



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

PLANNING COMMISSION MEETING AGENDA
JUNE 6, 2023
5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/82339378905](https://us02web.zoom.us/j/82339378905)
BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/82339378905](https://us02web.zoom.us/j/82339378905)
ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/88578988536](https://us02web.zoom.us/j/88578988536)

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. May 16, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

1. **LSDP: Creekside Medical Office Phase 2**
A proposal to construct a second phase of a medical office complex, containing two new 7,606-sf buildings at 3803 & 3805 W. Financial Parkway in the RO-CU (Residential Office – Condominium Unit) zoning district.
 - *STAFF: Nicholas Little*
 - *REPRESENTED BY: Chris Bakunas*



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2. **LSDP: Garage Suites of Arkansas**

A proposal to construct three private storage buildings, totaling 38,460-sf, at 5911 W. Venture Park Boulevard in the C-2 (Highway Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Chad Caletka*

3. **LSDP: McDonald Eye Associates**

A proposal to construct an 8,461-sf optometry office and paved parking on 1.81 acres at 318 S. 52nd Street in the R-O (Residential Office) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Charles Zardin*

4. **LSDP: NWA Industrial Partners Warehouse**

A proposal to develop two warehouse office buildings totaling 78,000-sf on 11.54 acres at 6361 S. Oldridge Place in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Ali Karr*

5. **LSDP: Shane Tyson's Place**

A proposal to construct four apartment buildings, totaling 30,026-sf on 3.49 acres at 700 N. 24th Street in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Dustin Higgins*

6. **LSDP: Villas on Turtle Creek**

A proposal to construct a 230,090-sf residential multifamily development on 28.08 acres south of the intersection of N. 34th Street & W. Walnut Street in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Connor Threet*

PUBLIC HEARINGS:

1. **RZN: Rally Properties**

A request by Rally Properties to rezone 262 E. Pine Street from the R-DP (Residential Duplex Patio Home) zoning district to the NBT (Neighborhood Transition) zoning district.



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- *STAFF: Christina Moore*
- *REPRESENTED BY: Katelyn Ball*

2. RZN/DCP: Magnolia Phase 1B

A request by Crafton Tull for Magnolia Phase 1B to rezone 9.48 acres east of the intersection at S. Promenade Blvd. & W. Walnut Creek Pkwy. from the C-2, R-O, PUD (Highway Commercial, Residential Office, Planned Unit Development) zoning districts to the RMF-21 (Residential Multifamily, 21 gross units per acre) zoning district with a Density Concept plan.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Ali Karr*

CALL FOR RECESS:

1. Board of Adjustment Meeting
2. Zoning Review Committee
 - Any public hearing items referred by Commission
 - RZN/DCP: Magnolia Phase 1B

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

PLANNING

Creekside Medical Office Phase 2

Staff:
Nicholas Little, Planner II (little@rogers.gov)
Amariah Berry, Development Compliance Manager (berry@rogers.gov)

Location

3803 & 3805 W Financial Pkwy

CGM Designation

Neighborhood Center

Zoning

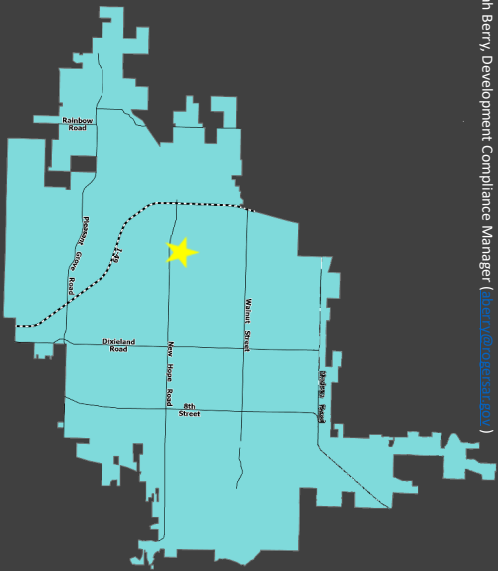
R-O CU (Residential Office – Condominium Unit)

Proposed Use

Medical Office

Representative

Chris Bakunas, MCE



Vicinity Map

All reviews have passed.

Location:

Located in west central Rogers, just north of the intersection of W New Hope and S Bellview

Proposal:

The proposal is for the construction of the second phase of a medical office complex, containing 2 new 7,606 sq.ft. buildings.

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:

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

The condominium unit district is established to allow multiple ownership of a building and or property utilizing the zero lot line and townhouse concepts. This district must be used in combination with another district to establish the land use limitations and the maximum density of development. These district combinations shall be located in those areas of the City where adequate facilities either exist prior to development or can be provided in conjunction with development and where the proposed development is compatible with the surrounding environment. Sec. 14-716(a)

Medical, Dental, and Health Practitioner Office is a secondary use classification encompassing office or clinic uses related to diagnosis and treatment of human patients' illnesses, injuries and physical maladies that can be performed in an office setting with no overnight care.

2. Medical, Dental, and Health Practitioner Office includes but is not limited to the following tertiary use classifications:

- i. Blood and plasma donation centers;
- ii. Offices or clinics of physicians, dentists, psychiatrists, psychologists, chiropractors, and practitioners of massage therapy;
- iii. Surgical, rehabilitation, and other medical centers that do not involve overnight patient;
- iv. Medical and dental laboratories; and
- v. Ancillary sales of medications and medical that are attendant to the use as a medical, dental, or health practitioner office.

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



LARGE SCALE DEVELOPMENT

PLANNING

Creekside Medical Office Phase 2



GEOLOCATION

Summary

LSDP Staff Recommendation

APPROVE



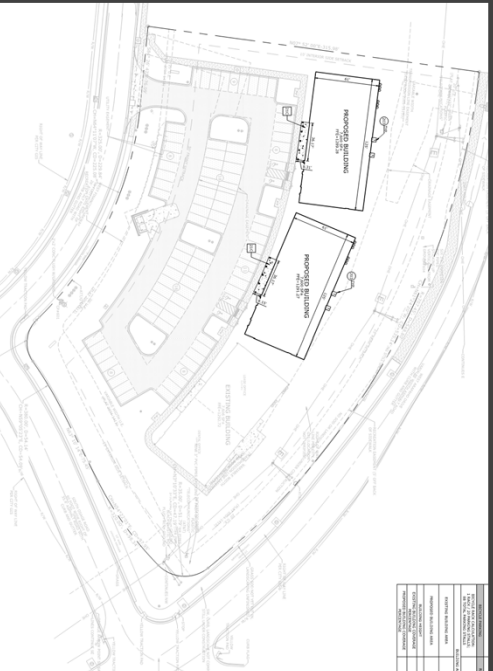
LARGE SCALE DEVELOPMENT

PLANNING

Creekside Medical Office Phase 2

Request

- The proposal is for the construction of the second phase of a medical office complex, containing 2 new 7,606-sf buildings.
- Phase 2 had no associated waivers or variances
- Phase 1 was approved at the 7/20/2021 PC Meeting.
- Phase 1 approval included one 7,606 sq.ft. office building, as well as all parking and drainage infrastructure.
- Certificate of Occupancy issued -----



Site Plan



LARGE SCALE DEVELOPMENT

PLANNING

Creekside Medical Office Phase 1



ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT:

The applicant's two proposed buildings were accounted for and match the design criteria established by the drainage report for the first phase of the Creekside Medical Development, and will require no modifications to the existing storm system in order to meet Stormwater management requirements.

WATER QUALITY:

The applicant's two proposed buildings were accounted for and match the design criteria established by the drainage report for the first phase of the Creekside Medical Development, and will require no modifications to the existing storm system in order to meet Water Quality requirements.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Financial Parkway, S Osage Road and W Arapaho Drive's 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 Financial Parkway, a Minor Street, is 50ft as required by the Typical Street Section.

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

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

Sidewalks & Sidepaths:

Sidewalks & Sidepaths were addressed during phase I of this project.

Trails:

Trails were addressed during Phase I of this project.

Streetlights:

Streetlights were addressed during Phase I of this project.

Street Trees:

Street trees were addressed during Phase I of this project.

RECOMMENDATIONS:

Approve.

An aerial photograph of a residential neighborhood. A specific lot is highlighted with a thick yellow outline. This lot is located at the intersection of S Bellview Rd and S Grace Rd, just north of S 1st St. The lot contains a small, partially developed area with some trees and a small structure. Surrounding lots are mostly built out with houses, many of which have blue roofs. Street names visible include S Promenade Blvd, S 1st St, S 2nd St, S 3rd St, S 4th St, S 5th St, S 6th St, S 7th St, S 8th St, S 9th St, S 10th St, S 11th St, S 12th St, S 13th St, S 14th St, S 15th St, S 16th St, S 17th St, S 18th St, S 19th St, S 20th St, S 21st St, S 22nd St, S 23rd St, S 24th St, S 25th St, S 26th St, S 27th St, S 28th St, S 29th St, S 30th St, S 31st St, S 32nd St, S 33rd St, S 34th St, S 35th St, S 36th St, S 37th St, S 38th St, S 39th St, S 40th St, S 41st St, S 42nd St, S 43rd St, S 44th St, S 45th St, S 46th St, S 47th St, S 48th St, S 49th St, S 50th St, S 51st St, S 52nd St, S 53rd St, S 54th St, S 55th St, S 56th St, S 57th St, S 58th St, S 59th St, S 60th St, S 61st St, S 62nd St, S 63rd St, S 64th St, S 65th St, S 66th St, S 67th St, S 68th St, S 69th St, S 70th St, S 71st St, S 72nd St, S 73rd St, S 74th St, S 75th St, S 76th St, S 77th St, S 78th St, S 79th St, S 80th St, S 81st St, S 82nd St, S 83rd St, S 84th St, S 85th St, S 86th St, S 87th St, S 88th St, S 89th St, S 90th St, S 91st St, S 92nd St, S 93rd St, S 94th St, S 95th St, S 96th St, S 97th St, S 98th St, S 99th St, S 100th St.

Recommendation
APPROVE

LSDP Staff Recommendation
APPROVE

From: Dan Grelle <Dangrelle@RWU.ORG>
Sent: Wednesday, May 17, 2023 2:33 PM
To: Chris Bakunas
Cc: Little, Nicholas; Stephen Ponder
Subject: RE: [EXTERNAL] RE: Technical Advisory Committee review (Creekside Medical)

This project has our approval. They are good to go for red stamp from our end.

Thanks,

Dan J. Grelle | Senior Engineering Technician
Rogers Water Utilities | dangrelle@rwu.org
601 S. 2nd Street, Rogers, AR 72756
(479) 644-8162

***Please note:** Our email domain has changed. My new email address is dangrelle@rwu.org



From: Chris Bakunas <cbakunas@mce.us.com>
Sent: Monday, May 15, 2023 8:09 AM
To: Dan Grelle <Dangrelle@RWU.ORG>
Cc: Little, Nicholas <nlittle@rogersar.gov>
Subject: [EXTERNAL] RE: Technical Advisory Committee review (Creekside Medical)

CAUTION: This email originated from outside Rogers Water Utilities. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Dan,

Do you have an approval letter ready for this? Planning is asking for one.

Thanks!

Chris Bakunas, PLA
Project Manager | Associate



1580 East Stearns Street | Fayetteville, AR 72703
479.443.2377 office x7001 | 479.443.9241 fax | 402.320.2139 cell
mce.us.com

From: Dan Grelle <Dangrelle@RWU.ORG>
Sent: Friday, March 3, 2023 12:43 PM
To: Chris Bakunas <cbakunas@mce.us.com>
Cc: planning <planning@rogersar.gov>; Stephen Ponder <Stephenponder@RWU.ORG>; Brian Sartain <briansartain@RWU.ORG>; Tony Kinion <tonykinion@RWU.ORG>; Johnny Lunsford <johnnylunsford@RWU.ORG>
Subject: Technical Advisory Committee review

RWU has no comments for the Creekside Medical Development project.

Sincerely,

Dan J. Grelle | Senior Engineering Technician
Rogers Water Utilities | dangrelle@rwu.org
601 S. 2nd Street, Rogers, AR 72756
(479) 644-8162

***Please note:** Our email domain has changed. My new email address is dangrelle@rwu.org



ROGERS WATER UTILITIES (RWU) CONFIDENTIALITY NOTICE - THIS ELECTRONIC MAIL TRANSMISSION AND ANY DOCUMENTS ACCOMPANYING IT MAY CONTAIN CONFIDENTIAL INFORMATION CONCERNING RWU AND ITS CUSTOMERS THAT IS PROTECTED FROM DISCLOSURE BY THE ARKANSAS FREEDOM OF INFORMATION ACT (FOIA), CODIFIED AT ARK CODE ANN. § 25-19-101 ET SEQ. AND OTHER APPLICABLE LAW. THE INFORMATION IS INTENDED ONLY FOR THE USE OF THE PERSON TO WHOM IT IS ADDRESSED. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE IMMEDIATELY NOTIFY THE SENDER TO ARRANGE FOR THE RETURN OF THE MESSAGE AND ANY ATTACHED DOCUMENTS. NOTHING IN THIS ELECTRONIC MAIL TRANSMISSION AND THE ACCOMPANY DOCUMENTS SHALL BE CONSTRUED AS A WAIVER, LIMIT, MODIFICATION, NULLIFICATION, OR ALTERATION OF THE TORT IMMUNITY AND OTHER RIGHTS AND IMMUNITIES GRANTED TO RWU, THE ROGERS WATERWORKS AND SEWER COMMISSION, AND THE CITY OF ROGERS, ARKANSAS PURSUANT TO ARK CODE ANN. § 21-9-301 AND OTHER APPLICABLE LAW.

CREEKSIDE MEDICAL DEVELOPMENT COMMERCIAL OFFICE BUILDINGS

3803 AND 3805 W. FINANCIAL PARKWAY, ROGERS, AR
LARGE SCALE DEVELOPMENT

Please verify that the address has confirmed with Benton County 911 and provide documentation.

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

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

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

WETLAND NOTE

THERE ARE NO WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE AS NOTED PER THE US FISH & WILDLIFE WETLAND MAPPER.

FLOOD CERTIFICATION

THIS ENTIRE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, AR.

FIRM PANEL: #05007C0260
EFFECTIVE DATE: 6/5/2012

CITY OF ROGERS GENERAL NOTES

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

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

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

WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.

WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEWALKS END, INCLUDE "SIDEWALK ENDS" SIGN.

PUBLIC STREETS SHALL HAVE 20 FEET 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.

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

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

CONTACTS

PLANNING

CITY OF ROGERS
301 W. CHESTNUT ST.,
ROGERS, AR 72756
JOHN MCCURDY, DIRECTOR
PHONE: (479) 621-1186
EMAIL: jmccurdy@rogersar.gov

CITY ENGINEER

CITY OF ROGERS
301 W. CHESTNUT ST.,
ROGERS, AR 72756
LANCE JOBE, CITY ENGINEER
PHONE: (479) 621-1186
EMAIL: ljobe@rogersar.gov

WATER AND SEWER

ROGERS WATER UTILITIES
601 S. 2nd ST.,
ROGERS, AR 72756
EARL RAUSCH
PHONE: (479) 936-5425
EMAIL: earlrausch@rwu.org

NATURAL GAS

BLACK HILLS ENERGE
1301 FEDERAL WAY,
LOWELL, AR 72745
ADAM COMER / SR. PLANNER
PHONE: (479) 877-0006
EMAIL: adam.comer@blackhillscorp.com

TELEPHONE

AT&T
700 W. WALNUT,
ROGERS, AR 72756
BRIAN WILLIAMS
PHONE: (479) 249-5194
EMAIL: aw9156@att.com

STREET DEPARTMENT

CITY OF ROGERS
3101 W. OAK ST.,
ROGERS, AR 72758
FRANKIE GUYLL, SUPERINTENDANT
PHONE: (479) 621-1140
EMAIL: fguyll@rogersar.gov

ELECTRIC

CARROLL ELECTRIC CO-OP
707 SE WALTON BLVD.,
P.O. BOX 329
BENTONVILLE, AR 72712
DEREK THURMAN
PHONE: (479) 273-2421 x 2690
EMAIL: dthurman@carrollecc.com

INTERNET

COX COMMUNICATIONS
CHAD HODGE, PLANNING SUPERVISOR
PHONE: (479) 871-0339
EMAIL: chad.hodge@cox.com
TIM BUSEY
PHONE: (479) 387-8305
EMAIL: tim.busey@cox.com

FIRE DEPARTMENT

CITY OF ROGERS FIRE DEPARTMENT
201 N. FIRST ST.,
ROGERS, AR 72756
THOMAS JENKINS
PHONE: (479) 621-1179

OWNER / DEVELOPER

NABHOLZ CONSTRUCTION CORPORATION
3301 N. 2nd ST.,
ROGERS, AR 72756
JASON VINES
PHONE: (479) 659-7895
EMAIL: jason.vines@nabholz.com

CIVIL ENGINEERING CONSULTANT

MCCLELLAND CONSULTING ENGINEERS
1580 E. STEARNS ST.,
FAYETTEVILLE, AR 72703
CHRIS BAKUNAS, PROJECT MANAGER
PHONE: (479) 443-2377
EMAIL: cbakunas@mce.us.com

CONSTRUCTION TYPE

TYPE = IIB

BUILDING CODE

2012 AR FIRE PREVENTION CODE
2010 AR MECHANICAL CODE
2006 AR PLUMBING CODE
2006 AR FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE
2010 ANSI



VICINITY MAP

March 30, 2023
MCE PROJECT NUMBER 21-2110

MCE McCLELLAND
CONSULTING
ENGINEERS, INC.
DESIGNED TO SERVE

http://www.mce.us.com

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

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

INDEX TO DRAWINGS

C0.0	COVER
BND-1	ALTA / NSPS LAND TITLE SURVEY
TS-1 & 2	TOPOGRAPHIC SURVEY
C2.0	SITE PLAN
C3.0	GRADING PLAN
C5.0	EROSION CONTROL PLAN
C6.0	UTILITY PLAN
C7.0	LANDSCAPE PLAN
C8.0	DETAIL SHEET I
RWU STANDARD WATER & SEWER DETAILS	

SITE DATA		
OVERALL SITE AREA	136,266 S.F.	3.13 AC
ZONING	RO-CU (RESIDENTIAL OFFICE - CONDOMINIUM UNIT)	
FRONT SETBACK	30' (50' IF PARKING IN FRONT)	
REAR SETBACK	25'	
SIDE SETBACK	INTERIOR: 10' EXTERIOR: 25'	
DEVELOPMENT AREA	REQUIRED	PROVIDED
PERVIOUS AREA (MIN)	30% (40,880 SF)	54.89% (74,797) SF
IMPERVIOUS AREA (MAX)	70% (95,386 SF)	45.11% (61,469) SF
BUILDING AREA		
EXISTING BUILDING AREA	7,606 SF	
PROPOSED BUILDING AREA	15,200 SF	
BUILDING HEIGHT	25'-0"	
EXISTING BUILDING COVERAGE PERCENTAGE	5.58%	
PROPOSED BUILDING COVERAGE PERCENTAGE	11.15%	

LEGAL DESCRIPTION

QUIT CLAIM DEED DOCUMENT 2015-18121.

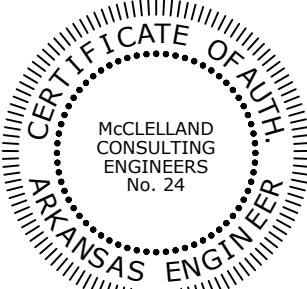
LOT 4E OF THE REPLAT OF LOT 4C OF CREEK SIDE PLACE SUBDIVISION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK & PAGE 2005-690.

DEVELOPMENT USAGE PLAN

THE EXISTING SITE IS CURRENTLY UNDEVELOPED. A 7,600 SF+ MEDICAL & PROFESSIONAL OFFICE SPACE IS PROPOSED TO BE DEVELOPED IN THIS LOCATION ALONG WITH 2 FUTURE OFFICES OF SIMILAR SQUARE FOOTAGE & USAGE. THIS DEVELOPMENT INCLUDES A SEWER MAIN EXTENSION CROSSING W. FINANCIAL PARKWAY FROM THE SOUTH TO SERVICE THIS PROPERTY. STORMWATER WILL BE CONVEYED THROUGH THE SUBDIVISION DETENTION POND AND END UP IN BLOSSOM WAY CREEK.

LAND USAGE

MEDICAL & PROFESSIONAL OFFICE SPACE



PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE



REVISIONS		
REV	DATE	DESCRIPTION
5	8/6/2021	FINAL CONSTRUCTION DOCUMENTS



SITE DATA		
OVERALL SITE AREA	136,266 S.F.	3.13 AC
PARKING SPACES	REQUIRED	PROVIDED
PARKING STALL CALCULATION: 1 STALL / 300 SF NET FLOOR AREA; (3) 7,500 SF BUILDINGS	75	
9' x 18' STALLS	72	84
ADA ASSESSABLE STALLS	3 (1 VAN STALL)	4 (2 VAN STALLS)
TOTAL PROVIDED		88
ZONING	RO-CU (RESIDENTIAL OFFICE - CONDOMINIUM UNIT)	
FRONT SETBACK	30' (50' IF PARKING IN FRONT)	
REAR SETBACK	25'	
SIDE SETBACK	INTERIOR: 10' EXTERIOR: 25'	
DEVELOPMENT AREA	REQUIRED	PROVIDED
PERVIOUS AREA (MIN)	30% (40,880 SF)	54.89% (74,797 SF)
IMPERVIOUS AREA (MAX)	70% (95,386 SF)	45.11% (61,469 SF)
BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE RACK CALCULATION: 1 RACK / 20 PARKING STALLS; 88 TOTAL PARKING STALLS	4	4
BUILDING AREA		
EXISTING BUILDING AREA	7,606 SF	
PROPOSED BUILDING AREA	15,200 SF	
BUILDING HEIGHT	25'-0"	
EXISTING BUILDING COVERAGE PERCENTAGE	5.58%	
PROPOSED BUILDING COVERAGE PERCENTAGE	11.15%	

EXISTING LEGEND

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

PROPOSED LEGEND

—	CURB AND GUTTER
—	EASEMENT
—	SETBACK
—	PAINTED / THERMOPLASTIC STRIPING
—	HEAVY DUTY ASPHALT PAVEMENT (DRIVE AISLES)
—	STANDARD DUTY ASPHALT PAVEMENT (PARKING STALLS)
—	CONCRETE PAVEMENT
—	CONCRETE SIDEWALK
—	CATCH BASIN
—	FLARED END SECTION
—	SANITARY SEWER MANHOLE
—	PARKING STALL COUNT
—	BUILDING CONTROL POINT
—	FIRE HYDRANT
—	WATER METER
—	LIGHT POLE
—	ELECTRICAL TRANSFORMER

GENERAL SITE NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'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 INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND 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 ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER (PER CITY OF ROGERS STANDARD STREET SPECIFICATIONS & DETAILS).
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
- CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- FOR SITE UTILITIES, SEE UTILITY PLAN(S).
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE MCLELLAND CONSULTING ENGINEER'S STANDARD SITE SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
- ALL HVAC AND OTHER EQUIPMENT SHALL BE SCREEN FROM PUBLIC VIEW.

SITE KEYNOTES

203 CONCRETE STOOP (SEE ARCH. PLANS)

SITE DETAILS

21C STANDARD DUTY CONCRETE PAVEMENT



PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE
CREEKSIDE MEDICAL DEVELOPMENT
COMMERCIAL OFFICE BUILDINGS
3801 W. FINANCIAL PARKWAY
ROGERS, AR



REVISIONS		DESCRIPTION
REV	DATE	FINAL CONSTRUCTION DOCUMENTS
5	8/6/2021	

SITE PLAN

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 3/30/2023	REVISION: REV-5
SCALE: AS NOTED	JOB NUMBER: 21-2110

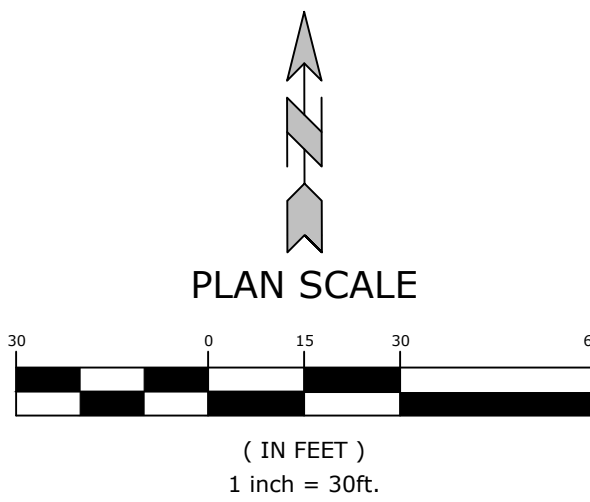
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GENERAL UTILITY NOTES

- ALL WATER MAINS SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM). ALL SEWER MAINS SHALL BE PVC (SDR-35), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM). ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM). ALL DOMESTIC WATER SERVICE LINES FROM TAP TO METER SHALL BE TYPE K COPPER, UNLESS OTHERWISE SPECIFIED ON THE PLANS. FROM METER TO BUILDING SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM). ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SCH-40), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
- EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY MCCLELLAND CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR, MCCLELLAND CONSULTING ENGINEERS, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
- ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
- THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
- ALL WATER & SEWER DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (ROGERS WATER UTILITIES STANDARD SPECIFICATIONS, REVISED APRIL 16, 1997). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
- ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED / REPLACED AT THE OWNER'S / DEVELOPER'S EXPENSE.
- WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM (IF APPLICABLE). THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET (IF APPLICABLE).
- ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.

- SERVICE TAPS ON UTILITY MAINS (EXISTING) SHALL BE MADE BY THE CITY, AND FEES PAID BY CONTRACTOR. SERVICE TAPS ON UTILITY MAINS (PROPOSED) SHALL BE MADE BY THE CONTRACTOR.
- ALL UNDERGROUND LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
- DOMESTIC SANITARY SEWER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 41M. PUBLIC WATER MAIN TRENCHING AND BEDDING SHALL BE INSTALLED PER RWU STANDARD SD-1 15.
- DOMESTIC WATER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 40L. PUBLIC WATER MAIN TRENCHING AND BEDDING SHALL BE INSTALLED PER RWU STANDARD WD-1 18.
- ALL WATER LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING; ALL SEWER LINE DIMENSIONS ARE SHOWN TO CENTER OF MANHOLE OR CENTER OF PIPE.
- TESTING OF WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE EITHER FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS. TOPS OF PROPOSED MANHOLES SHALL BE FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
- ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.
- MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.
- ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
- COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.
- ALL WATER MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER RWU STANDARD DETAIL WD-1 20 OR APPROVED EQUAL.
- PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).



EXISTING LEGEND

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

PROPOSED LEGEND

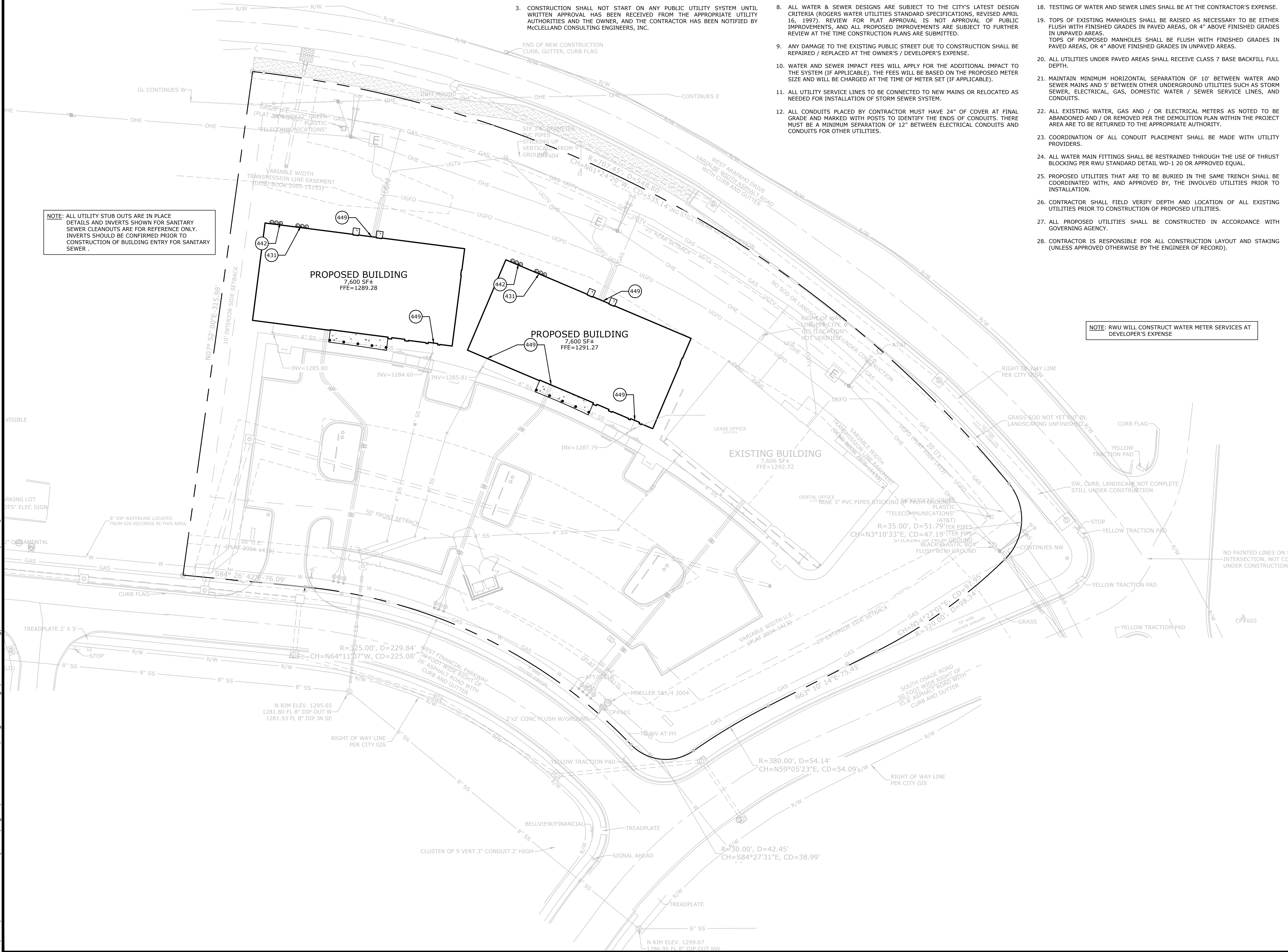
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|------|--|
| --- | STORM DRAIN |
| --- | GAS LINE |
| ⊙ | GAS METER |
| ⊙ | ELECTRIC METER |
| --- | UGFO |
| --- | UNDERGROUND FIBER OPTIC LINE |
| --- | UNDERGROUND ELECTRIC LINE |
| --- | UNDERGROUND ELECTRIC & FIBER OPTIC LINE |
| --- | UNDERGROUND ELECTRIC & TELEPHONE LINE |
| --- | UNDERGROUND TELEPHONE |
| --- | UNDERGROUND TELEVISION |
| --- | UNDERGROUND TELEPHONE & FIBER OPTIC LINE |
| X"W | WATER LINE |
| ⊙ | FIRE HYDRANT |
| ⊙ | WATER METER |
| ⊙ | WATER VALVE |
| ⊙ | REDUCER |
| X"SS | SANITARY SEWER LINE |
| ⊙ | SANITARY SEWER MANHOLE |
| ⊙ | CLEAN-OUT |
| ⊙ | ELECTRIC TRANSFORMER |
| ⊙ | LIGHT POLE |
| ⊙ | CATCH BASIN |

UTILITY KEYNOTES

- 431 ELECTRIC METER (PER ELECTRIC COMPANY REQUIREMENTS)
442 NATURAL GAS METER
449 CONTRACTOR SHALL IDENTIFY AND VERIFY STUB UP SERVICE LINE LOCATIONS PRIOR TO CONSTRUCTION AND MAKE APPROPRIATE CONNECTIONS.

NOTE: RWU WILL CONSTRUCT WATER METER SERVICES AT DEVELOPER'S EXPENSE

NOTE: ALL UTILITY STUB OUTS ARE IN PLACE DETAILS AND INVERTS SHOWN FOR SANITARY SEWER CLEANOUTS ARE FOR REFERENCE ONLY. INVERTS SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION OF BUILDING ENTRY FOR SANITARY SEWER.



