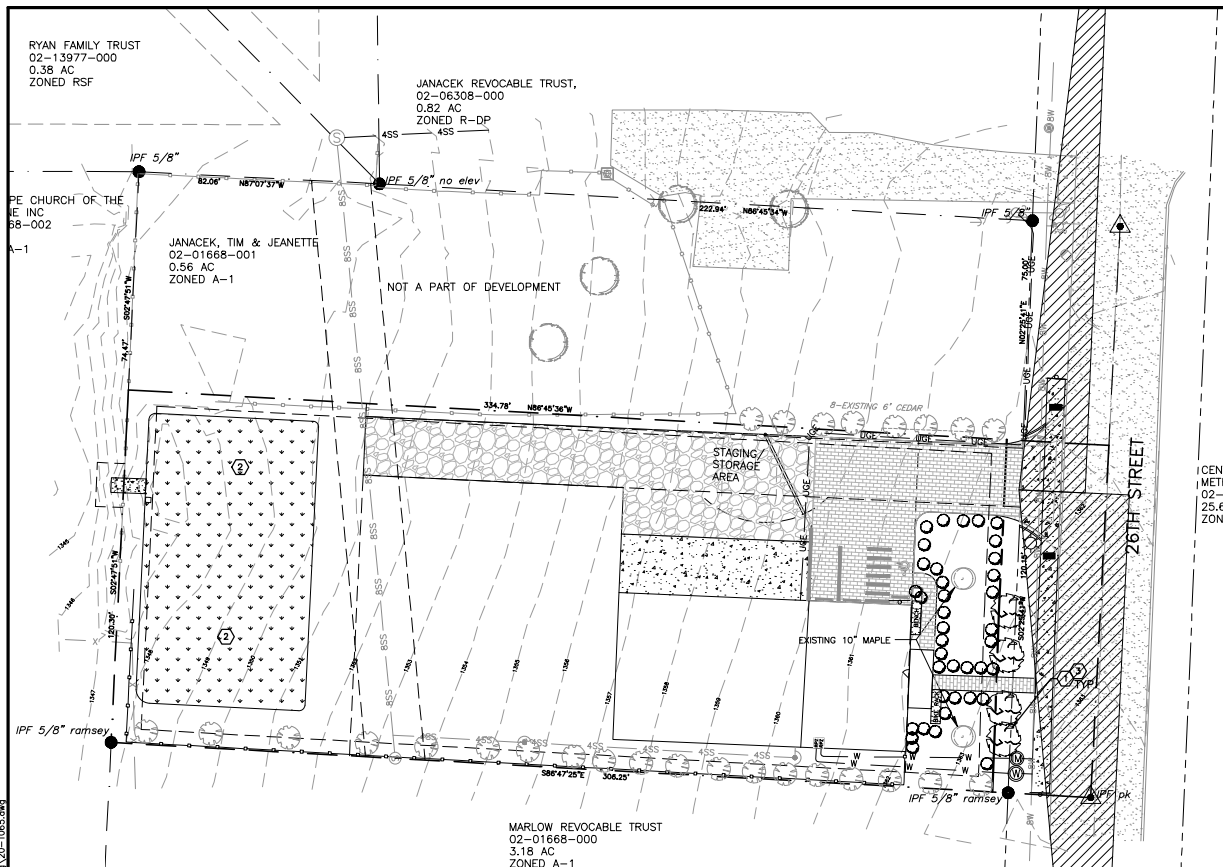
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CHECKED BY:	JEI
DATE:	4/13/2022
JOB NUMBER:	20-1065
SHEET NAME:	UTILITY PLAN
File No:	20-1065.dwg
	C6.0



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CITYVIEWPROJECT #: PL202200353

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LEGEND

FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING CHAIN-LINK FENCE	
EXISTING ASPHALT	
PROPOSED SETBACK	
EXISTING CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED 5' SIDEWALK	
PROPOSED STANDARD ASPHALT	
TRUNCATED DOME	

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

PROPOSED ZONING:

C-3 - NEIGHBORHOOD COMMERCIAL DISTRICT

PARKING REQUIREMENTS:

NO MINIMUM PARKING REQUIRED FOR NON-RESIDENTIAL USES
2 SPACES PROVIDED
ONE ADA SPACE PROVIDED

LANDSCAPE REQUIREMENTS:

- STREET TREES**
- REQUIRED - PUBLIC STREET STREET FRONTAGE:
1 TREE EVERY 30 LINEAR FEET OR 120 LF FRONTAGE AT 30'
SPACING = 4 TREES
 - PROVIDED - 4 TREES
- SITE LANDSCAPING**
- REQUIRED - 1 TREE OR SHRUB PER 1,000 SF OF DEVELOPMENT AREA = 36,770 SF
OR 37 TREES AND SHRUBS (25% TREES = 10 TREES)
 - PROVIDED - 19 EXISTING TREES AND 38 NEW SHRUBS
- GREENSPACE**
- | | |
|-------------------------------|-----------|
| 1. REQUIRED - 10% OF LOT AREA | 36,770 SF |
| 2. PROVIDED - TOTAL LOT AREA: | 13,391 SF |
| IMPERVIOUS AREA: | 22,779 SF |
| PERVIOUS AREA: | 61.95% |

GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
- A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.
- INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF ROGERS.
- INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
- INSTALL A 3/16" X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
- PERENNIAL TO SHRUB RATIO SHALL BE 20:1.

KEYNOTES:

- 20' CANOPY STREET TREE EVERY 30' ON CENTER ALONG COMMON AREAS. 1 TREE PER LOT ON DRIVEWAY SIDE OF LOTS. SEE CITY OF ROGERS APPROVED TREE LIST. MAINTAIN MINIMUM 20' FROM STREETLIGHTS.
- SOD AREA
- TREE PLANTING PER DETAIL 18/ C9.0.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	EXISTING CEDAR TREE		19		
	EXISTING MAPLE TREE		2		
	DWARF BURFORD HOLLY (DESIGN BUILD - MUST MEET CITY OF ROGERS PLANT LIST)	CLETHRA ALNIFOLIA	38	5 GALLON	

STREET TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	RED BUD	CELRIS CANADENSIS	4	2.5" CALIPER @ 8' MIN. H'	30' MIN.

NOT FOR CONSTRUCTION



Date	Comments
11/10/2022	PER CITY & RMO COMMENTS
1/28/2023	PER CITY COMMENTS
1/24/2023	PER CITY COMMENTS
4/27/2023	PER CITY COMMENTS

JANACEK REMODELING BUILDING	ROGERS, AR
1824 S 26TH ST	
JANACEK REVOCABLE TRUST	
1812 S. 26TH STREET ROGERS, AR	

REDACTED	REDACTED
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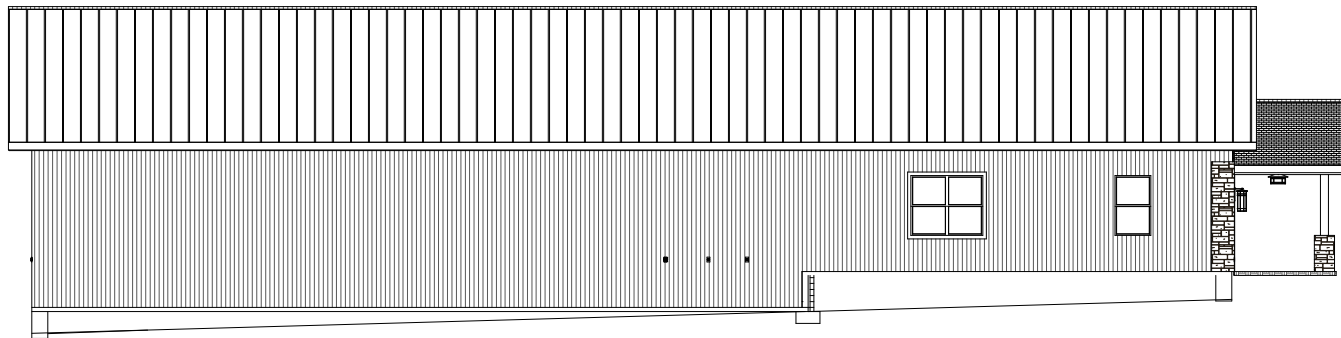
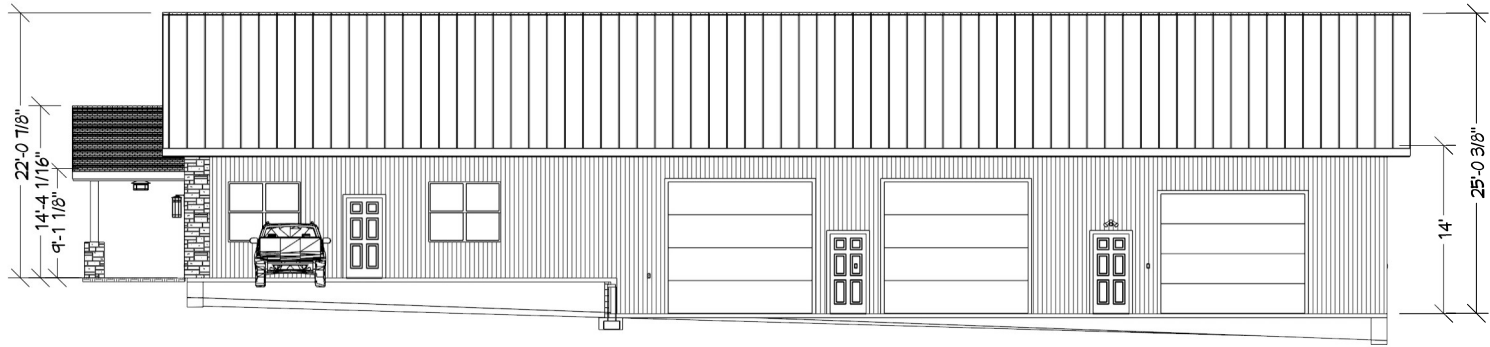


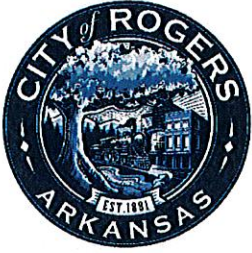
DRAWN BY:	KAB
CHECKED BY:	JEI
DATE	4/13/2022
JOB NUMBER	20-1065
SHEET NAME	LANDSCAPE PLAN
File No.	20-1065.dwg
L10	



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CITYVIEWPROJECT #: PL202200353





COMMUNITY DEVELOPMENT
ENGINEERING DIVISION
301 W. CHESTNUT
(479) 621-1186

Engineering Waiver Request Form

PL NUMBER: PL202200353 PROJECT NAME: Janacek Remodeling
E.O.R. NAME: Jason Ingalls E.O.R. PHONE: 479-364-0028
E.O.R. EMAIL: jason@ece-pllc.com DATE OF REQUEST: 04 / 19 / 23
CODE REF: Sec. 14-260 (1)(f) TYPE: ☐ DRAINAGE ☒ STREETS

WAIVER REQUESTED (PROVIDE ATTACHMENTS AS REQUIRED):

Reduction in curb curb separation requirement for driveway. 150 feet is required, and 83
feet is proposed.

HOW ARE YOU MEETING THE PURPOSE AND INTENT OF THE REQUIREMENT YOU WISH TO BE WAIVED:

Separation distance is not needed due to minimal traffic being generated from the new
development.

EXPLAIN WHAT IS UNIQUE ABOUT THE PROPERTY IN QUESTION THAT PREVENTS YOU FROM MEETING THE REQUIREMENT:

The driveway to the north is owned by the same developer, and this project is an expansion
of the existing business.

---- CITY OFFICE USE ONLY ----

☒ WAIVER APPROVED

☐ WAIVER DENIED

☐ WAIVER APPROVED WITH CONDITIONS:

Tracy
DIRECTOR OF COMMUNITY DEVELOPMENT

James Jobe
DEPUTY DIRECTOR OF ENGINEERING

4/21/23
DATE



September 16, 2022

Mr. Jason Ingalls, PE
Expedient Civil Engineering
11 Newnham Lane
Bella Vista, AR 72714

Re: Conditional Approval of Civil Plans
Janacek Remodeling Building 2022

Dear Mr. Ingalls:

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

1. Increase the easement for the sewer to 20' due to the depths.
2. Revise the size noted for the SE inlet to the existing manhole, which still identifies it as a 4".
3. It appears that you are planning on two 5/8" meters, one for domestic and one for irrigation. Please clarify if this is not the case. You may want to consider specifying a double meter assembly if both are 5/8" to save money.
4. Depict the irrigation service line into the building also, since its RPZA is located inside.
5. Indicate the sewer service location on the profile view.
6. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. Approved offsite easements filed for record if applicable.
 - G. An executed copy of the Facilities Extensions Contract. Revise the document form

with project specific information by replacing the blanks and bracketed phrases with pertinent information. Return the revised document, with supporting attachments, to RWU for review before having your client sign the agreement. Leave the “Track Changes” feature turned on for our review.

