



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

PLANNING COMMISSION MEETING AGENDA

DECEMBER 19, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/86825983541](https://us02web.zoom.us/j/86825983541)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/86825983541](https://us02web.zoom.us/j/86825983541)

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/85265587891](https://us02web.zoom.us/j/85265587891)

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. December 5, 2023

PUBLIC FORUM:

REPORTS:

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. LSDP: Promenade Medical Plaza Phase 1

A proposal for a 14,438-sf medical office and retail building at 4300 W. Oak Street in the C-2 (Highway Commercial) zoning district.

- STAFF: *Nicholas Little*
- REPRESENTED BY: *Ali Karr*

2. LSDP: The Heights at Magnolia Farms

A proposal for a 413,727-sf multi-family residential development east of the intersection of W. Walnut Creek Parkway and S. Promenade Boulevard in the RMF-21 (Residential Multi-Family, 21 units per acre gross density) with a Density Concept Plan.

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

3. LSDP: Woodspring Suites

A proposal for a 12,384-sf hotel at 4309 S. Pleasant Crossing Boulevard in the C-2 (Highway Commercial) zoning district.

- STAFF: *Nicholas Little*
- REPRESENTED BY: *Ali Karr*

PUBLIC HEARINGS:

CALL FOR RECESS:

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

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. All recommended items from committees



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PHONE: (479) 621-1186
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COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



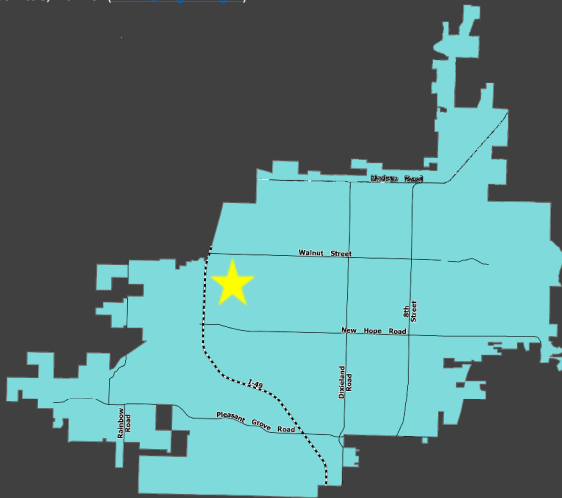
LARGE SCALE DEVELOPMENT

PLANNING

Promenade Medical Plaza Ph. 1

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)



Vicinity Map

Location

4300 W Oak Street

CGM Designation

Commerce Corridor

Zoning

C-2 (Highway Commercial)

Proposed Use

Medical Office; Retail

Representative

Ali Karr, Crafton Tull

Location:

Located in northwest Rogers, near the intersection of W Oak Street and S Promenade Boulevard

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

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

Allowed Zoning Districts:

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



LARGE SCALE DEVELOPMENT

PLANNING

Promenade Medical Plaza Ph. 1



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:

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

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

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

Retail Sales is a secondary use classification encompassing the retail sale of merchandise not specifically listed under another use category.



LARGE SCALE DEVELOPMENT

PLANNING

Promenade Medical Plaza Ph. 1



Site Plan

Request

- The proposal includes a 14,438 square-foot medical office and retail building on 1.94 acres.

BOA Variance

****Setback variance approved by Board of Adjustments on 10/17/2023**



LARGE SCALE DEVELOPMENT

PLANNING

Promenade Medical Plaza Ph. 1



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are met.

STORMWATER MANAGEMENT:

The applicant proposes to address onsite runoff through a permeable pavers system with subsurface storage which meets Stormwater management requirements, paver system will tie-in to existing storm drain along S Promenade Blvd.

WATER QUALITY:

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

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Oak Street and S Promenade Blvd's pavement are in substandard condition. W Oak Street is under a city contract currently. The applicant proposes to apply a seal coating to S Promenade Blvd along the extent of their development to bring the pavement to standard condition.

Connectivity Standards:

Connectivity standards are being met through this proposal.

Streetscape:

Right-of-Way:

The right-of-way width for W Oak Street was recently acquired as part of a city project. Additional right-of-way dedication is not required.

The right-of-way width for S Promenade Boulevard, Major Arterial, is 100ft, the applicant is proposing to dedicate additional right-of-way of variable width along the development to meet the requirements of the Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes to construct a 10ft sidewalk along S Promenade Blvd.

Trails:

A trail is not required for this project.

Streetlights:

Streetlights shown on the proposed plans meet requirements.

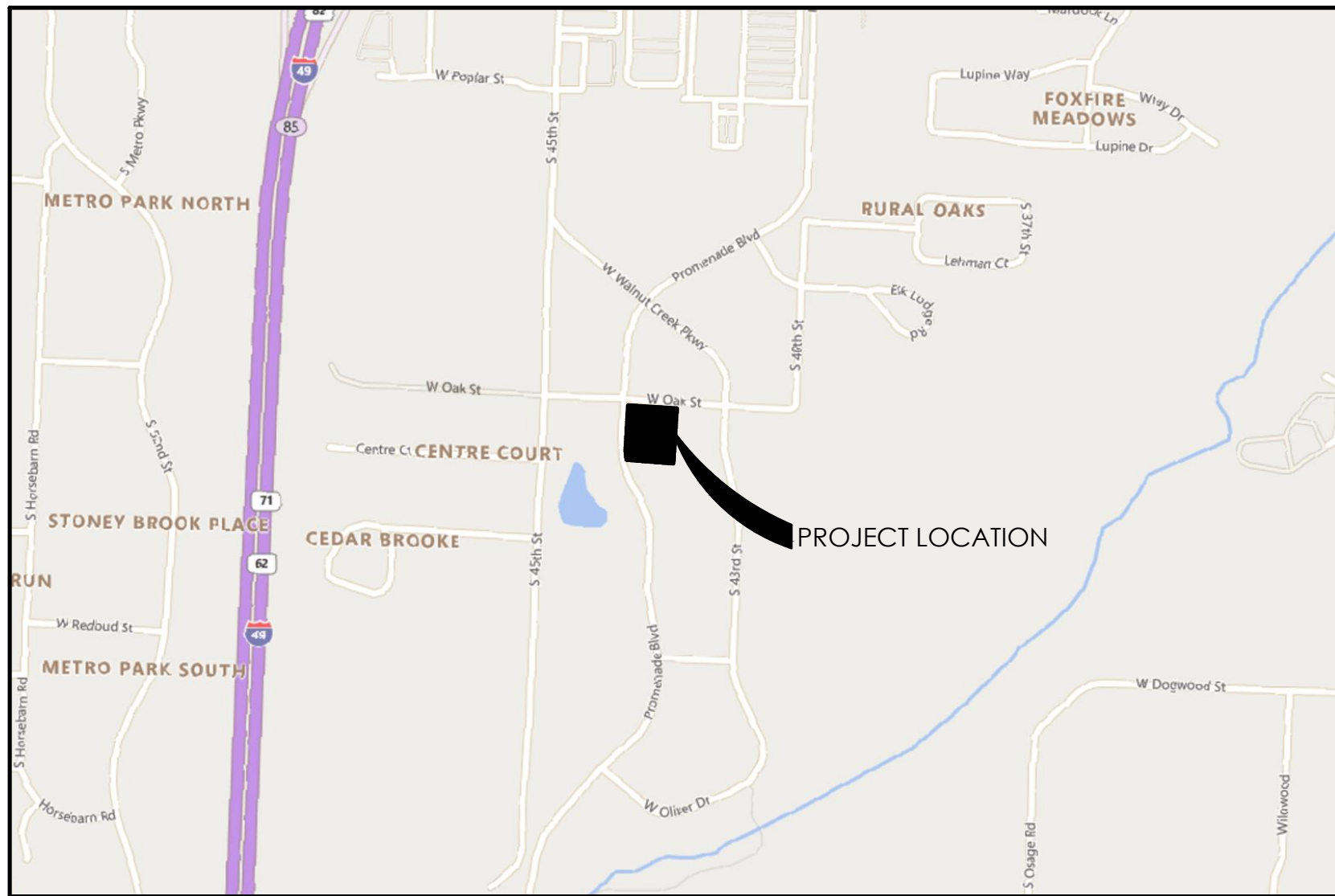
Street Trees:

The applicant proposes to plant 10 Apple Serviceberry trees and 3 Honey Locust trees along S Promenade Boulevard.

RECOMMENDATIONS:

Approve

901 S. PROMENADE BLVD
ROGERS, ARKANSAS
LARGE SCALE DEVELOPMENT PLANS
CITYVIEW PROJECT #PL202300921



 DROP/CURB INLET
 GRATED INLET

 TREE
 TREE TO BE REMOVED

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

The diagram illustrates a utility easement layout. At the top, a thick solid line represents the 'EASEMENT'. Below it, a dashed line indicates the 'CURB'. Further down, a solid line marks the 'INTERMEDIATE CONTOUR', with a dimension of '1206' shown between the curb and this contour. Below the intermediate contour is another solid line for the 'INDEX CONTOUR', with a dimension of '1205' shown between the intermediate contour and this index contour. The easement contains several utility lines: a 'SANITARY SEWER LINE' (solid), a 'GAS LINE' (solid), a 'WATER LINE' (solid), and an 'UGT' (Underground Gas Transmission) line (solid). There are also 'UNDERGROUND TELEPHONE' lines, including 'UGE' (Underground Gas Electric) and 'OHE' (Overhead Electric), and an 'OVERHEAD ELECTRIC' line. A 'FIBER OPTIC' line is also shown. The easement is bounded by 'UGTV' (Underground Gas Transmission Valve) lines. Below the easement, a dashed line represents the 'BUILDING SET BACK'. The bottom of the diagram shows the 'RIGHT OF WAY' (dashed), 'PROPERTY LINE' (dashed), and 'ROAD CENTERLINE' (dashed).

EASEMENT

CURB

INTERMEDIATE CONTOUR 1206

INDEX CONTOUR 1205

SANITARY SEWER LINE SS

GAS LINE G

WATER LINE W

UGT

UNDERGROUND TELEPHONE

UGE

UNDERGROUND ELECTRIC

OHE

OVERHEAD ELECTRIC

FO

FIBER OPTIC

UGTV

UNDERGROUND TELEVISION

CHAIN LINK FENCE

WOOD FENCE

BARBED WIRE FENCE

BUILDING SET BACK

RIGHT OF WAY

PROPERTY LINE

ROAD CENTERLINE

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



Call before you dig.