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

PRELIMINARY
NOT FOR
CONSTRUCTION

CREEKSIDE MEDICAL DEVELOPMENT
COMMERCIAL OFFICE BUILDINGS
3801 W. FINANCIAL PARKWAY
ROGERS, AR

811
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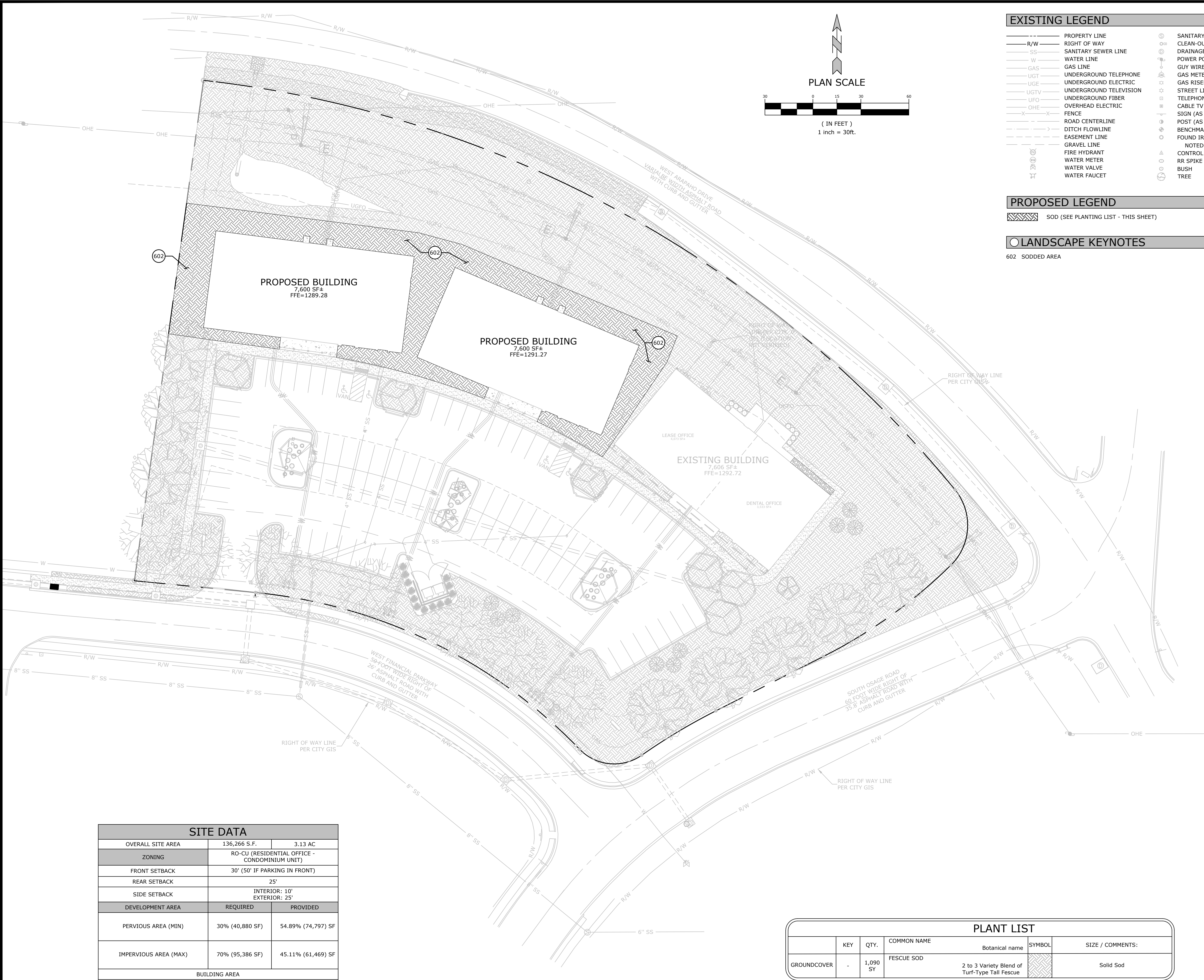
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UTILITY PLAN

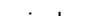
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DATE: 3/30/2023	REVISION: REV-5
SCALE: AS NOTED	JOB NUMBER: 21-2110

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SITE DATA		
OVERALL SITE AREA	136,266 S.F.	3.13 AC
ZONING	RO-CU (RESIDENTIAL OFFICE - CONDOMINIUM UNIT)	
FRONT SETBACK	30' (50' IF PARKING IN FRONT)	
REAR SETBACK	25'	
SIDE SETBACK	INTERIOR: 10' EXTERIOR: 25'	
DEVELOPMENT AREA	REQUIRED	PROVIDED
PERVIOUS AREA (MIN)	30% (40,880 SF)	54.89% (74,797) SF
IMPERVIOUS AREA (MAX)	70% (95,386 SF)	45.11% (61,469) SF
BUILDING AREA		
PROPOSED BUILDING AREA	15,200 SF	
BUILDING HEIGHT	25'-0"	

PLANT LIST						
	KEY	QTY.	COMMON NAME		SYMBOL	SIZE / COMMENTS:
GROUND COVER	-	1,090 SY	FESCUE SOD	2 to 3 Variety Blend of Turf-Type Tall Fescue		Solid Sod

LANDSCAPE NOTES:

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

EXISTING LEGEND

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

PROPOSED LEGEND

	SOD (SEE PLANTING LIST - THIS SHEET)
--	--------------------------------------

LANDSCAPE KEYNOTES

602 SODDED AREA

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE), AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES AND FOR COMPLETE COVERAGE OF PLANTING BEDS AT SPACING SHOWN. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, CONTRACTOR IS TO NOTIFY THE OWNER'S REPRESENTATIVE AND / OR THE LANDSCAPE ARCHITECT OF ANY UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGES SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND / OR OWNER.
- THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- CONTRACTOR TO COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED, THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT AND / OR ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE, PROVIDE 100% HEAD-TO-HEAD COVERAGE, AND A RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL (APPROVED BY THE OWNER) AS NEEDED. THE AREA SHALL THEN BE SEEDED / SODDED, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA, 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD, AND 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING. TEMPORARY SEED SHALL BE ANNUAL RYE GRASS AT 5 LBS. PER 1000 S.F.

GENERAL SOLID SOD NOTES

- ADJUST FINE GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT ANY IRREGULARITIES AND / OR AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1 1/2" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOM LAND SOIL; FREE FROM LUMPS, CLAY TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES; CONTAINING NO SALT AND BE BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, CONSTRUCTION WASTE, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE FREE FROM UNNATURAL UNDULATIONS.
- FERTILIZE ALL SOD AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF SOD IS INSTALLED ON SLOPES OF 3:1 OR GREATER, SOD SHALL BE STAKED TO AVOID SLIPPING OR SLIDING APART. STAKING OR STAPLES SHALL BE INSTALLED FLUSH AS TO NOT CREATE A MAINTENANCE ISSUE WITH CARE EQUIPMENT.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOVING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN VIGOROUS, HEALTHY CONDITIONS.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

PLANT GUARANTEE, REPLACEMENT, & MAINTENANCE

- GUARANTEE: ACCEPTANCE OF GRADING AND SOD SHALL BE BY LANDSCAPE ARCHITECT AND / OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO: WATERING, WEEDING, RE-SODDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE BEEN SODDED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SODDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS.
- REPLACEMENT: ANY SOD UNDER THIS SPEC. WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION AT FINAL COMPLETION, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE SOD AS SPECIFIED, WITHIN 5 DAYS.

GENERAL HERBICIDES NOTES

- APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.

MCE
McCLELLAND
CONSULTING
ENGINEERS, INC.
DEDICATED TO SERVE

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

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

CREEKSIDE MEDICAL DEVELOPMENT
COMMERCIAL OFFICE BUILDINGS
3801 W. FINANCIAL PARKWAY
ROGERS, AR

Know what's below.
Call before you dig.

REV		DATE	DESCRIPTION

LANDSCAPE
PLAN

DESIGNED BY:
JAD
DATE:
3/30/2023
SCALE:
AS NOTED

DRAWN BY:
JAD
REVISION:
REV-5
JOB NUMBER:
21-2110

C7.0



LARGE SCALE DEVELOPMENT

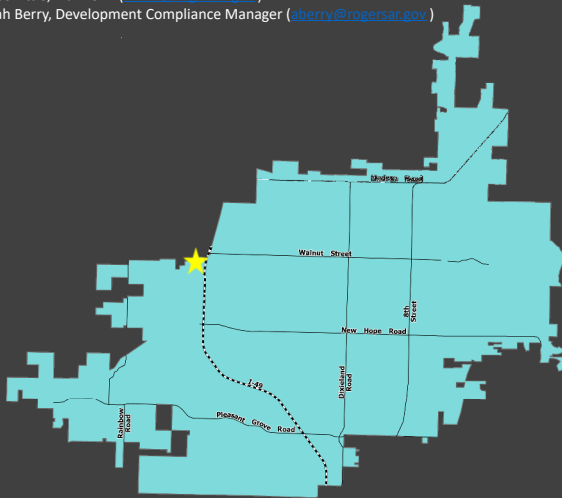
PLANNING

Garage Suites of Arkansas

Staff:

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

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



Vicinity Map

Location

5911 W Venture Park Blvd

CGM Designation

Neighborhood Center

Zoning

C-2 (Highway Commercial)

Proposed Use

Vehicle Storage

Representative

Chad Caletka, CEI

All reviews have passed.

Location:

Located in west Rogers, directly adjacent to the Bentonville City Limits

Proposal:

The proposal is for the construction of 3 storage buildings, totaling 38,460 sq.ft., specifically for the purposes outlined as "private storage". The development is described more specifically as upscale garage-style storage, primarily for vehicles.

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:

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

1. Vehicle Storage is a secondary use classification encompassing exclusive storage of operative or inoperative vehicles;
 2. Vehicle Storage includes without limitation the tertiary use classifications of:
 - i. Storage of parking tow-aways;
 - ii. Impound yards; and
 - iii. Storage lots for automobiles, trucks, buses, and recreational vehicles
- Sec. 14-695(b)(3)(nn.).



LARGE SCALE DEVELOPMENT

PLANNING

Garage Suites of Arkansas



Summary

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant was granted a **WAIVER** from Sec. 14-260 requiring cross access to adjacent commercial or office properties.

STORMWATER MANAGEMENT & WATER QUALITY:

Detention was addressed here with the subdivision. Water quality is being addressed through a hydrodynamic separator device.

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 W Venture Park Blvd is not in substandard condition.

Connectivity Standards:

Connectivity Standards are not applicable at this site.

Streetscape:

Right-of-Way:

- 1) W Venture Park Blvd is a minor street with 50-ft of right-of-way as the typical section calls for.

Sidewalks & Sidepaths:

- 1) The applicant is proposing a 5-ft sidewalk along W Venture Park Blvd.

Trails:

No additional trails or right-of-way were required with this proposal.

Streetlights:

Streetlights shown on the plans meet requirements

Street Trees:

Proposed street trees meet the requirements of code.

RECOMMENDATIONS:

Approve

LSDP Staff Recommendation

APPROVE



LARGE SCALE DEVELOPMENT

PLANNING

Garage Suites of Arkansas



Site Plan

Request

- The proposal is for the construction of 3 storage buildings, totaling 38,460-sf, specifically for the purposes outlined as “private storage”.
- The development is described more specifically as upscale garage-style storage, primarily for vehicles.
- It was mentioned that some of the units would be built out with restrooms.
- There were no waivers or variances as part of this request.



LARGE SCALE DEVELOPMENT

PLANNING

Garage Suites of Arkansas



Site Plan

Conditional Use

- A Conditional Use Permit was granted for this specific use at this location on August 2, 2022. The permit had 2 conditions:
 1. That the units be for individual sale in a condominium-style fashion
 2. That no commercial sales or commercial vehicle repair be allowed.

Conditional Use

- A Conditional Use Permit was granted for this specific use at this location on August 2, 2022. The permit had 2 conditions:
 1. That the units be for individual sale in a condominium-style fashion
 2. That no commercial sales or commercial vehicle repair be allowed.



LARGE SCALE DEVELOPMENT

Garage Suites of Arkansas

PLANNING



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE



May 26, 2023

Mr. Joshua Henthorne, PE
CEI Engineer Associates
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

Re: Conditional Approval of Civil Plans
Venture Park Garage Suites of Arkansas

Dear Mr. Henthorne:

Plans were received for the referenced project which includes 257 LF of water main extension, 213 LF of fire line installation, and no sewer main extension. We have reviewed the plans and are approving them with the following conditions:

1. One of the water service & fire line crossings is shown in the wrong horizontal location on the Storm Sewer A profile.
2. As per previous comment #15, provide a sand/oil separator detail on the civil plans.
3. At the end of Water Line 'A' replace the 8" tee with an 8" cross with an 8" valve and plug to the east, an 8" valve to the west, an 8"x 6" reducer and fire hydrant to the north (connected directly to the cross).
4. The label identifying the profile as Water Main B including horizontal and vertical scales is missing from the profile on Sheet C6.11.
5. Remove the vertical deflections on Water Main B.
6. Label each demarcation valve on the fire line profiles.
7. As per previous comment #2, show the fire lines on the profiles from the demarcation valve up to the in-building riser (IBR).
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. Fire suppression plans approved by the Utility.

- D. Approved offsite easements filed for record.
 - E. An executed copy of the Facilities Extensions Contract (form attached).
 - F. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - G. Performance and payment bonds executed by the utility contractor.
 - H. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.
9. Construction inspection for this project shall be the responsibility of CEI Engineer Associates
10. Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen Ponder, PE

SP: DG

Attachment(s): Facilities Extension Contract Form

DRAWING LOCATION: P:\23000\23259\0\DRAWINGS\DESIGN\WORKING\23259-CS.DWG - SAVED BY: CLEMMERHURT

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: 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. HOWEVER, 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 CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL 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. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER 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.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 05007C0255K
MAP REVISED: JUNE 5, 2012

WAIVERS REQUESTED

- 1 DECREASED SIDE SETBACKS OF C-2 ZONING PER CH. 14 ARTICLE VI DIVISION 2 §14-709 (d) (2)
- 2 NEED FOR CROSS ACCESS EASEMENT ALONG NORTHERN PROPERTY LINE PER CH. 14 ARTICLE III DIVISION 3 §14-260 (2)

CITY OF ROGERS GENERAL NOTES:

- A. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- B. A PRE-CONSTRUCTION MEETING WITH ROGERS PLANNING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE I EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE MEETING AND A REDUCED SET OF APPROVED CONSTRUCTION PLANS (11X17) WILL BE REQUIRED.
- C. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- D. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- E. IF PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED PER ROGERS CODE SEC 14-228(6).
- F. 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.
- G. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOPSOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- H. 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 THE POND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- I. 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.
- J. WHERE PUBLIC STREETS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- K. PUBLIC STREETS 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.
- L. PLANTING THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
- M. PROPOSE ROW DEDICATION AND DRAINAGE EASEMENT PLAT WILL BE SUBMITTED AFTER LARGE SCALE DEVELOPMENT PLAN SUBMITTAL APPROVAL.
- N. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ANY SIGNAGE. APPROVAL OF THIS LSD DOES NOT GUARANTEE APPROVAL OF SIGNAGE.

LEGAL DESCRIPTION:

LOT 2 OF MYERS RANCH AS RECORDED IN PLAT BOOK 2006, PAGE 546 IN THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.

CEI CONTACT:

NAME: CHAD CALETKA
PROJECT MANAGER
EMAIL: CCALETKA@CEIENG.COM
PHONE: (479) 273-9472

NAME: JOSH HENTHORNE
ENGINEER OF RECORD
EMAIL: JHENTHORNE@CEIENG.COM
PHONE: (479) 273-9472

NAME: DEREK HILEMAN
CONSTRUCTION MANAGER
EMAIL: DHILEMAN@CEIENG.COM
PHONE: (479) 502-6823

CLIENT CONTACT:

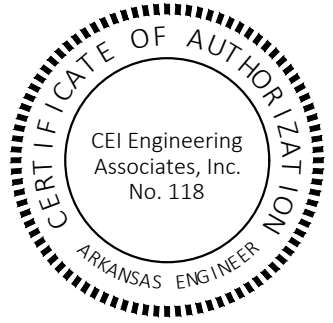
NAME: ADAM MALMQUIST
GARAGE SUITES OF ARKANSAS, LLC.
EMAIL: ADMQUIST@GMAIL.COM
PHONE: (773) 495-5636

ARCHITECT CONTACT:

NAME: RYAN FAUST
BUF STUDIO
EMAIL: FAUSTR@BUFSTUDIO.CO
PHONE: (479) 321-0478



Know what's below.
Call before you dig.



CURB CUT & ROAD INFORMATION
ROGERS STREET DEPARTMENT
3101 OAK STREET
ROGERS, AR 72756
FRANKIE GUYII
EMAIL: TRANSPORTATION@ROGERSAR.GOV
PH: (479) 621-1140

COMMUNITY RISK REDUCTION DIVISION
CITY OF ROGERS INSPECTION DEPARTMENT
113 NORTH 4TH ST.,
ROGERS, AR 72756
WILLIAM HYDE
EMAIL: WHYDE@ROGERSAR.GOV
PH: (479) 621-1100

COMMUNITY DEVELOPMENT
CITY OF ROGERS
301 W. CHESTNUT ST.,
ROGERS, AR 72756
JOHN MCCURDY
EMAIL: JACCCURDY@ROGERSAR.GOV
PH: (479) 621-1186

FIRE PREVENTION
ROGERS FIRE DEPARTMENT
201 N. 1ST ST.,
ROGERS, AR 72756
BILL RUMSEY CAPTAIN
EMAIL: WRUMSEY@ROGERSAR.GOV
PH: (479) 621-1100

SANITARY SEWER
ROGERS WATER UTILITIES
601 S. 2ND ST.,
ROGERS, AR 72756
STEPHEN PONDER
EMAIL: STEPHENPONDER@RWU.ORG
PH: (479) 621-1142

STORM SEWER
COMMUNITY DEVELOPMENT
301 W. CHESTNUT ST.,
ROGERS, AR 72756
DYLAN COBB
EMAIL: DC0BB@ROGERSAR.GOV
PH: (479) 621-1186

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
4815 W. MARKHAM ST.
LITTLE ROCK, AR 72205
ADAM PARKER
EMAIL: ADAM.PARKER@ARKANSAS.GOV
PH: (501) 661-2824

TELEPHONE
AT&T
1133 E. HAROLD ST.,
FAVETTEVILLE, AR 72712-0329
SCOTT SEAMAN
EMAIL: SS57513@ATT.COM
PH: (479) 442-1967

INTERNET
COX COMMUNICATIONS
4901 S. 48TH ST.,
SPRINGDALE, AR 72762
DOUG ELLISON
PH: (479) 717-3608

CITY OF ROGERS STAMP



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION		
NO.	DESCRIPTION	DATE
Δ 1	REV-1	03/03/2023
Δ 2	REV-2	04/07/2023
Δ 3	REV-3	05/12/2023

PLAN INDEX:

C0.00	COVER SHEET	C6.00	UTILITY PLAN
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C2.00	SITE PLAN	C6.11	WATER PLAN & PROFILE 2
C3.00	GRADING PLAN	C6.12	WATER PLAN & PROFILE 3
C4.00	DRAINAGE PLAN	C7.00	LANDSCAPE PLAN
C4.10	DRAINAGE PLAN & PROFILE 1	C7.10	LANDSCAPE NOTES
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C5.00	EROSION CONTROL PLAN PHASE 1	C8.01	DETAIL SHEET 2
C5.01	EROSION CONTROL PLAN PHASE 2	C8.10	ADS DETAIL SHEET 3
C5.10	EROSION CONTROL NOTES & DETAILS 1	C8.20	CITY OF ROGERS DETAIL SHEET 4
C5.11	EROSION CONTROL NOTES & DETAILS 2		

ASSOCIATED PLANS:

1. SURVEY
2. ROGERS WATER UTILITY STANDARD DETAILS

RESOURCE LIST:

COMMUNITY DEVELOPMENT CITY OF ROGERS 301 W. CHESTNUT ST., ROGERS, AR 72756 JOHN MCCURDY EMAIL: JACCCURDY@ROGERSAR.GOV PH: (479) 621-1186	WATER ROGERS WATER UTILITIES 601 S. 2ND ST., ROGERS, AR 72756 STEPHEN PONDER EMAIL: STEPHENPONDER@RWU.ORG PH: (479) 621-1142	NATURAL GAS BLACK HILLS ENERGY 130 FEDERAL WAY, PO BOX 2129 LOWELL, AR 71745 BRANDON STUBBS EMAIL: BRANDON.STUBBS@BLACKHILLSCORP.COM PH: (479) 333-7004
FIRE PREVENTION ROGERS FIRE DEPARTMENT 201 N. 1ST ST., ROGERS, AR 72756 BILL RUMSEY CAPTAIN EMAIL: WRUMSEY@ROGERSAR.GOV PH: (479) 621-1100	SANITARY SEWER ROGERS WATER UTILITIES 601 S. 2ND ST., ROGERS, AR 72756 STEPHEN PONDER EMAIL: STEPHENPONDER@RWU.ORG PH: (479) 621-1142	ELECTRIC CARROLL ELECTRIC 707 SE WALTON BLVD. BENTONVILLE, AR 72712-0329 DEREK THURMAN EMAIL: DTHURMAN@CARROLLECC.COM PH: (479) 273-2421
COMMUNITY RISK REDUCTION DIVISION CITY OF ROGERS INSPECTION DEPARTMENT 113 NORTH 4TH ST., ROGERS, AR 72756 WILLIAM HYDE EMAIL: WHYDE@ROGERSAR.GOV PH: (479) 621-1100	STORM SEWER COMMUNITY DEVELOPMENT 301 W. CHESTNUT ST., ROGERS, AR 72756 DYLAN COBB EMAIL: DC0BB@ROGERSAR.GOV PH: (479) 621-1186	TELEPHONE AT&T 1133 E. HAROLD ST., FAVETTEVILLE, AR 72712-0329 SCOTT SEAMAN EMAIL: SS57513@ATT.COM PH: (479) 442-1967
CURB CUT & ROAD INFORMATION ROGERS STREET DEPARTMENT 3101 OAK STREET ROGERS, AR 72756 FRANKIE GUYII EMAIL: TRANSPORTATION@ROGERSAR.GOV PH: (479) 621-1140	HEALTH DEPARTMENT ARKANSAS DEPARTMENT OF HEALTH 4815 W. MARKHAM ST. LITTLE ROCK, AR 72205 ADAM PARKER EMAIL: ADAM.PARKER@ARKANSAS.GOV PH: (501) 661-2824	INTERNET COX COMMUNICATIONS 4901 S. 48TH ST., SPRINGDALE, AR 72762 DOUG ELLISON PH: (479) 717-3608

VENTURE PARK
GARAGE SUITES OF ARKANSAS, LLC.
5911 W VENTURE PARK BLVD
ROGERS, ARKANSAS



PROFESSIONAL OF RECORD	JH
PROJECT MANAGER	CAC
DESIGNER	CLL
CEI PROJECT NUMBER	32759
DATE	5/10/2023
REVISION	REV-3

COVER SHEET

SHEET TITLE

SHEET NUMBER

C0.00

CITYVIEW PROJECT #PL202300132



3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION		
NO.	DESCRIPTION	DATE
△	REV-1	03/03/2023
△	REV-2	04/07/2023
△	REV-3	05/12/2023

VENTURE PARK
GARAGE SUITES OF ARKANSAS, LLC.
5911 W VENTURE PARK BLVD
ROGERS, ARKANSAS



PROFESSIONAL OF RECORD	JH
PROJECT MANAGER	CAC
DESIGNER	CLL
CEI PROJECT NUMBER	32759
DATE	5/10/2023
REVISION	REV-3

SITE PLAN

SHEET TITLE

SHEET NUMBER

C2.00



GENERAL UTILITY NOTES

- A. ALL WATER LINE, SANITARY SEWER LINE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROGERS' STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2022 EDITION.
- B. ALL PUBLIC WATER LINES SHALL BE DYP WITH 36" MIN. COVER.
ALL DOMESTIC WATER LINES SHALL BE TYPE K COOPER WITH 36" MIN. COVER.
ALL PRIVATE FIRE LINES SHALL BE DUCTILE IRON PIPE WITH 36" MIN. COVER.
- C. ALL DIP PIPE 4" - 12" IN DIAMETER SHALL CONFORM TO ROGERS WATER UTILITY SPECIFICATIONS SECTION 02-01, MINIMUM PRESSURE CLASS 350 PSI ANSI THICKNESS CLASS 50 OR GREATER.
- D. NOTE TO SPRINKLER CONTRACTOR: THE FOLLOWING FLOW AND PRESSURE DATA HAS BEEN CALCULATED AT THE SPRINKLER SERVICE ENTRANCE (FEE) @ THE SPRINKLER RISER SIDE OF ANY REQUIRED BACK FLOW OR CHECK VALVE DEVICES -- STATIC PRESSURE = 108 PSI RESIDUAL PRESSURE = 100 PSI AT = 1320 GPM FLOW.
- E. ALL SANITARY SEWER LINES SHALL BE SDR-26 WITH 36" MIN. COVER.
- F. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- G. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONTINUATIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- H. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- I. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL CITY OF ROGERS ENGINEERING SHALL BE ADVISED OF THE LOCATION/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- J. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER RWJU DETAILS. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER RWJU DETAILS. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER RWJU DETAILS.
- K. ALL WATER AND SEWER SERVICES TO BE ABANDONED WILL BE DONE BY RWJU AT THE DEVELOPER'S EXPENSE.
- L. FIRE PROTECTION ENGINEER SHALL COORDINATE FIRE SYSTEM DESIGN WITH THESE DRAWINGS. CEI SHALL BE NOTIFIED OF CONFLICTS AND UTILITY PLAN REVISION CONSIDERED IF WARRANTED.

22A POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES).
22B M.I. TAPPING SLAVE WITH M.I. TAPPING VALVE AND THRUST BLOCKING WITH ADJUSTABLE
WATER BOX (SEE SIZES THIS SHEET).
22C M.I. GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
22D M.I. TEE WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22E M.I. REDUCER (SEE SIZES THIS SHEET).
22F 90 DEGREE M.I. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22G METEDED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET).
22H PROPOSED WATER METER (PER LOCAL CODES AND SPECIFICATIONS).
22I POINT OF CONNECTION PER LOCAL CODES - SERVICE TEE (SEE SIZES THIS SHEET).
23A POINT OF CONNECTION - SANITARY SEWER SERVICE (PER LOCAL CODES).
23B SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS).
240 PROPOSED ELECTRIC TRANSFORMER.
24A MAINTAIN MIN. 18 INCHES VERTICAL SEPARATION.
24B DEMARCATION VALVE W/ MOPKING LID PAINTED RED MARKED FRY (SEE SIZES THIS SHEET).
76C SAND-OIL SEPARATOR (SEE LEAK PLANS FOR FLOW RATES AND CONNECTIONS TO FLOOR DRAINS).

40C SANITARY SEWER CLEAN-OUT
43A ABOVE GROUND REDUCED PRESSURE BACKFLOW PREVENTER 2 1/2" AND SMALLER
76B FIRE HYDRANT (PER RWU DETAIL WD-1 4A)
76D DUMP STATION
76F MANHOLE ADJUSTMENT IN GREEN AREAS (PER RWU DETAIL SD-1 10B)
76G STANDARD SEWER SERVICE LATERAL (PER RWU DETAIL SD-1 3)

CITY OF ROGERS STAMP

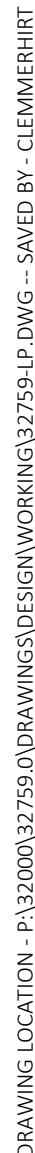
NO.	DESCRIPTION	DATE
	REV-1	03/03/2023
	REV-2	04/07/2023
	REV-3	05/12/2023

PROFESSIONAL OF RECORD	JH
PROJECT MANAGER	CAC
DESIGNER	CLL
TEI PROJECT NUMBER	32759
DATE	5/10/2023
REVISION	REV-3

66

C6.00

CITYVIEW PROJECT #PL202300132



Lot 5
Myers Ranch
Plat Book L2018, Page 27888
Parcel #02-20043-000
Venture Park LLC
Zoning: C-2; PUD



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

CITY LANDSCAPE REQUIREMENTS: ZONING = C2			
	REQUIREMENT	REQUIRED	PROVIDED
GREENSPACE	20% OF TOTAL SITE MUST BE GREENSPACE TOTAL LOT AREA = 109,336 SF X 0.20 = 21,867 SF	21,867 SF (20%)	30,269 SF (27%)
	NO MORE THAN 5% OF THE 20% CAN BE DETENTION AREA 21,867 SF X 0.05 = 1,093 SF CAN BE DETENTION AREA	N/A	NO DETENTION ON SITE
TREES AND SHRUBS	1 TREE OR SHRUB IS REQUIRED PER 1,000 SF OF SITE DEVELOPMENT AREA 109,336 SF SITE AREA / 1,000 SF = 109 TREES OR SHRUBS 25% OF PLANTS MUST BE TREES 109 X 0.25 = 28 TREES AND 81 SHRUBS 25% OF REQ. TREES CAN BE ORNAMENTAL 28 X 0.25 = 7 LARGE TREES AND 7 ORNAMENTAL TREE 10% OF THE TREES MUST BE EVERGREEN 28 X 0.10 = 3 EVERGREEN TREE REQUIRED	109 TREES OR SHRUBS 28 TREES MIN. AND 81 SHRUBS NO MORE THAN 7 ORNAMENTAL TREES 3 EVERGREEN TREES	109 TREES OR SHRUBS 28 TREES AND 81 SHRUBS 0 ORNAMENTAL TREES 10 EVERGREEN TREES
OPENSACE	20% OF TOTAL SITE MUST BE OPENSACE TOTAL LOT AREA = 109,336 SF X 0.20 = 21,867 SF	21,867 SF	31,882 SF
PARKING LOT LANDSCAPING	1 TREE PER EVERY 15 PARKING SPACES AND NO MORE THAN 15 PARKING SPACES IN A ROW WITHOUT AN ISLAND 6 PARKING SPACES / 15 = 1 TREE	YES 1 TREE	YES 1 TREE
STREET TREES	W. VENTURE PARK BLVD - STREET TREES 30' O.C. 333 LF / 30 = 11 TREES	11 TREES	11 TREES

LANDSCAPE NOTES	
77A MAINTAIN 3' CLEAR SPACE AROUND FIRE HYDRANT	
77B EXTEND ROCK 6" BEYOND FENCE AND EDGE WITH STEEL EDGING; SEE DETAIL 50Q	
LANDSCAPE DETAILS (REFER TO SHEET C7.10)	
50A TREE PLANTING DETAIL	
50B SHRUB PLANTING DETAIL	
50Q STEEL EDGING DETAIL	
NOTES: 1. PLANTINGS THAT EXCEED MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION. 2. OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY. SEC. 14-228.	

CITY OF ROGERS STAMP

☐ LANDSCAPE DETAILS (REFER TO SHEET C7.10)

50A TREE PLANTING DETAIL
50B SHRUB PLANTING DETAIL
50Q STEEL EDGING DETAIL

NOTES:

1. PLANTINGS THAT EXCEED MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
2. OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY. SEC. 14-228.

VENTURE PARK
GARAGE SUITES OF ARKANSAS, LLC.
5911 W VENTURE PARK BLVD
ROGERS, ARKANSAS



PROFESSIONAL OF RECORD	JH
PROJECT MANAGER	CAC
DESIGNER	CLL
CEI PROJECT NUMBER	32759
DATE	4/5/2023
REVISION	REV-2

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

C7.00

CITYVIEW PROJECT #PL20230013



LARGE SCALE DEVELOPMENT

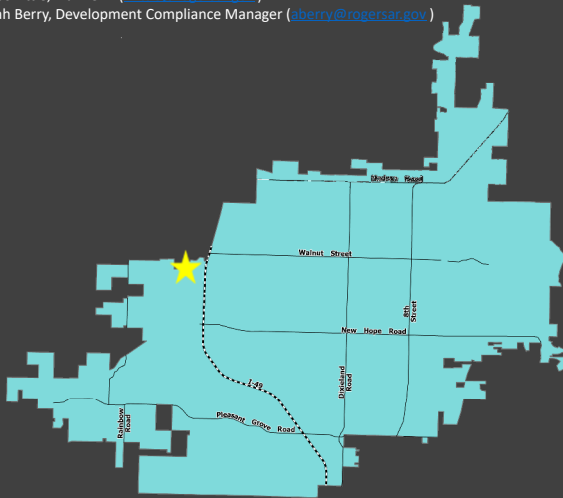
PLANNING

McDonald Eye Associates

Staff:

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

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



Vicinity Map

Location

318 S 52nd Street

CGM Designation

Commerce Corridor

Zoning

R-O (Residential Office)

Proposed Use

Medical Office (Optometry)

Representative

Charles Zardin, Jorgensen and Associates

All reviews have passed.

Location:

Located in northwest Rogers, directly adjacent to the Bentonville City Limits.

Proposal:

The proposal is for the construction of an 8,461 sq.ft. optometry office and paved parking on 1.81 acres.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

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

Allowed Zoning Districts:

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

ZONING:

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

Medical, Dental, and Health Practitioner Office is a secondary use classification encompassing office or clinic uses related to diagnosis and treatment of human patients' illnesses, injuries and physical maladies that can be performed in an office setting with no overnight care.

