



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

PLANNING COMMISSION MEETING AGENDA

AUGUST 1, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/88592724842](https://us02web.zoom.us/j/88592724842)

BOARD OF ADJUSTMENT: N/A

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/82078628621](https://us02web.zoom.us/j/82078628621)

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

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. July 18, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. LSDP: Oakdale Middle School Addition

A proposal to construct two new building additions, totaling 27,621-sf at 511 N. Dixieland Road in the R-DP (Residential Duplex Patio Home) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Chase Allisson*

2. LSDP: Ritter & Spool

A proposal to construct a 7,467-sf building and a 9,763-sf building on 0.39 acres at 104 W. Chestnut Street and 100 E. Chestnut Street in the COR (Core Mixed Use) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Jenny Burbidge*

3. LSDP: Saddle Ridge Townhomes

A proposal to construct 18 townhomes on 2.78 acres at 6335 S. Bellview Road in the RMF-6.5A (Residential Multifamily, 6.5 units per acre, to own) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Dan Cole*

4. LSDP: Van Dyke Center Warehouses

A proposal to construct four warehouse offices on separate lots consisting of 73,400-sf of total building area on the four lots northeast of N. Dixieland Road and W. Industrial Drive in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Caleb LeBow*

PUBLIC HEARING:

CALL FOR RECESS:

1. Zoning Review Committee

CALL TO ORDER:

OLD BUSINESS :



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NEW BUSINESS:

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

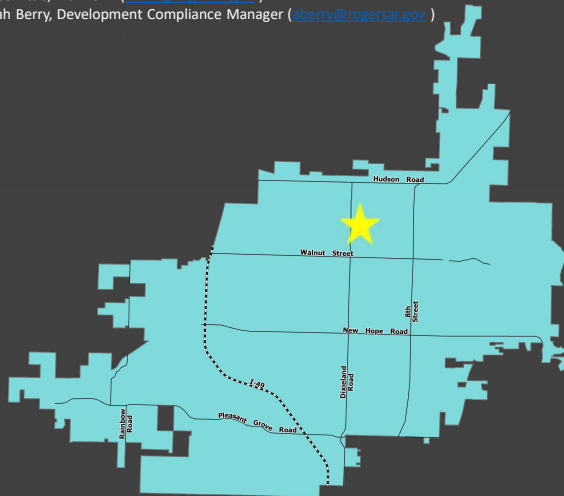
PLANNING

Oakdale Middle School Addition

Staff:

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

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



Vicinity Map

Location

511 N Dixieland Road

CGM Designation

Neighborhood Center

Zoning

R-DP (Residential Duplex and Patio Home District)

Proposed Use

Public School

Representative

Chase Allison, Halff

All reviews have passed.

Location:

Located in north central Rogers, at the intersection of N Dixieland Road and W Persimmon Street

Proposal:

The proposal is for the construction of 2 new building additions, totaling 27,621-square feet, and additional parking on the southside of the existing school. The total disturbed area, as part of this LSDP, is roughly 5.3 acres.

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 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.

Use Definition:

Schools, Public or Private is a secondary use classification encompassing educational institutions for pre-kindergarten through twelfth (12th) grade; Sec. 14-695(b)(2)(v)



LARGE SCALE DEVELOPMENT

PLANNING

Oakdale Middle School Addition



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

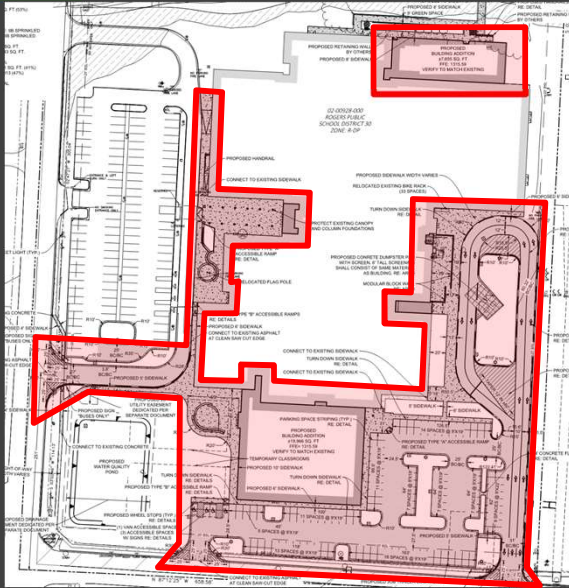


LARGE SCALE DEVELOPMENT

PLANNING

Oakdale Middle School Addition

Site Plan



Request

- The proposal is for the construction of 2 new building additions, totaling 27,621-square feet.
- Total disturbed area with this LSDP is roughly 5.3-acres
- Adding a net total of 87 parking spaces to the site.
- An administrative Engineering waiver was approved, waiving the requirements from Sec. 14-608, that require right-of-way dedication and improvement.

- The proposal is for the construction of 2 new building additions, totaling 27,621-square feet.
- Total disturbed

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are met.

STORMWATER MANAGEMENT:

The applicant proposes to pay **\$14,141.00** as a **fee-in-lieu** of detention to address Stormwater management requirements.

WATER QUALITY:

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

FLOODPLAIN MANAGEMENT:

A portion of the northern half 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.



LARGE SCALE DEVELOPMENT

PLANNING

Oakdale Middle School Addition

Aerial Image



Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

N Dixieland Road is not in substandard condition.

W Persimmon Street is in substandard condition. The applicant proposes crack and fog sealant to be applied to the northern half of the road.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

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

The right-of-way width for N Dixieland Road, a Major Arterial, is 100ft, however, staff administratively approved a **WAIVER** for this project from dedicating the entire required width, as the full right-of-way requirements would overlap with an existing parking lot located on-site. The provided plan proposes to dedicate right-of-way to the back of the curb of the existing parking for the portion north of the southernmost drive on Dixieland, and to the back of the existing sidewalk for the portion south of the southernmost drive on Dixieland.

Sidewalks & Sidepaths:

Sidewalks exist on-site, applicant proposes to reconstruct and connect any sidewalks impacted during construction.

Trails:

Trails are neither proposed nor required for this project.

Streetlights:

Streetlights are existing along N Dixieland Road and one street light is proposed on W Persimmon Road, meeting street light requirements.

Street Trees:

The applicant proposes 15 Forest Pansy Redbuds along N Dixieland Road and 8 English Oaks along W Persimmon Street, this proposal meets street tree requirements.

RECOMMENDATIONS:

Approve

1st City & RWU Submittal - 05.05.2023

OAKDALE MIDDLE SCHOOL REMODEL
PL202300496
ISSUED FOR REVIEW

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST, SUITE A
BENTONVILLE, AR 72712
TEL: (479) 273-2209

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST, SUITE A
BENTONVILLE, AR 72712
TEL: (479) 273-2209

HIGHT JACKSON & ASSOCIATES
5201 W VILLAGE PARKWAY, SUITE 300
ROGERS, AR. 72758
TEL: (479) 464-4965

APRIL 13, 2023

1. THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 19
NORTH, RANGE 30 WEST.

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: BRANDON STUBBS
1255 N. 13TH STREET
ROGERS, AR 72756
PHONE: (479) 333-7020

TELEPHONE
AT&T
CONTACT: ANTHONY WILLIAMS
627 WHITE ROAD
SPRINGDALE, AR 72766
PHONE: (479) 442-3173

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

ELECTRIC
AEP-SWEPSCO
CONTACT: CHRIS ANDREOLLI
415 W. STRIBLING DRIVE
ROGERS, AR 72756
PHONE: (479) 986-1015

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

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

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

CITY OF ROGERS
301 W. CHESTNUT
ROGERS, AR 72756

COMMUNITY DEVELOPMENT DEPARTMENT
CONTACT: JOHN McCURDY
ENGINEERING: LANCE JOBE
PHONE: (479) 621-1186

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

The map shows a grid of streets. The vertical streets from left to right are: N 23 RD, N 22 ND, N 21 ND, N 20 TH PL, N 19 TH, N 18 TH, N 17 TH, N 16 TH, N 15 TH, N 14 TH PL, N 13 TH PL, N 12 TH, N 11 TH, N 10 TH, N 9 TH, N 8 TH, N 7 TH, N 6 TH, N 5 TH, N 4 TH PL, N 3 TH, N 2 TH, N 1 TH, N 0 TH. The horizontal streets from top to bottom are: W BEECH, W MARGARET PL, W BEECH TOR, W CENTER, W GRACE HILL ELEM SCH, W LOUISE MIDDLE SCH, W WOOD, W LOCUST, W PERSIMMON, W CEDAR, W WALNUT, W CHES. A large black rectangle is located at the intersection of Persimmon and Dixieland, labeled 'PROJECT SITE'. A north arrow is in the top right corner.

NOT TO SCALE

Hight Jackson
ASSOCIATES

5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

HIGHT JACKSON & ASSOCIATES
5201W VILLAGE PARKWAY, SUITE 300
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HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
(479) 273-2209 - HALFF.COM

ZONING: R-DP: RESIDENTIAL DUPLEX & PATIO HOME DISTRICT

BUILDING & SITE AREA CALCULATIONS

OVERALL SITE AREA: ±20 ACRES / 872,994 SQ. FT.
PROPOSED DEVELOPMENT AREA: ±5.3 ACRES/ 232,130 SQ.FT
USE: JUNIOR HIGH SCHOOL (GRADES 6-9)

MAXIMUM BUILDING COVERAGE ALLOWED: 55% SITE COVERAGE
EXISTING BUILDING COVERAGE: 16% SITE COVERAGE
PROPOSED BUILDING COVERAGE: 19% SITE COVERAGE

MINIMUM OPEN SPACE AREA: 349,197 SQ. FT. (40%)
EXISTING OPEN SPACE AREA: 516,453 SQ. FT. (59%)
PROPOSED OPEN SPACE AREA: 462,081 SQ. FT. (53%)

PROPOSED GREEN SPACE AREA: 462,081 SQ. FT (53%)

MAXIMUM STRUCTURE HEIGHT: 3 STORIES
PROPOSED STRUCTURE HEIGHT: 24' 8"
PROPOSED BUILDING CONSTRUCTION TYPE: IIB SPRINKLED
EXISTING BUILDING CONSTRUCTION TYPE: IIB SPRINKLED

PROPOSED BUILDING EXPANSION: ± 27,501 SQ. FT.
GROSS BUILDING SQUARE FOOTAGE: 165,843 SQ. FT.

MAXIMUM IMPERVIOUS AREA ALLOWED: 60%
TOTAL EXISTING IMPERVIOUS AREA: 356,541 SQ. FT. (41%
TOTAL PROPOSED IMPERVIOUS AREA: 410,913 (47%)

OCCUPANCY CLASSIFICATION: EDUCATIONAL

RESIDENTIAL DUPLEX & PATIO HOME DISTRICT (R-DP)			
MINIMUM SETBACK REQUIREMENTS (FT.)			
FRONT	SIDE		REAR
	INTERIOR	EXTERIOR	
20'	6'	20'	20'

R-DP ZONING REGULATIONS:
MAXIMUM BUILDING HEIGHT:
 - WHEN SIDE YARDS ARE LESS THAN 15' IN WIDTH:
 35' OR 2 1/2 STORIES ABOVE THE FINISHED GRADE.
 - WHEN SIDE YARDS ARE 15' IN WIDTH OR GREATER:
 45' OR 3 STORIES ABOVE THE FINISHED GRADE.
MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACES: 40% OF TOTAL LOT AREA

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: JUNE 05, 2012

- | SHEET INDEX | |
|-------------|---|
| SHEET # | SHEET TITLE |
| C000 | COVER SHEET |
| V100 | BOUNDARY & TOPOGRAPHIC SURVEY |
| C200 | DEMOLITION PLAN |
| C300 | EROSION CONTROL PLAN |
| C301 | EROSION CONTROL DETAILS |
| C400 | PHASING PLAN |
| C401 | SITE DIMENSION PLAN |
| C500 | GRADING PLAN |
| C501 | GRADING PLAN INSET A & B |
| C502 | GRADING PLAN INSET C |
| C600 | DRAINAGE PLAN |
| C601 | DRAINAGE LINES A, B, & C PLAN & PROFILE |
| C602 | DRAINAGE LINE D PLAN & PROFILE |
| C700 | UTILITY PLAN |
| C701 | WATER LINE A PLAN & PROFILE |
| C800 | MISCELLANEOUS DETAILS |
| C801 | SITE DETAILS |
| C802 | DRAINAGE DETAILS |
| C803 | ROGERS CITY DETAILS |
| WD-1 | RWU WATER DETAILS |
| WD-2 | RWU WATER DETAILS |
| SD-1 | RWU SEWER DETAILS |
| L100 | LANDSCAPE PLAN |
| L101 | TREE PROTECTION PLAN |

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
2. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
3. THE LARGE SCALE DEVELOPMENT PLAN APPROVAL LETTER ISSUED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT MUST BE SIGNED BY THE OWNER AND THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS OR HER DESIGNEE PRIOR TO ISSUANCE OF GRADING PERMIT. THE GRADING PERMIT LETTER AND PERMIT MUST BE REQUIRED TO BE SUBMITTED TO THE RISK REDUCTION DIVISION PRIOR TO ISSUANCE OF BUILDING PERMIT. SEC. 14-228
4. PLANS ARE REQUIRED TO BE PREPARED AND STAMPED BY LICENSED ARCHITECT OR ENGINEER IF BUILDING CODE REQUIRES BY STATE LAW OR IF BUILDING MULTIFAMILY HOUSING EXCEEDING FOUR UNITS SEC. 14-228 (5)
5. A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.
6. ALL CIVIL PLANS ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
7. AN EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
8. PRIOR TO CONSTRUCTION FOR RETAINING WALLS 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.
9. CHANNELS, DETENTION POUNDS, RETENTION POUNDS, 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 PRIOR TO THE TIME WHEN THE POND IS AVAILABLE.
10. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCO CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
11. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN. PUBLIC STREETS 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.
12. ELEVATION CERTIFICATE IS REQUIRED IF FLOODPLAIN IS ON SITE



THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE ARKANSAS "ONE CALL" SYSTEM AT 1-800-422-8998 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR- DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.



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

AVO: 54181 DATE: JUNE 2023

ZONING: R-DP: RESIDENTIAL DUPLEX & PATIO HOME DISTRICT

BUILDING & SITE AREA CALCULATIONS:

OVERALL SITE AREA: ±20 ACRES / 872,994 SQ. FT.
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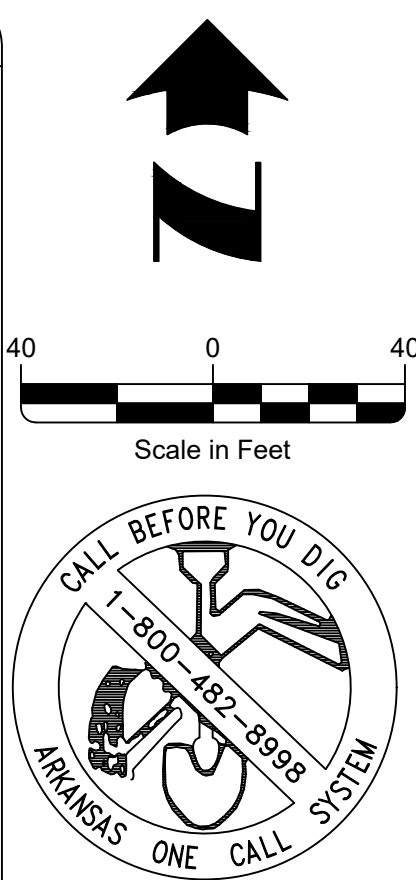
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OCCUPANCY CLASSIFICATION: EDUCATIONAL

LEGEND

- 20' BSL
PROPOSED BUILDING SETBACK LINE
PROPOSED TYPE "A" CURB & GUTTER
PROPOSED FIRE LANE STRIPING ON CURB
PROPOSED CONCRETE SIDEWALK
PROPOSED ACCESSIBLE RAMP, TYPE "A"
PROPOSED ACCESSIBLE RAMP, TYPE "B"
- PROPOSED STANDARD
DUTY ASPHALT PAVEMENT
PROPOSED CONCRETE
PROPOSED HEAVY DUTY
CONCRETE DUMPSTER PAD
AREA ADJACENT TO SFHA
FEMA ZONE AE
FEMA FLOODWAY
- PROPOSED FIRE HYDRANT
PROPOSED FIRE DEPARTMENT CONNECTION
PROPOSED POWER POLE
PROPOSED FLARED END SECTION
PROPOSED JUNCTION BOX / CURB INLET
PROPOSED SIGN
ACCESSIBLE HANDICAP PARKING
- PROPOSED BUILDING



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.
- UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
- PROPOSED SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY 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 RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
- ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" FIXTURES IN ACCORDANCE WITH THE CITY REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE ACCESS TO ALL DRIVEWAYS, STREETS AND MAILBOXES DURING CONSTRUCTION.
- WHERE APPLICABLE, UTILITY EASEMENTS TAKE PRECEDENCE OVER BUILDING SETBACKS.
- ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ROGERS STANDARD DETAILS AND SPECIFICATIONS WHERE APPLICABLE.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

PARKING SUMMARY

NUMBER OF CLASSROOMS	4 SPACES/CLASSROOM TOTAL CLASSROOMS: 36	144
	TOTAL REQUIRED	144
EXISTING PARKING SPACES: 122 EXISTING ACCESSIBLE SPACES: 4	TOTAL EXISTING SPACES	126*
NUMBER OF PARKING SPACES BEING PROVIDED WITH DEVELOPMENT		102*
NUMBER OF ACCESSIBLE SPACES BEING ADDED		4
NUMBER OF PARKING SPACES BEING REMOVED		15
	TOTAL ADDITIONAL SPACES	87
	TOTAL PARKING SPACES PROVIDED	213*
	TOTAL REQUIRED WITH DEVELOPMENT	10
BIKE PARKING: 1 BICYCLE PARKING RACK PER TWENTY (20) AUTOMOBILE PARKING SPACES	TOTAL TO BE PROVIDED WITH DEVELOPMENT	33

*INCLUDES ACCESSIBLE SPACES

RESIDENTIAL DUPLEX & PATIO HOME DISTRICT (R-DP) MINIMUM SETBACK REQUIREMENTS (FT.)			
FRONT	SIDE		REAR
	INTERIOR	EXTERIOR	
20'	6'	20'	20'

R-DP ZONING REGULATIONS:
MAXIMUM BUILDING HEIGHT:
- WHEN SIDE YARDS ARE LESS THAN 15' IN WIDTH:
35' OR 2 1/2 STORIES ABOVE THE FINISHED GRADE.
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45' OR 3 STORIES ABOVE THE FINISHED GRADE.
MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACES: 40% OF TOTAL LOT AREA



2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

PRELIMINARY
30%

Hight Jackson
ASSOCIATES

5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72761 | (479) 464-4965 | www.hjarch.com

ROGERS SCHOOL DISTRICT
OAKDALE MS REMODEL

511 N DIXIELAND ROAD, ROGERS, AR

DRAWN BY:

JRC

CHECK BY:

CKA

ISSUE DATE

04/17/2023

PROJECT NO.

2030

REVISION DATES

SITE DIMENSION

PLAN

SHEET

C401

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DRAWN BY:
JRC

CHECK BY:
CKA

ISSUE DATE
04/17/2023

PROJECT NO.
2030

REVISION STATUS

UTILITY PLAN

S H E E T

C700

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ZONING: R-DP: RESIDENTIAL DUPLEX & PATIO HOME DISTRICT

BUILDING & SITE AREA CALCULATIONS:

OVERALL SITE AREA: ±20 ACRES / 872,994 SQ. FT.
PROPOSED DEVELOPMENT AREA: ±5.3 ACRES/ 232,130 SQ.FT
USE: JUNIOR HIGH SCHOOL (GRADES 6-9)

MAXIMUM BUILDING COVERAGE ALLOWED: 55% SITE COVERAGE
EXISTING BUILDING COVERAGE: 16% SITE COVERAGE
PROPOSED BUILDING COVERAGE: 19% SITE COVERAGE

MINIMUM OPEN SPACE AREA: 349,197 SQ. FT. (40%)
EXISTING OPEN SPACE AREA: 516,453 SQ. FT. (59%)
PROPOSED OPEN SPACE AREA: 462,081 SQ. FT. (53%)

PROPOSED GREEN SPACE AREA: 462,081 SQ. FT (53%)

MAXIMUM STRUCTURE HEIGHT: 3 STORIES
PROPOSED STRUCTURE HEIGHT: 24' 8"
PROPOSED BUILDING CONSTRUCTION TYPE: IIB SPRINKLED
EXISTING BUILDING CONSTRUCTION TYPE: IIB SPRINKLED

PROPOSED BUILDING EXPANSION: ± 27,501 SQ. FT.
GROSS BUILDING SQUARE FOOTAGE: 165,843 SQ. FT.