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THE DESIGN AND THE CONSTRUCTION OF THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS, BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (TALL) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR INSPECTION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, TALL HEREBY NOTICES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. **ENERGIZED ELECTRICAL LINES, SAFETY WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE

ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST § 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO ANY EASEMENT. IF THE PROJECT EXCEEDS \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-1228(B). 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 SITE PLAN IS PROHIBITED. IF UTILITY IS REQUIRED, APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. IFC 2012 3312.1 -- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, OTHER TEMPORARY FIRE DEPARTMENT, SHALL BE MADE AVAILABLE AS SOON AS POSSIBLE. COMBUSTIBLE MATERIALS SHALL BE REMOVED FROM ALL CIVIL PLANS USING ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN. BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION. CHANNELS, DETENTION POND, RETENTION POND, SEDIMENT BASINS, ETC. REQUIRE SOIL TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE COMPLETION OF THE PROJECT WORK FEASIBLE. 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. PUBLIC STREET SHALL HAVE 20'-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT. MINIMUM OF ONE PRE-CONSTRUCTION INFILTRATION TEST PER 6,000 SF OF PERMEABLE PAVERS OR THREE TESTS, WHICHEVER IS GREATER. PRE-CONSTRUCTION INFILTRATION TESTING SHALL BE PERFORMED ON THE PERFORMER SUBGRADE AFTER STONE 15% FILL. INSHO SOIL CONDITIONS MUST DESIGN AN ASSUMPTION POST-CONSTRUCTION INFILTRATION TESTING SHALL BE PER ASTM C1781. THE AVERAGE OF THE POST-CONSTRUCTION INFILTRATION TESTS SHALL MEET OR EXCEED THE MINIMUM INFILTRATION RATE VALUES PER THE MANUFACTURER, OR 150 INCHES/HOUR, WHICHEVER IS GREATER. IF PERMEABLE PAYER SYSTEM FAILS TO MEET POST-CONSTRUCTION INFILTRATION REQUIREMENTS, REMOVE AND REPLACE PAVERS AND AGGREGATE BASE; REDO SUBGRADE PREPARATION; AND RE-PERFORM PRE-CONSTRUCTION AND POST-CONSTRUCTION INFILTRATION TESTING, ALL AT NO ADDITIONAL COST TO THE CITY. IF THE POST-CONSTRUCTION INFILTRATION TEST MUST BE PROVIDED NO LONGER THAN ONE WEEK BEFORE THE SCHEDULED FINAL ACCEPTANCE INSPECTION WITH COMMUNITY DEVELOPMENT.

ADDRESS: 901 S. PROMENADE BLVD
ROGERS, AR 72758

SITE AREA (BOTH PARCELS AREAS): ±192,755 SQ.FT. (±44.43 ACRES)
DEVELOPABLE AREA (WITH R/W): ±84,470 SQ.FT. (±1.94 ACRES)
DEVELOPMENT AREA (LESS R/W): ±77,616 SQ.FT. (±1.78 ACRES)

ZONING: C-2 PUD

BUILDING/PROPERTY USAGE: MEDICAL OFFICE & RETAIL

BTZS/BUILDING SETBACK: FRONT 65'
INTERIOR SIDE 15'
EXTERIOR SIDE 45'
REAR 15'

BUILDING TYPE: TYPE II-B

BUILDING HEIGHT: 22'-0"

BUILDING SQ. FT (GROSS): 15,021 SQ FT

BUILDING SQ. FT (NET): 14,438 SQ FT TOTAL
7,219 SQ FT MEDICAL OFFICE
7,219 SQ FT RETAIL

MAX BUILDING COVERAGE: 60%

BUILDING COVERAGE (GROSS AREA): ±15,021/±84,470 = 18%

BUILDING COVERAGE (NET AREA): ±15,021/±77,616 = 19%

IMPERVIOUS AREA (GROSS AREA): ±61,688/±84,470 = 73%

IMPERVIOUS AREA (NET AREA): ±57,231/±77,616 = 74%

OPEN/GREENSPACE AREA (GROSS AREA): ±22,782/±84,470 = 27%

OPEN/GREENSPACE AREA (NET AREA): ±20,385/±77,616 = 26%

REQUIRED PARKING: 1 SPACE PER 250 SQ FT OF NET MEDICAL OFFICE FLOOR AREA
7,219 SQ FT /250= 29 STALLS

1 SPACE PER 300 SQ FT OF NET RETAIL FLOOR AREA
7,219 SQ FT /300= 24 STALLS

TOTAL REQUIRED: 53 STALLS

PROVIDED PARKING: STANDARD STALLS: 82 STALLS
ADA STALLS: 4 STALLS
TOTAL STALLS: 86 PARKING STALLS

REQUIRED LOADING SPACES: 1 SPACE FOR BUILDINGS 5,000-25,000 SQ FT

PROVIDED LOADING SPACES: 1 SPACE

APBP APPROVED BIKE RACKS REQUIRED: 1 BIKE RACK PER 20 AUTOMOBILE PARKING SPACES
86 SPACES / 20 = 4 BIKE RACKS

APBP APPROVED BIKE RACKS PROVIDED: 4 BIKE RACKS

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0260K, EFFECTIVE DATE JUNE 5, 2012.

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

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	SURVEY SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	UTILITY PLAN (C)
C-104	GRADING PLAN (C)
C-105	EROSION CONTROL PH.1
C-106	EROSION CONTROL PH.2
C-107	PAVING PLAN
C-201	WATERLINE & FIRE LINE P&P (C)
C-202	UNDERDRAIN P&P (C)
C-501	SITE DETAILS 1 OF 2
C-502	SITE DETAILS 2 OF 2
C-503	PERMEABLE PAVER DETAILS
C-504	EROSION CONTROL DETAILS 1 OF 2
C-505	EROSION CONTROL DETAILS 2 OF 2
C-506	ROGERS MUNICIPAL DETAILS
SD-1	RWU DETAILS
WD-1	RWU DETAILS
WD-2	RWU DETAILS
T-101	TREE PRESERVATION PLAN (C)
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2
A201	BUILDING ELEVATIONS

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

PROJECT OWNER
PRIME HEALTHCARE PROPERTIES
6959 LEBANON RD
FRISCO, TX
256-428-0060
SAMP@PRIMEHEALTHCAREPROPERTIES.COM

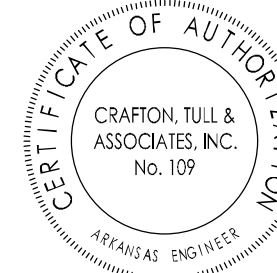
SITE ENGINEER
CRAFTON TULL
ALI KARR, P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838
ALI.KARR@CRAFTONTULL.COM

PARENT DESCRIPTION:
LOT 16, THE FARMS COMMERCIAL SUBDIVISION, AS PER PLAT RECORD 2008 AT PAGES 58-60 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

PARENT DESCRIPTION:
LOT 17, THE FARMS COMMERCIAL SUBDIVISION, AS PER PLAT RECORD 2015 AT PAGE 691 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

DESCRIPTION LOT 16A:
PART OF LOT 16, THE FARMS COMMERCIAL SUBDIVISION, AS PER PLAT RECORD 2008 AT PAGES 58-60 AND PART OF LOT 17, THE FARMS COMMERCIAL SUBDIVISION, AS PER PLAT RECORD 2015 AT PAGE 691 BOTH IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16;
THENCE ALONG THE NORTH LINE THEREOF S86°28'58" 118.84 FEET;
THENCE LEAVING SAID NORTH LINE S08°07'44" 40.51 FEET;
THENCE 12.27 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET AND A LONG CHORD OF S02°16'13"E 12.25 FEET;
THENCE S03°31'02"W 55.64 FEET;
THENCE S86°28'58"E 62.50 FEET;
THENCE S03°31'02"W 18.50 FEET;
THENCE S86°28'58"E 100.00 FEET;
THENCE S03°31'02"W 232.83 FEET TO THE SOUTH LINE OF SAID LOT

CERTIFICATE OF AUTHORIZATION



CITY OF ROGERS
STAMP

901 S. PROMENADE BLVD.
ROGERS, AR

Key Plan

[illegible]

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

PROJECT NO: 22111502

ISSUE DATE: 09/08/2022
CONTACT: A KARR

QC by: _____
QC Date: _____

PRELIMINAR

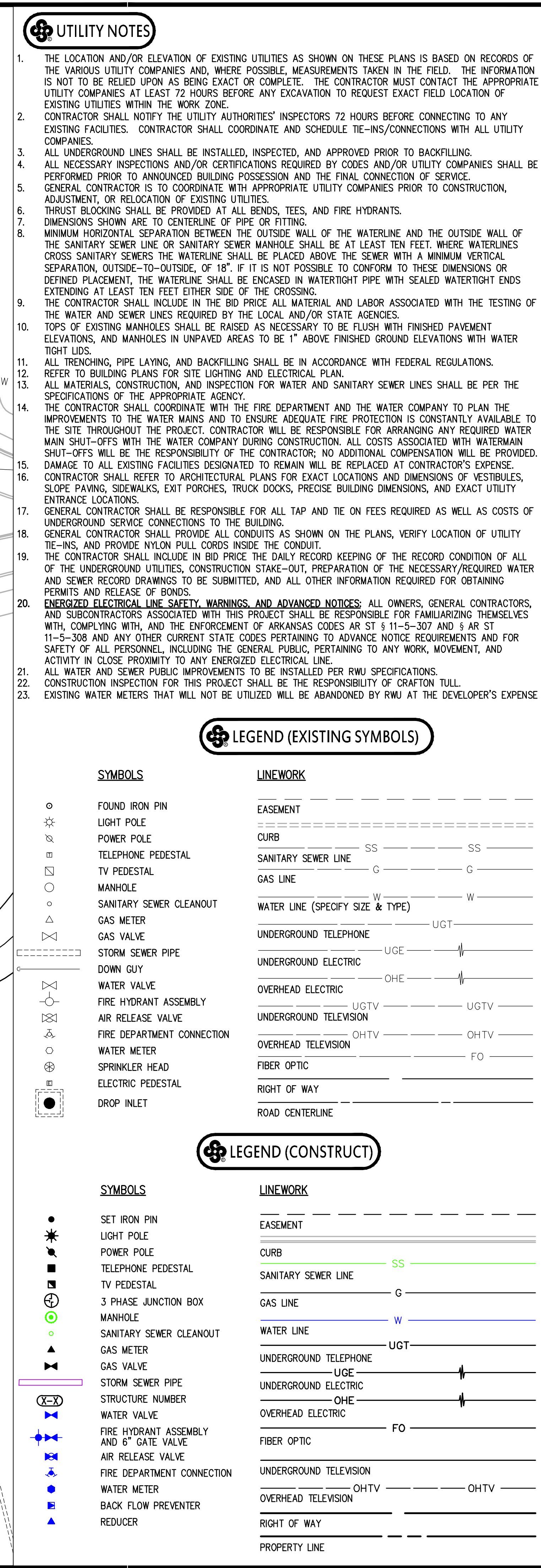
PLANS

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COVER SHEET

C 000

C-00





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

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

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

STREET TREES REQUIRED:

