



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

PLANNING COMMISSION MEETING AGENDA

MARCH 19, 2024

5:30 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. March 5, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

- 1.

LSDP: 37th Street Townhomes

A proposal to construct 16 attached townhomes at 3600 W. Persimmon Street in the RMF-16B (Residential Multifamily, 16 units per acre, rentals) zoning district.

– *STAFF: Nicholas Little*

– *REPRESENTED BY: Charles Zardin*

PUBLIC HEARING:

- 1.

CUP: Arkansas Center for Extreme Sports



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A request by Arkansas Center for Extreme Sports for a Conditional Use Permit to allow the use “Commercial Assembly, Recreation, & Entertainment” at 1113 S. 3rd Street in the I-1 (Light Industrial) zoning district.

– *STAFF: Christina Moore*

– *REPRESENTED BY: Chase Warden*

CALL FOR RECESS:

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

CALL TO ORDER:

OLD BUSINESS:

1.
CUP: Oz Farms

A request by Hunter Haynes for Oz Farms for a Conditional Use Permit to allow the use “Assembly, Ceremonies, and Weddings” at 3232 W. Oak in the A-1(Agricultural) zoning district. *(Tabled at 3/5/24 meeting)* **WITHDRAWN BY APPLICANT.**

– *STAFF: Nicholas Little*

– *REPRESENTED BY: Hunter Haynes*

NEW BUSINESS:

1. All recommended items from committees.
- 2.

LSDP: The Visionary

A proposal to construct a 4-story building with a 75,457-square foot footprint and combined total 202,998-square foot of retail, office and parking deck at 3800 S. JB Hunt Drive in the U-COR (Uptown Core Mixed Use) zoning district.

– *STAFF: Christina Moore*

– *REPRESENTED BY: Libby Topping*

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



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LARGE SCALE DEVELOPMENT

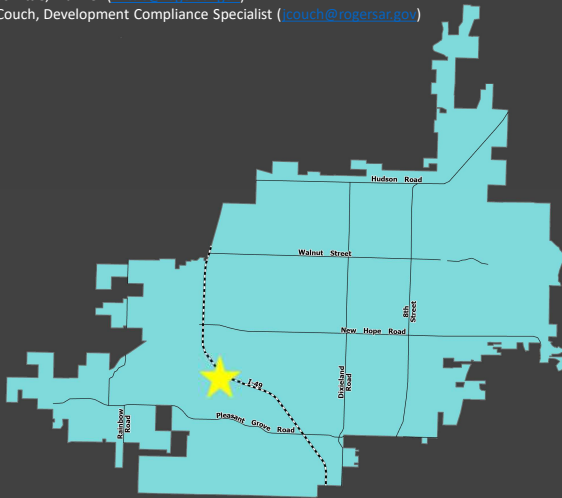
PLANNING

37th Street Townhomes

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

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



Vicinity Map

Location

3600 W Persimmon Street
Parcel 02-00893-002

CGM Designation

Neighborhood

Zoning

RMF-16B (Residential Multifamily, 16 units per acre, rental)

Proposed Use

Townhomes

Representative

Charles Zardin, Jorgensen & Assoc.

Location:

About 1/3rd of a mile northeast of the intersection of W Walnut St and N 40th/ S Promenade.

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



LARGE SCALE DEVELOPMENT

PLANNING

37th Street Townhomes



ZONING:

RMF (Residential Multifamily):

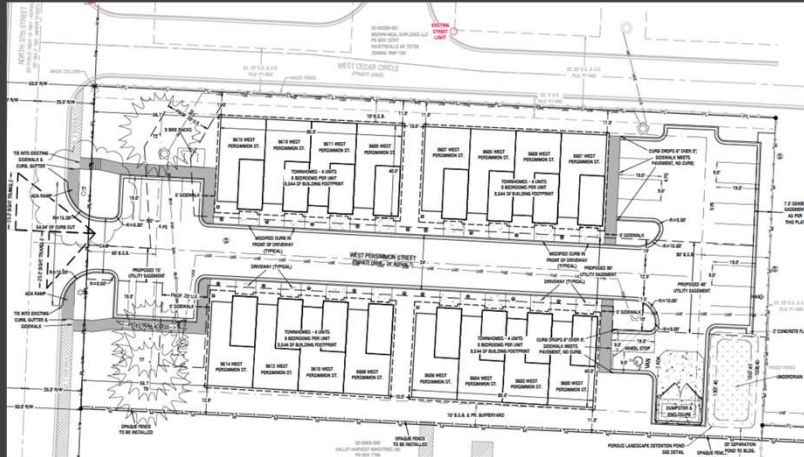
Purpose and intent. This district is intended to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter "A" or "B" will follow unit 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. This zoning district replaces the former R-3 and all former RMF zoning districts. Sec. 14-703(a).



LARGE SCALE DEVELOPMENT

37th Street Townhomes

PLANNING



Site Plan

Request

- The proposal includes 16 attached townhomes on 1 acre.
- A Density Concept Plan was approved for this design at the October 3, 2023 Planning Commission meeting.
- The subsequent LSDP request is consistent with the approved DCP.

- The proposal includes 16 attached townhomes on 1 acre.
- DCP for project approved on 10/3/2023
- LSDP matches DCP proposal

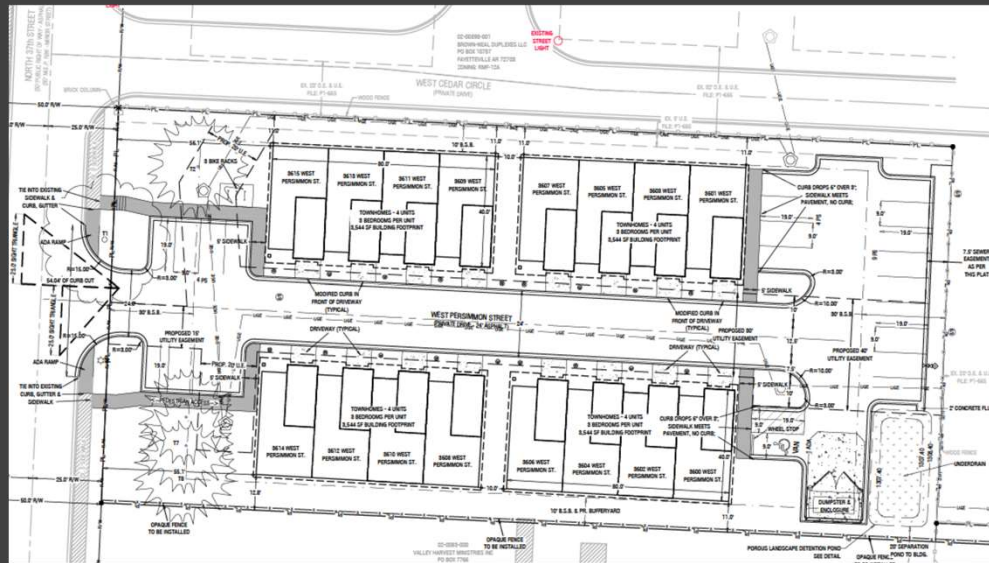


LARGE SCALE DEVELOPMENT

PLANNING

37th Street Townhomes

Site Plan





LARGE SCALE DEVELOPMENT

PLANNING

37th Street Townhomes

Aerial Image



Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE



NOTES:

1. PARCEL #02-00893-002
2. CURRENT ZONING: C-2, HIGHWAY COMMERCIAL
3. PROPOSED ZONING: R-4F, RESIDENTIAL MULTI-FAMILY
4. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
5. BOUNDARY BASED ON:
 - I. WARRANTY DEED, FILE # 1203200148
 - II. BOUNDARY SURVEY, BOOK 2014, PAGE 347
 - III. LOT SPLIT PLAT, FILE # 1202257052
6. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN 30' AS SHOWN ON FEMA FIRM PANEL, #05007C0250K, BEARING AN EFFECTIVE DATE OF 6/5/2012 AND IS/IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

OWNER/DEVELOPER:

WHITE, ROBERT CHAD & SCARLETT, LEE
11267 WALTERS ROAD
BENTONVILLE, AR 72712

ZONING & SETBACKS:

ZONING: R-4F WITH OCP

SETBACKS:

FRONT: 30'
INTERIOR SIDE: 10' (SEE NOTE)
EXTERIOR SIDE: 30'
REAR: 30'

SIDE SETBACK NOTE:
INTERIOR SIDE SETBACK ALONG ONE SIDE MAY BE ZERO PROVIDED THERE IS A MINIMUM OF 20 FEET OF SEPARATION ALONG THE OTHER INTERIOR SIDE LOT LINE.

PARCEL #02-00893-002

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 10, AND RUNNING S02°12'10"W 1322.48 FEET; S89°52'04"E 102.92 FEET; S89°56'22"E 470.09 FEET; S02°32'30"W 451.84 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S02°30'19"W 10.00 FEET; THENCE N67°10'04"W 134.47 FEET; THENCE N02°36'47"E 3.30 FEET; THENCE N67°19'52"W 335.64 FEET TO THE EASTERN RIGHT OF WAY OF NORTH 37TH STREET, AND RUNNING ALONG SAID RIGHT OF WAY N02°30'31"E 141.73 FEET; THENCE LEAVING SAID RIGHT OF WAY S87°19'52"E 300.10 FEET; THENCE S02°30'19"W 135.00 FEET; THENCE S87°19'52"E 169.09 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.01 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

SITE CALCULATIONS:

EXISTING SITE:	
SITE AREA:	44,108 SQ. FEET ± 100%
BUILDINGS:	0.50, FEET ± 0%
SIDEWALKS:	700 SQ. FEET ± 1.6%
DRIVEWAYS/PARKING LOT:	0.50, FEET ± 0%
TENNIS COURTS:	28,167 SQ. FEET ± 63.9%
TOTAL IMPERVIOUS:	28,867 SQ. FEET ± 65.5%
GREEN SPACE:	15,241 SQ. FEET ± 34.5%
PROPOSED SITE:	
SITE AREA:	44,108 SQ. FEET ± 100%
BUILDINGS:	13,976 SQ. FEET ± 31.7%
SIDEWALKS:	1,116 SQ. FEET ± 2.5%
DRIVEWAYS/PARKING LOT:	14,357 SQ. FEET ± 32.5%
TOTAL IMPERVIOUS:	29,449 SQ. FEET ± 66.8%
GREEN SPACE:	14,659 SQ. FEET ± 33.2%

DWELLING UNITS:
15 UNITS (4 UNITS PER GROUP, 4 GROUPS)
15.8 UNITS PER ACRE
MAXIMUM ROOF RIDGE HEIGHT: 30' 00"

OFF-STREET PARKING REQUIREMENTS:

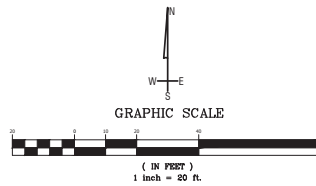
SINGLE-FAMILY DWELLING: 2 SPACES PER DWELLING UNIT

16 DWELLINGS X 2 = 32 PARKING SPACES REQUIRED

24 STRIPED PARKING SPACES PROVIDED (INCLUDING 1 ADA VAN SPACE) & 16 GARAGES PROVIDED
40 PARKING SPACES TOTAL PROVIDED.

DEVELOPMENT SIGNAGE:

ANY DEVELOPMENT SIGN MUST BE 5' AWAY FROM THE RIGHT OF WAY AS SHOWN. A SEPARATE SIGN PERMIT SHALL BE REQUIRED.



DERO BIKE RACK CO.
1522 LAKELAND AVENUE N
MINNEAPOLIS, MN 55429
TOLLFREE: 1-888-337-8729
PHONE: (612) 331-2731
www.dero.com

SELECT DESIRED MOUNT:

- ☐ IN GROUND MOUNT
- ☐ FOOT MOUNT
- ☐ RAIL MOUNT

WALL SETBACKS:
FOR SWERES SET PARALLEL TO A WALL:
MINIMUM: 2' 0"

FOR SWERES SET PERPENDICULAR TO A WALL:
MINIMUM: 2' 0"

DISTANCE BETWEEN RACKS:
MINIMUM: 2' 0"

STREET SETBACKS:
MINIMUM: 2' 0"

RECOMMENDED: 3' 0"

SPECIFICATIONS

CAPACITY: 2 BIKES

MATERIAL: 12" O.D. SCHEDULE 40 PIPE

FINISHES: AN AFTER FABRICATION HOT DIPPED GALVANIZED

FINISH IS OUR STANDARD OPTION. 250 TBC POWDER COAT

COLORS: THERMOPLASTIC COATING, PVC OIP, AND STAINLESS

STEEL FINISHES ARE ALSO AVAILABLE AS ALTERNATE OPTIONS.

NOTES:

1. PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetools.com AND ENTER REFERENCE NUMBER 118-123.

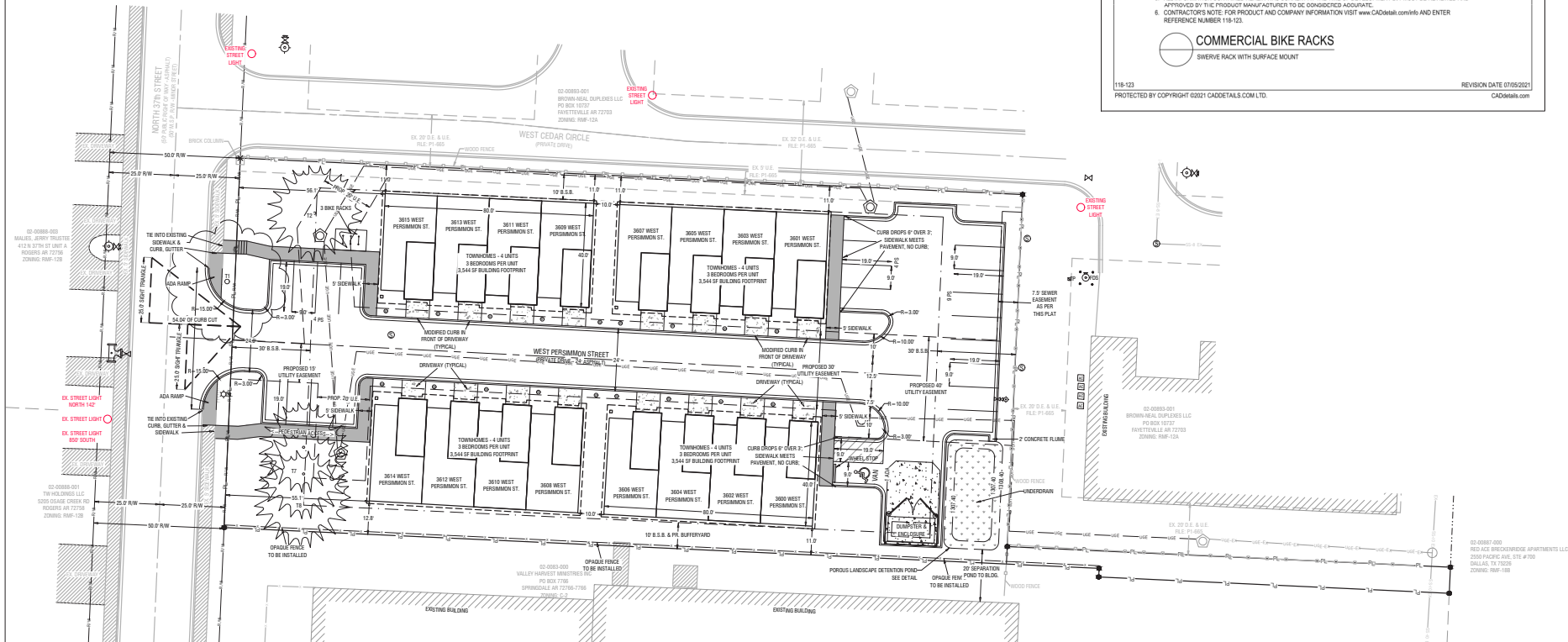
COMMERCIAL BIKE RACKS
SWERES RACK WITH SURFACE MOUNT

118-123

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REVISION DATE 07/05/2021

CADetools.com



124 W. Submerge Drive, Suite 5
Fayetteville, AR 72703
www.jorgensenassociates.com
Civil Engineering + Surveying Established 1985

JORGENSEN
+ ASSOCIATES



LEGEND

X CALCULATED POINT

● FOUND IRON PIN

○ SET IRON PIN & CAP

△ POWER POLE

▲ CENTERLINE MARKER

⊙ SEWER MANHOLE

⊕ FIRE HYDRANT

⊙ STREET LIGHT

EXISTING 8" SEWER LINE

PROPOSED 8" SEWER LINE

EXISTING WATER LINE

PROPOSED 12" WATER LINE

CENTERLINE STREET

BUILDING SETBACK

UTILITY EASEMENT

NEW SIDEWALK

UTILITY CROSSING

EXISTING CONTOUR

FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:

37th STREET

TOWNHOMES

PROJECT LOCATION:

ROGERS, AR

DATE: 02-20-2023

DRAWN BY: JH

PROJECT #2023020

FILE PATH: 24-101-1023020

SHEET SIZE: 22" x 34"

SCALE: N/A

SEAL

JORGENSEN

ASSOCIATES

No. 725

SEALING & EXPIRATION

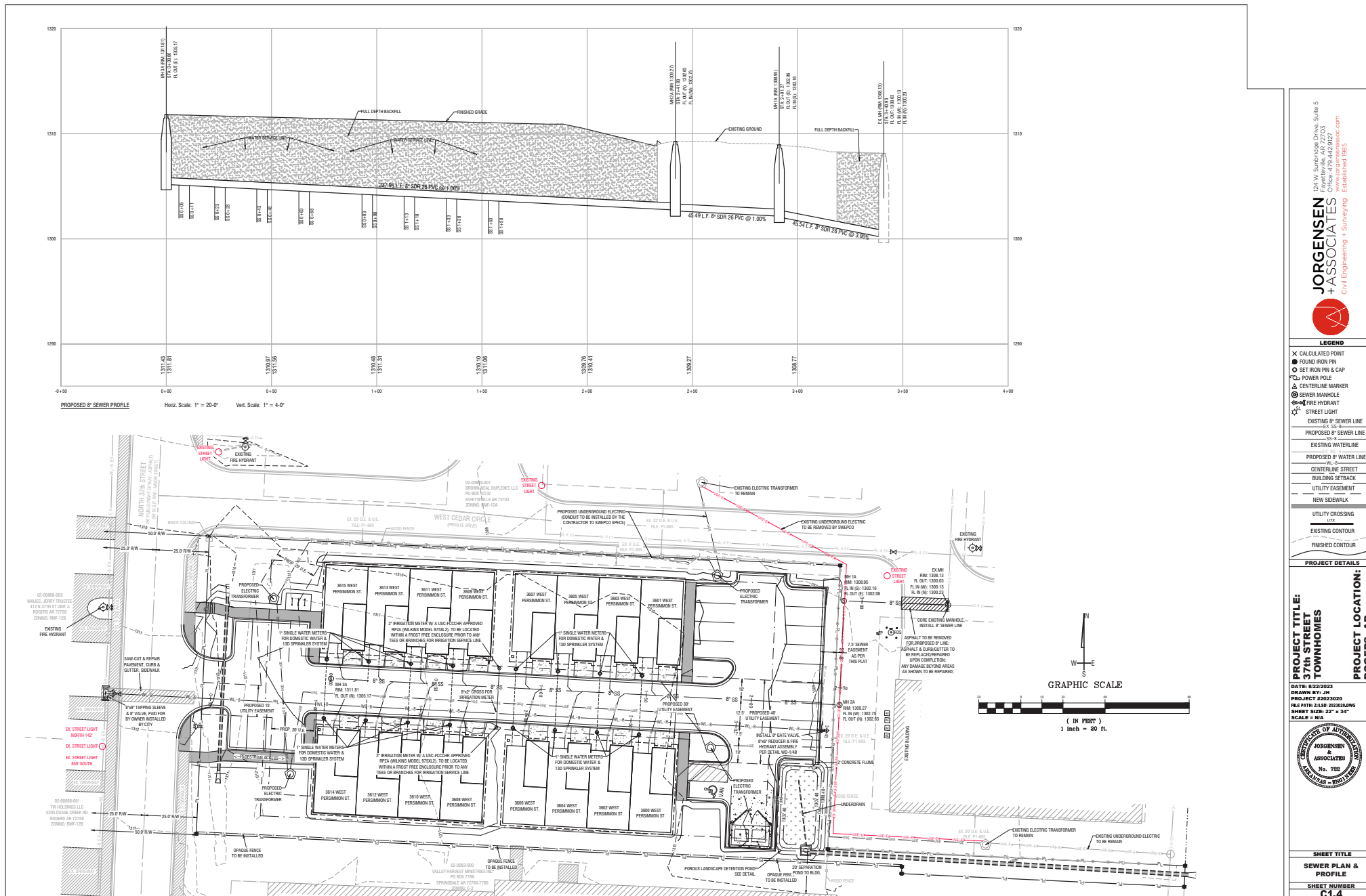
SHEET TITLE

LARGE SCALE

DEVELOPMENT PLAN

SHEET NUMBER

C1.2



LANDSCAPE REQUIREMENTS:

COMBUSTIBLE MULCH MUST NOT BE USED WITHIN 10' OF COMBUSTIBLE EXTERIOR FINISHES.

SEC. 14-256.12 - A PERCENTAGE OF THE TOTAL LAND AREA THEN CURRENTLY UNDER DEVELOPMENT WILL BE DEVOTED TO LANDSCAPING.

A. IF THE TOTAL CURRENT DEVELOPMENT AREA IS TWO ACRES OR MORE, THE DEVELOPER MUST PROVIDE EITHER A MINIMUM OF 20 PERCENT GREEN SPACE WITH AT LEAST ONE NEW TREE OR SHRUB MEETING THE PLANT CRITERIA HEREIN FOR EACH 1,000 SQUARE FEET OF THE TOTAL CURRENT DEVELOPMENT AREA, OR A MINIMUM OF 15 PERCENT GREEN SPACE WITH ONE TREE OR SHRUB FOR EVERY 500 SQUARE FEET OF TOTAL CURRENT DEVELOPMENT AREA, IF THE DEVELOPER OPTS TO USE THE 15 PERCENT GREEN SPACE OPTION. TREE SIZE MUST BE INCREASED FROM TWO AND ONE-HALF INCH BALL AND BURLAP TO FOUR-INCH BALL AND BURLAP.

B. IF THE TOTAL CURRENT DEVELOPMENT AREA IS LESS THAN TWO ACRES, AT LEAST ONE NEW TREE OR SHRUB MEETING THE PLANT CRITERIA HEREIN MUST BE PROVIDED FOR EACH 1,000 SQUARE FEET OF THE TOTAL LAND AREA FOR DEVELOPMENTS UP TO TWO ACRES.

PROPOSED DEVELOPMENT AREA = 44,106 S.F. OR 1.01 ACRES

44,106 / 1,000 = 44.1 (44) TREES & SHRUBS REQUIRED
25% OF REQUIRED PLANTS ARE TO BE TREES = 11 TREES REQUIRED
10% OF REQUIRED TREES TO BE EVERGREENS = 1.1 (1) TREE TO BE EVERGREEN

NO SCREENING BETWEEN RESIDENTIAL ZONES REQUIRED

14 TREES ARE PROVIDED (INCLUDING 2 STREET TREES, 1 REQUIRED EVERGREEN & 1 MITIGATION TREE)
33 SHRUBS ARE PROVIDED

STREET TREES:

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

THERE IS 1 EXISTING TREE ALONG NORTH 37TH STREET THAT WILL BE PRESERVED AS A STREET TREE.

2 LARGE STREET TREES ARE PROVIDED, SPACED AT 25' TO MAINTAIN THE NEIGHED SIGHT DISTANCE ALONG NORTH 37TH STREET

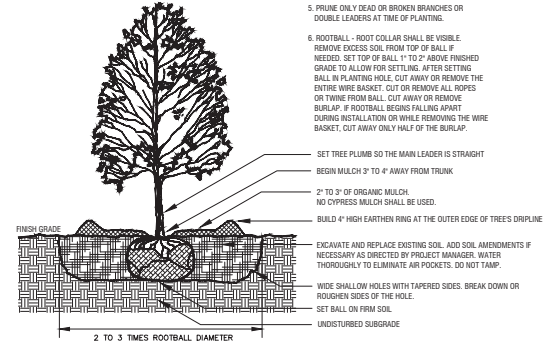
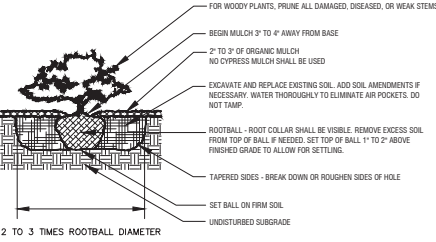
MITIGATION TREES:

3 SIGNIFICANT TREES ARE BEING REMOVED & 1 BRAZILIAN PEAR TREE IS BEING REMOVED

REQUIRED AT 1.5 RATIO TO SIGNIFICANT TREES REMOVED
3 (5 = 0.6(1))

1 MITIGATION TREE IS PROPOSED

STREET TREES: 2 TOTAL				
PLANTING	SIZE	TREE NAME	TYPE	
1	2" Ø DIAMETER 8' TALL	RIVER BIRCH <i>Betula nigra</i>	BAB	
MITIGATION TREES: 11 TOTAL				
PLANTING	SIZE	TREE NAME	TYPE	
1	2" Ø DIAMETER 8' TALL	RIVER BIRCH <i>Betula nigra</i>	BAB	
2	2" Ø DIAMETER 8' TALL	AMUR MAPLE <i>Acer Amur</i>	BAB	
3	2" Ø DIAMETER 8' TALL	TULIP POPLAR <i>Liriodendron tulipifera</i>	BAB	
5	8' TALL	LEVYLAND CYPRESS <i>A Cupressus glauca Leylandii</i>	BAB	
SHRUBS: 33 TOTAL				
PLANTING	SIZE	TREE NAME	TYPE	
3	5 GALLON	WEDGEA <i>Wedgea</i> Species	POT	
3	5 GALLON	FLOWERING GUANICE <i>Chamaecrista</i> Species	POT	
3	5 GALLON	BUTTERFLY BUSH <i>Buddleia</i> Species	POT	
3	5 GALLON	FOXTAIL <i>Foxglovia</i> Species	POT	



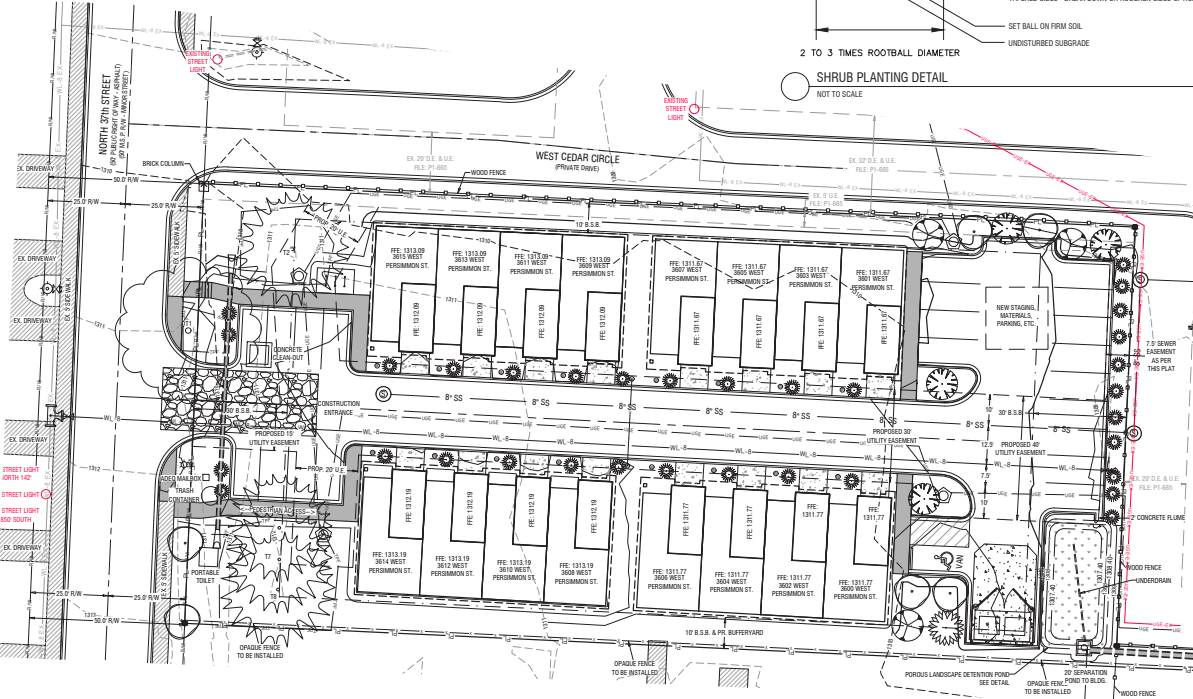
NOTE: BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER / DEVELOPER IS REQUIRED TO PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING.

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

APPROVED STREET TREES

50' tall ≥2' from curb or sidewalk	30-50' tall ≥2' from curb or sidewalk	<20' tall ≥2' from curb or sidewalk
* Fraxinus Kentucky Coffee Tree (single tree only) * Hackberry * Japanese Zelkova (Green Vase) * Landmark Elm (Jelly) * Littleleaf Linden (Greengrass) * London plane tree * Oak * Black * Northern Red * Shingling * Shumard * Southern Red * Swamp White * White * Willow * River Birch * Shumard Elm * Silver Linden * Sugarberry (Sugar Hackberry) * Sycamore	* American Highborn * American Holly * Chinese Pistache * English Oak * Hawthorne * Kousa Dogwood * Persian Horsewood * Sycamore * Thornless Honeylocust (Shadblow) * Yellowwood	* American Smokehouse * Amur Maple * Crabapple * Hedge Maple * Magnolia (Little Green) * Nellie Stevens holly * Norway Spruce * Redbud * Shadblow * Yucca

- SHALLOW ROOTED TREES SUCH AS MAPLE, ASH, SWEETGUM, TULIP, PIN OAK AND POPLAR SHALL NOT BE PLANTED WITHIN 10' OF A CURB OR SIDEWALK.
- USE OF ANY TREE NOT SHOWN ON THIS LIST REQUIRES APPROVAL BY CITY STAFF.
- CRITERIA FOR TREES SHALL MATCH THOSE SHOWN IN THE LARGE SCALE DEVELOPMENT ORDINANCE SECTION 14-256.
- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 30-50' TALL AND 50' FOR TREES 50' OR TALLER OR AS REQUIRED BY ORDINANCE 14-256. TREE HEIGHTS ARE NATIVE TREE HEIGHTS.
- ONLY TREES ON THE LIST THAT MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF OVERHEAD UTILITIES.
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
- TREES SHALL BE ORIGINATED IN THE GREENSPACE.



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JORGENSEN
& ASSOCIATES



LEGEND

- × CALCULATED POINT
- FOUND IRON PIN
- SET FROM PIN & CAP
- POWER POLE
- △ CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- EXISTING 6" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
37th STREET
TOWNHOMES

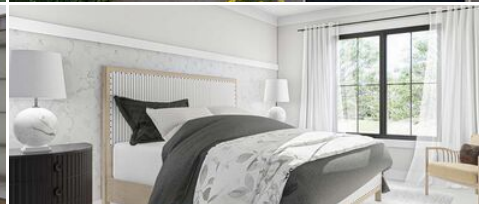
PROJECT LOCATION:
ROGERS, AR

DATE: 02/20/2023
DRAWN BY: JH
PROJECT #2023020
FILE PATH: PLAIN RESIDENCIAL
SHEET SIZE: 22" x 34"
SCALE: 1/8" = 1'-0"



SHEET TITLE
LANDSCAPE PLAN
SHEET NUMBER
L1.0

Triplex House Plan with Matching 3 Bed, 2.5 Bath Units



BUILDINGS SHALL INCLUDE
WINDOWS FACING 37TH ST.

View this and more for this plan by visiting
www.architecturaldesigns.com/623050DJ

Need Help?
800-854-7852

Plan
623050D

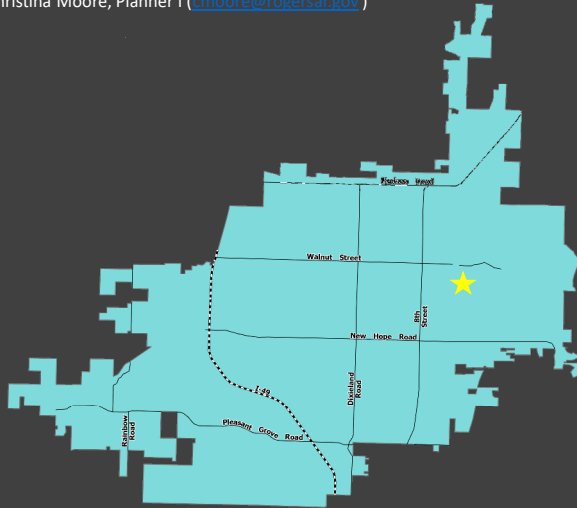


CONDITIONAL USE PERMIT

PLANNING

Arkansas Center for Extreme Sports

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



Vicinity Map

Location:

1113 S 3rd Street

Proposed Use:

Commercial Assembly, Recreation & Entertainment

Zoning:

I-1 (Light Industrial)

Growth Designation:

Downtown Regional Center

Applicant:

Chase Warden

Proposal

This site is located in east Rogers at 1113 S 3rd Street

Growth Designation:

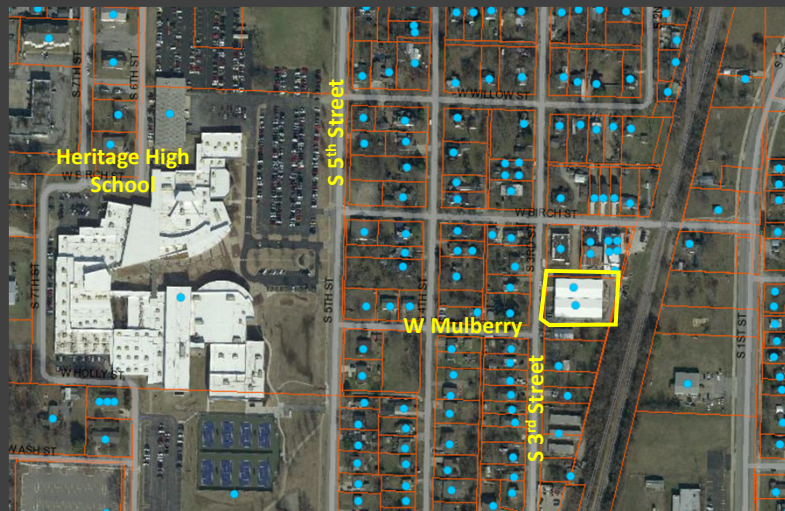
Downtown Regional Center.