MAXIMUM IMPERVIOUS AREA ALLOWED: 60%
TOTAL EXISTING IMPERVIOUS AREA: 356,541 SQ. FT. (41%)
TOTAL PROPOSED IMPERVIOUS AREA: 410,913 (47%)

OCCUPANCY CLASSIFICATION: EDUCATIONAL

SITE SEEDING NOTE:

ALL DISTURBED AREAS NOT TO BE PAVED, LANDSCAPE BEDS, OR SODDED SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE, AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 S.F. AND TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 S.F. THE AREA MUST ALSO BE MULCHED. IF THE SEEDED AREAS ARE 20% OR GREATER SLOPE, EROSION CONTROL MAT SHALL BE INSTALLED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

SITE SODDING NOTE:

ALL AREAS TO BE SODDED SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE, AND SODDED WITH TIFF BERMUDA GRASS. IF LOCATED ON SLOPES 3:1 OR GREATER, THE CORNERS OF THE SOD MUST BE PINNED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998, OR BY DIALING 811.
- NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER.
- ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
- 2-INCH GRAY MESA STONE, A MINIMUM OF 2" DEEP INSTALLED OVER LANDSCAPE WEED BARRIER FABRIC, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL REMOVE ALL EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
- IN ALL PLANTING BEDS, SOD SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF 6 INCHES OF COMPOST TILLED INTO THE BEDS.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
- OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

LEGEND

PLANT SCHEDULE (116 Units Required)

Key	COMMON NAME	Botanical Name	Size	Spacing	Qty.
MITIGATED TREES					
PC	CHINESE PISTACHE	PISTACHIA CHINENSIS	2-1/2" Cal. B&B 8' minimum at planting	As Shown	3
NO PERENNIALS					
EVERGREEN TREES					
MG	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	8' B&B 8' minimum at planting	As Shown	3
STREET TREES (23 Units Minimum)					
CC	FOREST PANSY REDBUD	CERCIS CANADENSIS 'FOREST PANSY'	2-1/2" Cal. B&B 8' minimum at planting	As Shown	15
QR	ENGLISH OAK	QUERCUS ROBUR	2-1/2" Cal. B&B 8' minimum at planting	As Shown	8
EXISTING TREES					
EXISTING TREES		TOTAL SHADE TREES: 69	TOTAL TREES: 81 PLANTING UNITS		
6-9.9" DBH		60	(60) SHADE TREE PLANTING UNITS		
10-22.9" DBH		6	(12) SHADE TREE PLANTING UNITS		
23-29.9" DBH		3	(9) SHADE TREE PLANTING UNITS		
30"+ DBH		0	(0) SHADE TREE PLANTING UNITS		

LANDSCAPE REQUIREMENTS:

STREET TREES:
REQUIRED: 1 SHADE TREE EVERY 40 LF STREET FRONTAGE.
PROVIDED: 1 SHADE TREE EVERY 40 LF STREET FRONTAGE.
920 / 40 = 23 STREET TREES REQUIRED
23 PROVIDED

STREET TREES ARE NOT COUNTED TOWARDS DEVELOPED AREA PLANT REQUIREMENTS.

DEVELOPMENT AREA:
1 PLANT UNIT PER 2000 SF DEVELOPED AREA
REQUIRED: 232,130 / 2000= 116 PLANT UNITS
EXISTING: 157 PLANT UNITS
PROVIDED: 2 PLANT UNITS
25% PLANT UNITS MUST BE TREES
25% (29) TREES PROVIDED (116 x 0.25 = 29)
10% EVERGREEN TREES MINIMUM
10% (3) EVERGREEN TREES PROVIDED (29 x 0.10 = 3)
25% ORNAMENTAL TREES MAX
25% (0) ORNAMENTAL TREES PROVIDED

PL202300496



2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

ROGERS SCHOOL DISTRICT OAKDALE MS REMODEL

511 N DIXIELAND ROAD, ROGERS, AR

ROGERS SCHOOL DISTRICT

DRAWN BY:

JRC

CHECK BY:

CKA

ISSUE DATE

04/17/2023

PROJECT NO.

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REVISION DATES

LANDSCAPE PLAN

SHEET

L100

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PRELIMINARY
30%

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

Engineering Waiver Request Form

PL NUMBER: PL202300496 PROJECT NAME: Oakdale Middle School Addition
E.O.R. NAME: Patrick Foy, P.E. E.O.R. PHONE: (479) 273-2209
E.O.R. EMAIL: pfoy@half.com DATE OF REQUEST: 07 / 13 / 2023
CODE REF: Chapter 14, Article 5
Division 3, Sec. 14-608 TYPE: ☐ DRAINAGE ☒ STREETS

WAIVER REQUESTED (PROVIDE ATTACHMENTS AS REQUIRED):

Requesting a waiver from dedicating full R/W shown on master street plan (MSP). See attached letter and exhibit
for proposed R/W dedication description.

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

We are proposing to dedicate R/W just a lesser amount than the MSP calls for so that it does not impede on the
existing parking lot that currently exists onsite.

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

If R/W is dedicated per the MSP, it would encroach on the parking lot onsite along Dixieland Rd. We are proposing
an alternative that still gives the City some R/W while still protecting the parking that the school uses.

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

☒ WAIVER APPROVED

☐ WAIVER DENIED

☐ WAIVER APPROVED WITH CONDITIONS:

DIRECTOR OF COMMUNITY DEVELOPMENT

DEPUTY DIRECTOR OF ENGINEERING

7/13/23
DATE



May 23, 2023

Mr. Patrick Foy, PE
Halff
2407 SE Cottonwood St. Ste 1
Bentonville, AR 72712

Re: TAC & Conditional Approval of Civil Plans
Oakdale Middle School Remodel

Dear Mr. Foy:

Plans were received for the referenced project which includes 30 LF of water main extension, 220 LF of fireline installation, and no sewer 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. Food service facilities must also include an approved grease interceptor.
 - 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. The water line up to and including the fire hydrant should be public. Place a demarcation valve on the east side of the fire hydrant tee for the private fire line to the east. Move the guard valve for the fire hydrant to the fire hydrant tee instead of at the fire hydrant.
3. Provide a profile for the fire hydrant line as well as for the fire line. You may not be able to accomplish what you have planned with the proposed water depending on where the existing water main is in relation to the storm sewer. We recommend you hire a hydro-excavation company to expose the water main near the connection point to determine constructability.
4. The FDC line must connect downstream from the required Double-Check Detector Assembly inside the building and not on the fire line into the building.
5. Provide a utility easement for the fire hydrant line.
6. The relocated power pole must have a minimum horizontal separation of 5' from the

existing water main. This also applies to any new light poles that might be installed.

7. Clean-outs that are within paved areas will require metal lids.
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 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.
9. Construction inspection for this project shall be the responsibility of Halff.

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: Facilities Extension Contract Form



LARGE SCALE DEVELOPMENT

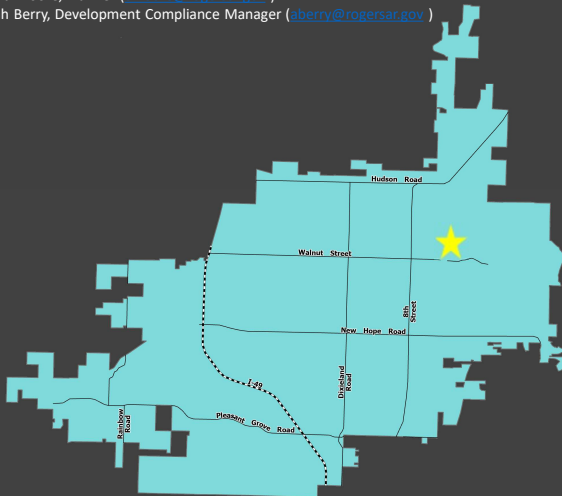
PLANNING

Ritter & Spool

Staff:

Christina Moore, Planner (cmoore@rogersar.gov)

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



Vicinity Map

Location

104 W Chestnut St & 100 E Chestnut St

CGM Designation

Downtown Regional Center

Zoning

COR (Core Mixed Use)

Proposed Use

Multi-Family

Representative

Jenny Burbidge, Prism Design Studio

Location:

Located in Downtown Rogers at the corner of Chestnut Street and 1st Street.

Proposal:

The proposal is for the construction of two multifamily buildings. One building is 7,467 sq ft and the other building is 9,763 sq ft.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Downtown 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

ZONING:

- *COR (Core Mixed Use): "The purpose of the Core Mixed Zone is to highlight the historic core of Downtown Rogers and expand the core to include key locations for mixed-use development, compatible with the downtown core. The intent is to mix commercial use with some residential and public uses. Focusing on pedestrian facilities and unique experience destinations will be a key to establishing Downtown Rogers as a place for public interaction. ." Sec. 14-715(a)(i)*

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

Ritter & Spool



Geolocation

The project is north of Onyx Coffee Shop



LARGE SCALE DEVELOPMENT

PLANNING

Ritter & Spool



Site Plan

Request

- The proposal is for the construction of a 7,467-sf building and a 9,763-sf building on 0.39 acres.
- There will be a total of 45 units
- The Community Development Director approved a 10% adjustment to the open space requirement per the DRDC allowable adjustment table. Sec. 14-715(2.2)(c)(Table 2-2)
- All city reviews have passed and RWU gave conditional approval.

Request:

- The proposal is for the construction of one 7,467 square foot building and one 9,763 square foot building and 3 parking spaces with a development area of 0.39 acres.
- The project will provide 45 units to Downtown Rogers.
- The open space required for this site is 2700 square feet. The proposed plans indicate 2439 square feet of open space. The plans meet 90.3% of the open space requirement. The Community Development Director can approve an adjustment if it is a 10% decrease in a numerical standard in the Downtown Rogers Development Code. Sec. 14-715(2.2)(c)(Table 2-2: Allowable Adjustments Table)

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are met.

STORMWATER MANAGEMENT:

The increase in impervious area is negligible, therefore Stormwater Management requirements are not applicable.

WATER QUALITY:

Due to disturbing less than 1 acre of land, the proposed development is exempt from Water Quality requirements.

FLOODPLAIN MANAGEMENT:

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



LARGE SCALE DEVELOPMENT

PLANNING

Ritter & Spool



Recommendation
APPROVE

Aerial Image

Summary

All city comments have been addressed and RWU conditional approval has been provided.

LSDP Staff Recommendation

APPROVE

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

N 1st Street pavement are not in substandard condition. The applicant has proposed to improve the public parking lot south of the Ritter building as a work-in-lieu of right-of-way improvements to W Chestnut St.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

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

The right-of-way width for N 1st Street, a Minor Street, is 50ft as required by the Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes a 9ft sidewalk along W Chestnut Street.

Trails:

Trails are neither proposed nor required.

Streetlights:

One streetlight is proposed on W Chestnut St to meet the streetlight requirements for a Minor Street.

Streetlights exist on N 1st Street and meet streetlight requirements.

Street Trees:

Street trees are not proposed nor required.

RECOMMENDATIONS:

Approve



June 5, 2023

Ms. Molly Robb, PE
Odyssey Engineering
117 Parkwood St. Ste. 101
Lowell, AR 72745

Re: Conditional Approval of Civil Plans
Ritter & Spool

Dear Ms. Robb:

Plans were received for the referenced project which includes 200 LF of private fire line and 50 LF of private sewer service line which serves a total of 45 living units. We have reviewed the plans and are approving them with the following conditions:

1. The sizes of the proposed fire lines must be shown on the civil plans.
2. Show and identify the proposed RPZAs on the Utility Plan as well as on the Landscape Plan.
3. Show the manhole rim and invert elevations for the manhole where the sewer for the Spool building discharges. Match crowns of the sewer service pipe with the outflowing pipe out of the manhole.
4. Show the upstream and downstream manholes when a new manhole is placed over an existing sewer main, along with rim and flow-line elevations.
5. When connecting a water service to an existing main note on the plans that RWU will construct the water meter service at the developer's expense (including irrigation meters).
6. Show the building footings on the fire line profiles with the fire line extending past the footing and up to where the backflow preventer will be.
7. Depict the location of the sanitary sewer crossing on Ritter Fire Service Profile.
8. Show the model number for the irrigation RPZA on the reduced pressure backflow w/enclosure detail as well as on the landscape plan.
9. The RPZA model number shown on the landscape plan is not a lead-free model which is now required. Also, specify the strainer separately from the model number.
10. Large Trees (over 20' tall at maturity in City Code 14-46-paragraph G) must be located at least 10 feet from any water or sanitary sewer main. This distance applies to water meters

as well since they are part of the public portion of the water system. Refer to the southwest corner of the Spool building.

11. Construction inspection for this project shall be the responsibility of Odyssey Engineering.

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

Sincerely,

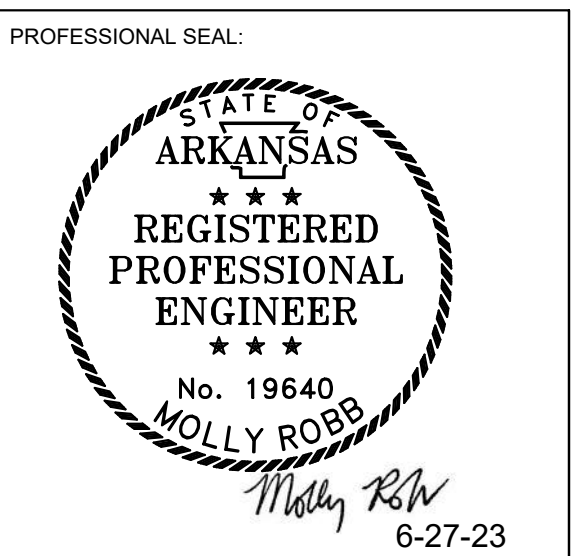
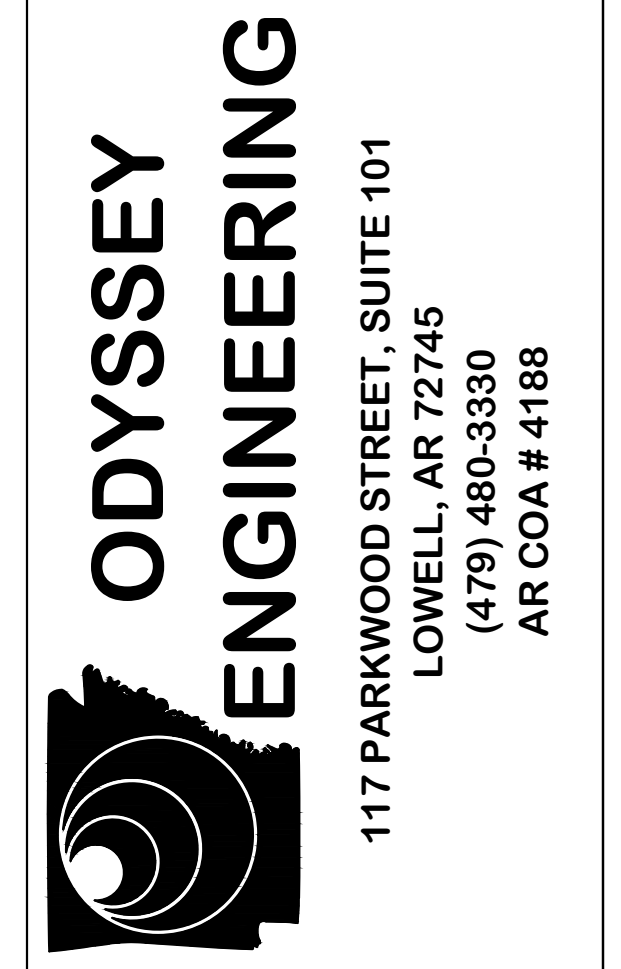


Brian Sartain, PE
Utility Engineer

BS: DG

CITYVIEW PROJ: #PL202300338

CITY APPROVAL STAMP

[illegible]

**RITTER AND SPOOL
LARGE-SCALE DEVELOPMENT PLAN SET
104 W. CHESTNUT ST. & 100 E. CHESTNUT ST.
ROGERS, AR 72756**

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0022	MR	MR
PLAN DATE:	06.27.2023	

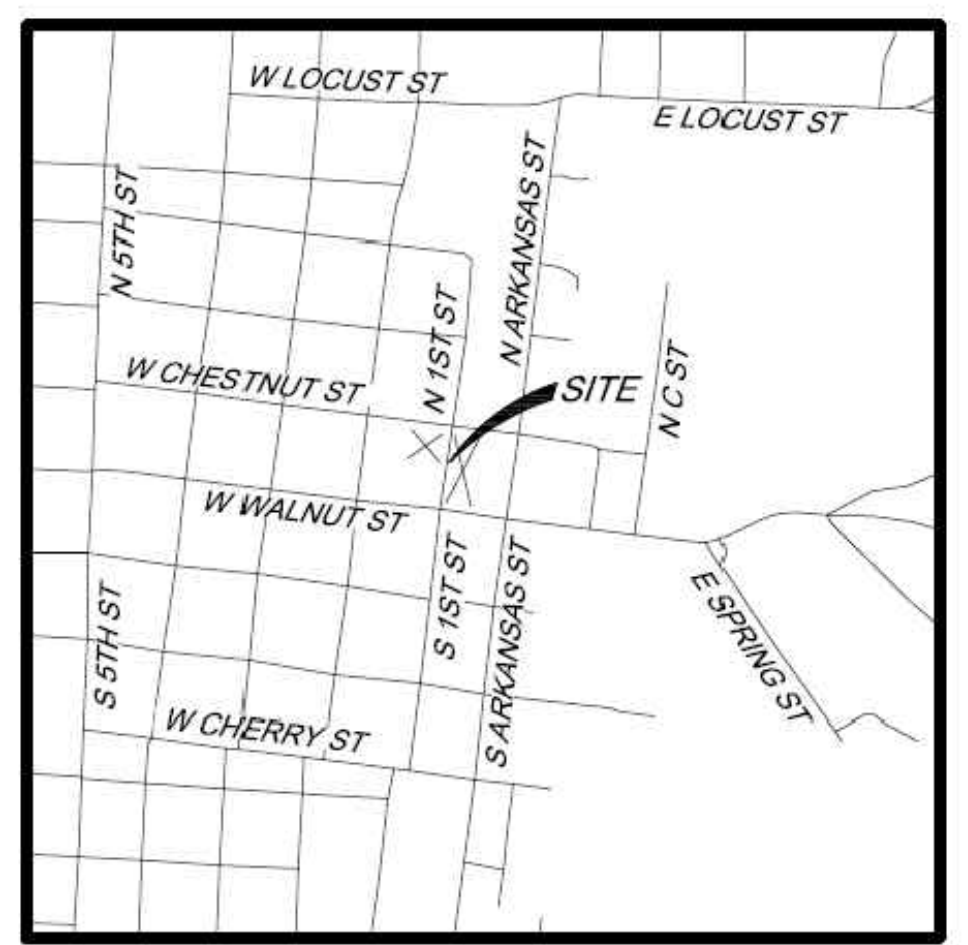
SHEET NAME:

COVER SHEET

SHEET NO.:
C0.0



C0.0	COVER SHEET
1	BOUNDARY / TOPOGRAPHIC SURVEY
C0.1	GENERAL NOTES
C1.0	DEMOLITION PLAN
C1.1	SITE LAYOUT PLAN
C1.2	SITE GRADING & EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	SITE DETAILS
L1.00	LANDSCAPE PLAN
L2.00	LANDSCAPE NOTES AND DETAILS
WD-1	RWU WATER DETAILS
WD-2	RWU WATER DETAILS
SD-1	RWU SEWER DETAILS
EX01	RITTER BUILDING FACADES
EX02	RITTER BUILDING FACADES
EX03	THE SPOOL FACADES
EX04	THE SPOOL FACADES
EX05	TRASH ENCLOSURE



VICINITY MAP
N.T.S.

<u>CONTACT INFORMATION</u>	
AT&T	479-442-3173
COX COMMUNICATIONS	479-254-3459
BLACK HILLS ENERGY, FAYETTEVILLE	479-333-7009
SWEPKO / AEP	479-973-2333
CITY OF ROGERS, PLANNING	479-621-1186
CITY OF ROGERS, DRAINAGE & STORMWATER	479-621-1186
CITY OF ROGERS, FIRE DEPARTMENT	479-621-1100
ROGERS WATER UTILITIES	479-621-1146

1. IF THE PROJECT COST EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6).
2. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
3. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST RECENT STAMP BY ROGERS PLANNING.

1. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE, IF APPROPRIATE, IN THE PROJECT ORDINANCE REQUIREMENTS. THE ENGINEER OF RECORD TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
2. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
3. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
4. 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.
5. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDE PATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
6. 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

SUBJECT TRACTS:
PARCEL #02-02171-000:
LOT 1, BLOCK 5, ORIGINAL TOWN OF ROGERS, BENTON COUNTY, ARKANSAS.
PARCEL #02-00220-001:
LOT 2, RED BRICK 1907 SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN PLAT L201836858.