W OAK ST (241 LF) = 1 TREE PER 30 LF
5 TREES REQUIRED
5 TREES PROVIDED

S PROMENADE BLVD (858 LF) = 1 TREE PER 30LF
8 TREES REQUIRED
8 TREES PROVIDED

PARKING LOT TREES REQUIRED:

PARKING LOT SPACES/15 OR 1 PER ISLAND
12 TREES REQUIRED
12 TREES PROVIDED

MITIGATION TREES REQUIRED: 9 PROVIDED

1 PLANT PER 1,000 SF = 78 PLANTS REQUIRED
78 X 25% = 20 TREES REQUIRED
78 X 75% = 58 5 GALLON SHRUBS REQUIRED

DECIDUOUS SHADE TREES	= 13 (65%)
ORNAMENTAL DEC. TREES	= 5 (25%)
EVERGREEN TREES	= <u>2 (10%)</u>
	20

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT	TYPE
<u>MITIGATION TREES</u>						
	9	GINKGO BILOBA "THE PRESIDENT" TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5" CAL	8' HT. MIN.	SHADE
<u>PARKING LOT TREES</u>						
	12	ZELKOVA SERRATA "MUSASHINO" / MUSASHINO SAWLEAF ZELKOVA	B & B	2.5" CAL	8'-10' HT.	SHADE
<u>SITE TREES</u>						
	8	GINKGO BILOBA "GOLDSPIRE" / GOLDSPIRE MAIDENHAIR TREE	B & B	2.5" CAL	8' HT. MIN.	SHADE
	2	GLADIOLUS "TRACANTHOS INERMIS MORAINI" / MORAINI HONEY LOCUST	B & B	2.5" CAL	8' HT. MIN.	SHADE
	2	ILEX X ATTENUATA "SAVANNAH" / SAVANNAH HOLLY	B & B		8' HT. MIN.	EVERGREEN
	5	MALUS X "SPRING SNOW" / SPRING SNOW CRABAPPLE	B & B	2" CAL	6' MIN	ORNAMENTAL
	3	ZELKOVA SERRATA "MUSASHINO" / MUSASHINO SAWLEAF ZELKOVA	B & B	2.5" CAL	8'-10' HT.	SHADE

	10	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL	6'-8" HT.	ORNAMENTAL
	3	GLEXITIA TRIACANTHOS INERMIS 'MORANE' / MORANE HONEY LOCUST	B & B	2.5" CAL	8' HT. MIN.	SHADE
SYMBOL SHRUBS	QTY	<u>BOTANICAL / COMMON NAME</u>		<u>SIZE</u>	<u>HEIGHT</u>	<u>SPREAD</u>
	6	BUXUS X 'GREEN VELVET' / G.V. BOXWOOD	3 GAL	12" HT. MIN.	18" SPREAD MIN.	
	23	HYDRANGEA PANICULATA / LIMELIGHT PRIME PANICLE HYDRANGEA	5 GAL	24" HT. MIN.	24" SPREAD MIN.	
	10	TAXUS CUSPIDATA 'MONLOU' TM / EMERALD SPREADER JAPANESE YEW	5 GAL	12" HT. MIN.	12" SPREAD MIN.	

	5	MISCANTHUS SINENSIS 'LITTLE KITTEH' / L.K. MAIDEN GRASS	1 GAL	
	14	PANICUM VIRGATUM 'HEAVY METAL' / PANICUM HEAVY METAL	1 GAL	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
GROUND COVERS				
	8,512 SF	ZOYSIA JAPONICA 'EL TORO' / EL TORO ZOYSIA GRASS	SOLID SOD	

L-101



October 5, 2023

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

Re: TAC review & Conditional Approval of Civil Plans
Promenade Medical Plaza Ph. 1

Dear Ms. Karr:

Plans were received for the referenced project which includes 62 LF of water main extension. We have reviewed the plans and are approving them with the following conditions:

1. Construction inspection for this project shall be the responsibility of Crafton Tull.

Utility Plan

2. Depict the location and size of the irrigation meter and RPZA. Consider using the existing meter or locate the meter off of the new main.
3. Existing water meters that will not be utilized will be abandoned by RWU at the developer's expense. This should be noted on the plans.
4. Connect the proposed sewer service to the existing sewer service stub at the existing manhole SSMH #100752. If the stub-out doesn't exist, then connect the service to the main with a wye fitting.
5. There should be an 8" gate valve, 8"x 6" reducer, and fire hydrant at the end of Water Line 1 as per RWU Standard detail WD-1/4B.
6. Locate the proposed fire hydrant 3' from the edge of the sidewalk.

Grading Plan

7. If the rim elevation of an existing manhole needs to be adjusted, display the existing and proposed rim elevations on the Utility and Grading Plans.

Water Main and Fire Line Plan & Profile

8. Label the water line and fire line as Ductile-Iron Pipe.
9. Do not remove minimum protective cover from the end of the existing water main.

10. Show the existing sewer main crossing on the Fire Line 1 profile.

11. The following must be submitted prior to scheduling a pre-construction meeting:

- A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
- B. One copy of the revised plans for review.
- C. Fire suppression plans approved by the Utility.
- D. Architectural and plumbing plans submitted for commercial customers.
- E. 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.

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



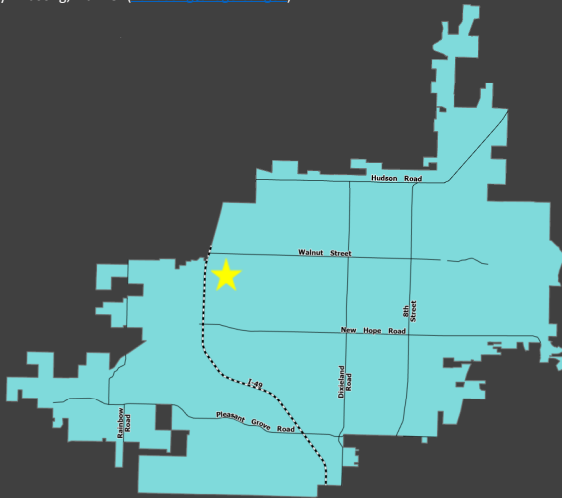
LARGE SCALE DEVELOPMENT

PLANNING

The Heights at Magnolia

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

Location

East of the intersection of W Walnut Creek Parkway and S Promenade Boulevard

CGM Designation

Commerce Corridor (U-NBT)

Zoning

RMF-21 (Residential Multi-Family, 21 units per acre gross density) with a Density Concept Plan

Proposed Use

Residential Multi-Family

Representative

Ali Karr, Crafton Tull

Location:

Located in west Rogers, east of the intersection of W Walnut Creek Parkway and S Promenade Boulevard.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor (U-NBT)

Growth Designation Character:

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

Base Density:

Determined by Density Concept Plan

Max Density:

Determined by Density Concept Plan



LARGE SCALE DEVELOPMENT

PLANNING

The Heights at Magnolia



Geolocation:

Located slightly south of the Scottsdale Center and east of the Promenade Commons Apartments.

ZONING:

RMF with DCP:

The purpose and intent of the RMF zoning district is “to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter “A” or “B” will follow unit density to designate rental or individual ownership with “A” being individual ownership and “B” being rental. The 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. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot- line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district.” 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

The Heights at Magnolia



Request

- This proposal is for a 413,727-sf. multi-family residential development on about 9 acres.
- A Rezone/DCP was approved by the Planning Commission for this site on 6/6/23.

Request:

The applicant is proposing a 413,727-sf. multi-family residential development on about 9 acres. A rezone/DCP was approved by the Planning Commission for this site on 6/6/23.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's request meets the City of Rogers' Access Management standards.

STORMWATER MANAGEMENT:

The applicant proposes to address onsite runoff through a permeable pavers system with subsurface storage which meets Stormwater management requirements, after leaving the site, runoff will make its way to regional pond downstream.

WATER QUALITY:

The applicant proposes a permeable paver system 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

The Heights at Magnolia



Aerial Image

Recommendation
APPROVE

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

S Promenade Blvd, W Walnut Creek Pkwy, and W Oak Street are not in substandard condition. The applicant proposes to rebuild their half of S 40th St.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for W Walnut Creek Parkway, a Minor Street, is 60ft to allow for on-street parking.

The right-of-way width for S Promenade Boulevard, a Major Arterial Street, is 85ft, the applicant is proposing to dedicate an additional 7.5ft of right-of-way along their half of the street to meet the requirements of the Typical Street Section.

The right-of-way width for W Oak Street, a Collector Street, varies along this property due to a current city project, no additional right-of-way is being dedicated.

The right-of-way width for S 40th Street, a Minor Street, is 45ft, the applicant is proposing to dedicate an additional 22ft of right-of-way to meet the requirements of the Typical Street Section.

Sidewalks & Sidepaths:

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

Trails:

A 10' wide Multiuse Trail exists on-site, the applicant proposes to reconstruct and connect any trails impacted during construction.

Streetlights:

Streetlights shown on the proposed plans meet requirements.

Street Trees:

The applicant proposes the required street tree requirements.

Summary

LSDP Staff Recommendation

APPROVE



September 21, 2023

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

Re: Conditional Approval of Civil Plans
Heights at Magnolia Farms

Dear Ms. Karr:

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

Grading Plan

1. If the rim elevation of an existing manhole needs to be adjusted, display the existing and proposed rim elevations. This will apply to City Manhole Number MH 035-034 and MH 035-047.
2. Show the upstream and downstream manholes when a new manhole is placed over an existing sewer main, along with rim and flow-line elevations. This applies to the existing manhole downstream of proposed manhole MH 3-1. Also, the existing manholes are still not shown on the Overall Utility Plan.

Utility Plan

3. Provide a change in flow direction of less than a 90° from any line into a manhole and the out-flowing main. The angle of the sewer service line from Building #11 into the existing manhole is at a bad angle with the outflowing pipe.
4. Proposed manhole MH 3-4 is shown as being directly over the future water main for the Oak Street development.
5. Show the existing off-site easements (where connections will be made). The easement along the southwest side of Walnut Creek Parkway is in Bk. 2008 at Pg. 330.
6. Depict the locations of the electric transformers. Locate them as far from water meters as is practical but in no case within 30 feet of water meters.
7. Place the valve on the upstream side of the 90° bend on Fire Hydrant Line 5. Also, there is an unexplained water line entering near the northeast corner of Building #7.
8. As per previous comment #9, the required note doesn't seem to appear on Utility Plan B(C), note 21 as stated in your response.

Water Main Plan & Profile

9. Proposed Water Line 1 can cross above Storm Sewer Line 2 where they cross with ample coverage remaining for the water line. Please see the attached sheet. Also, show 3' of cover near the end of Fire Line 10 on the profile.
10. The steel (not clay as shown on the plans) encasement pipe for Fire Hydrant Line 2 should extend completely across the paver section shown on the profile.
11. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility.
 - E. Architectural and plumbing plans submitted for the proposed clubhouse.
 - F. An executed copy of the Facilities Extensions Contract (form attached).
 - G. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - H. Performance and payment bonds executed by the utility contractor.
 - I. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.