2. Medical, Dental, and Health Practitioner Office includes but is not limited to the following tertiary use classifications:

- i. Blood and plasma donation centers;
- ii. Offices or clinics of physicians, dentists, psychiatrists, psychologists, chiropractors, and practitioners of massage therapy;

- iii. Surgical, rehabilitation, and other medical centers that do not involve overnight patient;
- iv. Medical and dental laboratories; and
- v. Ancillary sales of medications and medical that are attendant to the use as a medical, dental, or health practitioner office.

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



LARGE SCALE DEVELOPMENT

PLANNING

McDonald Eye Associates



GEOLOCATION

Summary

LSDP Staff Recommendation

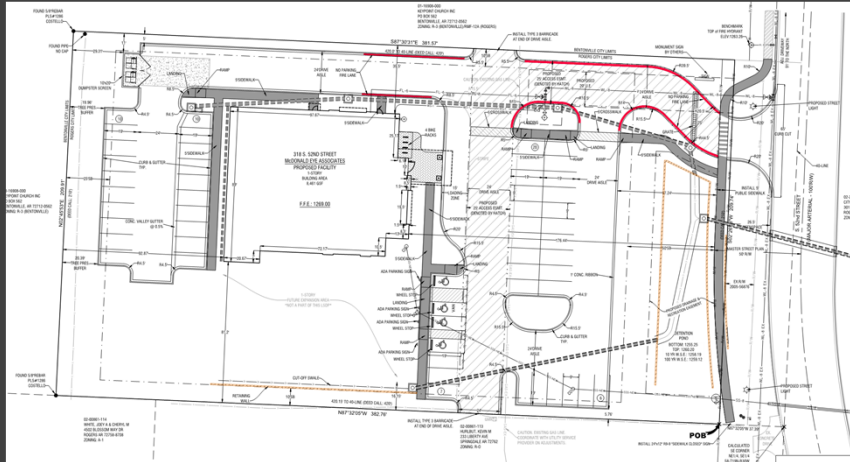
APPROVE



LARGE SCALE DEVELOPMENT

McDonald Eye Associates

PLANNING



Site Plan

Request

- The proposal is for the construction of an 8,461-sf. optometry office and paved parking on 1.81 acres.
- An administrative Engineering Waiver was approved as part of this proposal regarding distances between curb cuts.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

A **WAIVER** was granted from Sec. 14-260(1)(f) from the requirement of a 150' spacing between curb cuts due to lack of other viable access.

STORMWATER MANAGEMENT:

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

WATER QUALITY:

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

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

S 52nd Street pavement is not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for S 52nd Street, a Major Arterial Street, is 100ft as required by the Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes to construct a 5' sidewalk along S 52nd Street.

Trails:

A 10' wide Multiuse Trail is not required for this project.

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.

RECOMMENDATIONS:

Approve.

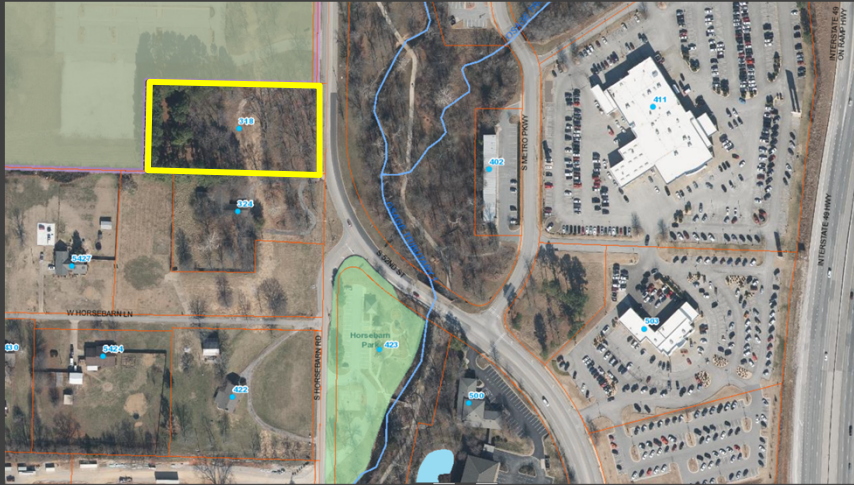
- The proposal is for the construction of an office and paved parking on 1.81 acres.
- An administrative Engineering Waiver was approved as part of this proposal regarding distances between curb cuts.



LARGE SCALE DEVELOPMENT

McDonald Eye Associates

PLANNING



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE



May 12, 2023

Mr. Charles Zardin, PE
Jorgensen & Associates
124 West Sunbridge, Suite 5
Fayetteville, AR 72703

Re: Conditional Approval of Civil Plans
McDonald Eye Associates

Dear Mr. Zardin:

Plans were received for the referenced project which includes 148 LF of water main extension and 251 LF of sewer main extension. We have reviewed the plans and are approving them with the following conditions:

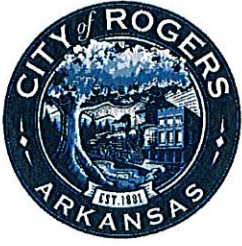
1. Remove the 90° bend on the water line and use an 8" tee instead. Install an 8"x 6" reducer and 6" valve on the west (demarcation) and the south ends of the tee for the fire line and fire hydrant connection. The fire hydrant line will be in accordance with WD-1/4A since it will be less than 20' in length. (See the attached redlined sheet.)
2. Show a utility easement for the on-site proposed manhole.
3. Clean-outs that are within paved areas will require metal lids.
4. Specify the proposed fire line as Ductile-Iron.
5. Show the invert elevation of the proposed 8" sewer main at the manhole (match pipe crowns with the outflowing pipe.)
6. Verify the depth of the existing water main at the entrance to the site, where it crosses the proposed sewer main, and where it crosses the storm sewer line.
7. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Fire suppression plans approved by the Utility if applicable.

- D. Architectural and plumbing plans submitted for commercial customers.
 - E. An executed copy of the Facilities Extensions Contract (form attached).
 - F. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - G. Performance and payment bonds executed by the utility contractor.
 - H. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.
- 8. Construction inspection for this project shall be the responsibility of Jorgensen & Associates
 - 9. 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



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

Engineering Waiver Request Form

PL NUMBER: 202300324 PROJECT NAME: McDonald Eye
E.O.R. NAME: Charles Zardin w/ Jorgensen & Assoc. E.O.R. PHONE: 479-442-9127
E.O.R. EMAIL: charles@jorgensenassoc.com DATE OF REQUEST: 04 / 27 / 2023
CODE REF: 14-260 (1)(f) TYPE: ☐ DRAINAGE ☒ STREETS

WAIVER REQUESTED (PROVIDE ATTACHMENTS AS REQUIRED):

Waiver request for the distance between curb cuts. The code states that the min. distance is 150' for 35 mph streets.

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

We are proposing our driveway 91' from the adj. driveway to the north, and 125' from the driveway to the south.

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

Due to the existing driveways on the adjacent properties to the north and south, there is not enough available
street frontage to meet the requirement.

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

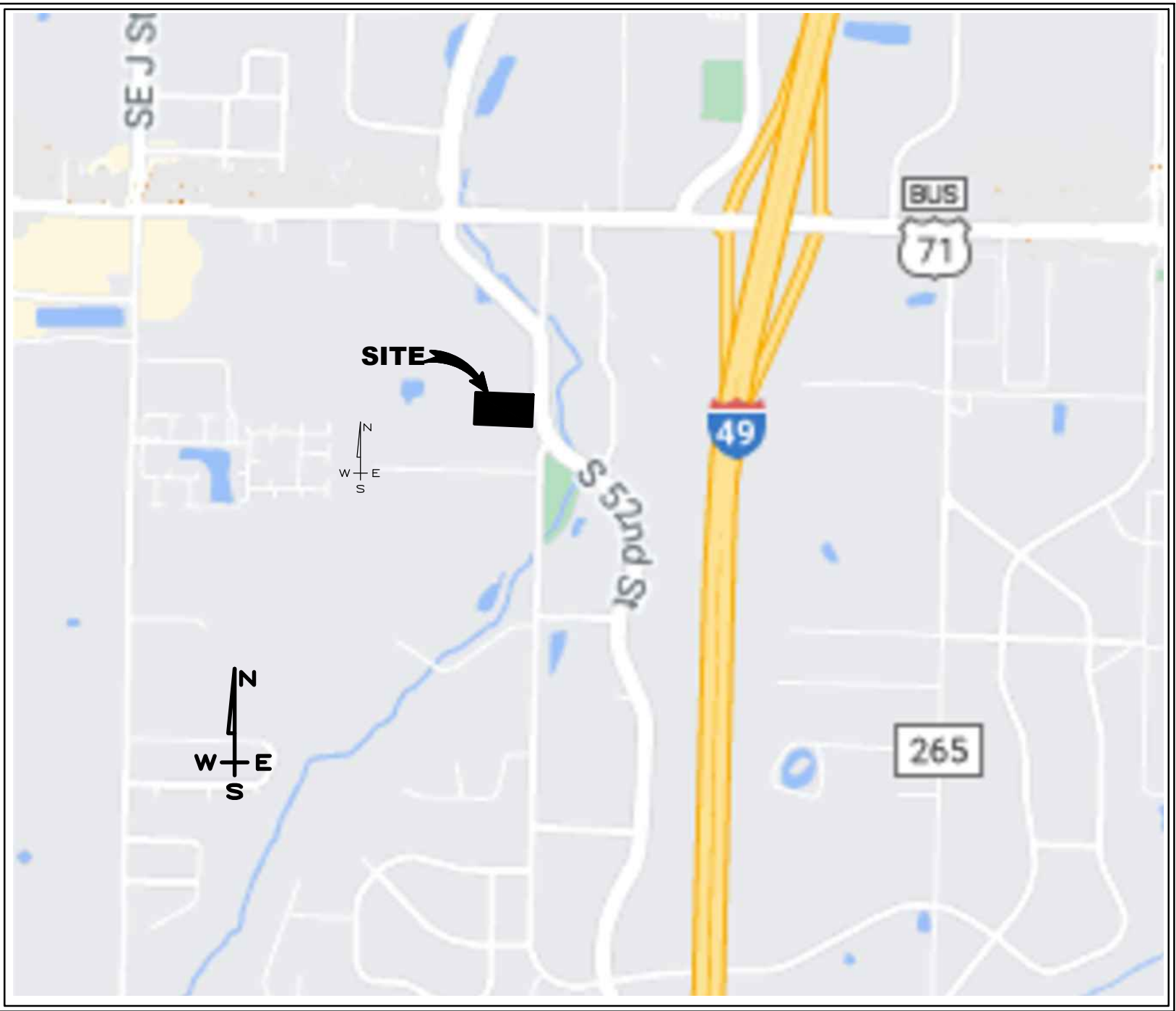
☒ WAIVER APPROVED

☐ WAIVER DENIED

☐ WAIVER APPROVED WITH CONDITIONS:

[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT

[Signature] 5/10/23
DEPUTY DIRECTOR OF ENGINEERING DATE



VICINITY MAP
ROGERS, ARKANSAS

SURVEY LEGAL DESCRIPTION:

A part of the S1/2 of the NE1/4 of the SE1/4 of Section 8, T19N, R30W in Benton County, Arkansas, and being described as follows: Commencing at the SE Corner of said NE1/4, SE1/4, thence N87°32'05"W 37.39 feet to the West Right-of-way of South 52nd Street, said point being the POINT OF BEGINNING; thence N87°32'05"W 362.76 feet to a found iron pin, thence N02°45'53"E 209.91 feet to a found iron pin, thence S87°30'31"E 361.57 feet to the West Right-of-way of South 52nd Street, thence along said Right-of-way thence S02°26'18"W 209.74 feet to the POINT OF BEGINNING. Containing 1.84 acres, more or less, subject to easements and right of ways of record.

Clarification of Requirements
Water, Sewer, Streets, Drainage, and Inspections

- A) Inspections and Testing Procedures:
1. All field tests required for a project shall be witnessed by the city in the presence of the Engineer and Contractor, or their representative.
 2. The City requires a 48-hour notice on all tests. Calls to the City for the purpose of setting test times should be made by 10:00 am for test on the following day. Tests delayed by weather or other factors will be rescheduled on the same basis.
 3. It is the responsibility of the Engineer and Contractor to coordinate the scheduling of such tests with the City.
 4. All equipment, materials, and labor required for testing shall be furnished by the Contractor at his expense.
 5. Prior to final acceptance by the City, the project shall be subject to a joint final inspection by a designated representative of the City Engineer's Office, a representative of the Rogers Water and Sewer Maintenance Department, the Engineer of record for the project, and the Contractor.

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.

NOTE:
WATER & SEWER CONTRACTOR SHALL CLEARLY MARK ALL WATER & SEWER SERVICE LOCATIONS. FINAL INSPECTION SHALL INCLUDE THESE MARKED SERVICES. FINAL PAYMENT WILL NOT BE MADE UNTIL SERVICES ARE MARKED.

LARGE SCALE DEVELOPMENT PLAN FOR: McDONALD EYE

LOCATION:

318 S 52nd STREET
ROGERS, AR. 72758

OWNER/DEVELOPER:

HAWGEYE LLC

ENGINEERING FIRM:

JORGENSEN & ASSOCIATES
124 W. SUNBRIDGE, STE. 5
FAYETTEVILLE, AR 72703
479-442-9127

CHARLES@JORGENSENASSOC.COM

CITYVIEW # PL202300324



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
2. ALL WATER AND SEWER IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROGERS WATER AND SEWER SPECS AND STREET AND DRAINAGE SHALL CONFORM TO THE CITY OF ROGERS STREET AND DRAINAGE SPECS.
3. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
4. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO ENSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
5. RESTORATION AND CLEAN-UP ON-SITE AS WELL AS OFFSITE PROPERTIES AFFECTED BY IMPROVEMENTS, SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.
7. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
8. EASEMENT PLAT IS REQUIRED TO BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
9. THE CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL & 18" VERTICAL CLEARANCE BETWEEN SEWER LINES AND WATER LINES.
10. PROVIDE 3' MIN. COVER OVER 8" WATER LINES.
11. WATER VALVES & FIRE HYDRANTS SHALL BE PLACED TO AVOID BEING WITHIN THE PROPOSED SIDEWALK LOCATIONS.
12. ALL STORM DRAIN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
13. CONTRACTOR SHALL RESTORE ALL OFFSITE PROPERTIES AFFECTED BY IMPROVEMENTS TO THEIR ORIGINAL CONDITION.
14. IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED PER ROGERS CODE SEC. 14-228(6).
15. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
16. CONTACT THE CITY'S INSPECTOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL AND ACCESS TO STRUCTURE TO ENSURE THAT MAXIMUM SLOPES ARE NOT EXCEEDED.
17. 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.
18. 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.
19. 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.
20. 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.
21. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
22. 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.
23. STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.

NOTES:

- 1) CURRENT ZONING = R-O (RESIDENTIAL OFFICE)
- 2) PARCEL NUMBERS: 02-00861-112
- 3) BASIS OF BOUNDARY = ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
- 4) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012..
- 5) ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- 6) BUILDING USAGE: MEDICAL OFFICE
- 7) ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- 8) SIGNS ARE APPROVED THROUGH A SEPARATE PERMIT PROCESS.

FLOODPLAIN DETERMINATION

THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012. (ZONE X)

SITE AREA 1.81 ACRES (AFTER MASTER STREET PLAN R/W DEDICATION) 1.56 ACRES DISTURBED PRE-DEVELOPMENT IMPERVIOUS AREA: 0.09 ACRES (4.97%) PERVIOUS AREA: 1.72 ACRES (95.03%) BUILDING COVERAGE: 0.07 ACRES (3.87%) GREENSPACE PERCENTAGE: 95.03% POST-DEVELOPMENT IMPERVIOUS AREA: 1.26 ACRES (69.61%) PERVIOUS AREA: 0.55 ACRES (30.39%) BUILDING COVERAGE: 0.19 ACRES (10.73%) GREENSPACE PERCENTAGE: 30.39%	
BUILDING HEIGHT APPROX. 21'-6"	BUILDING CONSTRUCTION TYPE TYPE V-B
BUILDINGS PROPOSED: 8,461 SQ. FT.	BUILDING USAGE AREAS: MEDICAL OFFICE: 8,461 S.F.
PARKING: (R-O) PARKING MINIMUM REQUIREMENT FOR MEDICAL OFFICE: 1 SPACE FOR 300 SQ. FT. PROPOSED (8,462) / 300 = 28.2 SPACES THERE ARE 53 PROPOSED PARKING SPACES PROVIDED	
ADA PARKING SPACES: MINIMUM REQUIREMENT: 2 PROVIDED: 4	
BICYCLE RACKS MINIMUM REQUIREMENT: 1 BIKE RACK PER 20 PARKING SPACES PROVIDED: 4 BIKE RACKS PROVIDED	
LOADING SPACES: MINIMUM REQUIREMENT: 1 LOADING SPACE FOR 5,000 TO 25,000 SQ. FT FLOOR AREA PROVIDED: NONE	

ZONING BUILDING SETBACK TABLE	
	R-O
FRONT	30'
FRONT, IF PARKING IS PROVIDED IN THE FRONT YARD AREA	50'
INTERIOR SIDE	10'
EXTERIOR SIDE	25'
REAR	25'

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

INDEX OF SHEETS:

- C1.0 COVER SHEET
- 1 ALTA SURVEY
- C1.1 LARGE SCALE DEVELOPMENT PLAN
- C1.2 FIRE ACCESS PLAN
- C1.3 UTILITY PLAN
- C1.4 WATER PLAN & PROFILE
- C1.5 SEWER PLAN & PROFILE
- C1.6 GRADING & EROSION CONTROL PLAN
- C1.7 STORM DRAIN PLAN & PROFILE
- C1.8 STORM DRAIN PLAN & PROFILE
- C1.9 PAVING PLAN
- L1.0 LANDSCAPE PLAN
- L2.0 TREE PRESERVATION PLAN
- SD-1 ROGERS SEWER DETAILS
- WD-1 ROGERS WATER DETAILS 1
- WD-2 ROGERS WATER DETAILS 2
- C5.4 EROSION CONTROL DETAILS
- C5.5 SITE & DRAINAGE DETAILS
- C5.6 SITE & DRAINAGE DETAILS
- C5.7 DETENTION POND DETAILS

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Civil Engineering - Land Surveying Established 1985

JORGENSEN + ASSOCIATES



LEGEND

- X CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- △ CENTERLINE MARKER
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ STREET LIGHT

- EXISTING 8" SEWER LINE
- EX SS-8" EX SS-8"
- PROPOSED 8" SEWER LINE
- SS-8" SS-8"
- EXISTING WATERLINE
- EX WL-8" EX WL-8"
- PROPOSED 8" WATER LINE
- WL-8" WL-8"
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING
- UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

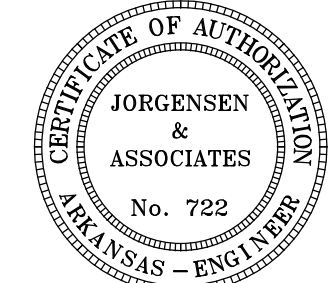
PROJECT TITLE:
McDONALD EYE ASSOCIATES

PROJECT LOCATION:
ROGERS, AR

REVISIONS

- 4-17-2023
- 5-1-2023

DATE: 1.31.2023
DRAWN BY: PMM / CAZ
PROJECT # 2021071
FILE PATH: Z:\LSD\2021071\LSD
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'

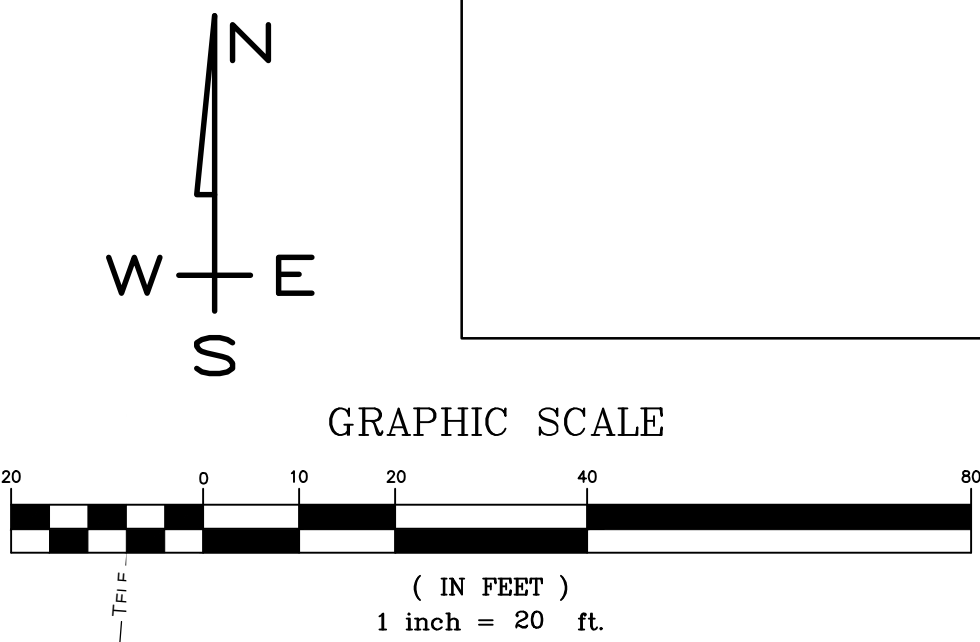
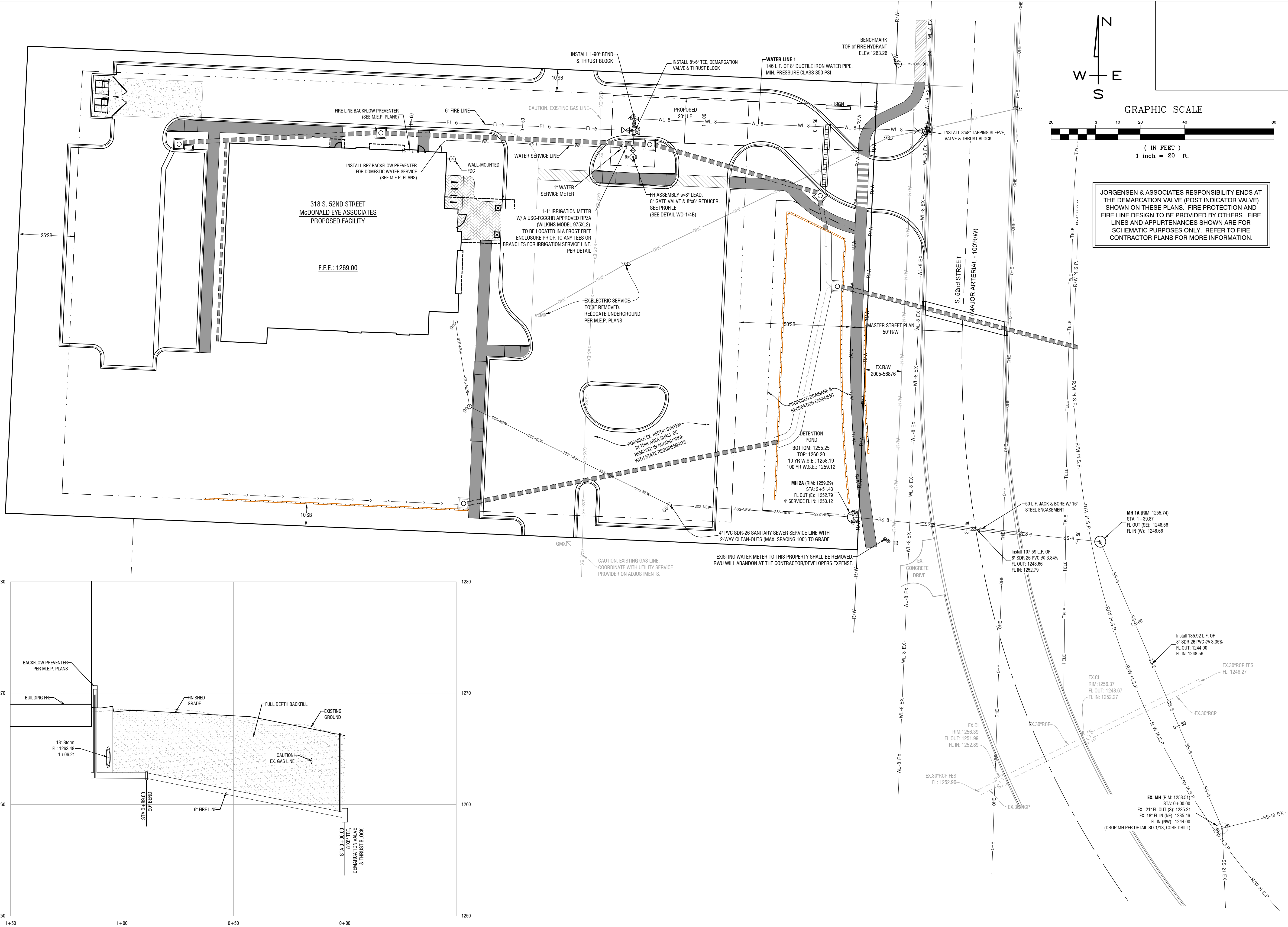


6.1.2023

SHEET TITLE
COVER SHEET

SHEET NUMBER

C 1.0



JORGENSEN & ASSOCIATES RESPONSIBILITY ENDS AT THE DEMARCATION VALVE (POST INDICATOR VALVE) SHOWN ON THESE PLANS. FIRE PROTECTION AND FIRE LINE DESIGN TO BE PROVIDED BY OTHERS. FIRE LINES AND APPURTENANCES SHOWN ARE FOR SCHEMATIC PURPOSES ONLY. REFER TO FIRE CONTRACTOR PLANS FOR MORE INFORMATION.

LEGEND	
✕	CALCULATED POINT
●	FOUND IRON PIN
○	SET IRON PIN & CAP
○	POWER POLE
△	CENTERLINE MARKER
⊙	SEWER MANHOLE
⊙	FIRE HYDRANT
⊙	STREET LIGHT
---	EXISTING 8" SEWER LINE
---	EX SS-8
---	PROPOSED 8" SEWER LINE
---	EXISTING WATERLINE
---	EX WL-8
---	PROPOSED 8" WATER LINE
---	WL-8
---	CENTERLINE STREET
---	BUILDING SETBACK
---	UTILITY EASEMENT
---	NEW 5' SIDEWALK
---	UTILITY CROSSING
---	UTX
---	EXISTING CONTOUR
---	FINISHED CONTOUR

PROJECT DETAILS	
PROJECT TITLE: McDONALD EYE ASSOCIATES	PROJECT LOCATION: ROGERS, AR

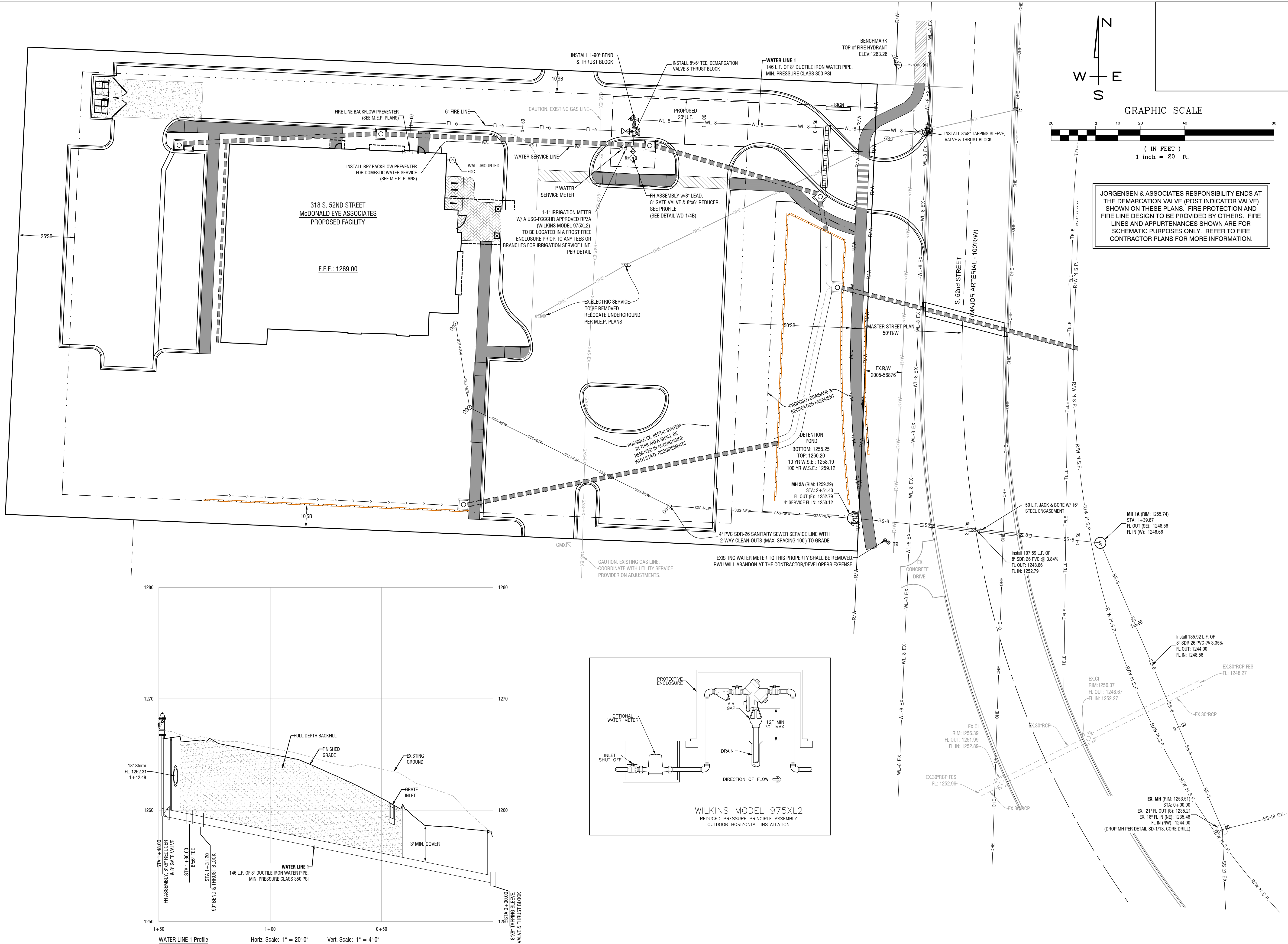
REVISIONS	
1	4-17-2023
2	5-1-2023

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DRAWN BY: PMM / CAZ
PROJECT # 2021071
FILE PATH: Z:\ILSD\2021071\ILSD
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Charles A. Zard
No. 18060
5.1.2023

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C 1.3



LEGEND	
✕	CALCULATED POINT
●	FOUND IRON PIN
○	SET IRON PIN & CAP
○	POWER POLE
△	CENTERLINE MARKER
⊙	SEWER MANHOLE
⊙	FIRE HYDRANT
⊙	STREET LIGHT
---	EXISTING 8" SEWER LINE
---	EX SS-8
---	PROPOSED 8" SEWER LINE
---	EXISTING WATERLINE
---	EX WL-8
---	PROPOSED 8" WATER LINE
---	WL-8
---	CENTERLINE STREET
---	BUILDING SETBACK
---	UTILITY EASEMENT
---	NEW 5' SIDEWALK
---	UTILITY CROSSING
---	UTX
---	EXISTING CONTOUR
---	FINISHED CONTOUR

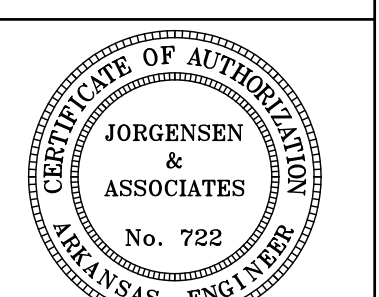
PROJECT DETAILS

PROJECT TITLE: McDONALD EYE ASSOCIATES	PROJECT LOCATION: ROGERS, AR
--	--

REVISIONS

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2	5-1-2023

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DRAWN BY: PMM / CAZ
PROJECT # 2021071
FILE PATH: Z:\ILSD\021071\ILSD
SHEET SIZE: 22" x 34"
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6.1.2023

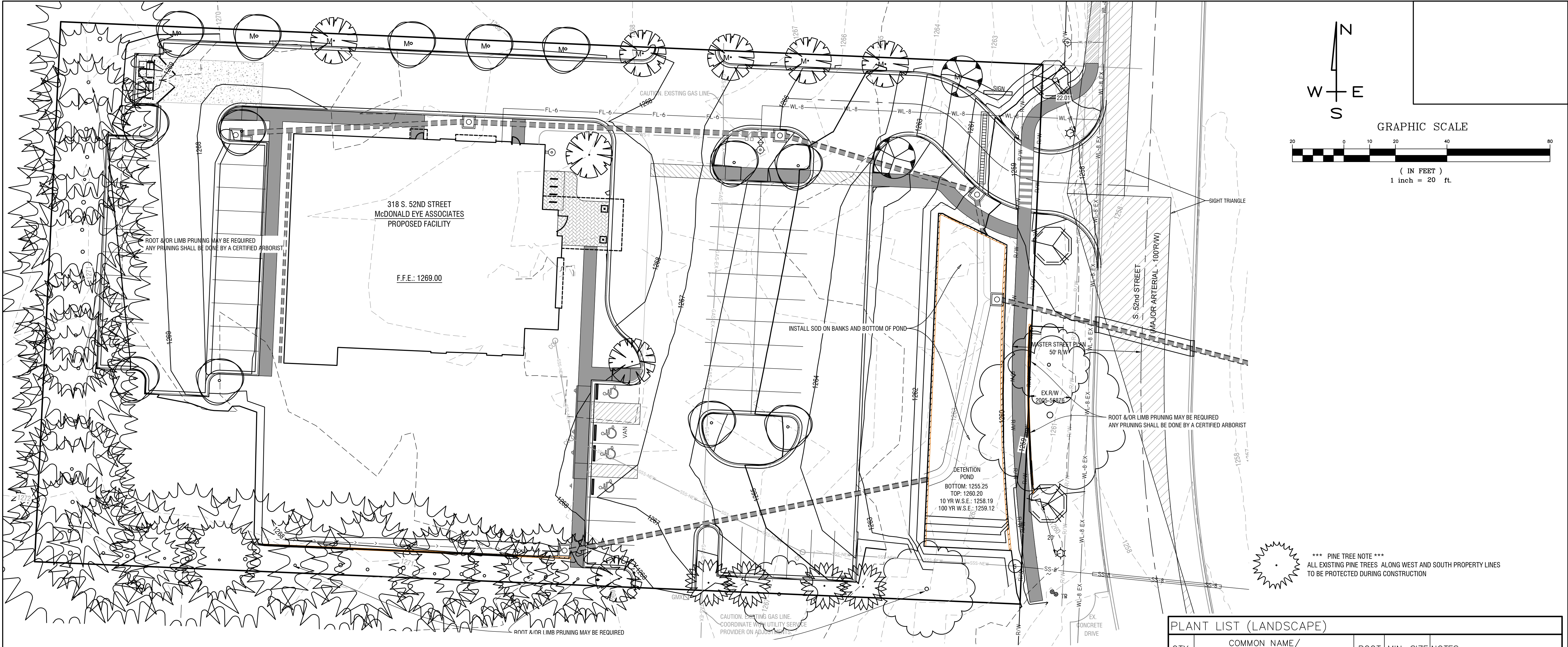
SHEET TITLE

WATER

PLAN & PROFILE

SHEET NUMBER

C 1.4



LANDSCAPE REQUIREMENTS:

- A percentage of the total land area then currently under development will be devoted to landscaping.
- a. If the total current development area is two acres or more, the developer must provide either a minimum of 20 percent green space with at least one new tree or shrub meeting the plant criteria herein for each 1,000 square feet of the total current development area; or, a minimum of 15 percent green space with one tree or shrub for every 500 square feet of total current development area. If the developer opts to use the 15 percent green space option, tree size must be increased from two and one-half-inch ball and burlap to four-inch ball and burlap.
- b. If the total current development area is less than two acres, at least one new tree or shrub meeting the plant criteria herein must be provided for each 1,000 square feet of the total land area for developments up to two acres.