FLOOD CERTIFICATION
BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR BENTON COUNTY ARKANSAS. MAP NUMBER: 05007C0208K MAP REVISED: JUNE 5, 2012
BASIS OF BEARING:
GRID BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE.
BASIS OF ELEVATION:
NAV828, PER GPS OBSERVATIONS AS ESTABLISHED BY PROCESSING THROUGH OPUS.
BENCHMARK
SITE BENCHMARK #1: SANITARY SEWER MANHOLE LOCATED IN THE MIDDLE OF E. CHESTNUT ST. AND ALLEY APPROXIMATELY 79.7' NORTH OF A UTILITY POLE WITH LAMP IN ALLEY AND APPROXIMATELY 162.7' NORTHWEST OF A STOP SIGN AT THE INTERSECTION OF E. CHESTNUT AND N. 1ST ST. ELEV.=1372.38'
SITE BENCHMARK #2: SANITARY SEWER MANHOLE LOCATED NEAR PARKING ON EAST SIDE OF N. 1ST STREET ON E. CHESTNUT ST. APPROXIMATELY 27.8' NORTHEAST FROM A FIRE HYDRANT IN ISLAND AND APPROXIMATELY 82.2' NORTHWEST OF A STORM DRAINAGE MANHOLE ON WEST SIDE OF ARKANSAS AND MISSOURI RAILROAD. ELEV.=1376.12'

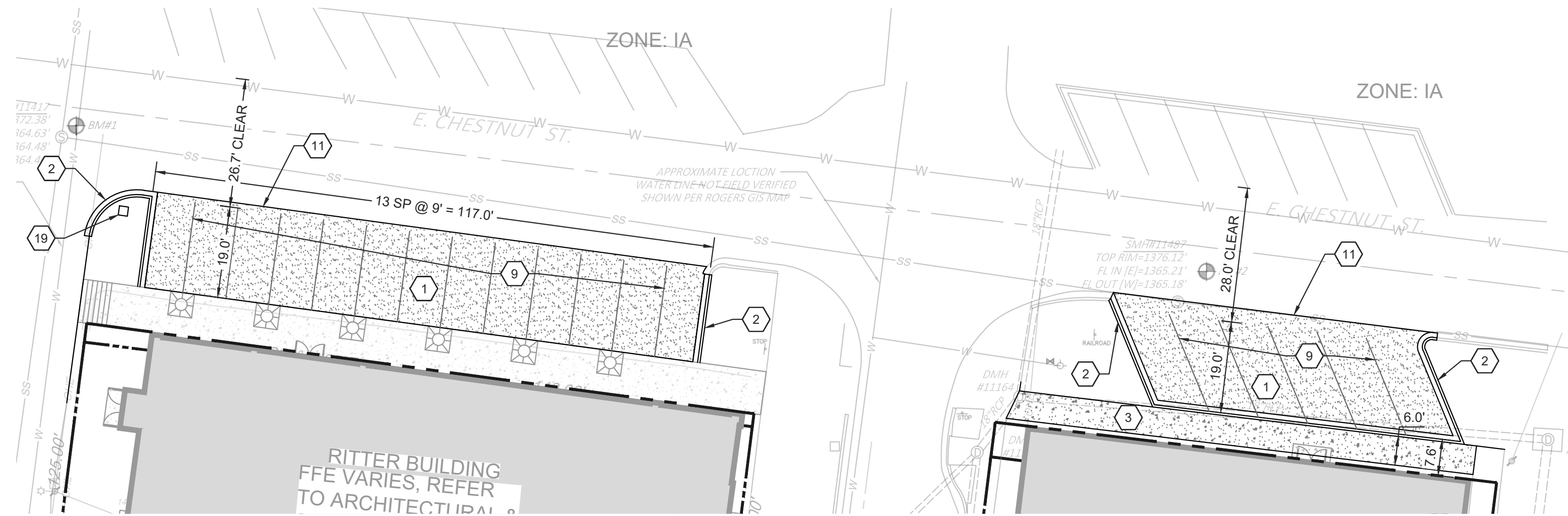
DEVELOPMENT STANDARDS	
TOTAL SITE AREA	RITTER: 0.17 ACRES OR 7,467 SF SPOOL: 0.22 ACRES OR 9,763 SF TOTAL: 0.39 ACRES OR 17,230 SF
DEVELOPMENT AREA	0.39 ACRES OR 17,230 SF.
UNIT COUNT / DENSITY	RITTER: 27 UNITS - ACRES: 0.17 - UNITS PER ACRE: 158.82 SPOOL: 18 UNITS - ACRES: 0.22 - UNITS PER ACRE: 81.82 TOTAL: 45 UNITS - ACRES: 0.39 - UNITS PER ACRE: 115.38
BUILDING AREA	RITTER: 6,150 SF PER FLOOR - TOTAL: 18,450 SF SPOOL: 6,348 SF PER FLOOR - TOTAL: 19,044 SF TOTAL: 12,498 SF PER FLOOR - TOTAL: 37,494 SF
BUILDING SETBACKS / BUILD TO ZONES	PEDESTRIAN PRIORITY / OPEN SPACE (BTZ): 0' MIN - 15' MAX PEDESTRIAN-FRIENDLY (BTZ): 0' MIN - 25' MAX GENERAL FRONTAGE: 0' MIN - 30' MAX SIDE & REAR: 0' MIN, NO MAX.
BUILDING HEIGHT	RITTER: 41'-3/4" SPOOL: 43'-10"
OPEN SPACE	RITTER: 1,196 SF OR 16.0% SPOOL: 1,243 SF OR 12.7% TOTAL: 2,439 SF OR 14.2%*
GREENSPACE RATIO	14.2%*
*REFER TO VARIANCE REQUEST INCLUDED WITH SUBMITTAL	

ZONING
PARCEL LOCATED IN DRDC COR ZONE.

STREET DESIGNATIONS:
N. 1ST STREET: PEDESTRIAN FRIENDLY
CHESTNUT STREET: PEDESTRIAN FRIENDLY

KEY NOTES:

- 1 PROPOSED PUBLIC ON-STREET PARKING WITH NEW PAVEMENT PER CITY OF ROGERS STANDARD SPECIFICATIONS.
- 2 PROPOSED CURB & GUTTER PER CITY OF ROGERS STANDARD DETAIL ON SHEET C1.4.
- 3 PROPOSED PUBLIC SIDEWALK PER CITY OF ROGERS STANDARD DETAIL ON SHEET C1.4.
- 4 PROPOSED 8' WIDE SIDEWALK LANDING AT PROPOSED DOOR LOCATIONS PER SIDEWALK DETAIL ON SHEET C1.4.
- 5 PROPOSED ASPHALT WITHIN PROPERTY LIMITS PER ASPHALT DETAIL ON SHEET C1.4.
- 6 PROPOSED CONCRETE PAD FOR PROPOSED DUMPSTER PER CONCRETE PAD DETAIL ON SHEET C1.4.
- 7 EXISTING OVERHEAD ELECTRIC LINE TO BE RELOCATED.
- 8 PROPOSED SIDEWALK RAMP PER CITY OF ROGERS STANDARD DETAIL ON SHEET C1.4.
- 9 PROPOSED STRIPING TO BE PER CITY OF ROGERS STANDARD SPECIFICATIONS.
- 10 PROPOSED ON-SITE STRIPING TO BE 4" HI-VIS WHITE PER CITY OF ROGERS STANDARD SPECIFICATIONS.
- 11 MATCH NEW PAVEMENT FLUSH WITH ADJACENT GRADE.
- 12 PROVIDE DUMSPTER ENCLOSURE PER CITY REQUIREMENTS. REFER TO PROVIDED DETAIL ON ARCHITECTURAL PLANS.
- 13 PROPOSED 8" X 3' SIDEWALK LANDING AT PROPOSED RISER/DATA ROOM DOOR LOCATIONS PER SIDEWALK DETAIL ON SHEET C1.4.
- 14 EXISTING STREET LIGHT.
- 15 PARKING SPOT TO BE STRIPED WITH "COMPACT" PER CITY OF ROGERS STANDARD SPECIFICATIONS.
- 16 PROVIDE MOTORCYCLE / SCOOTER PARKING SPACES. PROVIDE CRUSHED STONE PER LANDSCAPE PLAN.
- 17 ACCESSIBLE PARKING SYMBOL TO BE PROVIDED PER CITY OF ROGERS & ADA REQUIREMENTS.
- 18 PROPOSED SIDEWALK PER SIDEWALK DETAIL ON SHEET C1.4.
- 19 PROPOSED STREET LIGHT TO MATCH EXISTING PER CITY AND UTILITY COMPANY REQUIREMENTS.



SITE LAYOUT PLAN - WORK BY OTHERS

PARKING INFORMATION

REQUIRED PARKING	1 SPACE PER DWELLING UNIT 45 DWELLING UNITS X 1 = 45 PARKING SPACES
PROVIDED PARKING	ON-SITE: 3 PARKING SPACES ON EAST PROPERTY OFF-SITE: REFER TO PARKING PLAN INCLUDED WITH SUBMITTAL

BUILDING INFORMATION

RITTER BUILDING	27 UNITS - STUDIO: 9, 1 BED: 15, 2 BED: 3
SPOOL BUILDING	18 UNITS - STUDIO: 0, 1 BED: 6, 2 BED: 12

DEVELOPMENT STANDARDS

TOTAL SITE AREA	RITTER: 0.17 ACRES OR 7,467 SF SPOOL: 0.22 ACRES OR 9,763 SF TOTAL: 0.39 ACRES OR 17,230 SF
DEVELOPMENT AREA	0.39 ACRES OR 17,230 SF.
UNIT COUNT / DENSITY	RITTER: 27 UNITS - ACRES: 0.17 - UNITS PER ACRE: 158.82 SPOOL: 18 UNITS - ACRES: 0.22 - UNITS PER ACRE: 81.82 TOTAL: 45 UNITS - ACRES: 0.39 - UNITS PER ACRE: 115.38
BUILDING AREA	RITTER: 6,150 SF PER FLOOR - TOTAL: 18,450 SF SPOOL: 6,348 SF PER FLOOR - TOTAL: 19,044 SF TOTAL: 12,498 SF PER FLOOR - TOTAL: 37,494 SF
BUILDING SETBACKS / BUILD TO ZONES	PEDESTRIAN PRIORITY / OPEN SPACE (BTZ): 0' MIN - 15' MAX PEDESTRIAN-FRIENDLY (BTZ): 0' MIN - 25' MAX GENERAL FRONTAGE: 0' MIN - 30' MAX SIDE & REAR: 0' MIN, NO MAX.
BUILDING HEIGHT	RITTER: 41'-3/4" SPOOL: 43'-10"
OPEN SPACE	RITTER: 1,196 SF OR 16.0% SPOOL: 1,243 SF OR 12.7% TOTAL: 2,439 SF OR 14.2%*
GREENSPACE RATIO	14.2%*
*REFER TO VARIANCE REQUEST INCLUDED WITH SUBMITTAL	

EXISTING LEGEND

---	PROPERTY LINE
- - - 1352 - - -	EXISTING CONTOUR
---	EXISTING PAVEMENT
---	EXISTING SETBACK
---	EXISTING EASEMENT
---	EXISTING ELECTRIC LINE
⊙	EXISTING ELECTRIC POLE
---	EXISTING WATER MAIN
⊙	EXISTING WATER SYMBOLS
---	EXISTING SEWER MAIN
⊙	EXISTING SEWER SYMBOLS

PROPOSED LEGEND

■	PROPOSED BUILDING
■	PROPOSED CONCRETE
■	PROPOSED ASPHALT
---	PROPOSED WORK BY CITY/RWU.

CITY NOTES:

1. ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
2. SEPARATE SIGN PERMIT IS REQUIRED.



SITE LAYOUT PLAN

CITYVIEW PROJ: #PL202300338

CITY APPROVAL STAMP

PROFESSIONAL SEAL:



6-27-23

REVISIONS

NO. DATE REVISION

ODYSSEY ENGINEERING

117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

**RITTER AND SPOOL
LARGE-SCALE DEVELOPMENT PLAN SET**
104 W. CHESTNUT ST. & 100 E. CHESTNUT ST.
ROGERS, AR 72756

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0022	MR	MR
PLAN DATE:	06.27.2023	

SHEET NAME:

SITE LAYOUT PLAN

SHEET NO.:

C1.1



KEY NOTES:

1 INSTALL 30 LF OF 6"Ø SDR 26 PVC SEWER SERVICE AT 1.0% SLOPE MINIMUM PER RWU AND STATE REQUIREMENTS. INSTALL ONE WAY CLEANOUTS EVERY 50' OR TWO WAY CLEANOUTS EVERY 100' MINIMUM AND CLEANOUTS AT ALL BENDS. COORDINATE CONNECTION AT BUILDING WITH MEP PLANS. CONNECT TO EXISTING MAIN AT INV (CALC.) = 1365.3'. FIELD VERIFY CONNECTION ELEVATION AND CONTACT ENGINEER IF DISCREPANCY OCCURS. REFER TO RWU STANDARD DETAILS.

2 INSTALL 20 LF OF 6"Ø SDR 26 PVC SEWER SERVICE AT 1.0% SLOPE MINIMUM PER RWU AND STATE REQUIREMENTS. INSTALL ONE WAY CLEANOUTS EVERY 50' OR TWO WAY CLEANOUTS EVERY 100' MINIMUM AND CLEANOUTS AT ALL BENDS. COORDINATE CONNECTION AT BUILDING WITH MEP PLANS. CONNECT TO PROPOSED MANHOLE AT INV (CALC.) = 1365.2'. REFER TO RWU STANDARD DETAILS.

3 INSTALL 124 LF OF 2" WATER SERVICE WITH 1.5" METER PER RWU AND STATE REQUIREMENTS. COORDINATE CONNECTION AT BUILDING WITH MEP PLANS. RWU TO CONSTRUCT WATER METER SERVICE AT DEVELOPER'S EXPENSE. REFER TO RWU STANDARD DETAILS.

4 INSTALL 70 LF OF 2" WATER SERVICE WITH 1.5" METER PER RWU AND STATE REQUIREMENTS. COORDINATE CONNECTION AT BUILDING WITH MEP PLANS. RWU TO CONSTRUCT WATER METER SERVICE AT DEVELOPER'S EXPENSE. REFER TO RWU STANDARD DETAILS.

5 INSTALL 30 LF ELECTRIC SERVICE WITH TRANSFORMER PER AEP / SWEPCO REQUIREMENTS. COORDINATE ROUTE AND LOCATION OF SERVICE WITH MEP AND AEP / SWEPCO.

6 INSTALL 14 LF ELECTRIC SERVICE WITH TRANSFORMER PER AEP / SWEPCO REQUIREMENTS. COORDINATE ROUTE AND LOCATION OF SERVICE WITH MEP AND AEP / SWEPCO.

7 WALL MOUNTED ELECTRIC METERS. COORDINATE LOCATION AND REQUIREMENTS WITH MEP, ARCHITECTURAL, AND AEP / SWEPCO.

8 INSTALL 30 LF OF 1" IRRIGATION SERVICE WITH 5/8" METER PER RWU AND STATE REQUIREMENTS. COORDINATE CONNECTION AT BUILDING WITH MEP PLANS. RWU TO CONSTRUCT WATER METER SERVICE AT DEVELOPER'S EXPENSE. REFER TO RWU STANDARD DETAILS.

9 INSTALL 58 LF OF 1" IRRIGATION SERVICE WITH 5/8" METER PER RWU AND STATE REQUIREMENTS. COORDINATE CONNECTION AT BUILDING WITH MEP PLANS. RWU TO CONSTRUCT WATER METER SERVICE AT DEVELOPER'S EXPENSE. REFER TO RWU STANDARD DETAILS. EXISTING 5/8" WATER METER LOCATED ON 1ST STREET TO BE REUSED IF POSSIBLE, IF NOT ABANDON PER RWU REQUIREMENTS.

10 INSTALL 122 LF OF 4" FIRE SERVICE. SIZE AND LOCATION TO BE DETERMINED BY FIRE SUPPRESSION CONTRACTOR. COORDINATE CONNECTION AT BUILDING WITH MEP PLANS. CONNECT TO EXISTING MAIN WITH TAPPING SLEEVE AND DEMARCATION VALVE. REFER TO MEP FOR BLACKFLOW PREVENTER LOCATED IN BUILDING. INSTALL REFER TO RWU STANDARD DETAILS.

11 INSTALL 78 LF OF 4" FIRE SERVICE. SIZE AND LOCATION TO BE DETERMINED BY FIRE SUPPRESSION CONTRACTOR. COORDINATE CONNECTION AT BUILDING WITH MEP PLANS. CONNECT TO EXISTING MAIN WITH TAPPING SLEEVE AND DEMARCATION VALVE. REFER TO MEP FOR BLACKFLOW PREVENTER LOCATED IN BUILDING. REFER TO RWU STANDARD DETAILS.

12 APPROXIMATE LOCATION OF WALL MOUNTED FDC. COORDINATE WITH MEP, ARCHITECT, RWU, & FIRE DEPARTMENT.

13 CONTRACTOR TO ACCURATELY FIELD VERIFY EXISTING PUBLIC WATER AND SEWER LINES IN ALLEY PRIOR TO REMOVAL OF EXISTING BUILDING.

14 INSTALL 4"Ø SEWER MANHOLE ON EXISTING 8" SEWER MAIN PER RWU REQUIREMENTS. RIM = 1374.1' INV IN (S) = 1365.2' INV OUT (N) = 1365.1'. REFER TO RWU STANDARD DETAILS.

15 CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING SEWER SERVICE. CONTRACTOR TO REMOVE EXISTING SERVICE AND REPAIR EXISTING SITE IMPROVEMENTS PER RWU REQUIREMENTS.

16 IRRIGATION BACKFLOW PREVENTER RPZA (WATTS: LF009M3-QT 3/4); WITH BRONZE 3/4" WYE STRAINER (WATTS: LF777)

CITYVIEW PROJ: #PL202300338

CITY APPROVAL STAMP

PROFESSIONAL SEAL:



REVISIONS

NO.	DATE	REVISION
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ODYSSEY ENGINEERING