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

LEGEND (EXISTING SYMBOLS)	
SYMBOLS	LINEWORK
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW
	AIR CONDITIONER
	AIR RELEASE VALVE
	ELECTRIC BOX/PEDESTAL
	ELECTRIC JUNCTION BOX
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	GUARD POST
	LIGHT POLE
	POWER POLE
	SANITARY MANHOLE
	SANITARY SEWER CLEANOUT
	SIGN
	SPRINKLER HEAD
	TELEPHONE PEDESTAL
	TV PEDESTAL
	WATER FAUCET
	WATER METER
	WATER VALVE
	DOWN GUY
	STORM SEWER MANHOLE
	STORM SEWER PIPE
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
	GAS LINE
	WATER LINE (SPECIFY SIZE & TYPE)
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	UGTV
	OHTV
	OVERHEAD TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE
	DROP/CURB INLET
	GRATED INLET
	TREE
	TREE TO BE REMOVED

LEGEND (CONSTRUCT)	
SYMBOLS	LINEWORK
	SET IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	FIBER OPTIC
	UGTV
	OHTV
	OVERHEAD TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

Arkansas One Call



Know what's below.

Call before you dig.

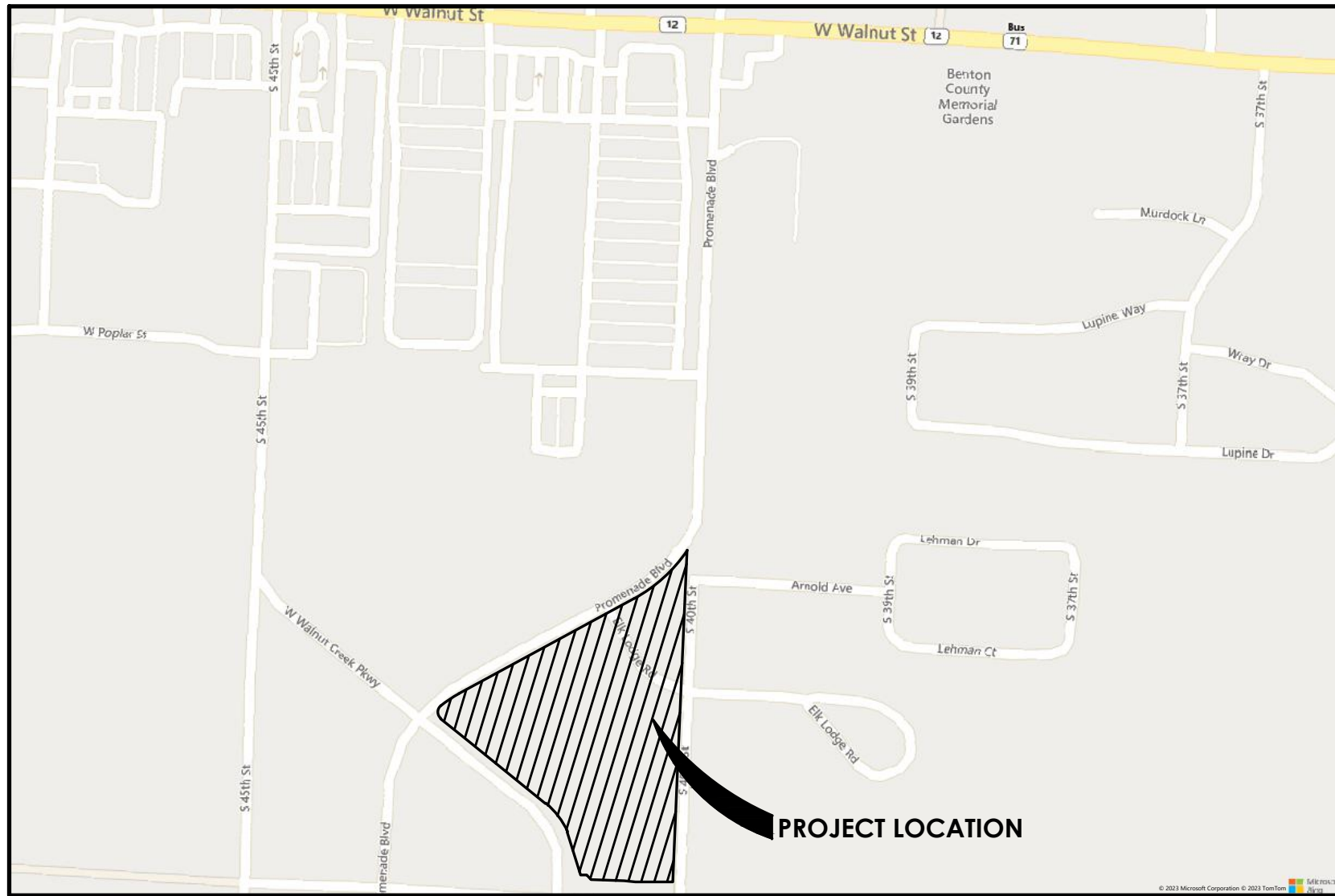
SITE STABILIZATION AND CERTIFICATION

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

THE HEIGHTS AT MAGNOLIA FARMS

ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS #PL202300646



UTILITY CONTACTS

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

VICINITY MAP



PROJECT INFORMATION

FINISHED FLOOR ELEV. SEE GRADING PLAN
SITE AREA/DEVELOPMENT AREA: ±413727 SQ.FT. (±9.50 ACRES)
BUILDING USAGE: MULTI-FAMILY RESIDENTIAL
ZONING: RMF/DCP
BUILDING A: 40'-1"
BUILDING B: 49'-2"
BUILDING CONSTRUCTION TYPE: BUILDING A/B: V-A CLUBHOUSE BUILDING: V-B
BUILDING SETBACK (RMF): FRONT 30'
INTERIOR SIDE YARD 10'
EXTERIOR SIDE YARD 30'
REAR YARD 30'
BUILDING LOCATIONS/SETBACKS DETERMINED PER DCP (SEE DCP-1)
ADDRESS: 601-605 S. PROMENADE BLVD.
4251-4253 W. WALNUT CREEK PKWY.
602-604 ELK LODGE ST.
415 S. 42ND ST.
4101 W. OAK ST.
410-414 S. 40TH ST.
ROGERS, AR, 72756
CRAFTON TULL
ALI KARR, P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838
ALIKARR@CRAFTONTULL.COM
EF CAPITAL AR, LLC
1425 LAKE FRONT CIRCLE, STE. 200
THE WOODLANDS, TX 77380
281-363-9161
MMOLLESTON@GEOSOUTHERNERGY.COM
20% = ±82,745 SQ. FT.
±115,914 / ±413,727 = 28.0%
SAME AS GREENSPACE
SAME AS GREENSPACE
40%
±122,873.25 / ±413,727 = 30.0%
MULTIFAMILY: 3 STALLS PER 2 DWELLING UNITS
198 UNITS = 297 PARKING STALLS
ON-STREET PARKING: 133 STALLS
OFF-STREET PARKING: 61 STALLS
GARAGE SPACES: 120 STALLS
TOTAL STALLS: 314 PARKING STALLS
APBP APPROVED BIKE RACKS REQUIRED: MF RESIDENTIAL = 1 RACK PER 30 DWELLING UNITS
198 UNITS/30 UNITS = 7 BIKE RACKS
APBP APPROVED BIKE RACKS PROVIDED: 8 RACKS PROVIDED
PROPERTY USAGE: MULTI-FAMILY DWELLING
BUILDING SETBACK: FRONT 30'
INTERIOR SIDE YARD 10'
EXTERIOR SIDE YARD 30'
REAR YARD 30'
UNIT CALCULATIONS: BUILDING A 17 UNITS: 10 BUILDINGS 170 UNITS
BUILDING B 14 UNITS: 2 BUILDINGS 28 UNITS
CLUBHOUSE 0 UNITS: 1 BUILDING 0 UNITS
TOTAL: 13 BUILDINGS 198 UNITS
198 UNITS/8.10± ACRES = 24 PER ACRE
198 UNITS/9.50± ACRES = 21 PER ACRE
BUILDING A 27 BEDS: 10 BUILDINGS 270 BEDS
BUILDING B 22 BEDS: 2 BUILDINGS 44 BEDS
CLUBHOUSE 0 BEDS: 1 BUILDING 0 BEDS
TOTAL: 13 BUILDINGS 314 BEDS
NET DENSITY: BUILDING A ±9,754 SQ. FT.: 10 BUILDINGS ±97,540 SQ. FT.
GROSS DENSITY: BUILDING B ±8,703 SQ. FT.: 2 BUILDINGS ±17,406 SQ. FT.
BEDROOM (BEDS) CALCULATIONS: CLUBHOUSE ±7,927 SQ. FT.: 1 BUILDING ±7,927 SQ. FT.
TOTAL: 122,873± SQ FT (FOOTPRINTS)

GENERAL NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
- ENERGIZED ELECTRICAL LINE SAFETY WARNINGS AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS

- ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- IF THE PROJECT EXCEEDS \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-228(6).
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL, STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- IFC 2021 3310.1 - APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.48 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- IFC 2012 3312.1 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.
- IFC 2012 3310.1-APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLES LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
- SETBACKS WILL BE REDUCED WITH THE EASEMENT PLAT ONLY WHERE PROPOSED BUILDINGS SITE AS APPROVED BY THE DENSITY CONCEPT PLAN. (06-13-2023).