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

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

Sincerely,

Stephen T. Ponder, PE



LARGE SCALE DEVELOPMENT

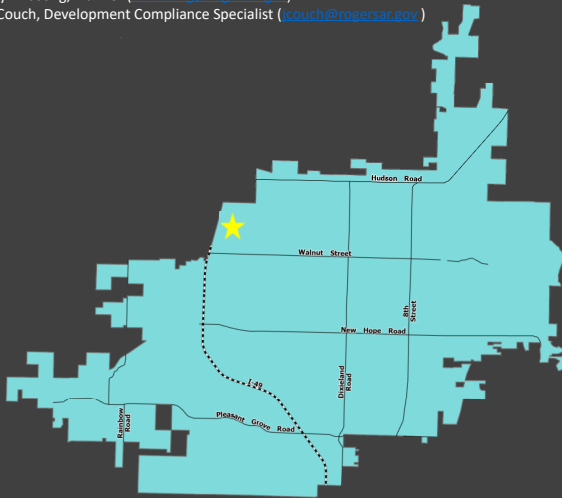
PLANNING

Townhomes at Scottsdale

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

Justin Couch, Development Compliance Specialist (jcouch@rogersar.gov)



Vicinity Map

Location

SE corner of W Olive and N 42nd Street

CGM Designation

Neighborhood Center

Zoning

C-3 (Neighborhood Commercial)

Proposed Use

Residential Multi-family

Representative

Daniel Ellis, Crafton Tull

Location:

Located in northwest Rogers, at the southeast corner of W Olive and N 42nd Street

Proposal:

The proposed use is for a residential multi-family development.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Neighborhood Center

Growth Designation Character:

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

Allowed Zoning Districts:

C-3

ZONING:

C-3 (Neighborhood Commercial):

"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." Sec.14-710(a)



LARGE SCALE DEVELOPMENT

PLANNING

Townhomes at Scottsdale



Geolocation

Geolocation

The subject property is located north of the Malco Rogers Towne Cinema.



LARGE SCALE DEVELOPMENT

PLANNING

Townhomes at Scottsdale



Site Plan

Request

- A proposal to develop townhomes totaling a footprint area of 43,307 square feet.

Waivers

- Administratively approved WAIVER from Sec. 14-260(3) requiring that no obstruction shall be located within the sight triangle.

Analysis

- All Large-Scale Development Requirements have been met.

Request:

The applicant is requesting to develop townhomes totaling a footprint area of 43,301 square feet. All reviews have been passed.

Waivers:

Staff has administratively approved a **WAIVER** from Sec. 14-260(3) from the requirement of no signs, vegetation, or other obstructions within the sight triangle. See access management below.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Staff has administratively approved a **WAIVER** from Sec. 14-260(3) from the requirement of no signs, vegetation, or other obstructions within the sight triangle of the intersection of W Olive Street and N 42nd Place. Sec. 14-260(3) defines a sight triangle as a triangular area formed by a diagonal line connecting two points on intersecting streets right-of-way, being measured 25 feet along each right-of-way starting at the intersection point. The applicant states that due to the site's zoning, which requires a 5'-30' front yard, and the Typical Street Section's requirements for a Minor Arterial Street, which includes 6' of designated greenspace and a 10' sidepath contained within the right-of-way, the right-of-way line is pushed into the property. The applicant is including an additional 16' of right-of-way behind the back of curb to provide the required greenspace and trail. The applicant states that due to how the City of Rogers defines a sight triangle as based on right-of-way lines, this pushes the sight triangle into the property.

STORMWATER MANAGEMENT:

The applicant proposes permeable paver driveways to collect rainfall and direct it into the regional detention pond. Yard drains surrounding the townhomes will collect and convey stormwater into existing storm sewer junction boxes located adjacent to the site. Per the 1999 Malco Theaters & Scottsdale Center Phase 3 Drainage Report, the drainage system was designed and is adequately sized to convey post-development runoff from this site.

WATER QUALITY:

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



LARGE SCALE DEVELOPMENT

PLANNING

Townhomes at Scottsdale



Aerial Image

Recommendation

APPROVE

ENGINEERING REVIEW

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 Olive Street and N 42nd Place pavement are not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for W Olive Street, a Minor Arterial Street, is 80ft as required by the Typical Street Section.

The right-of-way width for S 42nd Street, a Minor Street, is 50ft as required by the Typical Street Section.

The applicant proposes to provide sixteen on-street parking spots along the site on N. 42nd Place.

Sidewalks & Sidepaths:

The applicant proposes to reconstruct a 7' sidewalk along N 42nd Place.

Trails:

The applicant proposes a 10' wide Multiuse Trail along W Olive Street per the Typical Street Section requirements for a Minor Arterial Street.

Streetlights:

Streetlights are proposed and should meet the requirements for a Minor Arterial Street along W Olive Street. The applicant must provide one streetlight on N 42nd Place.

Street Trees:

The applicant proposes the required street tree requirements.

RECOMMENDATIONS:

Approve.



April 17, 2023

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

Re: TAC Review & Conditional Approval of Civil Plans
Townhomes at Scottsdale

Dear Mr. Ellis:

Plans were received for the referenced project which includes 12 LF of water main extension. We have reviewed the plans and are approving them with the following conditions:

1. Provide a profile of the Meter Array Detail since it is public and crosses the existing sanitary sewer main.
2. Route the 6" water line for the Meter Array giving ample horizontal clearance between it and the backing for the existing fire hydrant assembly. We recommend relocating this hydrant to the end of the meter array.
3. Move the tapping valve symbol for the proposed fire hydrant to the tapping sleeve.
4. Depict the location of proposed streetlights. Maintain 5' minimum separation from water and sewer mains and service lines.
5. Note on the Meter Array Detail an 8"x 6" Tapping Sleeve and 6" valve instead of an 8"x 6" tee. If you decide to relocate the existing hydrant, this will need revised accordingly.
6. 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. An executed copy of the Facilities Extensions Contract (form attached).
 - D. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - E. Performance and payment bonds executed by the utility contractor.

F. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.

7. Construction inspection for this project shall be the responsibility of Crafton Tull-Civil

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

Sincerely,

Stephen T. Ponder, PE

SP: DG

Attachment(s): Facilities Extension Contract Form

THE TOWNHOMES AT SCOTTSDALE

ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS #PL202300317



Arkansas One Call



Know what's below.
Call before you dig.



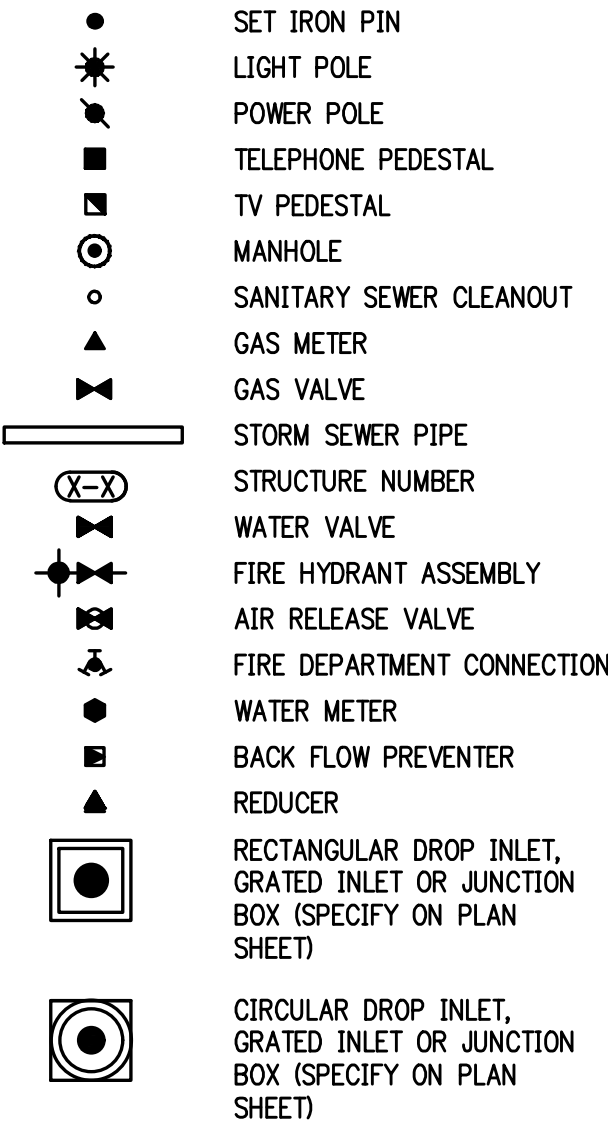
NTS



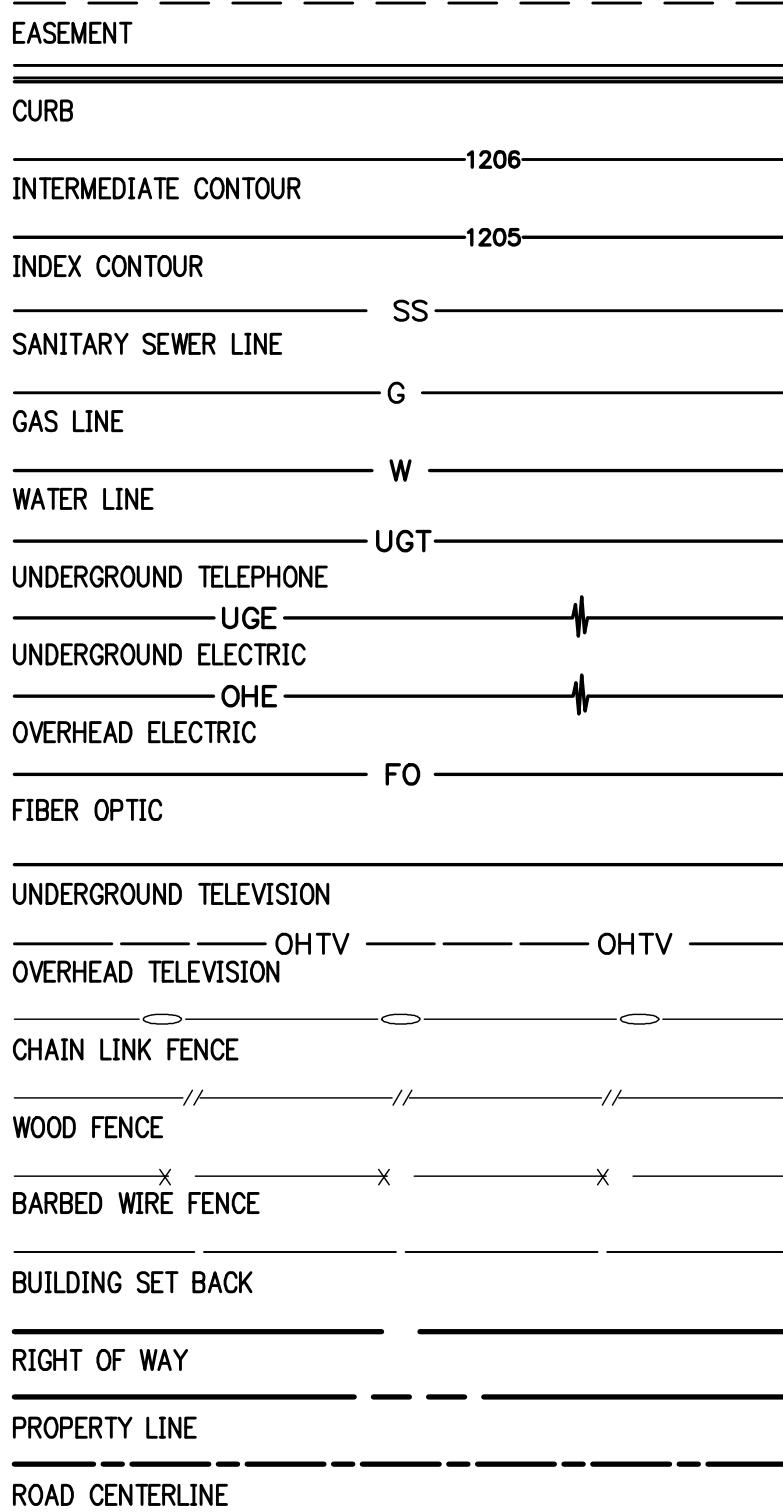
WATER & SANITARY SEWER
ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
PHONE: (479)621-1142

LEGEND (CONSTRUCT)