117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

**RITTER AND SPOOL
LARGE-SCALE DEVELOPMENT PLAN SET**
104 W. CHESTNUT ST. & 100 E. CHESTNUT ST.
ROGERS, AR 72756

PROJECT NO.	DESIGNED BY	REVIEWED BY
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ODY0022	MR	MR
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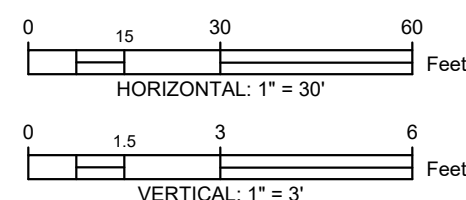
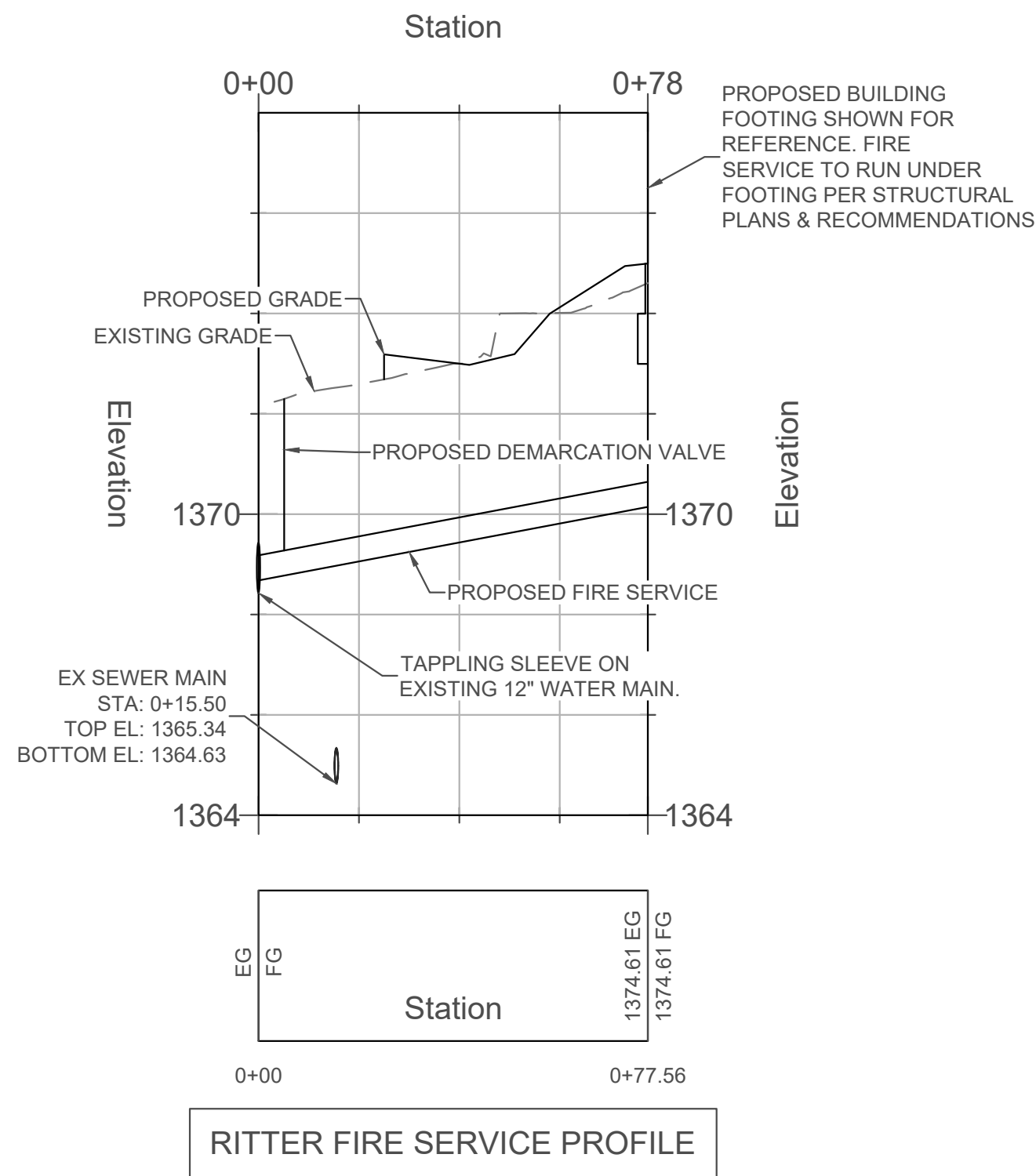
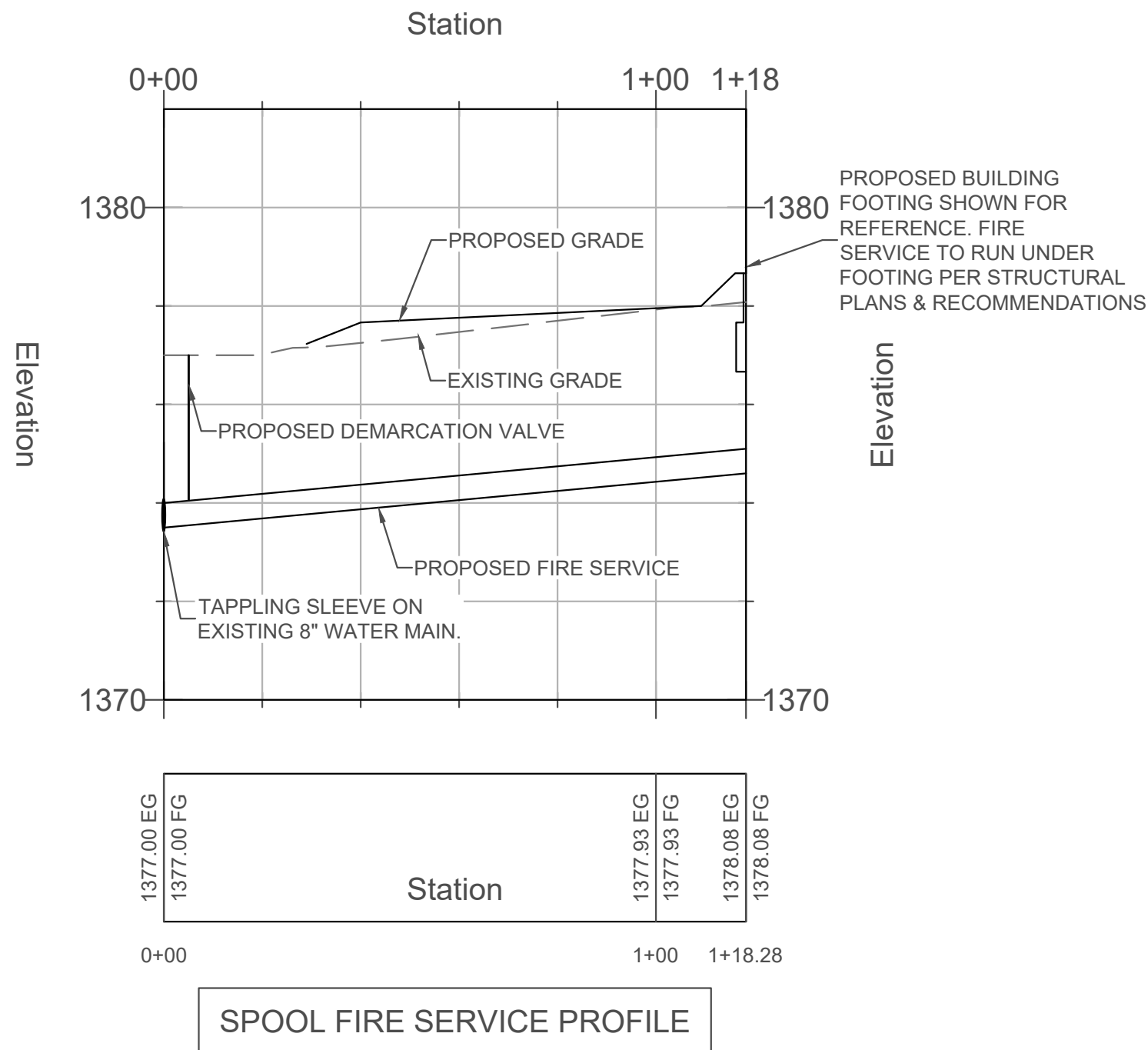
PLAN DATE:	06.27.2023
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SHEET NAME:

SITE UTILITY PLAN

SHEET NO.:

C1.3



EXISTING LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING PAVEMENT
	EXISTING SETBACK
	EXISTING EASEMENT
	EXISTING ELECTRIC LINE
	EXISTING ELECTRIC POLE
	EXISTING WATER MAIN
	EXISTING WATER SYMBOLS
	EXISTING SEWER MAIN
	EXISTING SEWER SYMBOLS
PROPOSED LEGEND	
	PROPOSED CONTOUR
	PROPOSED BUILDING
	PROPOSED SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED FIRE SERVICE
	PROPOSED WATER SYMBOLS
	PROPOSED ELECTRIC SERVICE
	PROPOSED ELECTRIC SYMBOLS

<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>	
	OV	6	Ostrya virginiana American Hophornbeam	2" Cal.	B&B		
<u>SHADE TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>	
	QS	4	Quercus shumardii 'QSFTC' Panache® Shumard Oak	3" Cal.	B&B		
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>REMARKS</u>
	IG	118	Ilex glabra Inkberry Holly	3 gal.	CONT	30" o.c.	
<u>NATIVE GRASSES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>REMARKS</u>
	SH	303	Sporobolus heterolepis Prairie Dropseed	1 gal.	CONT	24" o.c.	
<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>REMARKS</u>
		248 sf	PERENNIAL PLANT MIX				
	CA	65	Coreopsis auriculata 'Nana' Dwarf Lobed Tickseed	1 gal.	Pot	25% @ 12" o.c.	
	EP	29	Echinacea purpurea Coneflower	1 gal.	Pot	25% @ 18" o.c.	
	PG	29	Phlox paniculata 'Backlight' Luminary™ Backlight Garden Phlox	1 gal.	Pot	25% @ 18" o.c.	
	RH	29	Rudbeckia hirta Black-eyed Susan	1 gal.	Pot	25% @ 18" o.c.	
	CD	1,725 sf	Cynodon dactylon x transvaalensis Tifway 419 Tifway 419 Bermudagrass	sod			

ZONING:	COR - MIXED USE DOWNTOWN CORE
PROPOSED USE:	RESIDENTIAL - MULTIFAMILY
MIN 25% OF PLANT MATERIAL SHALL BE TREES	DUE TO THE DOWNTOWN NATURE OF THIS PROJECT, THERE IS LIMITED PLANTED AREA, AND THE TYPICAL PERIMETER AND PARKING LOT PLANTINGS DO NOT APPLY.
MIN 10% OF TREES ARE EVERGREEN	THIS PROJECT DOES NOT HAVE PERIMETER LANDSCAPING, PARKING LOT LANDSCAPING, ETC. ONLY STREET TREES. REQUIREMENT DOES NOT APPLY.
MAX. 25% OF TREES ARE ORNAMENTAL TREES	NO ORNAMENTAL TREES ARE PROPOSED AS PART OF THIS PLANTING PLAN
GREENSPACE / IMPERVIOUS AREAS	GREENSPACES / OPENSACE: 2,439 SF (14%) IMPERVIOUS AREA: 15,071 SF (86%) TOTAL AREA: 17,510 SF
SCREENING	NEW PARKING LOT AREA SCREENED BY EVERGREEN SHRUBS
STREET TREES REQUIRED	PER TABLE 6-1 STREET CLASSIFICATION TABLE, THESE FRONTAGES ARE ' MIXED-USE GENERAL' (USING THE DOWNTOWN SECTION- SHOWN GRAPHICALLY IN THE CODE), <u>STREET TREES ARE NOT REQUIRED.</u>
TREES PROVIDED	STREET TREES: 9 TREES SITE TREES: 1 TREE TOTAL TREES: 10 TREES PROVIDED

PROPERTY LINE

PLANT LABEL:
GENUS SPECIES
QUANTITY

IRRIGATION BACKFLOW
PREVENTER RPZA
(WATTS: LF009M3-QT 3/4"
WITH BRONZE 3/4" WYE
STRAINER (WATTS: LF777

_____ SS _____	SANITARY SEWER LINE
_____ W _____	WATER LINE
_____ ST _____	STEAM AND RETURN
_____ G _____	GAS LINE
_____ UT _____	UNDERGROUND PHONE
_____ UFO _____	UNDERGROUND FIBER OPTIC
_____ HE _____	UNDERGROUND ELECTRIC
_____ SD _____	STORM DRAIN
⊗ FH	FIRE HYDRANT
⊗ WM	WATER METER
⊗ V	WATER VALVE
⊗ I	IRRIGATION VALVE
⊗ S	SANITARY SEWER MH
⊗ C.O.	CLEAN-OUT
⊗ D	DRAINAGE MH
⊗ A	GAS RISER
⊗ *	LIGHT POLE
⊗ □	PEDESTAL (AS NOTED)
⊗ —	SIGN (AS NOTED)
⊗ P	POST (AS NOTED)
⊗ B	BENCHMARK
▲	CONTROL POINT

1. CONTRACTOR SHALL PROVIDE NEW IRRIGATION SYSTEM FOR NEW LANDSCAPE AREAS PER THE SPECIFICATIONS BELOW:
 - 1.1. ZONE KITS (SEPARATE ZONES FOR LAWN AREAS, PLANTING BEDS, AND TREES)
 - 1.2. VALVE BOXES, SHALL BE BLACK AND IN DISCREET AREAS WITHIN PLANTING BEDS
 - 1.3. DRIPLINE (18" O.C. HOLES) FOR ANY SHRUB AREAS. FULLY BURIED AND PINNED UNDER MULCH
 - 1.4. (1) BUBBLER (25 GPM) PER EACH TREE
 - 1.5. 4" POP-UP SPRAYS FOR TURF AREAS
2. ALL COMPONENTS SHALL BE COORDINATE SLEEVE LOCATIONS FOR CONDUIT
3. ALL COMPONENTS SHALL BE INSTALLED PER MANUFACTURER DETAILS
4. CONTRACTOR SHALL PROVIDE SCHEMATIC LAYOUT DRAWING FOR LANDSCAPE ARCHITECT AND OWNER REVIEW.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/CUT SHEETS FOR ALL COMPONENTS FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING TO OWNER
7. SYSTEM SHALL BE FULLY AUTOMATIC AND PROVIDE 100% HEAD TO HEAD COVERAGE.
8. CONTRACTOR TO LOCATE EXISTING CONTROLLER, ADD NEW ZONES, AND TEST SYSTEM TO ENSURE ALL CONNECTIONS ARE FUNCTIONING AND SYSTEM IS WORKING CORRECTLY
9. CONTRACTOR SHALL REPAIR DAMAGE TO EXISTING IRRIGATION COMPONENTS TO ENSURE IT IS FULLY FUNCTIONING.
10. BACKFLOW PREVENTER SHALL BE USC-FCCCHR APPROVED RPZA WILL BE REQUIRED AND LOCATED IN A HEATED SPACE OR FROST-FREE ENCLOSURE PRIOR TO ANY TEES OR BRANCHES FOR ALL IRRIGATION SERVICE LINES.

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
10. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. 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. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE 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 ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOT LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUTS BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUODA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
22. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR ALL TREES SHOWN THE THE APPROVED PLANS BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
24. PRIOR TO GRADING PERMIT, ALL TREE PRESERVATION MEASURES SHALL BE IN PLACE PER APPROVED TREE PRESERVATION PLAN.
25. PRIOR TO CERTIFICATE OF OCCUPANCY, LANDSCAPE ARCHITECT OF RECORD SHALL PERFORM AN INSPECTION CONFIRMING THAT IMPLEMENTATION OCCURRED PER APPROVED LANDSCAPE PLAN. UPON SUCCESSFUL RESULTS AND INSPECTION, REQUEST FINAL LANDSCAPE INSPECTION BY URBAN FORESTRY.
26. PRIOR TO CERTIFICATE OF OCCUPANCY, A LANDSCAPE MAINTENANCE SURETY ON ANY REQUIRED STREET AND MITIGATION TREES SHALL BE SUBMITTED WITH LANDSCAPE SURETY FORM.

[illegible]

**ODYSSEY
ENGINEERING**

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LOWELL, AR 72745
(479) 480-3330
AR COA # 41188

RITTER AND SPOOL
 CONCEPT LAYOUT
 N 1ST STREET & CHESTNUT ST.
 ROGERS, AR 72756

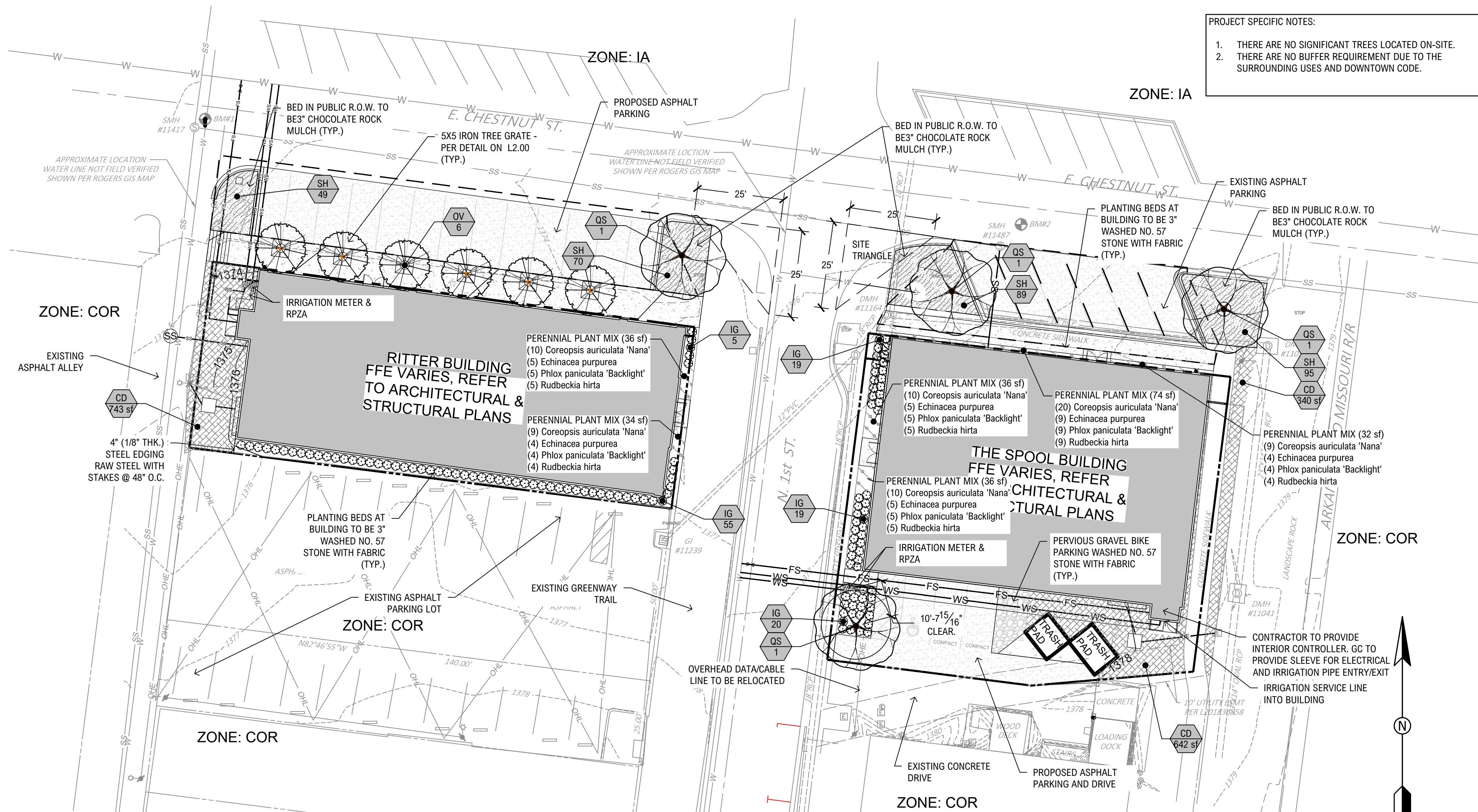
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0022	MR	MR
PLAN DATE:	06.28.2023	

SHEET NAME:

LANDSCAPE PLAN
AND DETAILS

SHEET NO.

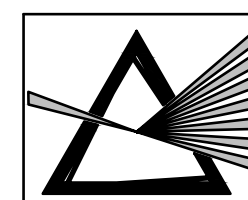
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1) LANDSCAPE PLAN

SCALE: 1"=20'-0"

SCALE: 1"=20'-0"



PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE + PLANNING
PRISM DESIGN STUDIO, LLC
HUNTSVILLE, AR 72740
W: PRISMDS.CO
P: 479.883.2845



Know what's below.
Call before you dig.

CITY APPROVAL STAMP

COURTYARD BUILDING & BLOCK, LLC
100 W. CENTER ST. STE 300
FAYETTEVILLE, AR 72701
PHONE: 479.442.0229 EMAIL: rob@sharpatch.net

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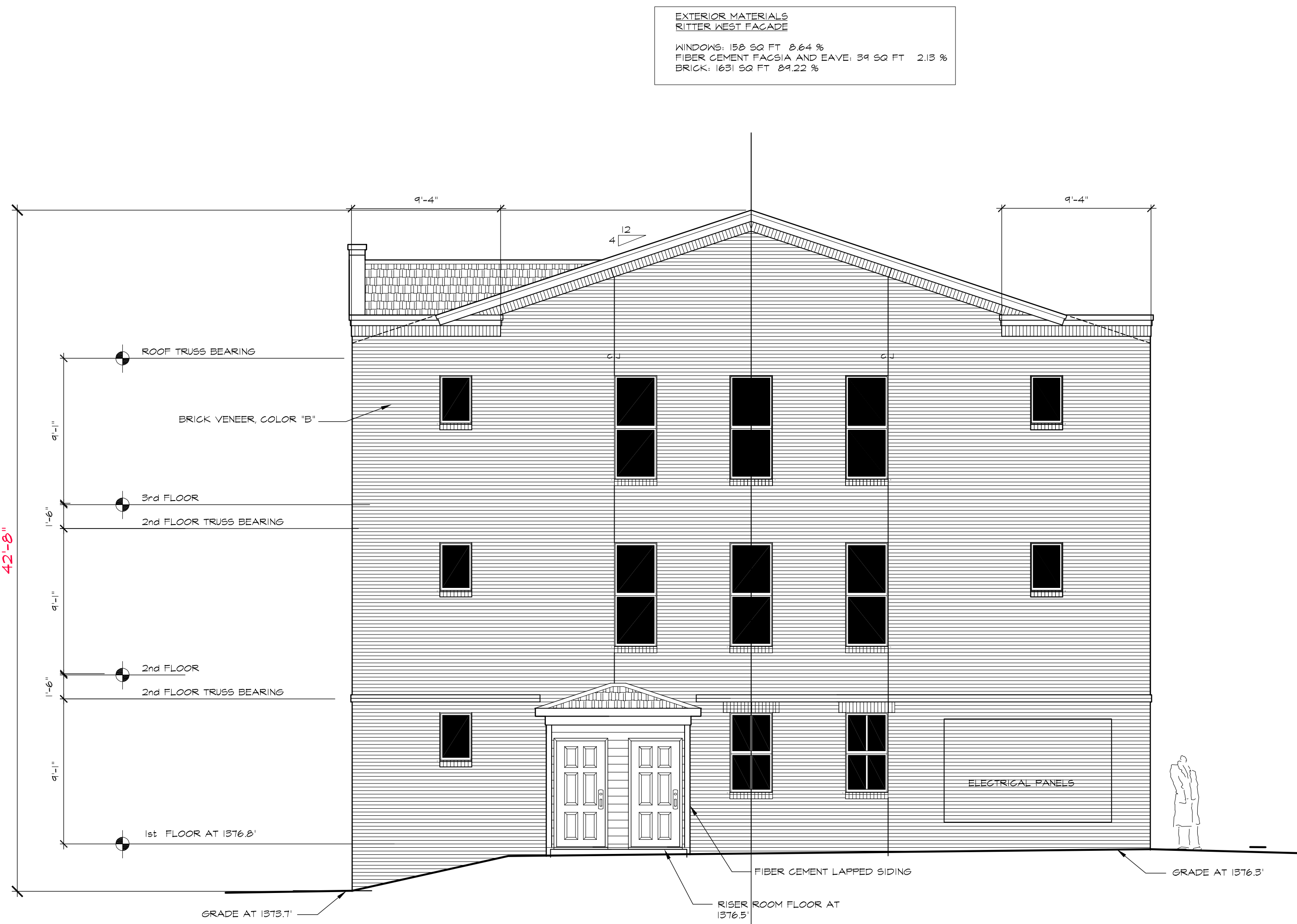
RITTER & SPOOL