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN A
C-103	SITE PLAN B
C-104	OVERALL UTILITY PLAN (C)
C-105	UTILITY PLAN A (C)
C-106	UTILITY PLAN B (C)
C-107	OVERALL GRADING PLAN (C)
C-108	GRADING PLAN A
C-109	GRADING PLAN B
C-110	INTERSECTION PLANS A & B
C-111	INTERSECTION PLANS C & D
C-112	INTERSECTION PLANS E & F
C-113	PAVING PLAN (C)
C-114	EROSION CONTROL PHASE I
C-115	EROSION CONTROL PHASE II
C-116	MOT TRAIL DETOUR PLAN
C-201	SANITARY SEWER LINE 1 AND 2 P&P (C)
C-202	SANITARY SEWER LINE 3 P&P (C)
C-203	WATERLINE 1 P&P 1 OF 2 (C)
C-204	WATERLINE 1 P&P 2 OF 2 & WATERLINE 2 P&P (C)
C-205	FIRE HYDRANT LINE 1, 2 & 3 P&P (C)
C-206	FIRE HYDRANT LINE 4, 5, & FIRE LINE 1 P&P
C-207	FIRE LINE 2, 3 & 4 P&P (C)
C-208	FIRE LINE 5, 6, & 7 P&P (C)
C-209	FIRE LINE 8 & 9 P&P (C)
C-210	FIRE LINE 10, 11, & 12 P&P (C)
C-211	STORM SEWER LINE 1 P&P 1 OF 2 (C)
C-212	STORM SEWER LINE 1 AND 2 P&P 1 OF 2 (C)
C-213	STORM SEWER LINE 2 P&P 2 OF 2 (C)
C-214	STORM SEWER LINE 3 P&P 1 OF 2 (C)
C-215	STORM SEWER LINE 3, 4, & 5 P&P (C)
C-216	STORM SEWER LINE 6 P&P (C)
C-217	STORM SEWER LINE 7 P&P 1 OF 2 (C)
C-218	STORM SEWER LINE 7 P&P 2 OF 2 (C)
C-501	SITE DETAILS 1 OF 2
C-502	SITE DETAILS 2 OF 2
C-503	PAVER & LIGHTING DETAILS
C-504	ROGERS MUNICIPAL DETAILS 1 OF 2
C-505	ROGERS MUNICIPAL DETAILS 2 OF 2
C-506	EROSION CONTROL DETAILS
C-507	TYPICAL SECTIONS
SD-1	RWU DETAILS
WD-1	RWU DETAILS
WD-2	RWU DETAILS
L-101	OVERALL PLANTING PLAN (C)
L-102	PLANTING PLAN A (C)
L-103	PLANTING PLAN B (C)
L-501	PLANTING DETAILS 1 OF 2
L-502	PLANTING DETAILS 2 OF 2
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2
A4.15	BUILDING ELEVATIONS
A4.15a	BUILDING ELEVATIONS
A4.25	BUILDING ELEVATIONS
A4.25a	BUILDING ELEVATIONS
A4.35	BUILDING ELEVATIONS
A4.35a	BUILDING ELEVATIONS
A-8.13	BUILDING ELEVATIONS
A-8.13a	BUILDING ELEVATIONS
DCP-1	APPROVED DENSITY CONCEPT PLAN (C)

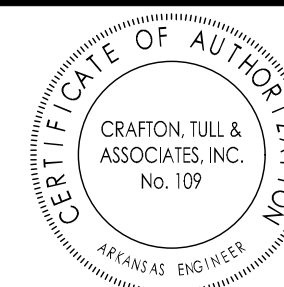
PROPERTY DESCRIPTION

LOTS 2-A, 2-B, AND 2-C, WALNUT CREEK ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED FOR RECORD IN/AS DOCUMENT NO. L201835549.

LOT 5, WALNUT CREEK ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED FOR RECORD IN/AS DOCUMENT NO. 2008-330. FLOOD NOTE: THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0260K, EFFECTIVE DATE JUNE 5, 2012.

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

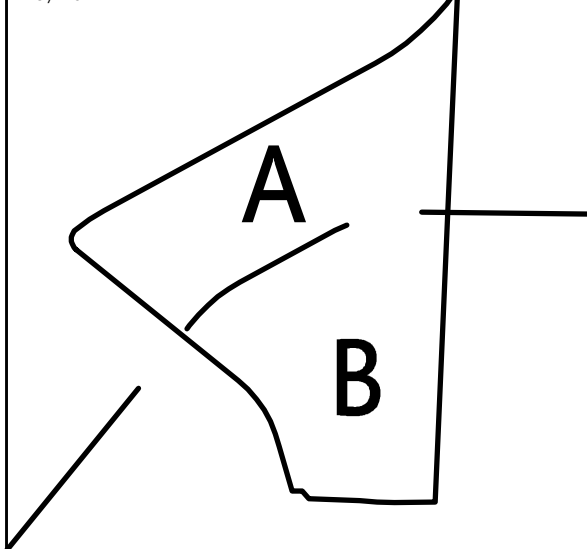
CERTIFICATE OF AUTHORIZATION:



CITY OF ROGERS
STAMP

THE HEIGHTS AT
MAGNOLIA FARMS
ROGERS, ARKANSAS

Key Plan



No.	Description	Date
1	CITY SUBMITTAL #1	06/29/2023
2	CITY SUBMITTAL #2	08/04/2023
3	CITY SUBMITTAL #3	07/01/2023
4	CITY SUBMITTAL #4	10/17/2023
5	CITY SUBMITTAL #5	11/17/2023

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PROJECT NO: 23101000
ISSUE DATE: 12/07/2023
CONTACT: A. KARR
DESIGNER: M. LOVE
CHECKED: M. LOVE
DATE: 08/15/2023

ISSUED FOR REVIEW

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COVER SHEET

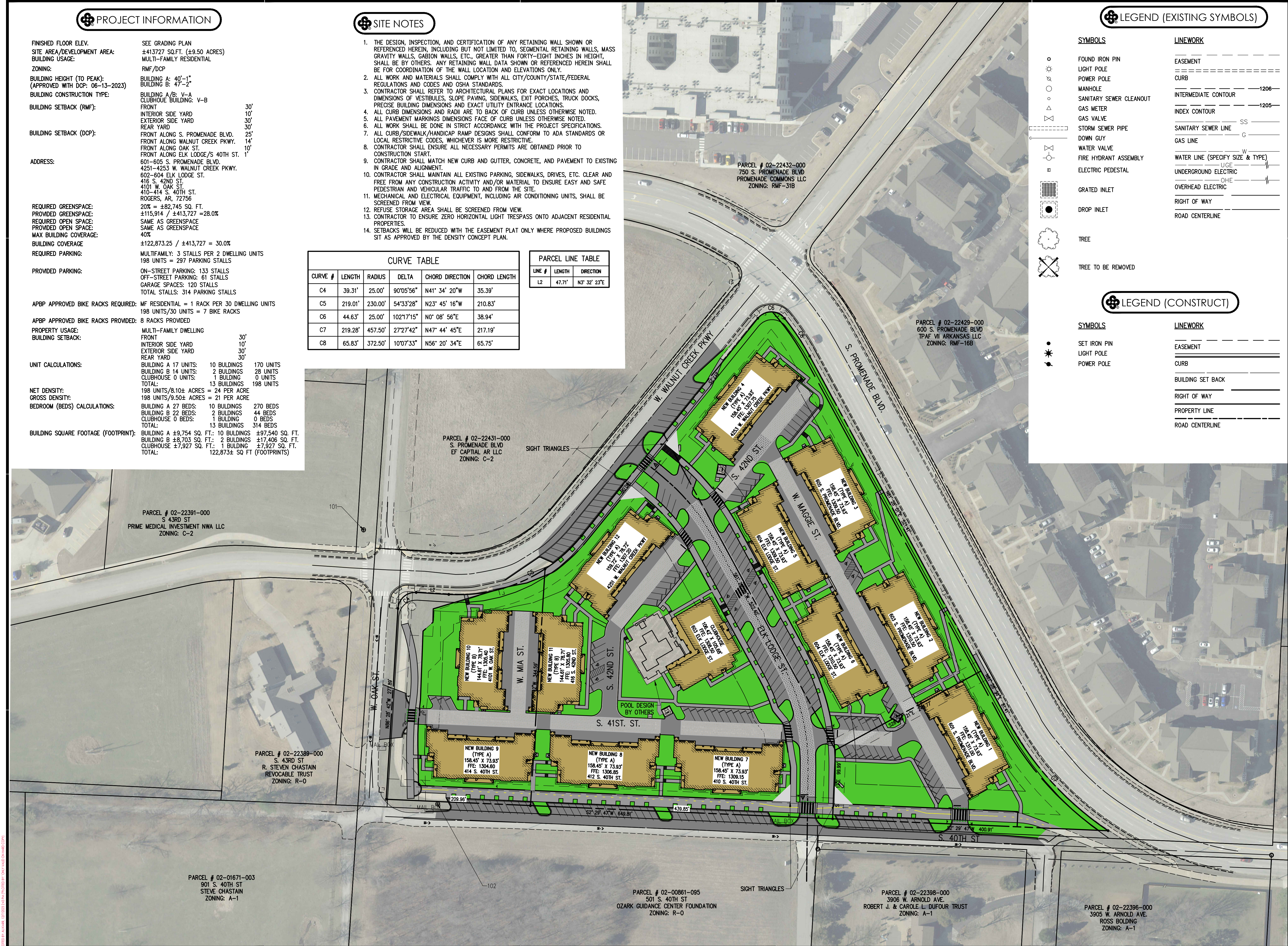
C-001

FINISHED FLOOR ELEV.	SEE GRADING PLAN	
SITE AREA/DEVELOPMENT AREA:	±413727 SQ.FT. (±9.50 ACRES)	
BUILDING USAGE:	MULTI-FAMILY RESIDENTIAL	
ZONING:	RMF/DCP	
BUILDING HEIGHT (TO PEAK): (APPROVED WITH DCP: 06-13-2023)	BUILDING A: 40'-1" BUILDING B: 47'-2"	
BUILDING CONSTRUCTION TYPE:	BUILDING A/B: V-A CLUBHOUSE BUILDING: V-B	
BUILDING SETBACK (RMF):	FRONT	30'
	INTERIOR SIDE YARD	10'
	EXTERIOR SIDE YARD	30'
	REAR YARD	30'
BUILDING SETBACK (DCP):	FRONT ALONG S. PROMENADE BLVD.	25'
	FRONT ALONG WALNUT CREEK PKWY.	14'
	FRONT ALONG OAK ST.	10'
	FRONT ALONG ELK LODGE/S 40TH ST.	1'
ADDRESS:	601-605 S. PROMENADE BLVD.	
	4251-4253 W. WALNUT CREEK PKWY.	
	602-604 ELK LODGE ST.	
	416 S. 42ND ST.	
	4101 W. OAK ST.	
	410-414 S. 40TH ST.	
	ROGERS, AR, 72756	
REQUIRED GREENSPACE:	20% = ±82,745 SQ. FT.	
REQUIRED GREENSPACE:	±115,914 / ±413,727 =28.0%	
REQUIRED OPEN SPACE:	SAME AS GREENSPACE	
REQUIRED OPEN SPACE:	SAME AS GREENSPACE	
MAX BUILDING COVERAGE:	40%	
BUILDING COVERAGE	±122,873.25 / ±413,727 = 30.0%	
REQUIRED PARKING:	MULTIFAMILY: 3 STALLS PER 2 DWELLING UNITS 198 UNITS = 297 PARKING STALLS	
PROVIDED PARKING:	ON-STREET PARKING: 133 STALLS OFF-STREET PARKING: 61 STALLS GARAGE SPACES: 120 STALLS TOTAL STALLS: 314 PARKING STALLS	
APBP APPROVED BIKE RACKS REQUIRED:	MF RESIDENTIAL = 1 RACK PER 30 DWELLING UNITS 198 UNITS/30 UNITS = 7 BIKE RACKS	
APBP APPROVED BIKE RACKS PROVIDED:	8 RACKS PROVIDED	
PROPERTY USAGE:	MULTI-FAMILY DWELLING	
BUILDING SETBACK:	FRONT	30'
	INTERIOR SIDE YARD	10'
	EXTERIOR SIDE YARD	30'
	REAR YARD	30'
UNIT CALCULATIONS:	BUILDING A 17 UNITS:	10 BUILDINGS
	BUILDING B 14 UNITS:	2 BUILDINGS
	CLUBHOUSE 0 UNITS:	1 BUILDING
	TOTAL:	13 BUILDINGS
		170 UNITS
NET DENSITY:	198 UNITS/8,104 ACRES =	24 PER ACRE
GROSS DENSITY:	198 UNITS/9,504 ACRES =	21 PER ACRE
BEDROOM (BEDS) CALCULATIONS:	BUILDING A 27 BEDS:	10 BUILDINGS
	BUILDING B 22 BEDS:	2 BUILDINGS
	CLUBHOUSE 0 BEDS:	1 BUILDING
	TOTAL:	13 BUILDINGS
		270 BEDS
		44 BEDS
		0 BEDS
		314 BEDS
BUILDING SQUARE FOOTAGE (FOOTPRINT):	BUILDING A ±9,754 SQ. FT.:	10 BUILDINGS
	BUILDING B ±8,703 SQ. FT.:	2 BUILDINGS
	CLUBHOUSE ±7,927 SQ. FT.:	1 BUILDING
	TOTAL:	122,873± SQ FT (FOOTPRINT)