Growth Designation Purpose:

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

Allowed Zoning Districts:

IA



Geolocation:

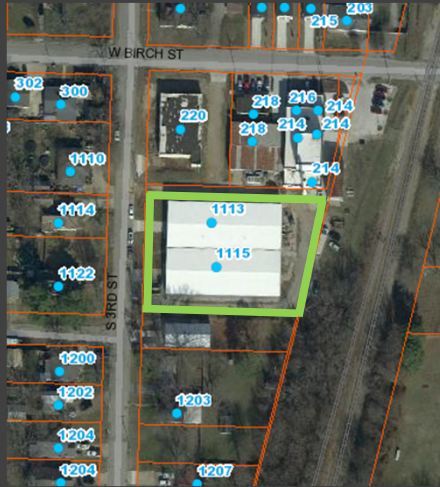
It is located to the east of Heritage High School near the intersection of W Mulberry and S 3rd Street.



CONDITIONAL USE PERMIT

PLANNING

Arkansas Center for Extreme Sports



Aerial View

Proposal

The applicant is requesting a conditional use permit for Commercial Assembly, Recreation and Entertainment.

Proposal

The applicant is requesting to have a conditional use permit for Commercial Assembly, Recreation and Entertainment in the northern building.

ZONING:

I-1 (Light Industrial):

The purpose and intent of the I-1 zoning district is "intended to allow industrial operations and activities that do not create appreciable nuisances or hazards. It also is to provide areas within the City for the storage and transfer of goods. All industrial operations and activities are permitted provided they are conducted inside a building, although related outdoor storage and display are permitted." Sec. 14-713(a).

Use Definition:

"Commercial Assembly, Recreation and Entertainment is a secondary use classification encompassing facilities that provide participant or spectator recreation or entertainment." Sec. 14-695(b)(3)(p)



CONDITIONAL USE PERMIT

PLANNING

Arkansas Center for Extreme Sports



CGM Map

CONSIDERATIONS & FINDINGS

- Proposed use conditional? Zoned correctly?
 - The proposed use is conditional in I-1.
- I-1 is not an allowed zone per the Downtown Regional Center Growth Designation.
- The property owner did not want to rezone to the allowed Industrial Arts(IA) zone because they wanted to have the option for an industrial use in the southern building
- The gymnastic facility is proposed only in the northern building.

Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?

The proposed use is conditional in I-1. The Downtown Regional Center growth designation does not allow I-1 zoning. Per the CGM this property is designated for Industrial Arts zone, the property owner did not want to rezone because they wanted to keep the option to have an industrial use in the southern building.

Growth Designation:

Downtown Regional Center.

Growth Designation Purpose:

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

Allowed Zoning Districts:

IA

Arkansas Center for Extreme Sports



Zoning Map

CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - The proposed use is compatible with the surrounding context. Commercial uses are present to the north, the railroad tracks to the east, and residential uses to the south and west.
 - This use would not set a precedent contrary to the city land use plan because the use would be permitted if zoned correctly as IA.
 - The proposed use under IA would be “Fitness, recreational sports, gym, athletic club, dance or yoga studio”.

Is the proposed use compatible with adjacent property? Would proposed use set a precedent contrary to future land use plan?

The proposed use is compatible with adjacent properties. There are commercial uses to the north, railroad tracks border to the east, and residential uses are present to the south and west.

The use would not set a precedence contrary to the city's land use plan because if the property were zoned correctly as Industrial Arts, the gymnastic gym use would be allowed by right.

ZONING:

I-1 (Light Industrial):

The purpose and intent of the I-1 zoning district is “intended to allow industrial operations and activities that do not create appreciable nuisances or hazards. It also is to provide areas within the City for the storage and transfer of goods. All industrial operations and activities are permitted provided they are conducted inside a building, although related outdoor storage and display are permitted.” Sec. 14-713(a).

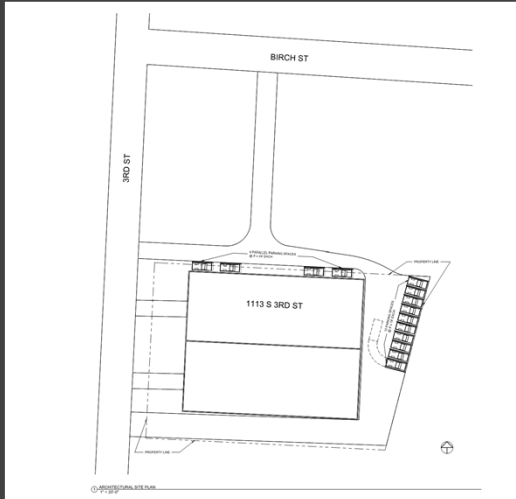
Use Definition:

“Commercial Assembly, Recreation and Entertainment is a secondary use classification encompassing facilities that provide participant or spectator recreation or entertainment.”

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



Arkansas Center for Extreme Sports



Parking Map

CONSIDERATIONS & FINDINGS

- Will ingress and egress for the proposed use create a traffic hazard?
 - No, the applicant is planning on keeping no more than 14 spaces onsite.

Will ingress and egress for the proposed use create a traffic hazard?

Ingress and egress here would not create any traffic hazards.



CONDITIONAL USE PERMIT

PLANNING

Arkansas Center for Extreme Sports

SUMMARY

- ☒ Is the proposed use conditional?
- ☒ Is the property zoned correctly per the CGM?
 - It's not, but if it were this use would be allowed by right.
- ☒ Is the proposed use compatible with surroundings?
- ☒ Would the proposed use set a precedent contrary to the City land use plan?
- ☒ Can zoning requirements be met?
 - Yes, subject to the recommended conditions.
- ☒ Will ingress and egress for the proposed use create a traffic hazard?
 - The applicant intends on using the existing site circulation.

CONSIDERATIONS & FINDINGS PER SEC. 14-723(a)(3):

In Summary:

The proposed use is conditional in I-1 zoning.

It's not zoned correctly, but if it were the gym use would be allowed by right.

The use is compatible with the surroundings.

The use would not set a precedence contrary to the City land use plan.

The zoning requirements can be met with the recommended conditions.

There are no ingress or egress issues. The applicant intends on using the existing site circulation.

Arkansas Center for Extreme Sports



Aerial Map

Recommendation

***Approve with condition
That the plan be revised to show no
more than 14 parking spaces.***

Public Input:

No public input.

RECOMMENDATION:

Approve with the following condition:

That the parking plan show no more than 14 parking spaces.

CD-CUP :	Conditional Use Permit	Group Sum	Sum Flag
Present Use			
	Comment: None		
Proposed Conditional Use			
	Comment: Gymnastics/Martial arts gym		
Parking Spaces Available	20.00		
Hours of Operation	4:00pm-8:30pm		
Would allowance of this CUP require new construction? ^N			
Considering neighboring properties, are there conditions that should be placed on this property if the CUP is approved for the use proposed? ^N			
Is the property switching from a residential to non-residential use? ^N			

Chase Warden
403 W Laurel Ave
Rogers, AR 72758
225-907-7875
acesfrontdesk@gmail.com

To Whom It May Concern,

I am writing to inform you of my intention to utilize the premises located 1113 S 3rd St for the purpose of offering gymnastics, cheer, tumbling and martial arts instruction. Additionally, we plan to host birthday parties and parents' night out events for children of all ages.

Our programs aim to provide a safe and supportive environment for children to develop physical skills, confidence, and social connections. We believe that the facilities at 1113 S 3rd St are ideally suited to accommodate these activities and meet the needs of our participants.

We are committed to maintaining the property in a clean and organized manner, and to ensuring that our activities do not disrupt the surrounding community. Safety will be our top priority, and we will adhere to all relevant regulations and guidelines.

We anticipate an average of 50 people per day utilizing our facilities. As a result, we expect traffic to be minimal, with most of our participants arriving during scheduled class times or events. We will make every effort to minimize any impact on parking availability and to ensure that our activities do not disrupt the surrounding area. Safety and convenience for both our participants and the community are of utmost importance to us.

Our coaches are certified through the United States Association of Gymnastics (USAG) and the American Grappling Federation (AGF), ensuring that they possess the necessary expertise to provide quality instruction to our participants. Furthermore, they actively engage in continued education courses throughout the year to stay updated on the latest techniques, safety protocols, and teaching methodologies. We are dedicated to maintaining the highest standards of professionalism and competence among our staff members to ensure the best possible experience for all participants.

Thank you for considering our request. I look forward to the opportunity to contribute positively to the community through our programs and events.

Sincerely,

Chase Warden

PROPERTY OWNER PERMISSION

I, Shawn Dible, hereby permit the use of Recreation + Entertainment Commercial assembly 1-7 zoning
(name) (use)
on my property at 1113 S. 3rd St., Rogers, Arkansas.
(address)

Dated this the 20th day of February, 2024.

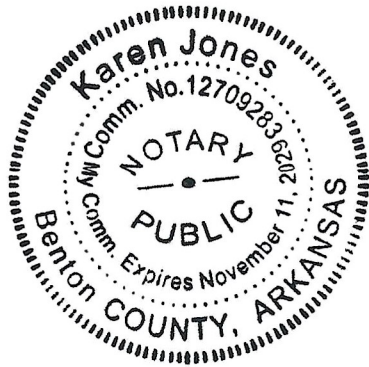
[Signature]
Signed

Shawn Dible
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 20th day of February, 2024.



[Signature]
Notary Signature

Karen Jones
Notary Name Printed

Nov 11, 2029
Commission Expires

CERTIFICATION

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

Dated this the 5 day of March, 2024.



Signed

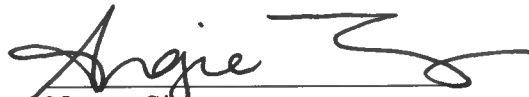
Chase Warden

Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 5th day of March, 2024.


Notary Signature

Angie Torres
Notary Name Printed

03/01/2032
Commission Expires





BOUNDARY SURVEY

Miscellaneous Notes

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DEED BOOK 2014 AT PAGE 47498.
2. SURVEY PLAT FILED IN PLAT BOOK G AT PAGE 160.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2015/757
Term/Cashier: CASH3/Jill Madick
12/17/2015 3:04:24PM
Tran: 359316
Total Fees: \$15.00

Book 2015 Page 757
Recorded in the Above
PLAT Book & Page
12/17/2015



Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- SET/FOUND 1/2" REBAR
- SANITARY SEWER
- MANHOLE
- POWER POLE
- WATER VALVE
- TELEPHONE PEDESTAL
- WATER METER
- FIRE HYDRANT

Adjacent Land Owners

- ① BALLEWICK & LEA & ARL
303 WEST BIRCH
PARCEL# 02-05785-000
- ② COUNTRY HAVEN
103 S. 4TH ST
PARCEL# 02-05809-000
- ③ PARCEL# 02-05786-000
94 S. 2ND ST
BRIAN LUGGEE, JR. & BIANCA L.
- ④ DIVISION FAMILA J
102 S. 2ND ST
PARCEL# 02-05788-000
- ⑤ JOHNSA, MARJORIE ANN
102 S. 2ND ST
PARCEL# 02-05820-000

Survey Description

PARCEL 1
LOT 5 AND THE WEST 52 FEET OF LOT 4, BLOCK 8, ORCHARD ADDITION REVISED TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS.
SUBJECT TO:

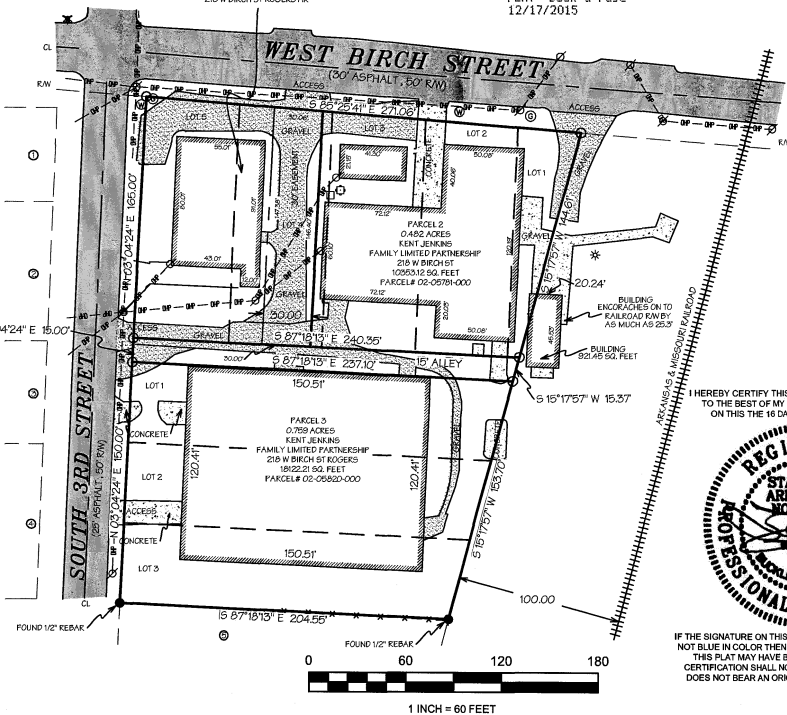
AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS A STRIP OF LAND BEING 30 FEET IN WIDTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, OF BLOCK 8 IN SAID ADDITION AND RUNNING THENCE S85°25'41"E 80.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE ALONG SAID BOUNDARY RUNNING THENCE S85°25'41"E 30.06 FEET; THENCE S03°04'07"W FOR A DISTANCE OF 146.40 FEET TO THE NORTH LINE OF A 15 FOOT ALLEYWAY; THENCE RUN N87°18'13"W ALONG SAID NORTH LINE FOR A DISTANCE OF 30.00 FEET; THENCE RUN N03°04'07"E FOR A DISTANCE OF 147.03 FEET TO THE POINT OF BEGINNING.

PARCEL 2
LOTS 1, 2, AND 3 AND THE EAST 6 FEET OF LOT 4 OF BLOCK 8 IN ORCHARD ADDITION REVISED, ROGERS, ARKANSAS, EXCEPT THAT PART OF LOT 1, BLOCK 8 LYING EAST OF A LINE PARALLEL WITH AND 100 FEET PERPENDICULARLY DISTANCE IN A WESTERLY DIRECTION FROM THE CENTER LINE OF THE MAIN TRACT OF THE ST. LOUIS - SAN FRANCISCO RAILROAD.

ALSO:
AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS A STRIP OF LAND BEING 30 FEET IN WIDTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, OF BLOCK 8 IN SAID ADDITION AND RUNNING THENCE S85°25'41"E 80.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE ALONG SAID BOUNDARY RUNNING THENCE S85°25'41"E 30.06 FEET; THENCE S03°04'07"W FOR A DISTANCE OF 146.40 FEET TO THE NORTH LINE OF A 15 FOOT ALLEYWAY; THENCE RUN N87°18'13"W ALONG SAID NORTH LINE FOR A DISTANCE OF 30.00 FEET; THENCE RUN N03°04'07"E FOR A DISTANCE OF 147.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3
ALL OF LOTS 1, 2, AND 3 IN BLOCK 14 IN ORCHARD ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS.

ALSO:
AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS A STRIP OF LAND BEING 30 FEET IN WIDTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, OF BLOCK 8 IN SAID ADDITION AND RUNNING THENCE S85°25'41"E 80.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE ALONG SAID BOUNDARY RUNNING THENCE S85°25'41"E 30.06 FEET; THENCE S03°04'07"W FOR A DISTANCE OF 146.40 FEET TO THE NORTH LINE OF A 15 FOOT ALLEYWAY; THENCE RUN N87°18'13"W ALONG SAID NORTH LINE FOR A DISTANCE OF 30.00 FEET; THENCE RUN N03°04'07"E FOR A DISTANCE OF 147.03 FEET TO THE POINT OF BEGINNING.



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 16 DAY OF NOVEMBER, 2015.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, P.A.

CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703

OFFICE: 479.443.4506

FAX: 479.582.1883

www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
G.A.M. 10/22/2015	D.N.	R.S.
COUNTY & STATE:	JOB NUMBER:	
BENTON COUNTY, ARKANSAS	15-1161	

LOCATION: LOCATED IN BLOCK 8 AND A PART OF BLOCK 14 ROGERS, ARKANSAS

FOR THE USE AND BENEFIT OF:

KENT JENKINS
FAMILY LIMITED PARTNERSHIP



NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT**

DESCRIPTION: To allow the use of "Community Development Planning Division" at 1113 N. 17th St. in the City of Oklahoma City, Oklahoma.

APPLICANT: Mendenhall Center for Urban Health

BOARD/COMMISSION: Planning Commission

MEETING DATE/TIME: March 15, 2016 at 1:30 PM

MEETING LOCATION: Room 101, Council Chambers, 111 N. Lincoln St., Oklahoma City, Oklahoma

PUBLIC COMMENTS: Planning Commission Meeting

REPLY DEADLINE: 2016-03-15 11:59:59 AM

**COMMUNITY DEVELOPMENT
PLANNING DIVISION**
1113 N. 17th St.
Oklahoma City, Oklahoma 73102
planning@ogc.state.ok.gov



LARGE SCALE DEVELOPMENT

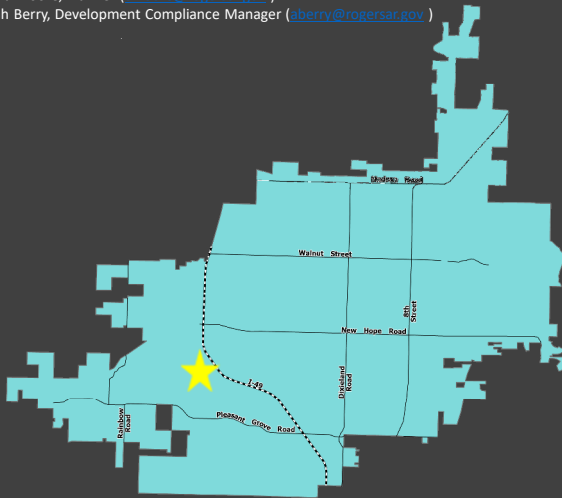
PLANNING

The Visionary (Founders East)

Staff:

Christina Moore, Planner (cmoore@rogersar.gov)

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



Vicinity Map

Location

3800 S JB Hunt Drive

CGM Designation

Uptown Regional Center

Zoning

U-COR (Uptown Core Mixed Use)

Proposed Use

Office, Retail and Parking

Representative

Libby Topping, Crafton Tull

Location:

Located in west Rogers at 3800 S JB Hunt Drive

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Uptown 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:

U-COR



LARGE SCALE DEVELOPMENT

PLANNING

The Visionary (Founders East)



ZONING:

U-COR (Uptown Core Mixed Use):

This district is intended to mix commercial uses with some residential and public uses. Focusing on pedestrian facilities and unique experience destinations will be a key to establishing Uptown Rogers as a place for public interaction. Sec. 14-732(4.2)(a).

Use Definition:

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.

Sec. 14-695(b)(3)(z)(1)

Business and Professional Office is a secondary use classification encompassing office uses for companies and non-governmental organizations.



LARGE SCALE DEVELOPMENT

PLANNING

The Visionary (Founders East)



Site Plan

Request

- The proposal includes a 4-story building with a 75,457 square-foot footprint and combined total 202,998 square-foot Retail, Office and Parking Deck on 3.43 acres.

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

- The applicant has been granted an administrative engineering WAIVER from Section 14-260(1)(e) allowing 1 curb cut for a property with street frontage that is 600-ft or less. This site has 387-ft of frontage and two curb cuts are proposed for access to the existing asphalt parking lot, which provides parking for the Walmart AMP.
- The applicant has been granted an administrative engineering WAIVER from Section 14-260 (1)(f) requiring a minimum of 100-ft between curb cuts on roads with a 30-mph speed limit. Two curb cuts are proposed along Founders Way for access to the parking garage and the dumpster enclosure.
- All other access management standards are being met.

2. STORMWATER MANAGEMENT & WATER QUALITY:

Storm water detention and water quality are accounted for by the regional detention pond, just west of I-49.

3. FLOODPLAIN MANAGEMENT:

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

4. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

Champions Drive, JB Hunt Drive, and Founders Way are not in substandard condition.

b) Connectivity Standards:

Connectivity standards are not applicable on this site.



LARGE SCALE DEVELOPMENT

PLANNING

Founder's East (The Visionary)



Elevations

c) Streetscape:

i) Right-of-Way:

- 1) The right-of-way width for JB Hunt Drive, a Collector Street, is currently 68-ft. The applicant proposes to dedicate an additional 7.5-ft of right-of-way on the west side of the street, for a total right-of-way width of 75.5-ft.
- 2) The right-of-way width for Founders Way, a Minor Street, is 51.5-ft as required by the Typical Street Section and Master Street Plan. The applicant proposes to dedicate an additional 9.5-ft of right-of-way on the south side of the street, for a total right-of-way width of 61-ft.

ii) Sidewalks & Sidepaths:

iii) There is an existing 5-ft sidewalk on Champions Drive.

iv) The applicant proposes a 10-ft minimum sidepath on JB Hunt Drive.

v) There is an existing 10-ft sidepath on Founders Way.

d) Trails:

Trails are neither proposed nor required.

e) Streetlights:

Streetlights requirements are being met.

f) Street Trees:

The applicant proposes the required street tree requirements.

5. RECOMMENDATIONS:

Approve



LARGE SCALE DEVELOPMENT

PLANNING

The Visionary (Founders East)



Aerial Image

Recommendation

APPROVE (contingent upon approval of the requested variances)

Summary

LSDP Staff Recommendation

APPROVE (contingent upon approval of the requested variances)



December 20, 2022

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

RE: Technical Advisory Committee Review and Conditional Approval
Founders East

Dear Mr. Lindley:

We have reviewed the Large-Scale Development Plans for Founders East 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.

Utility Plan

2. By extending the sewer main another 55' or so along the same alignment between Manhole MH 1-1 and MH 1-2, Manhole MH 1-3 can be eliminated.
3. Move the gate valve at Sta. 2+43.69 to the fire hydrant tee at Sta. 4+76.02.
4. Move the nearby retaining wall to a point 5' horizontally away from the proposed water main.
5. Install a single 90° bend instead of using two 45° bends on the fire line. Provide 5' horizontal separation from the bend on the fire line to the nearest service line to avoid disturbing the earth behind the backing for the fire line at the bend.
6. Depict the location of proposed streetlights and electric conduits. Maintain 5' minimum separation from water and sewer mains.
7. Clean-outs that are within paved areas will require metal lids.

8. Provide 10' horizontal separation between the proposed fire hydrant relocation and the existing 8" sanitary sewer main located near the intersection of Champions Drive and JB Hunt Drive.

Sanitary Sewer Plan & Profile

9. Show the out-flowing invert elevation for Manhole MH 1-1.

Water Main Plan & Profile

10. Install an AR Valve at the high point near the beginning of Water Line 1.

Details

11. Provide the most current RWU Standard Detail sheets in the plans. These sheets can be found at the RWU website.
12. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. An executed copy of the Facilities Extensions Contract. Revise the document form with project specific information by replacing the blanks and bracketed phrases with pertinent information. Return the revised document, with supporting attachments, to RWU for review before having your client sign the agreement. Leave the "Track Changes" feature turned on for our review.
 - 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.

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

Sincerely,

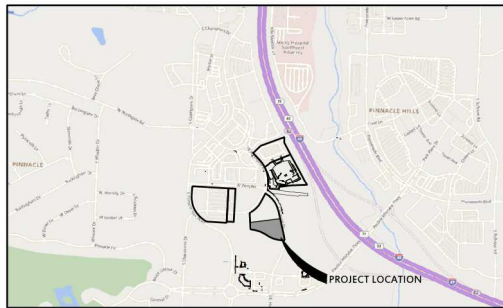
Stephen T. Ponder, PE Digitally signed by Stephen T. Ponder, PE
Date: 2022.12.20 15:37:46-06'00'
Stephen T. Ponder, PE

SP: DG

Attachment(s): Facilities Extension Contract Form

FOUNDERS EAST

3800 S JB HUNT DRIVE
ROGERS, ARKANSAS
LARGE SCALE DEVELOPMENT
LOCATED IN URDC
CITY VIEW PROJECT #PL202201164



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	INDEX CONTOUR
MANHOLE	SANITARY SEWER LINE
SANITARY SEWER CLEANOUT	SANITARY SEWER LINE
GAS METER	GAS VALVE
GAS VALVE	STORM SEWER PIPE
DOWN GUY	WATER LINE (SPECIFY SIZE & TYPE)
WATER VALVE	UNDERGROUND TELEPHONE
FIRE HYDRANT ASSEMBLY	UNDERGROUND ELECTRIC
AIR RELEASE VALVE	OVERHEAD ELECTRIC
FIRE DEPARTMENT CONNECTION	OVERHEAD ELECTRIC
WATER METER	UNDERGROUND TELEVISION
SPRINKLER HEAD	OVERHEAD TELEVISION
ELECTRIC PEDESTAL	CHAIN LINK FENCE
GRATED INLET	WOOD FENCE
DROP INLET	BARBED WIRE FENCE
TREE	FIBER OPTIC
TREE TO BE REMOVED	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

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

CITY OF ROGERS NOTES

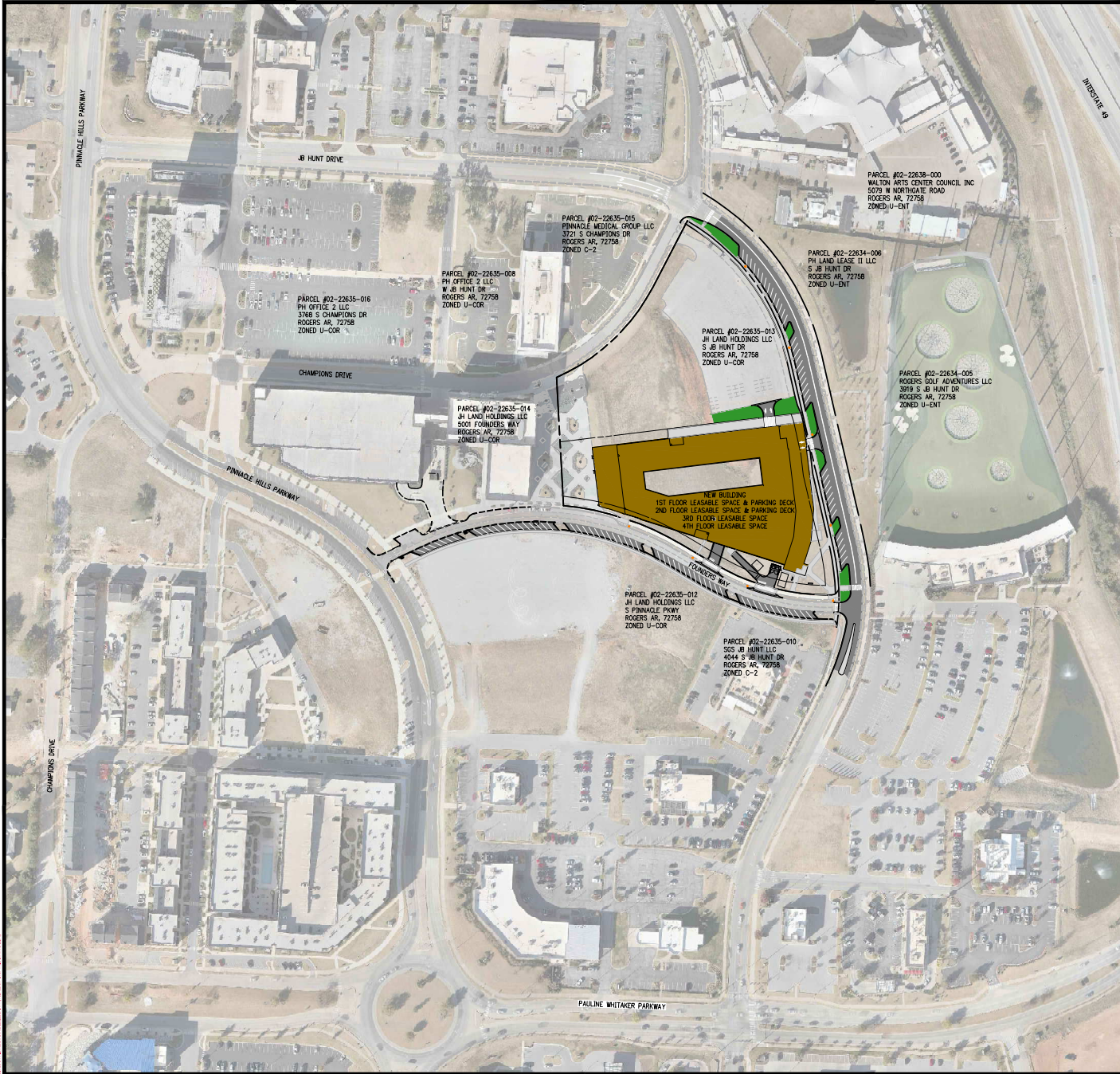
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STREETWORKS WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL, STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOO 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 MATCHED CLASS 3 BARRELS WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK END" 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.

COVER SHEET: 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 LINES 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 LOCATIONS 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 SCORE. 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 HONORARILY ACKNOWLEDGES 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 OPERATIONS 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 1 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.
- A CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$100,000. AN EASEMENT PLAN IS REQUIRED BEFORE CERTIFICATE OF OCCUPANCY.
- IFC 2012 503.1.1 DIMENSIONS: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, 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.
- IFC 2012/012.1 ACCESS AND LOADING FACILITIES: BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT EQUIPMENT BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (AT LEAST 70,000 POUNDS).
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.

PROJECT INFORMATION

ZONING: BUILDING SETBACK:	U-COR: U-COR: PEDESTRIAN PRIORITY BTZ 0'-20" MAX SIDE REAR 0'
FINISHED FLOOR ELEV.:	SEE GRADING PLAN
SITE/DEVELOPMENT AREA:	4.348 AC. (194,235A SQ.FT.)
PROPERTY USAGE:	RETAIL/OFFICE/PARKING DECK
BUILDING SIZE:	BUILDING FOOTPRINT 75,457A SQ. FT. 4-STORIES TOTAL 252,098A SQ. FT. 9,294A LEASABLE SPACE 68,163A PARKING 9,133A LEASABLE SPACE 73,899A PARKING 14,425A DOG PARK 82,218A LEASABLE SPACE 5,679 COMMON SPACE 85,502A LEASABLE SPACE 3,341 COMMON SPACE 78,028A OPEN SPACE 8,777 COMMON SPACE 182,032A LEASABLE SPACE 17,575A COMMON SPACE 139,632A PARKING 14,425A DOG PARK (2ND FLOOR) 78,028A ROOF TOP OPEN SPACE BUILDING (4-STORY) 70'-0" 12'-0" 102'-0" ROSE MINIMUM TYPE IIB
1ST FLOOR:	48 HUNT DRIVE PEDESTRIAN PRIORITY 225'
2ND FLOOR:	FOUNDERS WAY PEDESTRIAN PRIORITY 178'
3RD FLOOR:	48 HUNT DRIVE PEDESTRIAN PRIORITY 362'
4TH FLOOR:	FOUNDERS WAY PEDESTRIAN PRIORITY 613'
ROOF:	48 HUNT DRIVE PEDESTRIAN PRIORITY 80N
TOTAL:	FOUNDERS WAY PEDESTRIAN PRIORITY 80N
BUILDING HEIGHT:	48 HUNT DRIVE PEDESTRIAN PRIORITY 225'/362' = 613'
FIRST FLOOR HEIGHT:	FOUNDERS WAY PEDESTRIAN PRIORITY 178'/613' = 29%
BUILDING TYPE:	
BUILDING FRONTAGE:	
REQUIRED FRONTAGE:	
PROVIDED FRONTAGE:	
OPEN SPACE REQUIRED: (SEE)	5% OF TOTAL SITE AREA 149,235A SQ. FT. X .05 = 7,462 SQ. FT.
OPEN SPACE REQUIRED: (NON-RESIDENTIAL)	4 SQ. FT. PER EVERY 100 NON-RESIDENTIAL SPACE 199,802A SQ.FT./100 X 4 = 7,992A SQ. FT. 15,458A SQ. FT. TOTAL REQUIRED OPEN SPACE
7.3a OPEN SPACE REQUIRED: (SEE)	5% OF TOTAL SITE AREA 149,235A SQ. FT. X .05 = 7,462 SQ. FT.
7.3b SITE AREA:	149,235A SQ. FT. X .05 = 7,992A SQ. FT. 199,802A SQ.FT./100 X 4 = 7,992A SQ. FT. 15,458A SQ. FT. TOTAL REQUIRED OPEN SPACE DEVELOPMENT IS NOT NON-RESIDENTIAL, DOES NOT APPLY
7.3c OPEN SPACE REQUIRED:	10.5% OF TOTAL SITE AREA 15,458A SQ. FT. X .105 = 1,623A SQ. FT. 15,458A SQ. FT. TOTAL REQUIRED OPEN SPACE
7.4a OPEN SPACE PROVIDED:	15,458A SQ. FT. POCKET PARK 24,148A SQ. FT. TOTAL OPEN SPACE = 16.3%
REQUIRED PARKING:	NO REQUIREMENT
REQUIRED BIKE RACKS:	2 SPACES FOR UP TO 3,000 SQ. FT. FIRST FLOOR AND 1 SPACE FOR EVERY 1,000 SQ. FT. ADDITIONAL 1-3,000 SQ. FT. = 2 BIKE STALLS 3,001-6,000A SQ. FT. = 4 BIKE STALLS 6,001-9,000A SQ. FT. = 6 BIKE STALLS 9,001-12,000A SQ. FT. = 8 BIKE STALLS 12,001-15,000A SQ. FT. = 10 BIKE STALLS 15,001-20,000A SQ. FT. = 14 BIKE STALLS 20,001-25,000A SQ. FT. = 18 BIKE STALLS 25,001-30,000A SQ. FT. = 22 BIKE STALLS 30,001-35,000A SQ. FT. = 26 BIKE STALLS 35,001-40,000A SQ. FT. = 30 BIKE STALLS 40,001-45,000A SQ. FT. = 34 BIKE STALLS 45,001-50,000A SQ. FT. = 38 BIKE STALLS 50,001-55,000A SQ. FT. = 42 BIKE STALLS 55,001-60,000A SQ. FT. = 46 BIKE STALLS 60,001-65,000A SQ. FT. = 50 BIKE STALLS 65,001-70,000A SQ. FT. = 54 BIKE STALLS 70,001-75,000A SQ. FT. = 58 BIKE STALLS 75,001-80,000A SQ. FT. = 62 BIKE STALLS 80,001-85,000A SQ. FT. = 66 BIKE STALLS 85,001-90,000A SQ. FT. = 70 BIKE STALLS 90,001-95,000A SQ. FT. = 74 BIKE STALLS 95,001-100,000A SQ. FT. = 78 BIKE STALLS 100,001-105,000A SQ. FT. = 82 BIKE STALLS 105,001-110,000A SQ. FT. = 86 BIKE STALLS 110,001-115,000A SQ. FT. = 90 BIKE STALLS 115,001-120,000A SQ. FT. = 94 BIKE STALLS 120,001-125,000A SQ. FT. = 98 BIKE STALLS 125,001-130,000A SQ. FT. = 102 BIKE STALLS 130,001-135,000A SQ. FT. = 106 BIKE STALLS 135,001-140,000A SQ. FT. = 110 BIKE STALLS 140,001-145,000A SQ. FT. = 114 BIKE STALLS 145,001-150,000A SQ. FT. = 118 BIKE STALLS 150,001-155,000A SQ. FT. = 122 BIKE STALLS 155,001-160,000A SQ. FT. = 126 BIKE STALLS 160,001-165,000A SQ. FT. = 130 BIKE STALLS 165,001-170,000A SQ. FT. = 134 BIKE STALLS 170,001-175,000A SQ. FT. = 138 BIKE STALLS 175,001-180,000A SQ. FT. = 142 BIKE STALLS 180,001-185,000A SQ. FT. = 146 BIKE STALLS 185,001-190,000A SQ. FT. = 150 BIKE STALLS 190,001-195,000A SQ. FT. = 154 BIKE STALLS 195,001-200,000A SQ. FT. = 158 BIKE STALLS 200,001-205,000A SQ. FT. = 162 BIKE STALLS 205,001-210,000A SQ. FT. = 166 BIKE STALLS 210,001-215,000A SQ. FT. = 170 BIKE STALLS 215,001-220,000A SQ. FT. = 174 BIKE STALLS 220,001-225,000A SQ. FT. = 178 BIKE STALLS 225,001-230,000A SQ. FT. = 182 BIKE STALLS 230,001-235,000A SQ. FT. = 186 BIKE STALLS 235,001-240,000A SQ. FT. = 190 BIKE STALLS 240,001-245,000A SQ. FT. = 194 BIKE STALLS 245,001-250,000A SQ. FT. = 198 BIKE STALLS 250,001-255,000A SQ. FT. = 202 BIKE STALLS 255,001-260,000A SQ. FT. = 206 BIKE STALLS 260,001-265,000A SQ. FT. = 210 BIKE STALLS 265,001-270,000A SQ. FT. = 214 BIKE STALLS 270,001-275,000A SQ. FT. = 218 BIKE STALLS 275,001-280,000A SQ. FT. = 222 BIKE STALLS 280,001-285,000A SQ. FT. = 226 BIKE STALLS 285,001-290,000A SQ. FT. = 230 BIKE STALLS 290,001-295,000A SQ. FT. = 234 BIKE STALLS 295,001-300,000A SQ. FT. = 238 BIKE STALLS 300,001-305,000A SQ. FT. = 242 BIKE STALLS 305,001-310,000A SQ. FT. = 246 BIKE STALLS 310,001-315,000A SQ. FT. = 250 BIKE STALLS 315,001-320,000A SQ. FT. = 254 BIKE STALLS 320,001-325,000A SQ. FT. = 258 BIKE STALLS 325,001-330,000A SQ. FT. = 262 BIKE STALLS 330,001-335,000A SQ. FT. = 266 BIKE STALLS 335,001-340,000A SQ. FT. = 270 BIKE STALLS 340,001-345,000A SQ. FT. = 274 BIKE STALLS 345,001-350,000A SQ. FT. = 278 BIKE STALLS 350,001-355,000A SQ. FT. = 282 BIKE STALLS 355,001-360,000A SQ. FT. = 286 BIKE STALLS 360,001-365,000A SQ. FT. = 290 BIKE STALLS 365,001-370,000A SQ. FT. = 294 BIKE STALLS 370,001-375,000A SQ. FT. = 298 BIKE STALLS 375,001-380,000A SQ. FT. = 302 BIKE STALLS 380,001-385,000A SQ. FT. = 306 BIKE STALLS 385,001-390,000A SQ. FT. = 310 BIKE STALLS 390,001-395,000A SQ. FT. = 314 BIKE STALLS 395,001-400,000A SQ. FT. = 318 BIKE STALLS 400,001-405,000A SQ. FT. = 322 BIKE STALLS 405,001-410,000A SQ. FT. = 326 BIKE STALLS 410,001-415,000A SQ. FT. = 330 BIKE STALLS 415,001-420,000A SQ. FT. = 334 BIKE STALLS 420,001-425,000A SQ. FT. = 338 BIKE STALLS 425,001-430,000A SQ. FT. = 342 BIKE STALLS 430,001-435,000A SQ. FT. = 346 BIKE STALLS 435,001-440,000A SQ. FT. = 350 BIKE STALLS 440,001-445,000A SQ. FT. = 354 BIKE STALLS 445,001-450,000A SQ. FT. = 358 BIKE STALLS 450,001-455,000A SQ. FT. = 362 BIKE STALLS 455,001-460,000A SQ. FT. = 366 BIKE STALLS 460,001-465,000A SQ. FT. = 370 BIKE STALLS 465,001-470,000A SQ. FT. = 374 BIKE STALLS 470,001-475,000A SQ. FT. = 378 BIKE STALLS 475,001-480,000A SQ. FT. = 382 BIKE STALLS 480,001-485,000A SQ. FT. = 386 BIKE STALLS 485,001-490,000A SQ. FT. = 390 BIKE STALLS 490,001-495,000A SQ. FT. = 394 BIKE STALLS 495,001-500,000A SQ. FT. = 398 BIKE STALLS 500,001-505,000A SQ. FT. = 402 BIKE STALLS 505,001-510,000A SQ. FT. = 406 BIKE STALLS 510,001-515,000A SQ. FT. = 410 BIKE STALLS 515,001-520,000A SQ. FT. = 414 BIKE STALLS 520,001-525,000A SQ. FT. = 418 BIKE STALLS 525,001-530,000A SQ. FT. = 422 BIKE STALLS 530,001-535,000A SQ. FT. = 426 BIKE STALLS 535,001-540,000A SQ. FT. = 430 BIKE STALLS 540,001-545,000A SQ. FT. = 434 BIKE STALLS 545,001-550,000A SQ. FT. = 438 BIKE STALLS 550,001-555,000A SQ. FT. = 442 BIKE STALLS 555,001-560,000A SQ. FT. = 446 BIKE STALLS 560,001-565,000A SQ. FT. = 450 BIKE STALLS 565,001-570,000A SQ. FT. = 454 BIKE STALLS 570,001-575,000A SQ. FT. = 458 BIKE STALLS 575,001-580,000A SQ. FT. = 462 BIKE STALLS 580,001-585,000A SQ. FT. = 466 BIKE STALLS 585,001-590,000A SQ. FT. = 470 BIKE STALLS 590,001-595,000A SQ. FT. = 474 BIKE STALLS 595,001-600,000A SQ. FT. = 478 BIKE STALLS 600,001-605,000A SQ. FT. = 482 BIKE STALLS 605,001-610,000A SQ. FT. = 486 BIKE STALLS 610,001-615,000A SQ. FT. = 490 BIKE STALLS 615,001-620,000A SQ. FT. = 494 BIKE STALLS 620,001-625,000A SQ. FT. = 498 BIKE STALLS 625,001-630,000A SQ. FT. = 502 BIKE STALLS 630,001-635,000A SQ. FT. = 506 BIKE STALLS 635,001-640,000A SQ. FT. = 510 BIKE STALLS 640,001-645,000A SQ. FT. = 514 BIKE STALLS 645,001-650,000A SQ. FT. = 518 BIKE STALLS 650,001-655,000A SQ. FT. = 522 BIKE STALLS 655,001-660,000A SQ. FT. = 526 BIKE STALLS 660,001-665,000A SQ. FT. = 530 BIKE STALLS 665,001-670,000A SQ. FT. = 534 BIKE STALLS 670,001-675,000A SQ. FT. = 538 BIKE STALLS 675,001-680,000A SQ. FT. = 542 BIKE STALLS 680,001-685,000A SQ. FT. = 546 BIKE STALLS 685,001-690,000A SQ. FT. = 550 BIKE STALLS 690,001-695,000A SQ. FT. = 554 BIKE STALLS 695,001-700,000A SQ. FT. = 558 BIKE STALLS 700,001-705,000A SQ. FT. = 562 BIKE STALLS 705,001-710,000A SQ. FT. = 566 BIKE STALLS 710,001-715,000A SQ. FT. = 570 BIKE STALLS 715,001-720,000A SQ. FT. = 574 BIKE STALLS 720,001-725,000A SQ. FT. = 578 BIKE STALLS 725,001-730,000A SQ. FT. = 582 BIKE STALLS 730,001-735,000A SQ. FT. = 586 BIKE STALLS 735,001-740,000A SQ. FT. = 590 BIKE STALLS 740,001-745,000A SQ. FT. = 594 BIKE STALLS 745,001-750,000A SQ. FT. = 598 BIKE STALLS 750,001-755,000A SQ. FT. = 602 BIKE STALLS 755,001-760,000A SQ. FT. = 606 BIKE STALLS 760,001-765,000A SQ. FT. = 610 BIKE STALLS 765,001-770,000A SQ. FT. = 614 BIKE STALLS 770,001-775,000A SQ. FT. = 618 BIKE STALLS 775,001-780,000A SQ. FT. = 622 BIKE STALLS 780,001-785,000A SQ. FT. = 626 BIKE STALLS 785,001-790,000A SQ. FT. = 630 BIKE STALLS 790,001-795,000A SQ. FT. = 634 BIKE STALLS 795,001-800,000A SQ. FT. = 638 BIKE STALLS 800,001-805,000A SQ. FT. = 642 BIKE STALLS 805,001-810,000A SQ. FT. = 646 BIKE STALLS 810,001-815,000A SQ. FT. = 650 BIKE STALLS 815,001-820,000A SQ. FT. = 654 BIKE STALLS 820,001-825,000A SQ. FT. = 658 BIKE STALLS 825,001-830,000A SQ. FT. = 662 BIKE STALLS 830,001-835,000A SQ. FT. = 666 BIKE STALLS 835,001-840,000A SQ. FT. = 670 BIKE STALLS 840,001-845,000A SQ. FT. = 674 BIKE STALLS 845,001-850,000A SQ. FT. = 678 BIKE STALLS 850,001-855,000A SQ. FT. = 682 BIKE STALLS 855,001-860,000A SQ. FT. = 686 BIKE STALLS 860,001-865,000A SQ. FT. = 690 BIKE STALLS 865,001-870,000A SQ. FT. = 694 BIKE STALLS 870,001-875,000A SQ. FT. = 698 BIKE STALLS 875,001-880,000A SQ. FT. = 702 BIKE STALLS 880,001-885,000A SQ. FT. = 706 BIKE STALLS 885,001-890,000A SQ. FT. = 710 BIKE STALLS 890,001-895,000A SQ. FT. = 714 BIKE STALLS 895,001-900,000A SQ. FT. = 718 BIKE STALLS 900,001-905,000A SQ. FT. = 722 BIKE STALLS 905,001-910,000A SQ. FT. = 726 BIKE STALLS 910,001-915,000A SQ. FT. = 730 BIKE STALLS 915,001-920,000A SQ. FT. = 734 BIKE STALLS 920,001-925,000A SQ. FT. = 738 BIKE STALLS 925,001-930,000A SQ. FT. = 742 BIKE STALLS 930,001-935,000A SQ. FT. = 746 BIKE STALLS 935,001-940,000A SQ. FT. = 750 BIKE STALLS 940,001-945,000A SQ. FT. = 754 BIKE STALLS 945,001-950,000A SQ. FT. = 758 BIKE STALLS 950,001-955,000A SQ. FT. = 762 BIKE STALLS 955,001-960,000A SQ. FT. = 766 BIKE STALLS 960,001-965,000A SQ. FT. = 770 BIKE STALLS 965,001-970,000A SQ. FT. = 774 BIKE STALLS 970,001-975,000A SQ. FT. = 778 BIKE STALLS 975,001-980,000A SQ. FT. = 782 BIKE STALLS 980,001-985,000A SQ. FT. = 786 BIKE STALLS 985,001-990,000A SQ. FT. = 790 BIKE STALLS 990,001-995,000A SQ. FT. = 794 BIKE STALLS 995,001-1000,000A SQ. FT. = 798 BIKE STALLS 1000,001-1005,000A SQ. FT. = 802 BIKE STALLS 1005,001-1010,000A SQ. FT. = 806 BIKE STALLS 1010,001-1015,000A SQ. FT. = 810 BIKE STALLS 1015,001-1020,000A SQ. FT. = 814 BIKE STALLS 1020,001-1025,000A SQ. FT. = 818 BIKE STALLS 1025,001-1030,000A SQ. FT. = 822 BIKE STALLS 1030,001-1035,000A SQ. FT. = 826 BIKE STALLS 1035,001-1040,000A SQ. FT. = 830 BIKE STALLS 1040,001-1045,000A SQ. FT. = 834 BIKE STALLS 1045,001-1050,000A SQ. FT. = 838 BIKE STALLS 1050,001-1055,000A SQ. FT. = 842 BIKE STALLS 1055,001-1060,000A SQ. FT. = 846 BIKE STALLS 1060,001-1065,000A SQ. FT. = 850 BIKE STALLS 1065,001-1070,000A SQ. FT. = 854 BIKE STALLS 1070,001-1075,000A SQ. FT. = 858 BIKE STALLS 1075,001-1080,000A SQ. FT. = 862 BIKE STALLS 1080,001-1085,000A SQ. FT. = 866 BIKE STALLS 1085,001-1090,000A SQ. FT. = 870 BIKE STALLS 1090,001-1095,000A SQ. FT. = 874 BIKE STALLS 1095,001-1100,000A SQ. FT. = 878 BIKE STALLS 1100,001-1105,000A SQ. FT. = 882 BIKE STALLS 1105,001-1110,000A SQ. FT. = 886 BIKE STALLS 1110,001-1115,000A SQ. FT. = 890 BIKE STALLS 1115,001-1120,000A SQ. FT. = 894 BIKE STALLS 1120,001-1125,000A SQ. FT. = 898 BIKE STALLS 1125,001-1130,000A SQ. FT. = 902 BIKE STALLS 1130,001-1135,000A SQ. FT. = 906 BIKE STALLS 1135,001-1140,000A SQ. FT. = 910 BIKE STALLS 1140,001-1145,000A SQ. FT. = 914 BIKE STALLS 1145,001-1150,000A SQ. FT. = 918 BIKE STALLS 1150,001-1155,000A SQ. FT. = 922 BIKE STALLS 1155,001-1160,000A SQ. FT. = 926 BIKE STALLS 1160,001-1165,000A SQ. FT. = 930 BIKE STALLS 1165,001-1170,000A SQ. FT. = 934 BIKE STALLS 1170,001-1175,000A SQ. FT. = 938 BIKE STALLS 1175,001-1180,000A SQ. FT. = 942 BIKE STALLS 1180,001-1185,000A SQ. FT. = 946 BIKE STALLS 1185,001-1190,000A SQ. FT. = 950 BIKE STALLS 1190,001-1195,000A SQ. FT. = 954 BIKE STALLS 1195,001-1200,000A SQ. FT. = 958 BIKE STALLS 1200,001-1205,000A SQ. FT. = 962 BIKE STALLS 1205,001-1210,000A SQ. FT. = 966 BIKE STALLS 1210,001-1215,000A SQ. FT. = 970 BIKE STALLS 1215,001-1220,000A SQ. FT. = 974 BIKE STALLS 1220,001-1225,000A SQ. FT. = 978 BIKE STALLS 1225,001-1230,000A SQ. FT. = 982 BIKE STALLS 1230,001-1235,000A SQ. FT. = 986 BIKE STALLS 1235,001-1240,000A SQ. FT. = 990 BIKE STALLS 1240,001-1245,000A SQ. FT. = 994 BIKE STALLS 1245,001-1250,000A SQ. FT. = 99



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
○ FOUND IRON PIN	=====
☆ LIGHT POLE	-----
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
● SET IRON PIN	=====
☆ LIGHT POLE	-----
	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

PROJECT INFORMATION

ZONING:	U-COR
BUILDING SETBACK:	PEDESTRIAN PRIORITY BTZ 0'-20' MAX
FINISHED FLOOR ELEV.	SIDE OF
SITE/DEVELOPMENT AREA:	REAR OF
PROPERTY USAGE:	SEE GRADING PLAN
BUILDING USAGE:	3.43± AC. (149,235± SQ.FT.)
BUILDING SIZE:	RETAIL/OFFICE/PARKING DECK
1ST FLOOR:	RETAIL/OFFICE/PARKING DECK
2ND FLOOR:	BUILDING FOOTPRINT 75,457± SQ. FT.
3RD FLOOR:	4-STORIES TOTAL 202,998± SQ. FT.
4TH FLOOR:	9,294± LEASABLE SPACE 66,153± PARKING
ROOF:	9,132± LEASABLE SPACE 73,493± PARKING 14,425± DOG PARK
TOTAL:	82,784± LEASABLE SPACE 5679 COMMON SPACE
	84,566± LEASABLE SPACE 3,341 COMMON SPACE
	79,120± OPEN SPACE 8,777 COMMON SPACE
	192,103± LEASABLE SPACE
	17,797± COMMON SPACE
	13,653± PARKING
	14,425± DOG PARK (2ND FLOOR)
	79,120± REAR TOP OPEN SPACE
	BUILDING (4-STORY) 70'-0"
	12'-0" (12'-0" RISE MINIMUM)
BUILDING HEIGHT:	TYPE IIB
FIRST FLOOR HEIGHT:	JB HUNT DRIVE PEDESTRIAN PRIORITY 225'±
BUILDING TYPE:	FOUNDERS WAY PEDESTRIAN PRIORITY 178'±
BUILDING FRONTAGE:	JB HUNT DRIVE PEDESTRIAN PRIORITY 362'±
PROPERTY FRONTAGE:	FOUNDERS WAY PEDESTRIAN PRIORITY 613'±
REQUIRED FRONTAGE:	JB HUNT DRIVE PEDESTRIAN PRIORITY 90%
PROVIDED FRONTAGE:	JB HUNT DRIVE PEDESTRIAN PRIORITY 90%
OPEN SPACE REQUIRED:	JB HUNT DRIVE PEDESTRIAN PRIORITY 225±/362± = 62%
(SITE)	FOUNDERS WAY PEDESTRIAN PRIORITY 178±/613± = 29%
OPEN SPACE REQUIRED:	5% OF TOTAL SITE AREA
(NON-RESIDENTIAL)	149,235± SQ. FT. X .05 = 7,462 SQ. FT.
	4 SQ. FT. PER EVERY 1000 NON-RESIDENTIAL SPACE
	199,900± SQ.FT./100 X 4 = 7,996± SQ. FT.
	15,458± SQ. FT. TOTAL REQUIRED OPEN SPACE
	15,458± SQ. FT. TOTAL REQUIRED OPEN SPACE
7.3± OPEN SPACE REQUIRED:	5% OF TOTAL SITE AREA
	149,235± SQ. FT. X .05 = 7,462 SQ. FT.
7.4± OPEN SPACE PROVIDED:	199,900± SQ.FT./100 X 4 = 7,996± SQ. FT.
	15,458± SQ. FT. TOTAL REQUIRED OPEN SPACE
	DEVELOPMENT IS NON-RESIDENTIAL, DOES NOT APPLY
	10,518± SQ. FT. PLAZA STANDARDS
	13,827± SQ. FT. POCKET PARK
	24,345± SQ. FT. TOTAL OPEN SPACE = 16.3%
REQUIRED PARKING:	NO REQUIREMENT
REQUIRED BIKE RACKS:	2 SPACES FOR UP TO 3,000 SQ. FT. FIRST FLOOR
	AND 1 SPACE FOR EVERY 1,000 SQ. FT. ADDITIONAL
	1-3,000 SQ. FT. = 2 BIKE STALLS
	3,001-6,294± SQ. FT. = 6 BIKE STALLS
	6,295-12,588± SQ. FT. = 12 BIKE STALLS
	12,589-18,882± SQ. FT. = 18 BIKE STALLS
	18,883-25,176± SQ. FT. = 25 BIKE STALLS
	25,177-31,471± SQ. FT. = 31 BIKE STALLS
	31,472-37,766± SQ. FT. = 37 BIKE STALLS
	37,767-44,061± SQ. FT. = 44 BIKE STALLS
	44,062-50,356± SQ. FT. = 50 BIKE STALLS
	50,357-56,651± SQ. FT. = 56 BIKE STALLS
	56,652-62,946± SQ. FT. = 62 BIKE STALLS
	62,947-69,241± SQ. FT. = 69 BIKE STALLS
	69,242-75,536± SQ. FT. = 75 BIKE STALLS
	75,537-81,831± SQ. FT. = 81 BIKE STALLS
	81,832-88,126± SQ. FT. = 88 BIKE STALLS
	88,127-94,421± SQ. FT. = 94 BIKE STALLS
	94,422-100,716± SQ. FT. = 100 BIKE STALLS
	100,717-107,011± SQ. FT. = 107 BIKE STALLS
	107,012-113,306± SQ. FT. = 113 BIKE STALLS
	113,307-119,601± SQ. FT. = 119 BIKE STALLS
	119,602-125,896± SQ. FT. = 125 BIKE STALLS
	125,897-132,191± SQ. FT. = 132 BIKE STALLS
	132,192-138,486± SQ. FT. = 138 BIKE STALLS
	138,487-144,781± SQ. FT. = 144 BIKE STALLS
	144,782-151,076± SQ. FT. = 151 BIKE STALLS
	151,077-157,371± SQ. FT. = 157 BIKE STALLS
	157,372-163,666± SQ. FT. = 163 BIKE STALLS
	163,667-169,961± SQ. FT. = 169 BIKE STALLS
	169,962-176,256± SQ. FT. = 176 BIKE STALLS
	176,257-182,551± SQ. FT. = 182 BIKE STALLS
	182,552-188,846± SQ. FT. = 188 BIKE STALLS
	188,847-195,141± SQ. FT. = 195 BIKE STALLS
	195,142-201,436± SQ. FT. = 201 BIKE STALLS
	201,437-207,731± SQ. FT. = 207 BIKE STALLS
	207,732-214,026± SQ. FT. = 214 BIKE STALLS
	214,027-220,321± SQ. FT. = 220 BIKE STALLS
	220,322-226,616± SQ. FT. = 226 BIKE STALLS
	226,617-232,911± SQ. FT. = 232 BIKE STALLS
	232,912-239,206± SQ. FT. = 239 BIKE STALLS
	239,207-245,501± SQ. FT. = 245 BIKE STALLS
	245,502-251,796± SQ. FT. = 251 BIKE STALLS
	251,797-258,091± SQ. FT. = 258 BIKE STALLS
	258,092-264,386± SQ. FT. = 264 BIKE STALLS
	264,387-270,681± SQ. FT. = 270 BIKE STALLS
	270,682-276,976± SQ. FT. = 276 BIKE STALLS
	276,977-283,271± SQ. FT. = 283 BIKE STALLS
	283,272-289,566± SQ. FT. = 289 BIKE STALLS
	289,567-295,861± SQ. FT. = 295 BIKE STALLS
	295,862-302,156± SQ. FT. = 302 BIKE STALLS
	302,157-308,451± SQ. FT. = 308 BIKE STALLS
	308,452-314,746± SQ. FT. = 314 BIKE STALLS
	314,747-321,041± SQ. FT. = 321 BIKE STALLS
	321,042-327,336± SQ. FT. = 327 BIKE STALLS
	327,337-333,631± SQ. FT. = 333 BIKE STALLS
	333,632-339,926± SQ. FT. = 339 BIKE STALLS
	339,927-346,221± SQ. FT. = 346 BIKE STALLS
	346,222-352,516± SQ. FT. = 352 BIKE STALLS
	352,517-358,811± SQ. FT. = 358 BIKE STALLS
	358,812-365,106± SQ. FT. = 365 BIKE STALLS
	365,107-371,401± SQ. FT. = 371 BIKE STALLS
	371,402-377,696± SQ. FT. = 377 BIKE STALLS
	377,697-383,991± SQ. FT. = 383 BIKE STALLS
	383,992-390,286± SQ. FT. = 390 BIKE STALLS
	390,287-396,581± SQ. FT. = 396 BIKE STALLS
	396,582-402,876± SQ. FT. = 402 BIKE STALLS
	402,877-409,171± SQ. FT. = 409 BIKE STALLS
	409,172-415,466± SQ. FT. = 415 BIKE STALLS
	415,467-421,761± SQ. FT. = 421 BIKE STALLS
	421,762-428,056± SQ. FT. = 428 BIKE STALLS
	428,057-434,351± SQ. FT. = 434 BIKE STALLS
	434,352-440,646± SQ. FT. = 440 BIKE STALLS
	440,647-446,941± SQ. FT. = 446 BIKE STALLS
	446,942-453,236± SQ. FT. = 453 BIKE STALLS
	453,237-459,531± SQ. FT. = 459 BIKE STALLS
	459,532-465,826± SQ. FT. = 465 BIKE STALLS
	465,827-472,121± SQ. FT. = 472 BIKE STALLS
	472,122-478,416± SQ. FT. = 478 BIKE STALLS
	478,417-484,711± SQ. FT. = 484 BIKE STALLS
	484,712-491,006± SQ. FT. = 491 BIKE STALLS
	491,007-497,301± SQ. FT. = 497 BIKE STALLS
	497,302-503,596± SQ. FT. = 503 BIKE STALLS
	503,597-509,891± SQ. FT. = 509 BIKE STALLS
	509,892-516,186± SQ. FT. = 516 BIKE STALLS
	516,187-522,481± SQ. FT. = 522 BIKE STALLS
	522,482-528,776± SQ. FT. = 528 BIKE STALLS
	528,777-535,071± SQ. FT. = 535 BIKE STALLS
	535,072-541,366± SQ. FT. = 541 BIKE STALLS
	541,367-547,661± SQ. FT. = 547 BIKE STALLS
	547,662-553,956± SQ. FT. = 553 BIKE STALLS
	553,957-560,251± SQ. FT. = 560 BIKE STALLS
	560,252-566,546± SQ. FT. = 566 BIKE STALLS
	566,547-572,841± SQ. FT. = 572 BIKE STALLS
	572,842-579,136± SQ. FT. = 579 BIKE STALLS
	579,137-585,431± SQ. FT. = 585 BIKE STALLS
	585,432-591,726± SQ. FT. = 591 BIKE STALLS
	591,727-598,021± SQ. FT. = 598 BIKE STALLS
	598,022-604,316± SQ. FT. = 604 BIKE STALLS
	604,317-610,611± SQ. FT. = 610 BIKE STALLS
	610,612-616,906± SQ. FT. = 616 BIKE STALLS
	616,907-623,201± SQ. FT. = 623 BIKE STALLS
	623,202-629,496± SQ. FT. = 629 BIKE STALLS
	629,497-635,791± SQ. FT. = 635 BIKE STALLS
	635,792-642,086± SQ. FT. = 642 BIKE STALLS
	642,087-648,381± SQ. FT. = 648 BIKE STALLS
	648,382-654,676± SQ. FT. = 654 BIKE STALLS
	654,677-660,971± SQ. FT. = 660 BIKE STALLS
	660,972-667,266± SQ. FT. = 667 BIKE STALLS
	667,267-673,561± SQ. FT. = 673 BIKE STALLS
	673,562-679,856± SQ. FT. = 679 BIKE STALLS
	679,857-686,151± SQ. FT. = 686 BIKE STALLS
	686,152-692,446± SQ. FT. = 692 BIKE STALLS
	692,447-698,741± SQ. FT. = 698 BIKE STALLS
	698,742-705,036± SQ. FT. = 705 BIKE STALLS
	705,037-711,331± SQ. FT. = 711 BIKE STALLS
	711,332-717,626± SQ. FT. = 717 BIKE STALLS
	717,627-723,921± SQ. FT. = 723 BIKE STALLS
	723,922-730,216± SQ. FT. = 730 BIKE STALLS
	730,217-736,511± SQ. FT. = 736 BIKE STALLS
	736,512-742,806± SQ. FT. = 742 BIKE STALLS
	742,807-749,101± SQ. FT. = 749 BIKE STALLS
	749,102-755,396± SQ. FT. = 755 BIKE STALLS
	755,397-761,691± SQ. FT. = 761 BIKE STALLS
	761,692-767,986± SQ. FT. = 767 BIKE STALLS
	767,987-774,281± SQ. FT. = 774 BIKE STALLS
	774,282-780,576± SQ. FT. = 780 BIKE STALLS
	780,577-786,871± SQ. FT. = 786 BIKE STALLS
	786,872-793,166± SQ. FT. = 793 BIKE STALLS
	793,167-799,461± SQ. FT. = 799 BIKE STALLS
	799,462-805,756± SQ. FT. = 805 BIKE STALLS
	805,757-812,051± SQ. FT. = 812 BIKE STALLS
	812,052-818,346± SQ. FT. = 818 BIKE STALLS
	818,347-824,641± SQ. FT. = 824 BIKE STALLS
	824,642-830,936± SQ. FT. = 830 BIKE STALLS
	830,937-837,231± SQ. FT. = 837 BIKE STALLS
	837,232-843,526± SQ. FT. = 843 BIKE STALLS
	843,527-849,821± SQ. FT. = 849 BIKE STALLS
	849,822-856,116± SQ. FT. = 856 BIKE STALLS
	856,117-862,411± SQ. FT. = 862 BIKE STALLS
	862,412-868,706± SQ. FT. = 868 BIKE STALLS
	868,707-875,001± SQ. FT. = 875 BIKE STALLS
	875,002-881,296± SQ. FT. = 881 BIKE STALLS
	881,297-887,591± SQ. FT. = 887 BIKE STALLS
	887,592-893,886± SQ. FT. = 893 BIKE STALLS
	893,887-900,181± SQ. FT. = 900 BIKE STALLS
	900,182-906,476± SQ. FT. = 906 BIKE STALLS
	906,477-912,771± SQ. FT. = 912 BIKE STALLS
	912,772-919,066± SQ. FT. = 919 BIKE STALLS
	919,067-925,361± SQ. FT. = 925 BIKE STALLS
	925,362-931,656± SQ. FT. = 931 BIKE STALLS
	931,657-937,951± SQ. FT. = 937 BIKE STALLS
	937,952-944,246± SQ. FT. = 944 BIKE STALLS
	944,247-950,541± SQ. FT. = 950 BIKE STALLS
	950,542-956,836± SQ. FT. = 956 BIKE STALLS
	956,837-963,131± SQ. FT. = 963 BIKE STALLS
	963,132-969,426± SQ. FT. = 969 BIKE STALLS
	969,427-975,721± SQ. FT. = 975 BIKE STALLS
	975,722-982,016± SQ. FT. = 982 BIKE STALLS
	982,017-988,311± SQ. FT. = 988 BIKE STALLS
	988,312-994,606± SQ. FT. = 994 BIKE STALLS
	994,607-1,000,901± SQ. FT. = 1,000 BIKE STALLS

SITE NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL, RETAINING WALLS, MASS GRAVITY WALLS, CANTON WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- ALL CURB DIMENSIONS AND HEIGHTS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CURB/SIDEWALK/HANDICAP RAMP DESIGN SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MATCH NEW CURB AND OUTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ADJACENT.
- 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.
- THE SCREENING MATERIAL USED FOR ROOF MOUNTED EQUIPMENT SHALL BE THE SAME AS THE PRIMARY EXTERIOR BUILDING MATERIAL.
- ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

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

Crafton Tull
Architecture Engineering Surveying
479.636.4288 | 479.631.4224 |
www.craftontull.com

CONTRACT OF AGREEMENT

CITY OF ROGERS
STAMP

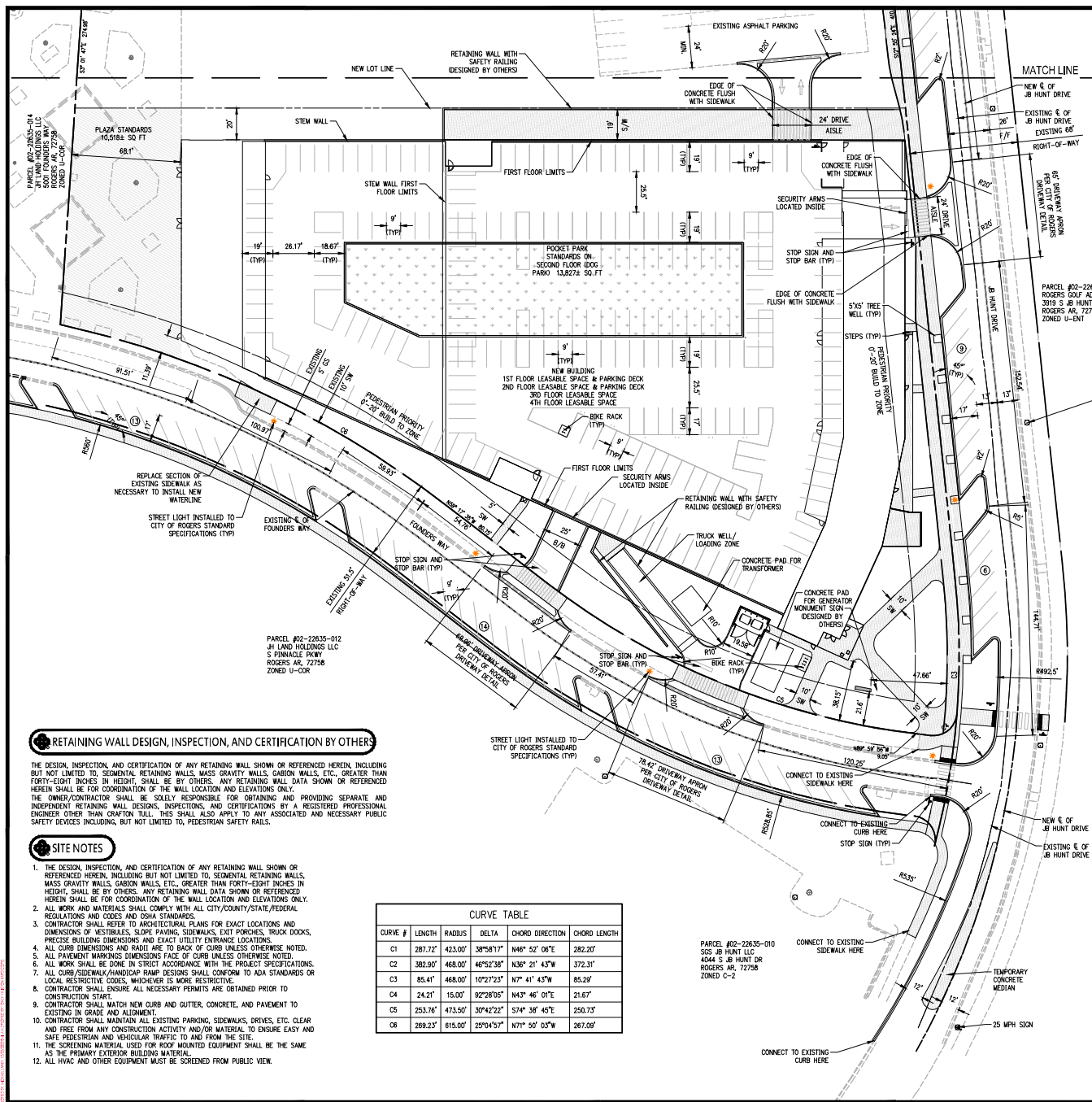
FOUNDERS EAST
ROGERS, ARKANSAS

DATE: 11/01/2023
BY: [Signature]
CHECKED: [Signature]
DATE: 11/01/2023

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

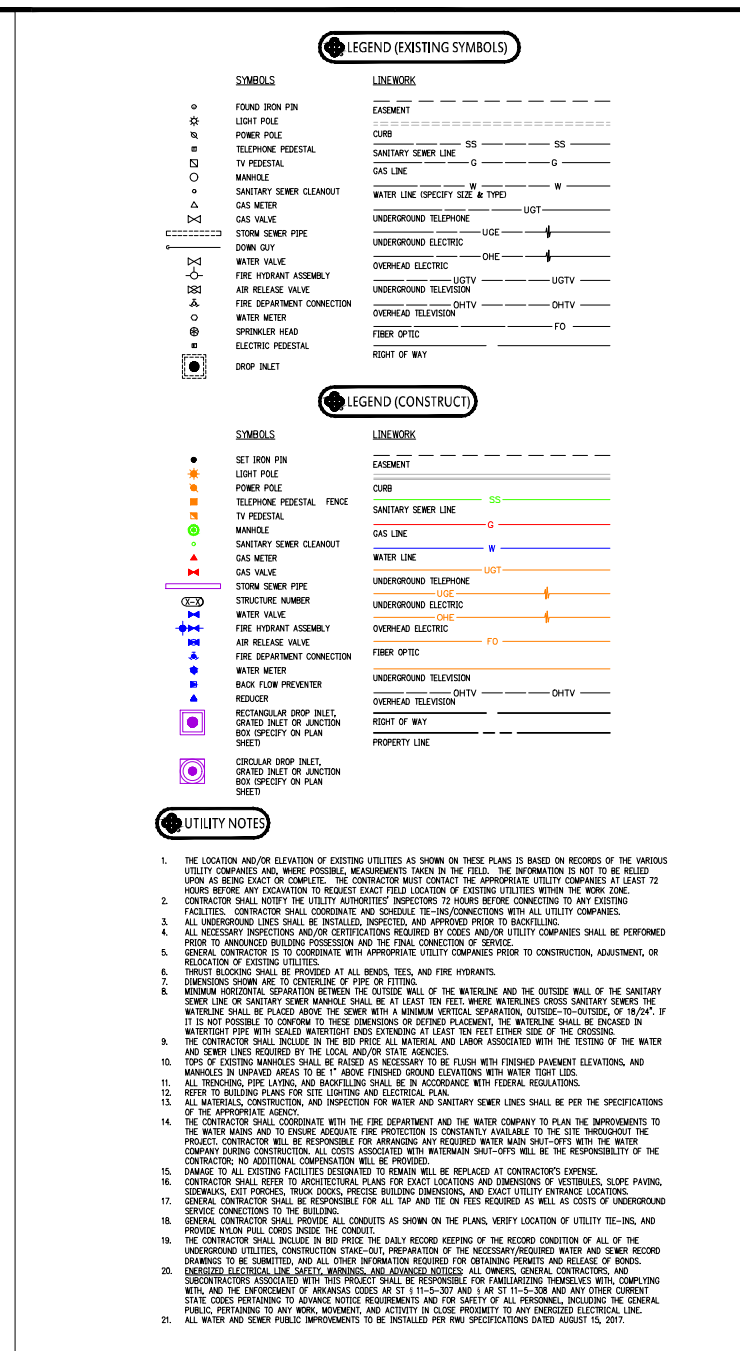
OVERALL SITE PLAN (C)

C-101



LEGEND (EXISTING SYMBOLS)	
SYMBOLS	LINEWORK
○ FOUND IRON PIN	===== CURB
✱ LIGHT POLE	----- RIGHT OF WAY
	----- ROAD CENTERLINE
LEGEND (CONSTRUCT)	
SYMBOLS	LINEWORK
● SET IRON PIN	===== CURB
✱ LIGHT POLE	----- BUILDING SET BACK
	----- RIGHT OF WAY
	----- PROPERTY LINE
	----- ROAD CENTERLINE
	----- FIVE LANE STRIPING
	----- POCKET PARK STANDARDS (DOO PARK)
	----- PLAZA STANDARDS