RITTER BUILDING
ROGERS, AR

JOB NO. 19003
08 MAY 2023

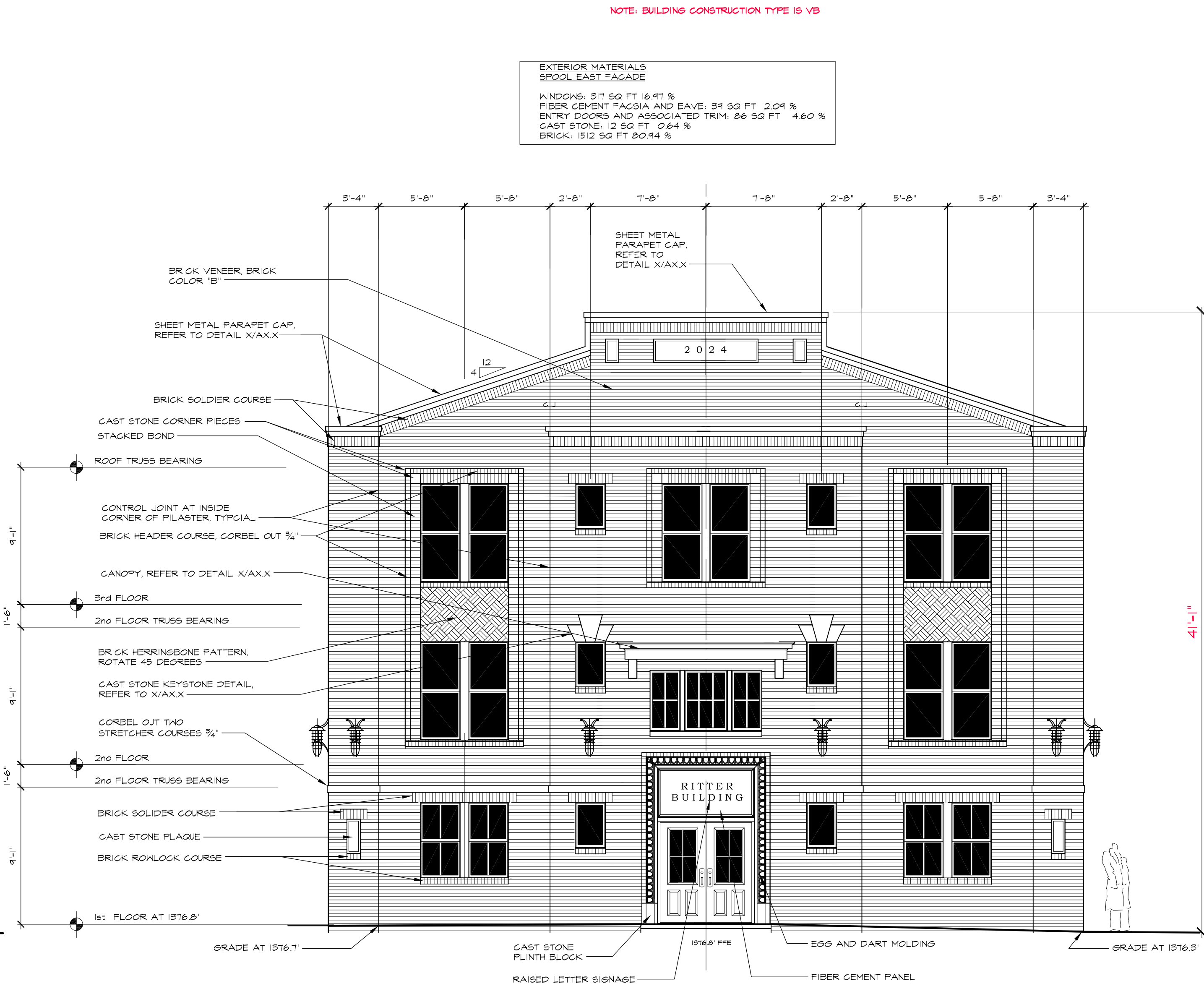
RITTER BUILDING FACADES

Ex01



2 WEST FACADE, RITTER BUILDING

SCALE: 3/16" = 1'-0"



1 EAST FACADE, RITTER BUILDING

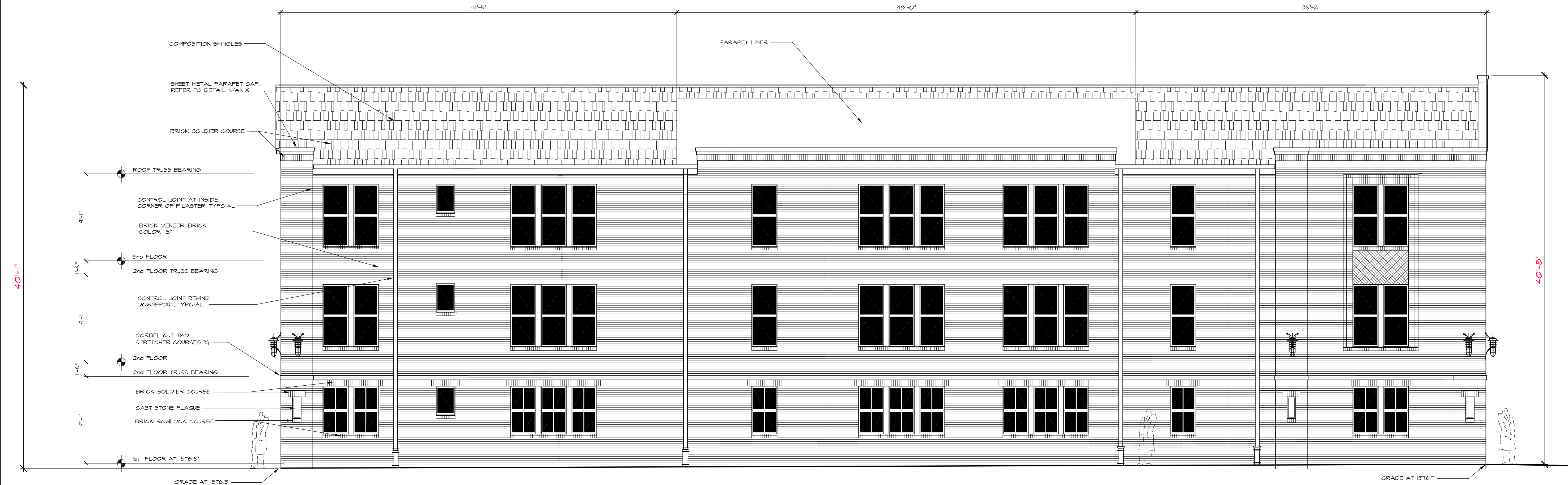
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS
RITTER NORTH FACADE
WINDOWS: 925 SQ FT 21.38 %
FIBER CEMENT FACIA AND EAVE: 108 SQ FT 2.50 %
BRICK: 5286 SQ FT 11.92 %

NOTE: BUILDING CONSTRUCTION TYPE IS VB



1 NORTH FACADE, RITTER BUILDING
SCALE: 3 / 16\"/>



2 SOUTH FACADE, RITTER BUILDING
SCALE: 3 / 16\"/>

EXTERIOR MATERIALS
RITTER SOUTH FACADE
WINDOWS: 642 SQ FT 16.41 %
FIBER CEMENT FACIA AND EAVE: 108 SQ FT 2.50 %
BRICK: 5452 SQ FT 12.45 %

CITY APPROVAL STAMP

COURTYARD BUILDING & BLOCK, LLC
100 W. CENTER ST. STE 300
FAYETTEVILLE, AR 72701
PHONE: 479.442.0229 EMAIL: rob@sharparch.net

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RITTER & SPOOL
RITTER BUILDING
ROGERS

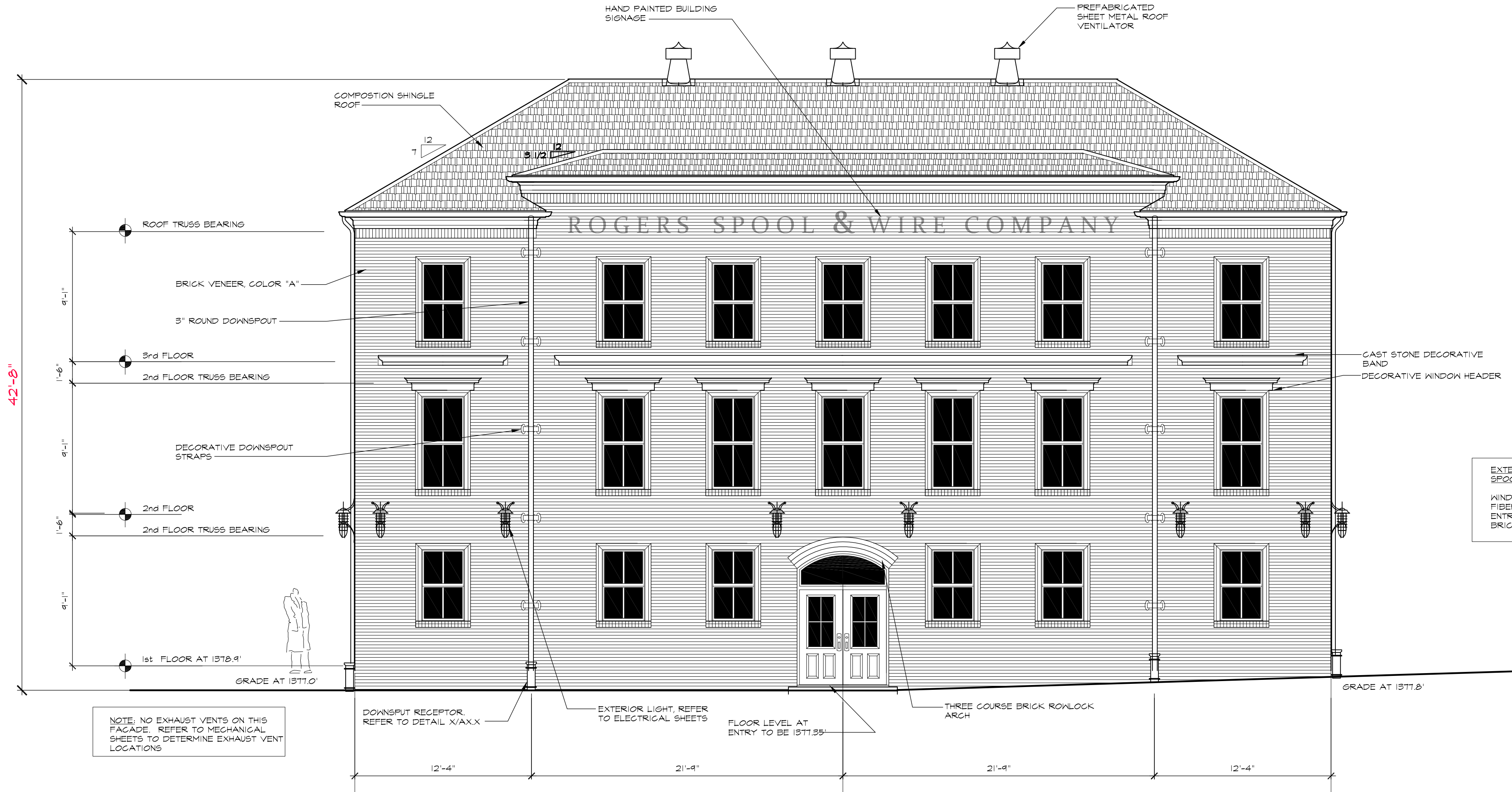
JOB NO. 19003
08 MAY 2023
RITTER BUILDING FACADES

Ex02

CITY APPROVAL STAMP

NOTE: BUILDING CONSTRUCTION TYPE IS VB

EXTERIOR MATERIALS
SPOOL WEST FACADE
WINDOWS: 476 SQ FT 20.15 %
FIBER CEMENT FASCIA AND EAVE: 83 SQ FT 3.51 %
ENTRY DOORS AND TRANSOM: 38 SQ FT 1.45 %
BRICK: 1748 SQ FT 73.91 %



1 WEST FACADE, THE SPOOL

SCALE: 3/16" = 1'-0"



2 NORTH FACADE, THE SPOOL

SCALE: 3/16" = 1'-0"

COURTYARD BUILDING & BLOCK, LLC

100 W. CENTER ST. STE 300

FAYETTEVILLE, AR 72701

PHONE: 479.442.0229 EMAIL: rob@sharparch.net

RITTER & SPOOL

THE SPOOL

ROGERS

JOB NO. 19003

08 MAY 2023

THE SPOOL
FACADES

Ex03

CITY APPROVAL STAMP

NOTE: BUILDING CONSTRUCTION TYPE IS VB

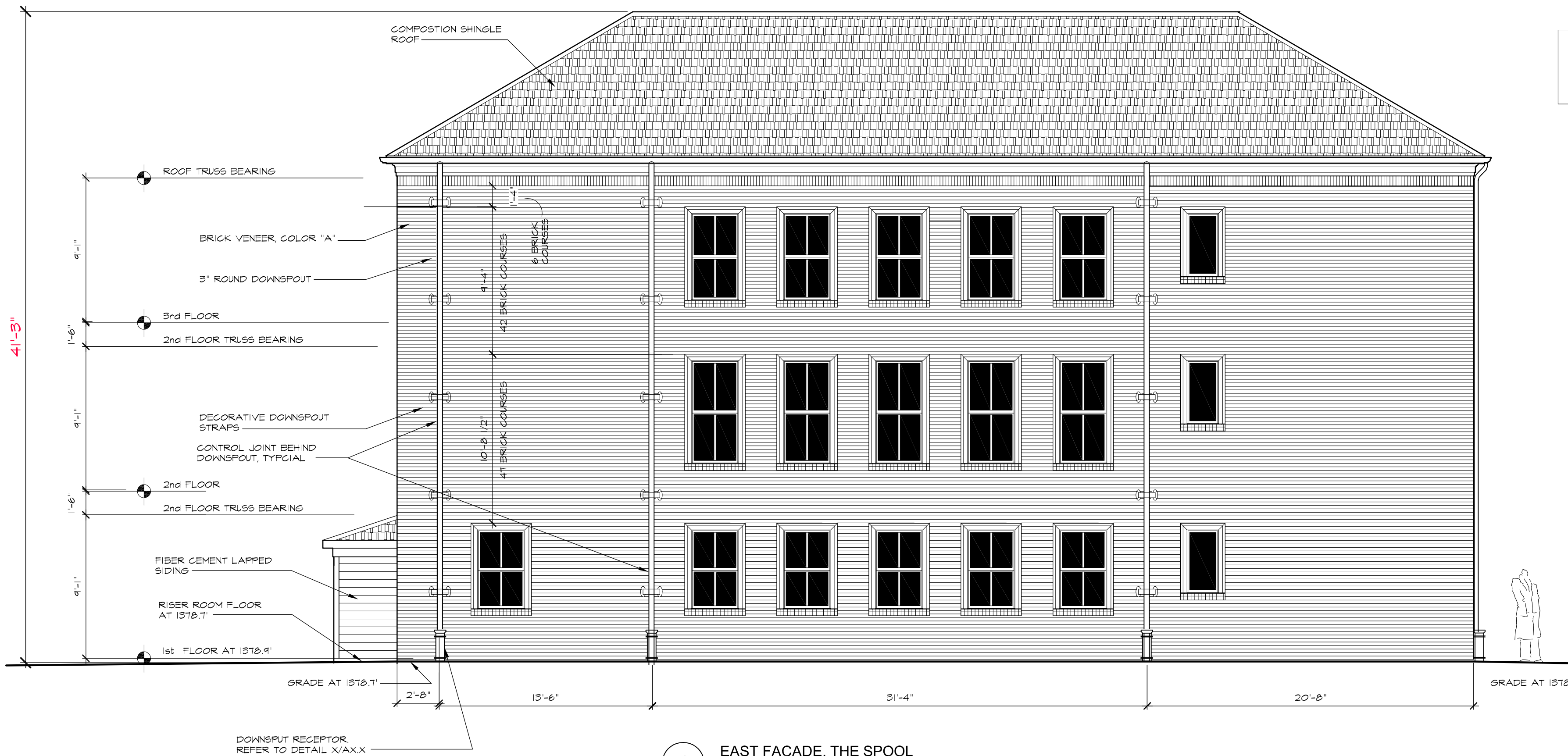
EXTERIOR MATERIALS
SPOOL SOUTH FACADE
WINDOWS: 106 SQ FT 25.46 %
FIBER CEMENT FACIA AND EAVE: 118 SQ FT 9.92 %
BRICK: 2183 SQ FT 12.62%



1 SOUTH FACADE, THE SPOOL

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS
SPOOL EAST FACADE
WINDOWS: 415 SQ FT 19.02 %
FIBER CEMENT FACIA AND EAVE: 80 SQ FT 5.66 %
BRICK: 1688 SQ FT 11.32 %



2 EAST FACADE, THE SPOOL

SCALE: 3/16" = 1'-0"

COURTYARD BUILDING & BLOCK, LLC

100 W. CENTER ST. STE 300

FAYETTEVILLE, AR 72701

PHONE: 479.442.0229 EMAIL: rob@sharpatch.net

RITTER & SPOOL

RITTER BUILDING

ROGERS

AR

JOB NO. 19003

08 MAY 2023

THE SPOOL
FACADES

Ex04



LARGE SCALE DEVELOPMENT

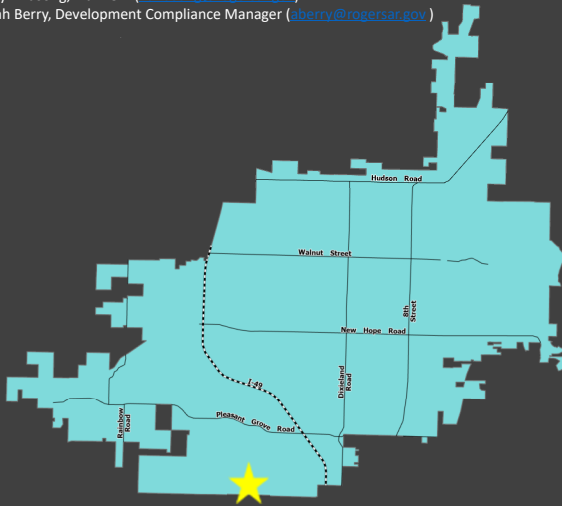
PLANNING

Saddle Ridge Townhomes

Staff:

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

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



Vicinity Map

Location

6335 South Bellview Road

CGM Designation

Neighborhood

Zoning

RMF-6.5A (Residential Multi-Family, 6.5 units per acre, to own)

Proposed Use

Residential Multi-Family

Representative

Dan Cole, Sandcreek Engineering

All reviews have passed.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Neighborhood

Growth Designation Character:

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

Allowed Zoning Districts:

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

ZONING:

R-MF (Residential Multi-Family):

"This district is intended to provide suitable areas within the City for attached and detached residential development. This district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods." Sec. 14-703(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

Saddle Ridge Townhomes



Geolocation

GEOLOCATION

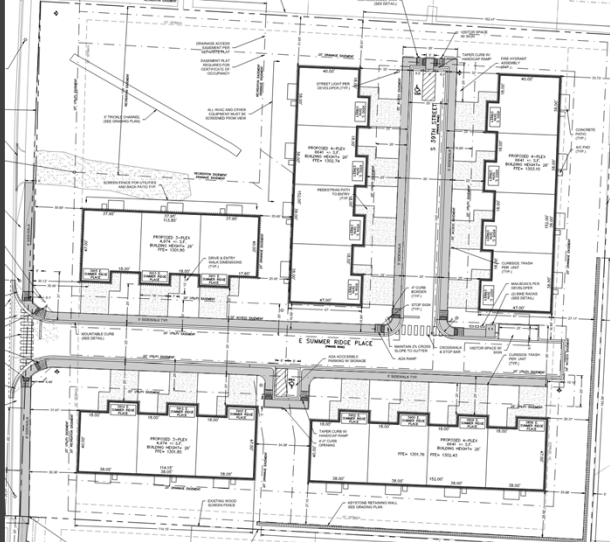
It is near the southeast corner of South Bellview Road and West Lexington Drive, just north of Lowell City Limits.



LARGE SCALE DEVELOPMENT

PLANNING

Saddle Ridge Townhomes



Site Plan

Request

- The proposal is for the construction of 18 townhome units on 2.78 acres.
- A Rezone/DCP was passed by Planning Commission on 7/18/23.
- The applicant has received an administrative engineering WAIVER from the Typical Street Section requirement, Sec. 14-44.