OPEN SPACE TREES & SHRUBS
PROPOSED DEVELOPMENT AREA = 79,044 S.F. SF or 1.81 ACRES

79,044/ 2,000 = 39.5 TREES & SHRUBS REQUIRED
25% OF REQUIRED PLANTS ARE TO BE TREES = 9.87 TREES REQUIRED
10% OF REQUIRED TREES TO BE EVERGREEN = 3.95 TREES TO BE EVERGREEN

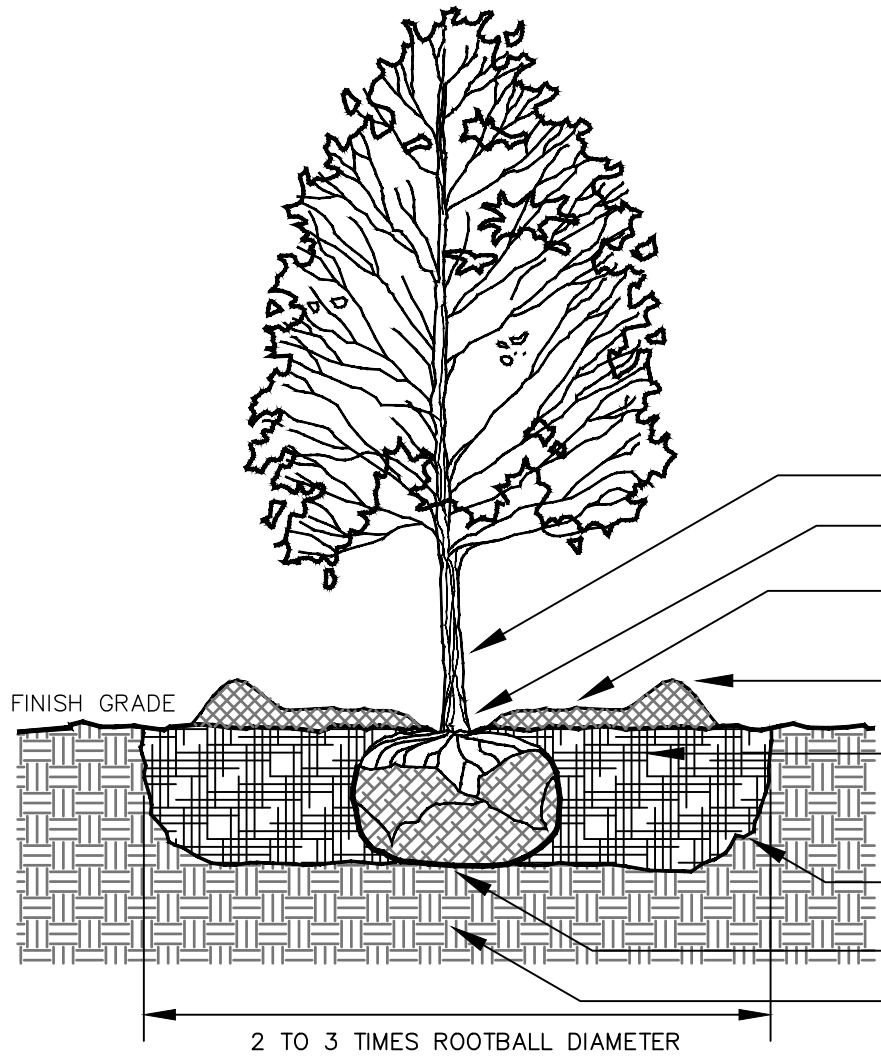
NO SCREENING BETWEEN ZONES REQUIRED

21 TREES ARE PROVIDED*** SEE PINE TREE NOTE ***
0 SHRUBS ARE PROVIDED

STREET TREES
TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 30'-50' TALL, AND 50' FOR TREES 50' OR TALLER.

THERE ARE 2 EXISTING TREES ALONG 52ND STREET THAT WILL BE PRESERVED AS STREET TREES.
3 LARGE STREET TREES ARE PROVIDED, SPACED AT 50'

MITIGATION TREES
39 SIGNIFICANT TREES ARE BEING REMOVED
REQUIRED AT 1:5 RATIO TO SIGNIFICANT TREES REMOVED
39 / 5 = 7.8
8 MITIGATION TREES ARE PROPOSED



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

- TREES SHALL BE 2" CALIPER MINIMUM.
- THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
- STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
- REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
- PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
- ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP.

- SET TREE PLUMB SO THE MAIN LEADER IS STRAIGHT
- BEGIN MULCH 3" TO 4" AWAY FROM TRUNK
- 2" TO 3" OF ORGANIC MULCH.
NO CYPRESS MULCH SHALL BE USED.
- BUILD 4" HIGH EARTHEN RING AT THE OUTER EDGE OF TREE'S DRIPLINE
- EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
- WIDE SHALLOW HOLES WITH TAPERED SIDES. BREAK DOWN OR ROUGHEN SIDES OF THE HOLE.
- SET BALL ON FIRM SOIL
- UNDISTURBED SUBGRADE

NOTE: BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER / DEVELOPER IS REQUIRED TO PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING.

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

APPROVED STREET TREES

50' tall ≥4' from curb or sidewalk	30-50' tall ≥3' from curb or sidewalk	<20' tall ≥2' from curb or sidewalk
* Fruitless Kentucky Coffee Tree - Ginkgo (male only) * Hackberry - Japanese Zelkova (Green Vase) - Lacebark Elm (Alicee) - Littleleaf Linden (Greenspire) - London planetree - Oak * Black * Northern Red - Shingle * Shumard * Southern Red * Swamp White - White * Willow * River Birch * Shortleaf Pine - Silver Linden * Sugarberry (Sugar Hackberry) - Turkish Filbert	* American Hop hornbeam - American Holly - Chinese Pistache - English Oak - Hawthorns - Kousa Dogwood - Persian Ironwood * Scarlet Oak - Thornless Honeylocust (Shademaster) * Yellowwood	* American Smoketree - Amur Maple - Crabapple - Hedge Maple - Magnolia (Little Gem) - Nellie Stevens holly - Possumhaw * Redbud - Shadow serviceberry - Yaupon Holly

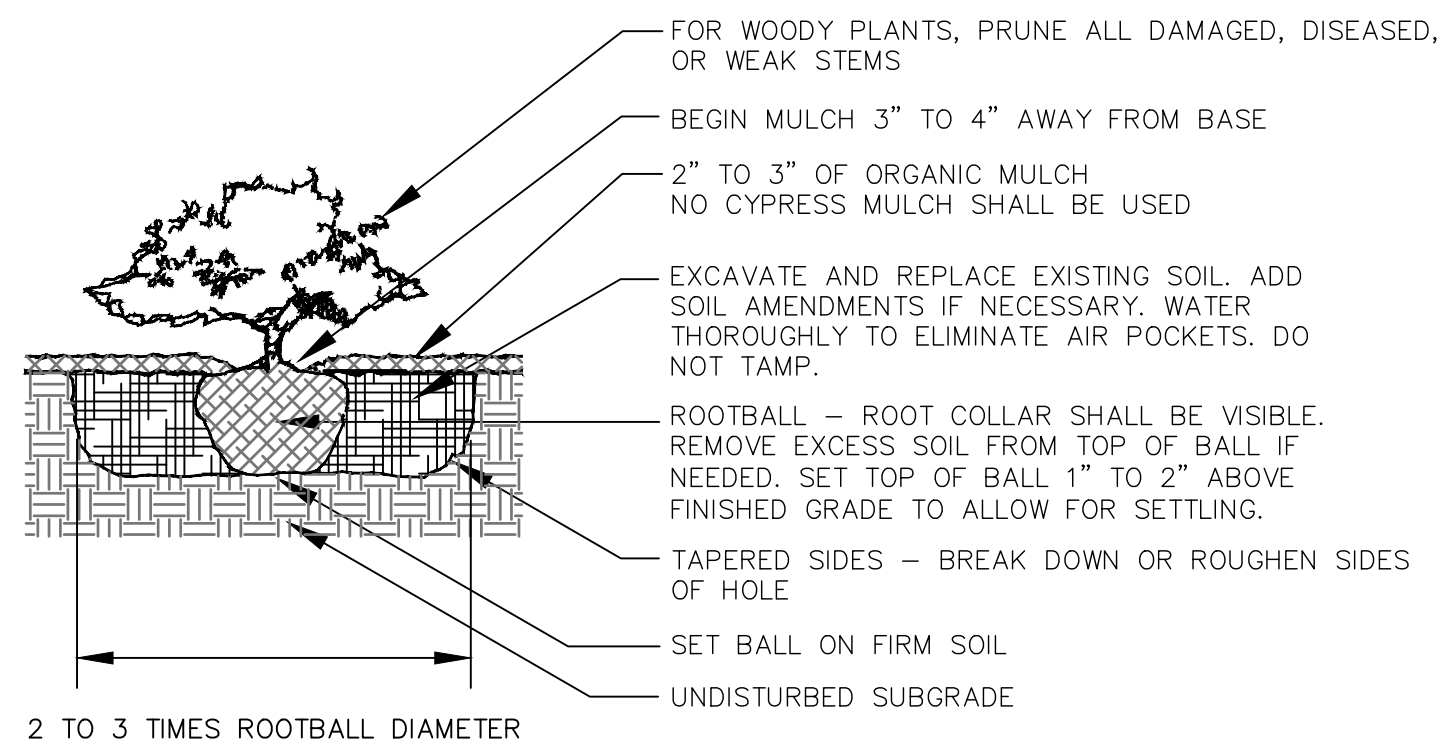
- * - DENOTES A NATIVE SPECIES
() - DENOTES A RECOMMENDED VARIETY.
- SHALLOW ROOTED TREES SUCH AS MAPLE, ASH, SWEETGUM, TULIP TREE, PIN OAK, AND POPLAR SHALL NOT BE PLANTED WITHIN 10' OF A CURB OR SIDEWALK.
 - USE OF ANY TREE NOT SHOWN ON THIS LIST REQUIRES APPROVAL BY CITY STAFF.
 - CRITERIA FOR TREES SHALL MATCH THOSE SHOWN IN THE LARGE SCALE DEVELOPMENT ORDINANCE SECTION 14-255.
 - TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 30'-50' TALL AND 50' FOR TREES 50' OR TALLER OR AS REQUIRED BY ORDINANCE 14-255. TREE HEIGHTS ARE MATURE TREE HEIGHTS.
 - ONLY TREES ON THE <20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
 - TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
 - TREES SHALL BE CENTERED IN THE GREENSPACE.

PLANT LIST (LANDSCAPE)

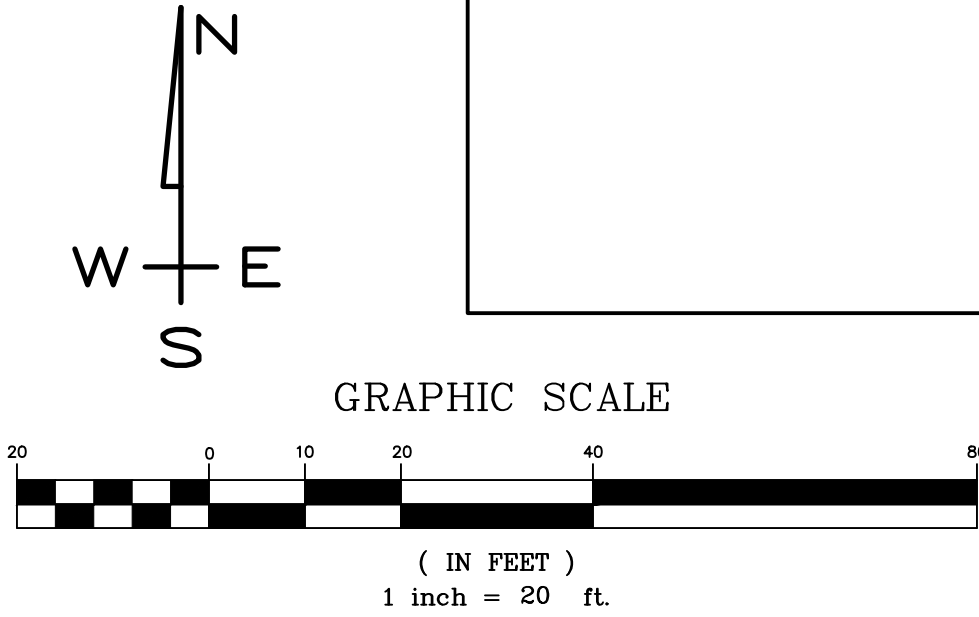
QTY	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES:
13	LITTLE LEAF LINDEN <i>Tilia cordata</i>	B&B	2.5" DIA. & 6' TALL	DECIDUOUS
8	AMUR MAPLE <i>Acer Ginnala</i>	B&B	2.5" DIA. & 6' TALL	DECIDUOUS
2	TULIP POPLAR <i>Liriodendron tulipifera</i>	B&B	2.5" DIA. & 6' TALL	DECIDUOUS
4	LEYLAND CYPRESS <i>x Cupressocyparis leylandii</i>	B&B	8' TALL	EVERGREEN (15'-25' MATURE SPREAD)

PLANT LIST (STREET)

QTY	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES:
3	RIVER BIRCH <i>Betula nigra</i>	B&B	2.5" DIA. & 6' TALL	DECIDUOUS



SHRUB PLANTING DETAIL
NOT TO SCALE



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LEGEND

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- POWER POLE
- △ CENTERLINE MARKER
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
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- EXISTING CONTOUR
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PROJECT DETAILS

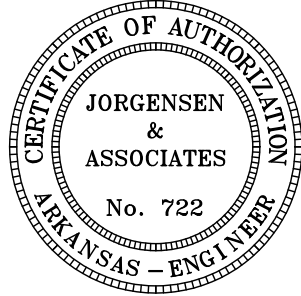
PROJECT TITLE:
MCDONALD EYE
ASSOCIATES

PROJECT LOCATION:
ROGERS, AR

REVISIONS

- 4-17-2023
- 5-1-2023

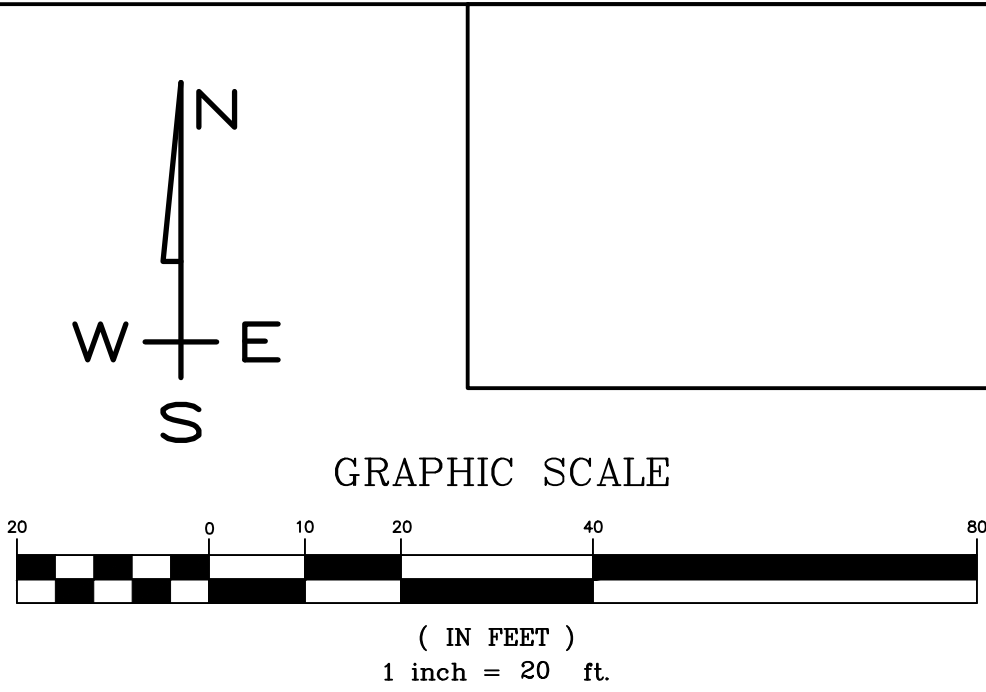
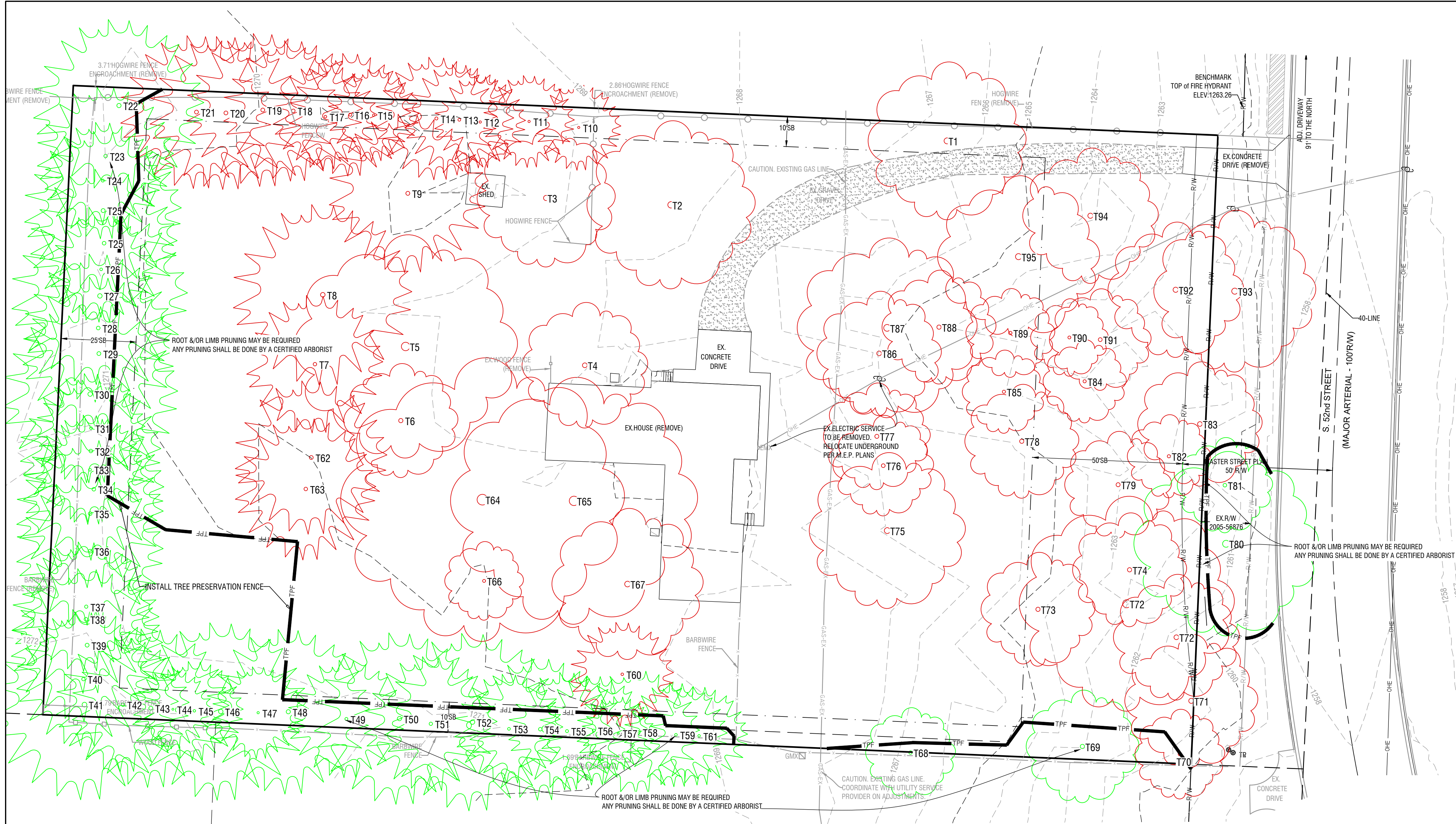
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DRAWN BY: PMM / CAZ
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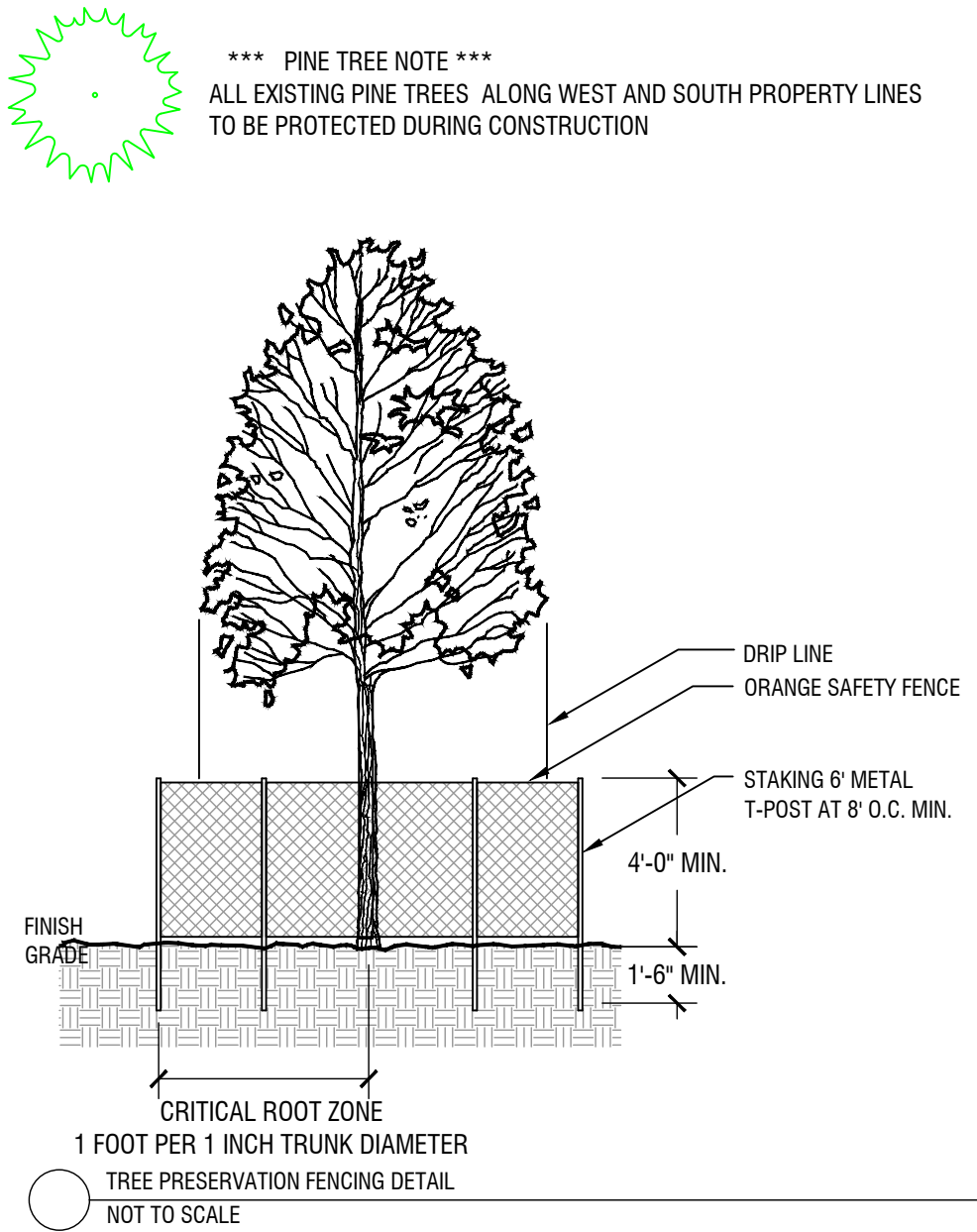
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

L 1.0



EXISTING TREE INVENTORY					NOTES
NUMBER	DESCRIPTION	DBH	TRUNK	CONDITION	
T1	WALNUT	28"		GOOD	YES
T2	SWEET GUM	28"		GOOD	YES
T3	MAPLE	23"		GOOD	YES
T4	MAPLE	21"		GOOD	YES
T5	MAPLE	37"		GOOD	YES
T6	MAPLE	19"		GOOD	YES
T7	PINE	23"		GOOD	YES
T8	PINE	29"		GOOD	YES
T9	PINE	26"		GOOD	YES
T10	PINE	14"		GOOD	YES
T11	PINE	15"		GOOD	YES
T12	PINE	15"		GOOD	YES
T13	PINE	18"		GOOD	YES
T14	PINE	20"		GOOD	YES
T15	PINE	15"		GOOD	YES
T16	PINE	20"		GOOD	YES
T17	PINE	17"		GOOD	YES
T18	PINE	23"		GOOD	YES
T19	PINE	25"		GOOD	YES
T20	PINE	25"		GOOD	YES
T21	PINE	25"		GOOD	YES
T22	PINE	28"		GOOD	NO
T23	PINE	23"		GOOD	NO
T24	PINE	19"		GOOD	NO
T25	PINE	26"		GOOD	NO
T26	PINE	24"		GOOD	NO
T27	PINE	29"		GOOD	NO
T28	PINE	24"		GOOD	NO
T29	PINE	25"		GOOD	NO
T30	PINE	29"		GOOD	NO
T31	PINE	18"		GOOD	NO
T32	PINE	23"		GOOD	NO
T33	PINE	18"		GOOD	NO
T34	PINE	23"		GOOD	NO
T35	PINE	24"		GOOD	NO
T36	PINE	24"		GOOD	NO
T37	PINE	21"		GOOD	NO
T38	PINE	24"		GOOD	NO
T39	PINE	25"		GOOD	NO
T40	PINE	22"		GOOD	NO
T41	PINE	31"		GOOD	NO
T42	PINE	22"		GOOD	NO
T43	PINE	26"		GOOD	NO
T44	PINE	13"		GOOD	NO
T45	PINE	16"		GOOD	NO
T46	PINE	29"		GOOD	NO
T47	PINE	15"		GOOD	NO
T48	PINE	27"		GOOD	NO
T49	PINE	19"		GOOD	NO
T50	PINE	16"		GOOD	NO
T51	PINE	22"		GOOD	NO
T52	PINE	29"		GOOD	NO
T53	PINE	18"		GOOD	NO
T54	PINE	23"		GOOD	NO
T55	PINE	19"		GOOD	NO
T56	PINE	18"		GOOD	NO
T57	PINE	12"		GOOD	NO
T58	PINE	20"		GOOD	NO
T59	PINE	17"		GOOD	NO
T60	PEAR	17"		GOOD	YES
T61	PINE	16"		GOOD	NO
T62	PINE	25"		GOOD	YES
T63	PINE	23"		GOOD	YES
T64	MIMOSA	47"		GOOD	YES 4 TRUNKS
T65	MAPLE	41"		GOOD	YES
T66	OAK	13"		GOOD	YES
T67	MAPLE	25"		GOOD	YES
T68	OAK	15"		GOOD	NO
T69	HICKORY	31"		GOOD	NO
T70	HICKORY	15"		GOOD	YES
T71	OAK	22"		GOOD	YES IN R/W
T72	OAK	36"		GOOD	YES IN R/W
T73	WALNUT	19"		GOOD	YES
T74	OAK	19"		GOOD	YES
T75	WALNUT	26"		GOOD	YES
T76	WALNUT	17"		GOOD	YES
T77	WALNUT	16"		GOOD	YES
T78	OAK	19"		GOOD	YES
T79	WALNUT	18"		GOOD	YES
T80	OAK	31"		GOOD	NO IN R/W
T81	WALNUT	16"		GOOD	NO IN R/W
T82	WALNUT	14"		GOOD	YES
T83	WALNUT	21"		GOOD	YES
T84	WALNUT	14"		GOOD	YES
T85	WALNUT	14"		GOOD	YES
T86	WALNUT	14"		GOOD	YES
T87	WALNUT	30"		GOOD	YES
T88	WALNUT	19"		GOOD	YES
T89	WALNUT	15"		GOOD	YES
T90	WALNUT	13"		POOR	YES DYING
T91	ASH	17"		GOOD	YES
T92	WALNUT	23"		GOOD	YES IN R/W
T93	WALNUT	27"		GOOD	YES
T94	OAK	23"		GOOD	YES
T95	OAK	27"		GOOD	YES



TREE MITIGATION REQUIREMENTS:
TREE MITIGATION IS REQUIRED WHEN THERE IS REMOVAL OF MORE THAN 7 SIGNIFICANT TREES.
MITIGATION CALCULATIONS:
MITIGATION TREES ARE REQUIRED AT 1:5 RATIO TO SIGNIFICANT TREES REMOVED.
52 SIGNIFICANT TREES REMOVED (4 IN R/W) = 10 MITIGATION TREES REQUIRED.