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE SCREENED FROM VIEW.
12. REFUSE STORAGE AREA SHALL BE SCREENED FROM VIEW.
13. CONTRACTOR TO ENSURE ZERO HORIZONTAL LIGHT TRESPASS ONTO ADJACENT RESIDENTIAL PROPERTIES.
14. SETBACKS WILL BE REDUCED WITH THE EASEMENT PLANT ONLY WHERE PROPOSED BUILDINGS SIT AS APPROVED BY THE DENSITY CONCEPT PLAN.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C4	39.31'	25.00'	90°05'56"	N41° 34' 20"W	35.39'
C5	219.01'	230.00'	54°33'28"	N23° 45' 16"W	210.83'
C6	44.63'	25.00'	102°17'15"	N0° 48' 56"E	38.94'
C7	219.28'	457.50'	27°27'42"	N07° 44' 45"E	217.19'
C8	65.83'	372.50'	10°07'33"	N56° 20' 34"E	65.75'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	47.71'	N3° 32' 23"E



SYMBOLS		LINEWORK
	FOUND IRON PIN	EASEMENT
	LIGHT POLE	=====
	POWER POLE	CURB
	MANHOLE	-----1206
	SANITARY SEWER CLEANOUT	INTERMEDIATE CONTOUR
	GAS METER	-----1205
	GAS VALVE	INDEX CONTOUR
	STORM SEWER PIPE	-----SS-----
	DOWN GUY	-----G-----
	WATER VALVE	GAS LINE
	FIRE HYDRANT ASSEMBLY	-----W-----
	ELECTRIC PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
		-----UG-----
		UNDERGROUND ELECTRIC
		-----OHE-----
	GRADED INLET	OVERHEAD ELECTRIC

	DROP INLET	RIGHT OF WAY

		ROAD CENTERLINE
	TREE	-----
	TREE TO BE REMOVED	

SYMBOLS	LINEWORK
● SET IRON PIN	_____
☼ LIGHT POLE	EASEMENT
⚡ POWER POLE	CURB

THE HEIGHTS AT
MAGNOLIA FARMS
ROGERS, ARKANSAS

Key Point

[illegible]

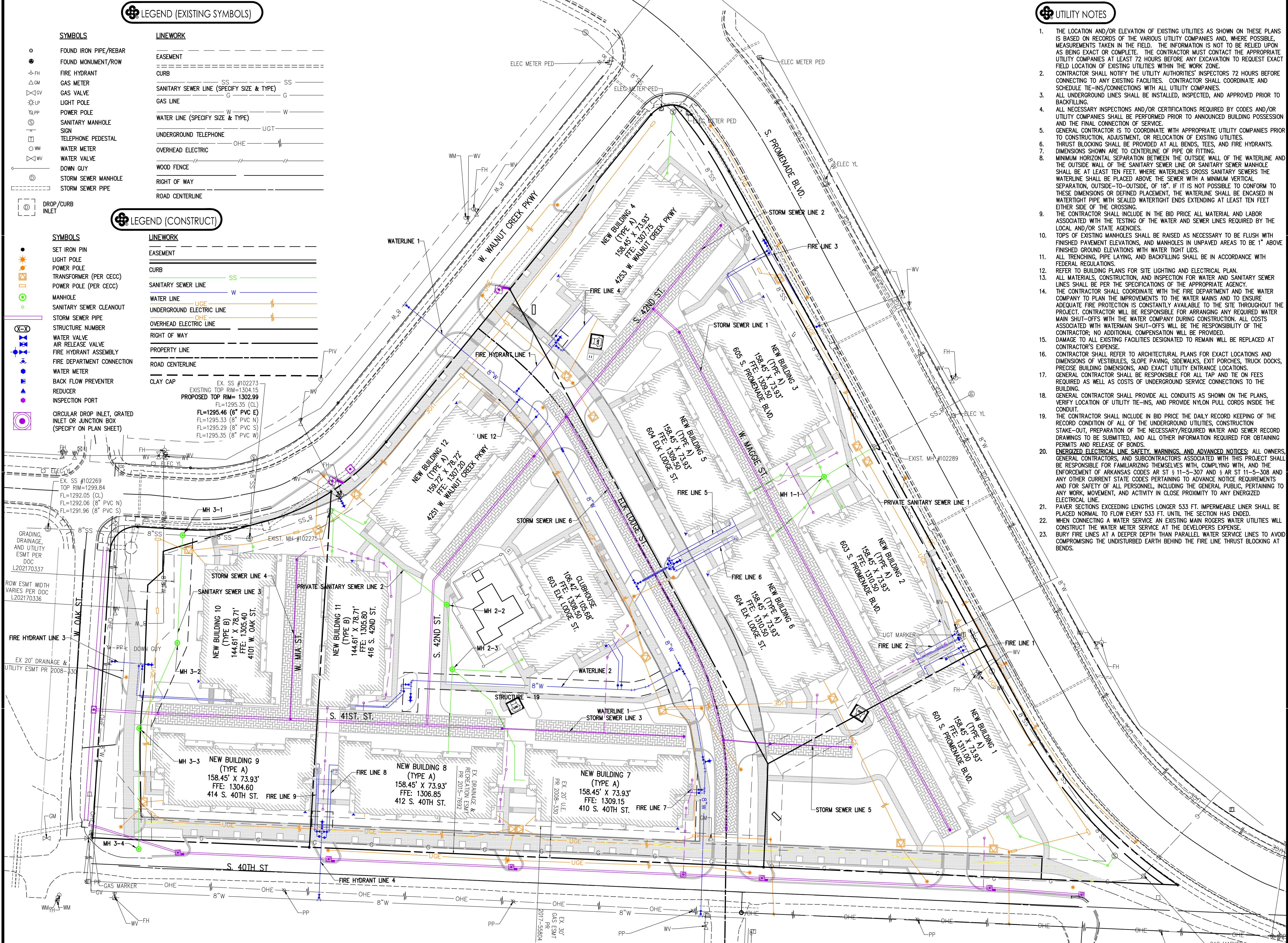
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PROJECT NO: 23101000
ISSUE DATE: 12/07/2023
CONTACT: A. KARR
QC by: M. LOVE
QC Date: 08/18/2023

ISSUED FOR
REVIEW

OVERALL SITE PLAN (C)

C-101



LEGEND (EXISTING SYMBOLS)

- SYMBOLS**
- FOUND IRON PIPE/REBAR
 - FOUND MONUMENT/ROW
 - △ FIRE HYDRANT
 - △ GM
 - △ GV
 - △ LP
 - △ PP
 - SANITARY MANHOLE
 - SIGN
 - TELEPHONE PEDESTAL
 - WATER METER
 - WATER VALVE
 - DOWN GUY
 - STORM SEWER MANHOLE
 - STORM SEWER PIPE
- LINEWORK**
- EASEMENT
 - CURB
 - SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
 - GAS LINE
 - WATER LINE (SPECIFY SIZE & TYPE)
 - UNDERGROUND TELEPHONE
 - OVERHEAD ELECTRIC
 - WOOD FENCE
 - RIGHT OF WAY
 - ROAD CENTERLINE

LEGEND (CONSTRUCT)

- SYMBOLS**
- SET IRON PIN
 - LIGHT POLE
 - POWER POLE
 - TRANSFORMER (PER CECC)
 - POWER POLE (PER CECC)
 - MANHOLE
 - SANITARY SEWER CLEANOUT
 - STORM SEWER PIPE
 - STRUCTURE NUMBER
 - WATER VALVE
 - AIR RELEASE VALVE
 - FIRE HYDRANT ASSEMBLY
 - FIRE DEPARTMENT CONNECTION
 - WATER METER
 - BACK FLOW PREVENTER
 - REDUCER
 - INSPECTION PORT
 - CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- LINEWORK**
- EASEMENT
 - CURB
 - SANITARY SEWER LINE
 - WATER LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - RIGHT OF WAY
 - PROPERTY LINE
 - ROAD CENTERLINE
 - CLAY CAP
- EX. SS #102273
EXISTING TOP RIM=1304.15
PROPOSED TOP RIM= 1302.99
FL=1295.35 (CL)
FL=1295.46 (6" PVC E)
FL=1295.33 (8" PVC N)
FL=1295.29 (8" PVC S)
FL=1295.35 (8" PVC W)

UTILITY NOTES

- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
- ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
- THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
- THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
- THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
- GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
- THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
- ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
- PAVER SECTIONS EXCEEDING LENGTHS LONGER 533 FT. IMPERMEABLE LINER SHALL BE PLACED NORMAL TO FLOW EVERY 533 FT. UNTIL THE SECTION HAS ENDED.
- WHEN CONNECTING A WATER SERVICE AN EXISTING MAIN ROGERS WATER UTILITIES WILL CONSTRUCT THE WATER METER SERVICE AT THE DEVELOPERS EXPENSE.
- BURY FIRE LINES AT A DEEPER DEPTH THAN PARALLEL WATER SERVICE LINES TO AVOID COMPROMISING THE UNDISTURBED EARTH BEHIND THE FIRE LINE THRUST BLOCKING AT BENDS.