Request

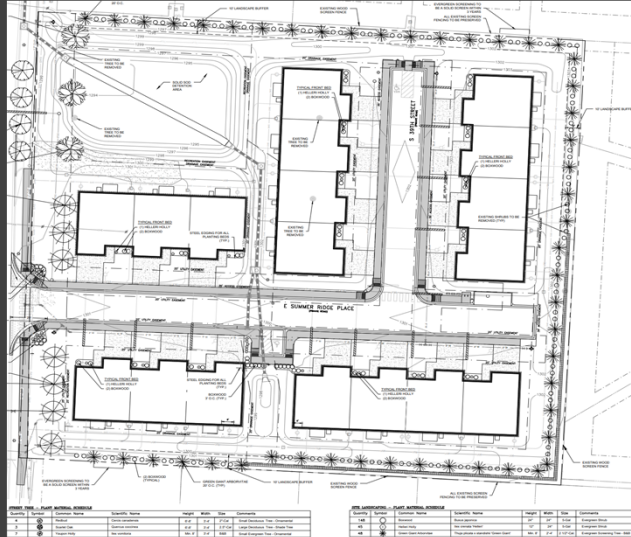
- The proposal is for the construction of 18 townhome units on 2.78 acres.
- A Rezone/DCP was passed by Planning Commission on 7/18/23. This Large Scale has been in review concurrently with the submittal of the Density Concept Plan.
- An administrative engineering waiver from the Typical Street Section requirement has been approved by staff.



LARGE SCALE DEVELOPMENT

PLANNING

Saddle Ridge Townhomes



Landscape Plan

Request

- A condition was put on the DCP that required the replacement of an invasive plant species. This request has been met.
- The Nandina Domestica invasive shrub was replaced with an Ilex Crenata.

Request

- A condition was put on the DCP that required the replacement of the Nandina Domestica (Dwarf Nandina) invasive shrub with a non-invasive species. The applicant has provided Ilex Crenata (Helleri Holly) in lieu of the previously proposed invasive shrub.

ENGINEERING REVIEW

- ACCESS MANAGEMENT:
The applicant's proposal meets access management standards.
- STORMWATER MANAGEMENT & WATER QUALITY:
The applicant proposes a detention pond at the northwest portion of the site which meets Stormwater management requirements. Water will be routed through the pond and water quality outlet structure to mitigate erosion and contaminants.
- 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

Saddle Ridge Townhomes



Aerial Map

Recommendation:
Approve

RECOMMENDATIONS:

Approve

1. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

Bellview Road is not in substandard condition.

a) Connectivity Standards:

Connectivity standards are not applicable on this site.

a) Streetscape:

i) Right-of-Way:

ii) The right-of-way width for Bellview Road, a Minor Arterial, is supposed to be 80-ft as required by the Typical Street Section. The applicant is dedicating right-of-way to the back of the sidewalk to match existing context to the north, for a total of 35-ft from the centerline. No additional right-of-way is required at this time.

iii) The applicant has received an administrative engineering **WAIVER** from the Typical Street Section requirement, Sec. 14-44. An alternate street section is proposed for this development to minimize trip hazards for senior citizens.

iv) Sidewalks & Sidepaths:

The applicant proposes to construct a 6-ft sidewalk along Bellview Road and along interior private streets.

a) Trails:

Trails are neither proposed nor required.

a) Streetlights:

The applicant proposes three streetlights along Bellview Road within the right-of-way and four streetlights along the private interior streets.

a) Street Trees:

The applicant proposes four Redbuds, three Scarlet Oaks, and seven Nellie Stevens Hollies.

RECOMMENDATIONS:

Approve



June 21, 2023

Mr. Timothy Sorey, P.E.
Sand Creek Engineering, Inc.
1610 NW 12th Street
Bentonville, AR 72712

Re: Conditional Approval of Civil Plans
Saddle Ridge Town Homes

Dear Mr. Sorey:

Plans were received for the referenced project which includes 552 LF of water main extension and 690 LF of sewer main extension serving 18 townhomes. We have reviewed the plans and are approving them with the following conditions:

1. Provide a minimum of 10-foot horizontal separation between parallel water and sewer mains (including service lines) and label the 10-foot minimum distance on the plans.
2. Install the fire hydrant near the northwest corner of the site and the fire hydrant located near Sta. 0+32 on Water Line A as per RWU Standard detail WD-1/4A since the fire hydrant lines are less than 20' in length.
3. Specify a 12"x 8" tapping sleeve and 8" valve at the beginning of Water Line A.
4. Move the subdivision monument sign a minimum horizontal distance of 5' from the proposed sanitary sewer main. You might be able to move it south of the entrance to have more options for placement.
5. Show the invert elevation at each end of the "jack & bore" encasement pipe. This invert elevation should be for the encasement pipe and not the invert elevation of the carrier pipe at that point on the line.
6. The sanitary sewer encasement pipe under Bellview Road is missing from the Sewer A.1 profile.
7. Label the sewer service line encasement pipes on the water line plan and profiles.
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. An executed copy of the Facilities Extensions Contract (form attached).
 - D. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - E. Performance and payment bonds executed by the utility contractor.
 - F. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.
9. Construction inspection for this project shall be the responsibility of Sand Creek Engineering, Inc.

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

LARGE SCALE DEVELOPMENT

SADDLE RIDGE TOWNHOMES

ROGERS, AR

CONTACT LIST

OWNER/DEVELOPER
LAWSON-MARDIS INVESTMENTS, INC.
24 WEST PINNACLE DR.
ROGERS, AR 72758
TOMMY MARDIS
479-619-5430
TMARDIS11@COX.NET

CIVIL ENGINEER / SURVEYOR
SAND CREEK ENGINEERING
DAN COLE
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282
DCOLE@SANDCREEK.US

PLANNING DEPARTMENT
CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
ETHAN HUNTER
(479) 621-1186

CITY ENGINEER
CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
LANCE JOBE
(479) 621-1186

STREET DEPARTMENT
CITY OF ROGERS
3101 W. OAK STREET
ROGERS, AR 72758
FRANKIE GUYLL
(479) 621-1140

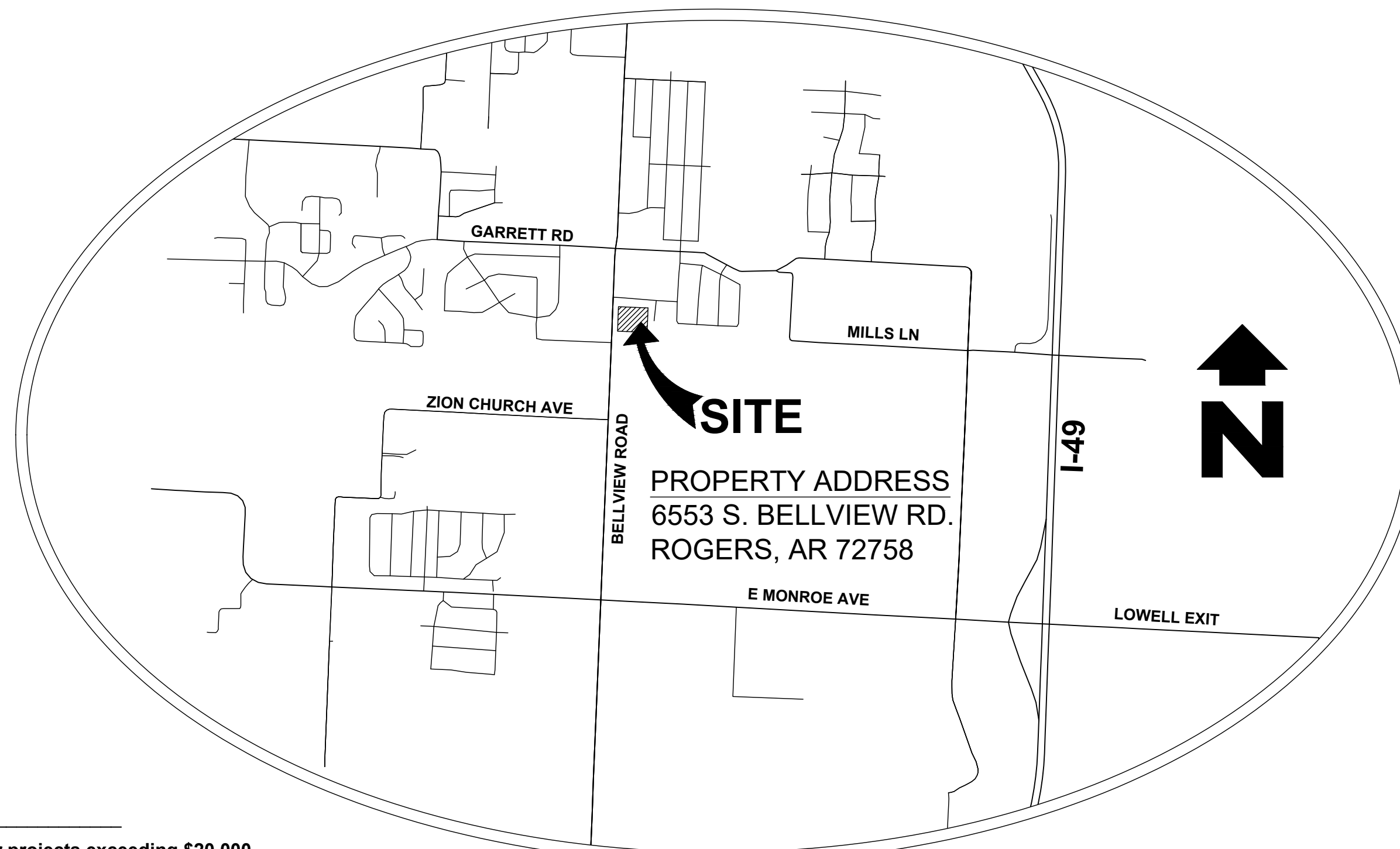
WATER DEPARTMENT
ROGERS WATER UTILITIES
601 S. 2ND STREET
ROGERS, AR 72756
STEPHEN PONDER
(479) 621-1142

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

GAS COMPANY
BLACK HILLS COOPERATION
1301 FEDERAL WAY
LOWELL, ARKANSAS 72745
BRANDON STUBBS
(479) 225-3726

CABLE COMPANY
COX COMMUNICATIONS
4901 S. 48TH ST.
SPRINGDALE, AR 72762
STEVEN THOMPSON
(479) 871-2430

TELEPHONE COMPANY
AT&T
627 WHITE ROAD
SPRINGDALE, AR. 72756
SCOTT SEAMAN
(479) 636-2404



VICINITY MAP
NOT TO SCALE



CONTRACTOR:

OWNER:
ADDRESS:
PHONE:
EMAIL:

STATE CONTRACTOR LICENSE #: _____

A state contractor's license is required for projects exceeding \$20,000.

GENERAL SITE NOTES:

Site address: 6553 S. Bellview Road Rogers, AR 72758

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.

All civil plans used on site must include most current stamp by Rogers Planning

Easement plat is required by Certificate of Occupancy

Channels, detention ponds, retention ponds, sediment basins, etc require sod to the 100-year water surface elevation immediately following installation, and must be installed at the beginning of the project where feasible.

BENCHMARK:

Bolt on fire hydrant between the letters "E" and "L" in the word "MUELLER" 18.50'± Northwest of the Northwest Corner of Subject Tract. Northing: 710864.10' Easting: 671935.64' Elev: 1299.79'

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)

This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0270K. Revised date June 04, 2012.

SURVEY DESCRIPTION:

Part of the NW¼ of the NW¼ of Section 3, Township 18 North, Range 30 West, Benton County, Arkansas, also known as Tract 4 of Pinkley Residential Subdivision to the City of Rogers, Benton County, Arkansas, as shown on Final Plat Record "2005" at Page 599 being more particularly described as follows:

Commencing at the SW Corner of the said NW¼ of the NW¼; thence along the Southerly line thereof South 86°50'09" East a distance of 31.93 feet to a Set 5/8" Rebar w/Cap (PS1002) on the East Right-of-Way of Bellview Road known as the Point of Beginning;

Thence along the before mentioned East Right of Way North 02°15'57" East a distance of 329.83 feet to a Set 5/8" Rebar w/Cap (PS1002); Thence leaving said East Right of Way South 86°40'35" East a distance of 369.92 feet to a Set 5/8" Rebar w/Cap (PS1002); Thence South 02°51'12" West a distance of 328.76 feet to a Set 5/8" Rebar w/Cap (PS1002) on the Southerly line of said NW¼ of the NW¼; Thence along the Southerly line of said NW¼ of the NW¼ North 86°50'24" West a distance of 366.54 feet to the Point of Beginning, containing 121,246 Square Feet or 2.78 Acres, more or less. Subject to any other easements of record or fact.

SHEET LIST

1	COVER SHEET	12	NOTES
2	SURVEY	13	DETAILS 1
3	SITE PLAN	14	DETAILS 2
4	EROSION CONTROL PLAN	15	DETAILS 3
5	GRADING PLAN	16	PHOTOMETRICS
6	UTILITY PLAN	17	DETAILS: CITY OF ROGERS (WD-1)
7	LANDSCAPE PLAN	18	DETAILS: CITY OF ROGERS (WD-2)
8	STORM PROFILES	19	DETAILS: CITY OF ROGERS (SD-1)
9	SANITARY SEWER PROFILES		
10	WATER PROFILES		
11	RETAINING WALL PROFILE		

REVISION CHART

△	TITLE	DATE	NOTES:
	REV-0	01/16/2023	SUBMITTAL TO THE CITY OF ROGERS
△	REV-1	02/13/2023	REVISIONS TO THE CITY OF ROGERS
△	REV-2	03/24/2023	REVISIONS PER ROGERS WATER UTILITIES
△	REV-3	05/02/2023	REVISIONS PER CITY OF ROGERS
△	REV-4	05/26/2023	REVISIONS PER CITY OF ROGERS
△	REV-5	06/12/2023	REVISIONS PER CITY OF ROGERS

CITY OF ROGERS
STAMP/SIGNATURE OF APPROVAL

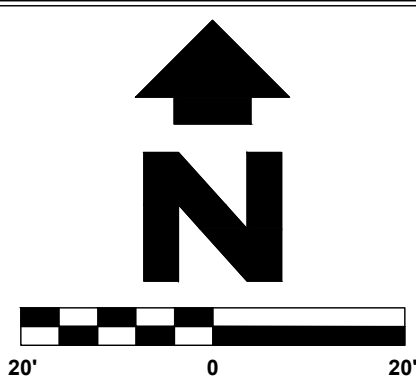
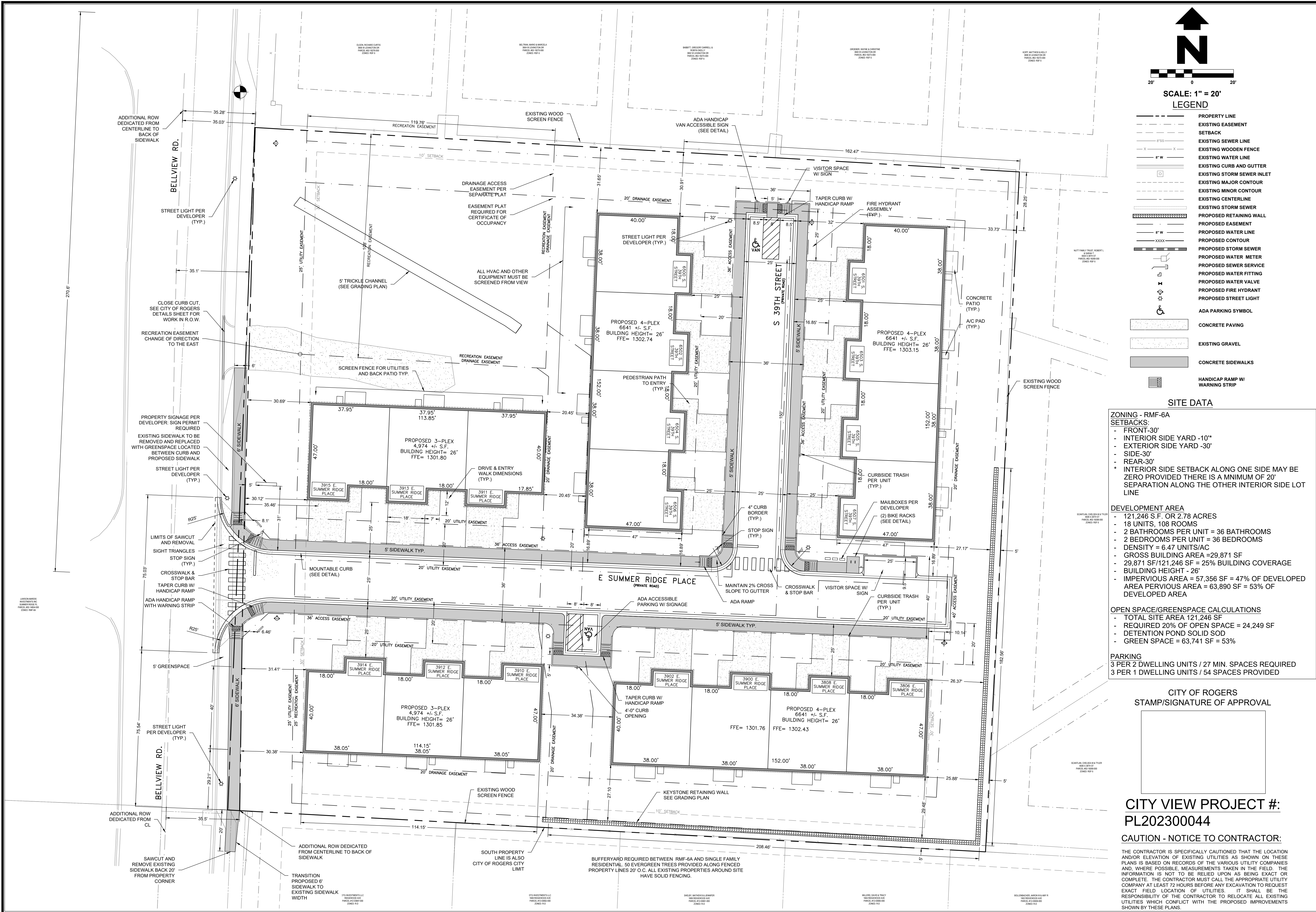


CITY VIEW PROJECT #:
PL202300044



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SCALE: 1" = 20'

LEGEND

- | | |
|-----|--------------------------------|
| --- | PROPERTY LINE |
| --- | EXISTING EASEMENT |
| --- | SETBACK |
| --- | EXISTING SEWER LINE |
| --- | EXISTING WOODEN FENCE |
| --- | EXISTING WATER LINE |
| --- | EXISTING CURB AND GUTTER |
| --- | EXISTING STORM SEWER INLET |
| --- | EXISTING MAJOR CONTOUR |
| --- | EXISTING MINOR CONTOUR |
| --- | EXISTING CENTERLINE |
| --- | EXISTING STORM SEWER |
| --- | PROPOSED RETAINING WALL |
| --- | PROPOSED EASEMENT |
| --- | PROPOSED WATER LINE |
| --- | PROPOSED CONTOUR |
| --- | PROPOSED STORM SEWER |
| --- | PROPOSED WATER METER |
| --- | PROPOSED SEWER SERVICE |
| --- | PROPOSED WATER FITTING |
| --- | PROPOSED WATER VALVE |
| --- | PROPOSED FIRE HYDRANT |
| --- | PROPOSED STREET LIGHT |
| --- | ADA PARKING SYMBOL |
| --- | CONCRETE PAVING |
| --- | EXISTING GRAVEL |
| --- | CONCRETE SIDEWALKS |
| --- | HANDICAP RAMP W/ WARNING STRIP |

SITE DATA

ZONING - RMF-6A

SETBACKS:

- FRONT-30'
- INTERIOR SIDE YARD -10"
- EXTERIOR SIDE YARD -30'
- SIDE-30'
- REAR-30'
- INTERIOR SIDE SETBACK ALONG ONE SIDE MAY BE ZERO PROVIDED THERE IS A MINIMUM OF 20' SEPARATION ALONG THE OTHER INTERIOR SIDE LOT LINE

DEVELOPMENT AREA

- 121,246 S.F. OR 2.78 ACRES
- 18 UNITS, 108 ROOMS
- 2 BATHROOMS PER UNIT = 36 BATHROOMS
- 2 BEDROOMS PER UNIT = 36 BEDROOMS
- DENSITY = 6.47 UNITS/AC
- GROSS BUILDING AREA = 29,871 SF
- 29,871 SF/121,246 SF = 25% BUILDING COVERAGE
- BUILDING HEIGHT - 26'
- IMPERVIOUS AREA = 57,356 SF = 47% OF DEVELOPED AREA
- PERVIOUS AREA = 63,890 SF = 53% OF DEVELOPED AREA

OPEN SPACE/GREENSPACE CALCULATIONS

- TOTAL SITE AREA 121,246 SF
- REQUIRED 20% OF OPEN SPACE = 24,249 SF
- DETENTION POND SOLID SOD
- GREEN SPACE = 63,741 SF = 53%