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LEGEND

✕ CALCULATED POINT

● FOUND IRON PIN

○ SET IRON PIN & CAP

⊙ POWER POLE

△ CENTERLINE MARKER

⊕ SEWER MANHOLE

⊕ FIRE HYDRANT

⊕ STREET LIGHT

— EXISTING 8" SEWER LINE

— EX 8" SS-8

— PROPOSED 8" SEWER LINE

— SS-8

— EXISTING WATERLINE

— EX WL-8

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PROJECT DETAILS

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MCDONALD EYE
ASSOCIATES

PROJECT LOCATION:
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△ 4-17-2023

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No. 722
ARKANSAS - PROFESSIONAL ENGINEER

SHEET TITLE

TREE PRESERVATION
PLAN

SHEET NUMBER

L 2.0

Page 41 of 89



LARGE SCALE DEVELOPMENT

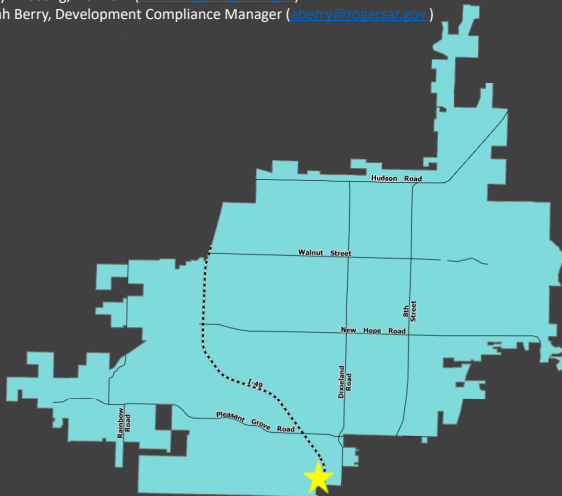
PLANNING

NWA Industrial Partners Warehouse

Staff:

Zachery Birdsong, Planner I (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

6361 S. Oldridge Place

CGM Designation

Regional Center

Zoning

C-2 (Highway Commercial)

Proposed Use

Warehouse Office (CUP 22-08)

Representative

Ali Karr, Crafton Tull

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center

Growth Designation Character:

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

Allowed Zoning Districts:

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

ZONING:

C-2 (Highway Commercial):

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

Use Definition:

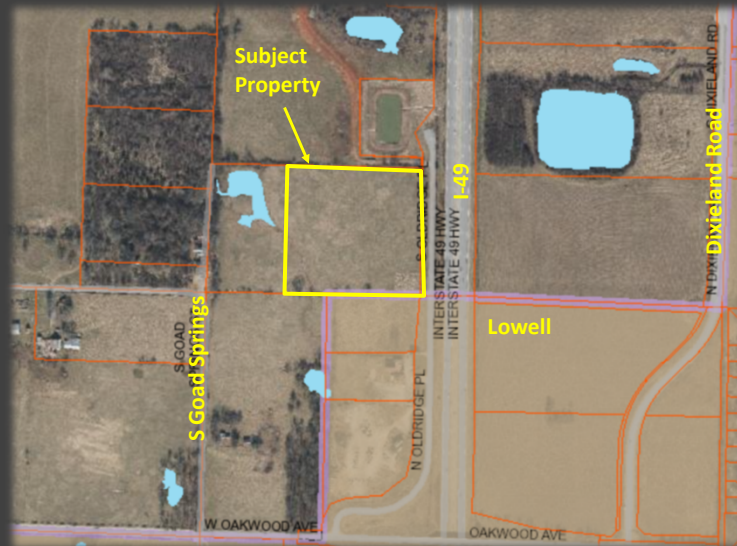
"Warehouse Office is a secondary use classification encompassing office uses for companies and non-governmental organizations that require limited on-site storage and company vehicle parking." Sec. 14-695(b)(3)(uu).



LARGE SCALE DEVELOPMENT

PLANNING

NWA Industrial Partners Warehouse



GEOLOCATION

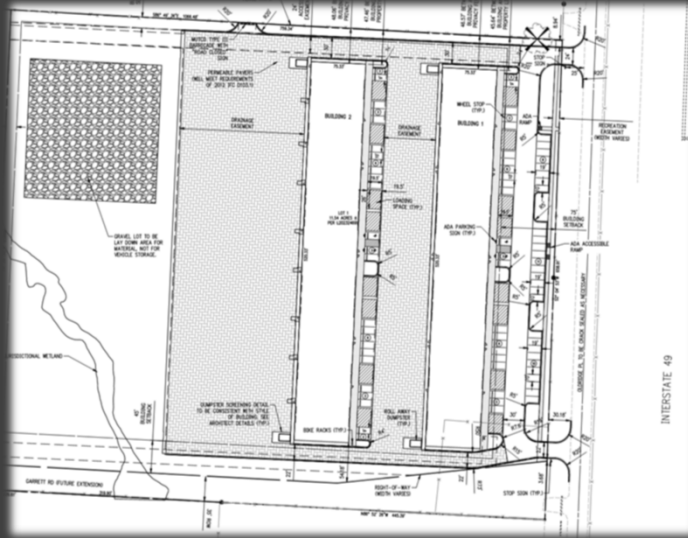
This site is located along South Oldridge Road. It is directly north of Lowell city limits and is west of I-49.



LARGE SCALE DEVELOPMENT

PLANNING

NWA Industrial Partners Warehouse



Site Plan

Request

- The proposal is for the construction of two warehouse office buildings totaling 78,000-sf. on 11.54 acres.
- A conditional use permit was approved for this use on April 5th, 2022 by Planning Commission.
- An administrative Engineering Waiver was approved as part of this proposal regarding freeboard within the permeable pavers.

Summary

- The applicant is proposing to develop two warehouse office buildings totaling 78,000 square-feet on 11.54 acres.
- A conditional use permit was approved for this use by Planning Commission on April 5th, 2022. At this time, the Growth Designation was Commerce Corridor which allowed C-2 zoning.
- An administrative Engineering Waiver was approved as part of this proposal regarding freeboard within permeable pavers.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT & WATER QUALITY:

Detention and water quality are addressed with the permeable paver system. An administrative **WAIVER** was approved on May 16th, 2023 from the requirement to provide 1-ft of freeboard in pavers for the 100-yr storm event.

FLOODPLAIN MANAGEMENT:

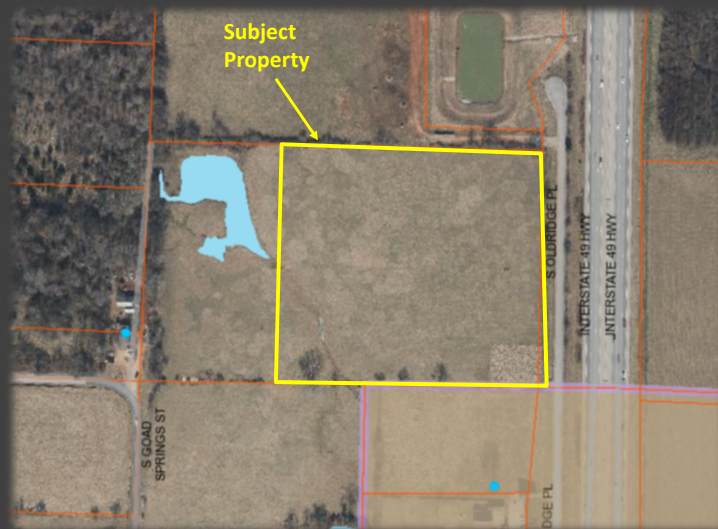
No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).



LARGE SCALE DEVELOPMENT

PLANNING

NWA Industrial Partners Warehouse



Aerial Image

Recommendation
APPROVE

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

Oldridge Place is in substandard condition and requires crack sealing.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way for W Oldridge Place is owned by Arkansas State Highway Commission and is adequate. A permit through ArDOT will be required, and a copy must be provided to the office of Community Development.

Right-of-way will be dedicated for the Garrett Road overpass.

Sidewalks & Sidepaths:

The applicant proposes to construct a 5-ft sidewalk behind the ArDOT right-of-way and within a recreation easement.

Trails:

Trails are neither proposed nor required.

Streetlights:

4 streetlights are proposed along Oldridge Place behind the ArDOT right-of-way and within a recreation easement.

Street Trees:

The applicant proposes to plant 11 Sawleaf Zelkova trees behind the ArDOT right-of-way and within a recreation easement.

LSDP STAFFRECOMMENDATIONS:

Approve



April 25, 2023

Ms. Ali Karr, PE
Crafton Tull-Civil
901 North 47th Street, Suite 200
Rogers, AR 72756

Re: TAC Review & Conditional Approval of Civil Plans
NWA Industrial Partners Warehouse Ph.1

Dear Ms. Karr:

Plans were received for the referenced project which includes 1,150 LF of water main extension. We have reviewed the plans and are approving them with the following conditions:

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

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

2. Show more of the plan view where the proposed water main connects to the existing. Also, label the existing streets at that corner.
3. A utility easement will not be needed for the sanitary sewer main since there is no need for it to ever become a public main.
4. Show the utility easements for the existing water main. (Bk. 99 – Pg. 88869 and Bk. 99 – Pg. 88830).
5. Submit formal easement documents, an easement dedication plat, or a final plat to dedicate easements for review before executing any required easement (Submit a copy of the property deed for each parent tract with easement submittal). **Off-site easements must be approved and filed for record before a pre-construction meeting can be scheduled.**
6. The end of Water Line 1, Water Line 2, and all water meters must be located within an easement.
7. Locate the permeable pavers outside the utility easement.

8. Move the proposed irrigation meter and RPZA to the island near the water meter at the Water Line 2 fire hydrant.
9. Depict the locations of the electric transformers. Locate them as far from water meters as is practical but in no case within 30 feet of water meters.
10. Label each manhole located in areas subjected to flooding or pooling to have Watertight Covers.
11. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Fire suppression plans approved by the Utility.
 - D. Architectural and plumbing plans submitted for commercial customers.
 - E. Approved offsite easements filed for record.
 - F. An executed copy of the Facilities Extensions Contract (form attached).
 - G. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - H. Performance and payment bonds executed by the utility contractor.
 - I. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.
12. 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/TD

Attachment(s): Facilities Extension Contract Form

CITYVIEW #PL202300334

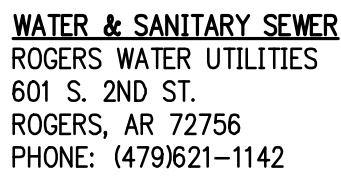
- THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. **ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH COMPLYING WITH AND THE ENFORCEMENT OF ARKANSAS CODES AR ST 511-55-307 AND 3 AR ST 11-55-308 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.
10. STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.
11. EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.
12. 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 IS OBTAINED FROM THE GRANTING AGENCY.
13. 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.
14. 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.
15. 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.
16. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
17. PUBLIC STREETS AND ALLEYS SHALL HAVE 20'-FT OF DRIVEABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
18. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.

Call before you dig.

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.

Diagram illustrating various utility lines and fences:

- UNDERGROUND TELEVISION
- OHTV
- OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE



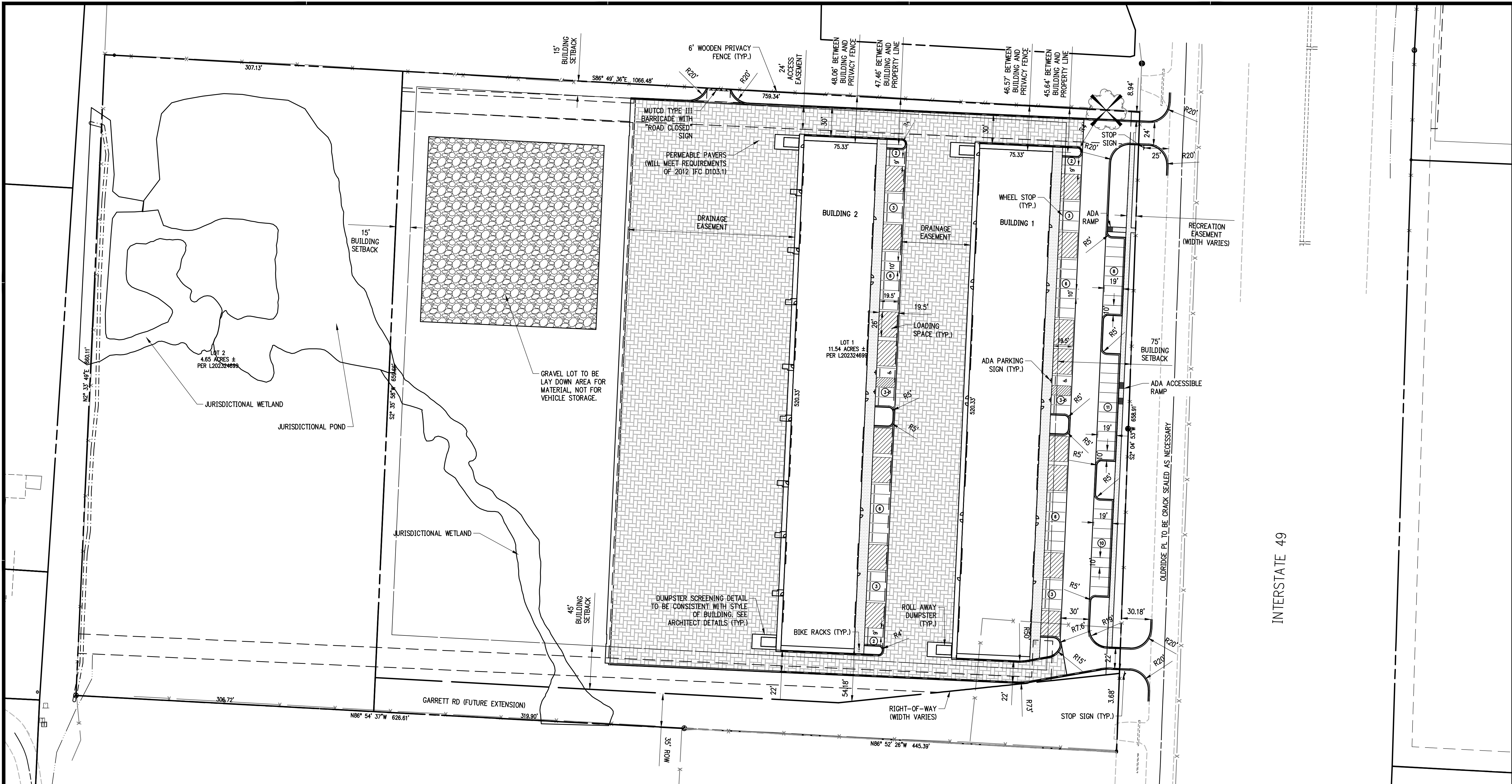
BUILDING SETBACK:	FRONT 75 FT SIDE (EXTERIOR) 45 FT SIDE (INTERIOR) 15 FT REAR 15 FT
PARCEL #:	02-14400-070
ZONING:	C-2, OVERLAY DISTRICT CUP PL202200252
SITE AREA:	11.54 AC. (502,483 SQ.FT.)
MAX. BUILDING COVERAGE:	6.92 AC. (301,517 SQ.FT.) (60% OF SITE)
ACTUAL BUILDING COVERAGE:	1.79 AC. (78,000 SQ.FT.) (16% OF SITE)
MIN. OPEN SPACE:	2.31 AC. (100,506 SQ.FT.) (20% OF SITE)
ACTUAL OPEN SPACE:	7.60 AC. (331,298 SQ.FT.) (66% OF SITE)
GREENSPACE:	4.71 AC. (205,269 SQ.FT.) (41% OF SITE)
IMPERVIOUS AREA:	6.85 AC. (298,267 SQ.FT.) (59% OF SITE)
BUILDING 1 SIZE:	7,800 SQ.FT. OFFICE, 31,200 SQ.FT. WAREHOUSE 39,000 SQ. FT. TOTAL (ESTIMATED FOOTPRINT)
BUILDING 2 SIZE:	7,800 SQ.FT. OFFICE, 31,200 SQ.FT. WAREHOUSE 39,000 SQ. FT. TOTAL (ESTIMATED FOOTPRINT)
BUILDING 1 & 2 USAGE:	WAREHOUSE OFFICE
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
BUILDING CONSTRUCTION TYPE:	TYPE 2B
PROPERTY USAGE:	WAREHOUSE OFFICE
BUILDING HEIGHT:	BUILDING 1: 25'-0", BUILDING 2: 30'-0"
ADDRESS:	6361 S OLDRIIDGE PL ROGERS, AR 72758
OWNER:	NWA INDUSTRIAL PARTNERS, LLC 2225 S BELLVIEW RD ROGERS, AR 72758
SITE ENGINEER:	CRAFTON TULL ALI KARR P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838
REQUIRED PARKING:	1 SPACE PER 300 SQ.FT. NET FLOOR AREA UP 95% OF REQUIREMENT FOR 10,001-20,000 SQ.FT. 26 & 18 REGULAR STALLS 5 SPACES PLUS 1 PER 2,000 SQ.FT. NET FLOOR UP TO 50,000 SQ.FT. THEN 1 PER 10,000 SQ.FT. 30 REGULAR STALLS AND 2 ADA STALLS
PROVIDED PARKING:	73 STANDARD STALLS 4 ADA STALLS 77 PROVIDED STALLS
BIKE RACKS:	4 BIKE RACKS
REQUIRED LOADING SPACES:	3
PROVIDED LOADING SPACES:	64

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	UTILITY PLAN (C)
C-104	GRADING PLAN (C)
C-105	PAVING PLAN (C)
C-106	EROSION CONTROL PHASE I
C-107	EROSION CONTROL PHASE II
C-201	STORM SEWER LINE 1 P&P (C)
C-202	UNDERDRAIN LINE 1 P&P 1 OF 2 (C)
C-203	UNDERDRAIN LINE 1 P&P 2 OF 2 (C)
C-204	UNDERDRAIN LINE 2 P&P (C)
C-205	UNDERDRAIN LINE 3 P&P (C)
C-206	SANITARY SEWER LINE 1 P&P 1 OF 2 (C)
C-207	SANITARY SEWER LINE 1 P&P 2 OF 2 (C)
C-208	WATERLINE 1 P&P 1 OF 2 (C)
C-209	WATERLINE 1 P&P 2 OF 2 (C)
C-210	WATERLINE 2 P&P (C)
C-501	MUNICIPAL DETAILS
C-502	STANDARD DETAILS 1 OF 4
C-503	STANDARD DETAILS 2 OF 4
C-504	STANDARD DETAILS 3 OF 4
C-505	PAVER DETAILS
C-506	EROSION CONTROL DETAILS SHT. 1
C-507	EROSION CONTROL DETAILS SHT. 2
C-508	ARDOT DETAILS
SD-1	RWU DETAILS - SD-1
WD-1	RWU DETAILS - WD-1
WD-2	RWU DETAILS - WD-2
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
L-502	CITY OF ROGERS DETAIL
LI-501	IRRIGATION DETAILS-1
LI-502	IRRIGATION DETAILS-2
A3.1	FLEX 1 WAREHOUSE ELEVATIONS
A3.1	FLEX 2 WAREHOUSE ELEVATIONS
A3.2	DUMPSTER DETAILS

BEING A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35 BEING A FOUND 3.5" ALUMINUM STATE MONUMENT EMBOSSED LS 852; THENCE SOUTH 86° 54' 37" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 306.71 FEET TO A SET 5/8" REBAR EMBOSSED PLS 1120 J. MONTGOMERY AND THE POINT OF BEGINNING; THENCE NORTH 02° 35' 58" EAST ALONG THE HEREIN DESCRIBED WEST LINE OF LOT 1, A DISTANCE OF 659.68 FEET TO THE NORTH LINE OF SAID SOUTH HALF AND A SET 5/8" REBAR EMBOSSED PLS 1120 J. MONTGOMERY; THENCE SOUTH 86° 49' 36" EAST ALONG SAID NORTH LINE, A DISTANCE OF 759.34 FEET TO THE WEST ADJUT RIGHT-OF-WAY OF INTERSTATE 49 AND A SET 5/8" REBAR EMBOSSED PLS 1120 J. MONTGOMERY; THENCE SOUTH 02° 04' 53" WEST ALONG SAID RIGHT-OF-WAY, CROSSING A FOUND ALUMINUM ADJUT RIGHT-OF-WAY MARKER AT A DISTANCE OF 326.06 FEET CONTINUING FOR A TOTAL DISTANCE OF 659.81 FEET TO A FOUND 5/8" REBAR WITH NO CAP AND THE SOUTH LINE OF AFOREMENTIONED SECTION 35; THENCE NORTH 86° 52' 26" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 445.39 FEET TO A FOUND 2" BRASS CAP MONUMENT IN CONCRETE EMBOSSED LS 1338; THENCE NORTH 86° 54' 37" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 319.90 FEET TO THE POINT OF BEGINNING CONTAINING 11.54 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

DRAWING C-1021000, CRAFTON TULL ASSOCIATES, INC. CIVIL ENGINEERING
DESIGNED BY: C. KARR, A. KARR, M. LOVE, D. DATE: 04/05/2023
CHECKED BY: C. KARR, A. KARR, M. LOVE, D. DATE: 04/05/2023
NOTED BY: C. KARR, A. KARR, M. LOVE, D. DATE: 04/05/2023



SITE 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, CAGON 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.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
- 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.
- ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- SEPARATE SIGN PERMIT IS REQUIRED. APPROVAL OF LSD PLANS DOES NOT GUARANTEE APPROVAL OF SIGN PERMIT. SECTION 14-256.
- NO LIGHT TRESPASS WILL OCCUR ON TO ADJACENT AREAS.

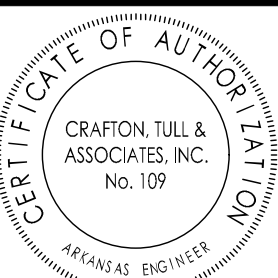
LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
	FOUND IRON PIN
	TREE
	POWER POLE
	CURB
	RIGHT-OF-WAY
	ROAD CENTERLINE
	BARBED WIRE FENCE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
	LIGHT POLE
	POWER POLE
	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	FIRE LANE STRIPING
	GRAVEL
	SIDEWALK
	PERMEABLE PAVERS
	PRIVACY FENCE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC

CERTIFICATE OF AUTHORIZATION



CITY OF ROGERS
STAMP



GRAPHIC SCALE IN FEET
50' 0 50'

NWA INDUSTRIAL PARTNERS WAREHOUSES ROGERS, ARKANSAS

NOTE: THIS PROJECT IS WITHIN THE CAVE
SPRINGS DIRECT RECHARGE AREA (ZONE 4).
CONTRACTOR SHOULD USE BEST MANAGEMENT
PRACTICES.

Key Plan

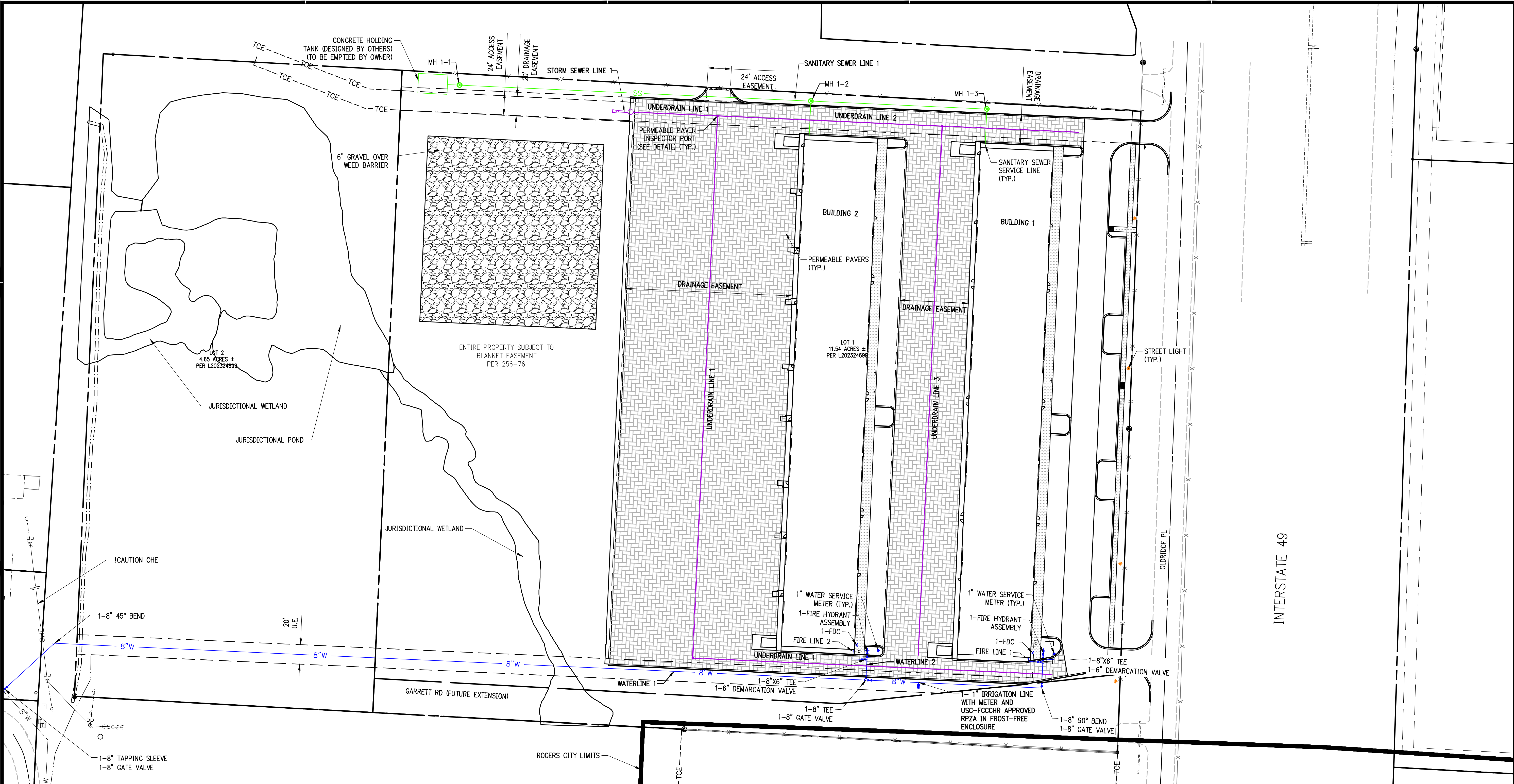
No.	Description	Date
1	FIRST SUBMITTAL	03.24.2023
2	SECOND SUBMITTAL	04.19.2023
3	THIRD SUBMITTAL	05.09.2023
4	FOURTH SUBMITTAL	05.23.2023

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PROJECT NO: 22102300
ISSUE DATE: 05/23/2023
CONTACT: A. KARR
DESIGNER: M. LOVE
CHECKER: D. DATE: 04/05/2023
**PRELIMINARY
PLANS**
© 2023 Crafton, Tull & Associates, Inc.

SITE PLAN

C-102



LEGEND (EXISTING SYMBOLS)

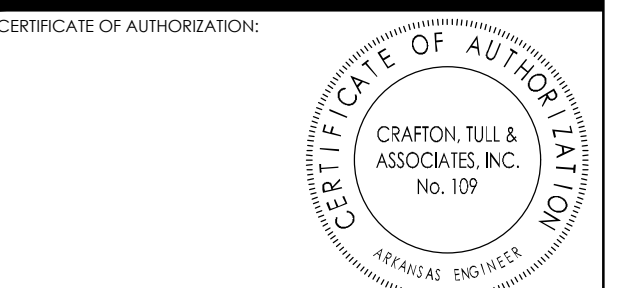
SYMBOLS	LINEWORK
	EASEMENT
	CURB
	SANITARY SEWER LINE
	WATER LINE (SPECIFY SIZE & TYPE)
	OVERHEAD ELECTRIC
	BARBED WIRE FENCE
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

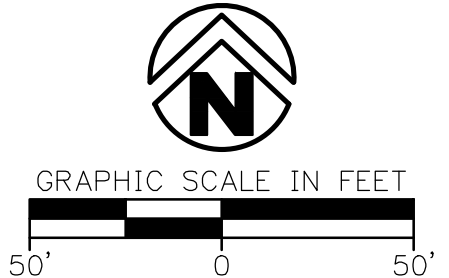
SYMBOLS	LINEWORK
	CURB
	EASEMENT
	SANITARY SEWER LINE
	WATER LINE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	UG
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	PERMEABLE PAVERS
	GRAVEL
	SIDEWALK

UTILITY NOTES

- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
- ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
- THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET.
- WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18/24". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
- THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
- THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- 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.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
- GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
- THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
- ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST § 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
- ALL WATER AND SEWER PUBLIC IMPROVEMENTS TO BE INSTALLED PER RMU SPECIFICATIONS.



CITY OF ROGERS
STAMP



NWA INDUSTRIAL
PARTNERS WAREHOUSES
ROGERS, ARKANSAS

NOTE: THIS PROJECT IS WITHIN THE CAVE
SPRINGS DIRECT RECHARGE AREA (ZONE 4).
CONTRACTOR SHOULD USE BEST MANAGEMENT
PRACTICES.

Key Plan

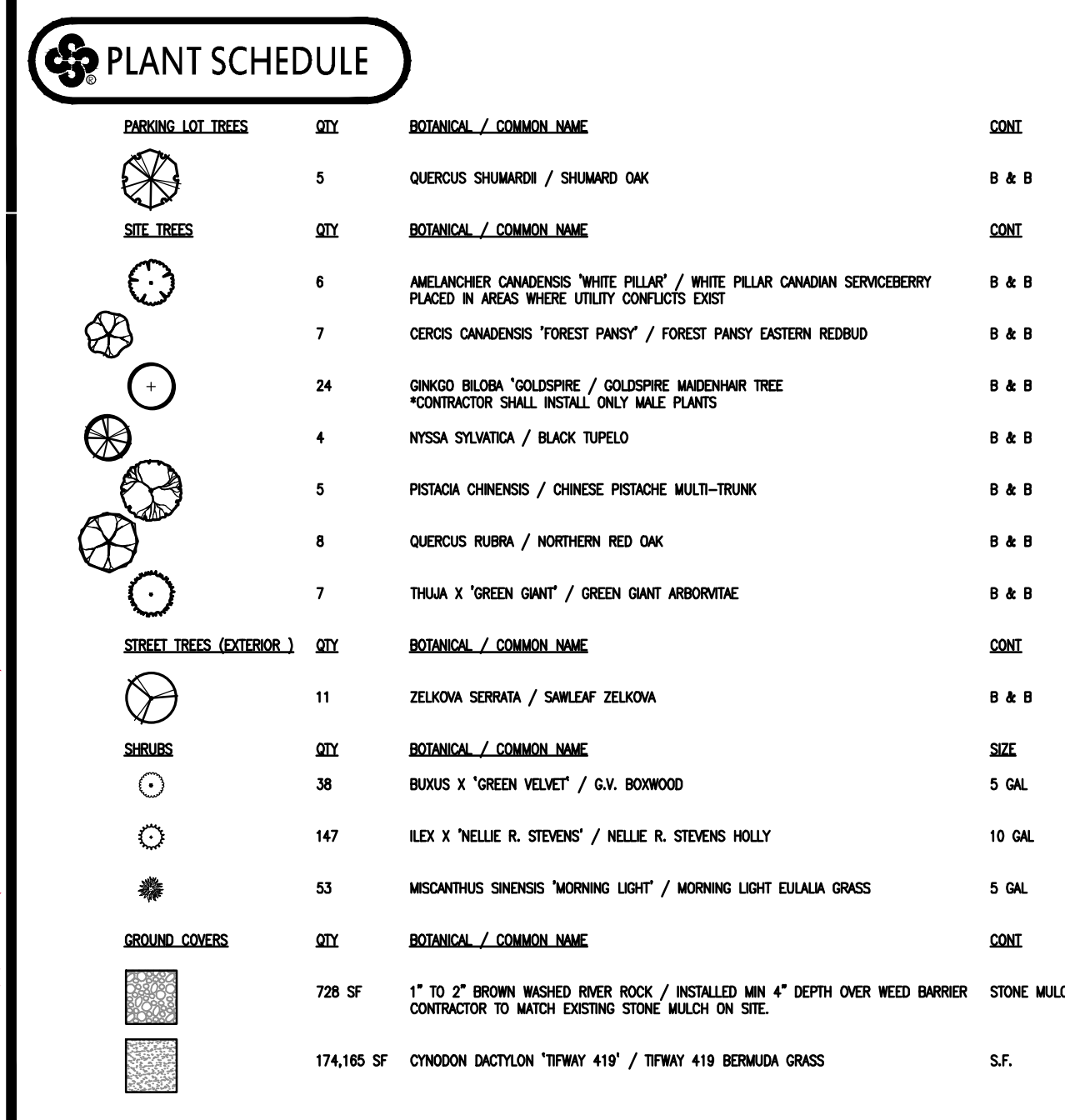
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PROJECT NO: 22102300
ISSUE DATE: 05/23/2023
CONTACT: A. KARR
DESIGNER: M. LOVE
CHECKED: M. LOVE
DATE: 04/25/2023
PRELIMINARY
PLANS
NOT FOR CONSTRUCTION
REVIEW SET
FOR CONSTRUCTION
THIS DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL, SIGNED
AND SEALED
DOCUMENT

UTILITY PLAN (C)

C-103



LANDSCAPE NOTES

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

 LANDSCAPE REQUIREMENTS

STREET TREES: (1 TREE PER 50 LF)

OLDRIDGE PL 533 LF) =11 TREES REQUIRED; 11 TREES PROVIDED

PARKING LOT TREES: (1 PER 15 STALLS) $77/15 = 5$ TREES REQUIRED, 5 TREES PROVIDED

GREENSPACE: (1 PLANT PER 2,000 SF SITE)

SITE (±502,483 SF; ±11.5 ACRES) = 20% GREENSPACE REQUIRED

GREENSPACE PROVIDED = $\pm 205,969 \text{ SF} / \pm 502,483 \text{ SF} = 41\% \text{ GREENSPACE PROVIDED}$

*MIN 25% OF PLANTS = $251 \times .25 = 63$ TREES REQUIRED:

42 SHADE TREES REQUIRED, 6 EVERGREEN REQUIRED

67 TREES PROVIDED:
46 SHADE TREES PROVIDED (69%)

46 SHADE TRE
7 EVERGREEN

7 EVERGREEN PROVIDED (10%)
14 ORNAMENTAL TREES PROVIDED

238 5 GAL SHRUBS PROVIDED

305 PLANTS PROVIDED (TOTAL

303 PLANTS PROVIDED (TOTAL)

MITIGATION TREES: (REPLACE AT 1:5 RATIO OF TREES REMOVED IF MORE THAN 7 TREES REMOVED)

4 TREES REMOVED ON SITE = NO MITIGATION TREES REQUIRED

NO MITIGATION TREES PROVIDED

UTILITIES AND PLANT MATERIALS

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

 MAINTENANCE NOTES

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



LARGE SCALE DEVELOPMENT

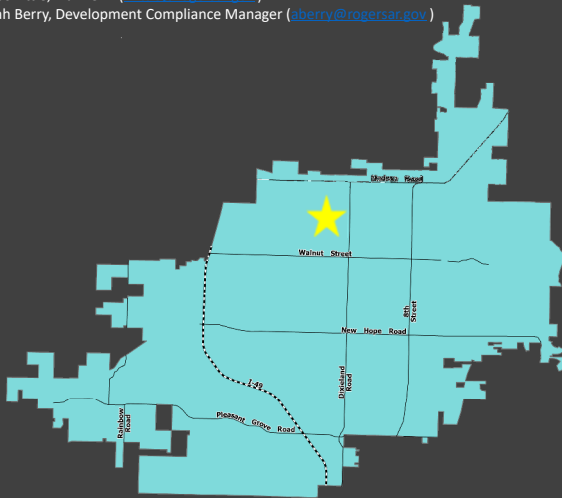
PLANNING

Shane Tyson's Place

Staff:

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

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



Vicinity Map

Location

700 N 24th Street

CGM Designation

Neighborhood Center

Zoning

C-3 (Neighborhood Commercial)

Proposed Use

Multifamily, Dedicated Park Space

Density

21 units per acre (60 units on 2.84 acres)

Representative

Dustin Higgins, Halff

All reviews have passed.