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

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CERTIFICATE OF AUTHORIZATION

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

CITY OF ROGERS
STAMP

GRAPHIC SCALE IN FEET
40' 0 40'

THE HEIGHTS AT
MAGNOLIA FARMS
ROGERS, ARKANSAS

Key Plan

No. Description Date

PROJECT NO: 23101000
ISSUE DATE: 12/07/2023
CONTACT: A. KARR
DESIGNER: M. LOVE
QC DATE: 08/15/2023

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 21012
ALI E. KARR

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OVERALL UTILITY PLAN (C)

C-104

TOTAL STREET TREES REQUIRED:	120
TOTAL STREET TREES PROVIDED:	121 (7 INCLUDED IN ROUNDABOUT)

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

L-102



<u>SIZE</u>	<u>HEIGHT</u>	<u>SPREAD</u>
5 GAL	24" HT. MIN.	18" SPREAD MIN
5 GAL	24" HT. MIN.	18" SPREAD MIN
5 GAL	15" HT. MIN.	15" SPREAD MIN
5 GAL	24" HT. MIN.	24" SPREAD MIN
5 GAL	12" HT. MIN.	12" SPREAD MIN
5 GAL	24" MIN. HT.	24" SPREAD MIN
<u>SIZE</u>	<u>HEIGHT</u>	<u>SPREAD</u>
1 GAL		



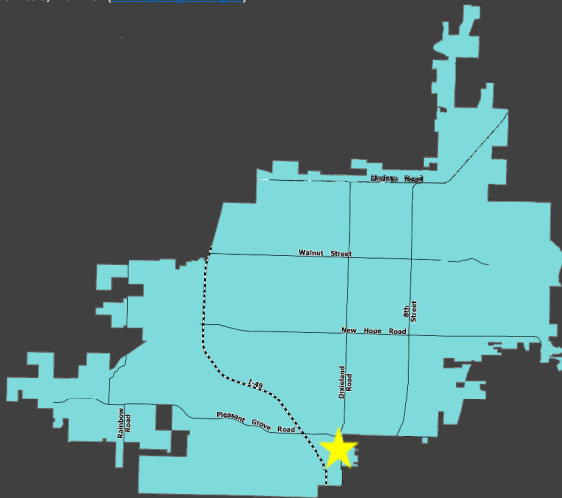
LARGE SCALE DEVELOPMENT

PLANNING

Woodspring Suites

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)



Vicinity Map

Location

4309 S Pleasant Crossing Boulevard

CGM Designation

Commerce Corridor

Zoning

C-2 (Highway Commercial)

Proposed Use

Hotel

Representative

Ali Karr, Crafton Tull

Location:

Located in southeast Rogers, near the intersection of S Pleasant Crossing Blvd and Dixieland Road

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

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

Allowed Zoning Districts:

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



LARGE SCALE DEVELOPMENT

PLANNING

Woodspring Suites



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:

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

Hotels, Motels, and Retreats is a secondary use classification encompassing establishments offering commercial lodging on a less than monthly basis..



LARGE SCALE DEVELOPMENT

PLANNING

Woodspring Suites

Site Plan



Request

- The proposal includes a 12,384 square-foot hotel on 1.59 acres.

BOA Variance

****Setback variance approved by Board of Adjustments on 11/7/2023**

The proposal includes a 12,384 square-foot hotel on 1.59 acres. The hotel structure is 4 floors and totals 48,660 square feet.



LARGE SCALE DEVELOPMENT

PLANNING

Woodspring Suites



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are met.

STORMWATER MANAGEMENT:

The applicant proposes to use an existing regional pond that has accounted for this site which meets Stormwater management requirements.

WATER QUALITY:

The applicant proposes to meet the standard residence time in the existing regional pond to meet Water Quality requirements.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

S Pleasant Crossing Blvd's pavement is not in substandard condition.

Connectivity Standards:

Connectivity standards are being met through this proposal.

Streetscape:

Right-of-Way:

The right-of-way width for S Pleasant Crossing Blvd, a Major Arterial, varies along this property, no additional right-of-way required.

Sidewalks & Sidepaths:

The applicant is proposing to construct a 5-ft sidewalk along S Pleasant Crossing Blvd.

Trails:

No Multiuse Trail is required for this site.

Streetlights:

Streetlights are existing along S Pleasant Crossing Blvd, and one is proposed at the private drive.

Street Trees:

The applicant proposes the required street tree requirements.

RECOMMENDATIONS:

Approve

LEGEND (EXISTING SYMBOLS)	
SYMBOLS	LINEWORK
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW
	AIR CONDITIONER
	AIR RELEASE VALVE
	ELECTRIC BOX/PEDESTAL
	ELECTRIC JUNCTION BOX
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	GUARD POST
	LIGHT POLE
	POWER POLE
	SANITARY MANHOLE
	SANITARY SEWER CLEANOUT
	SIGN
	SPRINKLER HEAD
	TELEPHONE PEDESTAL
	TV PEDESTAL
	WATER FAUCET
	WATER METER
	WATER VALVE
	DOWN GUY
	STORM SEWER MANHOLE
	STORM SEWER PIPE
	DROP/CURB INLET
	TREE
	GRATED INLET
	TREE TO BE REMOVED

LEGEND (CONSTRUCT)	
SYMBOLS	LINEWORK
	SET IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	FIBER OPTIC
	UGTV
	OHTV
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

SITE STABILIZATION AND CERTIFICATION

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

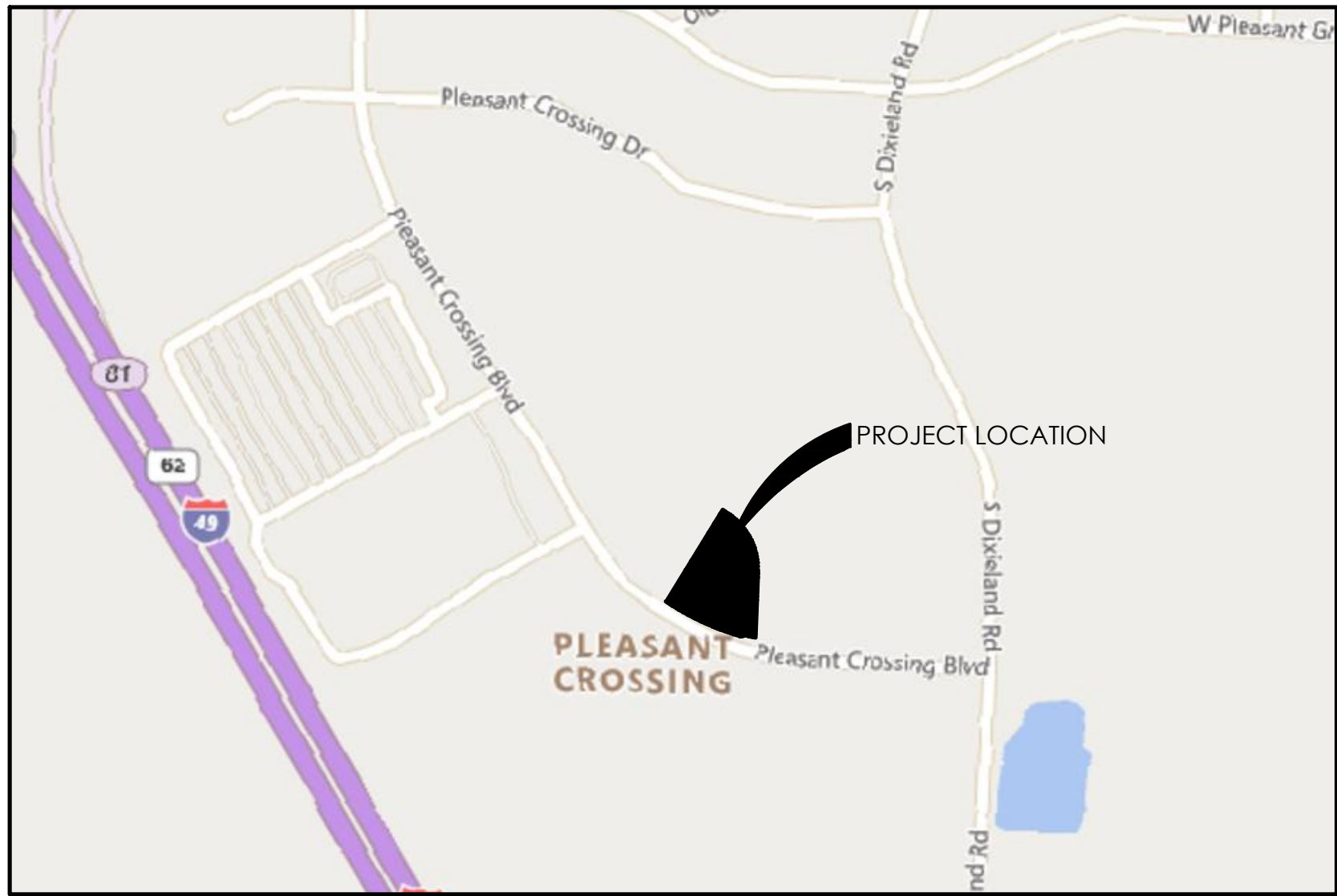
Arkansas One Call 811

Know what's below.
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WOODSPRING SUITES

4309 S PLEASANT CROSSING BLVD., ROGERS, ARKANSAS 72758

LARGE SCALE DEVELOPMENT PLANS CITYVIEW PROJECT #PL202300877



VICINITY MAP (NTS)

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 65' INTERIOR SIDE 15' EXTERIOR SIDE 45' REAR 15'
PROPOSED IMPERVIOUS COVER:	50,350.53/69,449 = 72.5%
OPEN SPACE/GREENSPACE:	19,098.47/69,449 = 27.5%
SITE AREA:	1.59 AC. (69,449 SQ.FT.)
BUILDING SIZE:	12,384 SQ.FT. (GROUND FLOOR) 12,092 SQ.FT. (SECOND FLOOR) 12,092 SQ.FT. (THIRD FLOOR) 12,092 SQ.FT. (FOURTH FLOOR) 48,660 SQ.FT.
TOTAL BUILDING:	
BUILDING USAGE:	HOTEL (106 ROOMS TOTAL, 4 STORIES)
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
ZONING:	C2-CU
TOTAL DEVELOPMENT AREA/ DISTURBED AREA	1.43 ACRES
BUILDING COVERAGE:	12,384 SQ.FT. (FOOTPRINT)/62,398 SQ.FT. = 19.8%
PROPERTY USAGE:	HOTEL
BUILDING TYPE:	CONSTRUCTION TYPE V-A
BUILDING HEIGHT:	46'-11"
ADDRESS:	4309 S PLEASANT CROSSING BLVD., ROGERS, AR 72758
SITE OWNER:	TGC, ROGERS, LLC 322 S MOSLEY WICHITA, KS 67202 BLAKE HEIMAN 316-210-4661 BLAKE@TGCGROUP.NET
SITE ENGINEER:	CRAFTON TULL AKARR P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838
REQUIRED PARKING:	1 SPACE IS REQUIRED PER GUESTROOM. FOR DEVELOPMENTS LARGER THAN 20 ROOMS, 11 PARKING SPACES MUST BE PROVIDED FOR EACH 10 ROOMS OR FRATION THEREOF FOR EMPLOYEES AND NONGUEST USERS PATRONIZING MEETING ROOMS, AND OTHER FACILITIES, BUT NOT INCLUDING RESTAURANTS 106 ROOMS/10 = 10.6 10.6 X 11 SPACES = 117 TOTAL 1 BIKE RACK PER (20) PARKING SPACES 62 STALLS/20 = 3.1 BIKE RACKS
PROVIDED PARKING:	ONSITE STANDARD PARKING PROVIDED = 57 ONSITE ADA PARKING PROVIDED = 5 OFFSITE STANDARD PARKING PROVIDED = 55 TOTAL PARKING PROVIDED = 117 4 BIKE RACKS 8 BICYCLES

PROPERTY DESCRIPTION

LOT 3E OF THE REPLAT OF LOTS 3A AND 3B OF PLEASANT CROSSING, PHASE I, TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 980.