SYMBOLS

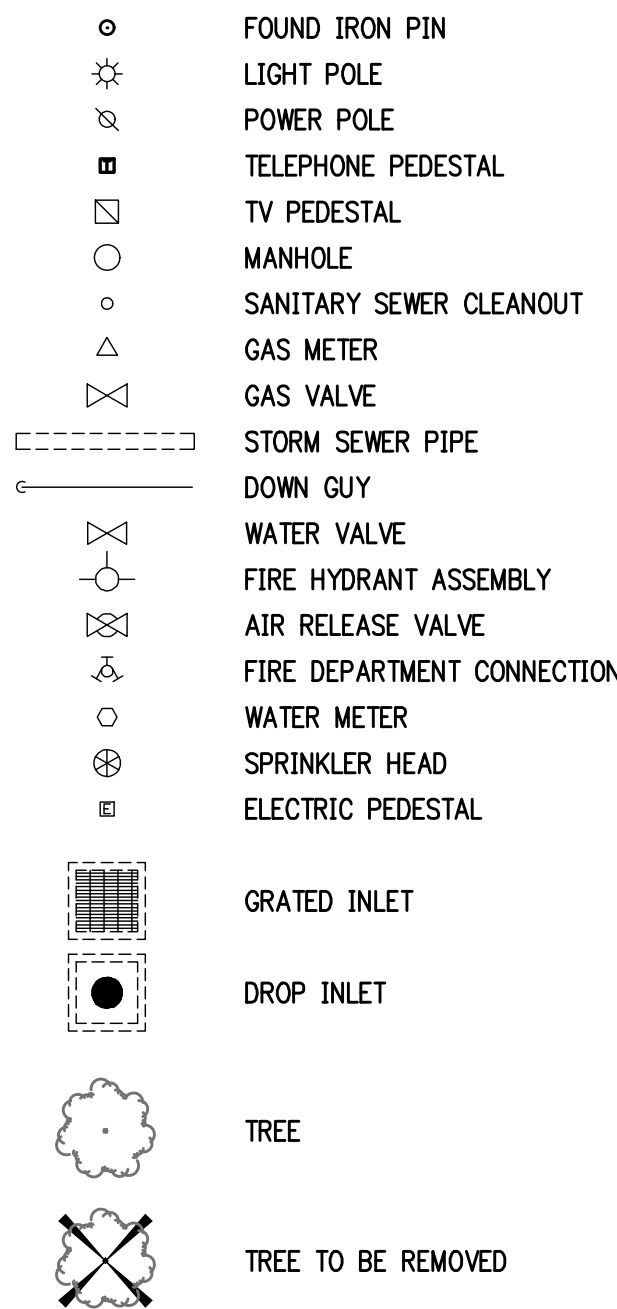


LINEWORK

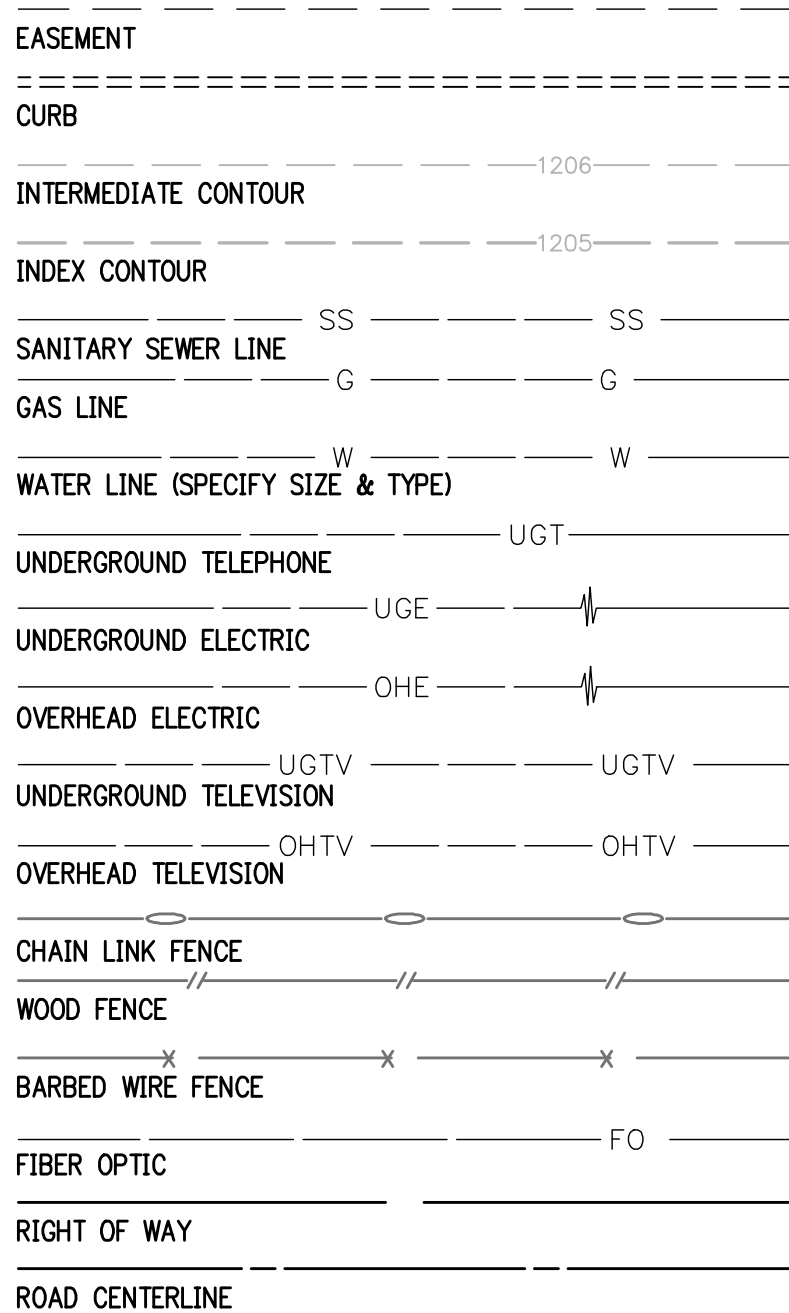


LEGEND (EXISTING SYMBOLS)

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.

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.
- 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.
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- IF THE PROJECT EXCEEDS \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-228(6).
- 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.
- IFC 2021 3310.1 - APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30,480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- IFC 2012 3312.1 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE 500 TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTED CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS 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.

BUILDING ADDRESSES

4100-4128 W. OLIVE ST.
700-710 N. 42ND PL.
4100-4114 N. 41ST ST.
ROGERS, AR 72756
SEE OVERALL SITE PLAN FOR BUILDING ASSIGNMENTS

PROPERTY DESCRIPTION

BEING ALL OF TRACT 1 OF SCOTTSDALE CENTER, AS RECORDED IN THE CIRCUIT CLERK'S OFFICE FOR BENTON COUNTY, ARKANSAS AT PLAT RECORD L202144272, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE NORTHEAST CORNER OF TRACT PC1A, AS SHOWN ON PLAT RECORD 2004-426; THENCE ALONG THE EAST LINE THEREOF S 02° 12' 10" W 10.00 FEET TO THE POINT OF BEGINNING, BEING THE SOUTH RIGHT-OF-WAY LINE FOR WEST OLIVE STREET AS DESCRIBED ON STREET RIGHT-OF-WAY DEED 2008-37340; THENCE CONTINUING ALONG SAID EAST LINE S 02° 12' 10" W 290.06 FEET; THENCE N 86° 38' 04" W 336.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 42ND STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N 03° 21' 56" E 275.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE N 67° 57' 05" E 34.95 FEET; THENCE S 86° 38' 02" E 299.20 FEET TO THE POINT OF BEGINNING, CONTAINING 2.22 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ZONING: BUILDING SETBACK/ YARD REQUIREMENTS:

BUILDING COVERAGE:

SITE/DEVELOPMENT AREA:

BEDROOMS/UNIT:

UNIT COUNTS:

DENSITY CALCULATION:

BUILDING SQ FT:

C-3
FRONT 5' MIN., 30' MAX.
INT. & EXT. SIDE 5' MIN., NO MAX.
REAR 10' MIN., NO MAX.
MAX: 80%
PROVIDED: ±43,307/±96,513= 44.87%
2.22 AC. (96,513.1 SQ.FT.)
TOWNHOMES = 3 BEDROOMS PER UNIT
TOWNHOMES = 29 UNITS
GROSS DENSITY: 29 UNITS/2.22 AC. = 13 UNITS/AC.
FOOTPRINT (INCLUDING GARAGE):
1-15 UNIT TOWNHOME BUILDING: ±22,447 SQ. FT.
1-8 UNIT TOWNHOME BUILDING: ±11,958 SQ. FT.
1-6 UNIT TOWNHOME BUILDING: ±8,902 SQ. FT.
TOTAL BUILDING FOOTPRINT AREA: ±43,307 SQ. FT.
AREA OF SECOND FLOOR:
1-15 UNIT TOWNHOME BUILDING: ±15,517 SQ. FT.
1-8 UNIT TOWNHOME BUILDING: ±8,262 SQ. FT.
1-6 UNIT TOWNHOME BUILDING: ±6,130 SQ. FT.
TOTAL SECOND FLOOR AREA: ±29,909 SQ. FT.
COMBINED AREA OF ALL FLOORS
1-15 UNIT TOWNHOME BUILDING: ±22,447 SQ. FT. + ±15,517 SQ. FT. = ±37,964 SQ. FT.
1-8 UNIT TOWNHOME BUILDING: ±11,958 SQ. FT. + ±8,262 SQ. FT. = ±20,220 SQ. FT.
1-6 UNIT TOWNHOME BUILDING: ±8,902 SQ. FT. + ±6,130 SQ. FT. = ±15,032 SQ. FT.
TOTAL TOWNHOMES COMBINED AREA ALL FLOORS: ±73,216 SQ. FT.

MAX IMPERVIOUS

AREA ALLOWABLE:

IMPERVIOUS AREA ONSITE:

OPEN SPACE REQUIREMENT:

OPEN SPACE PROVIDED:

GREENSPACE PROVIDED:

BUILDING USAGE:

FINISHED FLOOR ELEVATION:

90% IMPERVIOUS AREA
68.0% IMPERVIOUS AREA
NOT LESS THAN 10% PER 14-710 (e).
±23,050 SQ. FT. / ±96,513 SQ. FT. =23.9%
±23,050 SQ. FT. / ±96,513 SQ. FT. =23.9%

TOWNHOMES
SEE GRADING PLAN

SHEET LIST TABLE

SHEET NUMBER

C-001
C-002
C-003
C-101
C-102
C-103
C-104
C-105
C-106
C-107
C-201
C-202
C-203
C-501
C-502
C-503
C-504
C-505
C-506
C-507
C-508
SD-1
WD-1
WD-2
L-101
L-501
LI-501
LI-502
A3.0
A3.1
A3.0
A3.1
A3.0

SHEET TITLE

COVER SHEET
TOPOGRAPHIC SURVEY
DEMO PLAN
OVERALL SITE PLAN
SITE PLAN
UTILITY PLAN (C)
GRADING PLAN
PAVING PLAN (C)
EROSION CONTROL PHASE I
EROSION CONTROL PHASE II
PRIVATE SANITARY SEWER SERVICE LINE 1 P&P (C)
UNDERDRAIN LINE 1 AND 2 P&P
METER ARRAY LINE P&P
PAVER DETAILS
SITE DETAILS SHT. 1 OF 2
SITE DETAILS SHT. 2 OF 2
ROGERS MUNICIPAL DETAILS 1 OF 2
ROGERS MUNICIPAL DETAILS 2 OF 2
EROSION CONTROL DETAILS SHT. 1
EROSION CONTROL DETAILS SHT. 2
EROSION CONTROL DETAILS SHT. 3
RWU DETAILS
RWU DETAILS
RWU DETAILS
PLANTING PLAN (C)
PLANTING DETAILS
IRRIGATION DETAILS 1 OF 2
IRRIGATION DETAILS 2 OF 2
6-UNIT BUILDING ELEVATIONS 1 OF 2
6-UNIT BUILDING ELEVATIONS 2 OF 2
8-UNIT BUILDING ELEVATIONS 1 OF 2
8-UNIT BUILDING ELEVATIONS 2 OF 2
15-UNIT BUILDING ELEVATIONS

PROJECT INFORMATION

SITE ENGINEER:

CRAFTON TULL
DANIEL ELLIS P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838
DANIEL.ELLIS@CRAFTONTULL.COM

SITE OWNER/DEVELOPER:

YELLOWBRICK ROAD, LLC
JARED MARLEY
15602 PUTMAN ROAD
ROGERS, AR 72756
JARED@IRONWOOD-NWA.COM

REQUIRED PARKING:

NON-RESIDENTIAL USES:
NO MIN. REQUIREMENT
RESIDENTIAL USES:
1.5 SPACES PER DWELLING UNIT
29 UNITS X 1.5 SPACES= 44 SPACES

PROVIDED PARKING:

RESIDENTIAL TOWNHOMES
2 SPACES PER UNIT (2-CAR GARAGES)
29 UNITS X 2 UNIT= 58 SPACES
ON-STREET PARKING
19 SPACES PROVIDED
58 + 19 = 77 TOTAL SPACES PROVIDED

ADA PROVIDED PARKING:

2 ADA PARKING SPACES PROVIDED
MULTI-FAMILY RESIDENTIAL: 1 PER 30 DWELLING UNITS
29 DWELLING UNITS = 1 RACK REQUIRED

BIKE RACKS REQUIRED:

1 BIKE RACK

BIKE RACKS PROVIDED:

RESIDENTIAL TOWNHOMES
MAX HEIGHT ALLOWABLE: PRINCIPAL BUILDING 3 STORIES
ACCESSORY STRUCTURE: 16 FEET

PROPERTY USAGE:

TOWNHOMES
PROVIDED HEIGHT: 2 STORIES, 18.5' (EAVE OF ROOF)

BUILDING HEIGHT:

V-B

BUILDING TYPE:

V-B

WAIVER REQUESTS

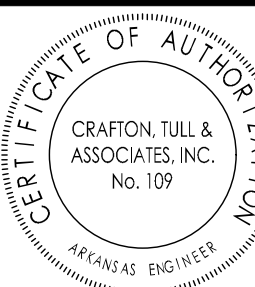
- SEC. 14-260(3) - SIGHT TRIANGLE ENCROACHMENT

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 0500700260K, EFFECTIVE DATE JUNE 5, 2012.

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

CERTIFICATE OF AUTHORIZATION:



CITY OF ROGERS
STAMP

THE TOWNHOMES AT
SCOTTSDALE
ROGERS, ARKANSAS

Key Plan

No.	Description	Date
1	CITY SUBMITTAL #1	03/24/2023
2	CITY SUBMITTAL #2	04/14/2023
3	CITY SUBMITTAL #3	05/03/2023

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: 23100900

ISSUE DATE: 05/03/2023

CONTACT: D. ELLIS

DESIGN: M. LOVE

QC DATE: 04/06/2023

ISSUED FOR
REVIEW

No. 11825



COVER SHEET

C-001



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 ORDINANCES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. CURB SIDEWALK AND DRIVE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICLE TRAFFIC FLOW FROM THE SITE.
11. MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE SCREENED FROM VIEW.
12. REFUSE STORAGE AREAS SHALL BE SCREENED FROM VIEW.