Location:

Located in north central Rogers, at the intersection of N 24th Street and W Olive Street, directly adjacent to Olive Street Park.

Proposal:

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

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Neighborhood Commercial

Growth Designation Character:

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

Allowed Zoning Districts:

C-3

ZONING:

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

functions of a neighborhood, emphasis is placed on design and neighborhood compatibility. Sec. 14-710(a).

Use Definition:

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

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



LARGE SCALE DEVELOPMENT

PLANNING

Shane Tyson's Place



GEOLOCATION

Summary

LSDP Staff Recommendation

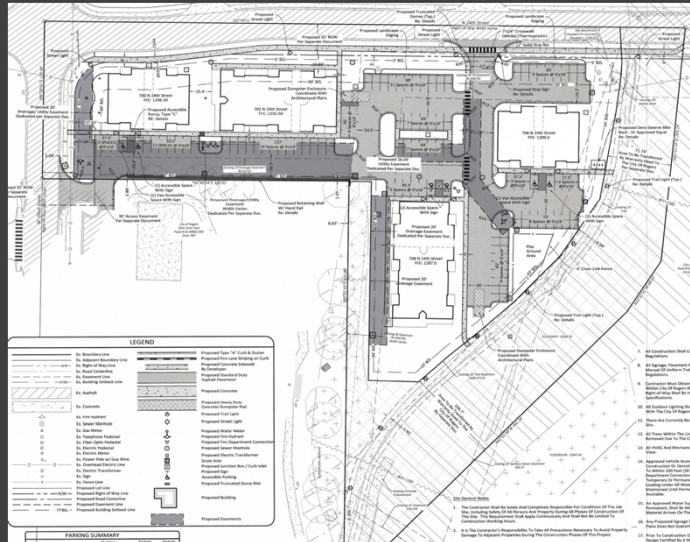
APPROVE



LARGE SCALE DEVELOPMENT

Shane Tyson's Place

PLANNING



Site Plan

Request

- A proposal to construct 4 apartment buildings (60 dwelling units), totaling approximately 30,026-sf, on 3.49 acres.
- Nearly 1.64 acres on the southside of the subject property, along the Turtle Creek Trail, is being dedicated to the city as park space, as part of this development
- Development has passed all reviews with no variances or waivers



LARGE SCALE DEVELOPMENT

PLANNING

Shane Tyson's Place





LARGE SCALE DEVELOPMENT

PLANNING

Shane Tyson's Place



Aerial Image

Recommendation
APPROVE

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT:

A **FEE-IN-LIEU** of detention in the amount of \$16,458.80 will be provided. Runoff from the north and west portions of the site will be captured in the proposed storm system and piped to the same discharge point in the existing ditch. The southern area of the site will also be captured by a proposed storm system and conveyed directly to Osage Creek.

WATER QUALITY:

The applicant proposes to utilize a series of snouts in each of the proposed grate and curb inlets.

FLOODPLAIN MANAGEMENT:

A portion of the southern boundary of the subject property is determined to be within a Zone AE and Regulatory Floodway. This project requires a floodplain development permit prior to construction. The two buildings within the "adjacent to" boundary are elevated at least 3-ft above the base flood elevation and will require elevation certificates during construction. The applicant is dedicating the floodplain to the City in coordination with the Parks and Recreation department.

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Olive Street and N 24th Street 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 and N 24th Street, Collector Streets, is 70-ft as required by the Typical Street Section. The applicant is dedicating 35-ft of ROW from the centerline on each street.

Sidewalks & Sidepaths:

There is an existing 5-ft sidewalk along W Olive Street. The applicant proposes to construct a 6-ft sidewalk along N 24th Street.

Trails:

The southern portion of the subject property has existing trail within a 20-ft trail easement. The applicant proposes to install trail lighting and dedicate the trail to the City (see 4 above).

Streetlights:

Four new streetlights are proposed within the right-of-way.

Street Trees:

The applicant proposes 11 Green Vase Zelkovas street trees along N 24th Street and 4 Ginkgo street trees along W Olive Street.

RECOMMENDATIONS:

Approve



January 6, 2023

Mr. John Wary, PE
Morrison-Shipley I Halff
2407 S.E Cottonwood St. Suite 1
Bentonville, AR 72712

RE: Conditional Approval of Civil Plans
Shane Tyson's Place

Dear Mr. Wary:

We have reviewed the plans that were received for the referenced project: a 36 unit multi-family development with approximately 275 LF of sewer and 850 LF of water. We are approving the plans with the following conditions:

Storm Drain Profile

1. Locate proposed monument signs a horizontal distance of 10' from water and sewer.

Utility Plan

2. There is a portion of the off-site water main that is missing from the Utility Plan.
3. Show the fire hydrant at the beginning of Water Line A within a utility easement.
4. Remove the proposed utility easement that is shown for Sanitary Sewer Line B since it is a private sewer main.
5. Move Junction Box A2 a minimum of 10' horizontally from the existing 30" sewer main.
6. Attached is a suggested modification to the water line layout. This will reduce the amount of pipe material and costs associated with it.

Water Main Plan & Profile

7. Show and label a minimum of 5' horizontal separation between the fire hydrant on Water Line A and the proposed storm sewer line.
8. Determine the depth of the existing main at the end of Water Line C during the design phase of the project. It is preferred to use pipe deflection instead of vertical bends whenever possible.

9. The sewer service line will need to be encased in accordance with ADH's "Rules and Regulations Pertaining to Public Water Systems" where it crosses the fire line to building #4 since there is less than 18" of sanitary separation.

Details

10. Provide the most current RWU Standard Detail sheets (2022) in the plans. These can be found at the RWU website.
11. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Fire suppression plans approved by the Utility.
 - 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.
 - E. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - F. Performance and payment bonds executed by the utility contractor.
 - G. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

The engineer of record is responsible for construction inspections.

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

Issued For Review - 05.12.2023
1st Submittal - 03.04.2022
2nd Submittal - 07.22.2022
3rd Submittal - 08.12.2022
4th Submittal- 12.02.2022
5th Submittal- 04.21.2022
6th Submittal- 05.08.2023

- INDEX OF SHEETS
- Cover Sheet, Vicinity Map, & Index of Sheets
 - Topographic Survey
 - Demolition Plan
 - Site Plan
 - Erosion Control and Grading Plan
 - Erosion Control Details
 - Spot Elevations Plan
 - Drainage Plan
 - Storm Drain Profiles
 - Storm Drain Lines A, B and C
 - Special Flood Hazard Map
 - Utility Plan
 - Sanitary Sewer Plan and Profile
 - Sanitary Sewer Lines A and B
 - Water Line Plan and Profile
 - Water Line A
 - Water Line Plan and Profile
 - Water Line B
 - Water Line Plan and Profiles
 - Fire Line Building #1
 - Fire Line Building #2
 - Water Line Plan and Profiles
 - Fire Line Building #3
 - Fire Line Building #4
 - Micellaneous Details
 - Micellaneous Details
 - Micellaneous Details
 - City Details
 - City Details
 - Landscape Plan
 - Landscape Notes and Details

*City of Rogers Sanitary Sewer and Water Details

Zoning - Overlay District			
Zoning - C-3 Neighborhood Commercial District			
Build-to Zones			
Front Yard	Side Yard		Rear Yard
	Interior	Exterior	
5' Min - 30' Max	5' Min - No Max	5' Min - No Max	10' Min - No Max

Owner/Developer
Community Development Corporation
808 N. Main
Bentonville, Ar 72712
Contact: Casey Kleinhenz
Phone: (479) 273-7344

Engineer of Record
Douglas C. Melton, Jr. P.E.
Surveyor
James S. Aunspaugh, PS #1374
Halff Associates, Inc
2407 SE Cottonwood St., Ste A
Bentonville, Ar 72712
Telephone: (479) 273-2209
dmelton-c@halff.com

FLOOD CERTIFICATION:
Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain, And Zone AE, Or Areas Subject To Flooding By The 1% Annual Chance Flood.
Map Number: 05007C0260K
Effective Date: 6/5/2012



The Original Signed and Sealed Document is on file at the Office of Record



2407 SE COTTONWOOD ST. STE 1 • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

May 2023

Large Scale Development Plans

for

SHANE TYSON'S PLACE 700,702,704, AND 706 N 24th STREET City View#: PL202200209

Rogers, Benton County, Arkansas

LEGAL DESCRIPTION:

A part of the Northeast Quarter of Section 10 of Township 19 North of the Baseline, Range 30 West of the Fifth Principal Meridian, all in Benton County, Arkansas and being more particularly described as follows:

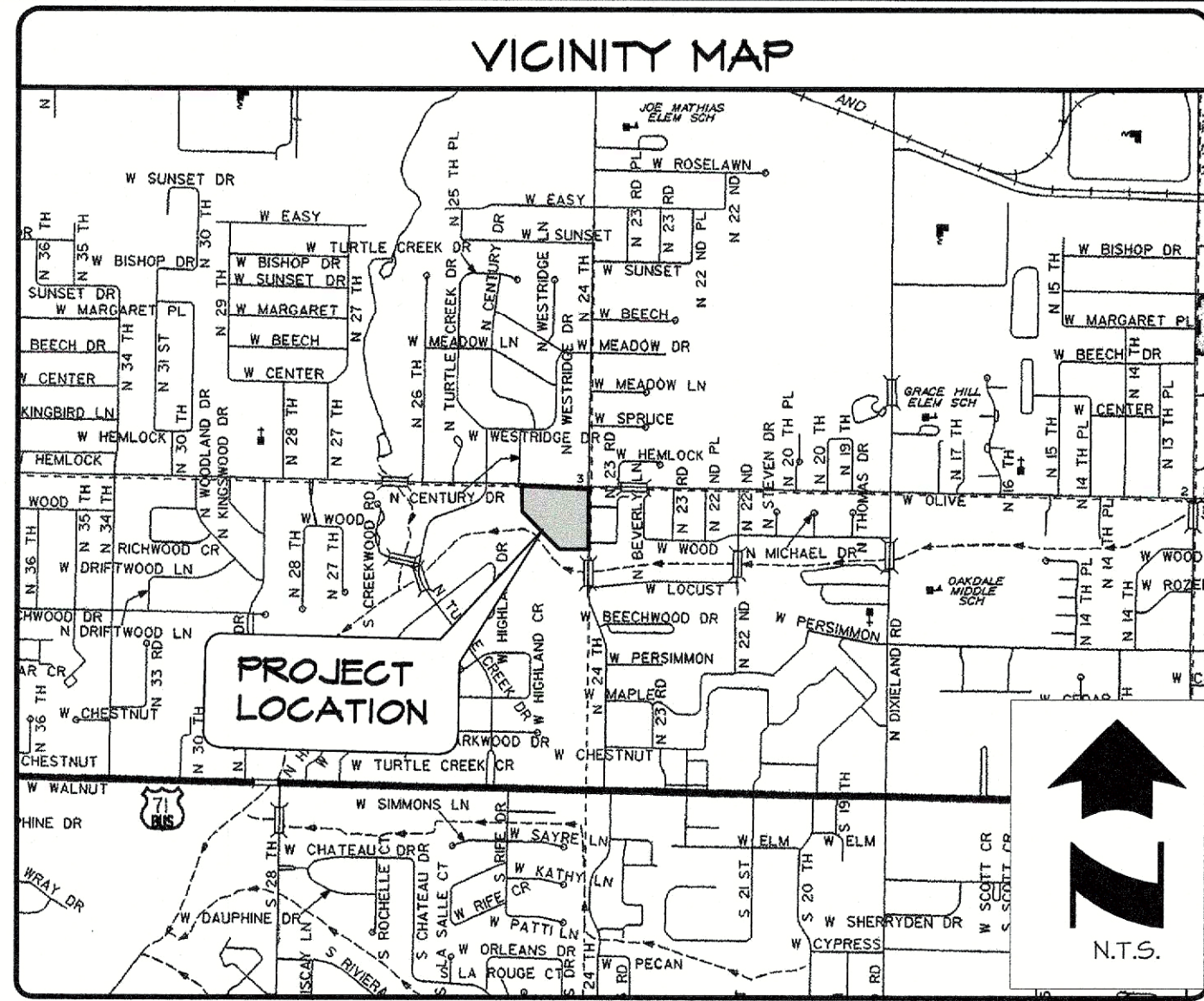
Commencing at an existing five-eighths inch (5/8") rebar accepted as the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 10: thence North 02°49'21" East a distance of 605.51 feet to a point in the center line of North 24th Street; thence departing North 81°51'14" West a distance of 263.19 feet to a bent five-eighths inch (5/8") rebar; thence North 53°32'55" West a distance of 68.65 feet to a bent five-eighths inch (5/8") rebar; thence North 42°01'58" West a distance of 442.78 feet to a point on the north boundary of a tract described as tract two in Warranty Deed Book 559 Page 198; thence South 87°01'43" East a distance of 455.88 feet to a five-eighths inch (5/8") rebar; thence North 02°40'54" East a distance of 343.93 feet; thence South 86°58'42" East a distance of 176.48 feet to the Northeast Corner of Section 10; thence South 02°49'21" West a distance of 718.44 feet to the Point of Beginning, containing 5.13 acres, more or less.

General Notes:

- It is the responsibility of the Engineer of Record to include all items required by ordinance. If approved plans conflict with ordinance requirements, the ordinance takes precedence unless a waiver or variance has been granted.
- Stockpiles with excess construction site materials, including but not limited to excess top soil stockpiles, must be removed from site prior to project completion. Grading beyond the approved limits is prohibited.
- Channels, Detention Ponds, Retention Ponds, Sediment Basins, etc. require sod to the 100-year water surface elevation within 2-weeks (14 days) after the pond is built, and must be installed at the beginning of the project where feasible.
- Where public streets end for future stubouts, install MUTCD Class 3 Barricade with "Future Street Extension" sign centered at the end of the right-of-way.
- Where public sidewalks, trails, or sidepaths end, include "Sidewalk Ends" sign.
- Public streets and alleyways shall have 20' of driveable surface for two way traffic. This does not include the curb and gutter and is measured for edge of asphalt to edge of asphalt.

Notes:

- A Contractor's License Required For Projects Exceeding \$20,000.
- Easement Plat Required For Certificate Of Occupancy.
- All Civil Plans On Site Must Include Most Current Stamp By Rogers Planning.



PARKING SUMMARY			
Description	Parking Requirement	Spaces Required	Spaces Provided
12 to 18 Unit Buildings Total Buildings: 4 Total Units: 60 Units	3 Spaces Per 2 Unit Total Units: 60	90	90
Accessible Spaces	1 Space	1	4
Van Accessible Spaces	1 Space	1	2
Total		92*	96*
Bicycle Parking	1 Per 20 Spaces	4	4

*Includes All Accessible Spaces

Zoning: C-3 Neighborhood Commercial District

Building & Site Area Calculations:

Overall Site Area: ±3.49 Acres / 151,857 Sq. Ft.
Use: Apartments

Development Area: ±2.84 Acres/ 122,595 Sq. Ft.
Maximum Building Coverage Allowed: 80% Site Coverage
Provided Building Coverage: 23%
Minimum Open Space Area: 12,260 Sq. Ft. (10%)
Provided Open Space Area: 40,100 Sq. Ft. (33%)

Maximum Structure Height: 3 Stories
Provided Structure Height: 30' to Eave of Roof
Building Construction Type: VB

Number of Buildings: 4
Units Per Building: 12 (702 and 708 18 Units)
Total Number of Units: 60
Bedrooms Per Unit: 2
Gross Building Square Footage: 28,370 Sq. Ft.

Maximum Impervious Area Allowed: 90%

Total Provided Impervious Area: 82,294 Sq. Ft./ 67%
Total Provided Pervious Area: 40,100 Sq. Ft./ 33%

Density: 21 Units Per Acre

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: KENNETH PETERS
1255 N. 13TH STREET
ROGERS, AR 72756
PHONE: (479) 636-1759 EXT. 6021

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: STEVEN THOMPSON
PHONE: (479) 871-2430
4901 S. 48TH STREET
SPRINGDALE, AR 72762

TELEPHONE
AT&T
CONTACT: JOHN HILL
627 WHITE ROAD
SPRINGDALE, AR 72766
PHONE: (479) 442-1963

FIRE DEPARTMENT
CITY OF ROGERS
CONTACT: BILL RUMSEY
201 NORTH FIRST STREET
ROGERS, ARKANSAS 72756
PHONE: (479) 621-1117

WATER & SEWER
ROGERS WATER UTILITIES
CONTACT: STEPHEN PONDER
601 S. 2ND STREET
ROGERS, ARKANSAS 72756
PHONE: (479) 621-1156

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37 4815
W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

ELECTRIC
AEP-SWEPCO
CONTACT: MARK BEASLEY
415 W. STRIBLING DRIVE
ROGERS, AR 72756
TELEPHONE: (479) 986-1004

GOVERNING AGENCIES

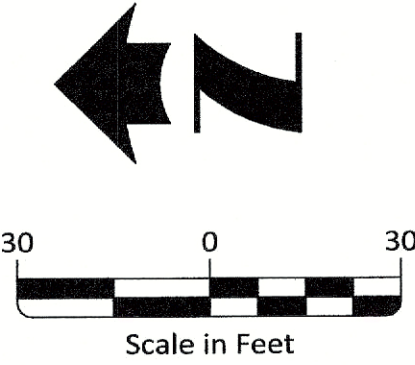
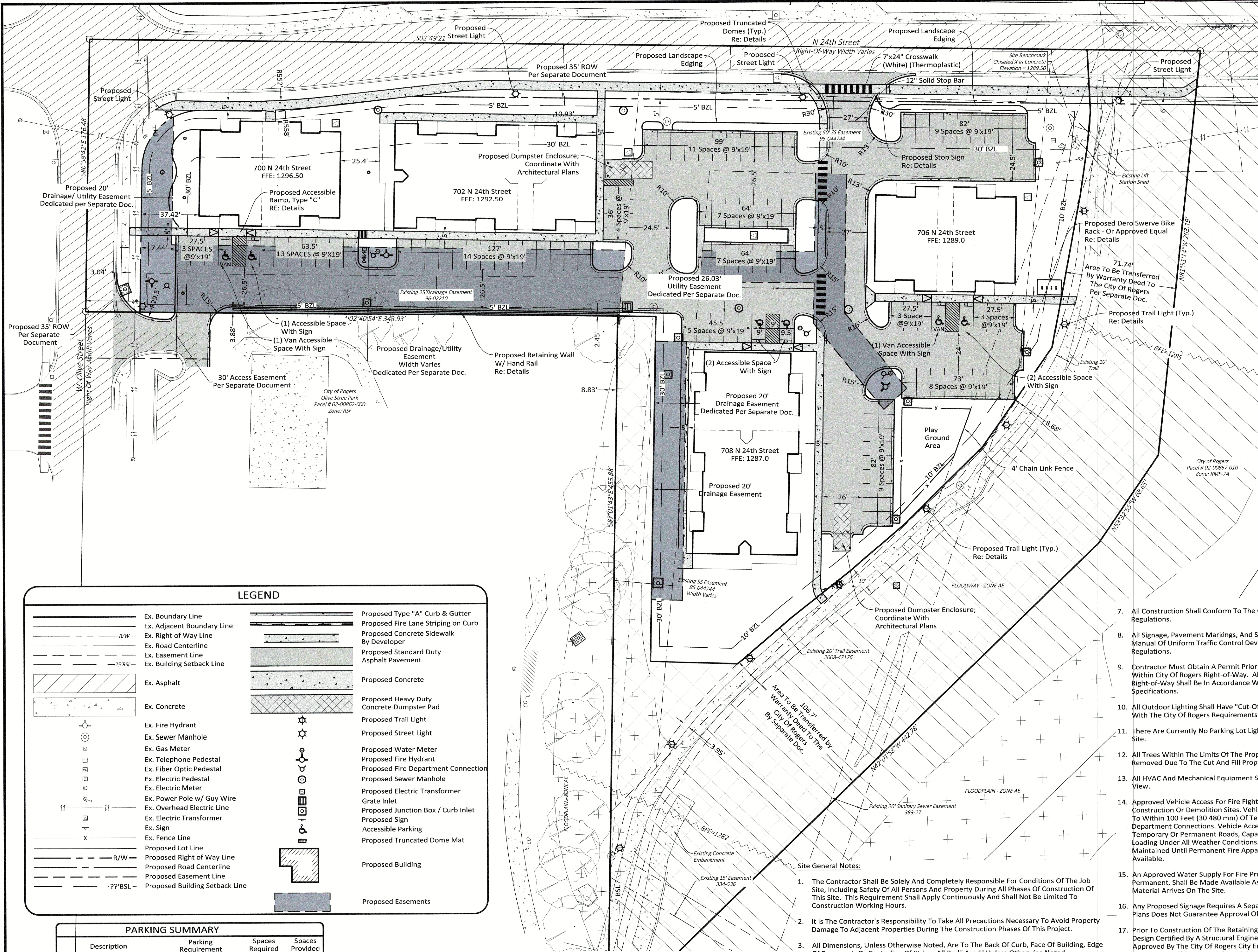
CITY OF ROGERS
301 W. CHESTNUT
ROGERS, AR 72756

COMMUNITY DEVELOPMENT DEPARTMENT
CONTACT: LORI ERICSON
ENGINEERING: LANCE JOBE
PHONE: (479) 621-1186

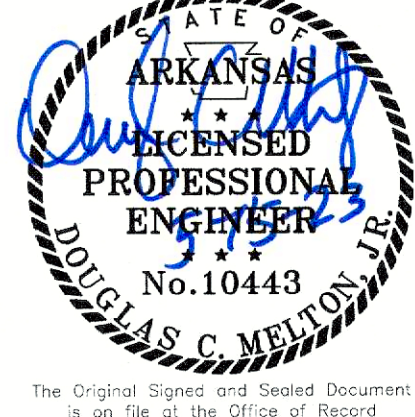
STREET DEPARTMENT
CONTACT: FRANK GUYLL
PHONE: (479) 644-5008

SHANE TYSON'S PLACE

Drawing Name: A:\54000A\54156.dwg Last Modified: May 12, 2023 - 3:43pm Plotted on: May 12, 2023 - 3:46pm by ah5174



Zoning: C-3 Neighborhood Commercial District
Building & Site Area Calculations:
Overall Site Area: ±3.49 Acres / 151,857 Sq. Ft.
Use: Apartments
Development Area: ±2.84 Acres/ 122,595 Sq. Ft.
Maximum Building Coverage Allowed: 80% Site Coverage
Provided Building Coverage: 23%
Minimum Open Space Area: 12,260 Sq. Ft. (10%)
Provided Open Space Area: 40,100 Sq. Ft. (33%)
Maximum Structure Height: 3 Stories
Provided Structure Height: 30' to Eave of Roof
Building Construction Type: VB
Number of Buildings: 4
Units Per Building: 12 (702 and 708 18 Units)
Total Number of Units: 60
Bedrooms Per Unit: 2
Gross Building Square Footage: 28,370 Sq Ft.
Maximum Impervious Area Allowed: 90%
Total Provided Impervious Area: 82,294 Sq. Ft./ 67%
Total Provided Pervious Area: 40,100 Sq. Ft./ 33%
Density: 21 Units Per Acre



LEGEND

	Ex. Boundary Line		Proposed Type "A" Curb & Gutter
	Ex. Adjacent Boundary Line		Proposed Fire Lane Striping on Curb
	Ex. Right of Way Line		Proposed Concrete Sidewalk By Developer
	Ex. Road Centerline		Proposed Standard Duty Asphalt Pavement
	Ex. Easement Line		Proposed Concrete
	Ex. Building Setback Line		Proposed Heavy Duty Concrete Dumpster Pad
	Ex. Asphalt		Proposed Trail Light
	Ex. Concrete		Proposed Street Light
	Ex. Fire Hydrant		Proposed Water Meter
	Ex. Sewer Manhole		Proposed Fire Hydrant
	Ex. Gas Meter		Proposed Fire Department Connection
	Ex. Telephone Pedestal		Proposed Sewer Manhole
	Ex. Fiber Optic Pedestal		Proposed Electric Transformer
	Ex. Electric Pedestal		Proposed Electric Inlet
	Ex. Electric Meter		Proposed Junction Box / Curb Inlet
	Ex. Power Pole w/ Guy Wire		Proposed Sign
	Ex. Overhead Electric Line		Accessible Parking
	Ex. Electric Transformer		Proposed Truncated Dome Mat
	Ex. Sign		Proposed Building
	Ex. Fence Line		Proposed Easements
	Proposed Lot Line		
	Proposed Right of Way Line		
	Proposed Road Centerline		
	Proposed Easement Line		
	Proposed Building Setback Line		

PARKING SUMMARY

Description	Parking Requirement	Spaces Required	Spaces Provided
12 to 18 Unit Buildings Total Buildings: 4 Total Units: 60 Units	3 Spaces Per 2 Unit Total Units: 60	90	90
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Total		92*	96*
Bicycle Parking	1 Per 20 Spaces	4	4

*Includes All Accessible Spaces

Zoning - Overlay District
Zoning - C-3 Neighborhood Commercial District

Build-to Zones			
Front Yard	Side Yard		Rear Yard
	Interior	Exterior	
5' Min - 30' Max	5' Min - No Max	5' Min - No Max	10' Min - No Max

- All Construction Shall Conform To The City Of Rogers Development Regulations.
- All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
- Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Rogers Right-of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City Of Rogers Details And Specifications.
- All Outdoor Lighting Shall Have "Cut-Off" Fixtures In Accordance With The City Of Rogers Requirements.
- There Are Currently No Parking Lot Light Poles Proposed For This Site.
- All Trees Within The Limits Of The Property Boundary Will Be Removed Due To The Cut And Fill Proposed Onsite.
- All HVAC And Mechanical Equipment Shall Be Screened From Public View.
- 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.
- An Approved Water Supply For Fire Protection, Either Temporary Or Permanent, Shall Be Made Available As Soon As Combustible Material Arrives On The Site.
- Any Proposed Signage Requires A Separate Permit. Approval Of LSD Plans Does Not Guarantee Approval Of Signage.
- Prior To Construction Of The Retaining Wall 4' Tall Or Taller, A Design Certified By A Structural Engineer Must Be Submitted To And Approved By The City Of Rogers City Engineer. Post-Construction, A Certification Of Constructed Retaining Walls 4' Tall Or Taller By A Structural Engineer Will Be Required Prior To Certificate Of Occupancy
- State Contractor's License Required for Projects Exceeding \$20,000
- Easement Plat Required for Certificate of Occupancy
- Binder Course Asphalt or Concrete Pavement will be Installed Before Combustibles are Allowed on Site Per RFD Risk Reduction.

Site General Notes:

- The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
- It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
- All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii Are 5' Unless Otherwise Noted.
- Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
- See Architectural Plans For Exact Building Dimensions And Layout.
- Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.