UTILITY CONTACTS

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

FLOOD NOTE

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0270K, EFFECTIVE DATE 06/05/2012.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

GENERAL NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
- ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:**
ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- IF THE PROJECT EXCEEDS \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-22B(6).
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- IFC 2021 3310.1 - APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30,480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- IFC 2012 3312.1 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE THE MOST CURRENT STAMP BY ROGERS PLANNING.
- PUBLIC STREET SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.

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

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CERTIFICATE OF AUTHORIZATION

WOODSPRING SUITES

4309 S PLEASANT CROSSING BLVD.,
ROGERS, AR 72758

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	08/25/2023
2	SECOND SUBMITTAL	10/04/2023
3	THIRD SUBMITTAL	11/27/2023

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PROJECT NO: 23105100

ISSUE DATE: 08/25/2023

CONTACT: AKARR

DESIGNER: M. LOYE

DATE: 10/26/2023

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

FOR CONSTRUCTION

PRELIMINARY PLANS

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COVER SHEET

C-001

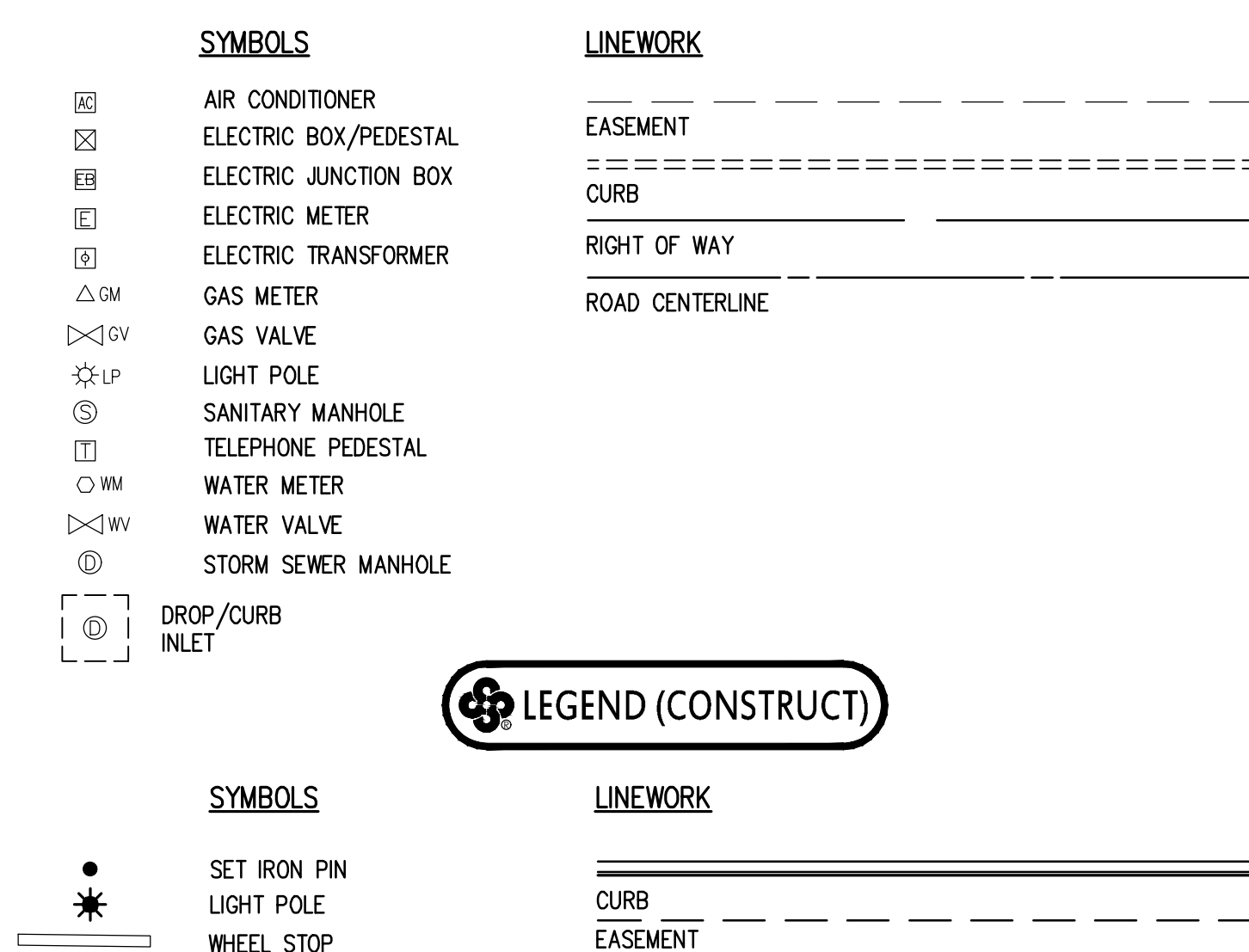
DRAWING C-001, WOODSPRING SUITES, LARGE SCALE DEVELOPMENT PLANS, COVER SHEET
REVISED BY: M. LOYE, 11/27/2023, 11:27 AM. ALL RIGHTS RESERVED. CRAFTON TULL & ASSOCIATES, INC.

Page 30 of 36

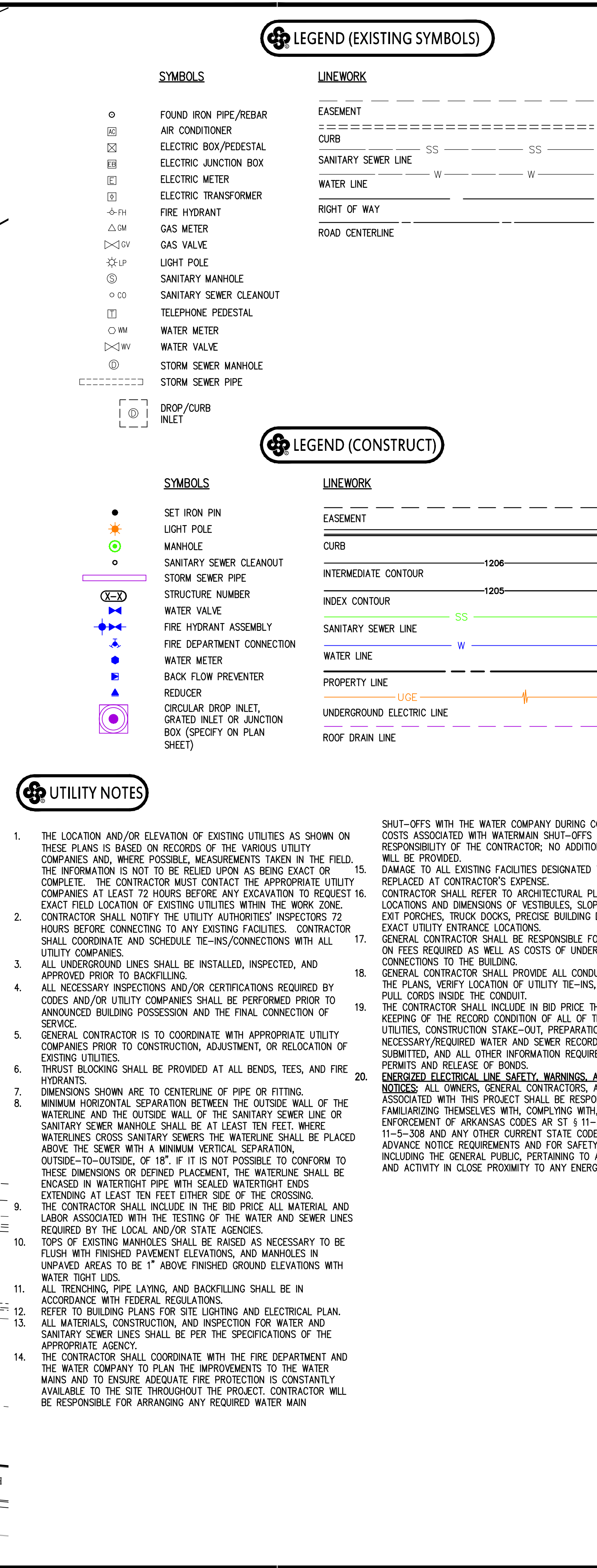


S. PLEASANT CROSSING BLVD.

Page 31 of 31


LEGEND (CONSTRUCT) PROJECT INFORMATION
SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXITS, STAIRS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ALLOW EASY AND SAFE PEDESTRIAN AND VEHICLE ACCESS TO AND FROM THE SITE.
11. THE SCREENING MATERIAL USED FOR ROOF MOUNTED EQUIPMENT SHALL BE THE SAME AS THE PRIMARY EXTERIOR BUILDING MATERIAL.
12. ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.





September 13, 2023

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

Re: Conditional Approval of Civil Plans
Woodspring Suites

Dear Ms. Karr:

Plans were received for the referenced project which includes 268 LF of water main extension. We have reviewed the plans and are approving them with the following conditions:

1. Include the 911 address on the Cover Sheet.
2. You appear to be planning on installing a new fire hydrant next to an existing one that is not shown on your plans and installing new sidewalk where the existing hydrant is located. We recommend that you consider re-routing the sidewalk around the existing hydrant before you jog to line it up with the crosswalk. This will eliminate the need for the new hydrant.
3. Extend the Public Utility Easement along the west side of the building to the north property line for possible future connection to the water main.
4. Move at least one of the meters to the end of the proposed water main to mitigate water stagnation.
5. Remove the unnecessary 90-degree elbow from the end of the proposed water main. Build the hydrant in line with the proposed water main even if you have to adjust the location of the main.
6. Extend the sanitary sewer service to the existing manhole in the southwest corner of the property. Do not construct a new manhole.
7. The flow line for the 12" PVC pipe into the existing manhole is shown as 12,967.11'.
8. Move the "Green Vase" trees in the southwest and southeast corners of the property to be a minimum of 10' from the sanitary sewer main.
9. Waterline 1 must maintain a minimum of 36" of cover throughout the length of the line.
10. The following must be submitted prior to scheduling a pre-construction meeting:

- A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
- B. One copy of the revised plans for review.
- C. Fire suppression plans approved by the Utility.
- 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 two half-sized copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE
Senior Engineer

SP