NEW ADDRESSES (ROGERS, AR 72756)							
UNIT #	ADDRESS	UNIT #	ADDRESS	UNIT #	ADDRESS	UNIT #	ADDRESS
1	4128 W. OLIVE ST.	10	4110 W. OLIVE ST.	19	706 N. 42ND. PL.	28	4102 N. 41ST. ST.
2	4126 W. OLIVE ST.	11	4108 W. OLIVE ST.	20	708 N. 42ND. PL.	29	4100 N. 41ST. ST.
3	4124 W. OLIVE ST.	12	4106 W. OLIVE ST.	21	710 N. 42ND. PL.		
4	4122 W. OLIVE ST.	13	4104 W. OLIVE ST.	22	4114 N. 41ST. ST.		
5	4120 W. OLIVE ST.	14	4102 W. OLIVE ST.	23	4112 N. 41ST. ST.		
6	4118 W. OLIVE ST.	15	4100 W. OLIVE ST.	24	4110 N. 41ST. ST.		
7	4116 W. OLIVE ST.	16	700 N. 42ND. PL.	25	4108 N. 41ST. ST.		
8	4114 W. OLIVE ST.	17	702 N. 42ND. PL.	26	4106 N. 41ST. ST.		
9	4112 W. OLIVE ST.	18	704 N. 42ND. PL.	27	4104 N. 41ST. ST.		

1 BIKE RACK
4100-4128 W. OLIVE ST.
700-710 N. 42ND PL.
4100-4114 N. 41ST ST.
ROGERS, AR 72756
SEE OVERALL SITE PLAN FOR BUILDING ASSIGNMENTS
C-3
RESIDENTIAL TOWNHOMES
MAX HEIGHT ALLOWABLE: PRINCIPAL BUILDING 3 STORIES
ACCESSORY STRUCTURE: 16 FEET
TOWNHOMES
PROVIDED HEIGHT: 2 STORIES, 26.5' TOTAL

[illegible]

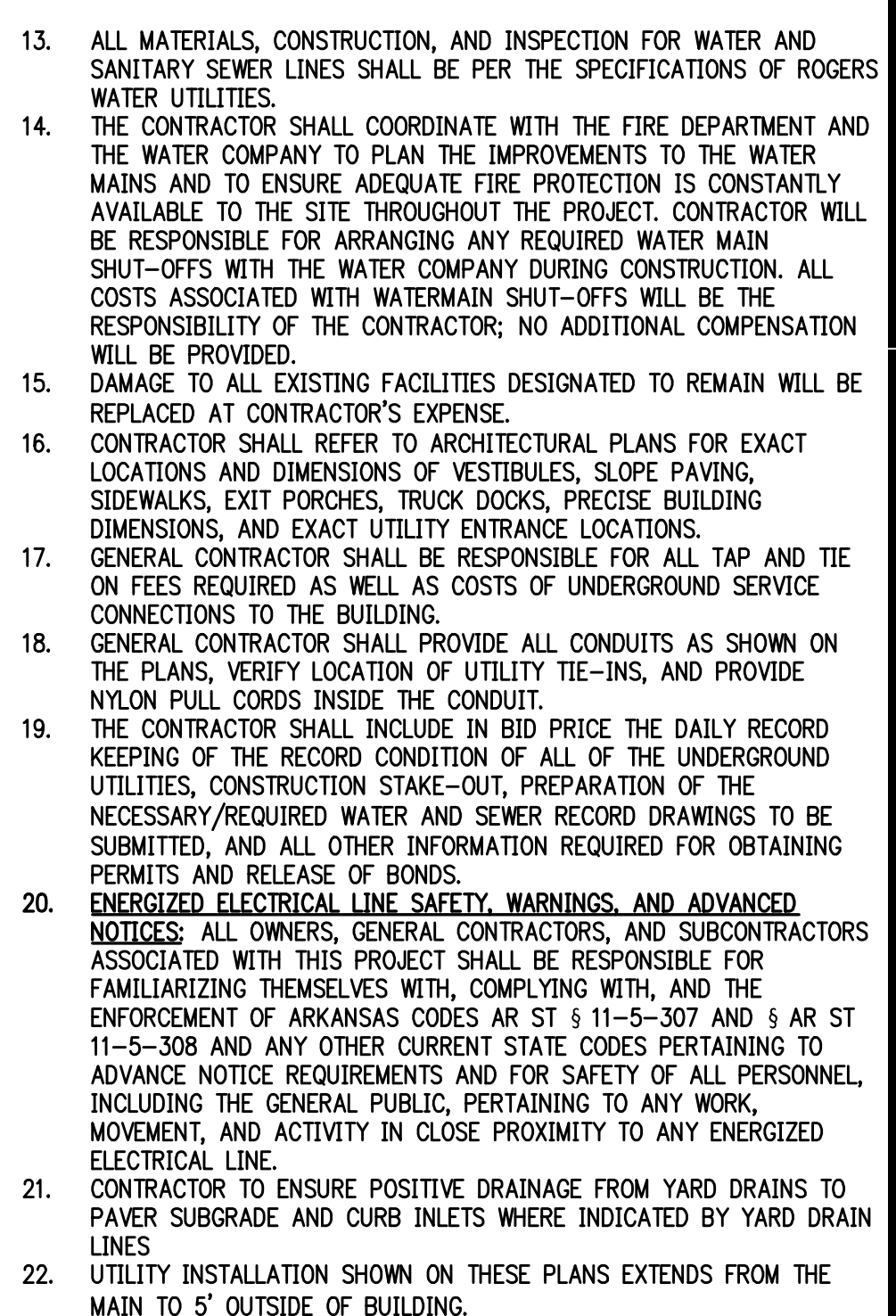
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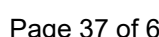
PROJECT NO: 23100900
ISSUE DATE: 05/03/2023
CONTACT: D. ELLIS
QC by: M. LOVE
QC Date: 04/06/2023

**ISSUED FOR
REVIEW**

OVERALL SITE PLAN

C-101







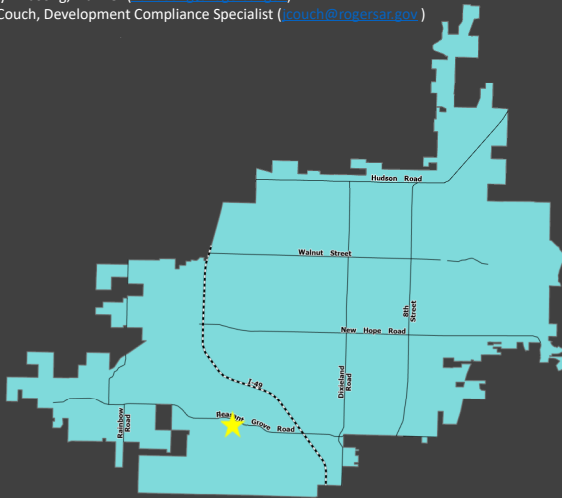
Preliminary Plat Sequoiah Heights

PLANNING

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

Justin Couch, Development Compliance Specialist (jcouch@rogersar.gov)



Vicinity Map

Location

Near the southeast corner of W. Pleasant Grove and S. Bellview Road

CGM Designation

Neighborhood

Zoning

N-R (Neighborhood Residential)

Proposed Use

Single-Family Residential

Representative

Phil Swope, Swope Engineering

Location:

Located in southwest Rogers, near the southeast corner of W. Pleasant Grove and S. Bellview Road.

Proposal:

The proposed use is for single-family residential.

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:

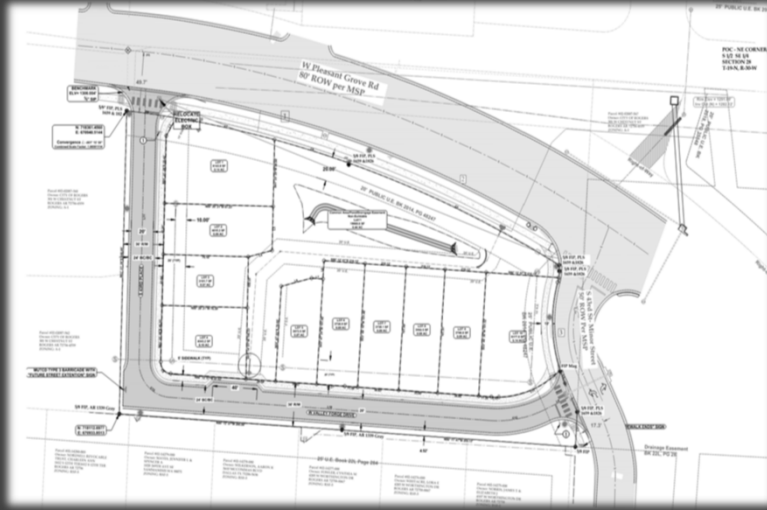
N-R (Neighborhood Residential):

The neighborhood residential district is created to, "encourage the continuation and revitalization of low to medium density housing throughout the City." Sec.14-702(a)



Preliminary Plat Sequoiah Heights

PLANNING



Site Plan

Request

- A new 10-lot subdivision on 1.93 acres of land.

Analysis

- All Large-Scale Development Requirements have been met.
- Site layout was approved through a Density Concept Plan by Planning Commission on 7/5/22.

Request:

The applicant is requesting a 10-lot subdivision on 1.93 acres of land.

Analysis:

The development has passed all reviews and the layout was approved via a Density Concept Plan by Planning Commission on 7/5/22.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT:

The applicant proposes a detention pond on the north side of the property, which meets Stormwater management requirements.

WATER QUALITY:

The applicant proposes storm snouts in all inlets and junction boxes to address 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).



Preliminary Plat Sequoyah Heights

PLANNING



Aerial Image

Recommendation
APPROVE

ENGINEERING REVIEW

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Pleasant Grove Road and S 43rd Street are not in substandard condition.

Connectivity Standards:

The applicant proposes two new public streets, S 43rd Place and W Valley Forge Drive, to be dedicated with 36-ft of ROW.

Streetscape:

Right-of-Way:

The right-of-way width for W Pleasant Grove, a Minor Arterial, is 80-ft as required by the Typical Street Section.

The right-of-way width for S 43rd Street, a Minor Street, is 50-ft as required by the Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes a 5-ft sidewalk along the proposed internal streets, S 43rd Place and W Valley Forge Drive. There is an existing 6-ft sidewalk along W Pleasant Grove Road.

Trails:

Trails are neither proposed nor required.

Streetlights:

Proposed streetlights meet the requirements.

Street Trees:

The applicant proposes a mixture of American Holly, River Birch, Redbud, and Crabapples to meet street tree requirements.

RECOMMENDATIONS:

Approve



March 31, 2023

Mr. Phillip Swope, PE
Swope Engineering
#7 Halsted Circle, Suite 118
Rogers, AR 72756

Re: Conditional Approval of Civil Plans
Sequoyah Heights

Dear Mr. Swope:

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

1. Remove the vertical bends and use pipe deflection instead. (See attached Sht. C5.1)
2. An AR Valve will be required at the high point on the water main.
3. The water symbols at the end of the water main appear to be reversed on the profile.
4. The existing storm sewer pipe crossing appears to be in the wrong horizontal location on the water main profile near the beginning of the line.
5. Show encasement 10' on either side of the existing water main on the water main plan view. The 10' distance should be measured perpendicularly to the centerline of the existing water main.
6. Encasement is required for the sewer main since there is less than 18" of vertical separation between the water and sewer main.
7. Show the casing pipe invert elevations for the sanitary sewer main where it crosses the existing water main.
8. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.

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

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

Sincerely,

Stephen T. Ponder, PE

SP: DG

Attachment(s): Facilities Extension Contract Form

SEQUOYAH HEIGHTS
PRELIMINARY PLAT (PLS 202200863)
W PLEASANT GROVE RD
ROGERS, ARKANSAS
(ALL IN 1 PHASE)

CONTACT INFORMATION:

PROPERTY OWNER/ DEVELOPER:
Parcel #: 02-02087-561 & 02-02087-575
Pleasant Grove Pocket Community LLC
West Pleasant Grove Road
Rogers, Arkansas 72758
Contact: Kaitlin Parker
revitalizehdc@gmail.com

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E./ P.S.
Swope Engineering
7 Halsted Circle Suite 210
Rogers, Arkansas 72756
479.877.7388 office

ROGERS COMMUNITY DEVELOPMENT
DIRECTOR
CONTACT: John McCurdy
(479) 621-1186 OFFICE
community.development@rogersar.gov

CITY OF ROGERS STREET DEPT.
290 North Main Street
Centerton, AR 72719
CONTACT: Frankie Guyll
(479) 621-1140 OFFICE
transportation@rogersar.gov

FIRE DEPARTMENT
201 N 1st Street
Rogers, AR 72756
CONTACT: Tom Jenkins
(479) 621-1179 OFFICE
tjenkins@rogersar.gov

CITY OF ROGERS MAYOR
301 West Chestnut
Rogers, AR 72756
CONTACT: Greg Hines
(479) 621-1117