CITYVIEW #PL202200209



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

SHANE TYSON'S PLACE

Rogers, Arkansas

Issued for Review
05.12.2023

SITE PLAN

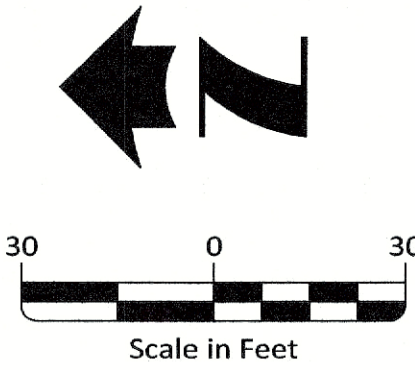
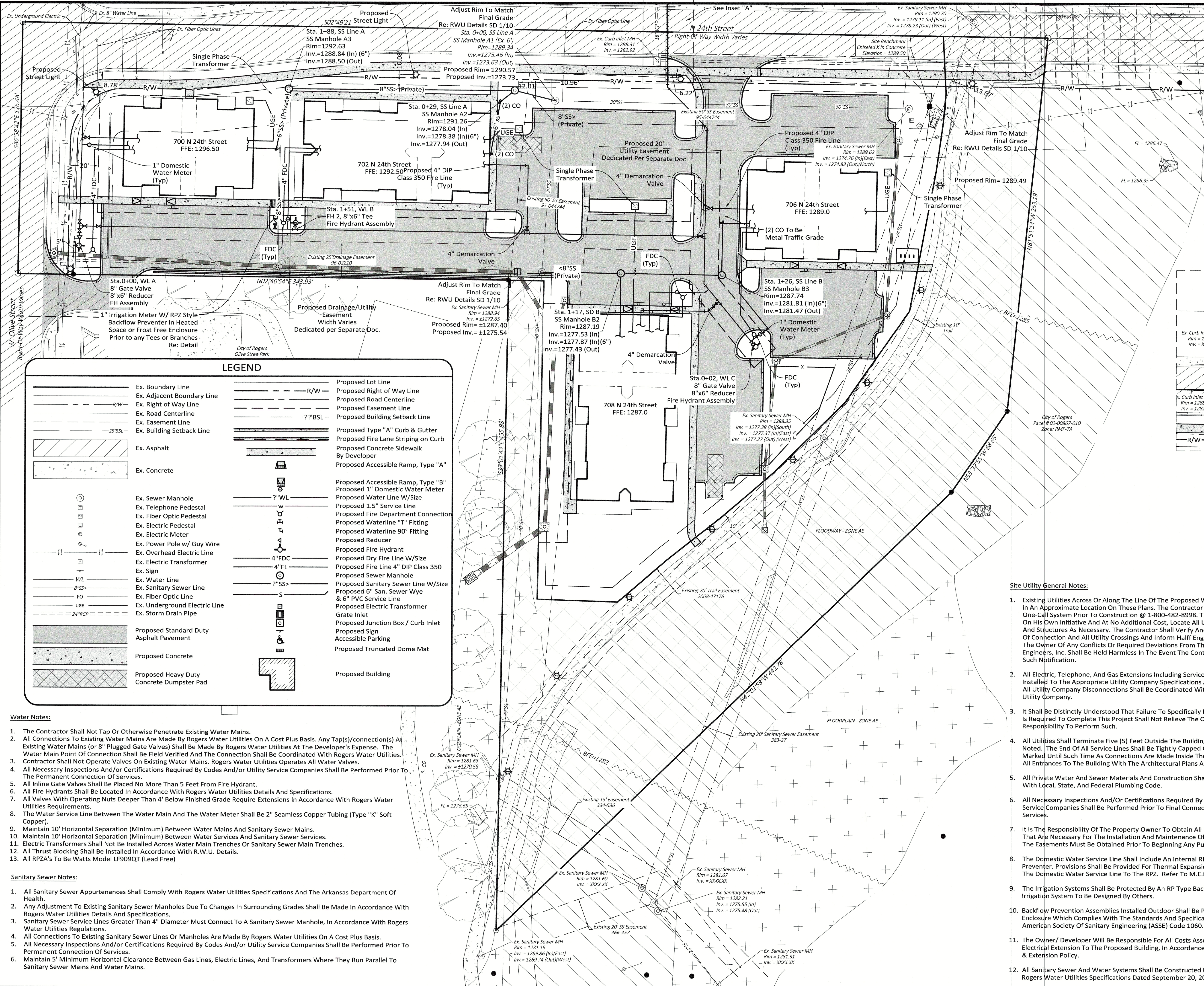
Revisions	
1	1st Submittal: 03.04.2022
Drawn By: KES	Vert. Scale: 1"=30'
Approved By: MDT	Horiz. Scale: 1"=30'
Date: 01.07.2022	Plot Scale: 1
Project No.: RLP-34	DWG Name: PLAN SHEETS

SHEET

4

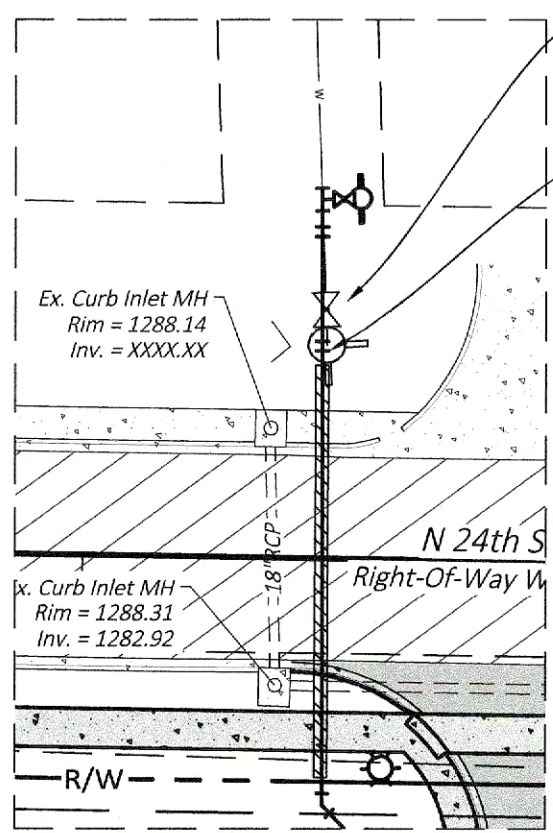
of 23

Drawing Name: A:\540000\541515\01\01\UD\CADD\Sheets\C-PLANS-Plan Sheets-54156.dwg Last Modified: May 12, 2023 - 3:43pm Plotted on: May 12, 2023 - 3:51pm by ah5174



See Demolition Details on Sheet 3 and Water Line C Plan and Profile on Sheet 3 for Connection Details

Existing Hydrant
Hydrant Number 982
Static: 86
Residual: 80
GPM: 1480



Inset "A"
NTS



Site Utility General Notes:

- Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. The Contractor Shall Call The State One-Call System Prior To Construction @ 1-800-482-8998. The Contractor Shall, On His Own Initiative And At No Additional Cost, Locate All Underground Lines And Structures As Necessary. The Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Half Engineers, Inc. And/or The Owner Of Any Conflicts Or Required Deviations From The Plans. Half Engineers, Inc. Shall Be Held Harmless In The Event The Contractor Fails To Make Such Notification.
- All Electric, Telephone, And Gas Extensions Including Service Lines Shall Be Installed To The Appropriate Utility Company Specifications And Requirements. All Utility Company Disconnections Shall Be Coordinated With The Designated Utility Company.
- It Shall Be Distinctly Understood That Failure To Specifically Indicate Work Which Is Required To Complete This Project Shall Not Relieve The Contractor Of His Responsibility To Perform Such.
- All Utilities Shall Terminate Five (5) Feet Outside The Building Unless Otherwise Noted. The End Of All Service Lines Shall Be Tightly Capped Or Plugged And Marked Until Such Time As Connections Are Made Inside The Building. Coordinate All Entrances To The Building With The Architectural Plans And M.E.P. Plans.
- All Private Water And Sewer Materials And Construction Shall Be In Accordance With Local, State, And Federal Plumbing Code.
- All Necessary Inspections And/Or Certifications Required By Codes And/Or Utility Service Companies Shall Be Performed Prior To Final Connection Of Utility Services.
- It Is The Responsibility Of The Property Owner To Obtain All Utility Easements That Are Necessary For The Installation And Maintenance Of All Proposed Utilities. The Easements Must Be Obtained Prior To Beginning Any Public Utility Installation.
- The Domestic Water Service Line Shall Include An Internal RP Type Backflow Preventer. Provisions Shall Be Provided For Thermal Expansion And Drainage With The Domestic Water Service Line To The RPZ. Refer To M.E.P. Plans.
- The Irrigation Systems Shall Be Protected By An RP Type Backflow Preventer. Irrigation System To Be Designed By Others.
- Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
- The Owner/ Developer Will Be Responsible For All Costs Associated With The Electrical Extension To The Proposed Building, In Accordance With Carroll Electric & Extension Policy.
- All Sanitary Sewer And Water Systems Shall Be Constructed In Acceptance With Rogers Water Utilities Specifications Dated September 20, 2022.

Water Notes:

- The Contractor Shall Not Tap Or Otherwise Penetrate Existing Water Mains.
- All Connections To Existing Water Mains Are Made By Rogers Water Utilities On A Cost Plus Basis. Any Tap(s)/connection(s) At Existing Water Mains (or 8" Plugged Gate Valves) Shall Be Made By Rogers Water Utilities At The Developer's Expense. The Water Main Point Of Connection Shall Be Field Verified And The Connection Shall Be Coordinated With Rogers Water Utilities.
- Contractor Shall Not Operate Valves On Existing Water Mains. Rogers Water Utilities Operates All Water Valves.
- All Necessary Inspections And/Or Certifications Required By Codes And/Or Utility Service Companies Shall Be Performed Prior To The Permanent Connection Of Services.
- All Inline Gate Valves Shall Be Placed No More Than 5 Feet From Fire Hydrant.
- All Fire Hydrants Shall Be Located In Accordance With Rogers Water Utilities Details And Specifications.
- All Valves With Operating Nuts Deeper Than 4' Below Finished Grade Require Extensions In Accordance With Rogers Water Utilities Requirements.
- The Water Service Line Between The Water Main And The Water Meter Shall Be 2" Seamless Copper Tubing (Type "K" Soft Copper).
- Maintain 10' Horizontal Separation (Minimum) Between Water Mains And Sanitary Sewer Mains.
- Maintain 10' Horizontal Separation (Minimum) Between Water Services And Sanitary Sewer Services.
- Electric Transformers Shall Not Be Installed Across Water Main Trenches Or Sanitary Sewer Main Trenches.
- All Thrust Blocking Shall Be Installed In Accordance With R.W.U. Details.
- All RPZA's To Be Watts Model LF909QT (Lead Free)

Sanitary Sewer Notes:

- All Sanitary Sewer Appurtenances Shall Comply With Rogers Water Utilities Specifications And The Arkansas Department Of Health.
- Any Adjustment To Existing Sanitary Sewer Manholes Due To Changes In Surrounding Grades Shall Be Made In Accordance With Rogers Water Utilities Details And Specifications.
- Sanitary Sewer Service Lines Greater Than 4" Diameter Must Connect To A Sanitary Sewer Manhole, In Accordance With Rogers Water Utilities Regulations.
- All Connections To Existing Sanitary Sewer Lines Or Manholes Are Made By Rogers Water Utilities On A Cost Plus Basis.
- All Necessary Inspections And/Or Certifications Required By Codes And/Or Utility Service Companies Shall Be Performed Prior To Permanent Connection Of Services.
- Maintain 5' Minimum Horizontal Clearance Between Gas Lines, Electric Lines, And Transformers Where They Run Parallel To Sanitary Sewer Mains And Water Mains.

CITYVIEW #PL202200209



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479.273.2209 • HALFF.COM

SHANE TYSON'S PLACE

Rogers, Arkansas

Issued for Review
05.12.2023

UTILITY PLAN

Revisions			
1	1st Submittal:	03.04.2022	
Drawn By:	KES	Vert. Scale:	
Approved By:	MDT	Horiz. Scale:	1"=30'
Date:	01.07.2022	Plot Scale:	1
Project No.:	RLP-34	DWG Name:	PLAN SHEETS



LARGE SCALE DEVELOPMENT

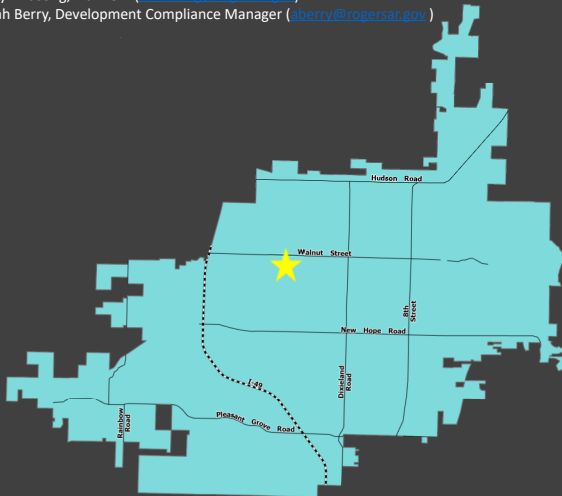
PLANNING

Villas at Turtle Creek

Staff:

Zachery Birdsong, Planner I (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

South of the intersection of N 34th Street and W Walnut Street

CGM Designation

Neighborhood Center

Zoning

C-3 (Neighborhood Commercial)

Proposed Use

Residential Multi-Family

Representative

Connor Threet, Crafton Tull

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 with 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 good and services to surrounding neighborhoods in a way that promotes placemaking and pedestrian accessibility." Sec. 14-710(a).

Use Definition:

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



Geolocation



LARGE SCALE DEVELOPMENT

Villas at Turtle Creek

PLANNING



Request

- The proposal is for the construction of a 232,090-sf. residential multi-family development on 28.08 acres.
- An administrative Engineering Waiver was approved as part of this proposal regarding use of typical street sections on city streets that differ from those shown on the master street plan.

Summary

- The applicant is requesting to construct a 232,090 square-foot residential multi-family development on 28.08 acres. This proposal is about 10.5 units per acre with 300 total units
- An administrative Engineering Waiver was approved as part of this proposal regarding use of typical street sections on city streets that differ from those shown on the master street plan.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets the Access Management standards.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant is requesting a **FEE-IN-LIEU** of detention requirements for the amount of \$110,362.00. Compensatory storage is provided for the fill being introduced to the Special Flood Hazard Area, resulting in a net 120 cubic yards of cut overall. A HEC-RAS model on Turtle Creek reflecting the impacts of the development were provided and is in accordance with the Flood Damage Prevention Code. Water quality will be addressed through the use of dry detention basins addressing the 2-year storm.

FLOODPLAIN MANAGEMENT:

A portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "AE" and will require a Floodplain Development Permit.

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

The portion of W Walnut this project fronts is not in substandard condition.

Connectivity Standards:

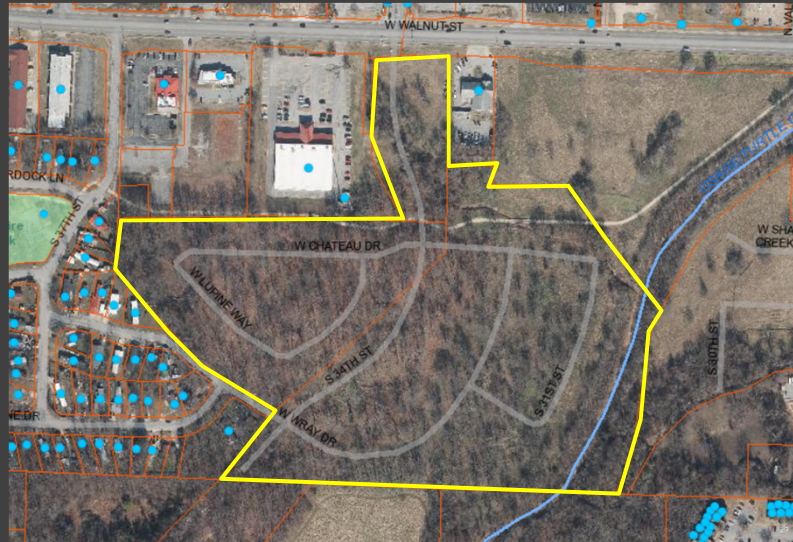
Connectivity Standards have been met in the proposal with a southern leg being added to the existing W Walnut Street and S 34th Street signalized intersection. An east/west connection was made by connecting to Wray Drive and Turtle Creek running all along the eastern property line prohibits a connection to the east.



LARGE SCALE DEVELOPMENT

Villas at Turtle Creek

PLANNING



Aerial Image

Recommendation
APPROVE

Streetscape:

Right-of-Way:

- 1) The applicant is proposing to make the southern leg of the W Walnut Street and S 34th Street intersection a 70-ft right-of-way. The applicant was granted a **WAIVER** from Sec. 14-46 requiring the typical street section of a collector street to remove the median at the request of Risk Reduction and reducing the width of the right-of-way to 65-ft at the raised crosswalk and further south. Improvements to the 34th Street signal will require an ArDOT permit.
- 2) The applicant is proposing a 45-ft wide right-of-way along W Wray Drive.
- 3) The applicant is proposing a 45-ft wide right-of-way along S 31st Street.
- 4) The applicant is proposing a 45-ft wide right-of-way along W Chateau Drive.

Sidewalks & Sidepaths:

- 1) S 34th Street is proposed to have a 6-ft sidewalk along the west side and a 10-ft sidepath along the east side. Both will intersect the Railyard Loop.
- 2) W Wray Drive is proposed to have a 5-ft sidewalk along both sides of the road.
- 3) S 31st Street is proposed to have a 5-ft sidewalk along the north/west side of the road.
- 4) W Chateau Drive is proposed to have a 5-ft sidewalk along the south side of the road.

Trails:

A raised crosswalk is proposed where the Railyard Loop intersects S 34th Street. The raised crossing will come with signage and striping to indicate to oncoming drivers. A portion of the Railyard Loop will be rebuilt with this project. Trail lighting is also being installed as a part of this project.

Streetlights:

Streetlights will need to be shown within the right-of-ways no further than 200-ft apart.

Street Trees:

Proposed street trees meet the requirements of code.

LSDP Staff Recommendation

APPROVE



June 1, 2023

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

Re: Conditional Approval of Civil Plans
Villas on Turtle Creek

Dear Mr. Threet:

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

1. The utility easement boundary lines must be located a minimum distance of 7½ feet or the depth of the main, whichever is greater, from the water or sewer line. (See sewer line from MH 1-2 to MH 1-3.)
2. Water Line 2 from Sta. 13+02 to approximate Sta. 14+00 is still less than the required 7½ feet from a proposed retaining wall. It appears the proposed water main can be moved closer to the street and away from the retaining wall.
3. When sewer (including service lines) crosses below water with less than 18" of vertical separation encasement will be required for the sewer service line. (See the sewer service crossing at Sta. 0+55.19 on Water Line 2.)
4. Move utility easement lines away from private sanitary sewer lines wherever possible.
5. It appears there are several private manholes proposed that could be eliminated which would be less cost for your client and less likely for I&I into the collection system.
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 for the clubhouse and fitness building approved by the Utility.

- E. Architectural and plumbing plans submitted for the clubhouse and fitness building.
- F. Approved offsite easements filed for record.
- 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 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

VILLAS ON TURTLE CREEK

ROGERS, ARKANSAS LARGE SCALE DEVELOPMENT PLANS #PL202201312

LEGEND (EXISTING SYMBOLS)

SYMBOLS

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

LINEWORK

EASEMENT
CURB
INTERMEDIATE CONTOUR
INDEX CONTOUR
SS
SS
G
G
W
W
UGT
UGT
OHE
OHE
UGTV
UGTV
OHTV
OHTV
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
FIBER OPTIC
RIGHT OF WAY
ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

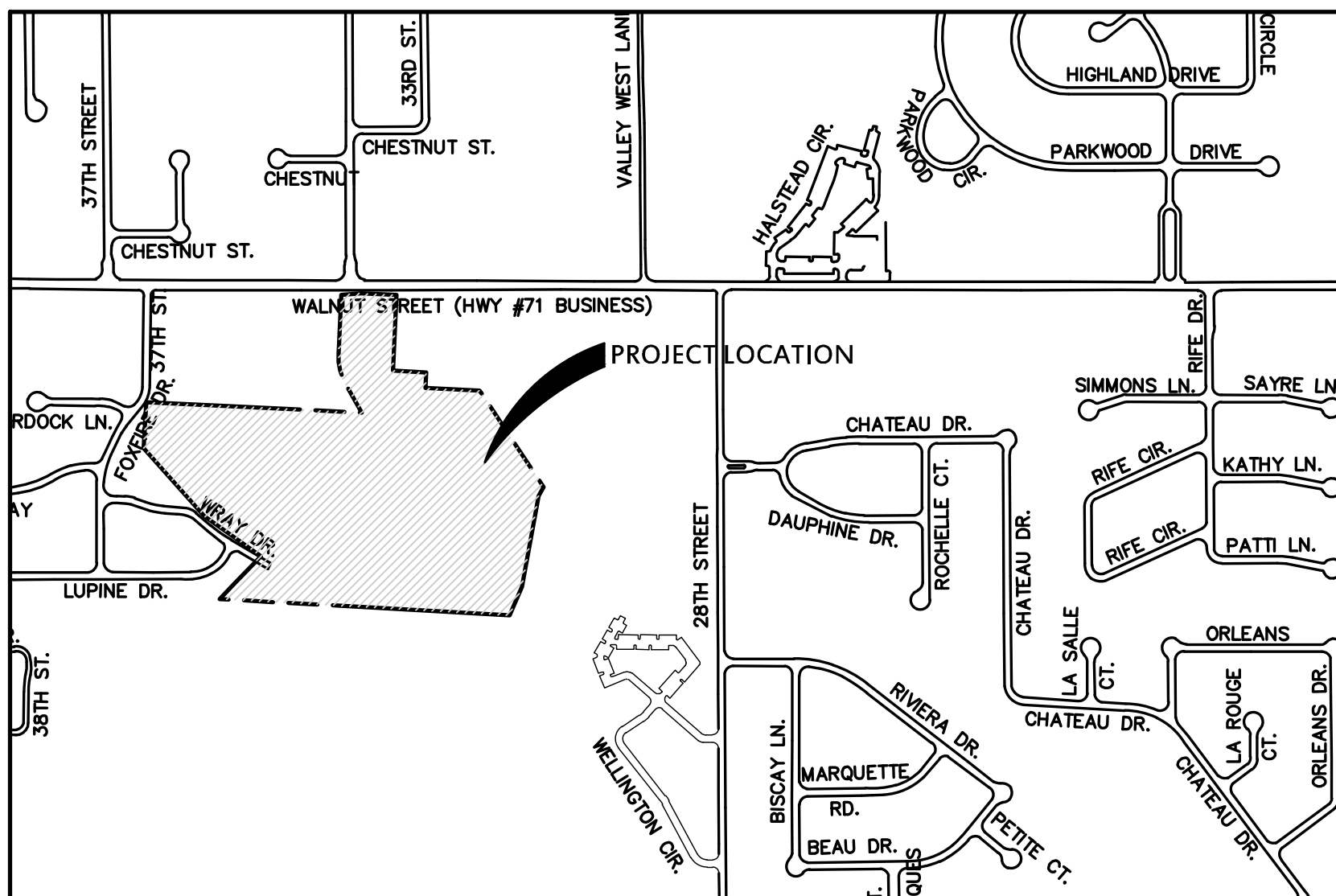
SET IRON PIN
LIGHT POLE
POWER POLE
TELEPHONE PEDESTAL
TV PEDESTAL
MANHOLE
SANITARY SEWER CLEANOUT
GAS METER
GAS VALVE
STORM SEWER PIPE
STRUCTURE NUMBER
WATER VALVE
FIRE HYDRANT ASSEMBLY
AIR RELEASE VALVE
FIRE DEPARTMENT CONNECTION
WATER METER
BACK FLOW PREVENTER
REDUCER
RECTANGULAR DROP INLET,
GRADED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

LINEWORK

EASEMENT
CURB
INTERMEDIATE CONTOUR
INDEX CONTOUR
SS
SS
G
G
W
W
UGT
UGT
OHE
OHE
FO
FO
OHTV
OHTV
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
BUILDING SET BACK
RIGHT OF WAY
PROPERTY LINE
ROAD CENTERLINE

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.



VICINITY MAP

BASIS OF BEARING: ARKANSAS STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD 83
HORIZONTAL DATUM AND NAD 29 VERTICAL DATUM
DETERMINED BY GPS OBSERVATION ON THE CITY OF
ROGERS CONTROL MONUMENTS USING THEIR
PUBLISHED VALUES.

UTILITY CONTACTS

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

PROJECT INFORMATION

BUILDING SETBACK: FRONT 5'-30' BUILD TO ZONE
SIDE 5'
REAR 10'

SITE AREA: 28.08 AC.± (1,223,165 SQFT)
DEVELOPMENT AREA: 27.61 AC.± (1,202,692 SQFT)
IMPERVIOUS AREA: 14.10 AC.± (614,191 SQFT) 50.2%
PERVIOUS AREA: 13.98 AC.± (608,974 SQFT) 49.8%
GREENSPACE: 12.93 AC.± (563,284 SQFT) 47%
ZONING: C-3
PROPERTY USAGE: 300 MULTIFAMILY RESIDENTIAL
(488 BEDROOMS)
1 CLUBHOUSE/ POOL
1 MAINTENANCE BUILDING

RESIDENTIAL DENSITY: 10.68 UNITS/AC.
BUILDING HEIGHT: BUILDING A: 27'-7 1/8"
BUILDING B: 22'-2 3/8"
BUILDING C: 27'-7 1/8"
CLUB HOUSE: 26'-11 5/8"
MAINTENANCE BUILDING: 25'-0"

CONSTRUCTION TYPE: RESIDENTIAL 5B
COMMERCIAL IIB

BUILDING MAX: THREE STORIES
OPEN SPACE: 12.93 AC.±

COMMERCIAL AREA: 37,026 SQFT (3%)
RESIDENTIAL AREA: 1,186,139 SQFT (97%)
ADDRESS: W WALNUT STREET
ROGERS, AR 72758

SITE OWNER/DEVELOPER: RESORTMENTS NWA, LLC,
900 S SHACKLEFORD RD, SUITE 300
LITTLE ROCK, AR 72211

SITE ENGINEER: CRAFTON TULL
CONNOR THRETT P.E.
300 N. COLLEGE AVE., SUITE 317
FAYETTEVILLE, AR 72701
479-878-2467

PROPERTY DESCRIPTION

PARCEL 02-00899-000
PARCEL 02-00899-004
PARCEL 02-00898-004

SEE SHEET C-002 OR C-101 FOR DETAILED PROPERTY DESCRIPTION.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN A
C-103	SITE PLAN B
C-104	SITE PLAN C
C-105	OVERALL UTILITY PLAN (C)
C-106	UTILITY PLAN A (C)
C-107	UTILITY PLAN B (C)
C-108	UTILITY PLAN C (C)
C-109	OVERALL GRADING PLAN
C-110	GRADING PLAN A
C-111	GRADING PLAN B
C-112	GRADING PLAN C
C-113	INTERSECTION PLAN A
C-114	INTERSECTION PLAN B
C-115	INTERSECTION PLAN C
C-116	INTERSECTION PLAN D
C-117	EROSION CONTROL PLAN PH I
C-118	EROSION CONTROL PLAN PH II
C-119	RETAINING WALL 1
C-120	RETAINING WALL 1
C-121	RETAINING WALL 1
C-122	RETAINING WALL 1
C-123	RETAINING WALL 2
C-124	RETAINING WALL 3 & 4
C-125	RETAINING WALL 5
C-126	RETAINING WALL 6 & 7
C-127	RETAINING WALL 8
C-128	RETAINING WALL 8
C-129	RETAINING WALL 9
C-130	RETAINING WALL 10, 11, 12, 13, 14, 15, & 16
C-131	RETAINING WALL 17, 18, 19, 20, 21, 22, & 23
C-132	RETAINING WALL 24, 25, 26, & 27
C-201	S 34TH ST P&P
C-202	S 34TH ST P&P
C-203	S 34TH ST P&P
C-204	W WRAY DR P&P
C-205	W WRAY DR P&P
C-206	W WRAY DR P&P
C-207	W CHATEAU DR P&P
C-208	W CHATEAU DR P&P
C-209	W CHATEAU DR P&P
C-210	W LUPINE WAY P&P
C-211	W LUPINE WAY P&P
C-212	S 31ST ST P&P
C-213	S 31ST ST P&P
C-214	ALLEY 1 P&P
C-215	ALLEY 2 P&P
C-216	ALLEY 2 P&P
C-217	ALLEY 3 P&P
C-218	TURTLE CREEK TRAIL P&P
C-219	TURTLE CREEK TRAIL P&P
C-220	TURTLE CREEK TRAIL P&P
C-221	STORM LINE 1 & 2 P&P (C)
C-222	STORM LINE 3 & 4 P&P (C)
C-223	STORM LINE 4 P&P (C)
C-224	STORM LINE 5 P&P (C)

C-225	STORM LINE 5 & 6 P&P (C)
C-226	STORM LINE 7 P&P (C)
C-227	STORM LINE 7, 8, & 9 P&P (C)
C-228	STORM LINE 10 P&P (C)
C-229	STORM LINE 11 P&P (C)
C-230	STORM LINE 11 & 12 P&P (C)
C-231	STORM LINE 13 P&P (C)
C-232	STORM LINE 14 P&P (C)
C-233	STORM LINE 15 P&P (C)
C-234	STORM LINE 16 & 17 P&P (C)
C-235	STORM LINE 18 & 19 P&P
C-236	STORM LINE 20 & 21 P&P
C-237	SANITARY SEWER LINE 1 P&P (C)
C-238	SANITARY SEWER LINE 1 P&P (C)
C-239	SANITARY SEWER LINE 2 P&P (C)
C-240	SANITARY SEWER LINE 2 P&P (C)
C-241	SANITARY SEWER LINE 3 P&P (C)
C-242	SANITARY SEWER LINE 3 P&P (C)
C-243	SANITARY SEWER LINE 3 P&P (C)
C-244	SANITARY SEWER LINE 4 P&P (C)
C-245	SANITARY SEWER LINE 4 P&P (C)
C-246	SANITARY SEWER LINE 4 & 5 P&P (C)
C-247	WATERLINE 1 P&P (C)
C-248	WATERLINE 1 P&P (C)
C-249	WATERLINE 1 P&P (C)
C-250	WATERLINE 2 P&P (C)
C-251	WATERLINE 2 P&P (C)
C-252	WATERLINE 2 P&P (C)
C-253	WATERLINE 2 P&P (C)
C-254	WATERLINE 2 P&P (C)
C-255	WATERLINE 2 P&P (C)
C-256	WATERLINE 3 P&P (C)
C-257	WATERLINE 3 P&P (C)
C-258	WATERLINE 3 P&P (C)
C-501	FH LINE 1, 2, & 3 P&P (C)
C-502	TYPICAL SECTION
C-503	TYPICAL SECTION
C-504	CITY OF ROGERS DETAILS
C-505	STANDARD DETAILS
C-506	STANDARD DETAILS
C-507	STANDARD DETAILS
C-508	STANDARD DETAILS
C-509	STANDARD DETAILS
C-510	EROSION DETAILS
C-511	EROSION DETAILS
C-512	AR DOT DETAIL
C-513	RWU SANITARY SEWER DETAILS
C-514	RWU WATER DETAILS
C-515	RWU WATER DETAILS
L-101	OVERALL PLANTING PLAN
L-102	PLANTING PLAN A (C)
L-103	PLANTING PLAN B (C)
L-104	PLANTING PLAN C (C)
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2
T-101	OVERALL TREE PRESERVATION PLAN (C)
T-102	TREE PRESERVATION PLAN A (C)
T-103	TREE PRESERVATION PLAN B (C)
T-104	TREE PRESERVATION PLAN C (C)
T-501	TREE PRESERVATION DETAILS

FLOOD NOTE:

THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0280 K, EFFECTIVE DATE JUNE 05, 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.

Arkansas One Call



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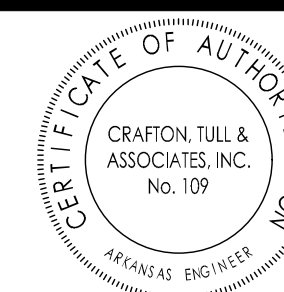
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CITY OF ROGERS
STAMP

VILLAS ON TURTLE CREEK

ROGERS, AR

Key Plan

No.	Description	Date
1	CITY COMMENT RESPONSES	02/03/23
2	CITY COMMENT RESPONSES	03/09/23
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4	CITY COMMENT RESPONSES	04/26/23
5	CITY COMMENT RESPONSES	05/15/23
6	RWU COMMENT RESPONSES	05/17/23

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PROJECT NO: 22303700
ISSUE DATE: 05/12/23
CONTACT: C. THRETT
DATE: 05/12/23
DATE: 05/12/23
PRELIMINARY PLANS
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

COVER SHEET

C-001

SITE INFORMATION:

UNIT CALCULATIONS:			
BUILDING A:	28 BUILDINGS	4 UNITS EACH	112 UNITS
BUILDING B:	43 BUILDINGS	4 UNITS EACH	172 UNITS
BUILDING C:	3 BUILDINGS	2 UNITS EACH	6 UNITS
CLUB HOUSE:	1 BUILDING	10 UNITS	
MAINTENANCE:	1 BUILDING		
TOTAL:	76 BUILDINGS		300 TOTAL UNITS

1 BEDROOM/1 BATH - 155
2 BEDROOM/2 BATH - 102
3 BEDROOM/2 BATH - 43

488 TOTAL BEDROOMS

PARKING CALCULATIONS:

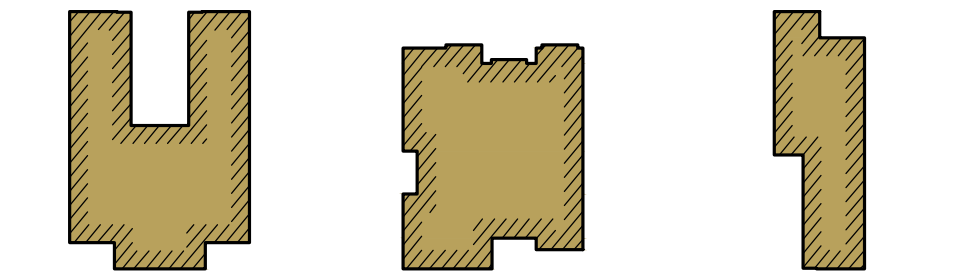
REQUIRED PARKING:
MULTI-FAMILY: 3 SPACES FOR EACH 2 DWELLING UNITS
300 UNITS X 1.5 = 450 STALLS
ADA: 401-500 = 9 ADA PARKING STALLS
TOTAL REQUIRED: 447 PARKING STALLS
BIKE RACKS: 1 RACK PER 30 DWELLING UNITS
300 UNITS/30 = 10 BIKE RACKS

PROVIDED PARKING:
STANDARD STALLS: 422 PARKING STALLS
GARAGES: 56 PARKING STALLS (BUILDING TYPE A HAS 2 EACH)
ADA STALL: 9 ADA PARKING STALLS (NOT INCLUDING GARAGES)
TOTAL STALLS: 487 PARKING STALLS
BIKE RACKS: 14 BIKE RACKS (EACH RACK HOLDS 2 BIKES)

SITE CALCULATIONS:

BUILDING SETBACK:
FRONT 5'-30' BUILD TO ZONE
SIDE 5'
REAR 10'
SITE AREA: 28.08 AC.± (1,223,165 SQFT)
DEVELOPMENT AREA: 27.61 AC.± (1,202,692 SQFT)
IMPERVIOUS AREA: 14.10 AC.± (614,191 SQFT) 50.2%
PERVIOUS AREA: 13.98 AC.± (608,974 SQFT) 49.8%
GREENSPACE: 12.93 AC.± (563,284 SQFT) 47%
RESIDENTIAL DENSITY: 10.68 UNITS/AC.
OPEN SPACE: 12.93 AC.±

*ALL RESIDENTIAL UNITS ARE ONE BEDROOM PER UNIT



BUILDING TYPE A
2-STORY
FOUR TOTAL UNITS
HEIGHT: 27'-7 1/8"
1ST FLOOR: 2,833 SQFT
2ND FLOOR: 1,469 SQFT
4,302 SQFT TOTAL

BUILDING TYPE B
1-STORY
FOUR TOTAL UNITS
HEIGHT: 22'-2 3/8"
3,255 SQFT

BUILDING TYPE C
2-STORY
TWO TOTAL UNITS
HEIGHT: 27'-7 1/8"
1,444 SQFT PER FLOOR
2,888 SQFT TOTAL

MAINTENANCE BUILDING
HEIGHT: 25'
5,000 SQFT

FITNESS BUILDING
HEIGHT: 17'-3"
1,505 SQFT

CLUB HOUSE
2-STORY
TEN TOTAL UNITS
1ST FLOOR RETAIL
1ST FLOOR HEIGHT: 12'
TOTAL HEIGHT: 26'-11 5/8"
1,973 SQFT PER FLOOR
3,946 SQFT TOTAL