PARKING

- 3 PER 2 DWELLING UNITS / 27 MIN. SPACES REQUIRED
- 3 PER 1 DWELLING UNITS / 54 SPACES PROVIDED

CITY OF ROGERS STAMP/SIGNATURE OF APPROVAL

CITY VIEW PROJECT #:
PL202300044

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

SITE PLAN

SADDLE RIDGE TOWNHOMES LARGE SCALE DEVELOPMENT ROGERS, AR

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

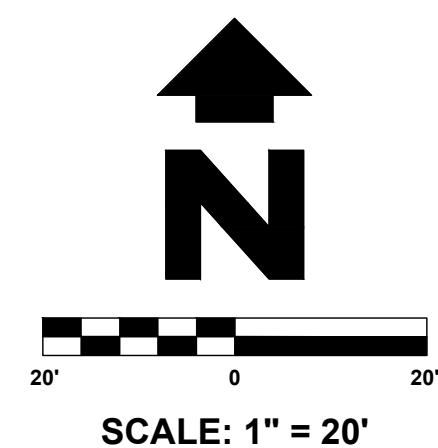
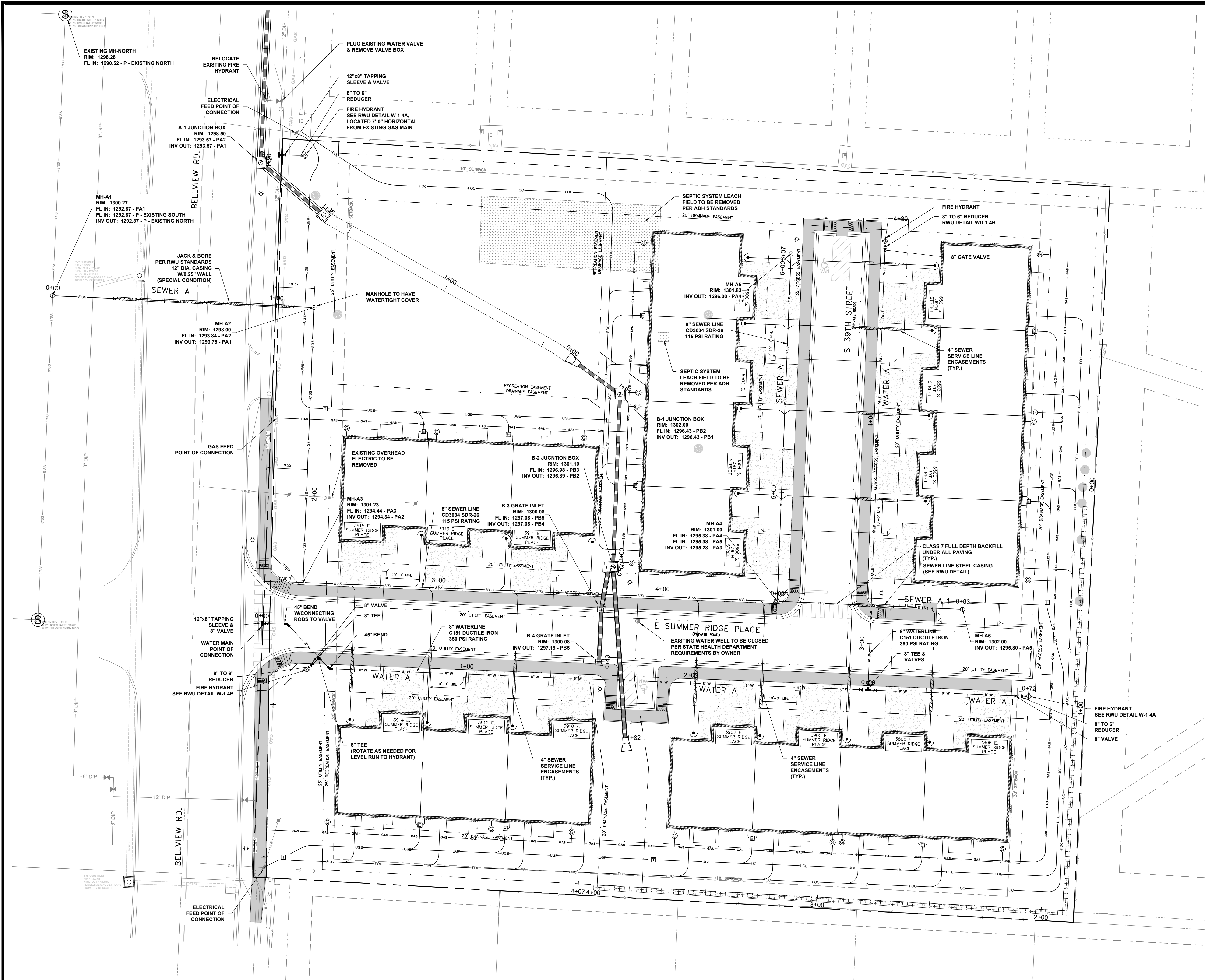
SAND CREEK
ENGINEERING AND LAND SURVEYING
Bentonville, Arkansas (479) 464-3026



MANAGER: D.L.C.
DESIGNED BY: D.L.C.
DRAWN BY: D.L.C.
CHECKED BY: T.R.S.
SCE PROJECT #: 20081
CURRENT REVISION: 3
DATE: 06/12/2023
SHEET: 3 of 19

SADDLE RIDGE TOWNHOMES - 20081

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LEGEND

	PROPERTY LINE
	EASEMENT
	SETBACK
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING STORM SEWER INLET
	EXISTING ELECTRIC
	EXISTING CENTERLINE
	EXISTING ELECTRIC PAD
	EXISTING GAS METER
	EXISTING CABLE PEDESTAL
	PROPOSED EASEMENT
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED CONTOUR
	PROPOSED STORM SEWER
	PROPOSED RETAINING WALL
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED WATER FITTING
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPOSED ELECTRICAL METER
	PROPOSED GAS METER
	ADA PARKING SYMBOL
	CONCRETE PAVING
	EXISTING GRAVEL
	CONCRETE SIDEWALKS
	HANDICAP RAMP W/ WARNING STRIP
	PROPOSED ELECTRICAL TRANSFORMER

UTILITY SPECS:

ALL WATER LINE AND SEWER LINE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH ROGERS WATER UTILITIES STANDARD SPECIFICATIONS.

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

EASEMENTS:

EASEMENT PLAT SHALL BE REQUIRED FOR CERTIFICATE OF OCCUPANCY

BENCHMARK:

Top nut on fire hydrant at entry drive at SE corner.
Elev: 1243.36

CITY OF ROGERS
STAMP/SIGNATURE OF APPROVAL

MANAGER: DLC	
DESIGNED BY: DLC	DRAWN BY: DLC
CHECKED BY: TRS	SCE PROJECT #: 20081
CURRENT REVISION: 3	DATE: 07/07/2023
SHEET: 6 of 19	

CITY VIEW PROJECT #:
PL202300044

DEVELOPER:
SUPERIOR STORAGE
Steve Juhls
24 WEST PINNACLE DR.
ROGERS, AR 72712
tmardis11@cox.net

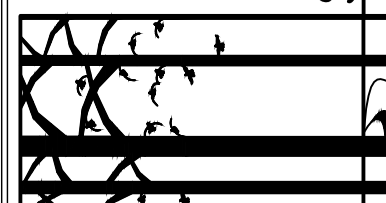
Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
dcole@sandcreek.us

UTILITY PLAN
SADDLE RIDGE TOWNHOMES
2836 S. 8TH ST.
ROGERS, AR

SHEET:
PROJECT:
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING AND LAND SURVEYING
Bentonville, Arkansas (479) 464-9282



MANAGER: DLC
DESIGNED BY: DLC
DRAWN BY: DLC
CHECKED BY: TRS
SCE PROJECT #: 20081
CURRENT REVISION: 3
DATE: 07/07/2023
SHEET: 6 of 19

Quantity	Symbol	Common Name	Scientific Name	Height	Width	Size	Comments
148		Boxwood	<i>Buxus japonica</i>	24"	24"	5-Gal	Evergreen Shrub
45		Helleri Holly	<i>Ilex crenata 'Helleri'</i>	12"	24"	5-Gal	Evergreen Shrub
48		Green Giant Arborvitae	<i>Thuja plicata x standishii 'Green Giant'</i>	Min. 8'	2'-4'	2 1/2" Cal.	Evergreen Screening Tree - B&B

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM SEWER INLET
- EXISTING GAS LINE
- EXISTING ELECTRIC
- EXISTING CENTERLINE
- EXISTING ELECTRIC PAD
- EXISTING GAS METER
- EXISTING CABLE PEDESTAL
- PROPOSED EASEMENT
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED RETAINING WALL
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE
- PROPOSED WATER FITTING
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED ELECTRICAL METER
- PROPOSED GAS METER
- ADA PARKING SYMBOL
- CONCRETE PAVING
- EXISTING GRAVEL
- CONCRETE SIDEWALKS
- HANDICAP RAMP W/
WARNING STRIP

LANDSCAPE DATA

OPEN SPACE/GREENSPACE CALCULATIONS

- TOTAL SITE AREA 121,246 SF
- REQUIRED 20% OF OPEN SPACE = 24,249 SF MIN.
- DETENTION POND SOLID SOD
- GREEN SPACE PROVIDED = 63,741 SF = 53%

SITE ACREAGE/DEVELOPED AREA =	121,246 SF
IMPERVIOUS AREA =	57,356 SF
DETENTION AREA TO BE SOLID SOD =	11,401 SF
GREEN SPACE =	63,741 SF
GREEN SPACE % =	53%

121,246 / 2,000 =	61 TREES/SHRUBS REQUIRED
61 X 25 =	15 TREES REQUIRED
61 X .75 =	46 SHRUBS REQUIRED

MIN. 10% TREES TO BE EVERGREEN
 10% X 15 = 2 EVERGREEN TREES MIN.
 MAX. 25% TREES TO BE ORNAMENTAL
 25% X 15 = 4 ORNAMENTAL TREES MAX.

STREET TREES PROVIDED =	14
SCREENING TREES PROVIDED =	48
TOTAL TREES PROVIDED =	62

TOTAL SHRUBS PROVIDED =	193
TOTAL TREES PROVIDED =	62
TOTAL TREES/SHRUBS PROVIDED =	255

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 Elev: 1243.36

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 STAMP/SIGNATURE OF APPROVAL

CITY VIEW PROJECT #:
 PL202300044

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LARGE SCALE DEVELOPMENT

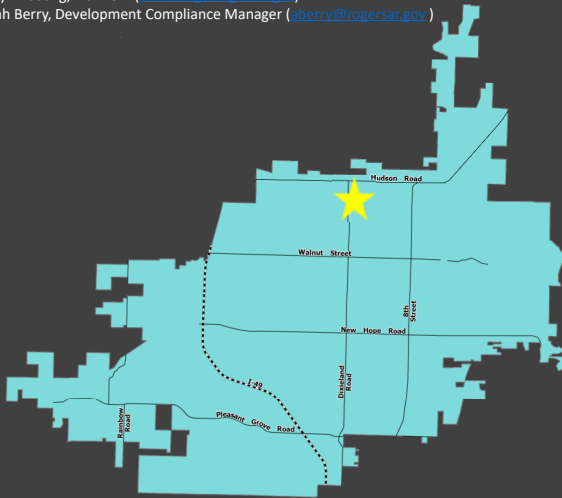
PLANNING

Van Dyke Center Warehouses

Staff:

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

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



Vicinity Map

Location

The four lots northeast of N. Dixieland Road and W. Industrial Drive

CGM Designation

Employment Center

Zoning

C-2 (Highway Commercial)

Proposed Use

Warehouse and Storage

Representative

Caleb LeBow, Olsson

All reviews have passed.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Employment Center

Growth Designation Character:

Single-use areas in proximity to major arterials and rail intended for industrial and commercial uses with substantial site activity. Physical separation and landscape screening necessary for compatibility with adjacent areas. Goals include responsibility organizing uses with like impacts and maintaining capacity for industry and service. (CGM PAGE 1)

Allowed Zoning Districts:

C-4, W-O, I-1, I-2

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

Van Dyke Center Warehouses



Geolocation

GEOLOCATION

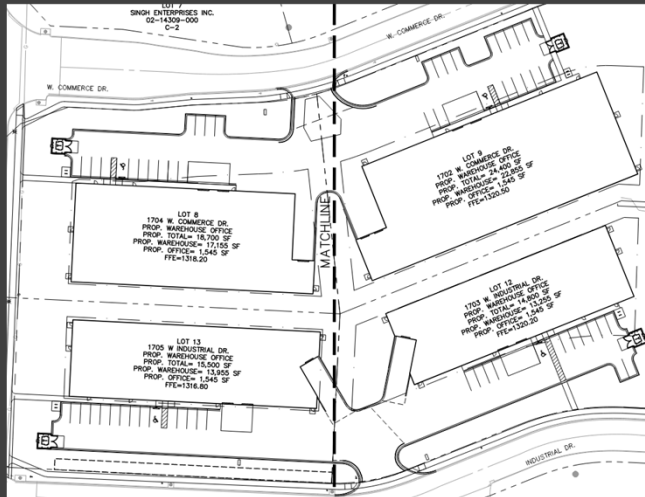
- This development is located on four parcels at the northeast intersection of North Dixieland Road and West Industrial Drive. It is across the street from the Rogers Regional Sports Park.



LARGE SCALE DEVELOPMENT

PLANNING

Van Dyke Center Warehouses



Site Plan

Request

- The proposal is for the construction of four warehouse offices on separate lots consisting of 73,400-s.f. of total building area.
- A Conditional Use Permit was approved by Planning Commission on 12/6/22 for the Warehouse Office use.
- The applicant has received an administrative engineering WAIVER for cross access north/south, per Sec. 14-260 (2). All other access management standards have been met.

REQUEST

- The proposal is for the construction of four warehouse offices, each on their own lot, consisting of 73,400-s.f. of total building area.
- A conditional use permit was approved on 12/6/22 by Planning Commission for the proposed use.

ENGINEERING REVIEW

- ACCESS MANAGEMENT:
The applicant has received an administrative engineering WAIVER for cross access north/south, per Sec. 14-260 (2). All other access management standards have been met.
- STORMWATER MANAGEMENT & WATER QUALITY: :
Detention was previously addressed with the Van Dyke Center Commercial Subdivision. The applicant proposes four hydrodynamic separators to meet water quality requirements.
- FLOODPLAIN MANAGEMENT:
No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).



LARGE SCALE DEVELOPMENT

PLANNING

Van Dyke Center Warehouses



Aerial Map

Recommendation:
Approve

RECOMMENDATIONS:

Approve

1. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

Dixieland Road, Industrial Drive, and W. Commerce Drive are not in substandard condition.

a) Connectivity Standards:

Connectivity standards are not applicable on this site.

a) Streetscape:

i) Right-of-Way:

- 1) The right-of-way width for Dixieland Road, a Major Arterial, is currently 30.5-ft from the centerline. The applicant proposes to dedicate 50-ft to meet the Typical Street Section requirement.
- 2) The right-of-way width for Industrial Drive, a Minor Street, is 50-ft as required by the Typical Street Section.
- 3) The right-of-way width for W. Commerce Drive, a Minor Street, is 50-ft as required by the Typical Street Section.

ii) Sidewalks & Sidepaths:

The applicant proposes to construct a 6-ft sidewalk along Dixieland Road and a 5-ft sidewalk along Industrial Drive and W. Commerce Drive.

a) Trails:

Trails are neither proposed nor required.

a) Streetlights:

There are 3 existing streetlights along Dixieland Road. The applicant proposes to install 3 streetlights along Industrial Drive and 3 streetlights along W. Commerce Drive.

a) Street Trees:

The applicant proposes 14 Redbuds, 13 American Smoke Trees, and 10 Magnolia Little Gems to meet street tree requirements. Street trees on Lot 13 are to be placed behind the right-of-way within a 10-ft recreation easement due to a utility conflict.

1. RECOMMENDATIONS:

Approve



December 28, 2022

SECOND HALF OF COMMENT
#6 ADDRESSED NOW,
SPEC. INFO. & DTL. ADDED
TO PLANS (SHEETS C3.0,
C3.1 & C6.0)

SEE SECOND HALF OF COMMENT #6

Mr. Matthew Loos PE
Olsson
302 E. Millsap Road
Fayetteville, AR 72703-

RE: Technical Advisory Committee Review and Conditional Approval
Van Dyke Center Warehouses

Dear Mr. Loos:

We have reviewed the Large Scale Development Plans for Van Dyke Center Warehouses. We are approving the plans 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. Re-re-route the Sanitary Sewer service lines so that cleanouts will not be located within the loading areas or any areas that water may pool. All clean out lids located within the parking or drive areas must be traffic rated.
3. Indicate the location of any proposed free-standing signage and verify that they will be outside all utility easements.
4. Depict all existing (with book and page) and proposed utility easements, with dimensions, on the Utility Plans.
5. Can the Domestic and Irrigation meters be reduced to 5/8" meters? With just restrooms and maybe a kitchen area and not a large amount of landscaping, it would seem they would be adequate. There is an existing double meter service with two 5/8" meters available for each lot. You probably want to review our impact fee schedule for different meter sizes when deciding.
6. Specify that a USC-FCCCHR approved RPZA will be required and located in a heated space or frost-free enclosure prior to any tees or branches for all irrigation service lines.

DETAIL ADDED TO SHEET
C6.0 OF REVISED PLANS

(Provide a detail for installation indicating manufacturer, model number--complete with all suffixes and prefixes, size, and installation orientation must be shown).

7. Large Trees (over 20' tall at maturity in City Code 14-46-paragraph G) must be located at least 10 feet from any water or sanitary sewer main. (this will include private fire lines)

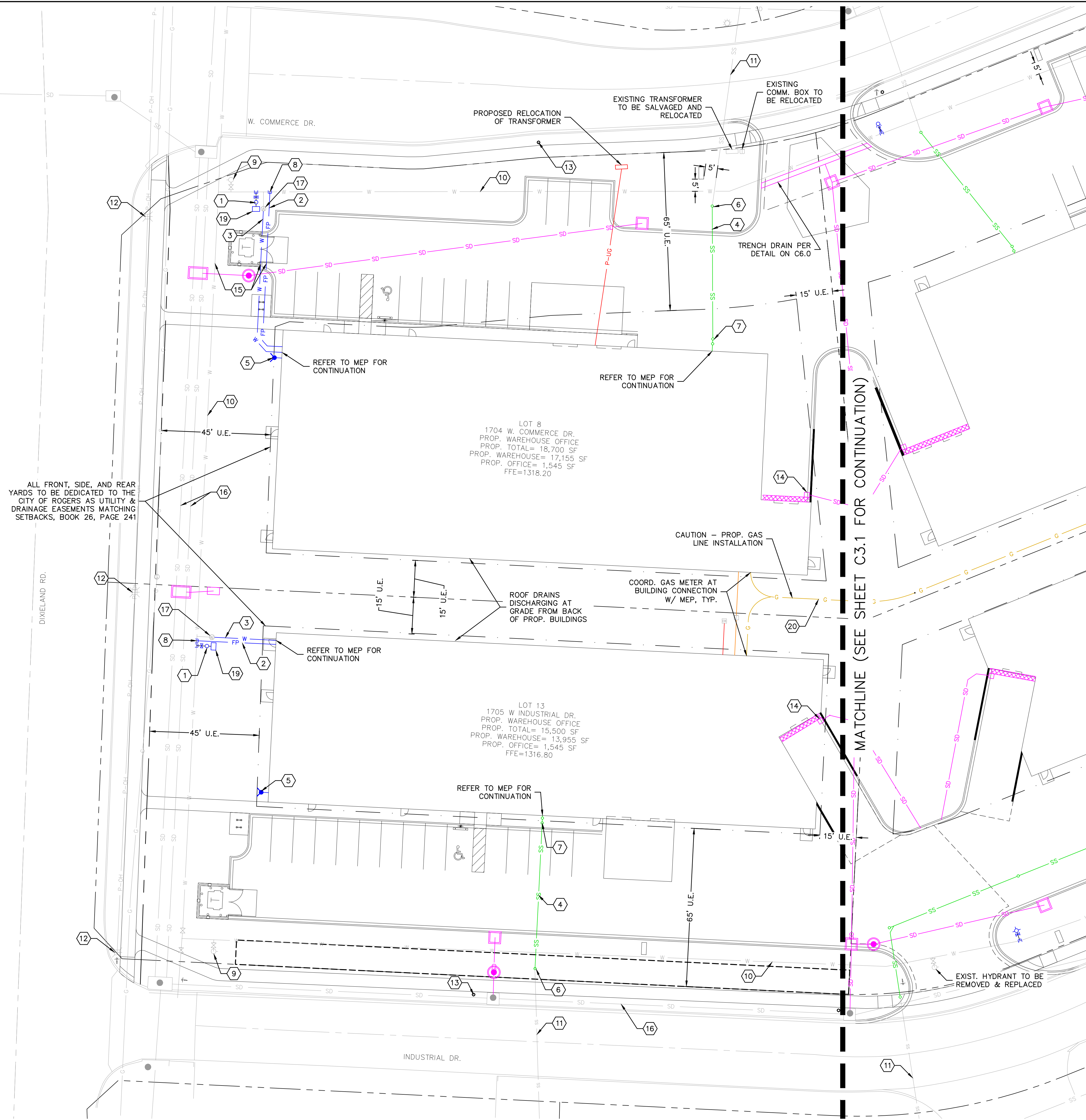
Our Engineering Plan Review Fees Policy is attached for your convenience.

Revise the plans addressing each comment, and submit one pdf copy of the revised plans **directly to this office** for further review.