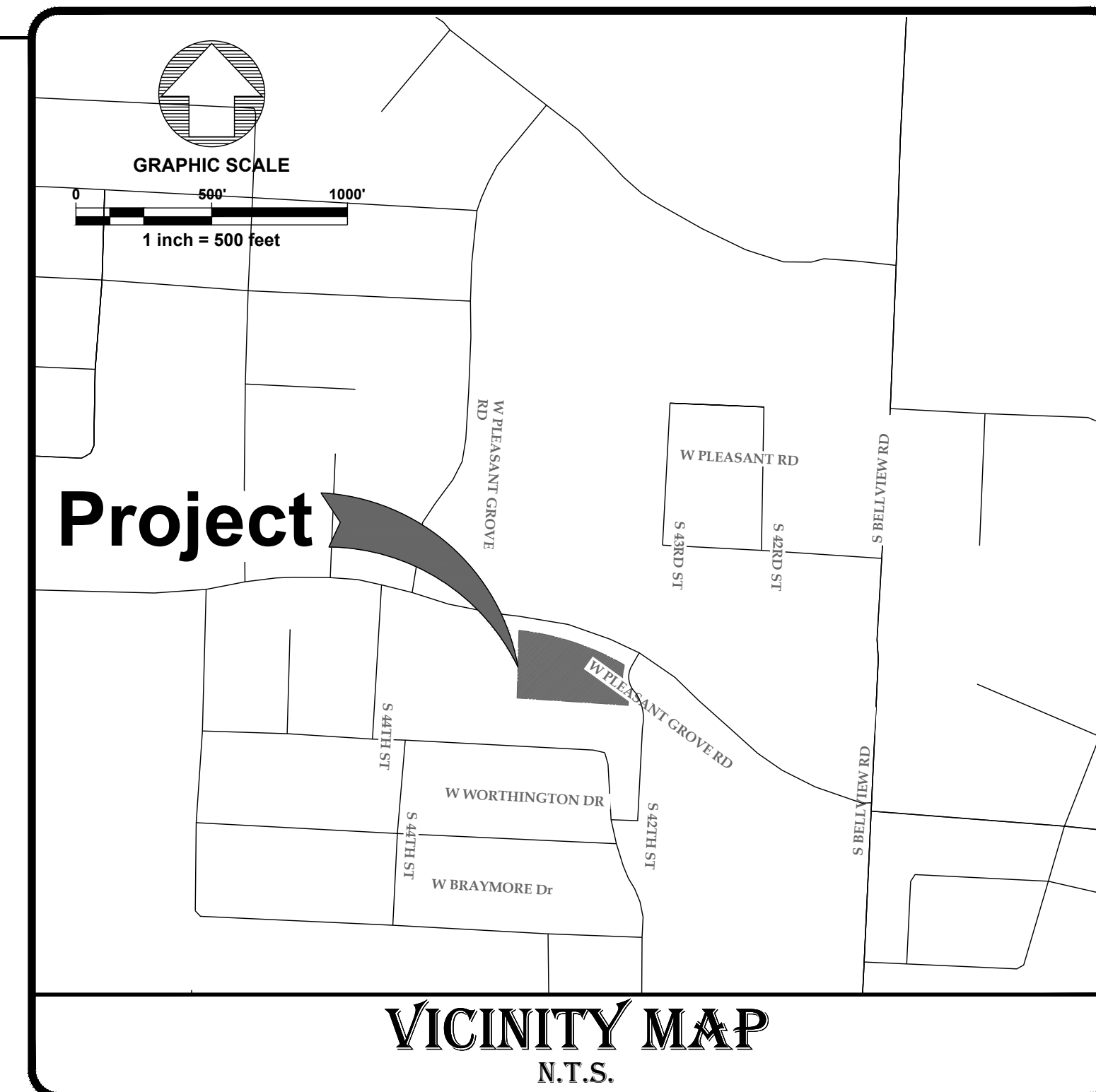
WATER AND SEWER
Rogers Water Utilities
601 S 2nd Street
Rogers, AR 72757
CONTACT: Stephen Ponder
(479) 621--1142 OFFICE
stephenponder@rogersar.gov

GENERAL NOTES

1. It is the responsibility of the engineer of the record to include all items required by ordinance requirement, the ordinance takes precedence unless a waiver or variance has been granted.
2. Stockpiles with excess construction site materials , including but not limited to excess top soil stockpiles, must be removed from the site prior to project completion. Grading beyond the approved limits is prohibited.
3. channels, detention ponds, retention ponds, Sediment basins, etc. require sod to the 100-year water surface elevation within 2-weeks (14-days) after the pond is built, and must be installed at the beginning of the project where feasible.
4. where public streets end for future stubouts, install MUTCD class 3 barricade with "Future Street Extension" sign centered at the end of right-of-way
5. where public sidewalks, trails, or sidepaths end, include "Sidewalk Ends" sign.
6. 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.

LEGAL DESCRIPTION

Filed at instrument number: L202225606



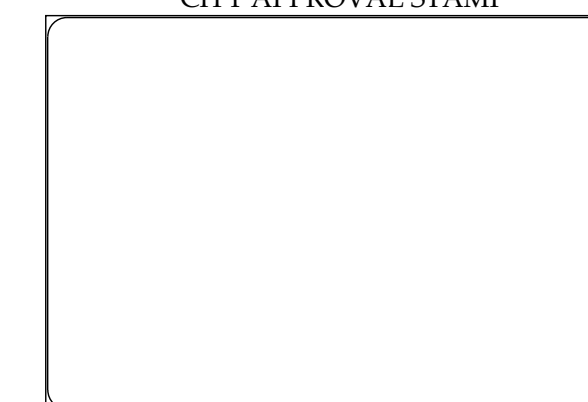
CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

Sheet List Table

Sheet Number	Sheet Title
C1.0	Cover Sheet
C1.1	All General Notes
C2.0	Preliminary Plat
C3.0	Erosion Control & Demo Plan
C3.1	Erosion Control Plan Phase 2
C3.2	Erosion Control Details
C4.0	Grading Plan
C5.0	Utility Plan
C5.1	Water Line P&P
C6.0	Storm Line (A-C & POND) P&P
C7.0	Lolly Lane P&P
C8.0	Sewer Line P&P
C9.0	Landscape Plan
C10.0	Roadway & Signage Details
C10.1	Storm Drain Details
C10.2	Storm Drain Details
C10.3	City Details
C10.5	RWU Water Details
C10.6	RWU Water Details
C10.7	RWU Sewer Details

CITY APPROVAL STAMP



NOTES

- 1.) It is the responsibility of the Engineer of Record to include all items required by ordinance. If approved plan conflict with ordinance requirements, the ordinance takes precedence unless a waiver or variance has been granted.
- 2.) Stormwater storage and construction site materials, including but not limited to excess top soil stockpiles, must be removed from site prior to project completion. Grading beyond the approved limits is prohibited.
- 3.) Check Sedimentation Pond for excess sediment. Sediment basins, etc. require s/d to the 100-year water surface elevation within 2-week (14-days) after the pond is built, and must be installed at the beginning of the construction period.
- 4.) 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.
- 5.) Where public sidewalks, trails, or curbs end, include "Sidewalk Ends" sign.
- 6.) Public Streets and Alleways shall have 20-ft of driveway surface for two-way traffic. This does not include the curb and gutter and is measured from edge of asphalt to edge of asphalt.

Utility Information:

**GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM**

TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 7276
PH: 479-442-1967 (SCOT
PH: 479-442-1977 (LAYN
SS7513@ATT.COM
LR159@ATT.COM

**CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM**

CABLE COMPANY
COX COMMUNICATIONS
ATTN: KIP SMITH,
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 717-3796
KIP.SMITH@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

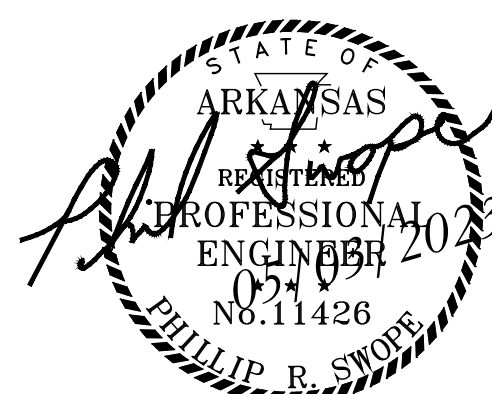
CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

SITE INFORMATION

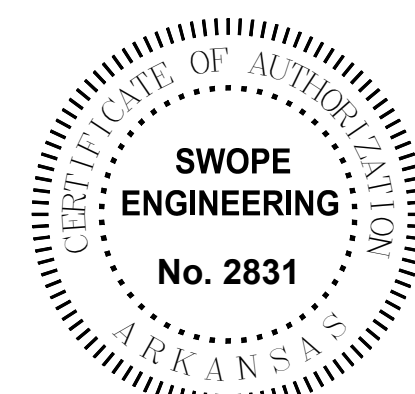
PROPERTY INFORMATION		
Gross Site area	83,869.49 sf.	1.93 acres
Proposed Dedicated R.O.W.	23,017.80 sq. ft.	0.53 acres
Net Site Area	60,851.69 sq. ft.	1.40 acres
Zoning	N-R Neighborhood Residential	
Density	5.18 Units per Acre	
ZONING REGULATIONS		
Front Yard Setback		20 ft
Rear Yard Setback		0 ft
Side Interior Setback		0 ft / 6 ft*
Side Exterior Setback		20 ft
Lot Area (Minimum)		3,000 sq. ft.
* Variances approved by Planning Concept Plan (DCP) on		07/05/2022
STRUCTURE HEIGHT REGULATIONS		
Side yards less than 15'		35' or 2 1/2 stories above finish grade
Side yard 15' or greater		45' or 3 stores above finish grade
Accessory structures		16', except storage buildings which shall not exceed 10'
SUBDIVISION INFORMATION		
Buildable Lots		10
Non-Buildable Lots		1
Total Lots		11

911 ADDRESSES:

Lot 1: 5301 (S 43rd Place
 Lot 2: 5303 (S 43rd Place
 Lot 3: 5305 (S 43rd Place
 Lot 4: 5307 (S 43rd Place
 Lot 5: 4311 (W Valley Forge Drive
 Lot 6: 4309 (W Valley Forge Drive
 Lot 7: 4307 (W Valley Forge Drive
 Lot 8: 4305 (W Valley Forge Drive
 Lot 9: 4303 (W Valley Forge Drive
 Lot 10: 4301 (W Valley Forge Drive



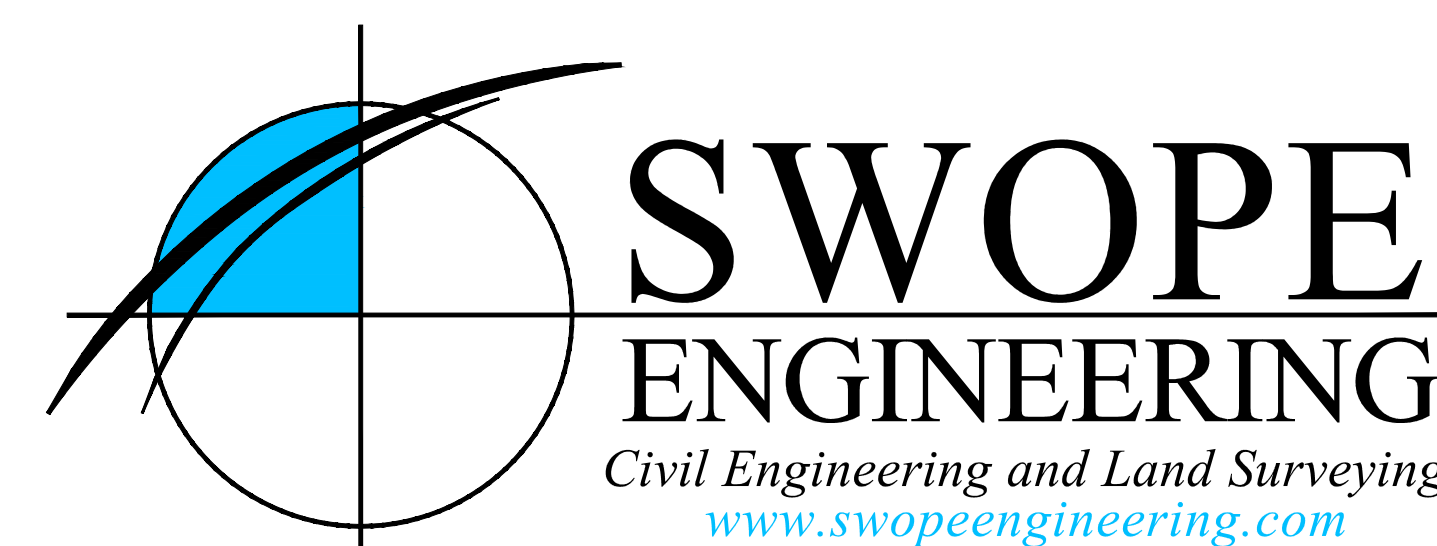
**THIS DRAWING IS
"PRELIMINARY - NOT FOR
CONSTRUCTION" UNTIL
ABOVE SEAL HOLDER
ACKNOWLEDGES THE
CANCELLATION OF THIS
DISCLAIMER BELOW.**



PROJECT #PL202200863
DATE: MAY 03, 2023
REVISED: 05/03/2023

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	11/23/2022	1st SUBMITTAL
2	RE-2	12/14/2022	2nd SUBMITTAL
3	RE-3	1/17/2023	3rd SUBMITTAL
4	RE-4	03/13/2023	4th SUBMITTAL
5	RE-5	04/20/2023	5th SUBMITTAL
6	RE-6	5/3/2023	6th SUBMITTAL



C1.0

FLOOD INFORMATION

This property does not lie in Zone 'X' as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number Q5007C0270K. Effective Date June 05, 2012.

DATE _____

2: \\SWOPE\22-103 REV\ITALIZED SMALL HOMES\CIVIL DRAWINGS\ 22-103 PR.DWG - PLOTTED ON 5/3/2023 2:51:23 PM @ A SCALE OF 1:1 TO AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

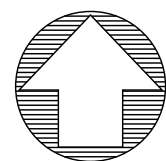
UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



GRAPHIC SCALE

1 inch = 30 feet



Know what's below.
Call before you dig.