PROJECT INFORMATION	
ZONING:	U-COR
BUILDING SETBACK:	U-COR: PEDESTRIAN PRIORITY BTZ 0'-20' MAX SIDE 0' REAR 0'
FINISHED FLOOR ELEV.	SEE GRADING PLAN
SITE DEVELOPMENT AREA:	3,438 AC (148,238 SQ. FT.)
PROPERTY USAGE:	RETAIL/OFFICE/PARKING DECK
BUILDING USAGE:	BUILDING FOOTPRINT 74,574 SQ. FT. 4-STORIES TOTAL 202,996 SQ. FT.
BUILDING SIZE:	9,294 LEASABLE SPACE 66,163 LEASABLE SPACE 74,488 PARKING 14,425 DOO PARK 82,218 LEASABLE SPACE 5,679 COMMON SPACE 84,598 LEASABLE SPACE 3,341 COMMON SPACE 78,120 OPEN SPACE 8,777 COMMON SPACE 162,103 LEASABLE SPACE 17,797 COMMON SPACE 139,633 PARKING 14,425 DOO PARK (2ND FLOOR) 78,120 ROOF TOP OPEN SPACE BUILDING 14-STORY 70'-0" 12'-0" 0'-0" ROSE VINOMINI TYPE IIB
BUILDING HEIGHT:	JB HUNT DRIVE PEDESTRIAN PRIORITY 225' FOUNDERS WAY PEDESTRIAN PRIORITY 178' J.B. HUNT DRIVE PEDESTRIAN PRIORITY 362' FOUNDERS WAY PEDESTRIAN PRIORITY 613'
PROPERTY FRONTAGE:	JB HUNT DRIVE PEDESTRIAN PRIORITY 90' FOUNDERS WAY PEDESTRIAN PRIORITY 90'
REQUIRED FRONTAGE:	JB HUNT DRIVE PEDESTRIAN PRIORITY 225' FOUNDERS WAY PEDESTRIAN PRIORITY 178'
PROVIDED FRONTAGE:	JB HUNT DRIVE PEDESTRIAN PRIORITY 225' FOUNDERS WAY PEDESTRIAN PRIORITY 178'
OPEN SPACE REQUIRED:	5% OF TOTAL SITE AREA 149,266 SQ. FT. X .05 = 7,462 SQ. FT. 4 SQ. FT. PER EVERY 100 NON-RESIDENTIAL SPACE 189,902 SQ. FT./100 X 4 = 7,596 SQ. FT. 15,458 SQ. FT. TOTAL REQUIRED OPEN SPACE
OPEN SPACE REQUIRED:	5% OF TOTAL SITE AREA 149,266 SQ. FT. X .05 = 7,462 SQ. FT. 189,902 SQ. FT./100 X 4 = 7,596 SQ. FT. 15,458 SQ. FT. TOTAL REQUIRED OPEN SPACE
7.36 OPEN SPACE REQUIRED:	5% OF TOTAL SITE AREA 149,266 SQ. FT. X .05 = 7,462 SQ. FT. 189,902 SQ. FT./100 X 4 = 7,596 SQ. FT. 15,458 SQ. FT. TOTAL REQUIRED OPEN SPACE
7.36 SITE AREA:	189,902 SQ. FT. TOTAL REQUIRED OPEN SPACE DEVELOPMENT IS NON-RESIDENTIAL DOES NOT APPLY
7.36 OPEN SPACE REQUIRED:	10,518 SQ. FT. PLAZA STANDARDS 13,874 SQ. FT. POCKET PARK 24,348 SQ. FT. TOTAL OPEN SPACE = 16.3%
7.44 OPEN SPACE PROVIDED:	NO REQUIREMENT
REQUIRED PARKING:	2 SPACES FOR UP TO 3,000 SQ. FT. FIRST FLOOR AND 1 SPACE FOR EVERY 1,000 SQ. FT. ADDITIONAL 1-3,000 SQ. FT. = 6 BIKE STALLS 3,001-9,294 SQ. FT. = 6 BIKE STALLS 9,295-18,588 SQ. FT. = 12 BIKE STALLS 18,589-27,882 SQ. FT. = 18 BIKE STALLS 27,883-37,176 SQ. FT. = 24 BIKE STALLS 37,177-46,470 SQ. FT. = 30 BIKE STALLS 46,471-55,764 SQ. FT. = 36 BIKE STALLS 55,765-65,058 SQ. FT. = 42 BIKE STALLS 65,059-74,352 SQ. FT. = 48 BIKE STALLS 74,353-83,646 SQ. FT. = 54 BIKE STALLS 83,647-92,940 SQ. FT. = 60 BIKE STALLS 92,941-102,234 SQ. FT. = 66 BIKE STALLS 102,235-111,528 SQ. FT. = 72 BIKE STALLS 111,529-120,822 SQ. FT. = 78 BIKE STALLS 120,823-130,117 SQ. FT. = 84 BIKE STALLS 130,118-139,412 SQ. FT. = 90 BIKE STALLS 139,413-148,706 SQ. FT. = 96 BIKE STALLS 148,707-158,001 SQ. FT. = 102 BIKE STALLS 158,002-167,296 SQ. FT. = 108 BIKE STALLS 167,297-176,591 SQ. FT. = 114 BIKE STALLS 176,592-185,886 SQ. FT. = 120 BIKE STALLS 185,887-195,180 SQ. FT. = 126 BIKE STALLS 195,181-204,475 SQ. FT. = 132 BIKE STALLS 204,476-213,770 SQ. FT. = 138 BIKE STALLS 213,771-223,065 SQ. FT. = 144 BIKE STALLS 223,066-232,360 SQ. FT. = 150 BIKE STALLS 232,361-241,655 SQ. FT. = 156 BIKE STALLS 241,656-250,950 SQ. FT. = 162 BIKE STALLS 250,951-260,244 SQ. FT. = 168 BIKE STALLS 260,245-269,539 SQ. FT. = 174 BIKE STALLS 269,540-278,834 SQ. FT. = 180 BIKE STALLS 278,835-288,129 SQ. FT. = 186 BIKE STALLS 288,130-297,424 SQ. FT. = 192 BIKE STALLS 297,425-306,719 SQ. FT. = 198 BIKE STALLS 306,720-316,014 SQ. FT. = 204 BIKE STALLS 316,015-325,309 SQ. FT. = 210 BIKE STALLS 325,310-334,604 SQ. FT. = 216 BIKE STALLS 334,605-343,899 SQ. FT. = 222 BIKE STALLS 343,900-353,194 SQ. FT. = 228 BIKE STALLS 353,195-362,489 SQ. FT. = 234 BIKE STALLS 362,490-371,784 SQ. FT. = 240 BIKE STALLS 371,785-381,079 SQ. FT. = 246 BIKE STALLS 381,080-390,374 SQ. FT. = 252 BIKE STALLS 390,375-399,669 SQ. FT. = 258 BIKE STALLS 399,670-408,964 SQ. FT. = 264 BIKE STALLS 408,965-418,259 SQ. FT. = 270 BIKE STALLS 418,260-427,554 SQ. FT. = 276 BIKE STALLS 427,555-436,849 SQ. FT. = 282 BIKE STALLS 436,850-446,144 SQ. FT. = 288 BIKE STALLS 446,145-455,439 SQ. FT. = 294 BIKE STALLS 455,440-464,734 SQ. FT. = 300 BIKE STALLS 464,735-474,029 SQ. FT. = 306 BIKE STALLS 474,030-483,324 SQ. FT. = 312 BIKE STALLS 483,325-492,619 SQ. FT. = 318 BIKE STALLS 492,620-501,914 SQ. FT. = 324 BIKE STALLS 501,915-511,209 SQ. FT. = 330 BIKE STALLS 511,210-520,504 SQ. FT. = 336 BIKE STALLS 520,505-529,799 SQ. FT. = 342 BIKE STALLS 529,800-539,094 SQ. FT. = 348 BIKE STALLS 539,095-548,389 SQ. FT. = 354 BIKE STALLS 548,390-557,684 SQ. FT. = 360 BIKE STALLS 557,685-566,979 SQ. FT. = 366 BIKE STALLS 566,980-576,274 SQ. FT. = 372 BIKE STALLS 576,275-585,569 SQ. FT. = 378 BIKE STALLS 585,570-594,864 SQ. FT. = 384 BIKE STALLS 594,865-604,159 SQ. FT. = 390 BIKE STALLS 604,160-613,454 SQ. FT. = 396 BIKE STALLS 613,455-622,749 SQ. FT. = 402 BIKE STALLS 622,750-632,044 SQ. FT. = 408 BIKE STALLS 632,045-641,339 SQ. FT. = 414 BIKE STALLS 641,340-650,634 SQ. FT. = 420 BIKE STALLS 650,635-659,929 SQ. FT. = 426 BIKE STALLS 659,930-669,224 SQ. FT. = 432 BIKE STALLS 669,225-678,519 SQ. FT. = 438 BIKE STALLS 678,520-687,814 SQ. FT. = 444 BIKE STALLS 687,815-697,109 SQ. FT. = 450 BIKE STALLS 697,110-706,404 SQ. FT. = 456 BIKE STALLS 706,405-715,699 SQ. FT. = 462 BIKE STALLS 715,700-724,994 SQ. FT. = 468 BIKE STALLS 724,995-734,289 SQ. FT. = 474 BIKE STALLS 734,290-743,584 SQ. FT. = 480 BIKE STALLS 743,585-752,879 SQ. FT. = 486 BIKE STALLS 752,880-762,174 SQ. FT. = 492 BIKE STALLS 762,175-771,469 SQ. FT. = 498 BIKE STALLS 771,470-780,764 SQ. FT. = 504 BIKE STALLS 780,765-790,059 SQ. FT. = 510 BIKE STALLS 790,060-799,354 SQ. FT. = 516 BIKE STALLS 799,355-808,649 SQ. FT. = 522 BIKE STALLS 808,650-817,944 SQ. FT. = 528 BIKE STALLS 817,945-827,239 SQ. FT. = 534 BIKE STALLS 827,240-836,534 SQ. FT. = 540 BIKE STALLS 836,535-845,829 SQ. FT. = 546 BIKE STALLS 845,830-855,124 SQ. FT. = 552 BIKE STALLS 855,125-864,419 SQ. FT. = 558 BIKE STALLS 864,420-873,714 SQ. FT. = 564 BIKE STALLS 873,715-883,009 SQ. FT. = 570 BIKE STALLS 883,010-892,304 SQ. FT. = 576 BIKE STALLS 892,305-901,599 SQ. FT. = 582 BIKE STALLS 901,600-910,894 SQ. FT. = 588 BIKE STALLS 910,895-920,189 SQ. FT. = 594 BIKE STALLS 920,190-929,484 SQ. FT. = 600 BIKE STALLS 929,485-938,779 SQ. FT. = 606 BIKE STALLS 938,780-948,074 SQ. FT. = 612 BIKE STALLS 948,075-957,369 SQ. FT. = 618 BIKE STALLS 957,370-966,664 SQ. FT. = 624 BIKE STALLS 966,665-975,959 SQ. FT. = 630 BIKE STALLS 975,960-985,254 SQ. FT. = 636 BIKE STALLS 985,255-994,549 SQ. FT. = 642 BIKE STALLS 994,550-1,003,844 SQ. FT. = 648 BIKE STALLS 1,003,845-1,013,139 SQ. FT. = 654 BIKE STALLS 1,013,140-1,022,434 SQ. FT. = 660 BIKE STALLS 1,022,435-1,031,729 SQ. FT. = 666 BIKE STALLS 1,031,730-1,041,024 SQ. FT. = 672 BIKE STALLS 1,041,025-1,050,319 SQ. FT. = 678 BIKE STALLS 1,050,320-1,059,614 SQ. FT. = 684 BIKE STALLS 1,059,615-1,068,909 SQ. FT. = 690 BIKE STALLS 1,068,910-1,078,204 SQ. FT. = 696 BIKE STALLS 1,078,205-1,087,499 SQ. FT. = 702 BIKE STALLS 1,087,500-1,096,794 SQ. FT. = 708 BIKE STALLS 1,096,795-1,106,089 SQ. FT. = 714 BIKE STALLS 1,106,090-1,115,384 SQ. FT. = 720 BIKE STALLS 1,115,385-1,124,679 SQ. FT. = 726 BIKE STALLS 1,124,680-1,133,974 SQ. FT. = 732 BIKE STALLS 1,133,975-1,143,269 SQ. FT. = 738 BIKE STALLS 1,143,270-1,152,564 SQ. FT. = 744 BIKE STALLS 1,152,565-1,161,859 SQ. FT. = 750 BIKE STALLS 1,161,860-1,171,154 SQ. FT. = 756 BIKE STALLS 1,171,155-1,180,449 SQ. FT. = 762 BIKE STALLS 1,180,450-1,189,744 SQ. FT. = 768 BIKE STALLS 1,189,745-1,199,039 SQ. FT. = 774 BIKE STALLS 1,199,040-1,208,334 SQ. FT. = 780 BIKE STALLS 1,208,335-1,217,629 SQ. FT. = 786 BIKE STALLS 1,217,630-1,226,924 SQ. FT. = 792 BIKE STALLS 1,226,925-1,236,219 SQ. FT. = 798 BIKE STALLS 1,236,220-1,245,514 SQ. FT. = 804 BIKE STALLS 1,245,515-1,254,809 SQ. FT. = 810 BIKE STALLS 1,254,810-1,264,104 SQ. FT. = 816 BIKE STALLS 1,264,105-1,273,399 SQ. FT. = 822 BIKE STALLS 1,273,400-1,282,694 SQ. FT. = 828 BIKE STALLS 1,282,695-1,291,989 SQ. FT. = 834 BIKE STALLS 1,291,990-1,301,284 SQ. FT. = 840 BIKE STALLS 1,301,285-1,310,579 SQ. FT. = 846 BIKE STALLS 1,310,580-1,319,874 SQ. FT. = 852 BIKE STALLS 1,319,875-1,329,169 SQ. FT. = 858 BIKE STALLS 1,329,170-1,338,464 SQ. FT. = 864 BIKE STALLS 1,338,465-1,347,759 SQ. FT. = 870 BIKE STALLS 1,347,760-1,357,054 SQ. FT. = 876 BIKE STALLS 1,357,055-1,366,349 SQ. FT. = 882 BIKE STALLS 1,366,350-1,375,644 SQ. FT. = 888 BIKE STALLS 1,375,645-1,384,939 SQ. FT. = 894 BIKE STALLS 1,384,940-1,394,234 SQ. FT. = 900 BIKE STALLS 1,394,235-1,403,529 SQ. FT. = 906 BIKE STALLS 1,403,530-1,412,824 SQ. FT. = 912 BIKE STALLS 1,412,825-1,422,119 SQ. FT. = 918 BIKE STALLS 1,422,120-1,431,414 SQ. FT. = 924 BIKE STALLS 1,431,415-1,440,709 SQ. FT. = 930 BIKE STALLS 1,440,710-1,450,004 SQ. FT. = 936 BIKE STALLS 1,450,005-1,459,299 SQ. FT. = 942 BIKE STALLS 1,459,300-1,468,594 SQ. FT. = 948 BIKE STALLS 1,468,595-1,477,889 SQ. FT. = 954 BIKE STALLS 1,477,890-1,487,184 SQ. FT. = 960 BIKE STALLS 1,487,185-1,496,479 SQ. FT. = 966 BIKE STALLS 1,496,480-1,505,774 SQ. FT. = 972 BIKE STALLS 1,505,775-1,515,069 SQ. FT. = 978 BIKE STALLS 1,515,070-1,524,364 SQ. FT. = 984 BIKE STALLS 1,524,365-1,533,659 SQ. FT. = 990 BIKE STALLS 1,533,660-1,542,954 SQ. FT. = 996 BIKE STALLS 1,542,955-1,552,249 SQ. FT. = 1,002 BIKE STALLS 1,552,250-1,561,544 SQ. FT. = 1,008 BIKE STALLS 1,561,545-1,570,839 SQ. FT. = 1,014 BIKE STALLS 1,570,840-1,580,134 SQ. FT. = 1,020 BIKE STALLS 1,580,135-1,589,429 SQ. FT. = 1,026 BIKE STALLS 1,589,430-1,598,724 SQ. FT. = 1,032 BIKE STALLS 1,598,725-1,608,019 SQ. FT. = 1,038 BIKE STALLS 1,608,020-1,617,314 SQ. FT. = 1,044 BIKE STALLS 1,617,315-1,626,609 SQ. FT. = 1,050 BIKE STALLS 1,626,610-1,635,904 SQ. FT. = 1,056 BIKE STALLS 1,635,905-1,645,199 SQ. FT. = 1,062 BIKE STALLS 1,645,200-1,654,494 SQ. FT. = 1,068 BIKE STALLS 1,654,495-1,663,789 SQ. FT. = 1,074 BIKE STALLS 1,663,790-1,673,084 SQ. FT. = 1,080 BIKE STALLS 1,673,085-1,682,379 SQ. FT. = 1,086 BIKE STALLS 1,682,380-1,691,674 SQ. FT. = 1,092 BIKE STALLS 1,691,675-1,700,969 SQ. FT. = 1,098 BIKE STALLS 1,700,970-1,710,264 SQ. FT. = 1,104 BIKE STALLS 1,710,265-1,719,559 SQ. FT. = 1,110 BIKE STALLS 1,719,560-1,728,854 SQ. FT. = 1,116 BIKE STALLS 1,728,855-1,738,149 SQ. FT. = 1,122 BIKE STALLS 1,738,150-1,747,444 SQ. FT. = 1,128 BIKE STALLS 1,747,445-1,756,739 SQ. FT. = 1,134 BIKE STALLS 1,756,740-1,766,034 SQ. FT. = 1,140 BIKE STALLS 1,766,035-1,775,329 SQ. FT. = 1,146 BIKE STALLS 1,775,330-1,784,624 SQ. FT. = 1,152 BIKE STALLS 1,784,625-1,793,919 SQ. FT. = 1,158 BIKE STALLS 1,793,920-1,803,214 SQ. FT. = 1,164 BIKE STALLS 1,803,215-1,812,509 SQ. FT. = 1,170 BIKE STALLS 1,812,510-1,821,804 SQ. FT. = 1,176 BIKE STALLS 1,821,805-1,831,099 SQ. FT. = 1,182 BIKE STALLS 1,831,100-1,840,394 SQ. FT. = 1,188 BIKE STALLS 1,840,395-1,849,689 SQ. FT. = 1,194 BIKE STALLS 1,849,690-1,858,984 SQ. FT. = 1,200 BIKE STALLS 1,858,985-1,868,279 SQ. FT. = 1,206 BIKE STALLS 1,868,280-1,877,574 SQ. FT. = 1,212 BIKE STALLS 1,877,575-1,886,869 SQ. FT. = 1,218 BIKE STALLS 1,886,870-1,896,164 SQ. FT. = 1,224 BIKE STALLS 1,896,165-1,905,459 SQ. FT. = 1,230 BIKE STALLS 1,905,460-1,914,754 SQ. FT. = 1,236 BIKE STALLS 1,914,755-1,924,049 SQ. FT. = 1,242 BIKE STALLS 1,924,050-1,933,344 SQ. FT. = 1,248 BIKE STALLS 1,933,345-1,942,639 SQ. FT. = 1,254 BIKE STALLS 1,942,640-1,951,934 SQ. FT. = 1,260 BIKE STALLS 1,951,935-1,961,229 SQ. FT. = 1,266 BIKE STALLS 1,961,230-1,970,524 SQ. FT. = 1,272 BIKE STALLS 1,970,525-1,979,819 SQ. FT. = 1,278 BIKE STALLS 1,979,820-1,989,114 SQ. FT. = 1,284 BIKE STALLS 1,989,115-1,998,409 SQ. FT. = 1,290 BIKE STALLS 1,998,410-2,007,704 SQ. FT. = 1,296 BIKE STALLS 2,007,705-2,017,000 SQ. FT. = 1,302 BIKE STALLS 2,017,001-2,026,295 SQ. FT. = 1,308 BIKE STALLS 2,026,296-2,035,589 SQ. FT. = 1,314 BIKE STALLS 2,035,590-2,044,884 SQ. FT. = 1,320 BIKE STALLS 2,044,885-2,054,179 SQ. FT. = 1,326 BIKE STALLS 2,054,180-2,063,474 SQ. FT. = 1,332 BIKE STALLS 2,063,475-2,072,769 SQ. FT. = 1,338 BIKE STALLS 2,072,770-2,082,064 SQ. FT. = 1,344 BIKE STALLS 2,082,065-2,091,359 SQ. FT. = 1,350 BIKE STALLS 2,091,360-2,100,654 SQ. FT. = 1,356 BIKE STALLS 2,100,655-2,109,949 SQ. FT. = 1,362 BIKE STALLS 2,109,950-2,119,244 SQ. FT. = 1,368 BIKE STALLS 2,119,245-2,128,539 SQ. FT. = 1,374 BIKE STALLS 2,128,540-2,137,834 SQ. FT. = 1,380 BIKE STALLS 2,137,835-2,147,129 SQ. FT. = 1,386 BIKE STALLS 2,147,130-2,156,424 SQ. FT. = 1,392 BIKE STALLS 2,156,425-2,165,719 SQ. FT. = 1,398 BIKE STALLS 2,165,720-2,175,014 SQ. FT. = 1,404 BIKE STALLS 2,175,015-2,184,309 SQ. FT. = 1,410 BIKE STALLS 2,184,310-2,193,604 SQ. FT. = 1,416 BIKE STALLS 2,193,605-2,202,899 SQ. FT. = 1,422 BIKE STALLS 2,202,900-2,212,194 SQ. FT. = 1,428 BIKE STALLS 2,212,195-2,221,489 SQ. FT. = 1,434 BIKE STALLS 2,221,490-2,230,784 SQ. FT. = 1,440 BIKE STALLS 2,230,785-2,240,079 SQ. FT. = 1,446 BIKE STALLS 2,240,080-2,249,374 SQ. FT. = 1,452 BIKE STALLS 2,249,375-2,258,669 SQ. FT. = 1,458 BIKE STALLS 2,258,670-2,267,964 SQ. FT. = 1,464 BIKE STALLS 2,267,965-2,277,259 SQ. FT. = 1,470 BIKE STALLS 2,277,260-2,286,554 SQ. FT. = 1,476 BIKE STALLS 2,286,555-2,295,849 SQ. FT. = 1,482 BIKE STALLS 2,295,850-2,305,144 SQ. FT. = 1,488 BIKE STALLS 2,305,145-2,314,439 SQ. FT. = 1,494 BIKE STALLS 2,314,440-2,323,734 SQ. FT. = 1,500 BIKE STALLS 2,323,735-2,333,029 SQ. FT. = 1,506 BIKE STALLS 2,333,030-2,342,324 SQ. FT. = 1,512 BIKE STALLS 2,342,325-2,351,619 SQ. FT. = 1,518 BIKE STALLS 2,351,620-2,360,914 SQ. FT. = 1,524 BIKE STALLS 2,360,915-2,370,209 SQ. FT. = 1,530 BIKE STALLS 2,370,210-2,379,504 SQ. FT. = 1,536 BIKE STALLS 2,379,505-2,388,799 SQ. FT. = 1,542 BIKE STALLS 2,388,800-2,398,094 SQ. FT. = 1,548 BIKE STALLS 2,398,095-2,407,389 SQ. FT. = 1,554 BIKE STALLS 2,407,390-2,416,684 SQ. FT. = 1,560 BIKE STALLS 2,416,685-2,425,979 SQ. FT. = 1,566 BIKE STALLS 2,425,980-2,435,274 SQ. FT. = 1,572 BIKE STALLS 2,435,275-2,444,569 SQ. FT. = 1,578 BIKE STALLS 2,444,570-2,453,864 SQ. FT. = 1,584 BIKE STALLS 2,453,865-2,463,159 SQ. FT. = 1,590 BIKE STALLS 2,463,160-2,472,454 SQ. FT. = 1,596 BIKE STALLS 2,472,455-2,481,749 SQ. FT. = 1,602 BIKE STALLS 2,481,750-2,491,044 SQ. FT. = 1,608 BIKE STALLS 2,491,045-2,500,339 SQ. FT. = 1,614 BIKE STALLS 2,500,340-2,509,634 SQ. FT. = 1,620 BIKE STALLS 2,509,635-2,518,929 SQ. FT. = 1,626 BIKE STALLS 2,518,930-2,528,224 SQ. FT. = 1,632 BIKE STALLS 2,528,225-2,537,519 SQ. FT. = 1,638 BIKE STALLS 2,537,520-2,546,814 SQ. FT. = 1,644 BIKE STALLS 2,546,815-2,556,109 SQ. FT. = 1,650 BIKE STALLS 2,556,110-2,565,404 SQ. FT. = 1,656 BIKE STALLS 2,565,405-2,574,699 SQ. FT. = 1,662 BIKE STALLS 2,574,700-2,583,984 SQ. FT. = 1,668 BIKE STALLS 2,583,985-2,593,279 SQ. FT. = 1,674 BIKE STALLS 2,593,280-2,602,574 SQ. FT. = 1,680 BIKE STALLS 2,602,575-2,611,869 SQ. FT. = 1,686 BIKE STALLS 2,611,870-2,621,164 SQ. FT. = 1,692 BIKE STALLS 2,621,165-2,630,459 SQ. FT. = 1,69

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