Sincerely,

Stephen Ponder, PE

SP/TD



- | LEGEND | |
|-------------------------|---------------------------------|
| --- | RIGHT-OF-WAY LINE |
| ---- | PROPERTY LINE |
| ---- | BUILDING SETBACK |
| ---- | UTILITY EASEMENT |
| -----WA S-----WA S----- | EXIST. WATER PIPE |
| -----SD----- | EXIST. STORM DRAIN PIPE |
| -----SS----- | EXIST. SANITARY SEWER PIPE |
| -----TEL----- | EXIST. COMMUNICATION LINE |
| -----G----- | EXIST. GAS LINE |
| W-----W-----W----- | PROP. WATER LINE |
| FP-----FP----- | PROP. FIRE LINE |
| SS-----SS-----SS----- | PROP. SANITARY SEWER LINE |
| SD-----SD----- | PROP. STORM SEWER LINE |
| P-UG----- | PROP. UNDERGROUND ELECTRIC LINE |
| GAS----- | PROP. GAS LINE |
| COMM----- | PROP. COMMUNICATION LINE |
| ----- | PROP. TRENCH DRAIN. |
| ☼ | EX. FIRE HYDRANT |
| ⊗ | EX. WATER METER |
| ⊗ | EX. COMMUNICATION BOX |
| ⊗ | EX. TRANSFORMER |
| ⊗ | EX. ELECTRICAL BOX |
| ☀ | EX. LIGHT POLE |
| ⚡ | EX. POWER POLE |
| + | EX. SIGN |
| ⊙ | EX. STORM SEWER MANHOLE |
| ⊙ | EX. GAS METER |
| ⊙ | EX. SANITARY SEWER MANHOLE |
| ⊙ | EX. DECIDUOUS TREE |
| ⌵ | PROP. GATE VALVE |
| ⊙ | PROP. IRRIGATION METER |
| 🔦 | PROP. FDC |
| 🔦 | PROP. FIRE HYDRANT |
| □ | PROP. RPZA |
| □ | PROP. STORM STRUCTURE |

DOMESTIC WATER & FIRE PROTECTION LINE GENERAL NOTES:

1. CONTRACTOR TO VERIFY WITH ARCHITECTURAL/MEP PLANS FOR SIZE AND LOCATION OF UTILITY SERVICE TO BUILDING BEFORE CONSTRUCTION.
2. WHERE THE WATER SERVICE IS TO BE CONSTRUCTED BELOW OR WITHIN 18 INCHES OF ANY SEWER PIPE, THE CONTRACTOR SHALL LAY A FULL LENGTH OF WATER SERVICE PIPE CENTERED ON THE SEWER OR SUCH LENGTH AS WILL PROVIDE THE MAXIMUM POSSIBLE SEPARATION OF THE JOINTS IN THE WATER SERVICE FROM THE SEWER LINE. IF NOT ALREADY SO, THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER WITH ONE 20 FOOT NOMINAL LENGTH OR PRESSURE PIPE MATERIAL CENTERED ON THE WATER SERVICE SUCH THAT MAXIMUM POSSIBLE SEPARATION BETWEEN THE WATER SERVICE AND THE SEWER PIPE JOINTS WILL RESULT. THE BACKFILL MATERIAL SHALL BE SELECT, LOW PERMEABILITY SOIL.
3. REMOVE SPOIL MATERIAL FROM SITE.
4. THE CONTRACTOR SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS FOR MAXIMUM PIPE JOINT DEFLECTIONS.
5. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
6. PRIOR TO FINAL ACCEPTANCE, THE WATER SERVICE PIPE SHALL BE PRESSURE TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF ROGERS REQUIREMENTS.
7. PRIOR TO FINAL ACCEPTANCE, ALL WATER SERVICE PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF ROGERS REQUIREMENTS.
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9. ALL WATER SERVICE CONSTRUCTION SHALL BE DONE UNDER A PLUMBERS PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
10. MAINTAIN 42" MINIMUM COVER OVER TOP OF WATER SERVICE PIPE.
11. WATER SERVICE PIPE MATERIALS SHALL BE SDR 13.5 PVC FOR IRRIGATION WATER LINE & DOMESTIC SERVICE UNDER 4" AND AWWA DIP FOR FIRE PROTECTION, DOMESTIC & SERVICE MAINS OVER 4".
12. INSTALLATION OF FIRE SERVICE SHALL BE IN ACCORDANCE WITH CURRENT NFPA 24 GUIDELINES.
13. CONTRACTOR SHALL BE RESPONSIBLE TO DEFLECT PIPE OR ADD FITTINGS AS NECESSARY TO MAINTAIN A MINIMUM 18" OF CLEARANCE BETWEEN FIRE/WATER LINES AND ALL OTHER UNDERGROUND UTILITIES.

SANITARY SEWER GENERAL NOTE:

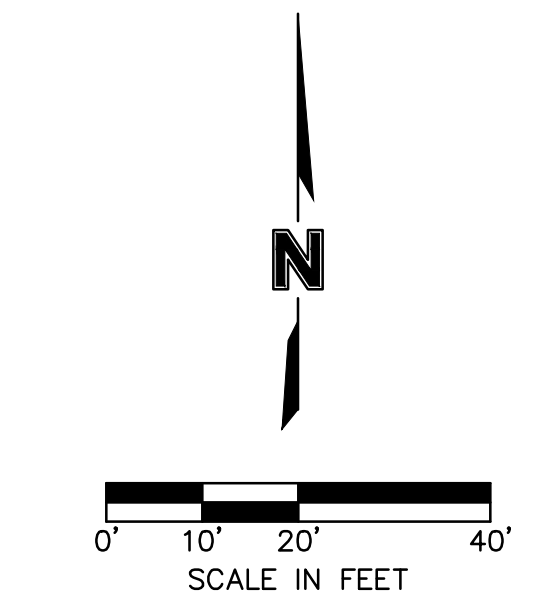
SANITARY SERVICE LATERAL SHALL BE SCH40 PVC.
MINIMUM SLOPE FOR SANITARY SEWER LATERALS:
4" SEWER LATERAL SLOPE = 2.08% MIN.
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GENERAL NOTES:

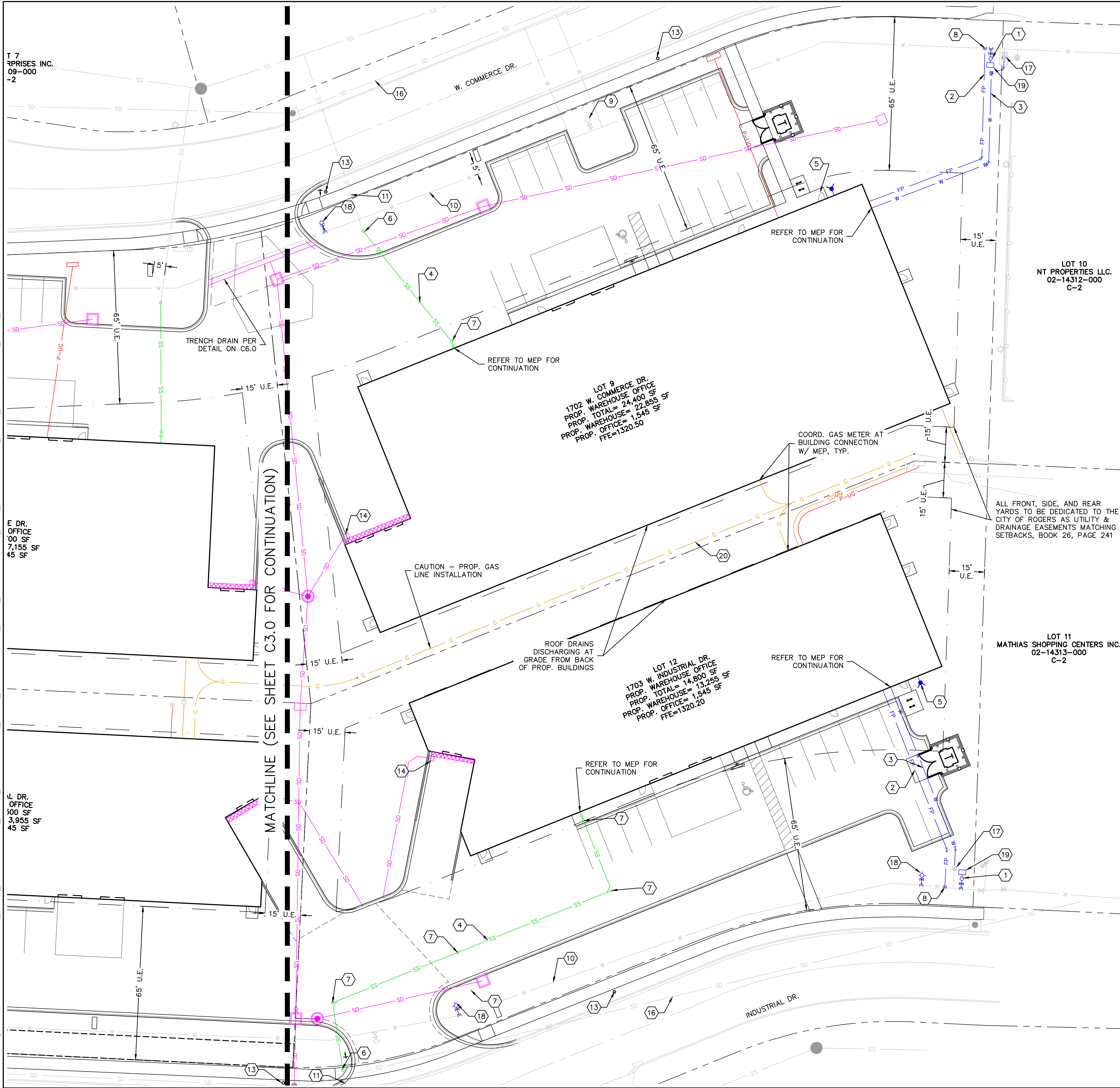
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- 1 PROP. 1" IRRIGATION METER
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- 20 PROP. 2" GAS PIPE, COORD. SIZE & MATERIAL W/ SERVICE PROVIDER



drawn by: _____ C.J.L. checked by: _____ MKL approved by: _____ MKL CAIQC by: _____ MKL project no.: _____ 022-05567 drawing no.: _____ ABC.DWG date: _____ 07.07.23						
UTILITY PLAN I						
VAN DYKE CENTER WAREHOUSES LARGE SCALE DEVELOPMENT PLANS						
ROGERS, ARKANSAS						
2023						
REV. NO.	DATE	REVISIONS DESCRIPTION			BY	
1	01.13.23	LSDP SECOND SUBMITTAL				
2	01.09.23	LSDP THIRD SUBMITTAL				
3	03.07.23	LSDP FOURTH SUBMITTAL				
4	07.07.23	LSDP FIFTH SUBMITTAL				
					REVISIONS	



LEGEND

	RIGHT-OF-WAY LINE
	PROPERTY LINE
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	UTILITY EASEMENT
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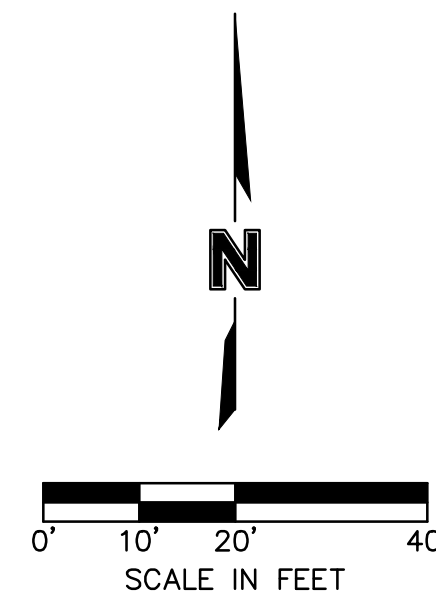
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CITYVIEW PROJECT # PL202201167

UTILITY PLAN II

VAN DYKE CENTER WAREHOUSES
LARGE SCALE DEVELOPMENT PLANS

ROGERS, ARKANSAS

2023

REVISIONS

BY

Yatt Lee

STATE OF
ARKANSAS

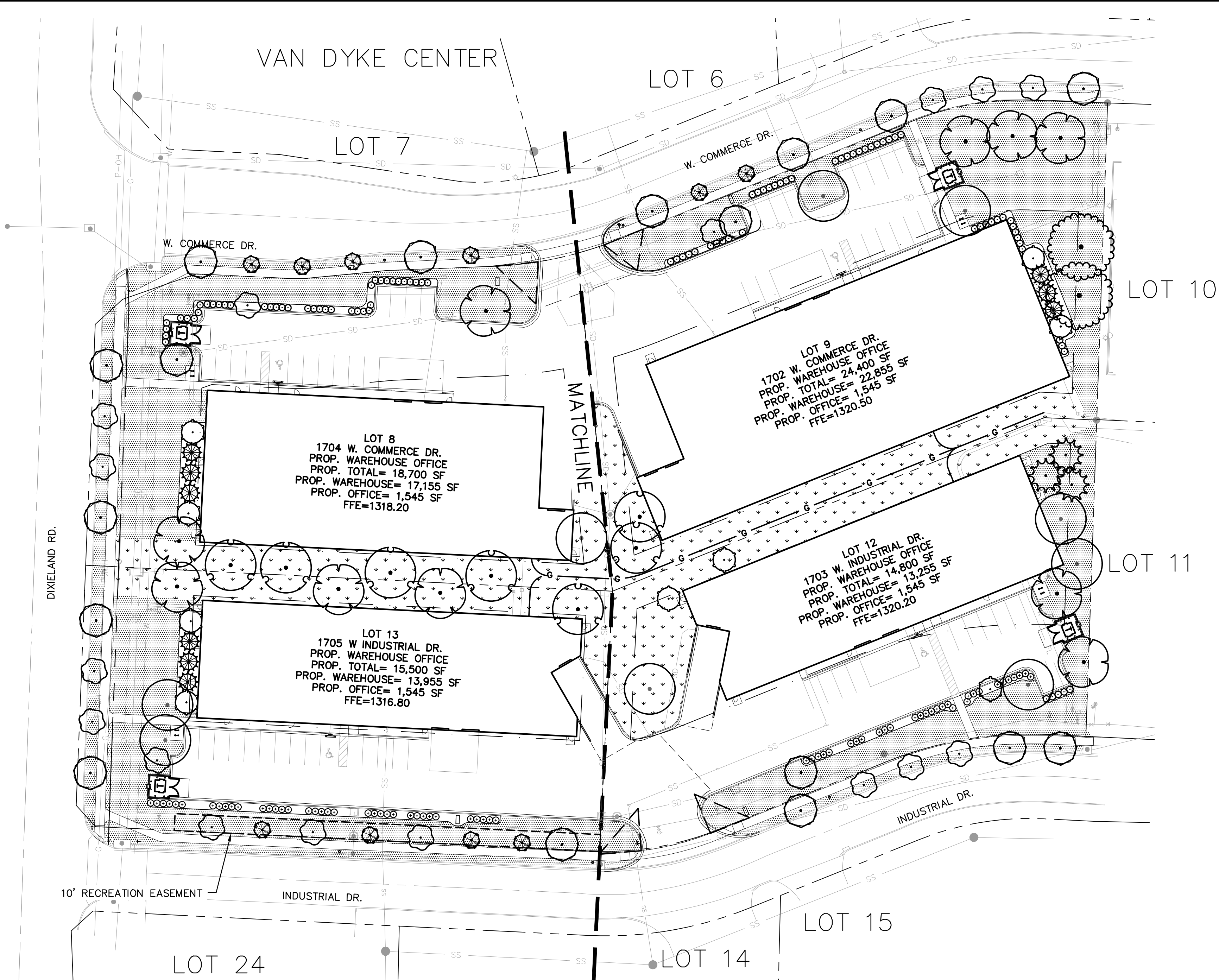
LICENSED
PROFESSIONAL
ENGINEER

No. 19979
MATTHEW K. LOOS

07/07/2023

olsson

302 East Millsap Road
Fayetteville, AR 72703
TEL 479.443.3404 www.olsson.com



PLANTING AND IRRIGATION NOTES

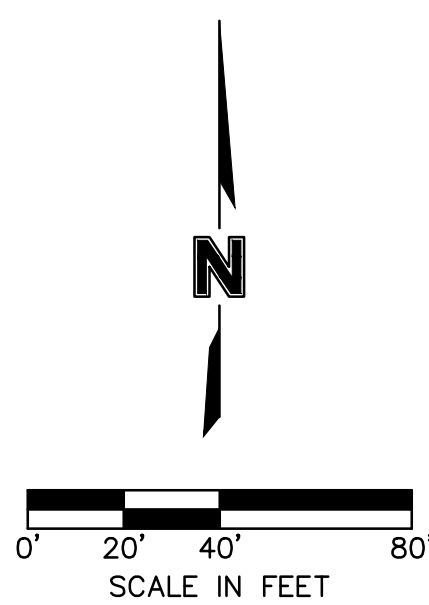
- CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL AND MEP DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
- ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
- THE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQUIREMENTS.
- BACKFILL TREE PITS WITH A PREPARED PLANTING MIX AS FOLLOWS UNLESS NOTED OTHERWISE:
2 PARTS BY VOLUME TOPSOIL
1 PART BY VOLUME BROWN RIVER SAND
1 PART BY VOLUME PEAT MOSS
1 LB. COMMERCIAL FERTILIZER PER CY OF MIX.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6" OF IMPORTED OR STOCKPILED FINELY GRADED TOPSOIL. ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
- ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL, UNLESS NOTED OTHERWISE.
- INSTALL V-TRENCH BED EDGING TO SEPARATE ALL TREES FROM LAWN AREAS. REFER TO DETAIL ON SHEET L2.0.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
- KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
- THE ENTIRE SURFACE TO BE PLANTED AND/OR SEEDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO; WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AND TURF AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNER.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER UNDERGROUND OBSTRUCTIONS PRIOR TO PROCEEDING WITH ANY DIGGING OPERATIONS SO THAT PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH OBSTRUCTIONS. REFER TO CIVIL AND MEP DRAWINGS FOR PROPOSED UTILITY LOCATIONS AND EXTERIOR LIGHTING LOCATIONS.
- IRRIGATION SYSTEM DELEGATED DESIGN AND INSTALLATION SHALL UTILIZE EXISTING 5/8" WATER METER AS A DEDICATED IRRIGATION METER.

PLANT SCHEDULE INTERIOR AND PARKING LOT PLANTINGS									
DECIDUOUS SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.	
	CK	9	CLADRASTIS KENTUKEA AMERICAN YELLOWWOOD	2.5" CAL.	B&B	6'	30'-50'	25'-40'	
	NS	7	NYSSA SYLVATICA TUPELO	2.5" CAL.	B&B	6'	25'-40'	15'-25'	
	OV	10	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	2.5" CAL.	B&B	6'	25'-40'	25'-40'	
	QC	2	QUERCUS COCCINEA SCARLET OAK	2.5" CAL.	B&B	6'	50'-70'	40'-50'	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.	
	IA	9	ILEX OPACA AMERICAN HOLLY	8' HT.	B&B	8'	15'-30'	10'-20'	
	PE	3	PINUS ECHINATA SHORT LEAF PINE	8' HT.	B&B	8'	50'-60'	20'-30'	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.	
	CE	3	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	2" CAL.	B&B	6'	15'-25'	15'-25'	
	CV	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	2" CAL.	B&B	6'	10'-20'	10'-20'	
	CO	3	COTINUS OBOVATUS AMERICAN SMOKE TREE	2" CAL	B&B	6'	15'-25'	15'-25'	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.		
	BG	67	BUXUS X 'GREEN GEM' GREEN GEM BOXWOOD	5 GAL.	3'-4'		3'-4'		
	II	90	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	5 GAL.	3'-4'		4'-6'		

PLANT SCHEDULE STREET TREES									
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.	
	CE	14	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	2" CAL.	B&B	6'	15'-25'	15'-25'	
	CO	13	COTINUS OBOVATUS AMERICAN SMOKE TREE	2" CAL	B&B	6'	15'-25'	15'-25'	
	MG	10	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	2" CAL.	B&B	6'	15'-20'	7'-10'	

OPEN SPACE		
LOT NUMBER	OPEN SPACE PROVIDED	IMPERVIOUS SURFACE AREA
8	37.9%	33,613 S.F.
9	34.3%	40,044 S.F.
12	39.9%	29,270 S.F.
13	34.3%	31,500 S.F.

- BEFORE CERTIFICATE OF OCCUPANCY, A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE YEARS.
- LARGE TREES (OVER 20' TALL AT MATURITY, IN CITY CODE 14-46-PARAGRAPH G) MUST BE LOCATED AT LEAST 10' FROM ANY WATER OR SANITARY SEWER MAIN.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.



CITYVIEW PROJECT # PL202201167

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BY	REV.	NO.	DATE	REVISIONS DESCRIPTION
	1	01.13.23	LSDP	SECOND SUBMITTAL
	2	02.15.23	LSDP	THIRD SUBMITTAL
	3	03.07.23	LSDP	FOURTH SUBMITTAL
	4	07.07.23	LSDP	FIFTH SUBMITTAL

OVERALL LANDSCAPE PLAN

VAN DYKE CENTER WAREHOUSES
LARGE SCALE DEVELOPMENT PLANS

2023

ROGERS, ARKANSAS

drawn by: RAR

checked by: JKE

approved by: JKE

QA/QC by: JKE

project no.: 022-05557

drawing no.: C_LSC01_02205557

date: 07.07.23

SHEET

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