(2 Total Stop Signs)

PROJECT ENGINEER

Phil Swope, P.E. / P.S.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.877.7388 office

WETLANDS INFORMATION

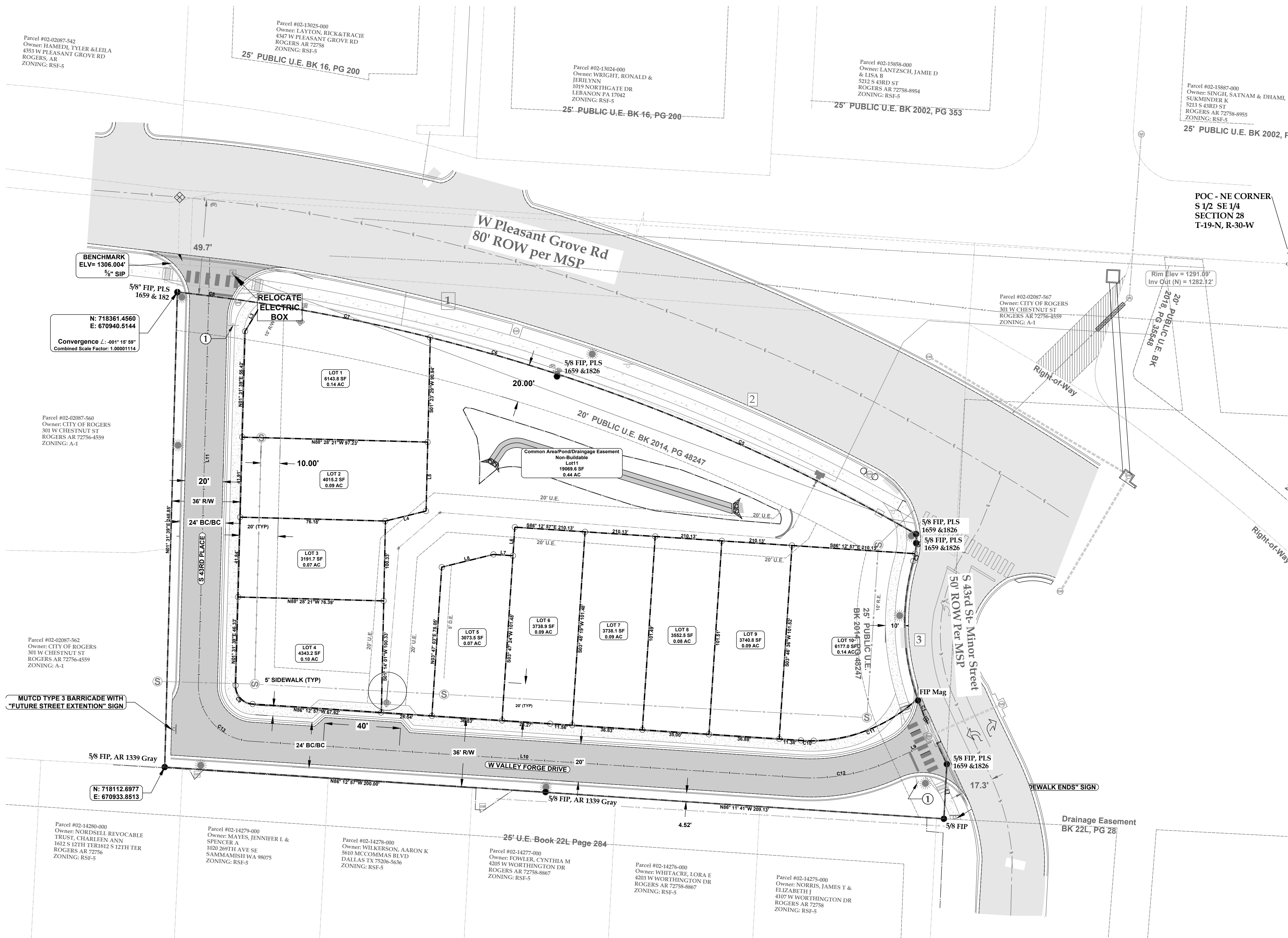
There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED MONUMENT AT
THE NW CORNER, CONVERGENCE ANGLE -001°15'59", COMBINED SCALE
FACTOR:1.0000114.

FLOOD INFORMATION

This property does not lie in Zone 'X' as determined from the F.I.R.M. maps of
Benton County, Arkansas, and Incorporated Areas, Map Number
05007C0270K, Effective Date June 05, 2012.

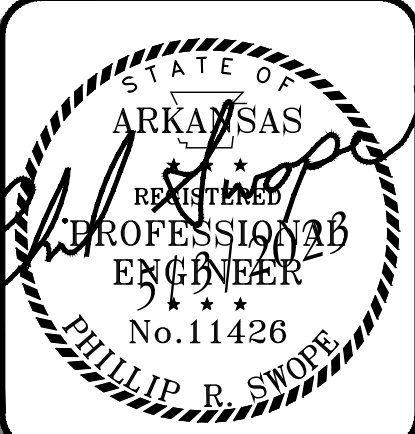


Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	11.57	118.50	S22° 15' 26.83"E	11.56
C2	73.35	118.50	S01° 43' 43.83"E	72.18
C3	3.95	40.00	S13° 10' 09.24"W	3.95
C4	10.23	40.00	S03° 00' 38.41"W	10.20
C5	206.45	989.00	S65° 57' 30.52"E	206.08
C6	69.00	989.00	S73° 56' 14.95"E	68.99
C7	90.03	989.00	S78° 32' 39.25"E	90.00
C8	44.69	989.00	S82° 26' 48.37"E	44.69
C9	14.55	9.50	N42° 20' 38.86"W	13.17
C10	6.73	81.50	N88° 33' 41.50"W	6.73
C11	59.96	81.50	S67° 59' 42.19"W	58.62
C12	50.49	101.00	N79° 29' 04.10"E	49.96
C13	44.41	29.00	S42° 20' 38.86"E	40.20

Parcel Line Table		
Line #	Length	Direction
L1	28.66	S03° 03' 44"W
L2	25.98	S25° 03' 09"E
L3	17.14	N31° 02' 16"E
L4	21.91	S76° 12' 12"W
L5	90.94	S01° 23' 29"W
L6	101.48	N03° 47' 24"E
L7	10.23	S86° 12' 57"E
L8	27.92	N76° 11' 26"E
L9	42.88	N65° 09' 50"E
L10	287.91	S86° 12' 22"E
L11	253.66	S01° 31' 39"W

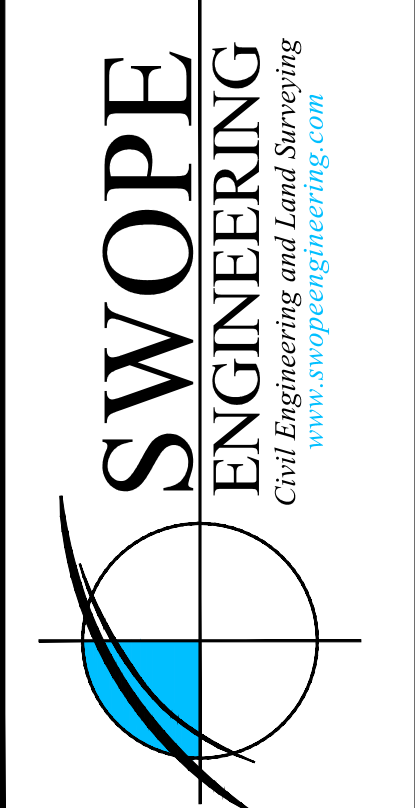
PROPERTY INFORMATION	
Zoning	N-R Neighborhood Residential
ZONING REGULATIONS- DCP APPROVAL	
Front Yard Setback	20 ft
Rear Yard Setback	0 ft
Side Interior Setback	0 ft / 6 ft*
Side Exterior Setback	20 ft
Lot Area (Minimum)	3,000 sq. ft.
Maximum Structure height above finished grade (with side yards less than 15 feet)	35" or 2 1/2 stories
Maximum structure height above finished grade (with side yards less greater than 15 feet)	45"
* Variances approved by Density Concept Plan (DCP) on	07/05/2022

CITY APPROVAL STAMP



PRELIMINARY PLAT
SEQUOYAH HEIGHTS
PRELIMINARY PLAT
PLEASANT GROVE POCKET COMMUNITY LLC
W PLEASANT GROVE RD
ROGERS, AR 72758

NO.	DATE	REVISION
1	05/03/2023	FIRST SUBMITTAL



DRAWN BY:	JOHN	JOB NUMBER:	22-103
SUBMITTAL DATE:	05/03/2023	CITY NUMBER:	PL202200863
DRAWING NAME:	22-103 PR.DWG		
SHEET NUMBER:	C2.0		

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PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
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- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

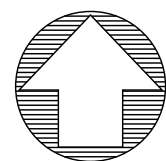
UTILITY SYMBOLS

- FLARED END SECTION
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- POWER POLE
- LIGHT
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- TELEPHONE PEDESTAL
- GAS METER

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- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



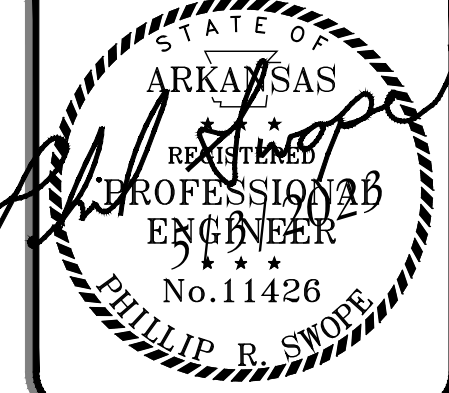
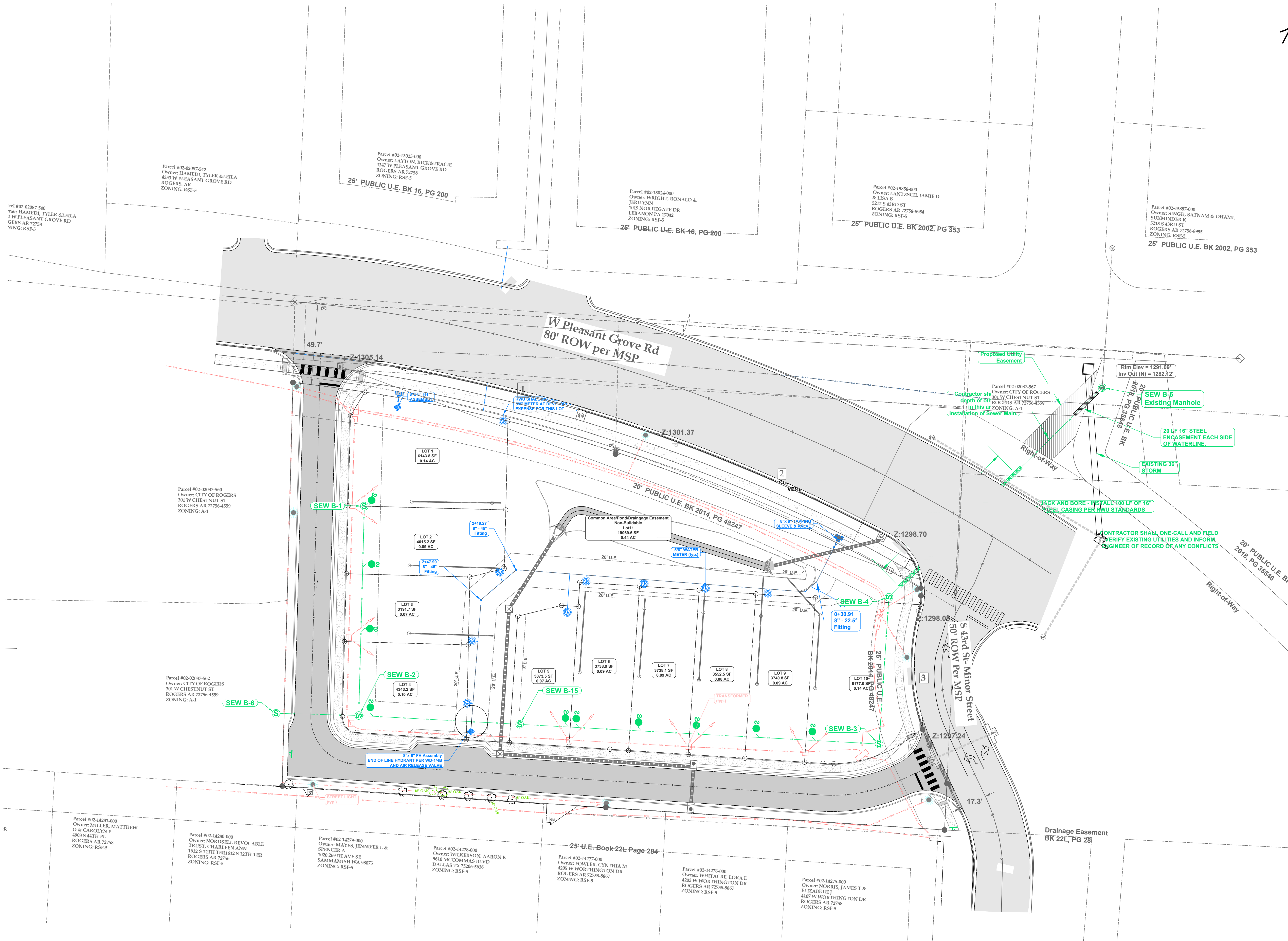
GRAPHIC SCALE

0 30' 60'
1 inch = 30 feet



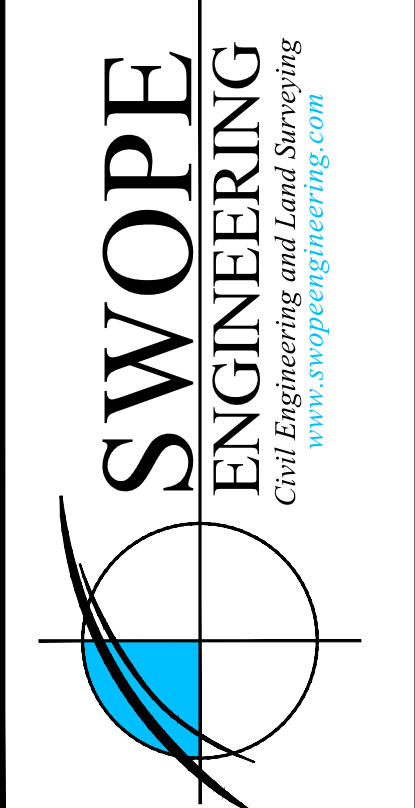
Know what's below.
Call before you dig.