PARCEL # 02-00899-005
FIRST WESTERN BANK
S 37TH STREET
ROGERS, AR 72756
ZONED C-2 CU

PARCEL # 02-00899-007
PHAHURT REVOCABLE LIVING TRUST,
SUPACHAD & NITHINART
S 37TH STREET
ROGERS, AR 72756
ZONED C-2 CU

PARCEL # 02-00899-002
LB GRANATA INC
3500 W WALNUT STREET
ROGERS, AR 72756
ZONED C-2 CU

PARCEL # 02-00898-001
MOON, SUNGSOON & JEONG,
SOUNGHIN
3010 W WALNUT STREET
ROGERS, AR 72756
ZONED C-2

PARCEL # 02-00898-000
BAJ LLC
ROGERS, AR 72756
ZONED C-2

PARCEL # 02-00898-003
RESERVE AT OSAGE LLC
S 28TH STREET
ROGERS, AR 72756
ZONED C-3

PARCEL # 02-00897-000
KINDERGROVE REAL ESTATE LLC
696 S 28TH STREET
ROGERS, AR 72756
ZONED A-1

PARCEL # 02-00900-003
MEENEN REVOCABLE TRUST,
MARTHA H
S 40TH STREET
ROGERS, AR 72756
ZONED A-1

PARCEL # 02-00900-008
MEENEN REVOCABLE TRUST,
MARTHA H & MEENEN REVOCABLE
TRUST, DEENIS
835 S 40TH STREET
ROGERS, AR 72756
ZONED A-1

PARCEL # 02-00900-003
MEENEN REVOCABLE TRUST,
MARTHA H
S 40TH STREET
ROGERS, AR 72756
ZONED A-1

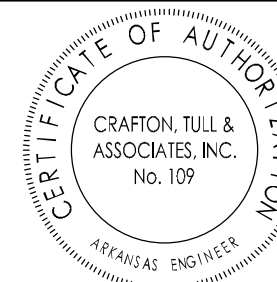
PARCEL # 02-00901-000
CITY OF ROGERS
2935 W OAK STREET
ROGERS, AR 72756
ZONED A-1

PROPERTY DESCRIPTION

PARCEL 02-00899-000, PARCEL 02-00899-004, AND PARCEL 02-00898-004

TRACT 2B-2 OF A LOT-SPLIT PLAT RECORDED IN PLAT BOOK 2003 AT PAGE 740, TRACT 2-1A OF A LOT-SPLIT PLAT RECORDED IN PLAT BOOK 2003 AT PAGE 508, AND TRACT 2-3A OF A LOT-SPLIT PLAT RECORDED IN PLAT BOOK 2005 AT PAGE 1251 IN THE RECORDS OF THE CIRCUIT CLERK'S OFFICE OF BENTON COUNTY, ARKANSAS, BEING JOINTLY DESCRIBED AS A PART OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) AND PART OF THE NORTHWEST QUARTER (NW/4) OF THE SW/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NE/4 OF THE SW/4, A 3/4 INCH PIPE FOUND; THENCE NORTH 86°42'14" WEST ALONG THE SOUTH BOUNDARY OF SAID TRACT 2B-2, A DISTANCE OF 661.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2B-2, A 5/8 INCH REBAR FOUND; THENCE NORTH 43°54'49" EAST ALONG THE WEST BOUNDARY OF SAID TRACT 2B-2, A DISTANCE OF 241.56 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2-1A, A 1/2 INCH REBAR FOUND; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 2-1A THE FOLLOWING TWO (2) CALLS: NORTH 54°44'05" WEST, A DISTANCE OF 282.80 FEET TO THE EAST BOUNDARY OF FOX FIRE SUBDIVISION, A FOUND RAILROAD SPIKE; CONTINUING WITH SAID EAST BOUNDARY NORTH 41°43'00" WEST, A DISTANCE OF 371.11 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2-1A; THENCE CONTINUING WITH SAID EAST BOUNDARY NORTH 03°40'27" EAST ALONG THE WEST LINE OF SAID TRACT 2-1A, A DISTANCE OF 187.80 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2-1A; THENCE SOUTH 87°13'45" EAST ALONG THE NORTH LINE OF SAID TRACT 2-1A, A DISTANCE OF 876.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2-3A; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 2-3A THE FOLLOWING THREE (3) CALLS: NORTH 29°45'22" WEST, A DISTANCE OF 126.39 FEET TO A TANGENT CURVE TO THE RIGHT; 135.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 240.06 FEET, A CENTRAL ANGLE OF 32°23'01", AND SUBTENDED BY A CHORD BEARING NORTH 13°33'52" WEST FOR A CHORD DISTANCE OF 135.88 FEET; NORTH 02°37'39" EAST, A DISTANCE OF 239.34 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2-3A, A CAPPED REBAR FOUND; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 2-3A THE FOLLOWING TWO (2) CALLS: NORTH 85°19'03" EAST ALONG THE SOUTH RIGHT-OF-WAY OF HIGHWAY 71 PER AHTD JOB NO. R00014, A DISTANCE OF 80.97 FEET; SOUTH 87°05'17" EAST CONTINUING WITH SAID RIGHT-OF-WAY, A DISTANCE OF 145.02 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2-3A; THENCE SOUTH 02°38'21" WEST ALONG THE EAST LINE OF SAID TRACT 2-3A SAME BEING THE EAST LINE OF SAID NW/4 OF THE SW/4, A DISTANCE OF 307.64 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2B-2, A 5/8 INCH REBAR FOUND; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 2B-2 THE FOLLOWING FOUR (4) CALLS: SOUTH 87°01'29" EAST, A DISTANCE OF 134.89 FEET; SOUTH 02°50'50" WEST, A DISTANCE OF 64.04 FEET TO A 5/8 INCH REBAR FOUND; SOUTH 87°19'29" EAST, A DISTANCE OF 220.91 FEET; SOUTH 33°28'16" EAST, A DISTANCE OF 471.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2B-2, A FOUND 1/2 INCH CAPPED REBAR EMBOSSED 'LS 1005'; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 2B-2 THE FOLLOWING THREE (3) CALLS: SOUTH 29°27'58" WEST, A DISTANCE OF 41.22 FEET TO A FOUND 1/2 INCH CAPPED REBAR EMBOSSED 'LS 1005'; SOUTH 10°15'46" WEST, A DISTANCE OF 376.50 FEET TO A FOUND 1/2 INCH CAPPED REBAR EMBOSSED 'LS 931'; SOUTH 23°38'46" WEST, A DISTANCE OF 126.89 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2B-2, A FOUND 1/2 INCH CAPPED REBAR; THENCE READING THE AFORESAID SOUTH BOUNDARY OF TRACT 2B-2 NORTH 86°49'09" WEST ALONG THE SOUTH LINE OF SAID NE/4 OF THE SW/4, A DISTANCE OF 519.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.06 ACRES MORE OR LESS.

CERTIFICATE OF AUTHORIZATION:



CITY OF ROGERS
STAMP



GRAPHIC SCALE IN FEET
80' 0 80'

VILLAS ON TURTLE CREEK
ROGERS, AR

Key Plan

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PROJECT NO: 22303700

ISSUE DATE: 05/12/23

CONTACT: C. THREET

DATE: 05/12/23

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PRELIMINARY
PLANS

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OVERALL SITE PLAN (C)

C-101



NOTE:
UNDESIRABLE SPECIES AS LISTED IN SEC. 14-256(14)(C) ARE NOT INCLUDED IN SURVEY OF SIGNIFICANT TREES ON SITE. ALL TREES SHOWN ON SURVEY ARE DESIRABLE NATIVES IN GOOD CONDITION AND CAN BE COUNTED TOWARD PRESERVATION CREDITS WHERE APPLICABLE.

LANDSCAPE REQUIREMENTS

- STREET TREES:**
TOTAL STREET FRONTAGE (BOTH SIDES) = 3,787 LF (152 TREES REQUIRED; 180 PROVIDED)
TOTAL STREET FRONTAGE (ONE SIDE) = 453 LF (10 TREES REQUIRED; 10 TREES PROVIDED)
STREET FRONTAGE (WALNUT) = 225 LF (11 TREES REQUIRED; 11 TREES PROVIDED)
- PARKING LOT TREES:**
432 STALLS/15 (1 PER 15 STALLS) = 29 TREES & 29 ISLANDS (MIN. 324 SF) REQUIRED;
38 TREES & 31 ISLANDS (MIN. 324 SF) PROVIDED
- GREENSPACE:**
DEVELOPMENT AREA = ±1,202,692 SF (±27.61 ACRES)
GREENSPACE REQUIRED (20%) = ±240,538 SF (±5.52 ACRES)
GREENSPACE PROVIDED (46%) = ±563,284 SF (±12.93 ACRES)
TREES/SHRUBS REQUIRED (1 PER 2,000 SF) = 601 SITE TREES AND SHRUBS
TREES/SHRUBS PROVIDED (1 PER 2,000 SF) = 146 TREES PLANTED & 5 TREES CREDITED (25% OF TOTAL)
79 DECIDUOUS SHADE (52.3%)
5 PRESERVED SHADE TREES (3.3%)
36 ORNAMENTAL (23.8%)
31 EVERGREEN (20.5%)
451 SHRUBS (75% OF TOTAL)
- MITIGATION TREES:**
NONE REQUIRED (SEE TREE PRESERVATION CALCULATIONS)

LANDSCAPE NOTES

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

ROGERS UTILITIES AND PLANT MATERIALS

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

ROGERS MAINTENANCE NOTES

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

TREE PRESERVATION CALCS.

- EXISTING SIGNIFICANT TREES ON SITE = 1,431
SIGNIFICANT TREES TO BE REMOVED = 1,132
• 1,084 AT 1:5 REPLACEMENT RATE
• 48 AT 5:1 REPLACEMENT RATE
- 6"+ TREES TO REMAIN ON SITE = 299
6 TO 9.9" TREES (139 * 1) = 139
10 TO 22.9" TREES (144 * 2) = 288
23 TO 29.9" TREES (12 * 3) = 36
30" OR GREATER TREES (4 * 4) = 16
TOTAL TREE CREDITS = 479
- MITIGATION REQUIRED
REPLACEMENT TREES (1 PER 5 REMOVED) = 217
REPLACEMENT TREES (5 PER 1 REMOVED) = 240
TOTAL REPLACEMENT TREES REQUIRED = 457
- NET CREDIT FOR TREES PRESERVED = 22
NET MITIGATION REQUIRED = 0

LEGEND

PROVIDED INTERIOR GREENSPACE

SEE PLANT SCHEDULE ON PLANTING PLAN A (C); SHEET L-102.



300 N College Ave., Suite 317
Fayetteville, Arkansas 72701

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CERTIFICATE OF AUTHORIZATION

CRAFTON TULL & ASSOCIATES, INC.
No. 109
KANSAS ENGINEER

CITY OF ROGERS
STAMP

GRAPHIC SCALE IN FEET
80' 0 80'

VILLAS ON TURTLE CREEK
ROGERS, AR

Key Plan

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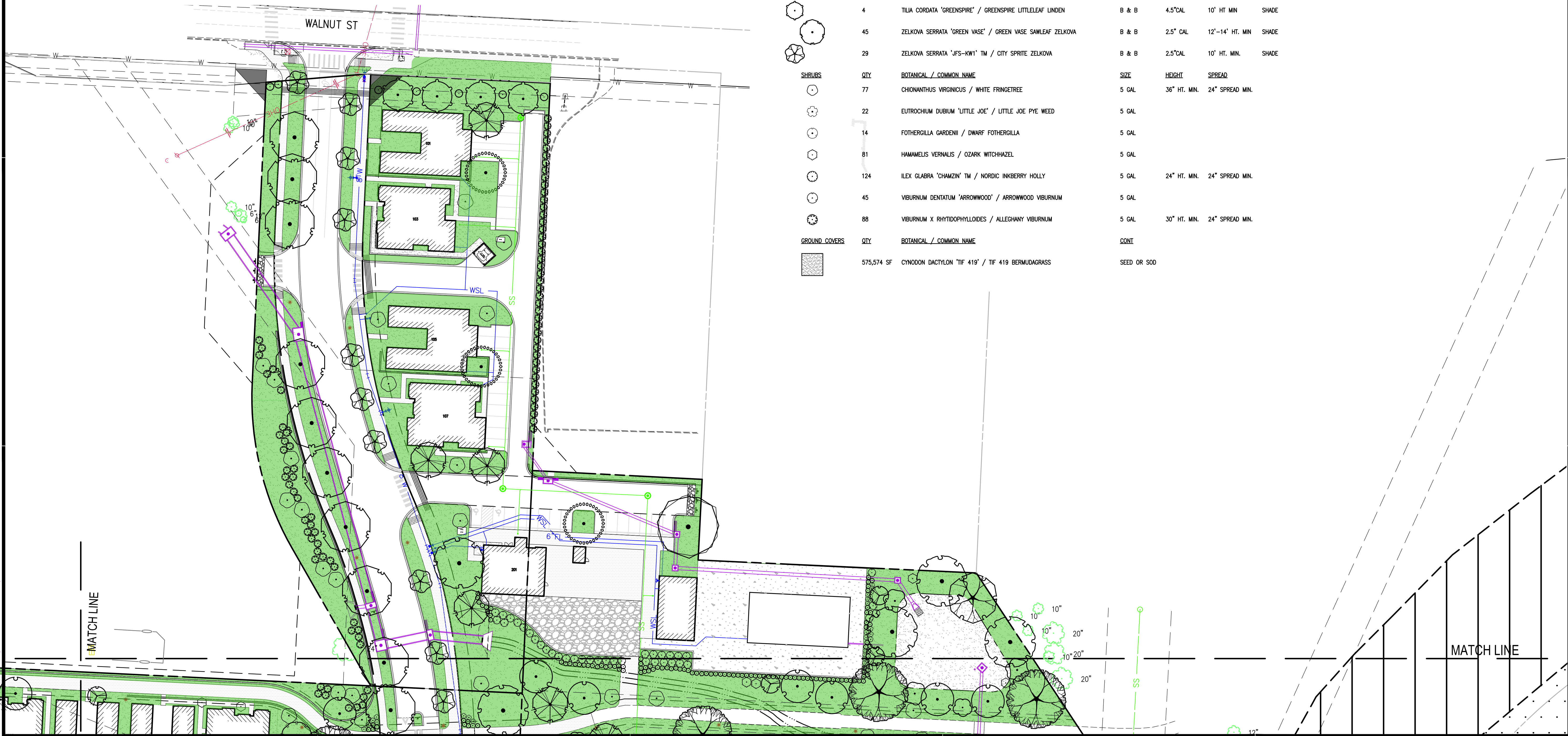
PROJECT NO: 22303700
ISSUE DATE: 05/12/23
CONTACT: C. THREET
DESIGNER: C. THREET
DATE: 05/12/23

PRELIMINARY PLANS

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OVERALL PLANTING PLAN

L-101



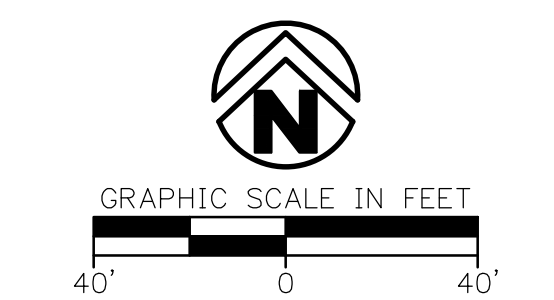
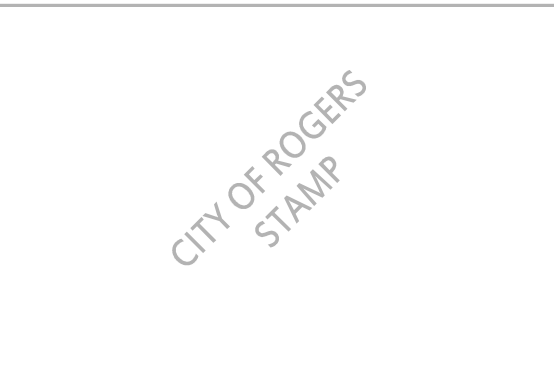
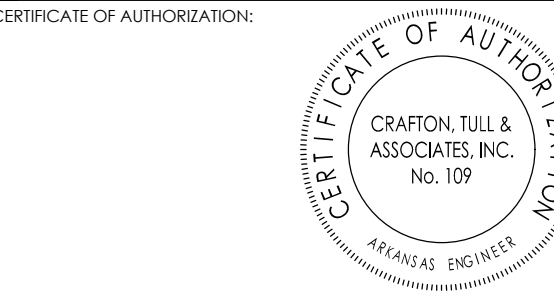
PLANT SCHEDULE

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	GAL	HEIGHT	TYPE
	38	GLEDTISIA TRACANTHOS 'INERMIS' 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B & B	4.5" CAL	12' HT MIN	SHADE
SITE TREES	QTY	BOTANICAL / COMMON NAME	CONT	GAL	HEIGHT	TYPE
	10	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	13	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	13	CORNUS FLORIDA 'CHEROKEE CHIEF' / CHEROKEE CHIEF DOGWOOD	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	8	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	2.5" CAL	10' HT MIN	SHADE
	28	NYSSA SYLVATICA / BLACK GUM	B & B	2.5" CAL	10' HT MIN	SHADE
	31	PINUS ECHINATA / SHORT LEAF PINE	B & B		10' HT MIN	EVERGREEN
	8	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	B & B	2.5" CAL	10'-12' HT.	SHADE
	10	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL	10'-12' HT.	SHADE
	14	QUERCUS NIGRA / WATER OAK	B & B	2.5" CAL	8'-10' HT.	SHADE
	11	QUERCUS PHELLOS / WILLOW OAK	B & B	2.5" CAL	8'-10' HT.	SHADE
STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	GAL	HEIGHT	TYPE
	46	CERCIS CANADENSIS 'RISING SUN' / RISING SUN REDBUD	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	14	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE *INSTALL ONLY MALE TREES	B & B	2.5" CAL	10'-12' HT.	SHADE
	63	GINKGO BILOBA 'GOLDSPIRE' / GOLDSPIRE MAIDENHAIR TREE *CONTRACTOR SHALL INSTALL ONLY MALE PLANTS LIMBED TO 4.5' ABOVE GROUND	B & B	2.5" CAL	12' HT MIN	SHADE
	4	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	4.5" CAL	10' HT MIN	SHADE
	45	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA	B & B	2.5" CAL	12'-14' HT. MIN	SHADE
	29	ZELKOVA SERRATA 'JFS-KW1' TM / CITY SPRITE ZELKOVA	B & B	2.5" CAL	10' HT. MIN.	SHADE
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	
	77	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	5 GAL	36" HT. MIN.	24" SPREAD MIN.	
	22	EUTROCHUM DUBIUM 'LITTLE JOE' / LITTLE JOE PYE WEED	5 GAL			
	14	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	5 GAL			
	81	HAMAMELIS VERNALIS / OZARK WITCHHAZEL	5 GAL			
	124	ILEX GLABRA 'CHAMZIN' TM / NORDIC INKBERRY HOLLY	5 GAL	24" HT. MIN.	24" SPREAD MIN.	
	45	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	5 GAL			
	88	VIBURNUM X RHYTIDOPHYLLOIDES / ALLEGHANY VIBURNUM	5 GAL	30" HT. MIN.	24" SPREAD MIN.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT			
	575,574 SF	CYNODON DACTYLON 'TIF 419' / TIF 419 BERMUDAGRASS	SEED OR SOD			

Arkansas One Call



Know what's below.
Call before you dig.



VILLAS ON TURTLE CREEK
ROGERS, AR

Key Plan

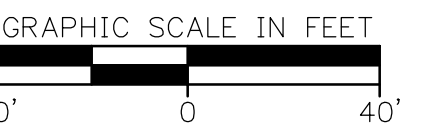
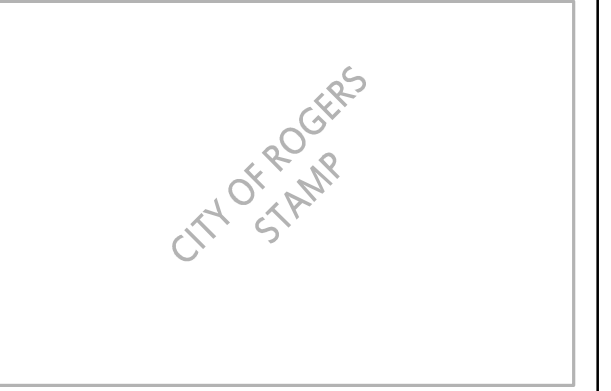
No.	Description	Date
1	CITY COMMENT RESPONSES	02/03/23
2	CITY COMMENT RESPONSES	03/09/23
3	CITY COMMENT RESPONSES	03/30/23
4	CITY COMMENT RESPONSES	04/26/23
5	CITY COMMENT RESPONSES	05/15/23
6	RWU COMMENT RESPONSES	05/17/23

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: 22303700 ISSUE DATE: 05/12/23 CONTACT: C. THREET DTC BY: DTC DATE:	THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
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PLANTING PLAN A (C)

L-102



Key Plan

[illegible]

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

L-104

SEE PLANT SCHEDULE ON PLANTING PLAN A (C);
SHEET L-102.



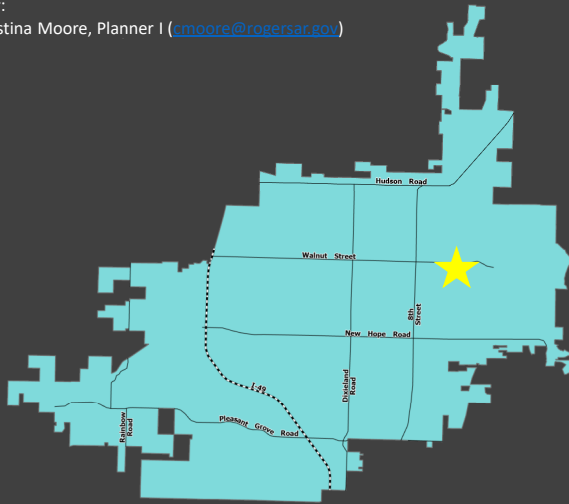
Rezone

PLANNING

Rally Properties

Staff:

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



Vicinity Map

Location

262 E Pine Street

Current Zoning

R-DP (Residential Duplex)

Requested Zoning

NBT (Neighborhood Transition Unit)

Growth Designation

Downtown Regional Center

Representative

Katelyn Ball & Kim Johnson

SUMMARY:

Request to rezone subject location from R-DP to NBT

This is located south of the bike park in downtown Rogers.



Rezone

PLANNING

Rally Properties



Geolocation

GEOLOCATION:

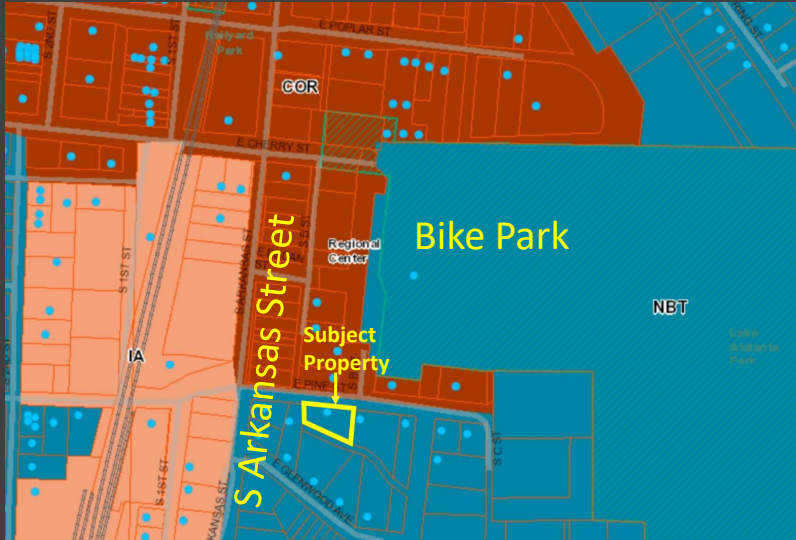
The property is located south of the bike park and is near the southeast corner of S. Arkansas Street and E. Pine Street.



Rezone

PLANNING

Rally Properties



Downtown Regional Center Zoning Map

FINDINGS:

- Applicant seeks a rezone from R-DP to NBT
- The CGM designates this parcel to be NBT

General Findings:

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

Current Zoning:

- *R-DP (Residential Duplex and Patio Home):* This district is established to provide areas for the development of one- or two-family residential structures. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can also be established. Sec. 14-701(a)

Requested Zoning:

- *NBT (Neighborhood Transition):* The purpose of the Neighborhood Transition Zone is to support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown. Sec. 14-715(1.1)(a)(iv)

Growth Designation:

Downtown Regional Center.

Growth Designation Purpose:

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

Allowed Zoning Districts:

NBT



Rezone

Rally Properties

PLANNING



Aerial Map

FINDINGS CONTINUED:

- Current Use under NBT Zoning
 - The current use of single-family residential is permitted.
- Other potential uses: galleries, finance, insurance, and real estate office, professional office, mixed-use with commercial and residential on top floor, and townhomes.

General Findings:

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



Rezone

PLANNING

Rally Properties



Aerial Map

Recommendation
RECOMMEND TO CITY
COUNCIL FOR APPROVAL

Public Input Received:

- No input has been received from the public.

Recommendation:

Recommend to City Council for Approval



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

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: R-0P to NBT
Permit Number: 23-10
CityView Application: PL202300493
Date: 5/5/2023

REZONE APPLICATION

APPLICANT: Rally Properties, LLC

ADDRESS: 1300 Blue Quail Lane Bentonville AR 72712 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 262 E Pine St

PHONE #: 479-936-6616/479-426-4465 EMAIL: rallypropertiesar@gmail.com

PROPERTY OWNER: Rally Properties, LLC PHONE #: _____

PRESENT USE: Residential - Single Family ZONING: R-DP

PROPOSED USE: Mixed Use/Multi-Family ZONING: NBT

Katrina Ball, member manager 5/2/23
Applicant Signature Rally Properties, LLC Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 5/15/2023 PUBLIC HEARING DATE: 6/6/2023 CERTIFIED MAIL DATE: 5/22/2023

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION:

PRESENT ZONING: R-DP

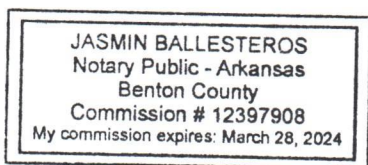
ZONING REQUEST: NBT

Respectfully Submitted,

By: Kate Ball, member manager
(Property Owner Signature) Rally Properties, LLC

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 2nd day of May, 2023.



Jasmin Ballesteros
Notary Signature

Jasmin Ballesteros
Notary Name Printed

March 28, 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 31 day of May, 2023.

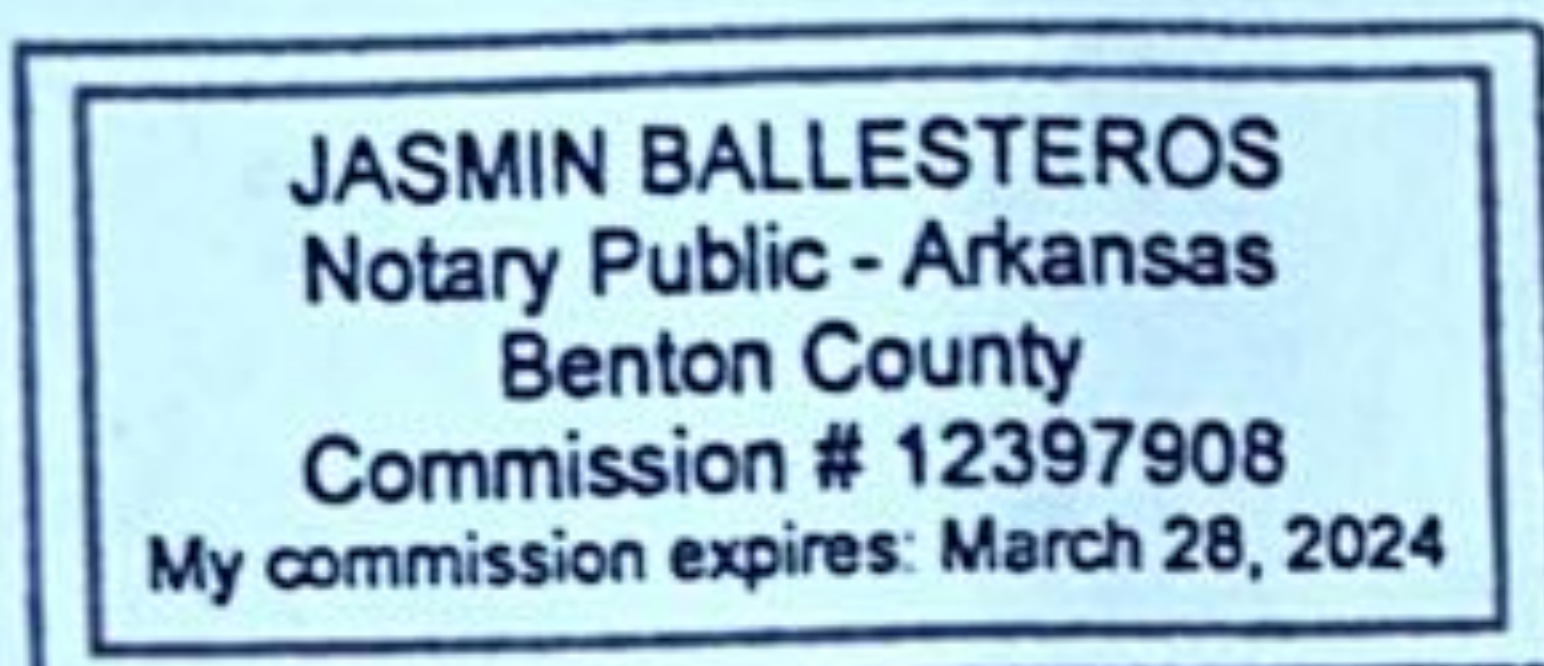
Katlyn Ball, member manager
Signed Rally Properties, LLC

Katlyn Ball
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 31st day of May, 2023.



Jasmin Ballesteros
Notary Signature

Jasmin Ballesteros
Notary Name Printed

March 28, 2024
Commission Expires

ORDINANCE NO. 23 ____

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

WHEREAS, pursuant to the provisions of Rogers Code Section 14-725, et seq., and upon consideration of the report and recommendations of the City of Rogers Planning Commission, the City Council finds it to be in the best interests of the City that certain lands hereinafter described are better suited for NBT zoning.

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

Section 1: Chapter 14, Article VI, Section 14-67—Zoning shall be amended in the City of Rogers Code of Ordinances as provided herein;

Section 2: That the land described herein shall be zoned as NBT and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

PARCEL 02-07172-000

LOTS 5,6 AND 7, BLOCK 4, ROBERTSON ADDITION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD B, AT PAGE 87.

LAYMAN'S DESCRIPTION:

262 E Pine Street, Rogers, AR 72756

Section 3: Zoning: That the above described lands are better suited for NBT than R-DP zoning and same should be and are hereby zoned NBT;

Section 4: Emergency Clause: The need to bring the proposed use of the property into conformance with the Rogers City Zoning Ordinances is immediate in order to protect the public peace, health, safety, and welfare. An emergency is hereby declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 5: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 6: Repeal of Conflicting Provisions: All ordinances, resolutions or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2023.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested by: John McCurdy, Director of Community Development

Reviewed by: John M. Pesek, Senior Staff Attorney

Prepared by: Christina Moore, Planner I



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **June 6, 2023** at **5:30 p.m.** on the application by **Rally Properties** to rezone **262 E. Pine Street** from the **R-DP** (Residential Duplex Patio Home) zoning district to the **NBT** (Neighborhood Transition) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

262 E. Pine Street

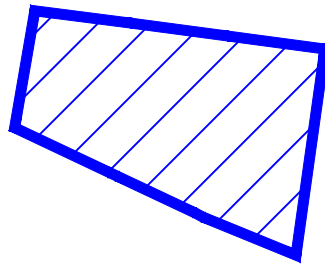
Parcel Number: 02-07172-000

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday May 21, 2023**
BILL THE CITY OF ROGERS

Legal Description Confirmation

SOUTH
S E. PINE



GLENWOOD
AVE



NOTICE OF PUBLIC HEARING
REZONE

On or about 2024, the Board of Supervisors of the County of San Diego, California, has received a request from the applicant, [Name], to rezone the property located at [Address] from [Current Zone] to [Proposed Zone].

The Board of Supervisors has scheduled a public hearing to be held on [Date] at [Time] at the County Administration Center, [Address].

At this hearing, the Board of Supervisors will consider the request for rezoning and may approve, deny, or conditionally approve the request. Any person who wishes to speak at the hearing should contact the Planning Department at [Phone Number] to reserve a time to speak.

For more information, please contact the Planning Department at [Phone Number] or visit the website at [Website].

County of San Diego
Planning Department
2024-0000