Note:
All domestic water meters shall be 1" to provide for NFPA 13D sprinkler systems.

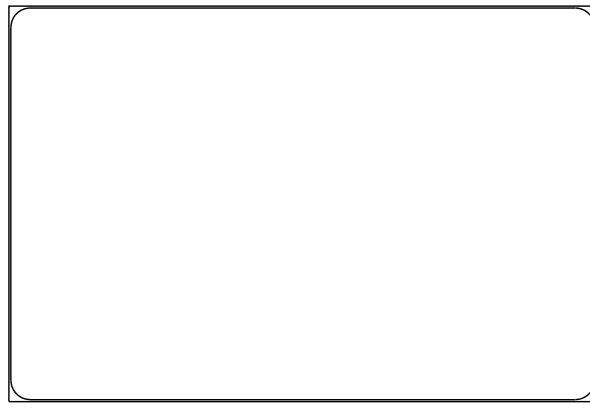


UTILITY PLAN
SEQUOYAH HEIGHTS
PRELIMINARY PLAT
PLEASANT GROVE POCKET COMMUNITY LLC
W PLEASANT GROVE RD
ROGERS, AR 72758

NO.	DATE	REVISION
1	05/03/2023	FIRST SUBMITTAL



CITY APPROVAL STAMP



DRAWN BY:	JOHN	JOB NUMBER:	22-103
SUBMITTAL DATE:	05/03/2023	CITY NUMBER:	PL202200863
DRAWING NAME:	22-103 PR.DWG		
SHEET NUMBER:	C5.0		

NOTES:

Any structure that exceeds 30 feet from ground level to the eave of a pitched roof must maintain aerial apparatus access consisting of an access road with and unobstructed width of 26 feet. Refer to IFC 2012 section D105 if this situation will apply

R:\SWOPE\22-103 REVITALIZED SMALL HOMES\CIVIL DRAWINGS\22-103 PR.DWG - PLOTTED ON 5/3/2023 2:54:36 PM @ A SCALE OF 1:1 TO AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

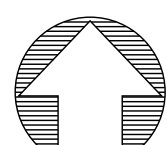
- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

LANDSCAPE REQUIREMENTS:
TREES GREATER THEN 20' TALL
SHOULD BE PLACED 30' APART.
TREES 30'-50' SHOULD BE PLACED 40'
APART, TREES 50' OR TALLER SHOULD
BE PLACED 50 FEET APART PER
SECTION 18-259 OF ROGERS CODE OF
ORDINANCES

PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
4 (STREET TREES)		AMERICAN HOLLY ILEX OPACA	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 40-50 FT & 40 FT EVERGREEN ORNAMENTAL
12 (STREET TREES) 24 (MITIGATION TREES)		RIVER BIRCH BETULA NIGRA	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 40-50 FT & 40-60 FT SHADE TREE
4 (STREET TREES)		REDBUD TREE Cercis canadensis	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT 20 FT & SPREAD: 35 FT ORNAMENTAL
2 (STREET TREE)		CRAB APPLE Malus	2.0" CAL./ B&B AS SHOWN; MATURE HEIGHT 15-20FT & SPREAD: 15-20FT ORNAMENTAL



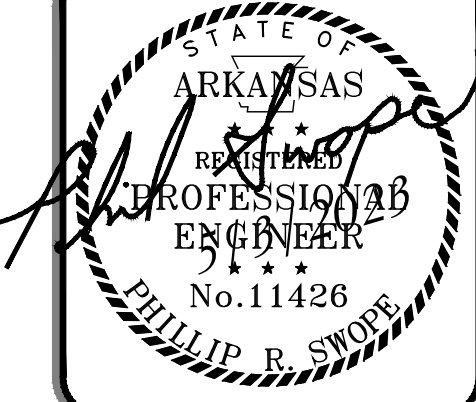
GRAPHIC SCALE

0 30' 60'
1 inch = 30 feet



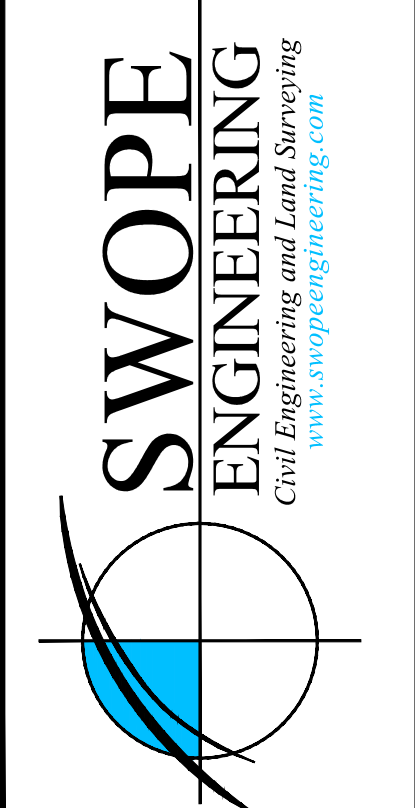
Know what's below.
Call before you dig.

CITY APPROVAL STAMP



LANDSCAPE PLAN
SEQUOYAH HEIGHTS
PRELIMINARY PLAT
PLEASANT GROVE POCKET COMMUNITY LLC
W PLEASANT GROVE RD
ROGERS, AR 72758

NO.	DATE	REVISION	FIRST SUBMITTAL
1	05/03/2023		



DRAWN BY:	JOHN	JOB NUMBER:	22-103
SUBMITTAL DATE:	05/03/2023	CITY NUMBER:	PL202200863
DRAWING NAME:	22-103 PR.DWG		
SHEET NUMBER:	C9.0		



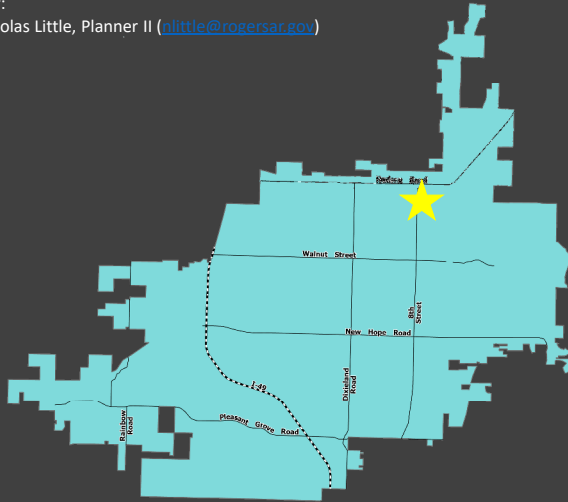
Rezone

PLANNING

Northbridge Realty Holdings

Staff:

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



Vicinity Map

Location

Intersection of N 8th Street and W Roselawn Drive

Current Zoning

C-2 (Highway Commercial)

Requested Zoning

I-1 (Light Industrial)

Growth Designation

Employment Center

Representative

Rodney Louviere, Northbridge Realty

SUMMARY:

Request to rezone subject location from C-2 to I-1.

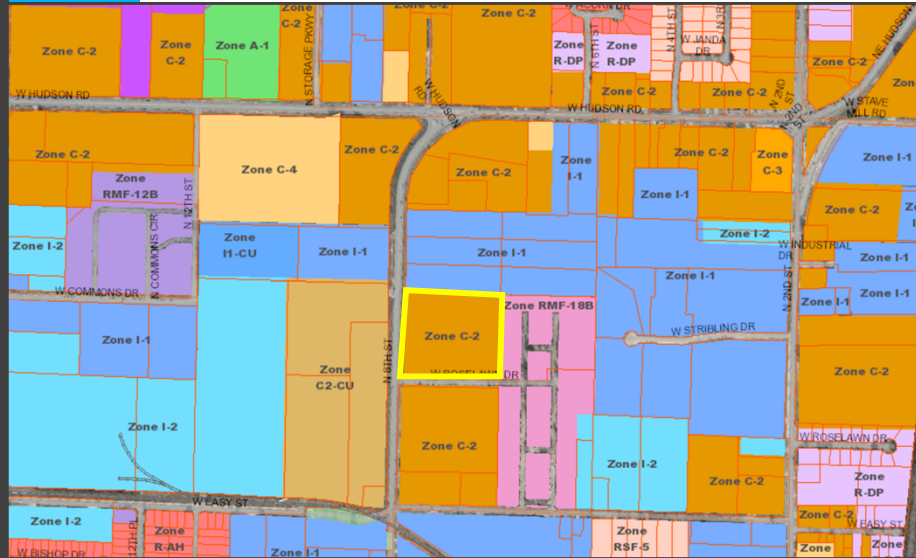
This is located on N 8th Street, directly across 8th from Don's Cold Storage Facility.



Rezone

PLANNING

Northbridge Realty Holdings



Zoning Map

FINDINGS:

- Applicant seeks a rezone from C-2 to I-1
- The CGM designates parcel as Employment Center, which allows I-1 zoning.
- Subject property sits near industrial corridors such as Hudson Road and Easy Street.
- Directly adjacent to I-1 and RMF zonings.

General Findings:

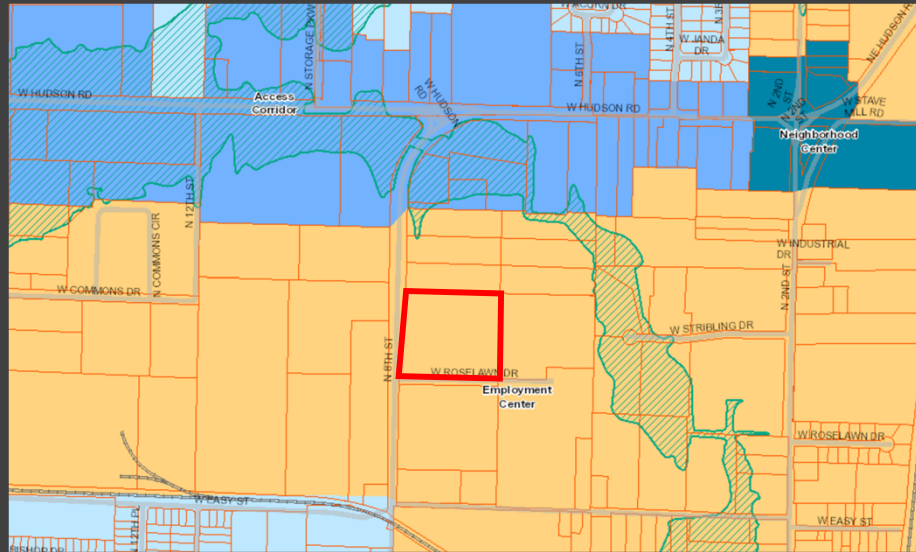
- The subject property is currently zoned C-2, which is not an allowed zoning district within the Employment Center (CGM Page 1).
- The requested zoning of I-1 is an allowed zoning district within the Employment Center (CGM Page 1).
- This property is directly adjacent to I-1 zoning to the north and RMF-18B zoning to the east.
- This part of town is rather industrial, but also features several highway and open-display commercial uses, as well as a few residential uses.



Rezone

PLANNING

Northbridge Realty Holdings



Comprehensive Growth Map

Growth Designation:
Employment Center.

Growth Designation Purpose:
To maintain existing industrial activity while providing a location for activities like vehicle repair, construction yards, technology centers, and other physically and visually intense uses with high environmental impacts (CGM Page 1).

Allowed Zoning Districts:
C-4, W-O, I-1, I-2

General Findings:

- The subject property is currently zoned C-2, which is not an allowed zoning district within the Employment Center (CGM Page 1).
- The requested zoning of I-1 is an allowed zoning district within the Employment Center (CGM Page 1).
- This property is directly adjacent to I-1 zoning to the north and RMF-18B zoning to the east.
- This part of town is rather industrial, but also features several highway and open-display commercial uses, as well as a few residential uses.
- Significant amount of Flood Hazard Area in the vicinity, but none on the subject parcel.



Rezone

PLANNING

Northbridge Realty Holdings

I-1 Commercial Use Schedule

Animal Boarding	P	Business and Professional Office	P
Animal Grooming	P	Personal Improvement and Instructional Services	C
Animal Hospitals	P	Research and Development Services	P
Artists' Studios	P	Retail Sales	C
Bar or Cocktail Lounge	P	Pharmacies and Medical Supplies	P
Building Materials and Services	P	Vehicle Washing	P
Septic tank service	C	Vehicle Commercial Parking Facility	P
Home Improvement	P	Service Stations	P
Building Service	P	Vehicle/Equipment Repair and Installation	P
Business Support Service	P	Vehicle/Equipment Sales and Rentals	P
Personal Services	P	Vehicle Storage	P
Maintenance and Repair Services	P	Vehicle Salvage Yard	C
Commercial Assembly, Recreation and Entertainment	C	Bed and Breakfast Inns	P
Communications Facilities	P	Warehousing and Storage, Limited	P
Food and Beverage Sales	P		
Convenience Store without Gas	C		
Convenience Store with Gas	C		
Marine Sales, Rentals, and Services	P		

I-1 Industrial Use Schedule

Food Processing	C
Microbrewery or Microdistillery	P
Beer Manufacturing	P
Industry, Custom	P
Industry General	C
Industry, Limited	P
Industry, Research and Development	P
Wholesaling, Distribution and Storage	P

I-1 Building Disposition Standards

- Building Setbacks
 - Front: 50'
 - Interior Side: 25'
 - Exterior Side: 50'
 - Rear: 25'
- Minimum Greenspace: 20%
- Maximum Bldg. Coverage: 50%
- Maximum Height: 50'
- I-1 Bufferyard Req.: Screening and bufferyard required whenever located adjacent to a different zoning district

General Findings:

- The subject property is currently zoned C-2, which is not an allowed zoning district within the Employment Center (CGM Page 1).
- The requested zoning of I-1 is an allowed zoning district within the Employment Center (CGM Page 1).
- This property is directly adjacent to I-1 zoning to the north and RMF-18B zoning to the east.
- This part of town is rather industrial, but also features several highway and open-display commercial uses, as well as a few residential uses.
- Significant amount of Flood Hazard Area in the vicinity, but none on the subject parcel.



Rezone

PLANNING

Northbridge Realty Holdings



Aerial Map

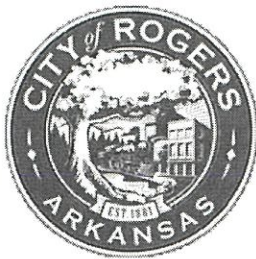
Recommendation
REFER TO COMMITTEE

Public Input Received:

- No input has been received from the public.

Recommendation:

Refer to Committee



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

OFFICE USE ONLY

Permit Fee: _____ (\$200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Northbridge Realty Holdings

ADDRESS: 212 S. Elm Street Denton, Texas SUITE #: _____

GENERAL LOCATION OF PROPERTY: N 8th Street and W Roselawn Drive

PARCEL NUMBER: 02-00744-004

PHONE #: 214.455.1066 EMAIL: rodney@nbrealtyholdings.com

PROPERTY OWNER: HB Rentals LLC PHONE #: _____

PRESENT USE: Vacant Land ZONING: C-2

PROPOSED USE: Flex Office/Enclosed Boat and RV Storage ZONING: I-1

BAL
Applicant Signature

4/24/23
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

See attached word document

LAYMAN'S DESCRIPTION:

Property is located at the NE corner of N 8th Street and W Roselawn Drive

PRESENT ZONING: C-2

ZONING REQUEST: I-1

Respectfully Submitted,

By:


(Property Owner Signature)

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 21st day of April, 2023.

Bobbi Sligar
Notary Signature

Bobbi Sligar
Notary Name Printed

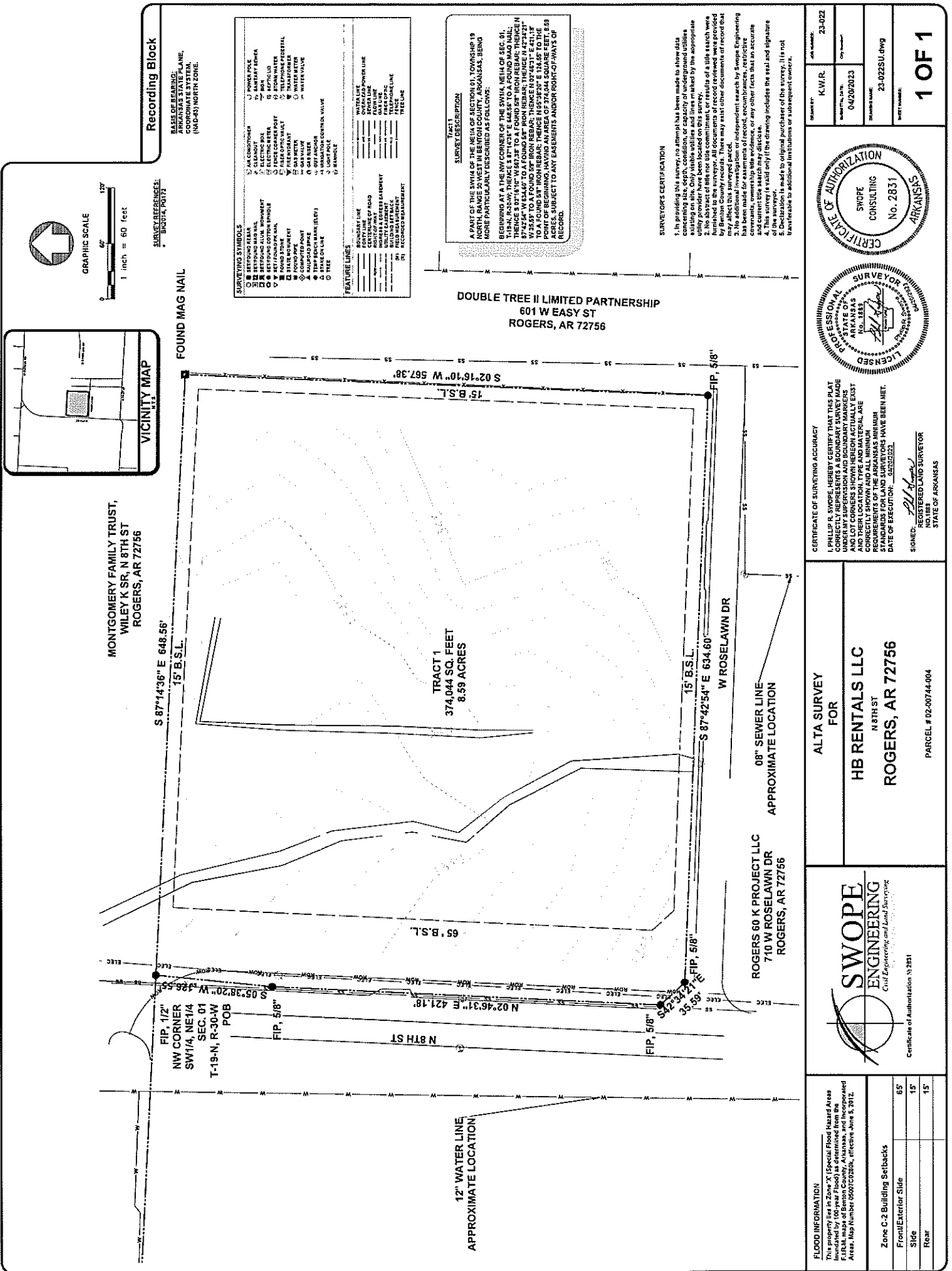
7/30/2024
Commission Expires

EXHIBIT "A"

Tract 1
SURVEY DESCRIPTION

A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 01, TOWNSHIP 19 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NW CORNER OF THE SW1/4, NE1/4 OF SEC. 01, T-19-N, R-30-W; THENCE S 87°14'36" E 648.56' TO A FOUND MAG NAIL; THENCE S 02°16'10" W 567.38' TO A FOUND 5/8" IRON REBAR; THENCE N 87°42'54" W 634.60' TO A FOUND 5/8" IRON REBAR; THENCE N 42°34'21" W 35.59' TO A FOUND 5/8" IRON REBAR; THENCE N 02°46'31" E 421.18' TO A FOUND 5/8" IRON REBAR; THENCE N 05°38'20" E 126.55' TO THE POINT OF BEGINNING, HAVING AN AREA OF 374,044 SQUARE FEET, 8.59 ACRES. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.



FLOOD INFORMATION			
This property lies in Zone "X" (Special Flood Hazard Areas) as shown on the Flood Insurance Rate Map (FIRM) of Benton County, Arkansas, and incorporated into the Arkansas Flood Insurance Study, effective June 5, 2012.			
Zone C-2 Building Setbacks			
Front/Exterior Side	65'	15'	
Side			
Rear			



SWOPE ENGINEERING
Civil Engineering and Land Surveying
Certificate of Authorization: N 2831

ALTA SURVEY FOR

HB RENTALS LLC
N 8TH ST
ROGERS, AR 72756

PARCEL # 02-00744-004

CERTIFICATE OF SURVEYING ACCURACY

I, PHILIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYING PRACTICE AND THE REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYING PRACTICE. THE DATE OF EXECUTION IS: 02/23/2023.

SIGNED: *Philip R. Swope*
REGISTERED LAND SURVEYOR
NO. 1881
STATE OF ARKANSAS



CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

DATE: 02-23-2023	DATE: 02-23-2023
PROJECT: 23-0223SU.dwg	PROJECT: 23-0223SU.dwg
1 OF 1	



Add Address

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that Northbridge Realty Holdings is applying to the Rogers Planning Commission to rezone certain real property at N. 8th Street and W. Roselawn Drive. The property is more particularly described as follows:

LEGAL DESCRIPTION/PARCEL NUMBER: See attached Exhibit "A"

LAYMAN'S DESCRIPTION: N 8th Street and W Roselawn Dr.

PRESENT ZONING: C-2

ZONING REQUEST: I-1

A public hearing by the Rogers Planning Commission will be held on _____, 20____ at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: _____

EXHIBIT "A"

Tract 1
SURVEY DESCRIPTION

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PROPERTY OWNER AFFIDAVIT

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

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See attached word document

LAYMAN'S DESCRIPTION:

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PRESENT ZONING: C-2

ZONING REQUEST: I-1

Respectfully Submitted,

By: 

(Property Owner Signature)

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 21st day of April, 2023.



Bobbi Sligar
Notary Signature

Bobbi Sligar
Notary Name Printed

7/30/2024
Commission Expires

CERTIFICATION

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

Dated this the 28 day of April, 2023.

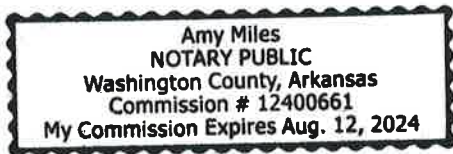
Signed [Signature]

DAVE HURLEY
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 2th day of April, 2023.



[Signature]
Notary Signature

Amy Miles
Notary Name Printed

08.12.2024
Commission Expires

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

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LEGAL DESCRIPTION/PARCEL NUMBER: See attached Exhibit "A"

LAYMAN'S DESCRIPTION: N 8th Street and W Roselawn Dr.

PRESENT ZONING: C-2

ZONING REQUEST: I-1

A public hearing by the Rogers Planning Commission will be held on 5/16, 2023 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: _____

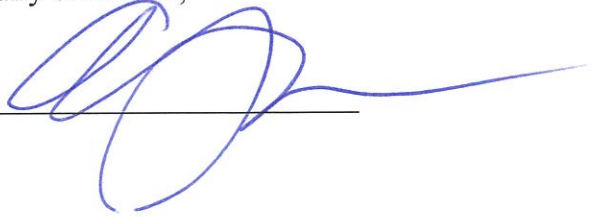


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7019 2970 0000 0278 5197

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OFFICIAL USE

Fayetteville, AR 72703

Certified Mail Fee \$ 3.35

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ 0.00

☐ Return Receipt (electronic) \$ 0.00

☐ Certified Mail Restricted Delivery \$ 0.00

☐ Adult Signature Required \$ 0.00

☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.63

Total Postage and Fees \$ 8.13

Postmark Here 04/28/2023

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 Street and Apt. No., or PO Box No. **P.O. Box 13000**
 City, State, ZIP+4® **FAYETTEVILLE AR 72703**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Rogers, AR 72756

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☐ Certified Mail Restricted Delivery \$ 0.00

☐ Adult Signature Required \$ 0.00

☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.63

Total Postage and Fees \$ 8.13

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 Street and Apt. No., or PO Box No. **601 W. 4th ST**
 City, State, ZIP+4® **ROGERS, AR 72756**

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OFFICIAL USE

Morrilton, AR 72110

Certified Mail Fee \$ 4.15

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☐ Return Receipt (electronic) \$ 0.00

☐ Certified Mail Restricted Delivery \$ 0.00

☐ Adult Signature Required \$ 0.00

☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.63

Total Postage and Fees \$ 8.13

Postmark Here 04/28/2023

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 Street and Apt. No., or PO Box No. **14 Hospital Drive**
 City, State, ZIP+4® **MORRILTON, AR 72110**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Bentonville, AR 72712

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☐ Return Receipt (electronic) \$ 0.00

☐ Certified Mail Restricted Delivery \$ 0.00

☐ Adult Signature Required \$ 0.00

☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.63

Total Postage and Fees \$ 8.13

Postmark Here 04/28/2023

Sent To **Crosswater Enterprises LLC**
 Street and Apt. No., or PO Box No. **2500 NE 11th ST STE 300**
 City, State, ZIP+4® **BENTONVILLE, AR 72712**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7019 1640 0001 5921 7607
7019 2970 0000 0278 5234

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For delivery information, visit our website at www.usps.com®

Lowell, AR 72745

0204 03

Postmark Here

04/28/2023

USPS

APR 28 2023

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.63
Total Postage and Fees \$4.78

Sent To
MONTGOMERY CARLOTTE M TRUSTEE
10795 Gram B. Cir
Lowell, AR 72745-8446
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®

Bentonville, AR 72712

0204 03

Postmark Here

04/28/2023

USPS

APR 28 2023

Certified Mail Fee \$4.15
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.63
Total Postage and Fees \$4.78

Sent To
N. ARKANSAS WILDERNESS CO Wm Mont Tax
P.O. Box 8050 Bns 0555
Bentonville AR 72712-8050
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Rogers, AR 72758

0204 03

Postmark Here

04/28/2023

USPS

APR 28 2023

Certified Mail Fee \$4.15
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.63
Total Postage and Fees \$4.78

Sent To
Crossman Investments III LLC c/o SAGE PAPER
8130 53 HUNT DR. STE 800
Rogers, AR 72758-6601
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions