



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

PLANNING COMMISSION MEETING AGENDA

MAY 7, 2024

5:30 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. April 16, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

1.
LSDP: Fox Trail Distillery Phase 4

A proposal to construct 8,700 sq. ft. of added building area east of the existing buildings on site at 2121 S. Bellview Road in the C-2 (Highway Commercial) zoning district.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Jason Appel*
2.
LSDP: KROG Aviation Hangar

A proposal to construct a 12,000 sq. ft. hangar with paved parking at 42 Tempel Drive Rogers Executive Airport in the I-1 (Light Industrial) zoning district.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Jason Ingalls*



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3.

LSDP: Village on Maple Townhomes

A proposal to construct 24 attached townhome units across four buildings with paved parking at 2251-2311 W. Maple Street in the U-NBT (Uptown Neighborhood Transition) zoning district.

– STAFF: *Nicholas Little*

– REPRESENTED BY: *Jason Ingalls*

4.

LSDP: Red Stone Reserve (Dixieland Apartments)

A proposal to construct 48 units on 4.2 acres with a gross building area of 42,836 square-feet near the southwest corner of W. Olrich and S. Dixieland Road in the RMF-11.5 (Residential Multi-Family, 11.5 units per acre) zoning district.

– STAFF: *Zachery Birdsong*

– REPRESENTED BY: *Chase Allison*

5.

LSDP: Crossmar Hangar

A proposal to construct a 12,000 sq. ft. hangar with paved parking at 1032 Happy Trails Drive Rogers Executive Airport in the I-1 (Light Industrial) zoning district.

– STAFF: *Zachery Birdsong*

– REPRESENTED BY: *Jason Ingalls*

6.

LSDP: Assembled Products

A proposal to construct a 75,000 sq. ft. building with paved parking at 405 W. Easy Street in the I-2 (Heavy Industrial) zoning district.

– STAFF: *Zachery Birdsong*

– REPRESENTED BY: *David Gilbert*

PUBLIC HEARING:

1.

INFORM Rogers: Comprehensive Plan & Unified Development Code

Regarding adoption of a new comprehensive plan guiding land use and development for the City of Rogers, and adoption of the Rogers Unified Development Code regulating land use and development for the City of Rogers.

– STAFF: *Joe Rexwinkle*

2.

CUP: As is Auto Sales

A request by As Is Auto Sales, LLC for a Conditional Use Permit to allow the use “Vehicle/Equipment Sales & Rentals” at 1903 S. 1st Street in the C-2 (Highway Commercial) zoning district.

– STAFF: *Christina Moore*

– REPRESENTED BY: *Ryan Ward*



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CALL FOR RECESS:

1. Zoning Review Committee – **HELD IN COMMUNITY ROOM**
- Any items referred by Commission
2. [Board of Adjustment](#) – held in Council Chambers

CALL TO ORDER:

1. Planning Commission will reconvene in the Council Chambers.

OLD BUSINESS:

1.
VAR: The Pointe at Rogers

A request by The Pointe at Rogers to allow Rogers Planning Staff to extend the approval of the LSDP at ±67.17 acres Near the intersection of S. Champions Drive and W. Pleasant Grove Road in the C-3 (neighborhood commercial) zoning district. *(Tabled at 4/16/24 meeting)*
– STAFF: Nicholas Little
– REPRESENTED BY: Bill Watkins

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

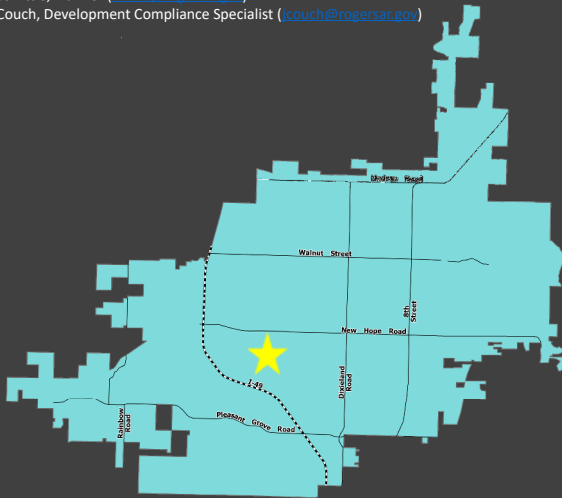
PLANNING

Fox Trail Distillery Ph. 4

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

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



Vicinity Map

Location

2121 S Bellview Road

CGM Designation

Regional Center - Uptown

Zoning

C-2 (Highway Commercial), U-COM (Uptown Commercial Mixed Use)

Proposed Use

Distillery, Storage, Office, Food & Bev. Sales

Representative

Jason Appel, ESI

Location:

Just south of the intersection of S Bellview Road and W New Hope Road.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center

Growth Designation Character:

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

Allowed Zoning Districts:

U-COM, U-NBT



LARGE SCALE DEVELOPMENT

PLANNING

Fox Trail Distillery Ph. 4



ZONING:

UCOM(Uptown Commercial Mixed Use):

Purpose and intent. The purpose of the Uptown Commercial Mixed Use zone is to be compatible with U-COR through flexibility of uses, continuing to allow retail and commercial as primary uses, but also including high-density residential as a core use to be located within Uptown Rogers. The focus is to strike a balance between conventional forms of commercial development and high-intensity urban mixed-use development. Development Standards within this URDC zone specifically address the unique aspects of development in this area by respecting the need for medium-intensity development between U-COR and existing residential areas.

Sec. 14-732(4.3).

C-2(Highway Commercial):

Purpose and intent. 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.)

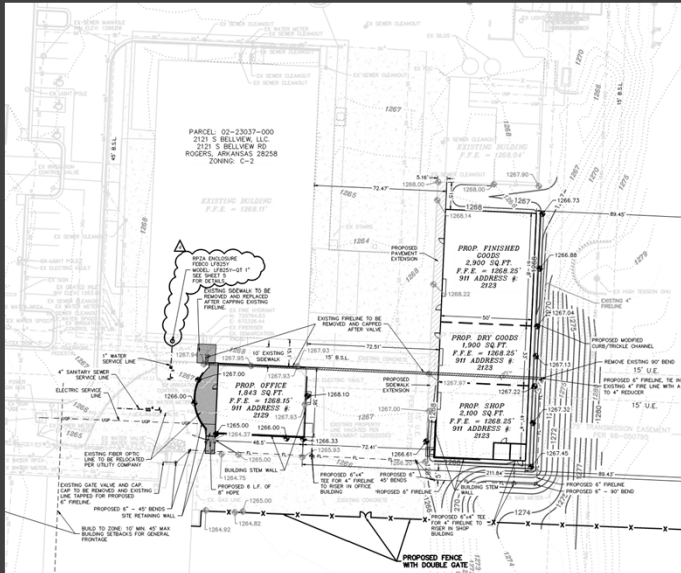


LARGE SCALE DEVELOPMENT

PLANNING

Fox Trail Distillery Ph. 4

Site Plan



Request

- The proposal includes new storage and shop space, as well as a new proposed office area, totaling about **8,700 sq. ft. of added building area**, east of the existing buildings on site.

- The proposal includes 8700 sq. ft. of new storage, shop and office space, behind the primary buildings.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are not applicable to this development.

STORMWATER MANAGEMENT & WATER QUALITY:

The additional impervious area of the proposed development was taken into account by the previous Phase 3 development and drainage report. No additional detention or water quality is provided.

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:

This project is not adjacent to a public street.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

This project is not adjacent to a public street.

Sidewalks & Sidepaths:

A 10-ft sidepath exists along S Hampton Place and S Bellview Road.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlights are existing.

Street Trees:

Street trees are existing.

RECOMMENDATIONS:

Approve



LARGE SCALE DEVELOPMENT

PLANNING

Fox Trail Distillery Ph. 4

Aerial Image



Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE

CONTACT LIST
SURVEYOR/ENGINEER ENGINEERING SERVICES, INC. jappel@engineeringservices.com 1207 SOUTH OLD MISSOURI RD. SPRINGDALE, AR 72764 479-751-8733
OWNER/ DEVELOPER 2121 S BELLVIEW LLC 5100 W JB HUNT DR. STE 1000 ROGERS, AR 72758
ADMINISTRATION 479-621-1117
BUILDING INSPECTIONS 479-621-1100
FIRE DEPARTMENT 479-621-1179
ROGERS COMMUNITY DEVELOPMENT 479-621-1186
ROGERS STREET DEPARTMENT 479-621-1140
ROGERS WATER UTILITIES (Stephen Ponder) 479-621-1156
CARROLL ELECTRIC (Derek Thurman) 479-273-2421 *2690
AEP SWEPCO (Mark Beasley) 479-986-1004
BLACK HILLS ENERGY (Kenneth Peters) 479-877-0430
CATV/ COX (Larry Alexander) 479-871-8806
PHONE/ AT&T (Anthony Williams) 479-422-3173



PRELIMINARY PLANS FOR A
PHASE IV
LARGE SCALE DEVELOPMENT
SERVING

FOX TRAIL
DISTILLERY

2121 S. BELLVIEW ROAD
ROGERS, ARKANSAS

PARCEL(S):	02-23037-000, 02-23037-003
TOTAL SITE AREA:	±5.79 ACRES (±252,122 SQ. FT.)
BUILDING COVERAGE:	±0.92 ACRES (±40,016 SQ. FT.) 15.87% COVERAGE
OPEN SPACE:	±3.31 ACRES (±144,176 SQ. FT.) 57.19% COVERAGE
IMPERVIOUS AREA:	±1.56 ACRES (±67,930 SQ. FT.) 26.94% COVERAGE
ZONING:	U-COM, C-2
BUILDING SETBACKS: C-2	
FRONT:	65'
INTERIOR SIDE YARD:	15'
EXTERIOR SIDE YARD:	45'
REAR:	15'
BUILDING SETBACKS: U-COM	
PEDESTRIAN-PRIORITY/PEDESTRIAN-FRIENDLY FRONTAGE/OPEN SPACE:	0' MIN. SETBACK - 25' MAX SETBACK
GENERAL FRONTAGE:	10' MIN. SETBACK - 45' MAX SETBACK
SIDE:	0' MIN. SETBACK; NO MAX SETBACK
REAR:	0' MIN. SETBACK; NO MAX SETBACK
BUILDING CONSTRUCTION TYPE:	IIB
BUILDING HEIGHT:	20.00' - 30.50'
PROPOSED USE:	FOOD & BEVERAGE SALES
MANUFACTURING USE:	ALCOHOLIC BEVERAGES

March 29, 2024

#PL202300890

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
-	COVER
1	EXISTING CONDITIONS
2	OVERALL SITE PLAN
3	LARGE SCALE DEVELOPMENT, UTILITY, GRADING, PAVING PLAN
4	FIRELINE PLAN AND PROFILE
5	TYPICAL DETAILS
6	ROGERS SEWER DETAILS
7	ROGERS WATER DETAILS SHEET 1
8	ROGERS WATER DETAILS SHEET 2
9	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
10	LANDSCAPING PLAN
11-12	ARCHITECTURAL ELEVATION PLANS

REVISION TABLE		
REVISION NO.	DATE	DESCRIPTION
△	10/19/2023	1ST SUBMITTAL REVISIONS
△	12/05/2023	2ND SUBMITTAL REVISIONS
△	01/05/2024	3RD SUBMITTAL REVISIONS
△	03/29/2024	4TH SUBMITTAL REVISIONS + ADDED FIRELINES TO PLANS

PARCEL 02-23037-000, 02-23037-003:

LEGAL DESCRIPTION PER DOCUMENT L202032353:

LOT 3 OF LOT SPLIT OF PINNACLE BELLVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 2016, PAGE 852 AND LOT 6 OF LOT SPLIT OF PINNACLE BELLVIEW SUBDIVISION AS RECORDED IN PLAT L201965687 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

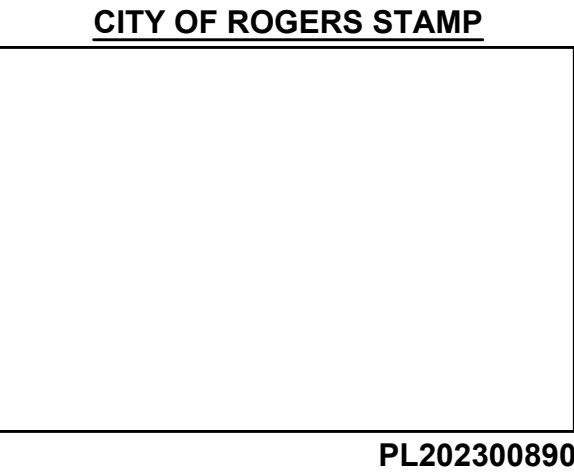
BEGINNING AT A SET 5/8" REBAR WITH CAP #1789 AT THE NORTHWEST CORNER OF SAID LOT 3, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF S. HAMPTON PLACE PER PLAT BOOK 2016, PAGE 77; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1. SOUTH 87°27'20" EAST, 102.77 FEET TO A FOUND 5/8" REBAR WITH CAP #1789;
2. ALONG THE ARC OF SAID CURVE EASTERLY 174.83 FEET TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°40'46", A RADIUS OF 306.52 FEET, AND A CHORD THAT BEARS NORTH 76°12'13" EAST WITH A CHORD DISTANCE OF 172.47 FEET TO A SET 5/8" REBAR WITH CAP #1789;
3. NORTH 59°51'49" EAST, 144.77 FEET TO A FOUND 5/8" REBAR AT THE NORTHWEST CORNER OF SAID LOT 3;
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 02°32'40" WEST, 738.83 FEET TO A SET MAG NAIL WITH WASHER #1789 AT THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE NORTH 87°27'20" WEST, 390.31 FEET TO A SET 5/8" REBAR WITH CAP #1789 ON THE EAST RIGHT-OF-WAY LINE OF S. BELLVIEW ROAD PER PLAT BOOK 2006, PAGE 1356-1364 AT THE SOUTHWEST CORNER OF SAID LOT 6;
THENCE WITH SAID EAST RIGHT-OF-WAY LINE, NORTH 02°33'48" EAST, 612.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 252,127 SQUARE FEET OR 5.79 ACRES, MORE OR LESS.

PRELIMINARY
NOT FOR CONSTRUCTION

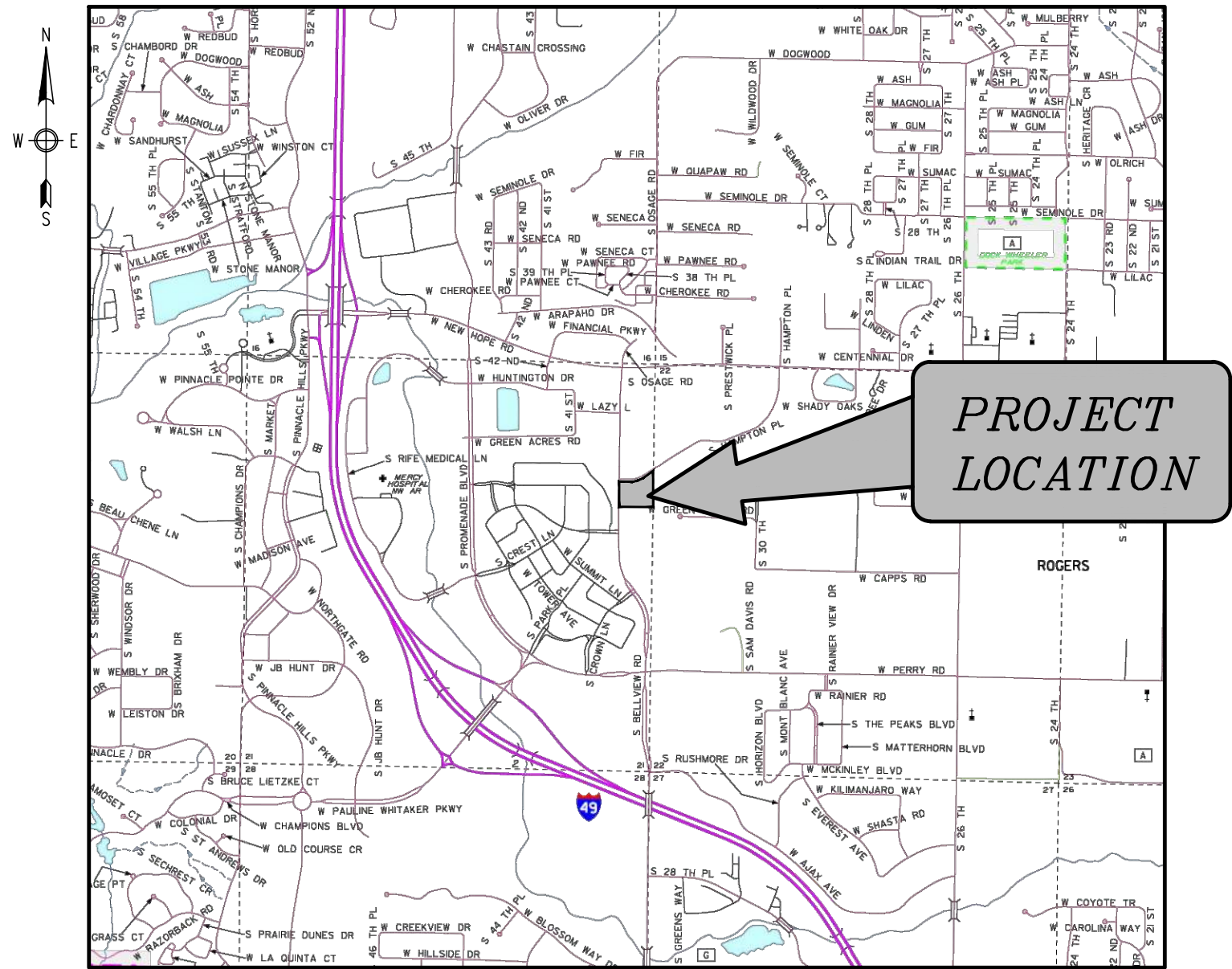
THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

- ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF ROGERS, ARKANSAS.
- ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF ROGERS.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6).
- COVENANTS ARE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ROGERS CODE SEC. 14-703(H).
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- ALL FIRE DEPARTMENT ACCESS ROADS WILL HAVE CURBS AND BINDER COURSE INSTALLED BEFORE COMBUSTIBLE MATERIALS ARE ALLOWED ON SITE.
- EASEMENT PLAT MUST BE APPROVED AND RECORDER PRIOR TO CERTIFICATE OF OCCUPANCY.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE 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.

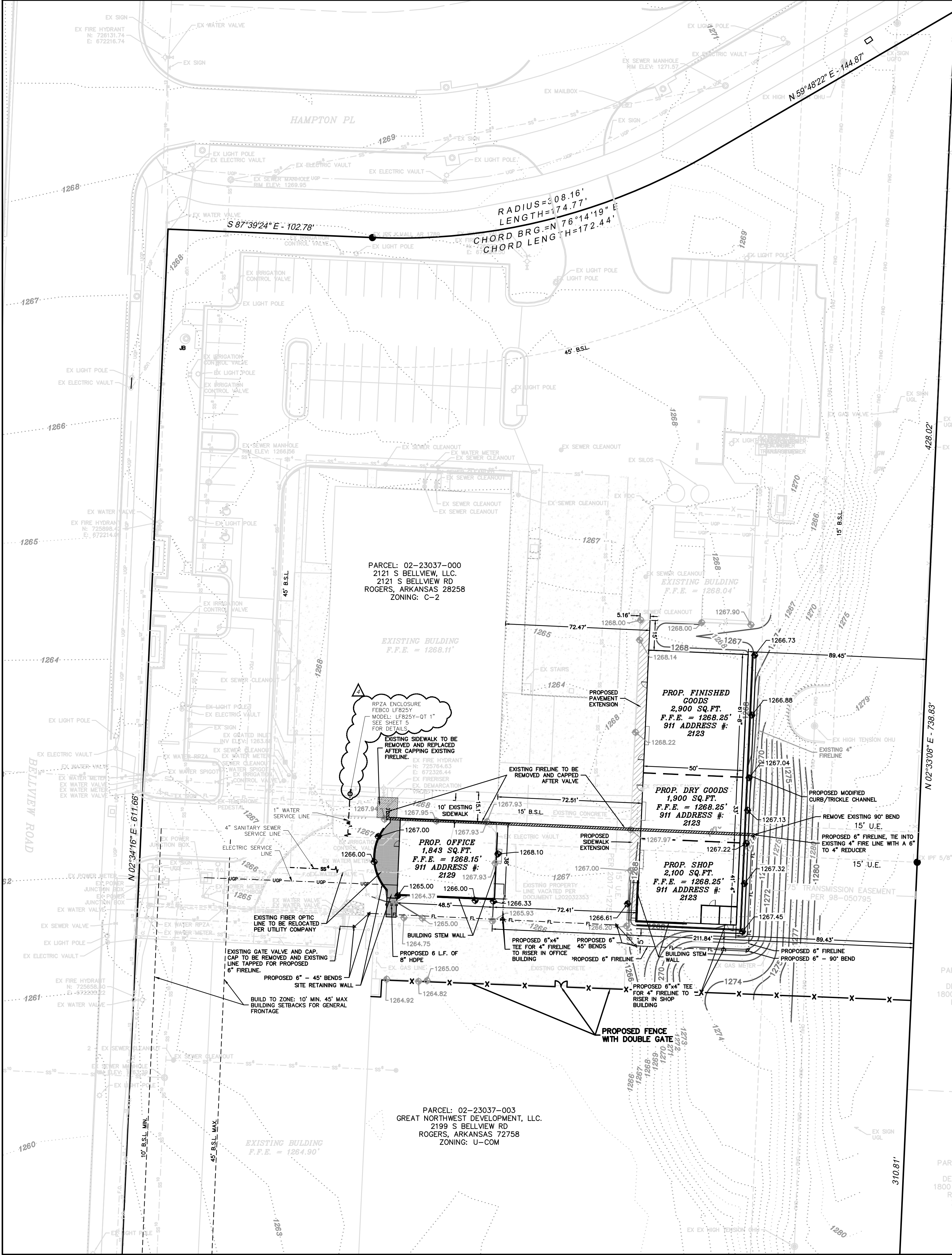


FLOOD PLAIN ZONING:
THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #0500700270K, CITY OF ROGERS, BENTON COUNTY, ARKANSAS. EFFECTIVE DATE: JUNE 5, 2012.



VICINITY MAP





*NOTE:

1. PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.
2. ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.
3. CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.
4. WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

LIGHT DUTY PAVING:

CLASS 7 BASE 1" THICK



SURFACE COURSE, 2" THICK

OWNER/DEVELOPER:

2121 S BELLVIEW ROAD LLC
5100 S JB HUNT DRIVE STE 1000
ROGERS, AR 72758

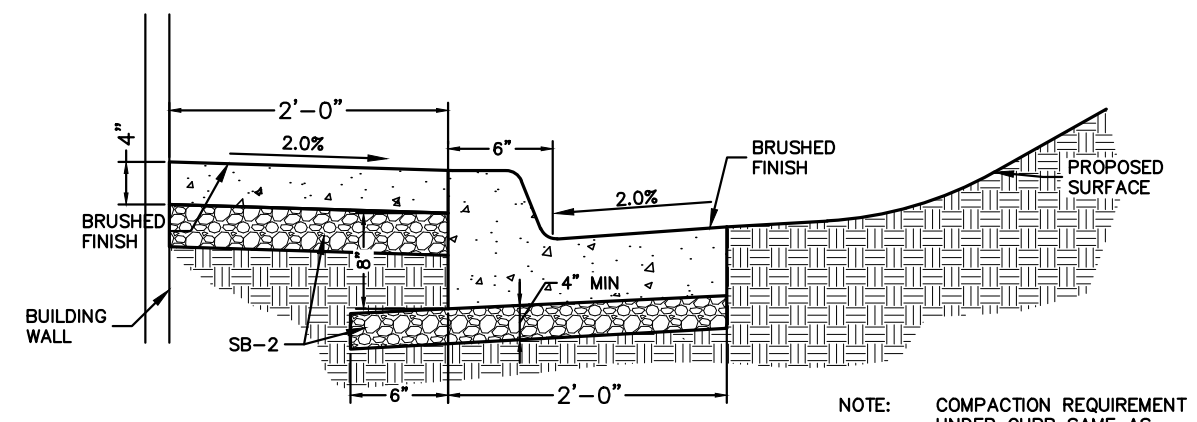
ENGINEER/SURVEYOR:

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
(479) 751-8733

PARCEL(S):	02-23037-000, 02-23037-003
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FRONT:	65'
INTERIOR SIDE YARD:	15'
EXTERIOR SIDE YARD:	45'
REAR:	15'
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PEDESTRIAN/PRIORITY/PEDESTRIAN-FRIENDLY FRONTAGE/OPEN SPACE:	0' MIN. SETBACK - 25' MAX SETBACK
GENERAL FRONTAGE:	10' MIN. SETBACK - 45' MAX SETBACK
SIDE:	0' MIN. SETBACK; NO MAX SETBACK
REAR:	0' MIN. SETBACK; NO MAX SETBACK
BUILDING CONSTRUCTION TYPE:	IIB
BUILDING HEIGHT:	20.00' - 30.50'
PROPOSED USE:	OFFICE & STORAGE
MANUFACTURING USE:	ALCOHOLIC BEVERAGES

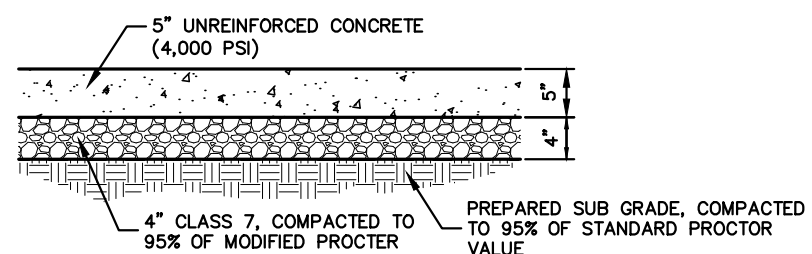
FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #0500700270K, CITY OF ROGERS, BENTON COUNTY, ARKANSAS. EFFECTIVE DATE: JUNE 5, 2012.



MODIFIED CONCRETE CURB & GUTTER

NOT TO SCALE

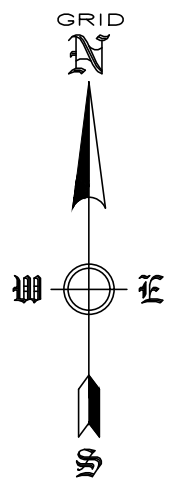


LIGHT DUTY CONCRETE PAVING

NOT TO SCALE

GRADING LEGEND	
--- 1369.00 ---	EXISTING CONTOUR
--- 1368.00 ---	PROPOSED CONTOUR
● 1369.10	EXISTING SPOT ELEVATION
● 1368.59	PROPOSED SPOT ELEVATION

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
---	PROPERTY LINE
---	EX. EASEMENT LINE
---	EX. BUILDING SETBACK LINE
---	EX. ROAD CENTERLINE
---	EX. CURB & GUTTER
---	EX. WATER LINE
---	EX. 8" SEWER LINE
---	EX. STORM DRAIN LINE
---	EX. OVERHEAD POWER LINE
---	EX. FIBER OPTIC LINE
---	EX. WATER METER
---	EX. FIRE HYDRANT
---	EX. SEWER MANHOLE
---	EX. WATER VALVE
---	EX. LIGHT POLE
---	EX. WATER METER
---	EX. CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED FENCE
---	PROPOSED WATERLINE
---	PROPOSED SEWER MANHOLE & PIPE
---	PROPOSED SINGLE WATER SERVICE
---	PROPOSED DOUBLE WATER SERVICE
---	PROPOSED SEWER SERVICE
---	PROPOSED LIGHT POLE
---	PROPOSED HANDICAP RAMP
---	PROPOSED STORM BOX & PIPE



SCALE 1" = 30'

STANDARD NOTES:

1. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
2. A PERMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25FT WITH A MAXIMUM WIDTH OF 40FT. (WHERE POSSIBLE)
3. IT SHALL BE A VIOLATION OF CITY CODE FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENT MADE PURSUANT TO THE APPROVED LARGE SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY COULD RESULT IN A CITATION BEING ISSUED.
4. ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER. ANY STREET WITH A SLOPE GREATER THAN 9% MUST BE HEAVY-DUTY CONCRETE WITH A ROUGH SURFACE.
5. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
6. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
7. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
8. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
9. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
10. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
- 12.IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
- 13.LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS. FOR SHADE TREES IT IS 2 1/2 IN B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2 IN B & B.
- 14.THE SITE MUST COMPLY WITH ALL CITY OF ROGERS BUILDING AND FIRE CODES.
- 15.MAINTAIN ACCESS FOR ADJACENT BUSINESSES AT ALL TIMES.
- 16.SIDEWALKS MUST BE 5/6 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOWNS AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5/6 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
- 17.THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
- 18.THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
19. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
20. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
21. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
22. ALL STREET CLOSURES FOR CONSTRUCTION WORK MUST BE SUBMITTED AND APPROVED BY THE CITY OF ROGERS PLANNING DEPARTMENT BY 5 P.M., FIVE BUSINESS DAYS PRIOR TO THE START OF WORK.
23. A RECORDED COPY OF THE EASEMENT PLAT SHALL BE FILED WITH THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY/ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11IN X 17IN) WILL BE REQUIRED.
24. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
25. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
26. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
27. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
28. IFC2012 330.1.1 APPROVED VEHICLE ACCESS FOR THE FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET 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.
29. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
30. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
31. ALL PROPOSED LIGHTING SHALL HAVE NO "BLEED-OFF" ON ADJACENT RESIDENTIAL PROPERTIES.
32. ALL PROPOSED SIDEWALK & CROSSWALKS SHALL BE WITHIN A PROPOSED RECREATIONAL EASEMENT.

NOTES:

- 1) ALL SEWER SERVICES HAVE A 1% SLOPE, UNLESS OTHERWISE NOTED.
- 2) WHERE SEWER SERVICES ARE ABOVE WATER MAIN, THEY SHALL BE ENCASED.
- 3) ALL WATER MAIN SHALL BE 8" DUCTILE IRON CLASS 350 UNLESS OTHERWISE NOTED.
- 4) ALL SEWER MAIN SHALL BE 8" SDR 26 PVC UNLESS OTHERWISE SPECIFIED.
- 5) ANY EXISTING WATER OR SEWER SERVICES ON SITE SHALL BE ABANDONED BY RWU AT THE DEVELOPERS EXPENSE.
- 6) ALL WATER SERVICES WILL CROSS ABOVE SEWER WITH A MINIMUM OF 18" VERTICAL SEPARATION.

CITY OF ROGERS STAMP

REVISION	DATE	DESCRIPTION
1	10/10/2023	1ST SUBMITTAL REVISIONS
2	12/05/2023	2ND SUBMITTAL REVISIONS
3	01/05/2024	3RD SUBMITTAL REVISIONS
4	3/29/2024	4TH SUBMITTAL REVISIONS

SCALE: 1"=30'

DATE: Mar 29, 2024

DRAWN BY: JLA

W.O. #: 23925

PL202300890

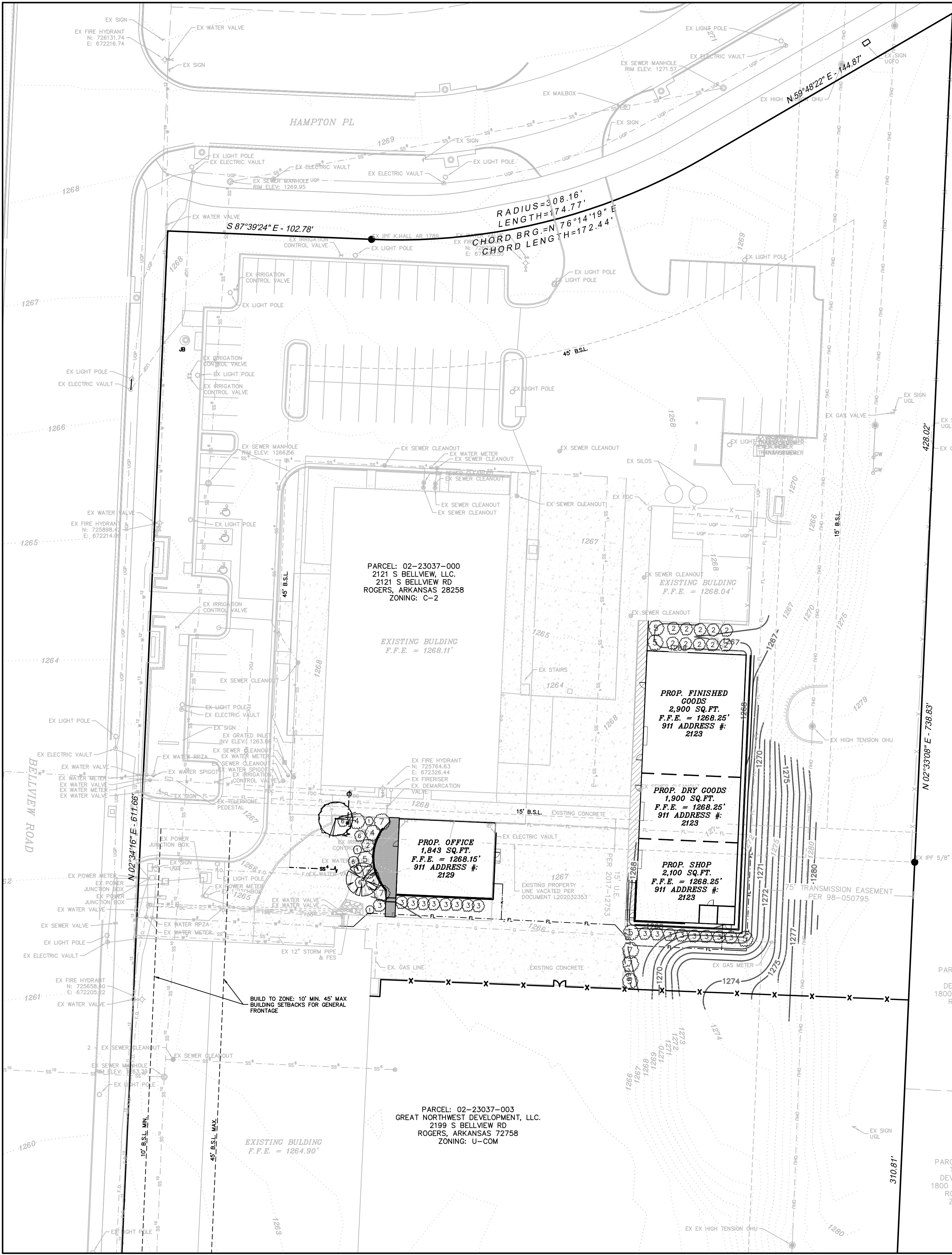
LARGE SCALE DEVELOPMENT, UTILITY, GRADING, & PAVING PLAN

FOX TRAIL DISTILLERY - PHASE IV

2121 BELVIEW ROAD

ROGERS, ARKANSAS





LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
4. ALL PLANTING BEDS SHALL RECEIVE 12" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
5. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION
6. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
7. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
8. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
9. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
10. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF INSTALLATION.

NOTES:

1. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
2. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS
3. ORGANIC MULCH AND LANDSCAPE EDGING SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS AS SHOWN ON PLANS.
4. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION
5. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
6. ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO THE TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
7. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5", ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2"
8. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY
9. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
10. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
11. TREES SHALL BE AT LEAST 10 FEET FROM ANY UTILITY MAIN LINES.
12. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.
13. PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.

A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE (3) YEARS STARTING ONCE INSTALLATION IS COMPLETE.

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
①	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	4	5 GAL.
②	LEATHER LEAF MAHONIA	Mahonia bealei	12	5 GAL.
③	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	17	5 GAL.
④	ENGLISH LAUREL	Prunus laurocerasus	3	5 GAL.
⑤	DWARF MUGO PINE	Pinus mugo var. pumilio	6	5 GAL.
⑥	VIRGINIA SWEETSPIRE	Itea virginica	4	5 GAL.
⑦	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	4	5 GAL.

INDEX OF TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
⌚	REDBUD	Cercis canadensis	1	2.5" Cal 6' B 8' H min
⌚	YAUPON HOLLY	Ilex vomitoria	1	2.5" Cal 6' B 8' H min

PARCEL: 02-01694-040
TECHNICAL PARK
DEVELOPMENT GP LLC
1800 S 52ND ST UNIT 106
ROGERS AR, 72758
ZONING: U-COM

PARCEL: 02-01694-045
TECHNICAL PARK
DEVELOPMENT GP LLC
1800 S 52ND ST UNIT 106
ROGERS AR, 72758
ZONING: U-COM

GRID

N

30°

60°

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 30'

0 15' 30' 60'

310.81'

428.02'

N 02°33'08" E 738.83'

N 59°48'22" E 144.87'

S 87°39'24" E 102.78'

RADIUS=308.16'

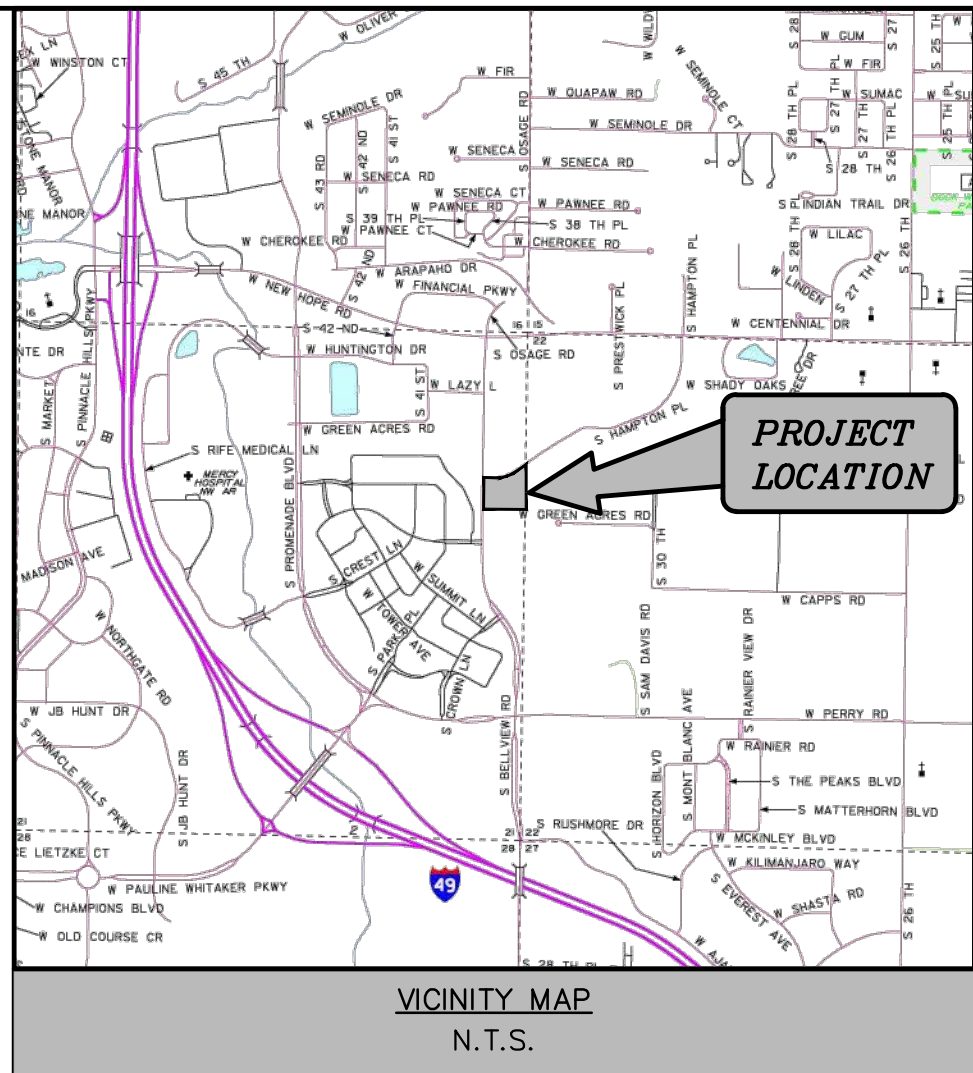
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CHORD BRG=N 76°14'19" E

CHORD LENGTH=172.44'

LEGEND

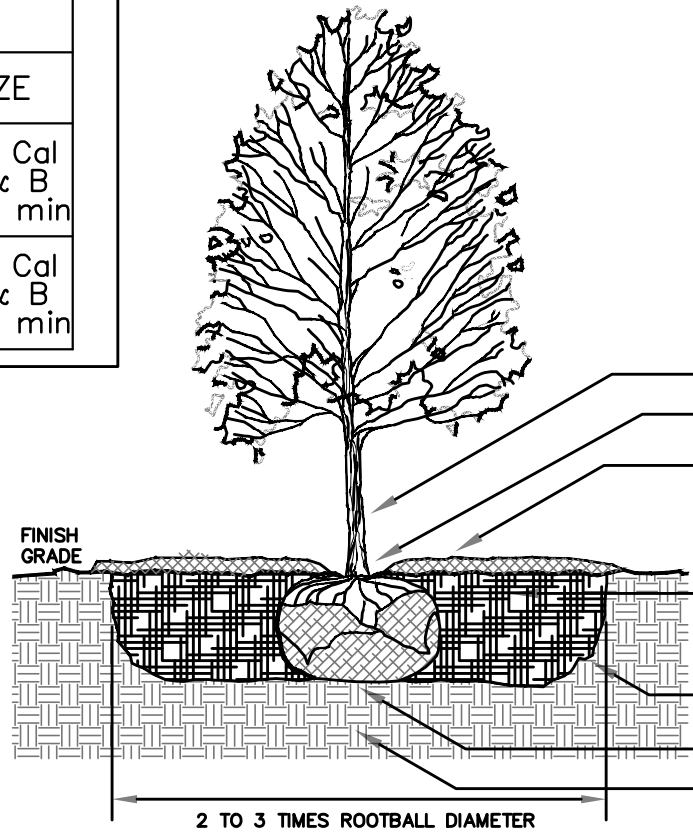
●	IRON PIN FOUND
○	IRON PIN SET
—	PROPERTY LINE
---	EX. EASEMENT LINE
---	EX. BUILDING SETBACK LINE
---	EX. ROAD CENTERLINE
---	EX. CURB & GUTTER
---	EX. WATER LINE
---	EX. 8" SEWER LINE
---	EX. STORM DRAIN LINE
---	EX. OVERHEAD POWER LINE
---	EX. FIBER OPTIC LINE
---	EX. WATER METER
---	EX. FIRE HYDRANT
---	EX. SEWER MANHOLE
---	EX. POWER POLE
---	EX. WATER VALVE
---	EX. LIGHT POLE
---	EX. WATER METER
---	EX. CONTOUR
---	PROPOSED EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED FIRE HYDRANT
---	PROPOSED WATERLINE
---	PROPOSED SEWER MANHOLE & PIPE
---	PROPOSED SINGLE WATER SERVICE
---	PROPOSED DOUBLE WATER SERVICE
---	PROPOSED SEWER SERVICE
---	PROPOSED LIGHT POLE
---	PROPOSED HANDICAP RAMP
---	PROPOSED STORM BOX & PIPE



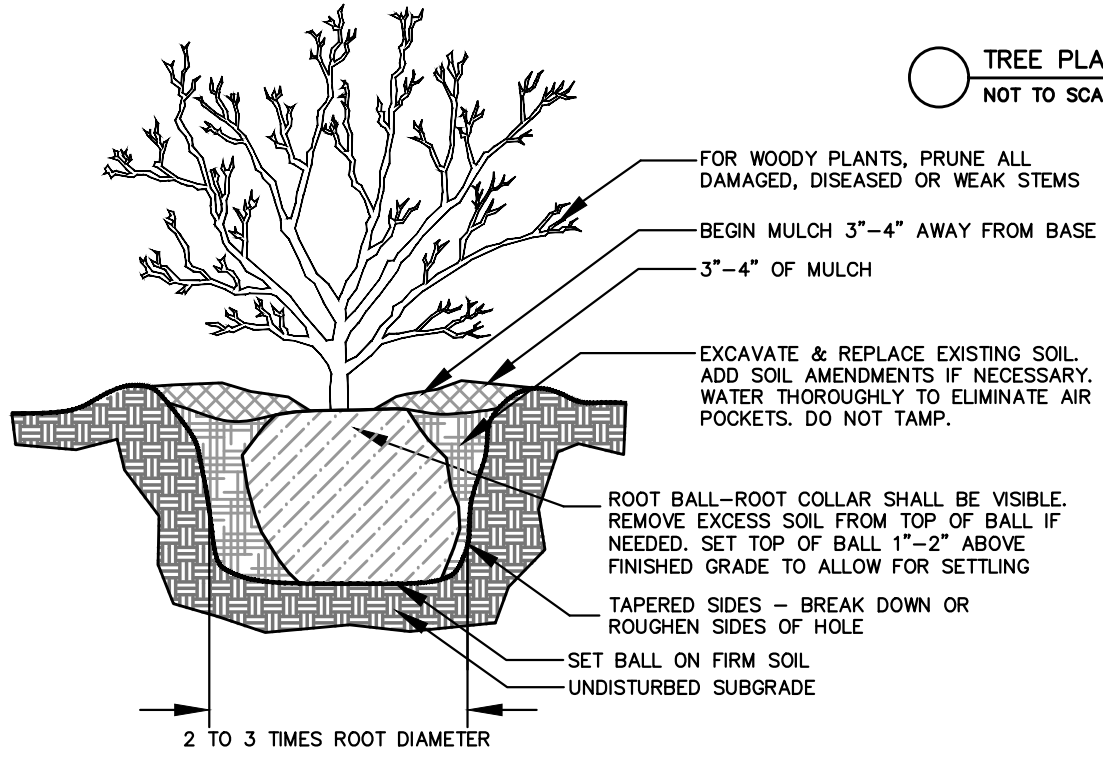
PARCEL(S):	02-23037-000, 02-23037-003
TOTAL SITE AREA:	±5.79 ACRES (±252,122 SQ. FT.)
BUILDING COVERAGE:	±0.92 ACRES (±40,016 SQ. FT.) 15.87% COVERAGE
OPEN SPACE:	±3.31 ACRES (±144,176 SQ. FT.) 57.19% COVERAGE
IMPERVIOUS AREA:	±1.56 ACRES (±67,930 SQ. FT.) 26.94% COVERAGE
ZONING:	U-COM, C-2
BUILDING SETBACKS: C-2	
FRONT:	65'
INTERIOR SIDE YARD:	15'
EXTERIOR SIDE YARD:	45'
REAR:	15'
BUILDING SETBACKS: U-COM	
PEDESTRIAN-PRIORITY/PEDESTRIAN-FRIENDLY FRONTAGE/OPEN SPACE:	0' MIN. SETBACK - 25' MAX SETBACK
GENERAL FRONTAGE:	10' MIN. SETBACK - 45' MAX SETBACK
SIDE:	0' MIN. SETBACK; NO MAX SETBACK
REAR:	0' MIN. SETBACK; NO MAX SETBACK
BUILDING CONSTRUCTION TYPE:	IIB
BUILDING HEIGHT:	20.00' - 30.50'
PROPOSED USE:	OFFICE & STORAGE
MANUFACTURING USE:	ALCOHOLIC BEVERAGES

NOTES:

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



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

CITY OF ROGERS STAMP

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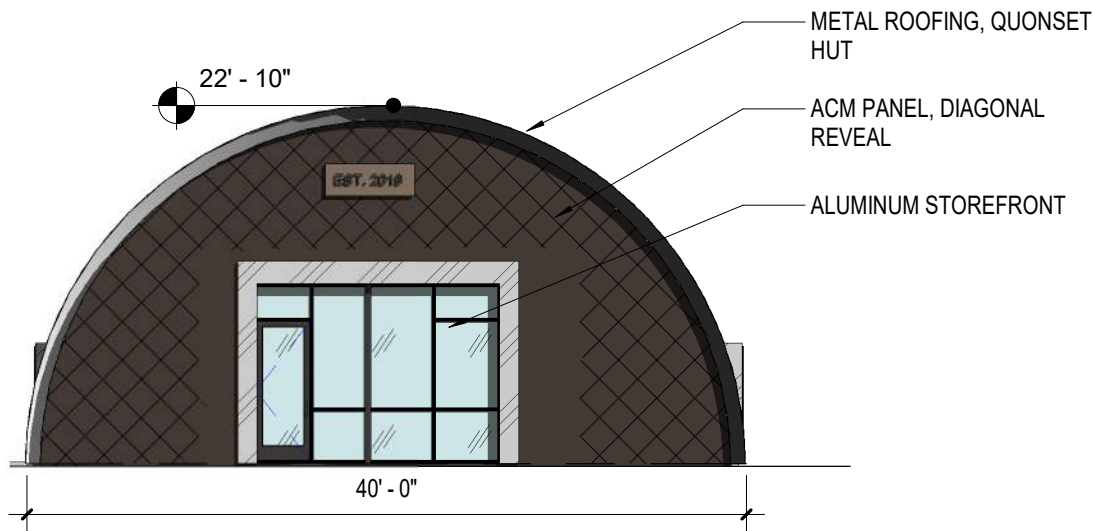


LANDSCAPING PLAN
FOX TRAIL DISTILLERY - PHASE IV
2121 BELVIEW ROAD
ROGERS, ARKANSAS

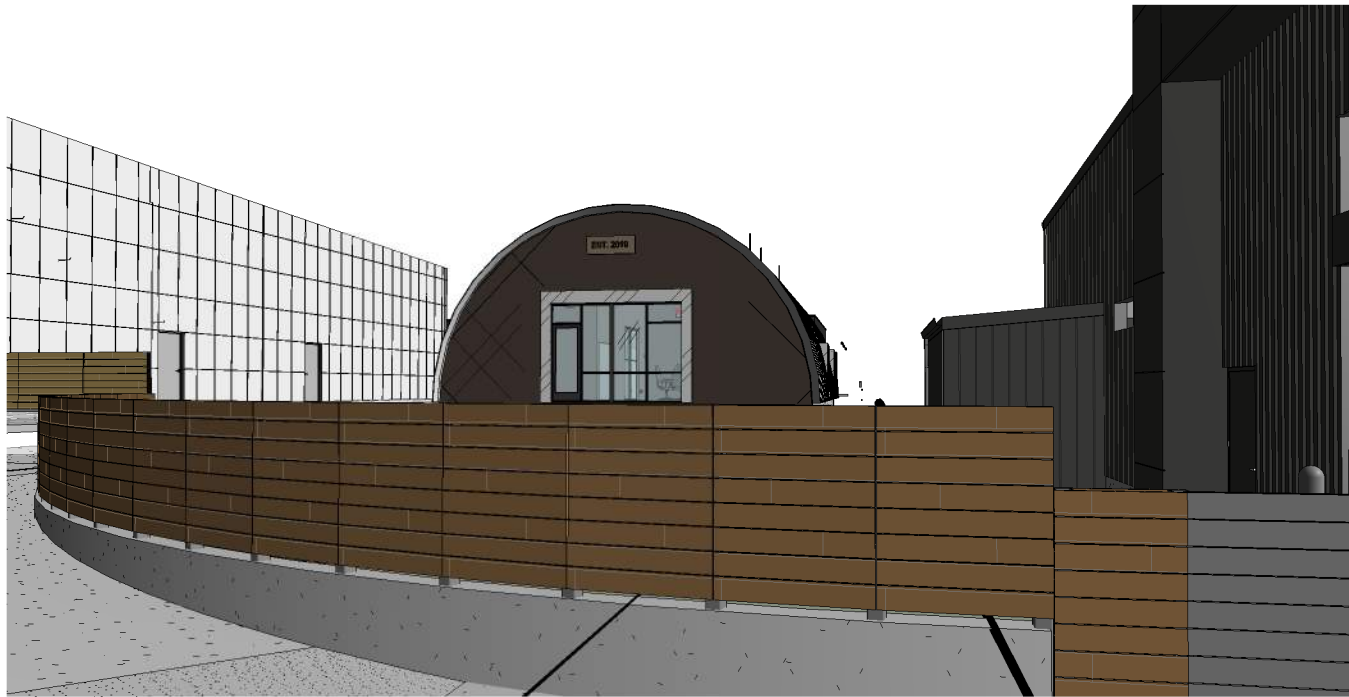
REVISION	DATE	DESCRIPTION
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4	3/29/2024	4TH SUBMITTAL REVISIONS

SCALE: 1"=30'
DATE: Mar 29, 2024
DRAWN BY: JWA
W.O. #: 23925

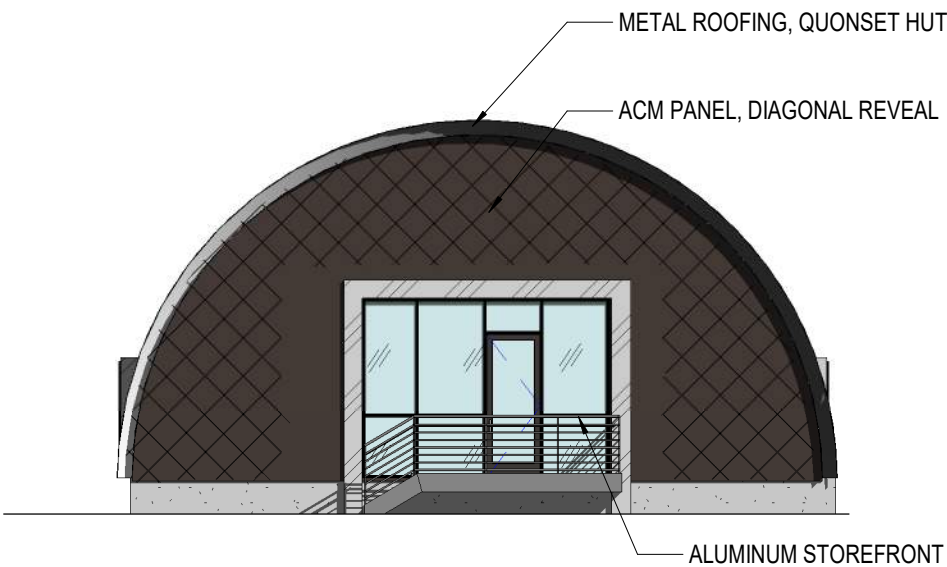
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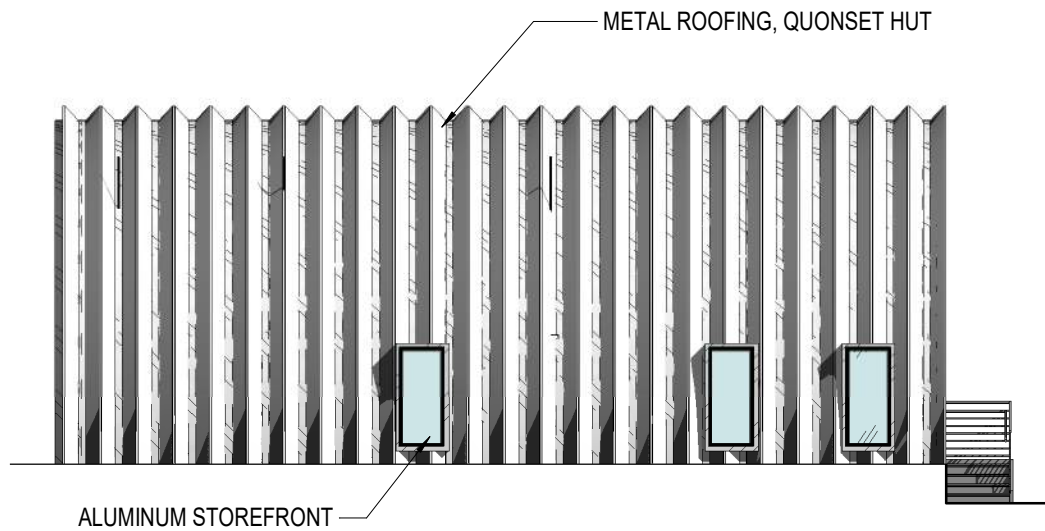
1 BLDG "A"- ELEVATION WEST
3/32" = 1'-0"



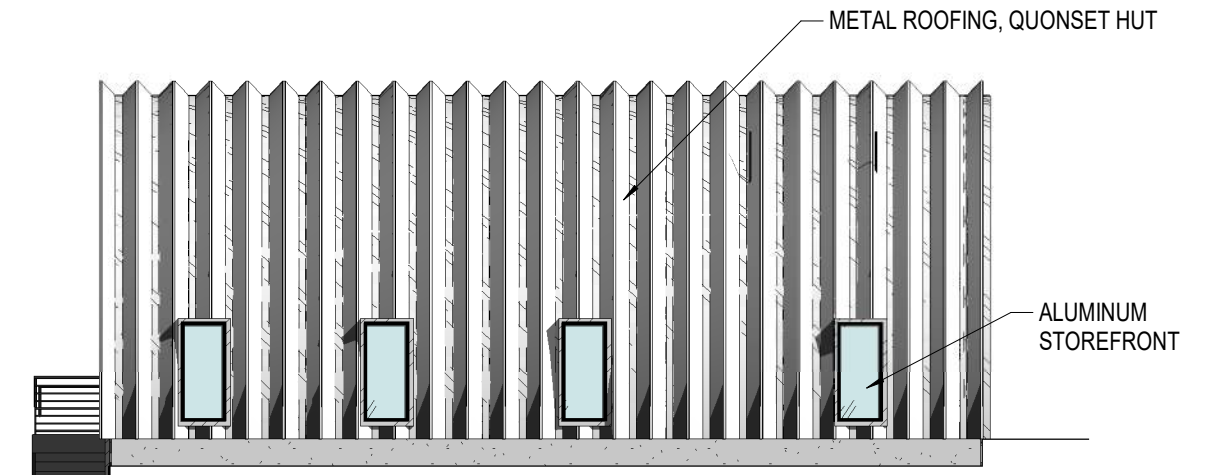
5 OFFICE VIEW 1
NOTE: SHOWN FOR REPRESENTATIONAL PURPOSES ONLY



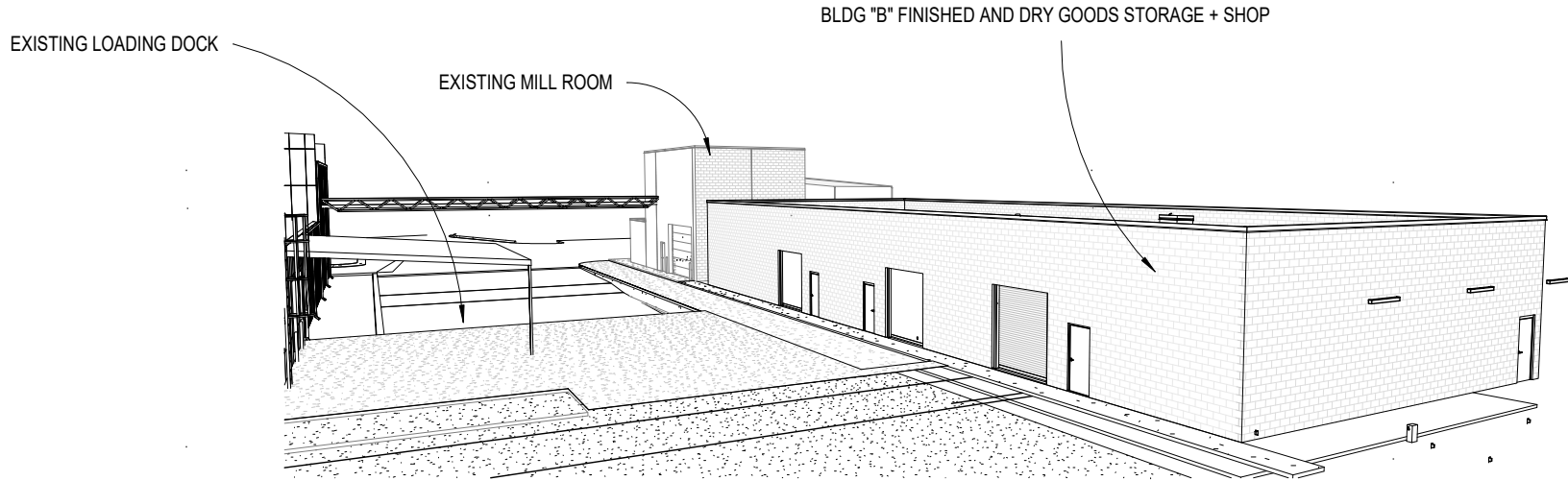
2 BLDG "A" - ELEVATION EAST
3/32" = 1'-0"



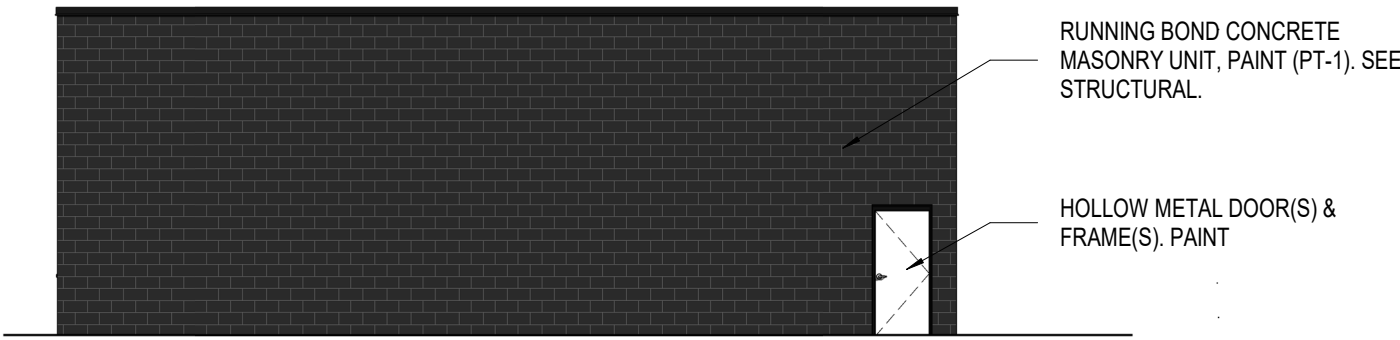
3 BLDG "A"- ELEVATION SOUTH
3/32" = 1'-0"



4 BLDG "A" - ELEVATION NORTH
3/32" = 1'-0"



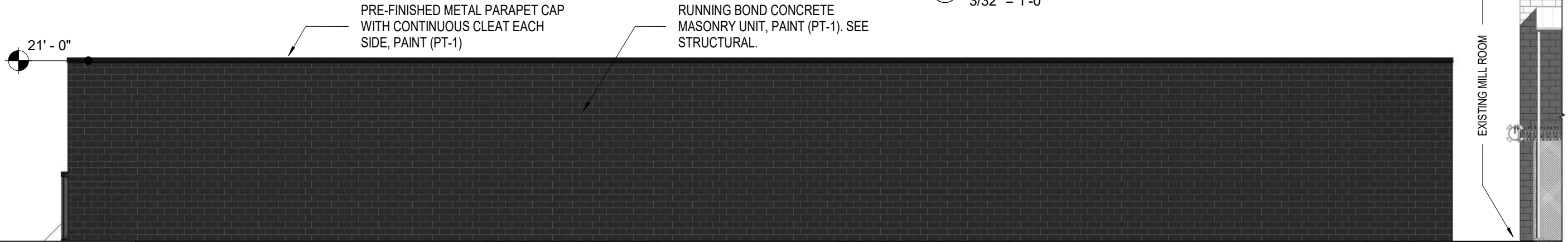
5 STORAGE VIEW 1
NOTE: SHOWN FOR REPRESENTATIONAL PURPOSES ONLY



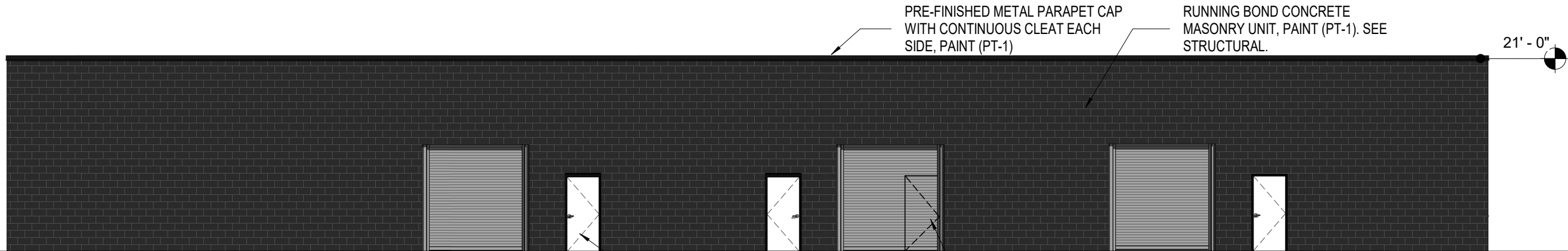
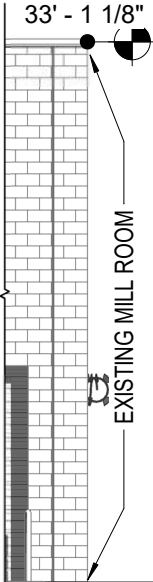
3 BLDG "B" - ELEVATION SOUTH
3/32" = 1'-0"



2 BLDG "B" - ELEVATION NORTH
3/32" = 1'-0"



1 BLDG "B" - ELEVATION EAST
3/32" = 1'-0"



4 BLDG "B" - ELEVATION WEST
3/32" = 1'-0"

FOX TRAIL DISTILLERY - PHASE IV - BLDG. "B"

DATE: 03.28.2024

05 - BLDG. "B" - FINISHED AND DRY GOODS_ELEVATIONS+SECTION



LARGE SCALE DEVELOPMENT

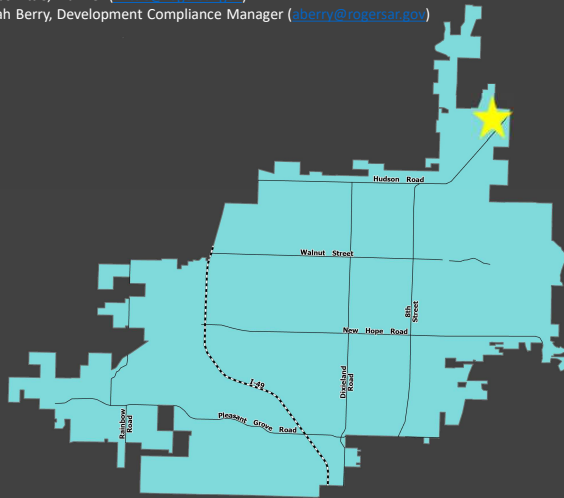
PLANNING

KROG Hangar

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

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



Vicinity Map

Location

W. Happy Trails Drive
Rogers Executive Airport

CGM Designation

Employment Center

Zoning

I-1 (Light Industrial)

Proposed Use

Airplane Hangar

Representative

Jason Ingalls, ECE

Location:

Just west of the intersection of W Happy Trails Drive and NE Hudson Road

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Employment Center

Growth Designation Character:

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

Allowed Zoning Districts:

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



LARGE SCALE DEVELOPMENT

PLANNING

KROG Hangar



ZONING:

I-1 (Light Industrial):

The I-1 light industrial 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. This district is situated close to heavy commercial and industrial areas and is intended to be located along rail lines and arterial and collector streets as identified by the master street plan.

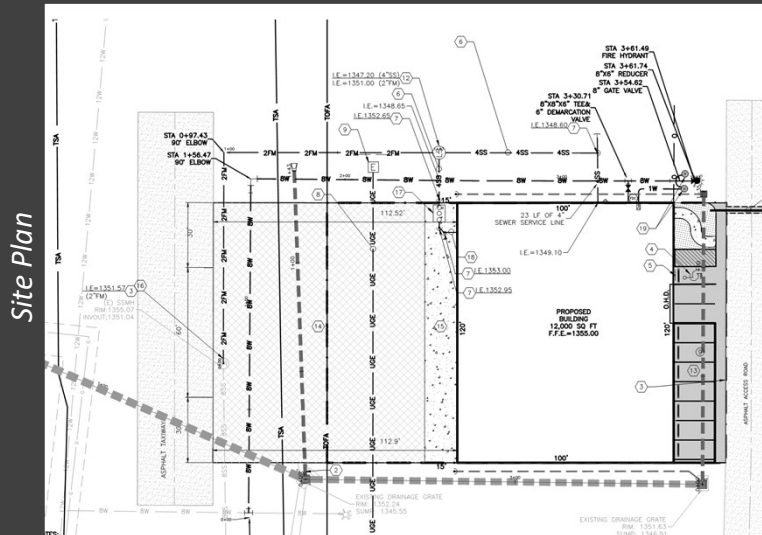
Sec. 14-713(a).



LARGE SCALE DEVELOPMENT

KROG Hangar

PLANNING



Request

- This development proposal includes a 12,000 sq. ft. hangar with paved parking.

- This development proposal includes a 12,000 sq. ft. hangar with paved parking.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are not applicable to this development.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes to utilize the existing detention pond for stormwater management and water quality. No new storm sewer improvements are proposed.

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:

This project is not adjacent to a public street.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

This project is not adjacent to a public street.

Sidewalks & Sidepaths:

Sidewalks are neither proposed nor required.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlights are not required for this project.

Street Trees:

Street trees are not required for this project.

RECOMMENDATIONS:

Approve



LARGE SCALE DEVELOPMENT

PLANNING

KROG Hangar

Aerial Image



Recommendation
APPROVE

Summary

LSDP Staff Recommendation

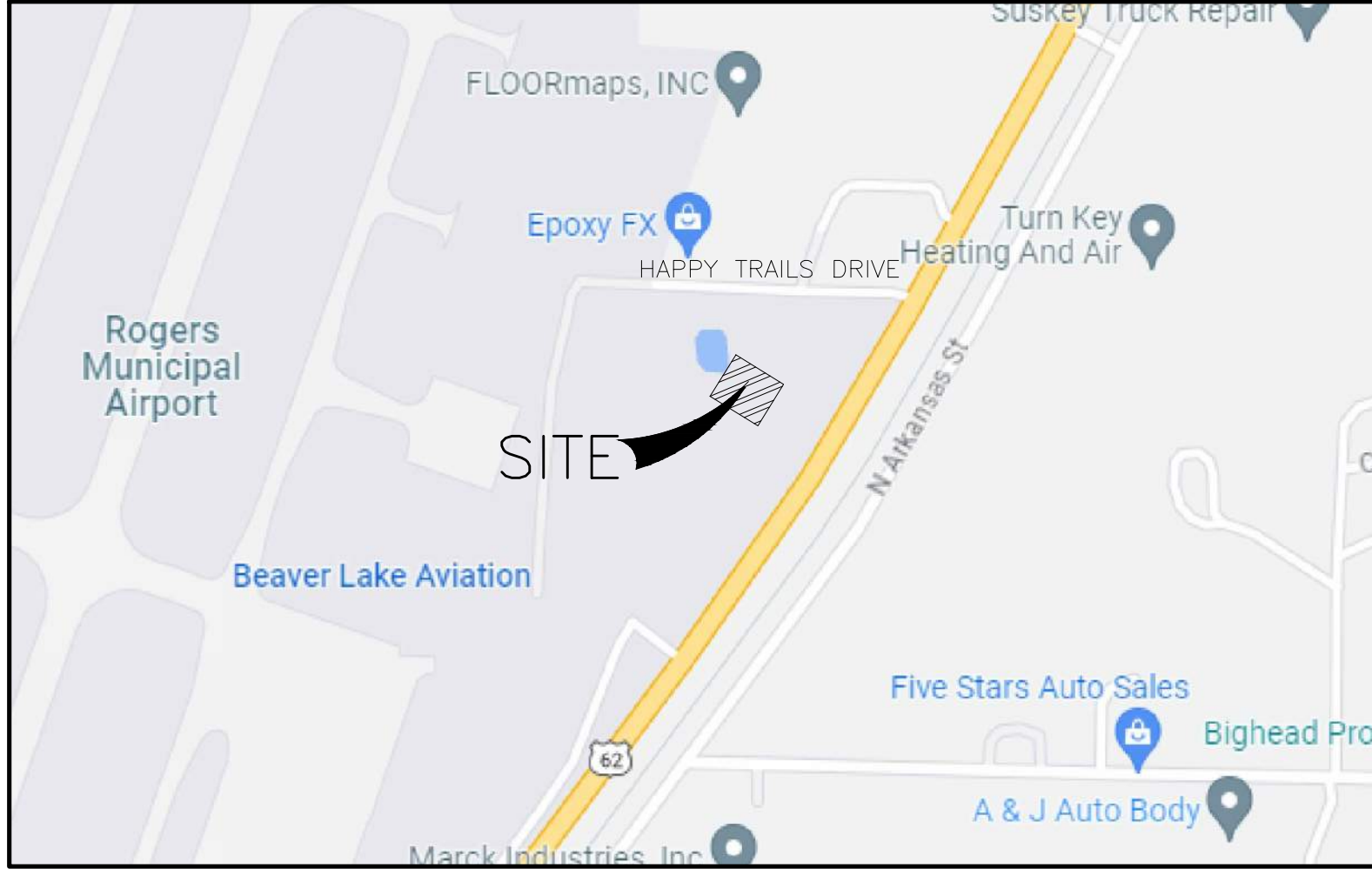
APPROVE

KROG AVIATION GROUP, LLC AIRPORT HANGER LARGE-SCALE DEVELOPMENT 42 TEMPEL DR ROGERS, AR 72756

CONSTRUCTION NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED, ROGERS CODE SEC. 14-228(6).
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLAS 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 LIMIT IS PROHIBITED.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- LARGE-SCALE DEVELOPMENT PLANS ARE VALID FOR ONE YEAR FOLLOWING APPROVAL BY THE PLANNING COMMISSION.
- PUBLIC CONVENIENCE AND SAFETY:**

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- GRADING NOTES:**
 - THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
 - AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
 - OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
 - AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
 - IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
 - AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.
 - ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.
 - CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.
 - CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
- IFC 2012 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.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ECT REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- IN THE AS-BUILTS, GRAVEL TYPES WILL NEED TO BE INDICATED TO MATCH PLANS. VERIFICATION OF INSPECTIONS OCCURRING DURING INSTALLATION WILL NEED TO BE PROVIDED AS WELL AS SOIL REPORTS TO VERIFY INFILTRATION RATES DURING CONSTRUCTION.
- SIT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- PAVING NOTES:**
 - ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 - AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS. 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.
 - 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.
- CONCRETE NOTES:**
 - CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 - AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
 - VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.
 - CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.
- UTILITY NOTES:**
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN CONSIDERED FROM THE ROGERS WATER UTILITIES (RWU) AND THE CITY OF ROGERS AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
 - DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF RWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.
 - DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF ROGERS WATER AND SEWER AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.
 - ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ROGERS WATER AND SEWER STANDARD SPECIFICATIONS DATED 09/20/2022 AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
 - SEWER TAPS DONE ON EXISTING MAIN WILL BE INSTALLED PER THE EASEMENT AGREEMENT BETWEEN CROSSNO AND ADJACENT OWNER TO THE EAST. THE DEVELOPER WILL INSTALL SEWER TAPS AT THE COST OF THE DEVELOPER AND AT NO COST TO THE CITY OF ROGERS.
 - ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, RWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.
 - WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING EASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.
 - PLEASE BE ADVISED THAT IF ANY NEW WATER METER OR SEWER SERVICE TAPS ARE NEEDED WILL BE INSTALLED BY RWU AT THE OWNER/DEVELOPER'S EXPENSE SHOULD CAPACITY EXIST.



VICINITY MAP
NOT TO SCALE



RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER MR. RANDY CROSSNO KROG AVIATION GROUP, LLC.	5414 PINNACLE POINT DR, STE. 402 ROGERS, AR 72758	(479) 899-6840
BLACK HILLS ENERGY MR. JOSH KNIGHT JOSHUA.KNIGHT@BLACKHILLSCORP.COM	1301 FEDERAL WAY PO BOX 2129 LOWELL, ARKANSAS 72745	(479) 333-7005
AT&T MR. BRENT BALDWIN BB6585@ATT.COM	1133 E. HAROLD ST FAYETTEVILLE, ARKANSAS 72703	O:(479) 571-6609 C:(479) 200-9022
ROGERS WATER DEPARTMENT MR. STEPHEN PONDER	601 S. 2ND STREET ROGERS, ARKANSAS 72756	(479) 621-1146
CITY OF ROGERS PLANNING MR. JOHN MCCURDY	301 CHESTNUT STREET ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS ENGINEERING MR. LANCE JOBE, PE	301 CHESTNUT STREET ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS (FIRE CHIEF) MR. WILLIAM HYDE	301 CHESTNUT STREET ROGERS, ARKANSAS 72756	(479) 271-1100
AEP/SWEP CO MR. CHRIS ANDREOLLI	101 W. TOWNSHIP STREET FAYETTEVILLE, ARKANSAS 72703	(479) 973-2333
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72762	(479) 365-2402
CITY OF ROGERS (STREET DEPARTMENT) MR. FRANKIE GUYLL	1203 N. 6TH STREET, SUITE A ROGERS, AR 72756	(479) 621-1140
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

16. BLASTING AND EXPLOSIVE MATERIALS:

- THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.
- EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

NOTE TO CONTRACTOR:

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

SHEET INDEX

No.	DESCRIPTION	PLOT DATE	
		No.	DATE
C1.0	COVER SHEET	2	04/04/2024
C2.0	TOPOGRAPHIC SURVEY	2	04/04/2024
C3.0	DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN	2	04/04/2024
C4.0	SITE & UTILITY PLAN	2	04/04/2024
C5.0	GRADING PLAN	2	04/04/2024
C5.1	WATER LINE PLAN & PROFILE	2	04/04/2024
C5.2	SANITARY SEWER FORCEMAIN PLAN & PROFILE	2	04/04/2024
C5.3	STORM SEWER LINES A & B PLAN & PROFILE	2	04/04/2024
C6.0	DETAILS	2	04/04/2024
C6.1	DETAILS	2	04/04/2024
WD-1	ROGERS WATER UTILITY WATER DETAILS - SHEET 1		
WD-2	ROGERS WATER UTILITY WATER DETAILS - SHEET 2		
SD-1	ROGERS WATER UTILITY SEWER DETAILS		

BUILDING SPECS:

BUILDING HEIGHT-33'
CONSTRUCTION TYPE-IIA

DEVELOPMENT (LEASE AREA) - 22,029 SF
GROSS BUILDING AREA - 12,000 SF

ZONING:

I-1 AIRPORT OR GROUND TRANSPORTATION TERMINAL FACILITIES

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0255K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

AIRPORT ZONE:

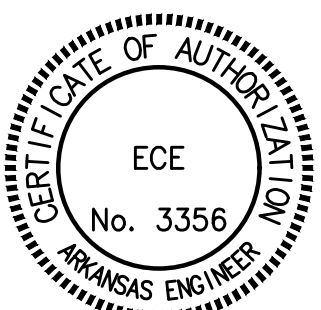
C-3 OUTER SAFETY ZONE
ELEVATIONS ON PROFILES OF SECTIONS OR AS INDICATED ON PLANS SHALL HAVE U.S.G.S. DATA AT LEAST ONE PERMANENT BENCH MARK IN THE VICINITY OF EACH PROJECT SHALL BE NOTED ON THE FIRST DRAWING OF EACH PROJECT, AND THEIR LOCATION AND ELEVATION SHALL BE CLEARLY DEFINED.

HORIZONTAL AND VERTICAL DATUM:
ALL DRAINAGE CONSTRUCTION SHALL USE THE ABOVE MENTIONED COORDINATE SYSTEM AND SHALL IDENTIFY WITH MONUMENTS THAT WERE USED FOR HORIZONTAL AND VERTICAL CONTROL. ELEVATION OF CONTROLLING POINTS SHALL BE BASED ON USGS NAVD 88 DATUM.

LEASE AREA DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 TOWNSHIP 20 NORTH RANGE 29 WEST ALL SITUATED IN BENTON COUNTY ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 02°40'36" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1653.73 FEET; THENCE NORTH 87°19'24" WEST DEPARTING SAID EAST LINE A DISTANCE OF 832.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 33°15'51" WEST A DISTANCE OF 120.01 FEET; THENCE NORTH 56°44'09" WEST A DISTANCE OF 183.56 FEET; THENCE NORTH 33°15'50" EAST A DISTANCE OF 120.01 FEET; THENCE SOUTH 56°44'09" EAST A DISTANCE OF 183.56 FEET TO THE POINT OF BEGINNING. CONTAINING 22,029 SQUARE FEET OR 0.51 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND FACT IF ANY.



PROJECT# LSD24-0037

Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION



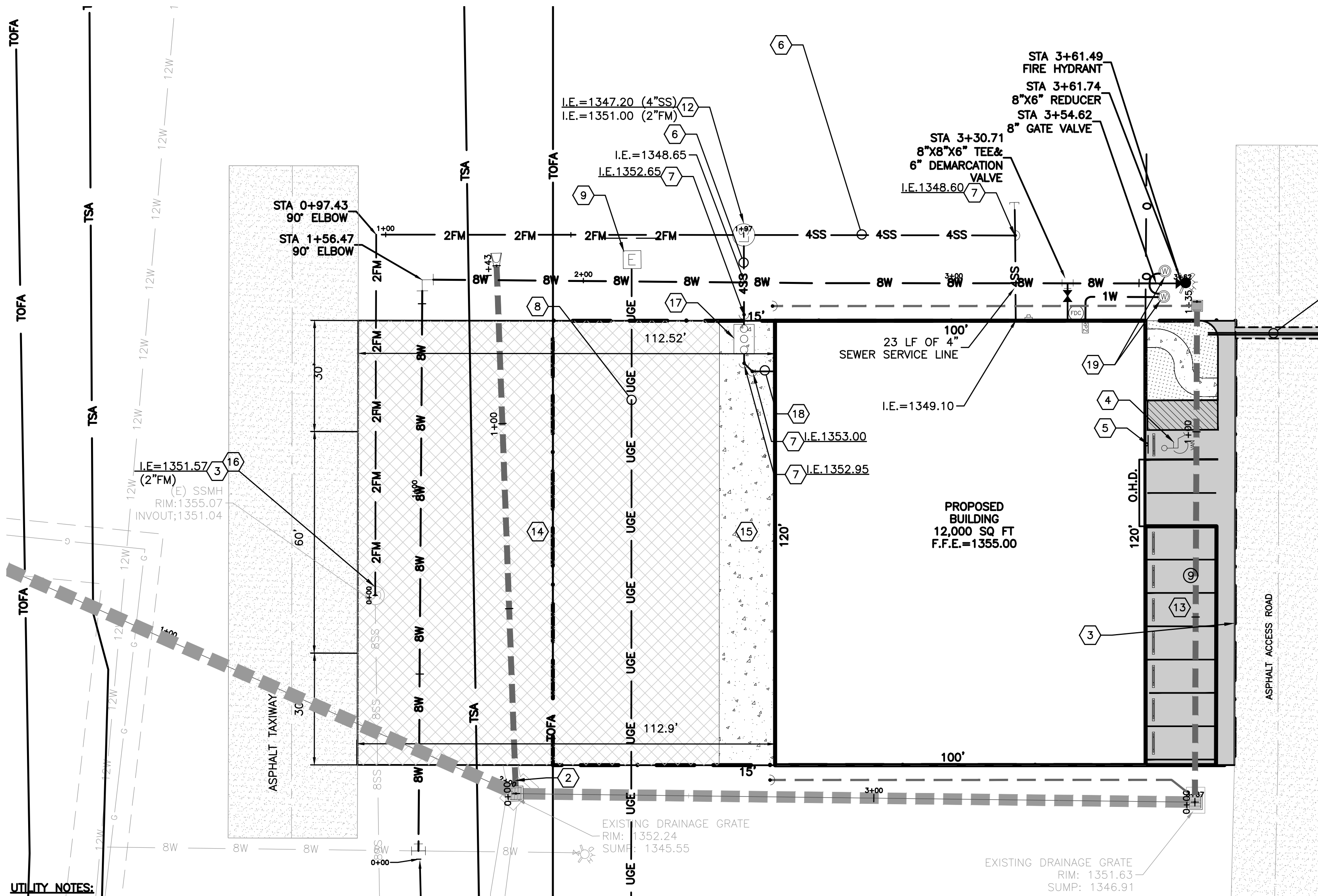
Date	3/06/2024	04/04/2024	
Comments	PER CITY COMMENTS	PER ADH COMMENTS	
Rev	1	2	
KROG AVIATION GROUP, LLC AIRPORT HANGER LARGE-SCALE DEVELOPMENT 42 TEMPEL DRIVE ROGERS, ARKANSAS KROG AVIATION GROUP, LLC. 5414 PINNACLE POINT DR, STE. 402 ROGERS, AR 72758			

800 SOUTH 10TH STREET, B
BENTON COUNTY, AR 72714
O: (479) 384-0028
F: (479) 384-0028
E: jason@ece-ar.com



DRAWN BY:	CJL
CHECKED BY:	JEI
DATE	12/21/2023
JOB NUMBER	23-1003
SHEET NAME	
COVER SHEET	
File No.	23-1032.dwg
	C1.0

Z:\EEC-Work\Projects\2023 Projects\23-1032 Krog Aviation Hangar Group, LLC Airport Hangar\DWG\23-1032.dwg



UTILITY NOTES:

- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE ROGERS WATER UTILITIES (RWU) AND THE CITY OF ROGERS AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF RWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.
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- ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ROGERS WATER AND SEWER STANDARD SPECIFICATIONS DATED 09/20/2022 AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
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- ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, RWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.
- WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.
- WHEN CONNECTING A FORCE MAIN TO A MANHOLE, THE MANHOLE SHALL BE EPOXY-LINED IN ACCORDANCE WITH RWU SPECIFICATIONS. THE CAST IRON FRAME AND LID SHALL BE REPLACED WITH A GMI 24" COMPOSITE RING & LID.

PARKING REQUIREMENTS:

- 5 SPACES PLUS 1 SPACE PER 2,000 SQUARE FEET OF NET FLOOR AREA UP TO 50,000 SQUARE FEET; THEN, IN ADDITION TO THE ABOVE REQUIREMENT, 1 SPACE PER 10,000 SQUARE FEET ABOVE 50,000 SQUARE FEET OR PORTION THEREOF
- NUMBER OF PARKING SPACES REQUIRED - 11 SPACES
- NUMBER OF STANDARD PARKING SPACES PROVIDED - 9 EXISTING SPACES
- NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED - 1 ADA SPACE
- TOTAL NUMBER OF PARKING SPACES PROVIDED - 10 SPACES (WAIVER REQUESTED FOR 1 SPACES)

NOTES:

- ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- ALL LIGHT FIXTURES WILL NOT ALLOW HORIZONTAL LIGHT TRESPASS ONTO ADJACENT RESIDENTIAL PROPERTY.
- TRASH WILL BE CURBSIDE PICKUP FOR THE OFFICE AND OTHER TRASH WILL BE REMOVED BY A CONTRACT HAULER THAT HAS AN AGREEMENT WITH THE FACILITY.

ZONING:

I-1 LIGHT INDUSTRIAL
50% MAX BUILDING COVERAGE

SITE DEVELOPMENT STANDARDS:

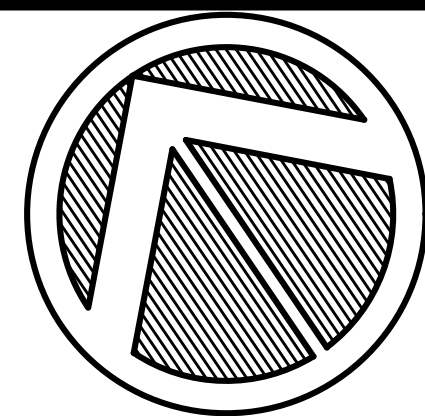
SITE USAGE: AIRPLANE HANGAR
LEASE AREA: 22,029 SF
GROSS FLOOR AREA: 12,000 SF
SETBACKS: FRONT-50'
SIDE INTERIOR - 25'
SIDE EXTERIOR - 50'
REAR-25'

TOTAL LOT COVERAGE: 22029.00 SF
PERVIOUS AREA: 278 SF/ 22,029= 1.3%
IMPERVIOUS AREA: 21,751 SF/ 22,029= 98.7%

BUILDING HEIGHT: 33'

KEYNOTES:

- NOT USED.
- NOT USED.
- MEET AND MATCH EXISTING GRADING
- ACCESSIBLE PARKING STRIPING PER DETAIL 4/C6.0
- ACCESSIBLE PARKING SIGNAGE PER DETAIL 5/C6.0
- 4" SANITARY SEWER SERVICE AT 2.00%. EMBED PIPE PER DETAIL 17/SD-1
- SANITARY SEWER CLEAN OUT PER DETAIL 11/SD-1
- NEW 3 PHASE UNDERGROUND POWER LINE.
- NEW 3 PHASE ELECTRIC TRANSFORMER. COORDINATE LOCATION AND SIZE WITH POWER COMPANY.
- STREET CUT AND REPAIR PER DETAIL 16/WD-1
- (2) 4" PVC CONDUITS FOR TELECOMMUNICATIONS
- MYERS VRS20 SERIES, SIMPLEX GRINDER PUMP STATION BY JACK TYLER ENGINEERING INCLUDING WET WELL, PUMPS, GUIDE RAILS, LIFTING CHAINS, VALVING, ELECTRICAL CONTROL PANEL, ETC.
RIM: 1354.50
INV IN: 1347.20
I.E. OUT: 1351.00
SUMP: 1345.00
- STANDARD ASPHALT PAVEMENT SECTION PER DETAIL 8/C6.0
- HEAVY DUTY ASPHALT PAVEMENT SECTION PER DETAIL 9/C6.0
- HEAVY DUTY CONCRETE PER DETAIL 12/C6.1
- REMOVE CAST IRON LID AND REPLACE WITH A GMI 24" COMPOSITE RING AND LID. EPOXY LINE INSIDE OF MANHOLE
- 1,000 GALLON OIL/WATER SEPARATOR. SEE MEP PLANS
- 4" SANITARY SEWER AT MINIMUM 2.0%
- 5/8" WATER METER PER DETAIL 7/WD-7



NORTH
20' 0 20'
SCALE 1"=20'

LEGEND

LEASE LINE	---
EXISTING ASPHALT	----
EXISTING CONCRETE	=====
EXISTING CENTERLINE OF ROAD	-----
EXISTING 12" WATER MAIN	12W 12W
EXISTING 8" WATER MAIN	8W 8W
EXISTING GAS LINE	G G
EXISTING STORM SEWER	-----
EXISTING JUNCTION BOX	⊠
EXISTING SEWER MANHOLE	⊙
EXISTING FIRE HYDRANT	⊕
EXISTING WATER VALVE	⊕
EXISTING TRANSPORTATION SECURITY ADMINISTRATION LINE	-----
EXISTING TAXIWAY OBJECT FREE AREA LINE	-----
EXISTING CHAIN LINK FENCE	⊖
PROPOSED OVERHEAD ELECTRIC	OHE OHE
PROPOSED POWER POLE	⊕
PROPOSED UNDERGROUND ELEC.	UGE UGE
PROPOSED CHAIN LINK FENCE	⊖
PROPOSED UTILITY EASEMENT	-----
PROPOSED STANDARD ASPHALT	-----
PROPOSED HEAVY ASPHALT	-----
PROPOSED CONCRETE	=====
PROPOSED HANDICAP SIGN	⊕
PROPOSED GATE VALVE	⊕
PROPOSED WATER METER	⊕
PROPOSED SOD	-----
UTILITY EASEMENT	U.E.

ENGINEER:

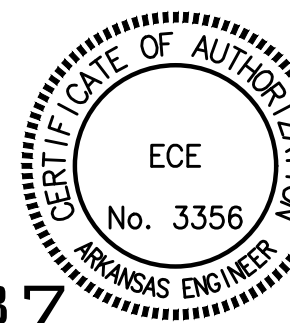
EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

KROG AVIATION GROUP, LLC
5414 PINNACLE POINT DR, STE. 402
ROGERS AR, 72758
(479) 899-6840

BUILDING SETBACKS:

50' FRONT WITH PARKING
20' FRONT NO PARKING
7' SIDE INTERIOR
30' REAR
50% MAX BUILDING COVERAGE



PROJECT# LSD24-0037

NOT FOR CONSTRUCTION



Date	3/06/2024
Comments	PER CITY COMMENTS
Rev	1
Comments	PER ADH COMMENTS
Rev	2

KROG AVIATION GROUP, LLC AIRPORT HANGER LARGE-SCALE DEVELOPMENT 42 TEMPEL DRIVE ROGERS, ARKANSAS	KROG AVIATION GROUP, LLC. 5414 PINNACLE POINT DR, STE. 402 ROGERS, AR 72758
---	--

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 384-0028
F: (479) 384-0028
M: (479) 756-5300
EMAIL: jason@ece-llc.com



DRAWN BY:	CJL
CHECKED BY:	JEI
DATE	12/21/2023
JOB NUMBER	23-1033
SHEET NAME	SITE & UTILITY PLAN
File No.	23-1032.dwg
	C4.0



LARGE SCALE DEVELOPMENT

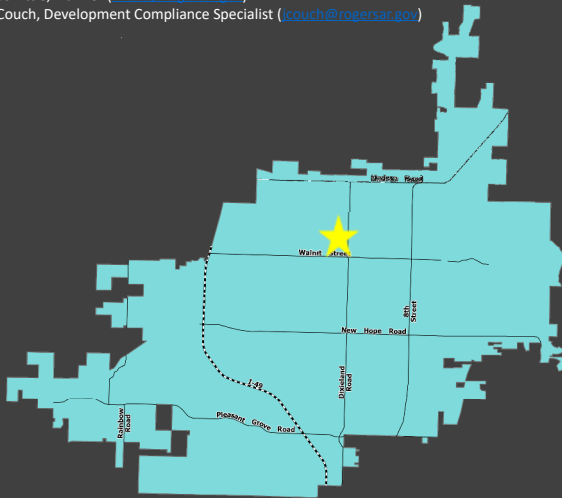
PLANNING

Village on Maple Townhomes

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

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



Vicinity Map

Location

2251-2311 W Maple Street
Parcel 02-14654-000

CGM Designation

Regional Center - Midtown

Zoning

U-NBT (Neighborhood Transition)

Proposed Use

Townhomes

Representative

Jason Ingalls, ECE

Location:

Just northwest of the intersection of W Walnut St. and N Dixieland Road

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center - Midtown

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-NBT, U-COM



LARGE SCALE DEVELOPMENT

PLANNING

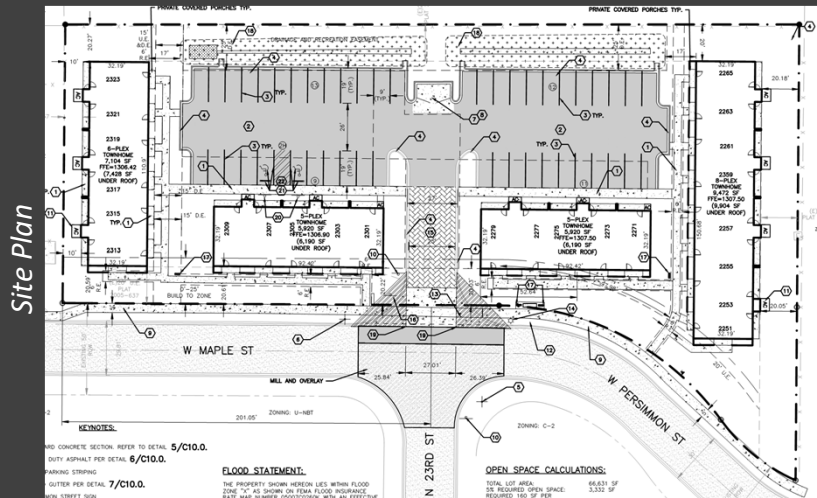
Village on Maple Townhomes



ZONING:

U-NBT (Uptown Neighborhood Transition):

The purpose of the Uptown Neighborhood Transition zone is to provide medium- to high-density residential infill between the other URDC zones and surrounding existing residential neighborhoods. U-NBT development is typically characterized by residential structures that are single-family, 2- to 3-stories, with very small or zero side setbacks, such as brownstones, townhomes, garden homes, or similar housing types that normally feature front on-street parking and rear- or side-entry garages. Sec. 14-732(1.1)(iv.).



Request

- This development proposal includes 24 attached townhome units across 4 buildings, with paved parking, on 1.53 acres.

- This development proposal includes 24 attached townhome units across 4 buildings, with paved parking, on 1.53 acres.



APPROVE

Access management standards are met.

The applicant proposes to meet Stormwater management requirements by including two interconnected detention ponds on-site. An administrative waiver was approved allowing for the use of 12" minimum diameter storm piping due to the flat topography of the site and shallow detention ponds being proposed.

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

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

W Maple Street is in substandard condition. The applicant proposes to mill and overlay their portion of the street.

W Persimmon Street is not in substandard condition.

Connectivity Standards:

An administrative waiver was approved regarding the requirement of cross-connectivity at this site due to the developed nature of the adjacent properties.

Streetscape:

Right-of-Way:

The right-of-way width for W Maple Street, a Minor Street, is 50ft, with no additional right-of-way required.

The right-of-way width for W Persimmon St, a Minor Street, is 50ft, with no additional right-of-way required.

Sidewalks & Sidepaths:

The applicant proposes to construct a 5ft sidewalk along the north side of W Maple Street and W Persimmon Street.

Trails:

No Multiuse Trail is required for this project.

Streetlights:

Streetlights are proposed and meet the requirements for a Minor Street along W Maple Street and W Persimmon Street.

Street Trees:

The applicant proposes the required street tree requirements.

RECOMMENDATIONS:

Approve

Z:\ECE-Work\Projects\2023-Projects\23-1040 Village on Maple Townhomes\DWG\23-1040.dwg

VILLAGE ON MAPLE TOWNHOMES

SINGLE PHASE LARGE SCALE

DEVELOPMENT PLANS

2251-2311 W. MAPLE STREET

ROGERS, ARKANSAS

FINISHED FLOOR ELEVATIONS (FFE):
BASE FLOOD ELEVATION REFERS TO THE EXPECTED HEIGHT OF FLOODWATERS DURING THE PEAK OF THE
BASE FLOOD EVENT. SEC. 22-47

FOR ALL NEW RESIDENTIAL STRUCTURES, THE TOP SURFACE OF THE LOWEST FLOOR MUST HAVE AN
ELEVATION THREE FEET ABOVE THE BFE OR WSE. THIS ELEVATION MUST BE DOCUMENTED ON AN
ELEVATION CERTIFICATE PROPERLY COMPLETED BY A PROFESSIONAL ENGINEER, SURVEYOR OR ARCHITECT
LICENSED TO PRACTICE IN THE STATE. SEC. 22-106. - RISK ZONE SPECIFIC STANDARDS.

CONSTRUCTION NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS
ON SITE DURING CONSTRUCTION ACTIVITIES.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT
REPRESENTATIVE.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR
EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR
AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO
THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS
BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE
WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS
DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO
EDGE OF ASPHALT.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE
PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE
AUTHORITIES CONCERNED.
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED.
ROGERS CODE SEC. 14-228(6).
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED
BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE
ORDINANCE TAKES PRECEDENCE UNLSS 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 LIMIT IS PROHIBITED.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- PUBLIC CONVENIENCE AND SAFETY.**

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS
PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE
CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT
TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN
ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL
DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF
TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

- GRADING NOTES:**
 - THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL
AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING.
TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL
MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10
FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS
WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
 - AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED
TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557. ANY UNSUITABLE AREAS
SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL
MATERIAL CAN BE APPLIED.
 - OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY
GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR
LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4
INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S
REPRESENTATIVE PRIOR TO BRINGING ON SITE.
 - AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A
FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION
EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND
RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A
GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
 - IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED
GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION
DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY
COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL
BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING
AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER
SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL
COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL
PROTECTION.
 - AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR,
APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION
TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF
SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.
 - ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.

- CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN
AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND
SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT
EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES.
MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER
MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
- IFC 2021 3311.1 -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 2021 3313.1 -AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER
TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS
COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- BINDER COURSE ASPHALT OR CONCRETE PAVEMENT TO BE INSTALLED BEFORE
COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION

16. PAVING NOTES:

- ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE
COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN
THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR
HIGHWAY CONSTRUCTION, LATEST EDITION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE
CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM
CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR
COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS
REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

17. CONCRETE NOTES:

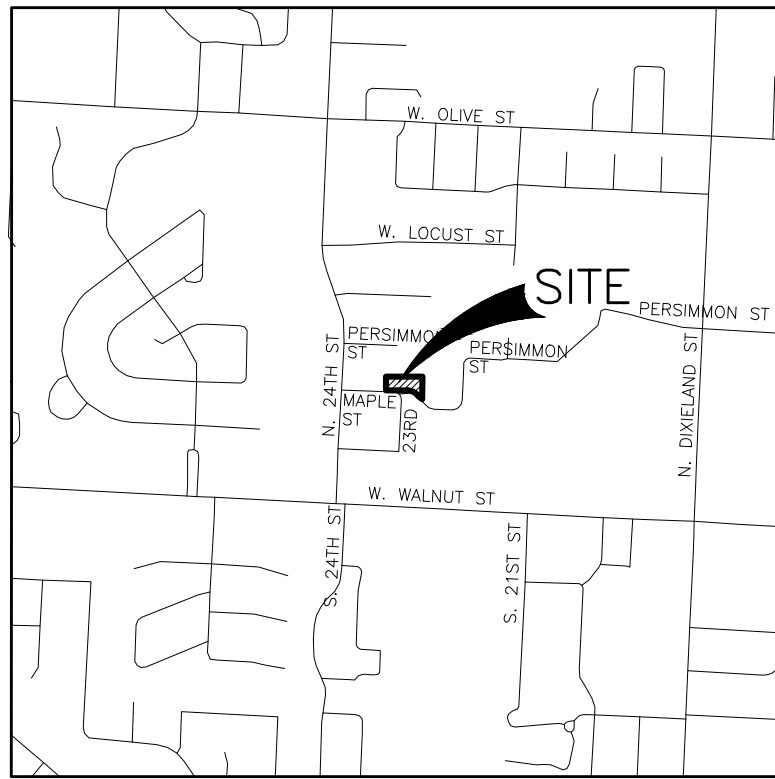
- CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS
DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY
CONSTRUCTION, LATEST EDITION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE
CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM
CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE
STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
- VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE
WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED.
HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION
PROJECT SPECIFICATIONS.
- CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS.
SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH
WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST
1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS
APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON
PLANS.

18. UTILITY NOTES:

- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN
APPROVAL HAS BEEN RECEIVED FROM ROGERS WATER UTILITIES, AND THE
CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY
PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO ROGERS WATER
UTILITIES UNLESS DULY AUTHORIZED TO DO SO BY ROGERS WATER UTILITIES. ANY
ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF
SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR.
EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD
HARMLESS.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED
AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE
OF CENTERTOWN WATER AND SEWER DEPARTMENT AND A REPRESENTATIVE OF
EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL
ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.
- ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE
CONSTRUCTED IN ACCORDANCE WITH THE LATEST ROGERS WATER UTILITIES
STANDARD SPECIFICATIONS AND THE ARKANSAS STATE HEALTH DEPARTMENT
STANDARD SPECIFICATIONS, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR
& EXPEDIENT CIVIL ENGINEERING, PLLC.

19. BLASTING AND EXPLOSIVE MATERIALS:

- THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL
REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE
MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS
AND LICENSES.
- EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR
LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY
PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND
EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER,
ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING
AND EXPLOSIVE MATERIALS.



VICINITY MAP
NOT TO SCALE



RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER RLP INVESTMENTS EMAIL:INVOICING.RLP@GMAIL.COM	1111 NORTH WALTON BENTONVILLE, ARKANSAS 72712	(479) 530-5060
BLACK HILLS ENERGY ADAM COMER	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333-7007
AT&T BRYAN WILLIAMS	1133 E. HAROLD STREET FAYETTEVILLE, ARKANSAS 72703	(479) 442-3173
ROGERS WATER UTILITIES MR. STEPHEN PONDER, PE	601 S. 2ND STREET ROGERS, ARKANSAS 72756	(479) 621-1146
CITY OF ROGERS PLANNING MR. JOHN MCCURDY	301 W. CHESNUT ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS ENGINEERING MR. LANCE JOBE, PE	301 W. CHESNUT ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS (FIRE MARSHAL) MR. WILLIAM HYDE	301 W. CHESNUT ROGERS, ARKANSAS 72756	(479) 621-1100
AEP/SWEPCO MR. CHRIS ANDREOLLI	101 W. TOWNSHIP STREET FAYETTEVILLE, ARKANSAS 72703	(479) 973-2333
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365-2402
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD
ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE
RATE MAP NUMBER 05007C0270K WITH AN EFFECTIVE
DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE
OUTSIDE THE 100 YEAR FLOOD PLAIN.

LEGAL DESCRIPTION:

ALL OF LOT 3A OF 24TH PLACE IN ROGERS, BENTON COUNTY, ARKANSAS AS
RECORDED IN PLAT RECORD 2005-637 IN THE CIRCUIT CLERK'S OFFICE IN
BENTONVILLE.

SITE DEVELOPMENT STANDARDS:

SITE USAGE: TOWNHOMES
CONSTRUCTION TYPE: VB
SITE AREA: 1.53 ACRES
GROSS FLOOR AREA: PROPOSED-28,416 SF
TOTAL FLOOR AREA: 68,672 SF
LOT COVERAGE/
OPEN SPACE RATIO: 28,416 SF/66,631SF
0.426
BUILDING HEIGHT/STORIES: 30'/2-STORY
FIRST FLOOR HEIGHT: 9'
SECOND FLOOR HEIGHT: 8'
BUILDING FRONTAGE: 57.7%
TOTAL NUMBER OF UNITS: 24 UNITS
UNITS PER ACRE(DENSITY): 15.7
NUMBER OF BEDROOMS/UNIT: 2 BEDROOMS/UNIT
STREET DESIGNATION: PEDESTRIAN FRIENDLY
IMPERVIOUS AREA: 38,273 SF
PERVIOUS AREA: 28,416 SF

NOTE:
EXISTING EASEMENTS
LOCATED ONSITE
ARE THE SETBACK
LINES.

BUILD TO ZONES:

PEDESTRIAN-FRIENDLY FRONTAGE: 0' MIN. SETBACK-25' MAX(5' VARIANCE)
SIDE: 0' MIN. SETBACK-NO MAX
REAR: 0' MIN. SETBACK-NO MAX

BUILDING FRONTAGE
(PEDESTRIAN-FRIENDLY FRONTAGE): 50% MINIMUM

ZONING:

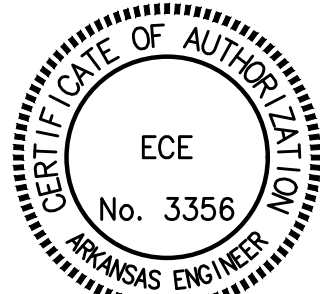
U-NBT - NEIGHBORHOOD TRANSITION UNIT

SHEET INDEX

No.	DESCRIPTION	PLOT DATE	
		No.	DATE
C1.0	COVER SHEET	3	04/02/2024
C2.0	TOPOGRAPHIC SURVEY	3	04/02/2024
C3.0	DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN	3	04/02/2024
C4.0	SITE PLAN	3	04/02/2024
C4.1	OPEN SPACE PALLET	3	04/02/2024
C5.0	EASEMENT PLAN	3	04/02/2024
C6.0	GRADING PLAN	3	04/02/2024
C7.0	UTILITY PLAN	3	04/02/2024
C8.0	WATERLINE 'A' PLAN & PROFILE	3	04/02/2024
C8.1	SANITARY SEWER PLAN & PROFILE	3	04/02/2024
C8.2	DETENTION POND PLAN & PROFILE	3	04/02/2024
C8.3	STORM SEWER PLAN & PROFILE	3	04/02/2024
C9.0	LANDSCAPE, TREE, STRIPING, & SIGNAGE PLAN	3	04/02/2024
C10.0	DETAILS	3	04/02/2024
C10.1	DETAILS	3	04/02/2024
WD-1	ROGERS WATER UTILITY WATER DETAILS - SHEET 1		
WD-2	ROGERS WATER UTILITY WATER DETAILS - SHEET 2		
SD-1	ROGERS WATER UTILITY SEWER DETAILS		

NOTE TO CONTRACTOR:

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



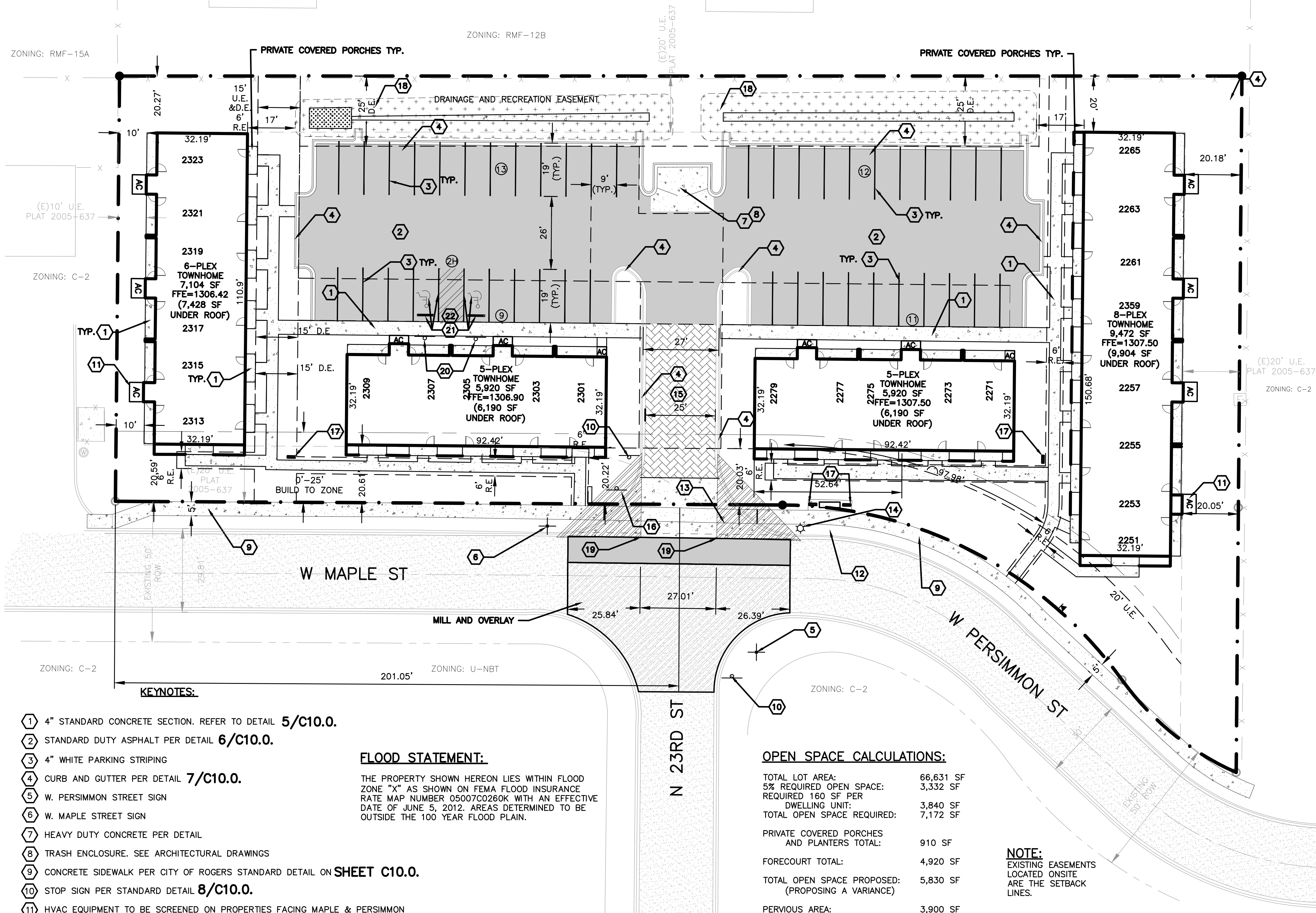
CITYVIEW PROJECT #PL202300967

Know what's below.
Call before you dig.

Date	01/11/2024	03/06/2024	04/02/2024
Comments	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS
Rev	1	2	3
VILLAGE ON MAPLE TOWNHOMES			
MAPLE STREET			
ROGERS, ARKANSAS			
RLP INVESTMENTS, INC.			
1111 N. WALTON BLVD BENTONVILLE, AR			
9200 SUITS US DR. STE B BELLA VISTA, AR 72714 D: (479) 367-2824 M: (660) 756-5300 EMAIL: jason@ecivil.com			
DRAWN BY: CJL			
CHECKED BY: JEI			
DATE 9/8/2023			
JOB NUMBER 23-1040			
SHEET NAME COVER SHEET			
File No. 23-1040.dwg			
C1.0			

NOT FOR CONSTRUCTION

Z:\ECC-Work\Projects\2023\Projects\23-1040 Village on Maple Townhomes\Draw\23-1040.dwg



- KEYNOTES:**
- 4" STANDARD CONCRETE SECTION. REFER TO DETAIL 5/C10.0.
 - STANDARD DUTY ASPHALT PER DETAIL 6/C10.0.
 - 4" WHITE PARKING STRIPING
 - CURB AND GUTTER PER DETAIL 7/C10.0.
 - W. PERSIMMON STREET SIGN
 - W. MAPLE STREET SIGN
 - HEAVY DUTY CONCRETE PER DETAIL
 - TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS
 - CONCRETE SIDEWALK PER CITY OF ROGERS STANDARD DETAIL ON SHEET C10.0.
 - STOP SIGN PER STANDARD DETAIL 8/C10.0.
 - HVAC EQUIPMENT TO BE SCREENED ON PROPERTIES FACING MAPLE & PERSIMMON
 - PARK BENCH PER CITY STANDARDS 1/C4.0.
 - COMMERCIAL DRIVE PER CITY OF ROGERS STANDARD DETAIL ON SHEET C10.1
 - STREET LIGHT TO BE INSTALLED BY THE DEVELOPER
 - STAMPED CONCRETE TO BE INSTALLED BY DEVELOPER
 - DEVELOPMENT SIGNAGE
 - BICYCLE RACK PER DETAIL 9/C10.0.
 - SOD DETENTION PONDS
 - 30X30 SIGHT TRIANGLES
 - HANDICAP PARKING SIGNAGE PER DETAIL 20/C10.1.
 - HANDICAP PARKING STRIPING PER DETAIL 21/C10.1.
 - WHEEL STOP PER DETAIL 22/C10.1.

FLOOD STATEMENT:

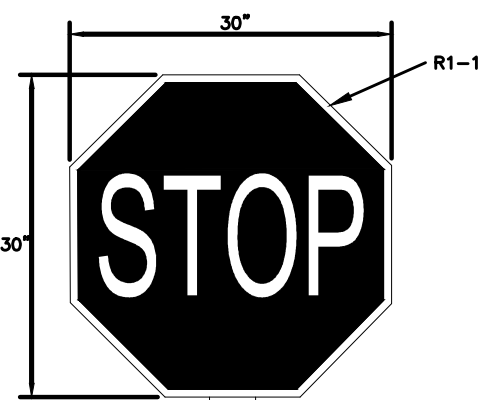
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0260K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

OPEN SPACE CALCULATIONS:

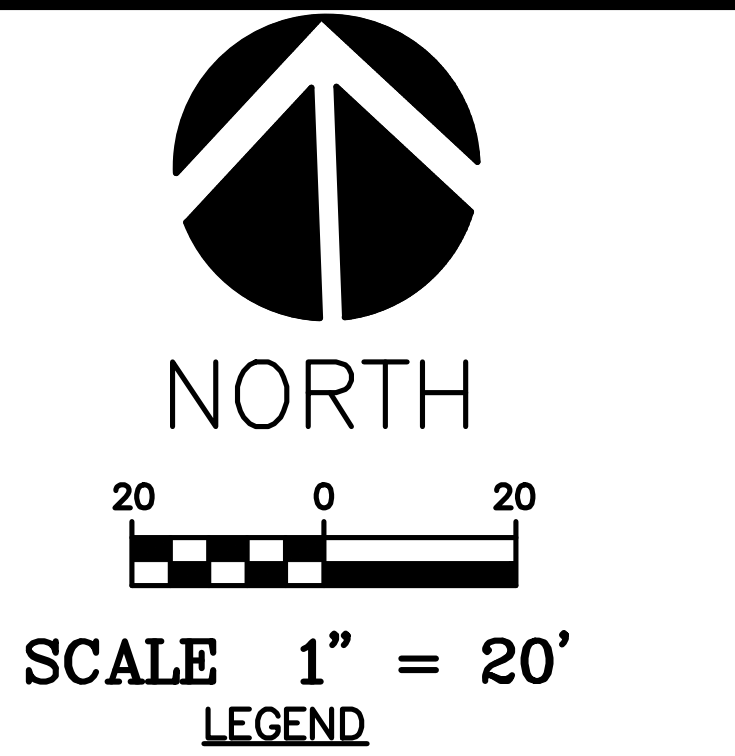
TOTAL LOT AREA:	66,631 SF
5% REQUIRED OPEN SPACE:	3,332 SF
REQUIRED 160 SF PER DWELLING UNIT:	3,840 SF
TOTAL OPEN SPACE REQUIRED:	7,172 SF
PRIVATE COVERED PORCHES AND PLANTERS TOTAL:	910 SF
FORECOURT TOTAL:	4,920 SF
TOTAL OPEN SPACE PROPOSED: (PROPOSING A VARIANCE)	5,830 SF
PERVIOUS AREA:	3,900 SF
AS A PERCENT:	66.8%

SITE DEVELOPMENT STANDARDS:

SITE USAGE:	TOWNHOMES
CONSTRUCTION TYPE:	VB
SITE AREA:	1.53 ACRES
GROSS FLOOR AREA:	PROPOSED-28,416 SF
TOTAL FLOOR AREA:	68,672 SF
LOT COVERAGE(PRIVATE)/OPEN SPACE RATIO:	28,416 SF/66,631SF 0.426
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UNITS PER ACRE(DENSITY):	15.7
NUMBER OF BEDROOMS/UNIT:	2 BEDROOMS/UNIT
STREET DESIGNATION:	PEDESTRIAN FRIENDLY



CITYVIEW PROJECT #PL202300967



FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
BUILD-TO-ZONE	
EXISTING BARBED WIRE FENCE	X X
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING GRAVEL	
EXISTING CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED CONCRETE	
PROPOSED 4' SIDEWALK	
PROPOSED ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED SETBACK	
PROPOSED DETENTION POND	
PHASE LINE	
ACCESS EASEMENT	A.E.
DRAINAGE EASEMENT	D.E.
RECREATION EASEMENT	R.E.
ASPHALT MILL & OVERLAY	
PROPOSED BRICK PAVERS	
PROPOSED BIKE RACKS	

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

MAPLE TOWNHOME, LLC
P.O. BOX 909
ROGERS, AR 72757

ZONING:

U-NBT - RESIDENTIAL MULTI-FAMILY
USE - TOWNHOMES

BUILD TO ZONES:

PEDESTRIAN-PRIORITY FRONTAGE:	0' MIN. SETBACK-15' MAX
PEDESTRIAN-FRIENDLY FRONTAGE:	0' MIN. SETBACK-NO MAX
GENERAL FRONTAGE:	0' MIN. SETBACK-30' MAX
SIDE:	0' MIN. SETBACK-NO MAX
REAR:	0' MIN. SETBACK-NO MAX

PARKING REQUIREMENTS:

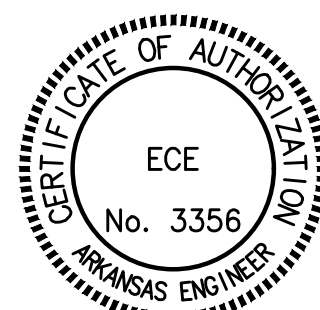
- RESIDENTIAL MULTI-FAMILY - 1.5 SPACES PER UNIT
- NUMBER OF PARKING SPACES REQUIRED - 36 SPACES
- NUMBER OF STANDARD PARKING SPACES PROVIDED - 45 SPACES
- NUMBER OF ACCESSIBLE SPACES PROVIDED - 2 SPACES
- 2 BIKE RACKS WITH 5 PARKING SPACES PER RACK- 10 SPACES

GREENSPACE:

TOTAL LOT AREA:	66,631 SF
IMPERVIOUS AREA:	38,273 SF
% IMPERVIOUS:	57.44%
PERVIOUS AREA:	28,416 SF
% PERVIOUS:	42.56%
% BUILDING:	74.25%

NOTES:

- ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- ALL LIGHT FIXTURES WILL NOT ALLOW HORIZONTAL LIGHT TREPASS ONTO ADJACENT RESIDENTIAL PROPERTY.



Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION



Date	Comments	Rev	Comments
01/11/2024	PER CITY COMMENTS	1	PER CITY COMMENTS
03/06/2024	PER CITY COMMENTS	2	PER CITY COMMENTS
04/02/2024	PER CITY COMMENTS	3	PER CITY COMMENTS

VILLAGE ON MAPLE TOWNHOMES

MAPLE STREET

ROGERS, ARKANSAS

RLP INVESTMENTS, INC.

1111 N. WALTON BLVD BENTONVILLE, AR

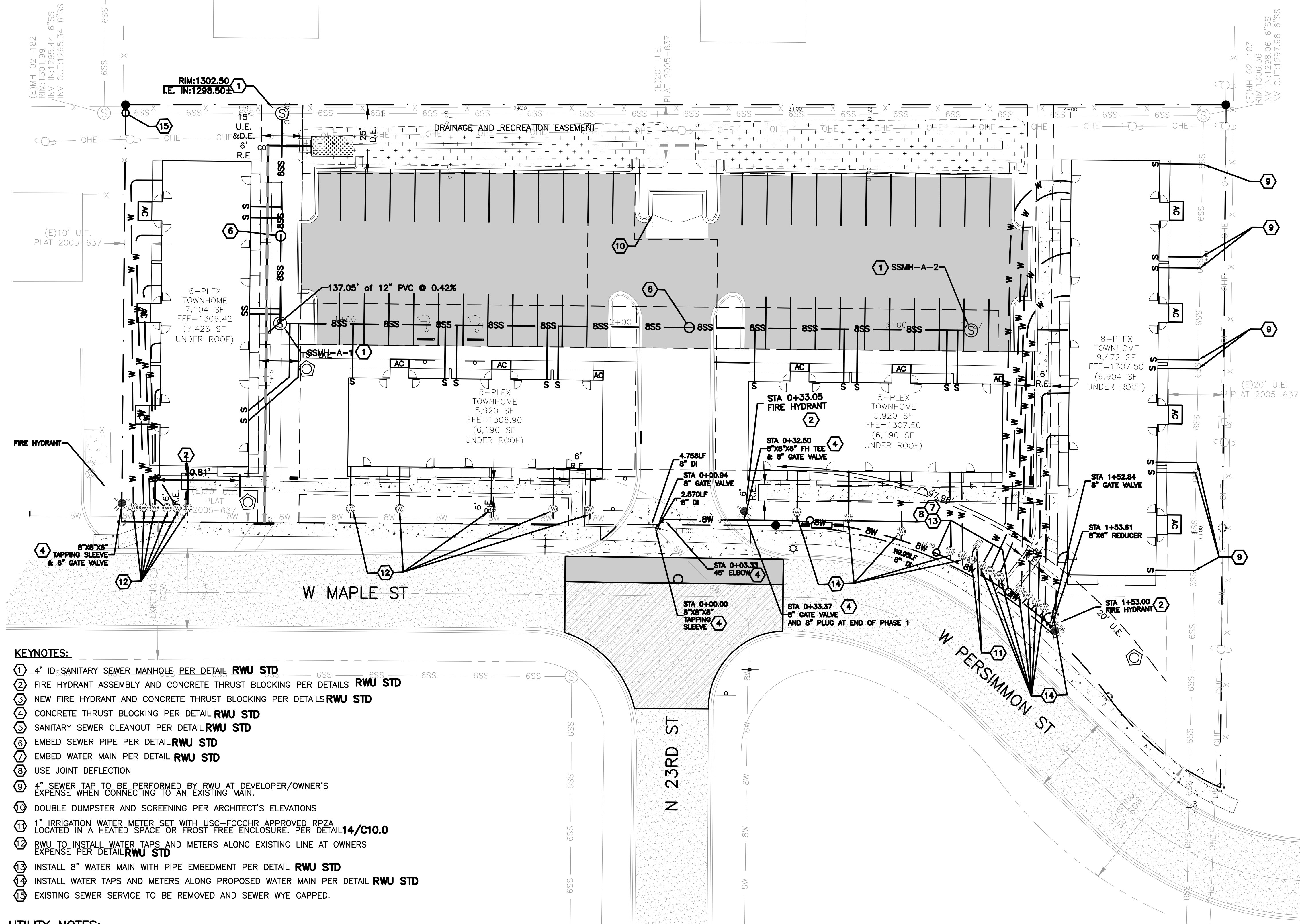
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
D: (479) 367-2924
M: (660) 759-5300
EMAIL: jason@ece-pk.com



Expedient Civil Engineering, PLLC

DRAWN BY:	CJL
CHECKED BY:	JEI
DATE	9/8/2023
JOB NUMBER	23-1040
SHEET NAME	SITE PLAN
File No.	23-1040.dwg
C4.0	

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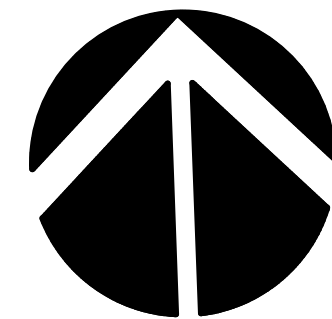
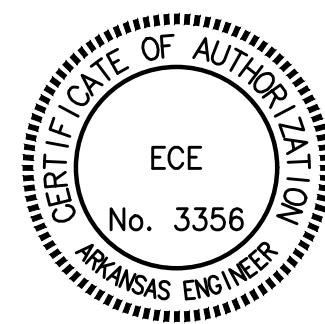
KEYNOTES:

- ① 4' ID. SANITARY SEWER MANHOLE PER DETAIL RWU STD
- ② FIRE HYDRANT ASSEMBLY AND CONCRETE THRUST BLOCKING PER DETAILS RWU STD
- ③ NEW FIRE HYDRANT AND CONCRETE THRUST BLOCKING PER DETAILS RWU STD
- ④ CONCRETE THRUST BLOCKING PER DETAIL RWU STD
- ⑤ SANITARY SEWER CLEANOUT PER DETAIL RWU STD
- ⑥ EMBED SEWER PIPE PER DETAIL RWU STD
- ⑦ EMBED WATER MAIN PER DETAIL RWU STD
- ⑧ USE JOINT DEFLECTION
- ⑨ 4" SEWER TAP TO BE PERFORMED BY RWU AT DEVELOPER/OWNER'S EXPENSE WHEN CONNECTING TO AN EXISTING MAIN.
- ⑩ DOUBLE DUMPSTER AND SCREENING PER ARCHITECT'S ELEVATIONS
- ⑪ 1" IRRIGATION WATER METER SET WITH USC-FCCCHR APPROVED RPZA LOCATED IN A HEATED SPACE OR FROST FREE ENCLOSURE. PER DETAIL 14/C10.0
- ⑫ RWU TO INSTALL WATER TAPS AND METERS ALONG EXISTING LINE AT OWNERS EXPENSE PER DETAIL RWU STD
- ⑬ INSTALL 8" WATER MAIN WITH PIPE EMBEDMENT PER DETAIL RWU STD
- ⑭ INSTALL WATER TAPS AND METERS ALONG PROPOSED WATER MAIN PER DETAIL RWU STD
- ⑮ EXISTING SEWER SERVICE TO BE REMOVED AND SEWER WYE CAPPED.

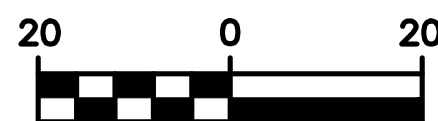
UTILITY NOTES:

- A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND ROGERS WATER UTILITIES (RWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF RWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.
- C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED RWU AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY RWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
- D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 52. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.
- E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO RWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.
- G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.
- H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.
- I. THE EXISTING FIRE HYDRANT TO BE DELIVERED TO RWU ONCE IT IS REMOVED.
- J. TOWNHOMES SHALL BE PROTECTED WITH A NFPA 13D SPRINKLER SYSTEM PER CITY OF ROGERS ORDINANCE SEC 20-141

CITYVIEW PROJECT #PL202300967



NORTH



SCALE 1" = 20'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED STANDARD CONCRETE	
PROPOSED HEAVY CONCRETE	
PROPOSED ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED SETBACK	
PROPOSED EASEMENT	
PROPOSED WATER VALVE	
PROPOSED FIRE HYDRANT	
PROPOSED 8" WATER MAIN	
PROPOSED 1" WATER METER	
PROPOSED 1" IRRIGATION METER	
PROPOSED SEWER MANHOLE	
PROPOSED 6" SEWER MAIN	
PROPOSED 4" SEWER SERVICE	
PROPOSED SEWER CLEANOUT	
PROPOSED TRANSFORMER	
PHASE LINE	

NOTE:

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



04/02/2024

Date	Comments	Rev
01/11/2024	PER CITY COMMENTS	1
03/06/2024	PER CITY COMMENTS	2
04/02/2024	PER CITY COMMENTS	3

VILLAGE ON MAPLE TOWNHOMES

MAPLE STREET

ROGERS, ARKANSAS

1111 N. WALTON BLVD BENTONVILLE, AR

9200 SUITES DR. STE. B
BELLEVILLE, AR 72714
D: (479) 367-2924
M: (609) 759-5300
EMAIL: jason@ece-pk.com



DRAWN BY:
CJL

CHECKED BY:
JEI

DATE
9/8/2023

JOB NUMBER
23-1040

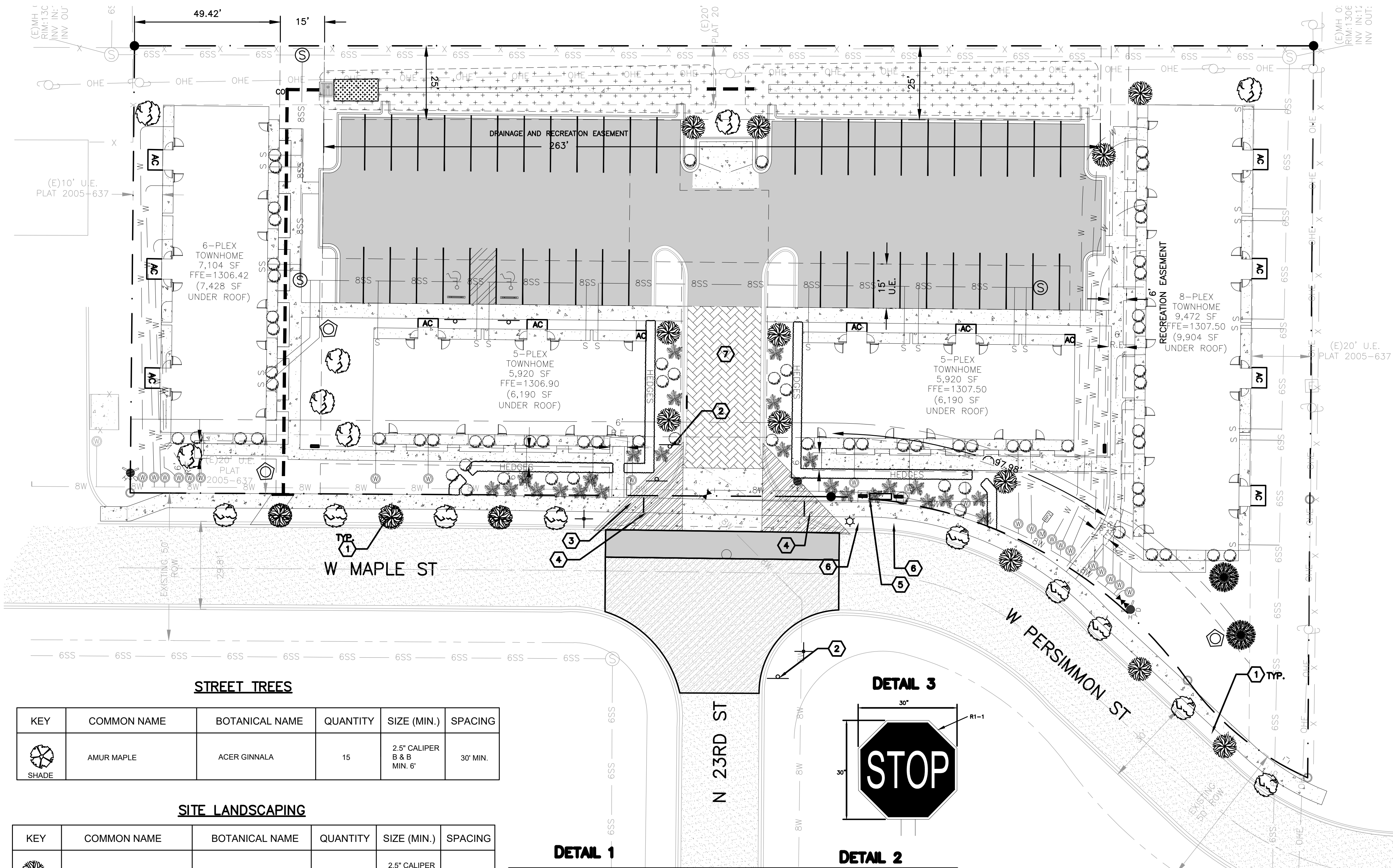
SHEET NAME

UTILITY
PLAN

File No.
23-1040.dwg

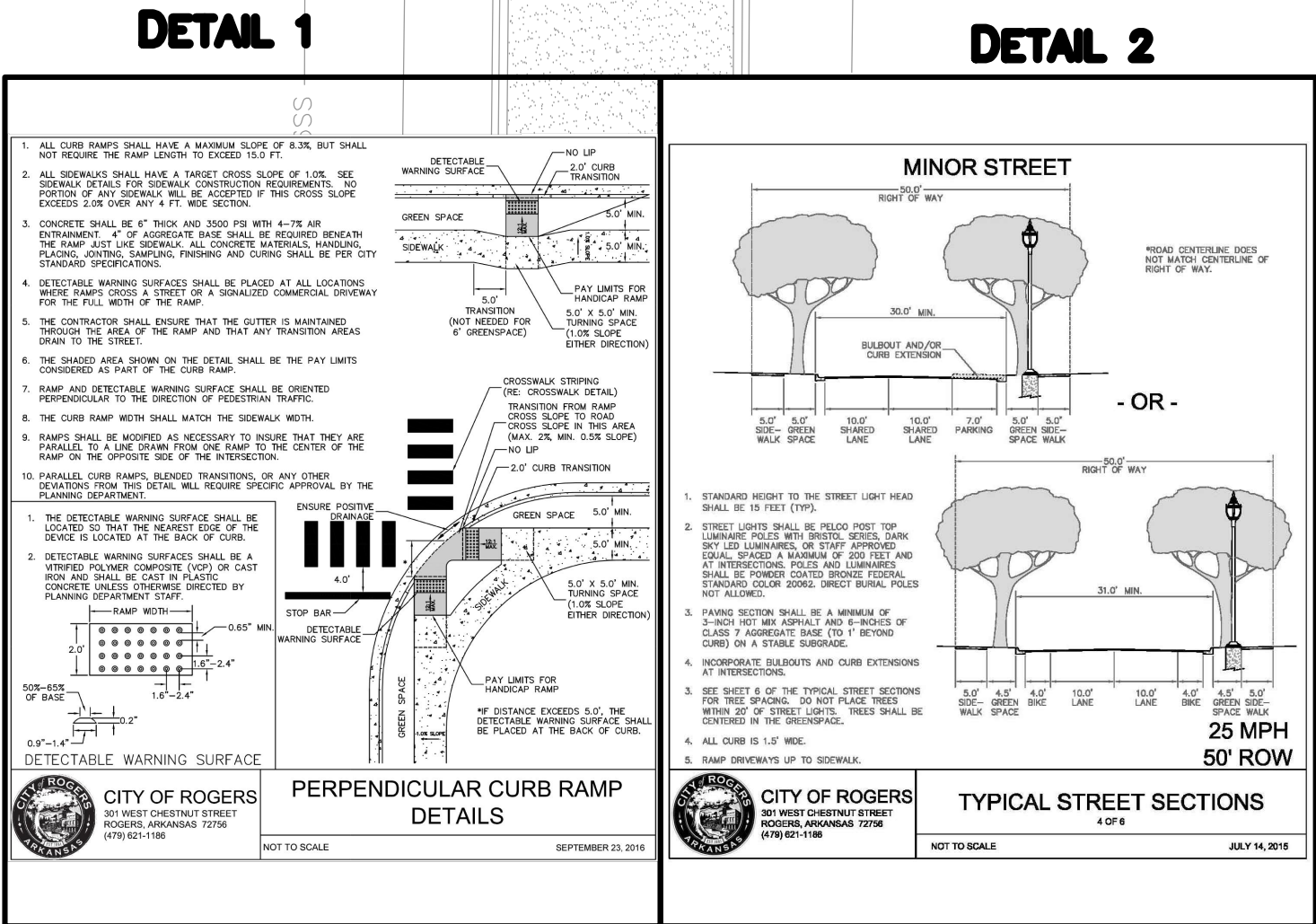
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KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	AMUR MAPLE	ACER GINNALA	15	2.5" CALIPER B & B MIN. 6'	30' MIN.

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	REDBUD	CERCIS CANADENSIS	15	2.5" CALIPER B & B MIN. 6'	30' MIN.
	SCARLET OAK	QUERCUS COCCINEA	5	2.5" CALIPER B & B MIN. 6'	30' MIN.
	SHORTLEAF PINE	PINUS ECHINATA	2	2" CALIPER B & B MIN. 8'	30' MIN.
	MOSS FALSECYPRESS	MISCANTHUS SINENSIS 'ADAGIO'	73	5 GALLON	
	DWARF BURFORD HOLLY (DESIGN BUILD - MUST MEET CITY OF ROGERS PLANT LIST)	LEX CORNUTA	85	5 GALLON	2' MIN
	ADAGIO MISCANTHUS MAIDEN GRASS	CHAMAECYPARIS PISIFERA 'SQUARROSA'	25	5 GALLON	



KEYNOTES:

- 20' CANOPY STREET TREE EVERY 30' ON CENTER ALONG COMMON AREAS. 1 TREE PER LOT ON DRIVEWAY SIDE OF LOTS. SEE CITY OF ROGERS APPROVED TREE LIST. MAINTAIN MINIMUM 20' FROM STREETLIGHTS. SEE DETAIL 2/C9.0
- STOP SIGN PER DETAIL 3/C9.0
- STREETLIGHT PER CITY OF ROGERS STANDARD DETAILS. COORDINATE LOCATIONS WITH AEP/SWEP/CO.
- ACCESSIBLE RAMP PER DETAIL 1/C9.0
- PARK BENCH PER CITY REQUIREMENTS
- BIKE RACK PER DETAIL 9/C10.0
- STAMPED CONCRETE TO BE INSTALLED BY DEVELOPER

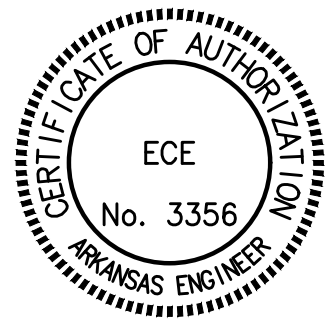
- FOUND IRON PIN
PROPERTY LINE
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING CENTERLINE OF ROAD
PROPOSED CURB
PROPOSED STANDARD CONCRETE
PROPOSED HEAVY CONCRETE
PROPOSED ASPHALT
PROPOSED HANDICAP SIGN
PROPOSED SETBACK
PROPOSED EASEMENT
PROPOSED 8" WATER MAIN
PROPOSED SEWER MANHOLE
PROPOSED 6" SEWER MAIN
PROPOSED DENTENTION POND SOD

LANDSCAPING REQUIREMENTS:

- STREET TREES**
- REQUIRED - PUBLIC STREET STREET FRONTAGE:
1 TREE EVERY 30 LINEAR FEET OR 432 LF FRONTAGE AREA
SPACING = 15 TREES
 - PROVIDED - 15 TREES
- SITE LANDSCAPING**
- REQUIRED - 1 TREE OR SHRUB PER 1,000 SF OF DEVELOPMENT AREA = 66,631 SF
OR 67 TREES AND SHRUBS (25% TREES = 17 TREES)
 - PROVIDED - 17 NEW TREES AND 62 NEW SHRUBS
- GREENSPACE**
- REQUIRED - 10% OF LOT AREA
 - PROVIDED - TOTAL LOT AREA: 66,631 SF
IMPERVIOUS AREA: 38,903 SF
PERVIOUS AREA: 27,728 SF
GREENSPACE: 41.61%

GENERAL LANDSCAPE NOTES:

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



CITYVIEW PROJECT #PL202300967



Date	Comments	Rev
01/11/2024	PER CITY COMMENTS	1
03/06/2024	PER CITY COMMENTS	2
04/02/2024	PER CITY COMMENTS	3

VILLAGE ON MAPLE TOWNHOMES
MAPLE STREET
ROGERS, ARKANSAS
RIP INVESTMENTS, INC.
1111 N. WALTON BLVD BENTONVILLE, AR

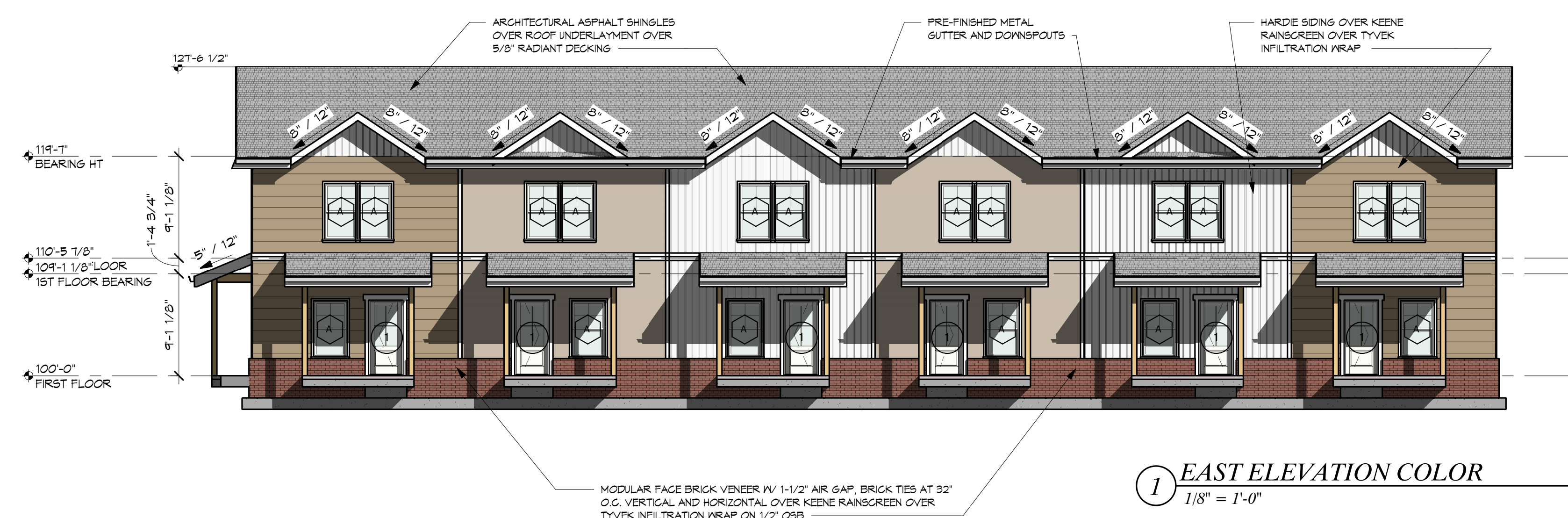
9200 SUITES DR. STE. B
BELLA VISTA, AR 72714
D: (479) 367-5264
M: (609) 759-5300
EMAIL: jason@ecp-llc.com



DRAWN BY:	CJL
CHECKED BY:	JEI
DATE	9/8/2023
JOB NUMBER	23-1040
SHEET NAME	LANDSCAPE PLAN
File No.	23-1040.dwg
	C9.0



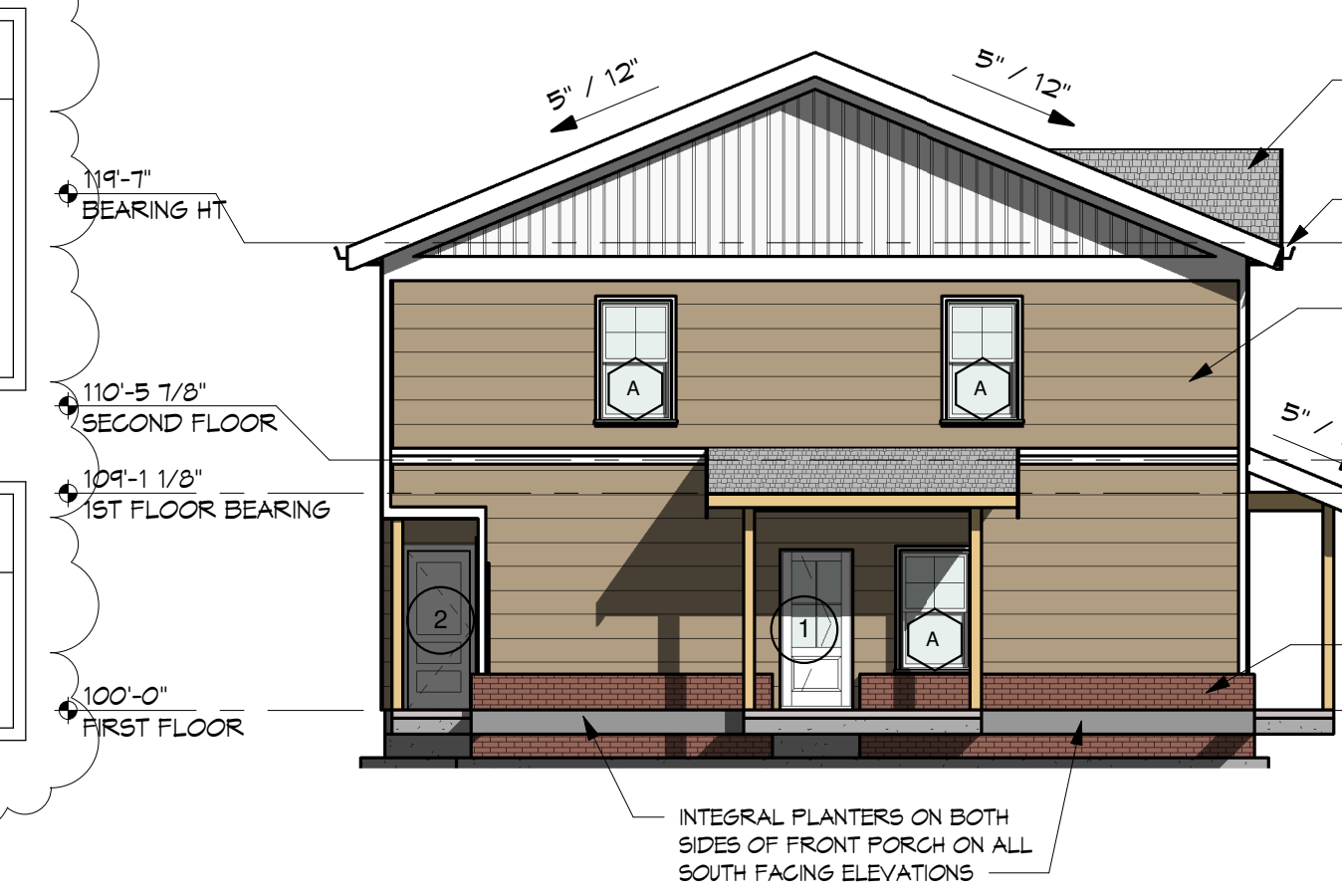
CITY APPROVAL STAMP



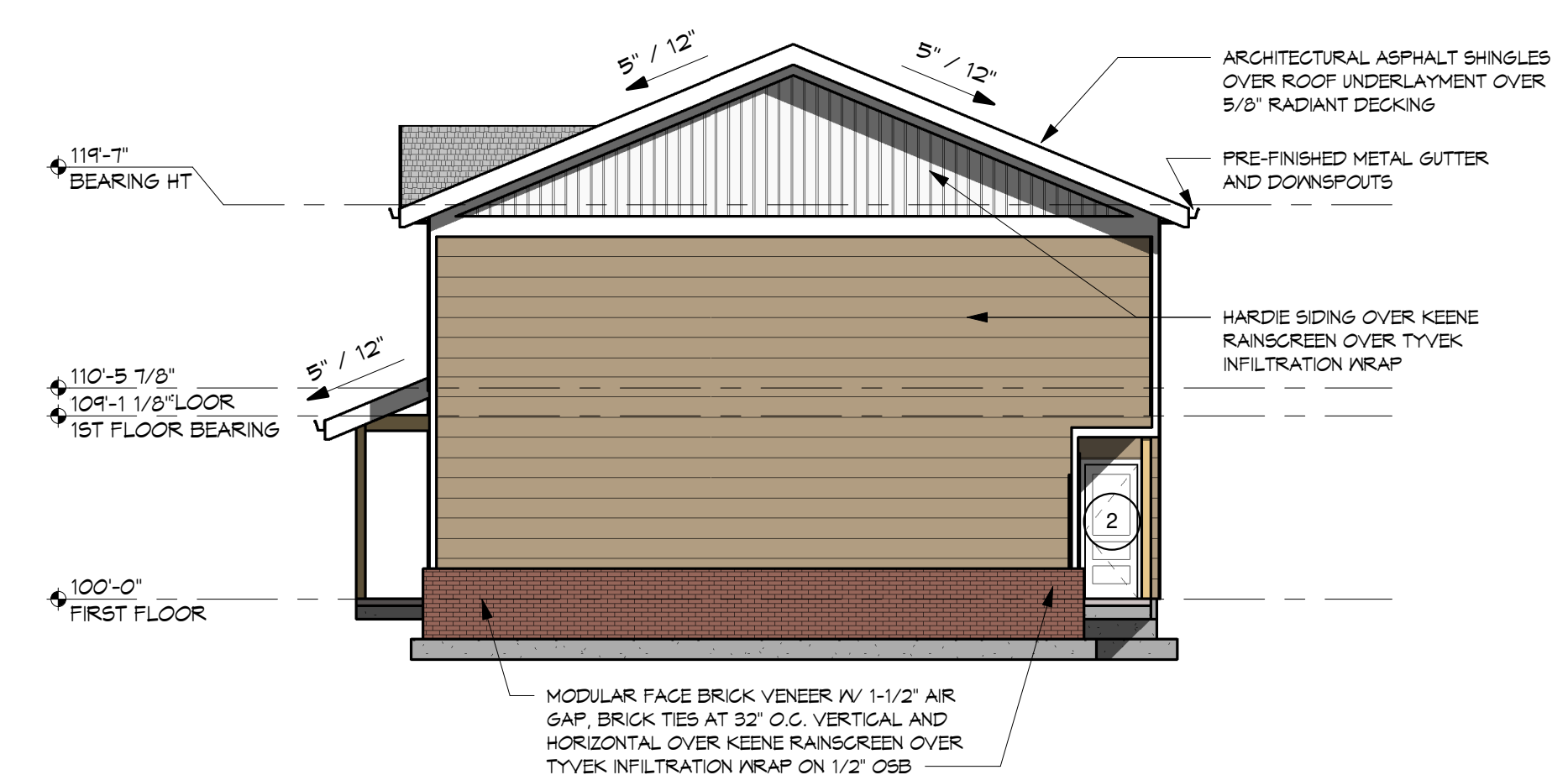
1 EAST ELEVATION COLOR
1/8" = 1'-0"

MATERIAL PERCENTAGE - SOUTH		
FACE BRICK	45 SF - 6%	
HARDIE BOARD AND BATTEN SIDING	193 SF - 29%	
HARDIE LAP SIDING - COLONIAL SMOOTH - 6 TB' EXPOSURE	310 SF - 55%	
APPROVED MATERIAL TOTAL - per Sec. 14-732(5.6)(f 4 iii))	608 SF - 90%	
GLAZING INCLUDED TOTAL	673 SF - 100%	

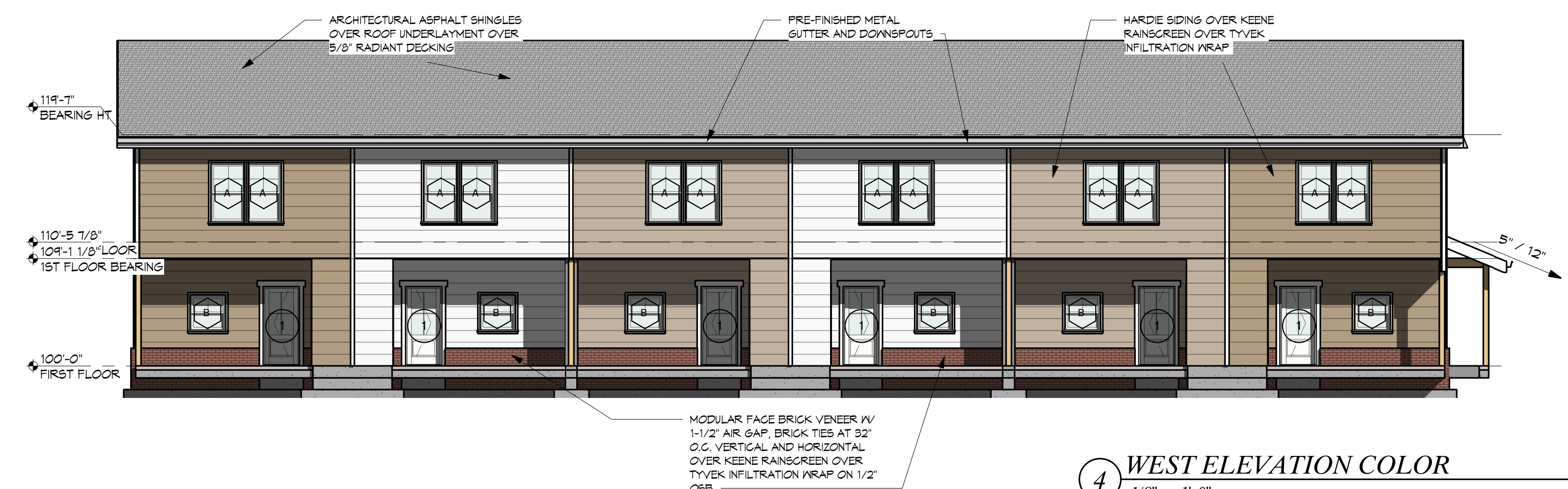
TRANSPARENCY PERCENTAGE - SOUTH		
GROUND FLOOR - 321 TOTAL SF - 35 SF GLAZING - 11% TRANSPARENCY		
SECOND FLOOR - 346 TOTAL SF - 30 SF GLAZING - 9% TRANSPARENCY		



3 SOUTH ELEVATION COLOR
1/8" = 1'-0"



2 NORTH ELEVATION COLOR
1/8" = 1'-0"



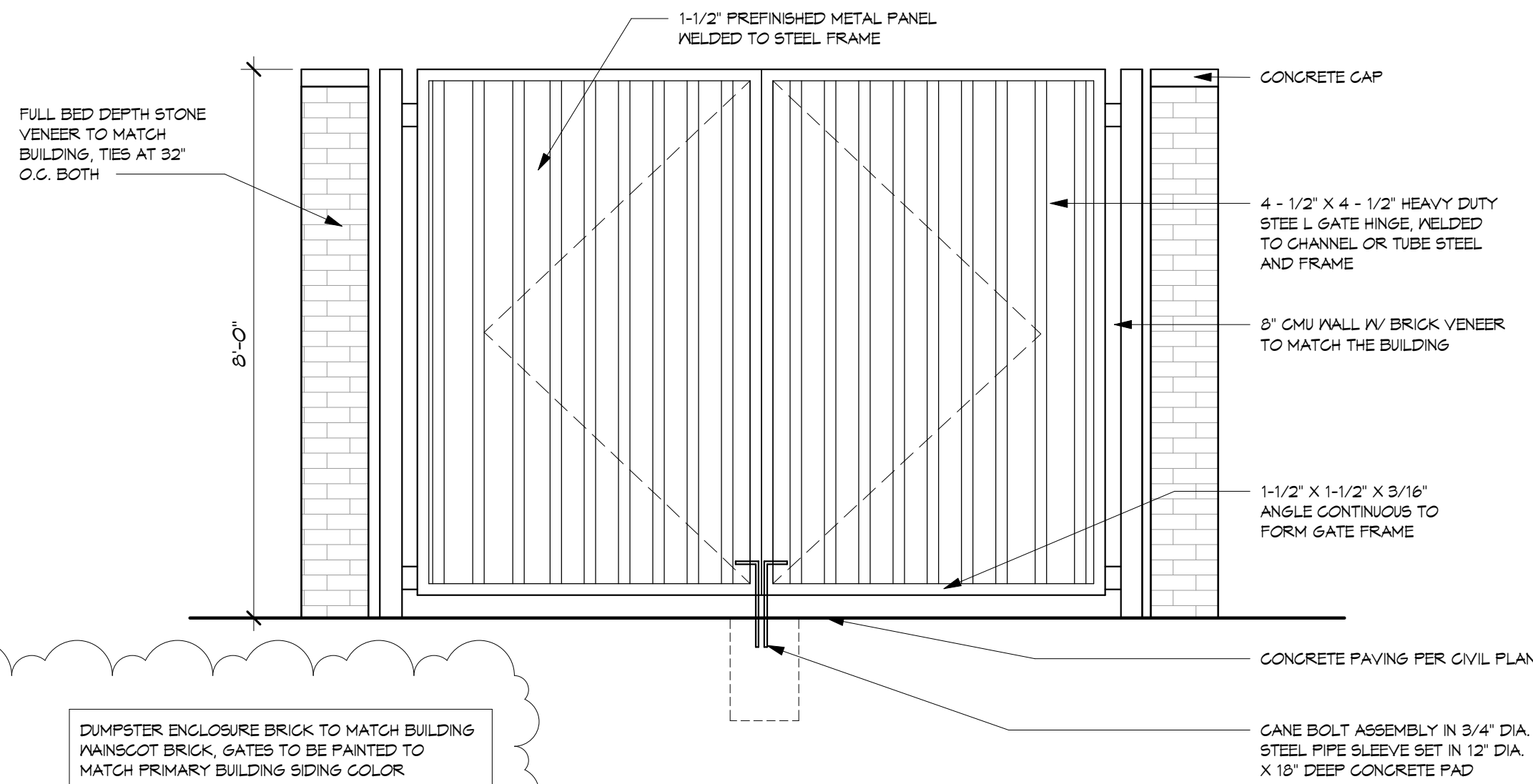
4 WEST ELEVATION COLOR
1/8" = 1'-0"

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

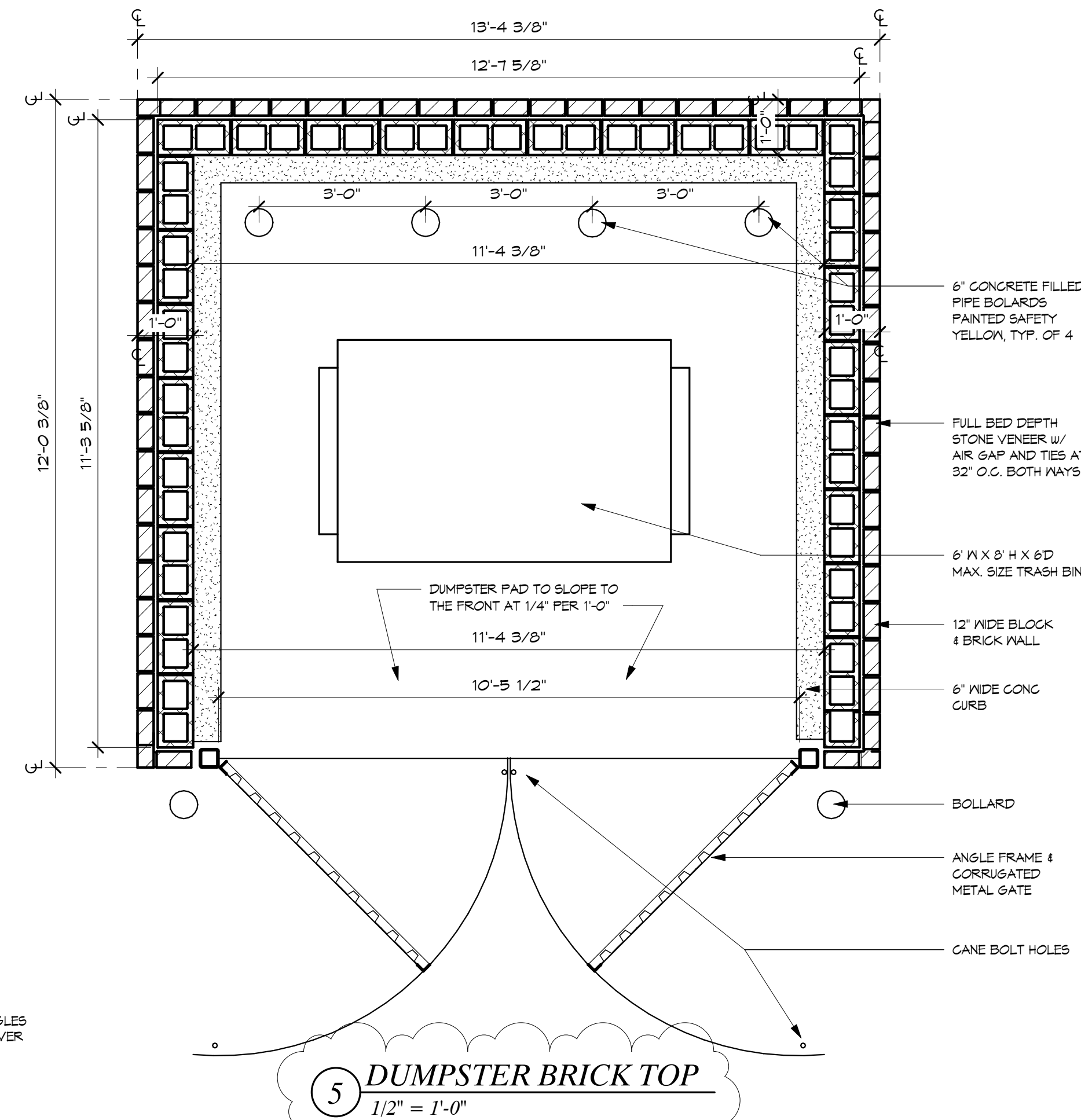
VILLAGE ON MAPLE BLDG 1
W. MAPLE ST.
ROGERS, AR

DATE
11-16-20
JOB NO.
19145
REVISIONS

A7.0
COLOR ELEVATIONS



6 DUMPSTER FRONT BRICK
1/2" = 1'-0"



5 DUMPSTER BRICK TOP
1/2" = 1'-0"



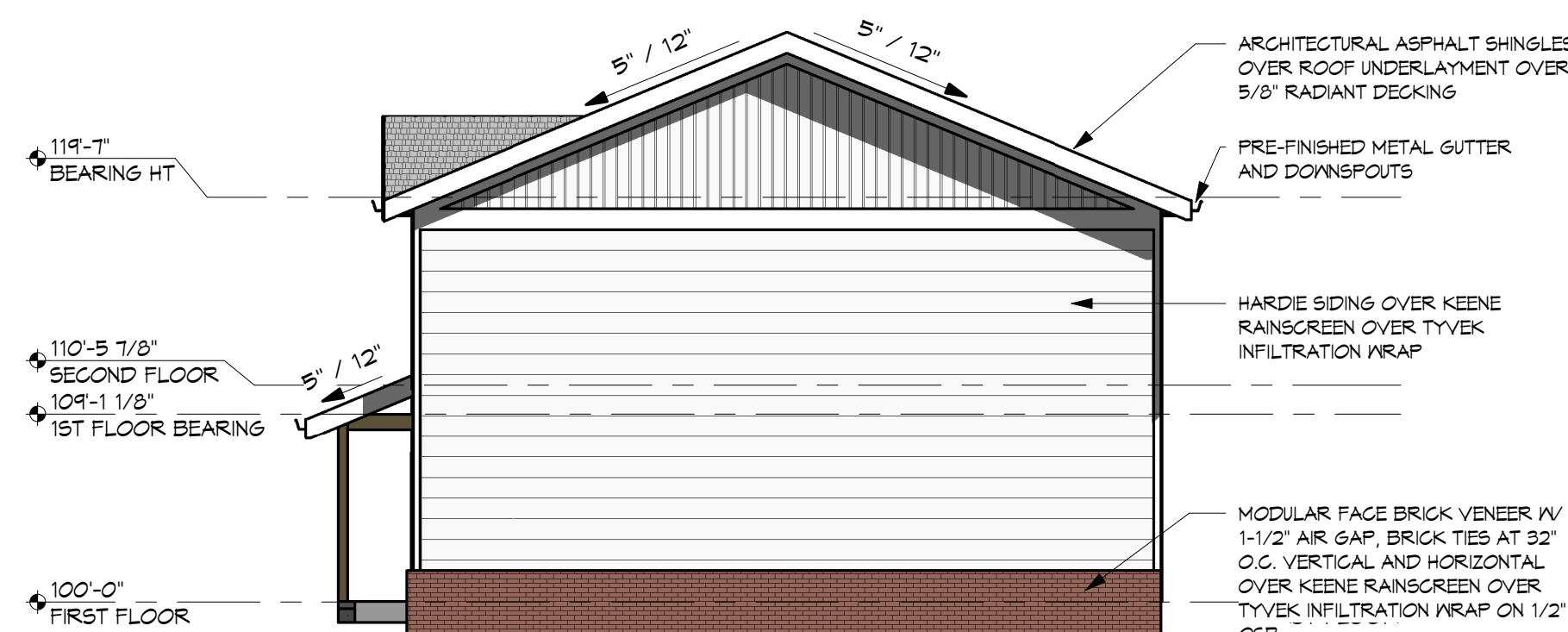
1 SOUTH ELEVATION COLOR
1/8" = 1'-0"

MATERIAL PERCENTAGE - SOUTH

FACE BRICK	135 SF - 5%
HARDIE BOARD AND BATTON	512 SF - 30%
HARDIE LAP SIDING - BEADED CEDARMILL - T" EXPOSURE	512 SF - 30%
HARDIE LAP SIDING - COLONIAL SMOOTH - 6.75" EXPOSURE	256 SF - 15%
APPROVED MATERIAL - TOTAL per 14-732 (5.6)(b)(i) & (iii)	1,415 SF - 80%
GLAZING INCLUDED - TOTAL	1,110 SF - 100%

TRANSPARENCY PERCENTAGE - SOUTH

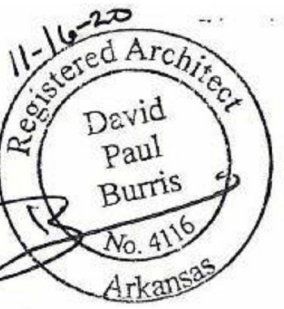
GROUND FLOOR - 845 TOTAL SF - 145 SF GLAZING - 17% TRANSPARENCY
SECOND FLOOR - 865 TOTAL SF - 150 SF GLAZING - 17% TRANSPARENCY



3 EAST ELEVATION COLOR
1/8" = 1'-0"



4 NORTH ELEVATION COLOR
1/8" = 1'-0"



Burris Architecture
8208 Tiger Blvd, Suite 4, Bentonville, AR 72712
479-319-6045

VILLAGE ON MAPLE BLDG 2 & 3
W. MAPLE ST.
ROGERS, AR

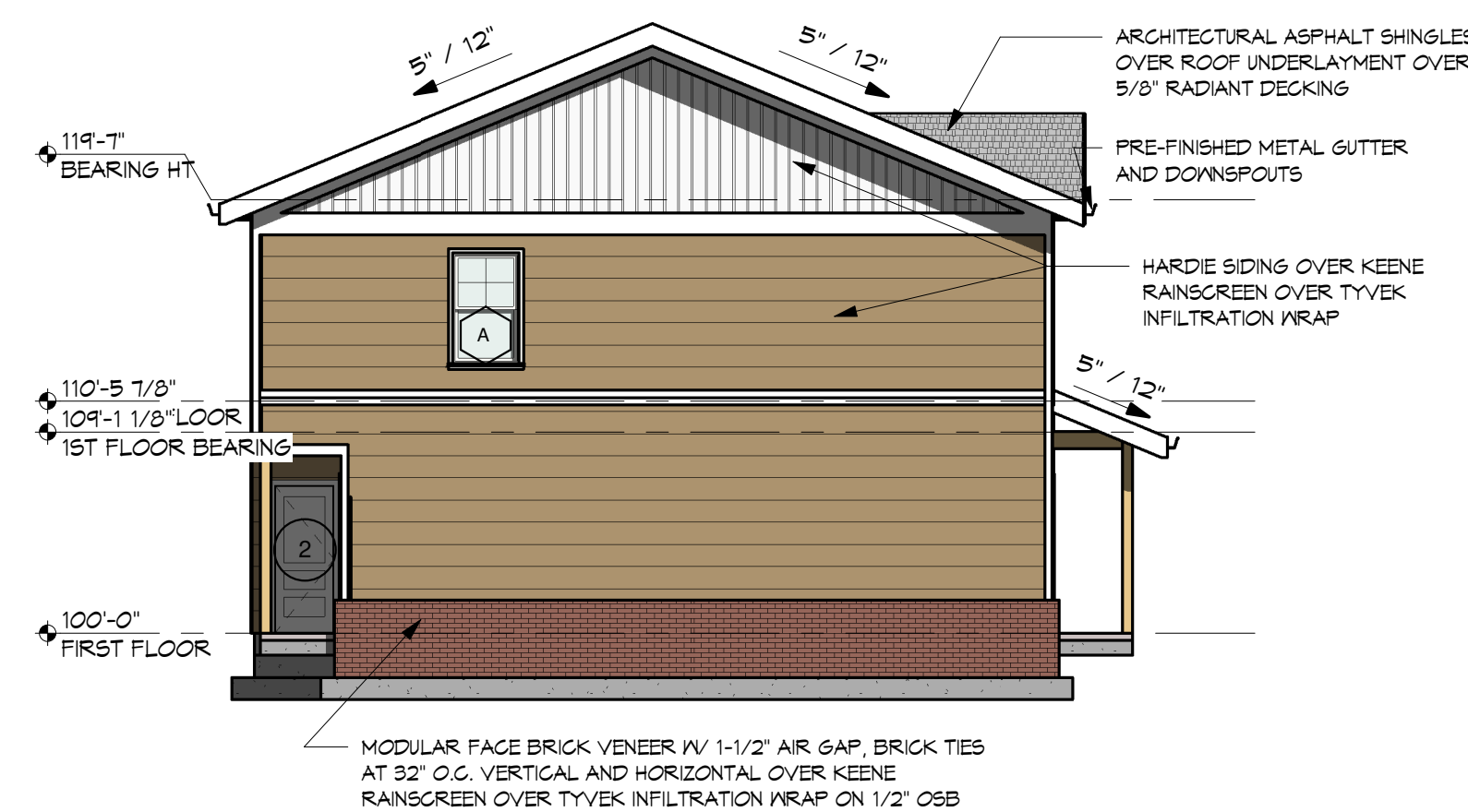
DATE 11-16-20
JOB NO. 19145
REVISIONS

A7.0
COLOR ELEVATIONS

CITY APPROVAL STAMP



1 WEST ELEVATION COLOR
1/8" = 1'-0"



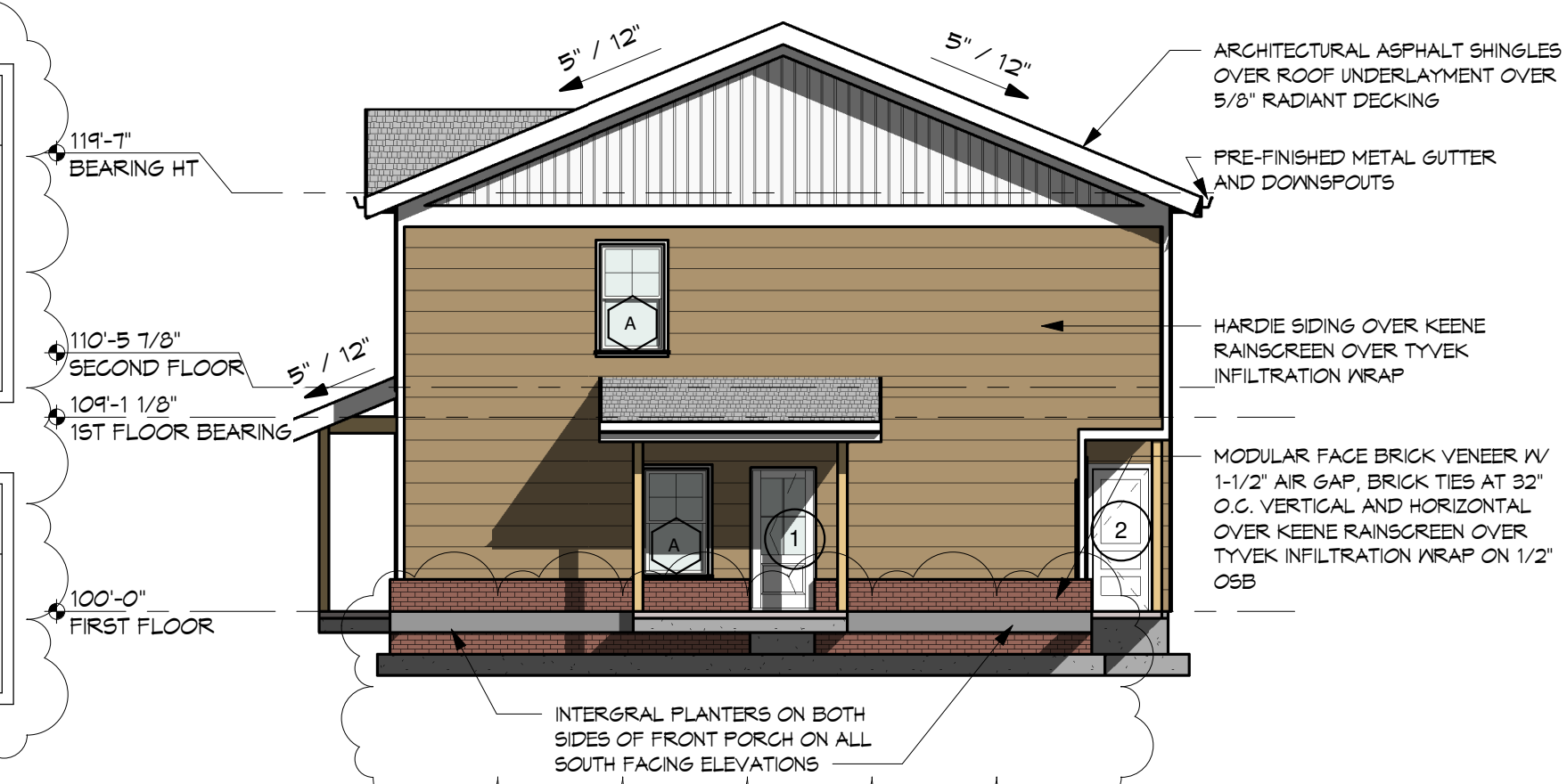
3 NORTH ELEVATION COLOR
1/8" = 1'-0"

MATERIAL PERCENTAGE - SOUTH

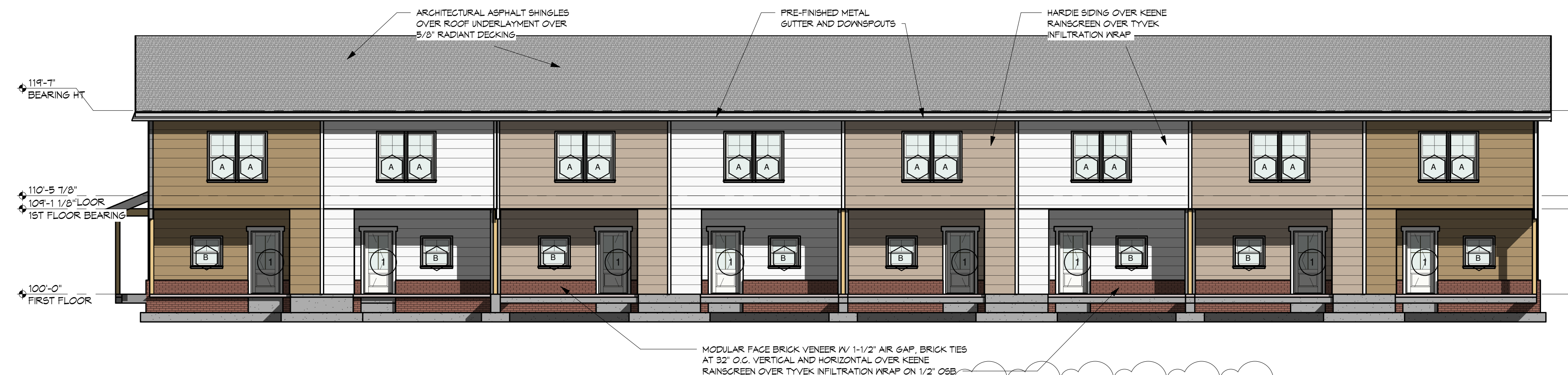
FACE BRICK	45 SF - 1%
HARDIE BOARD AND BATTEN SIDING	193 SF - 24%
HARDIE LAP SIDING - COLONIAL SMOOTH - 6.75" EXPOSURE	385 SF - 51%
APPROVED MATERIALS - TOTAL - per Sec. 14-102(5.6)(1 & iii))	623 SF - 95%
GLAZING INCLUDED - TOTAL	673 SF - 100%

TRANSPARENCY PERCENTAGE - SOUTH

GROUND FLOOR - 321 TOTAL SF - 35 SF GLAZING - 11% TRANSPARENCY
SECOND FLOOR - 346 TOTAL SF - 15 SF GLAZING - 4% TRANSPARENCY



2 SOUTH ELEVATION COLOR
1/8" = 1'-0"



4 EAST ELEVATION COLOR
1/8" = 1'-0"



LARGE SCALE DEVELOPMENT

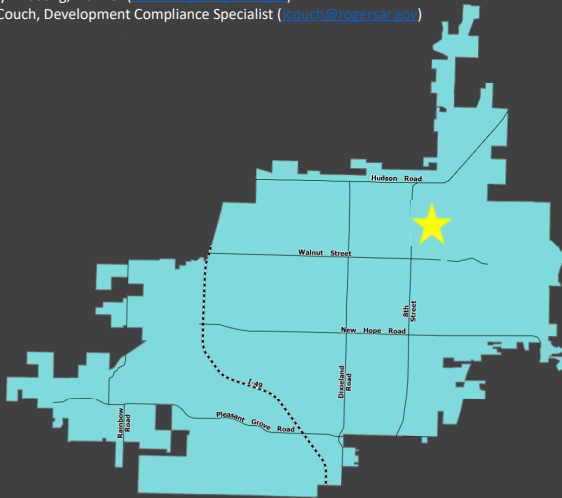
PLANNING

Red Stone Reserve (Dixieland Apartments)

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

4.2 acres near the southwest corner of W. Olrich and S. Dixieland Road

CGM Designation

Neighborhood

Zoning

RMF-11.5A

Proposed Use

Residential Multi-Family

Representative

Chase Allison, Halff Associates

Location:

This property is about 4.2 acres located near the southwest corner of W. Olrich and S. Dixieland Road.

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:

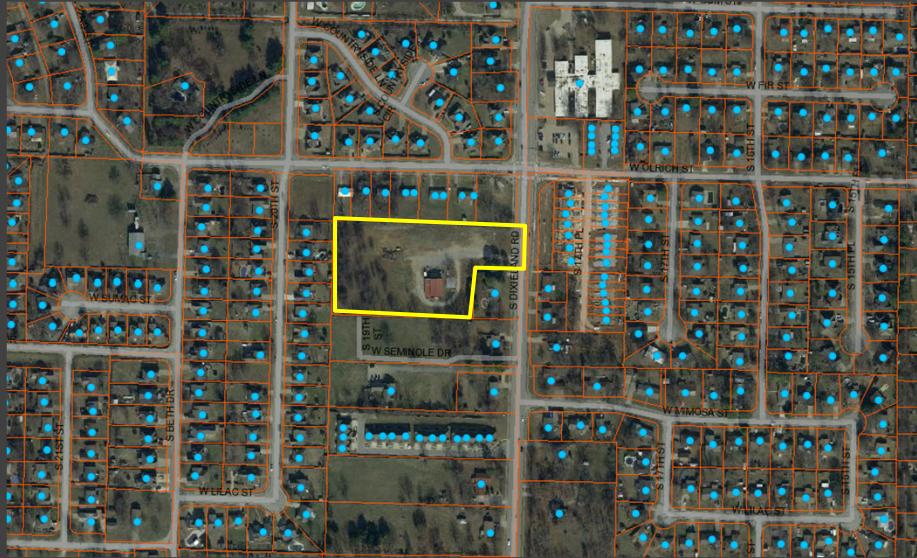
R-SF, N-R, R-DP, R-MF



LARGE SCALE DEVELOPMENT

PLANNING

Red Stone Reserve (Dixieland Apartments)



ZONING:

RMF-11.5 (Residential Multifamily, 11.5 units per acre)

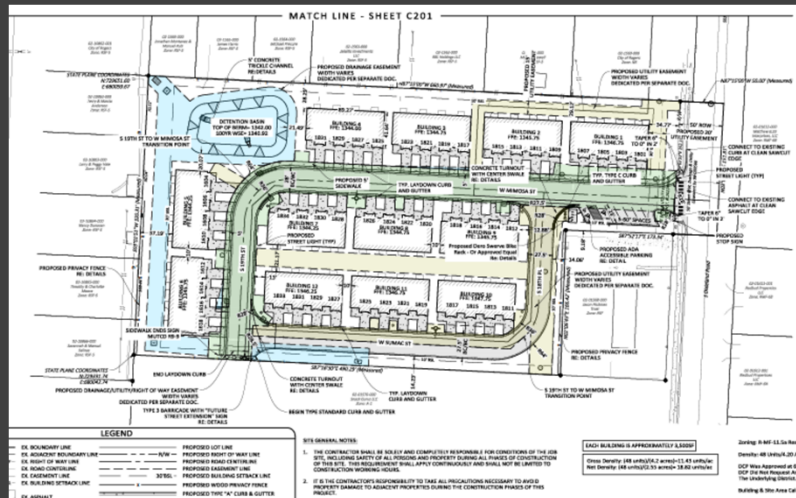
"This district is intended to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter "A" or "B" will follow unit density to designate 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

PLANNING

Red Stone Reserve (Dixieland Apartments)



Site Plan

Request

- This development proposal includes 48 units on 4.2 acres with a gross building area of 42,836 sf.

Request:

- This development proposal includes 48 units on 4.2 acres with a gross building area of 42,836 sf.
- A rezone and density concept plan were approved at this site by Planning Commission on June 20th, 2023.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

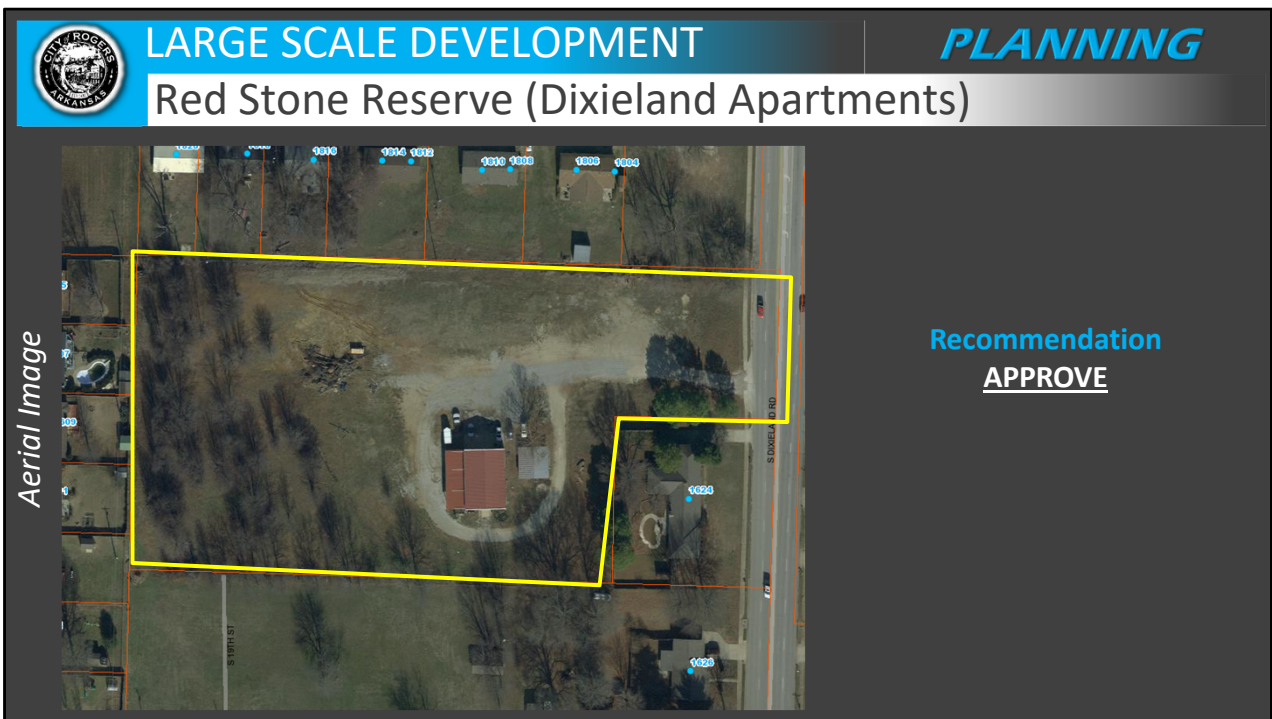
The applicant's proposal meets all access management standards.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes a detention pond on the northwest portion of the site and intends to address water quality with debris snouts.

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 Dixieland Road is not in substandard condition.

Connectivity Standards:

Connectivity standards are being met with this proposal.

Streetscape:

Right-of-Way:

The right-of-way width for S Dixieland Road, a Major Arterial, is 50-ft from the centerline, as required by the Typical Street Section.

The applicant proposes a standard 37-ft right-of-way easement on W Mimosa Street and S 19th Street.

Sidewalks & Sidepaths:

The applicant proposes a 5-ft sidewalk along the public streets, W Mimosa Street and S 19th Street.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlight requirements are met with this proposal.

Street Trees:

The applicant proposes the required street trees.

Summary

LSDP Staff Recommendation

APPROVE

1st Submittal - 09.22.23

Red Stone Reserve S Dixieland Rd.

Rogers, Benton County, Arkansas

Sheet Title

Sheet Number	Sheet Title
G000	COVER SHEET
V100	TOPOGRAPHIC SURVEY
C100	DEMOLITION PLAN
C200	SITE PLAN
C201	SITE PLAN
C300	EROSION CONTROL
C301	EROSION CONTROL DETAILS
C400	GRADING PLAN
C401	STREET PROFILE
C500	DRAINAGE PLAN
C501	STORM DRAIN PLAN AND PROFILES STORM DRAIN LINES A A-1 A-2
C502	STORM DRAIN PLAN AND PROFILES STORM DRAIN LINES B AND C
C600	UTILITY PLAN
C601	UTILITY PLAN
C602	SEWER PLAN AND PROFILES SEWER LINE A
C603	SEWER PLAN AND PROFILES SEWER LINES A-1 AND A-2
C604	SEWER PLAN AND PROFILES SEWER LINE A-3
C605	WATER PLAN AND PROFILE WATER LINE A
C606	WATER PLAN AND PROFILE WATER LINE B
C607	WATER PLAN AND PROFILE WATER LINE B CONT.
C700	MISCELLANEOUS DETAILS
C701	MISCELLANEOUS DETAILS
C702	MISCELLANEOUS DETAILS
C703	MISCELLANEOUS DETAILS
C704	CITY DETAILS
C705	CECC ELECTRIC LAYOUT
C800	LANDSCAPE PLAN
C801	TREE MITIGATION

RWU Details & Building Layout

Zoning - Overlay District Zoning - R-MF Residential Multifamily			
Build-to Zones			
Front Yard	Side Yard		Rear Yard
	Interior	Exterior	
30' Mi	10' Min	30' Min	30' Min



PROJECT LOCATION

N.T.S.

Description	Parking Requirement	Spaces Required	Spaces Provided
Total Buildings: 12 Total Units: 48 Units	3 Spaces Per 2 Unit Total Units: 48	72*	106*
Accessible Spaces	76-100: 4 spaces	4	4
Van Accessible Spaces	1 Space	1	2
Total		72*	106*
Bicycle Parking	1 Per 30 Units	2	4

CITYVIEW #PL202300977

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: ADAM CORMER
1301 FEDERAL WAY, P.O. BOX 2129
LOWELL, AR 72745
PHONE: (479) 877-0006

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

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

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

FIRE DEPARTMENT
CITY OF ROGERS
CONTACT: BJ HYDE
201 NORTH FIRST STREET
ROGERS, ARKANSAS 72756
PHONE: (479) 621-1100

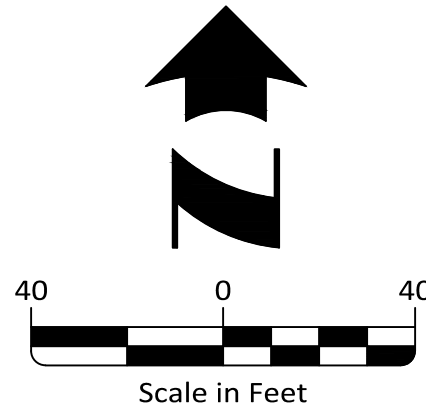
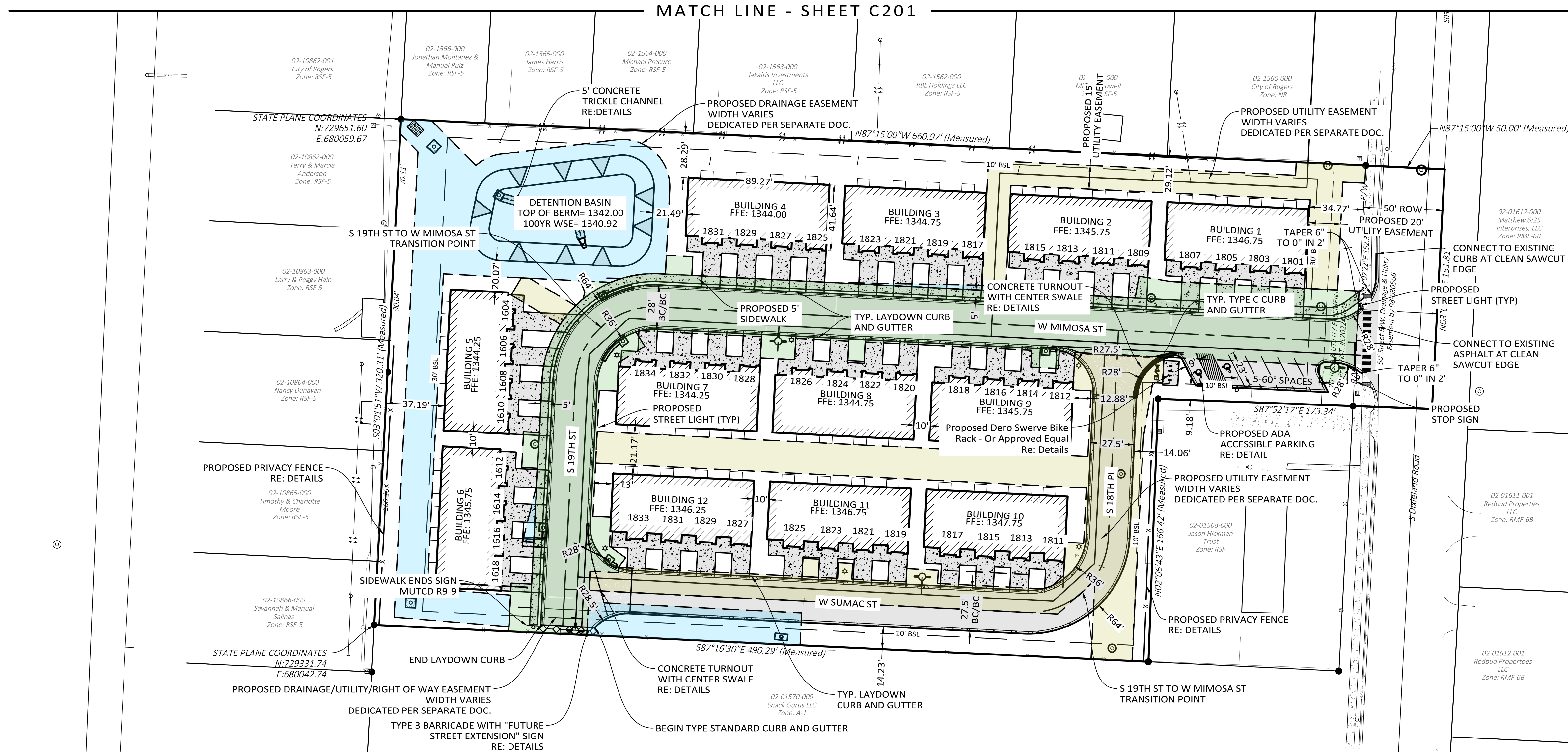
DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37 4815
W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

CITY OF ROGERS
301 W. CHESTNUT
ROGERS, AR 72756

COMMUNITY DEVELOPMENT DEPARTMENT
CONTACT: JOHN MCCURDY
ENGINEERING: DYLAN COBB
PHONE: (479) 621-1186

STREET DEPARTMENT
CONTACT: FRANK GUYLL
PHONE: (479) 621-1140

The Reserve On Dixieland



PARKING SUMMARY			
Description	Parking Requirement	Spaces Required	Spaces Provided
Total Buildings: 12			
Total Units: 48 Units	3 Spaces Per 2 Unit	72*	106*
Accessible Spaces	76-100: 4 spaces	4	4
Van Accessible Spaces	1 Space	1	2
Total		72*	106*
Bicycle Parking	1 Per 30 Units	2	4

*Includes All Accessible Spaces

LEGEND			
	EX. BOUNDARY LINE		PROPOSED LOT LINE
	EX. ADJACENT BOUNDARY LINE		PROPOSED RIGHT OF WAY LINE
	EX. RIGHT OF WAY LINE		PROPOSED ROAD CENTERLINE
	EX. ROAD CENTERLINE		PROPOSED EASEMENT LINE
	EX. EASEMENT LINE		PROPOSED BUILDING SETBACK LINE
	EX. BUILDING SETBACK LINE		PROPOSED WOOD PRIVACY FENCE
	EX. ASPHALT		PROPOSED TYPE "A" CURB & GUTTER
	EX. CONCRETE		PROPOSED FIRE LANE STRIPING ON CURB
	EX. FENCE LINE		PROPOSED TYPE "C" CURB & GUTTER
	EX. WATER METER		PROPOSED CONCRETE SIDEWALK BY DEVELOPER
	EX. FIRE HYDRANT		PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	EX. WATER VALVE		PROPOSED 1" WATER METER
	EX. WATER LINE		PROPOSED FIRE HYDRANT
	EX. SEWER MANHOLE		PROPOSED SEWER MANHOLE
	EX. SANITARY SEWER LINE		PROPOSED LIGHT POLE
	EX. GAS METER		PROPOSED ELECTRIC TRANSFORMER
	EX. GAS LINE		PROPOSED FLARED END SECTION
	EX. TELEPHONE PEDESTAL		PROPOSED JUNCTION BOX / CURB INLET
	EX. TELEPHONE LINE		PROPOSED SIGN
	EX. FIBER OPTIC PEDESTAL		
	EX. FIBER OPTIC LINE		
	EX. ELECTRIC PEDESTAL		
	EX. POWER POLE W/ GUY WIRE		
	EX. ELECTRIC TRANSFORMER		
	EX. OVERHEAD ELECTRIC LINE		
	EX. UNDERGROUND ELECTRIC LINE		
	EX. FENCE		

EASEMENT LEGEND	
	PROPOSED DRAINAGE, UTILITY, AND RIGHT OF WAY EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT

ZONING - RESIDENTIAL MULTIFAMILY (RMF-11.5a)			
BUILDING SETBACKS			
FRONT YARD	SIDE YARD		REAR YARD
30'	INTERIOR	EXTERIOR	30'
	10'	30'	

SITE GENERAL NOTES:

- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF THE PROPOSED ENTRANCE SIGN.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
- ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
- CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
- ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" FIXTURES IN ACCORDANCE WITH THE CITY REQUIREMENTS.
- ALL HVAC/MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- TRASH TO BE COLLECTED IN INDIVIDUAL TRASH BINS AT ENDS OF RESIDENTS' DRIVEWAYS. NO DUMPSTER IS TO BE PROVIDED ON SITE.

EACH BUILDING IS APPROXIMATELY 3,500SF

Gross Density: (48 units)/(4.2 acres)=11.43 units/ac
Net Density: (48 units)/(2.55 acres)= 18.82 units/ac

Zoning: R-MF-11.5a Residential Multifamily District

Density: 48 Units/4.20 Acres: ±11.4 Units Per Acre

DCP Was Approved at 6-20-2023 Planning Commission
DCP Did Not Request Any Setbacks Deviating From The Underlying District.

Building & Site Area Calculations:

Overall Site Area: ±4.20 Acres / 182,837 Sq. Ft.
Use: Apartments

Impervious Area: ±2.31 Acres/ 100,613 Sq. Ft.
Maximum Building Coverage Allowed: 40% Site Coverage
Provided Building Coverage: 24%
Minimum Open Space Area: 36,567 Sq. Ft. (20%)
Provided Open Space Area: 82,224 Sq. Ft. (45%)

Maximum Structure Height: 35'
Provided Structure Height to Peak: 24' 8.875"
Provided Structure Height to Eave: 18' 1.625"
Building Construction Type: VB

Number of Buildings: 12
Units Per Building: 4
Building Usage: Multi-family Residential
Total Number of Units: 48
Bedrooms Per Unit: 2
Gross Building Square Footage: 43,836 Sq. Ft.

Maximum Impervious Area Allowed: 70%

Total Provided Impervious Area: 100,613 Sq. Ft./ 55%
Total Provided Pervious Area: 82,224 Sq. Ft./ 45%

CITYVIEW #PL202300977



HALFF ASSOCIATES, INC.
C.O.A. #E-3065 EXP. DATE: 12.31.2024
C.O.A. #LS-371 EXP. DATE: 12.31.2024
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

REDSTONE RESERVE

City of Rogers, AR

Issued for Review
04.16.24

SITE PLAN

Revisions

2	Revised Per City Comments 12/15/2023
3	Revised Per City Comments 01/25/2024
4	Revised Per City Comments 02/26/2024

Drawn By: **HLS**
Approved By: **CKA**
Date: **04/16/2023**
Project No.: **52860**

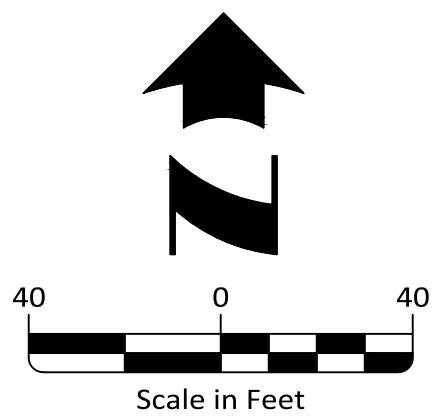
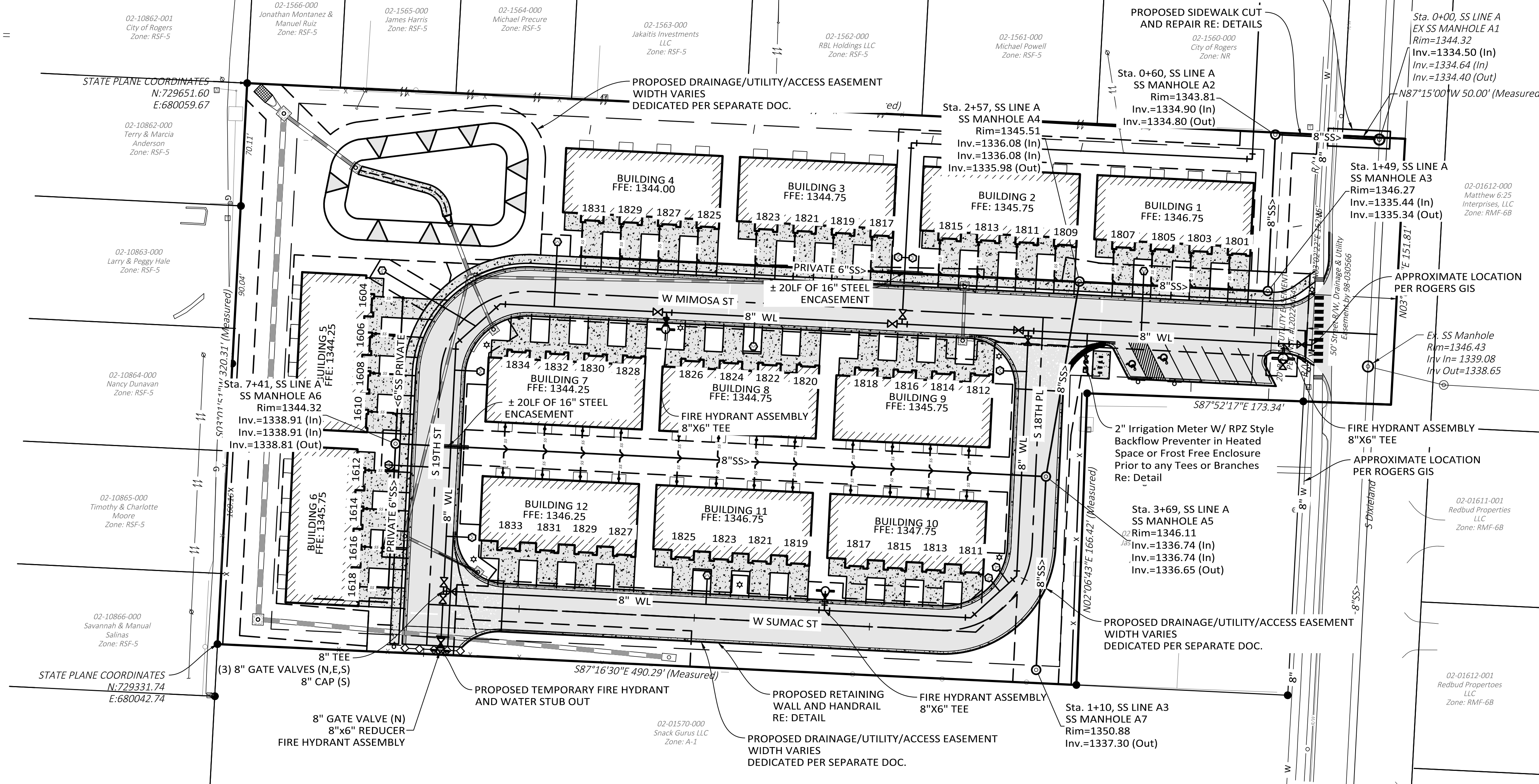
Vert. Scale: **N/A**
Horiz. Scale:
Plot Scale: **1**
DWG Name: **NAME**

SHEET

C200

Drawing Name: I:\2000s\52860\DRAWING\C-PLAN-5TEOPTION2.dwg Last Modified: Apr 15, 2024 - 4:47pm Plotted on: Apr 16, 2024 - 10:04am by ah5213

MATCH LINE - SHEET C601



SANITARY SEWER NOTES:

- ALL SANITARY SEWER APPURTENANCES SHALL COMPLY WITH ROGERS WATER UTILITIES SPECIFICATIONS AND THE ARKANSAS DEPARTMENT OF HEALTH.
- ANY ADJUSTMENT TO EXISTING SANITARY SEWER MANHOLES DUE TO CHANGES IN SURROUNDING GRADES SHALL BE MADE IN ACCORDANCE WITH ROGERS WATER UTILITIES DETAILS AND SPECIFICATIONS.
- SANITARY SEWER SERVICE LINES GREATER THAN 4" DIAMETER MUST CONNECT TO A SANITARY SEWER MANHOLE, IN ACCORDANCE WITH ROGERS WATER UTILITIES REGULATIONS.
- ALL CONNECTIONS TO EXISTING SANITARY SEWER LINES OR MANHOLES ARE MADE BY ROGERS WATER UTILITIES ON A COST PLUS BASIS.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO PERMANENT CONNECTION OF SERVICES.
- MAINTAIN 5' MINIMUM HORIZONTAL CLEARANCE BETWEEN GAS LINES, ELECTRIC LINES, AND TRANSFORMERS WHERE THEY RUN PARALLEL TO SANITARY SEWER MAINS AND WATER MAINS.

CITYVIEW #PL202300977



HALFF ASSOCIATES, INC.
C.O.A. #E-3065 EXP. DATE: 12.31.2024
C.O.A. #LS-371 EXP. DATE: 12.31.2024
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

REDSTONE RESERVE

City of Rogers, AR

Issued for Review
04.16.24

UTILITY PLAN

Revisions

2	Revised Per City Comments 12/15/2023
3	Revised Per City Comments 01/25/2024
4	Revised Per City Comments 02/26/2024

Drawn By:	HLS	Vert. Scale:	N/A
Approved By:	CKA	Horiz. Scale:	
Date:	04/16/2023	Plot Scale:	1
Project No.:	52860	DWG Name:	NAME

SITE UTILITY GENERAL NOTES:

- EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO CONSTRUCTION @ 1-800-482-8998. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM HALFF ENGINEERS, INC. AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. HALF ENGINEERS, INC. SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE INSTALLED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS. ALL UTILITY COMPANY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
- ALL UTILITIES SHALL TERMINATE FIVE (5) FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF ALL SERVICE LINES SHALL BE TIGHTLY CAPPED OR PLUGGED AND MARKED UNTIL SUCH TIME AS CONNECTIONS ARE MADE INSIDE THE BUILDING. COORDINATE ALL ENTRANCES TO THE BUILDING WITH THE ARCHITECTURAL PLANS AND M.E.P. PLANS.
- ALL PRIVATE WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL PLUMBING CODE.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO FINAL CONNECTION OF UTILITY SERVICES.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO OBTAIN ALL UTILITY EASEMENTS THAT ARE NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF ALL PROPOSED UTILITIES. THE EASEMENTS MUST BE OBTAINED PRIOR TO BEGINNING ANY PUBLIC UTILITY INSTALLATION.
- THE DOMESTIC WATER SERVICE LINE SHALL INCLUDE AN INTERNAL RP TYPE BACKFLOW PREVENTER. PROVISIONS SHALL BE PROVIDED FOR THERMAL EXPANSION AND DRAINAGE WITH THE DOMESTIC WATER SERVICE LINE TO THE RPZ. REFER TO M.E.P. PLANS.
- THE IRRIGATION SYSTEMS SHALL BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER. IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.
- BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOOR SHALL BE PROTECTED BY AN ENCLOSURE WHICH COMPLIES WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) CODE 1060.
- THE OWNER/ DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE ELECTRICAL EXTENSION TO THE PROPOSED BUILDING, IN ACCORDANCE WITH CARROLL ELECTRIC & EXTENSION POLICY.
- ALL SANITARY SEWER AND WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCEPTANCE WITH ROGERS WATER UTILITIES SPECIFICATIONS DATED APRIL 16, 1997.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

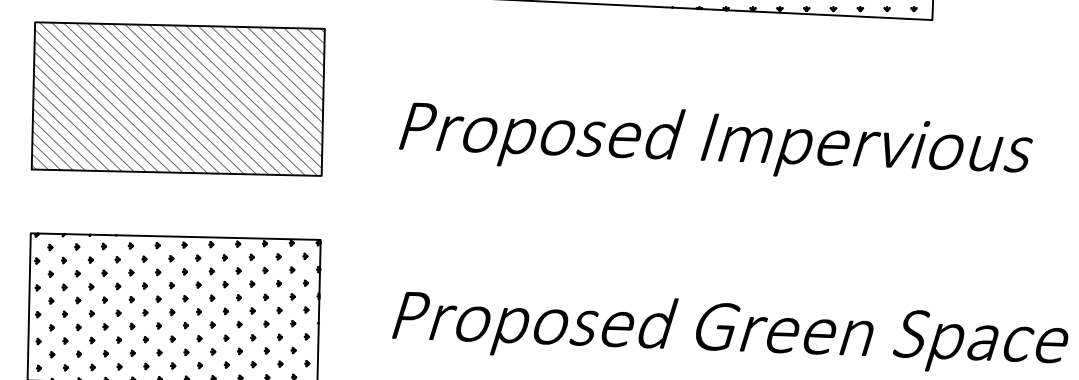
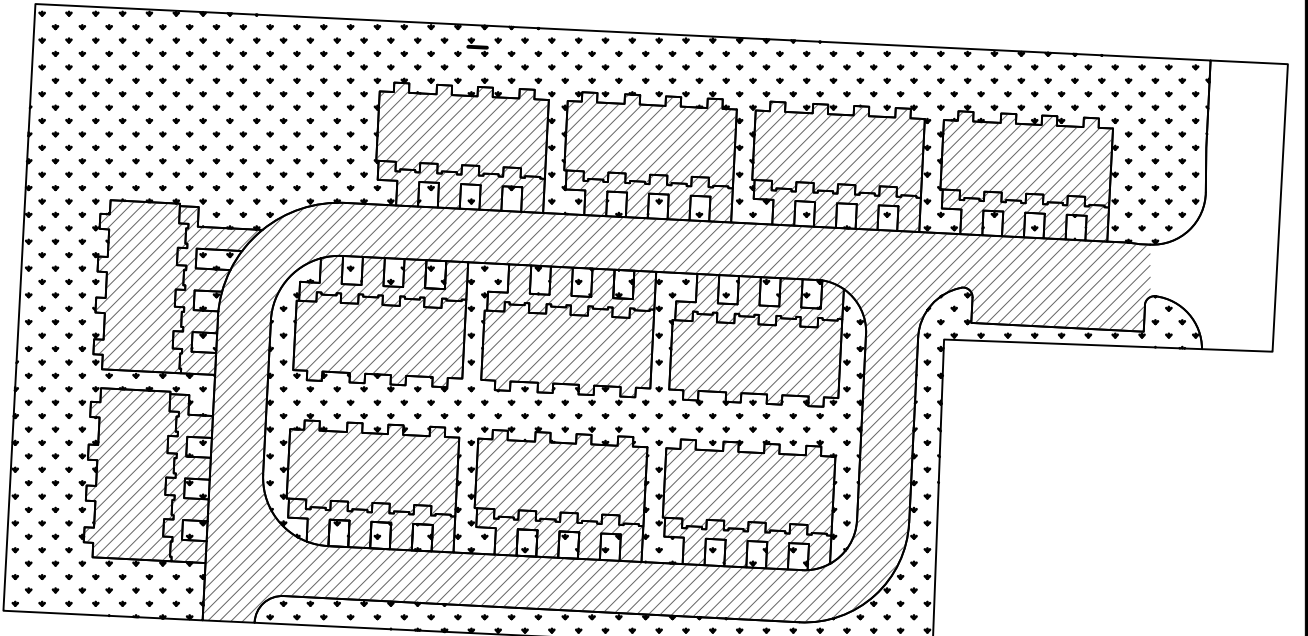
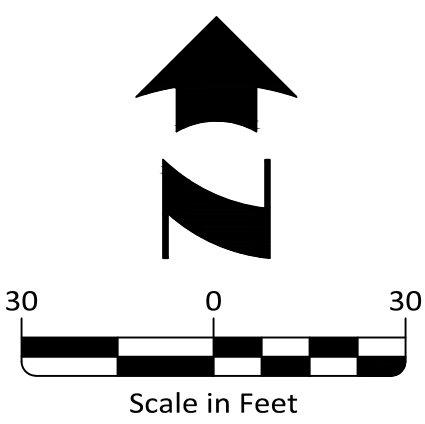
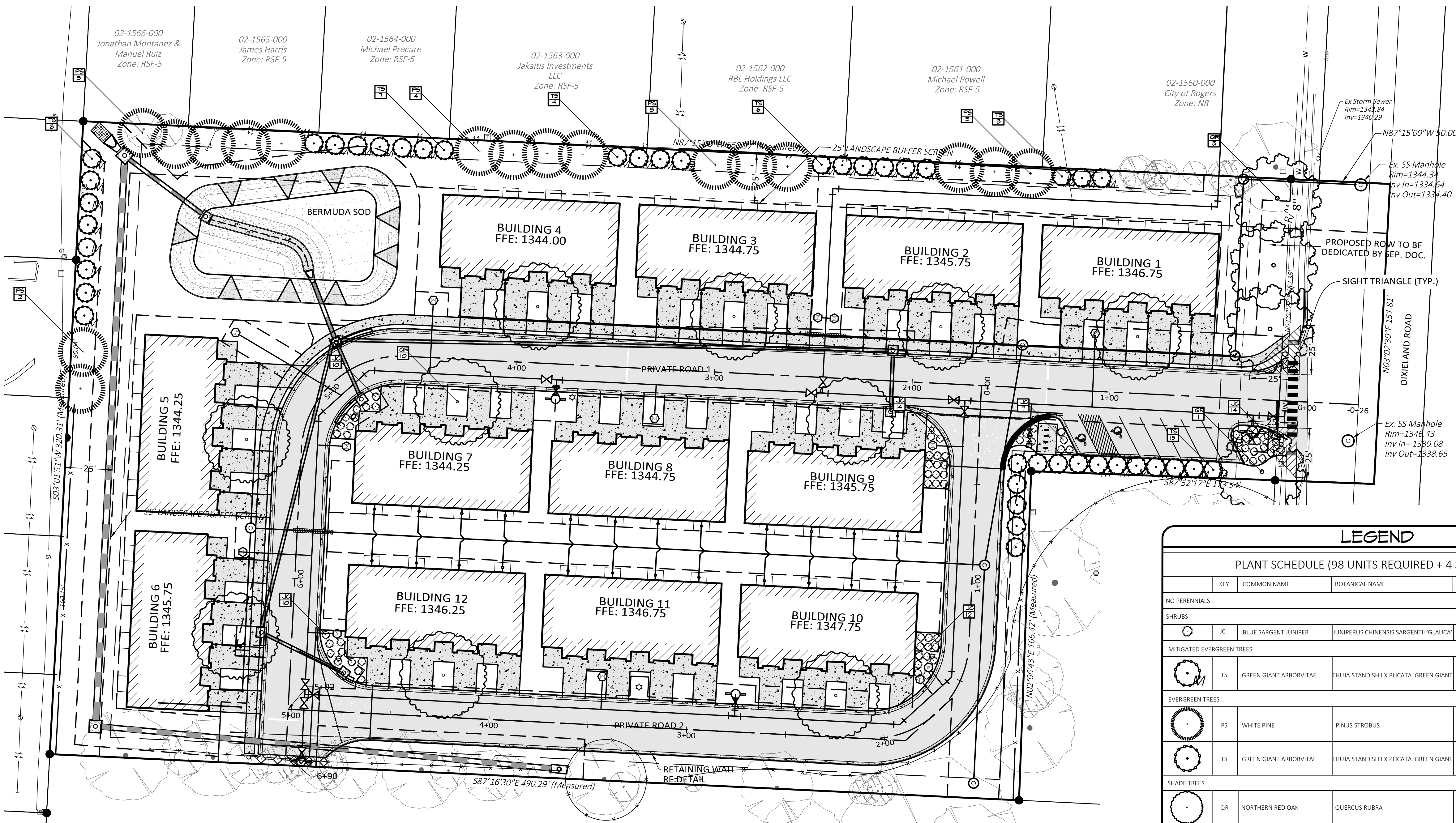
WATER NOTES:

- THE CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING WATER MAINS.
- ALL CONNECTIONS TO EXISTING WATER MAINS ARE MADE BY ROGERS WATER UTILITIES ON A COST PLUS BASIS. ANY TAP(S)/CONNECTION(S) AT EXISTING WATER MAINS (OR 8" PLUGGED GATE VALVES) SHALL BE MADE BY ROGERS WATER UTILITIES AT THE DEVELOPER'S EXPENSE. THE WATER MAIN POINT OF CONNECTION SHALL BE FIELD VERIFIED AND THE CONNECTION SHALL BE COORDINATED WITH ROGERS WATER UTILITIES.
- CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER MAINS. ROGERS WATER UTILITIES OPERATES ALL WATER VALVES.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE PERMANENT CONNECTION OF SERVICES.
- ALL INLINE GATE VALVES SHALL BE PLACED NO MORE THAN 5 FEET FROM FIRE HYDRANT.
- ALL FIRE HYDRANTS SHALL BE LOCATED IN ACCORDANCE WITH ROGERS WATER UTILITIES DETAILS AND SPECIFICATIONS.
- ALL VALVES WITH OPERATING NUTS DEEPER THAN 4" BELOW FINISHED GRADE REQUIRE EXTENSIONS IN ACCORDANCE WITH ROGERS WATER UTILITIES REQUIREMENTS.
- THE WATER SERVICE LINE BETWEEN THE WATER MAIN AND THE WATER METER SHALL BE 1" SEAMLESS COPPER TUBING (TYPE "K" SOFT COPPER).
- MAINTAIN 10' HORIZONTAL SEPARATION (MINIMUM) BETWEEN WATER MAINS AND SANITARY SEWER MAINS.
- MAINTAIN 10' HORIZONTAL SEPARATION (MINIMUM) BETWEEN WATER SERVICES AND SANITARY SEWER SERVICES.
- ELECTRIC TRANSFORMERS SHALL NOT BE INSTALLED ACROSS WATER MAIN TRENCHES OR SANITARY SEWER MAIN TRENCHES.

LEGEND

	EX. BOUNDARY LINE		PROPOSED LOT LINE
	EX. ADJACENT BOUNDARY LINE		PROPOSED RIGHT OF WAY LINE
	EX. RIGHT OF WAY LINE		PROPOSED ROAD CENTERLINE
	EX. ROAD CENTERLINE		PROPOSED EASEMENT LINE
	EX. EASEMENT LINE		PROPOSED BUILDING SETBACK LINE
	EX. BUILDING SETBACK LINE		PROPOSED WOOD PRIVACY FENCE
	EX. ASPHALT		PROPOSED TYPE "A" CURB & GUTTER
	EX. CONCRETE		PROPOSED FIRE LANE STRIPING ON CURB
	EX. FENCE LINE		PROPOSED CONCRETE SIDEWALK BY DEVELOPER
	EX. WATER METER		PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	EX. FIRE HYDRANT		PROPOSED WATER LINE W/SIZE
	EX. WATER VALVE		PROPOSED 1" SERVICE LINE
	EX. WATER LINE		PROPOSED SANITARY SEWER LINE W/SIZE
	EX. SEWER MANHOLE		PROPOSED 1" WATER METER
	EX. SANITARY SEWER LINE		PROPOSED FIRE HYDRANT
	EX. GAS METER		PROPOSED WATER VALVE
	EX. GAS LINE		PROPOSED WATERLINE "T" FITTING
	EX. TELEPHONE PEDESTAL		PROPOSED WATERLINE 45" FITTING
	EX. TELEPHONE LINE		PROPOSED SEWER MANHOLE
	EX. FIBER OPTIC PEDESTAL		PROPOSED LIGHT POLE
	EX. FIBER OPTIC LINE		PROPOSED ELECTRIC TRANSFORMER
	EX. ELECTRIC PEDESTAL		PROPOSED FLARED END SECTION
	EX. POWER POLE W/ GUY WIRE		PROPOSED JUNCTION BOX / CURB INLET
	EX. ELECTRIC TRANSFORMER		PROPOSED SIGN
	EX. OVERHEAD ELECTRIC LINE		
	EX. UNDERGROUND ELECTRIC LINE		
	EX. FENCE		

PROPOSED BUILDING



LEGEND					
PLANT SCHEDULE (98 UNITS REQUIRED + 4 STREET TREES)					
KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY.
NO PERENNIALS					
SHRUBS					
JC	BLUE SARGENT JUNIPER	JUNIPERUS CHINENSIS SARGENTII 'GLAUCUA'	5' GALLON	5' O.C.	68
MITIGATED EVERGREEN TREES					
TS	GREEN GIANT ARBORVITAE	THUJA STANDISHII X PLICATA 'GREEN GIANT'	8' B&B	AS SHOWN	35
EVERGREEN TREES					
PS	WHITE PINE	PINUS STROBUS	8' B&B	AS SHOWN	17
TS	GREEN GIANT ARBORVITAE	THUJA STANDISHII X PLICATA 'GREEN GIANT'	8' B&B	AS SHOWN	6
SHADE TREES					
QR	NORTHERN RED OAK	QUERCUS RUBRA	2.5' CAL B&B 6' MIN. @ TIME OF PLANTING	AS SHOWN	10
SHADE STREET TREES					
QR	ENGLISH OAK	QUERCUS ROBUR	2.5' CAL B&B 6' MIN. @ TIME OF PLANTING	AS SHOWN	4

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998, OR BY DIALING 811.
- NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER.
- ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
- 2-INCH BROWN RIVER ROCK MULCH, A MINIMUM OF 4" DEEP INSTALLED OVER LANDSCAPE WEED BARRIER FABRIC, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL SPOIL AND EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS, IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
- IN ALL PLANTING BEDS, SOD SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF 6 INCHES OF COMPOST TILLED INTO THE BEDS.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
- OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- EVERGREEN TREES SHALL SCREEN ADJACENT PROPERTIES AT TIME OF PLANTING.

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE TREES:
REQUIRED: 1 SHADE TREE EVERY 40 LF STREET FRONTAGE.
PROVIDED: 1 SHADE TREE EVERY 40 LF STREET FRONTAGE.
153 LF / 40' = 4 STREET TREES REQUIRED
4 PROVIDED

STREET TREES ARE NOT COUNTED TOWARDS DEVELOPED AREA PLANT REQUIREMENTS.

INTERNAL STREET TREES:
1 TREE PER BUILDING
12 BUILDINGS: 12 INTERNAL STREET TREES REQUIRED
10 INTERNAL STREET TREES PROVIDED

INTERNAL STREET TREES ARE NOT COUNTED TOWARDS DEVELOPED AREA PLANT REQUIREMENTS.

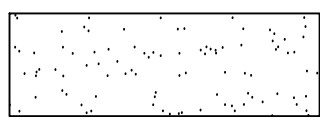
DEVELOPED AREA:
1 PLANT UNIT PER 2000 SF DEVELOPED AREA
REQUIRED: 182,952 / 2000 = 91 PLANT UNITS
PROVIDED: 91 PLANT UNITS
25% PLANT UNITS MUST BE TREES
25% (23) TREES PROVIDED (91 X 0.25 = 23 REQUIRED)
10% EVERGREEN TREES MINIMUM
10% (23) EVERGREEN TREES PROVIDED (23 X 0.10 = 3 REQUIRED)
25% ORNAMENTAL TREES MAX
25% (0) ORNAMENTAL TREES PROVIDED

SITE SODDING NOTE:

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

SITE SEEDING NOTE:

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



BERMUDA SOD

TREE PRESERVATION FENCE

Zoning: R-MF-11.5a Residential Multifamily District

Building & Site Area Calculations:

Overall Site Area: ±4.20 Acres / 182,837 Sq. Ft.
Use: Apartments

Development Area: ±2.31 Acres/ 100,614 Sq. Ft.
Maximum Building Coverage Allowed: 40% Site Coverage
Provided Building Coverage: 24%
Minimum Open Space Area: 36,567 Sq. Ft. (20%)
Provided Open Space Area: 82,224 Sq. Ft. (45%)

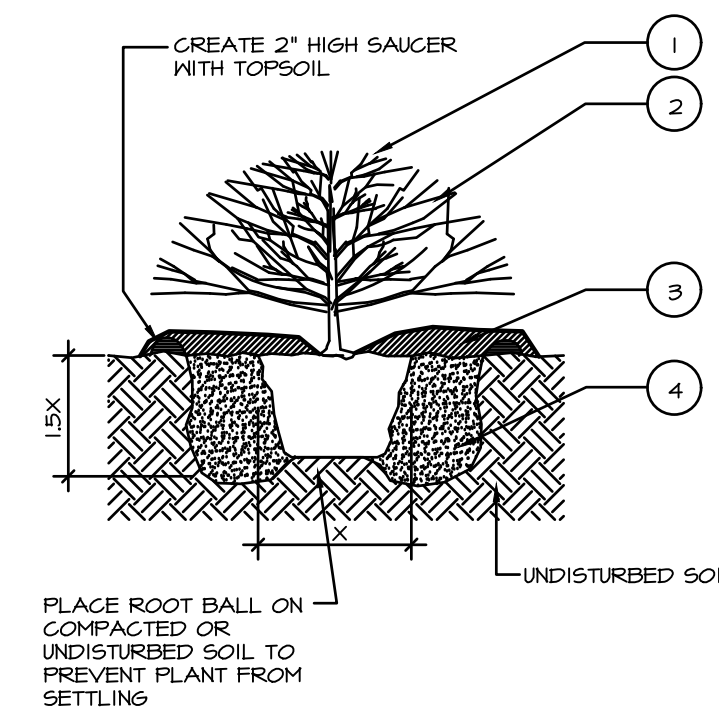
Maximum Structure Height: 35'
Provided Structure Height: 24' 8.875" to Eave of Roof
Building Construction Type: VB

Number of Buildings: 12
Units Per Building: 4
Total Number of Units: 48
Bedrooms Per Unit: 2
Gross Building Square Footage: 43,836 Sq Ft.

Maximum Impervious Area Allowed: 70%

Total Provided Impervious Area: 100,613 Sq. Ft./ 55%
Total Provided Pervious Area: 82,224 Sq. Ft./ 45%

Density: 48 Units/4.20 Acres: ±11.4 Units Per Acre



CONTAINER SHRUB PLANTING DETAIL LD 02
N.T.S.

SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMPE AND SOAK. BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

PLANTING NOTES

- HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1"-2") ABOVE THAN SURROUNDING FINISHED GRADE.
- SCORE ROOTBALL BY CUTTING $\frac{1}{4}$ " VERTICAL GROVES 3" APART
- SPACE PLANTS PER PLANTING PLAN

CITYVIEW #PL202300977



HALFF ASSOCIATES, INC.
C.O.A. #E-3065 EXP. DATE: 12.31.2024
C.O.A. #LS-371 EXP. DATE: 12.31.2024
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

REDSTONE RESERVE

City of Rogers, AR

Issued for Review
04.16.24

LANDSCAPE PLAN

Revisions	
2	Revised Per City Comments 12/15/2023
3	Revised Per City Comments 01/25/2024
4	Revised Per City Comments 02/26/2024

Drawn By: HLS	Vert. Scale: N/A
Approved By: CKA	Horiz. Scale: 1"=30'
Date: 04/16/2023	Plot Scale: 1
Project No.: 52860	DWG Name: NAME

SHEET

C800



LARGE SCALE DEVELOPMENT

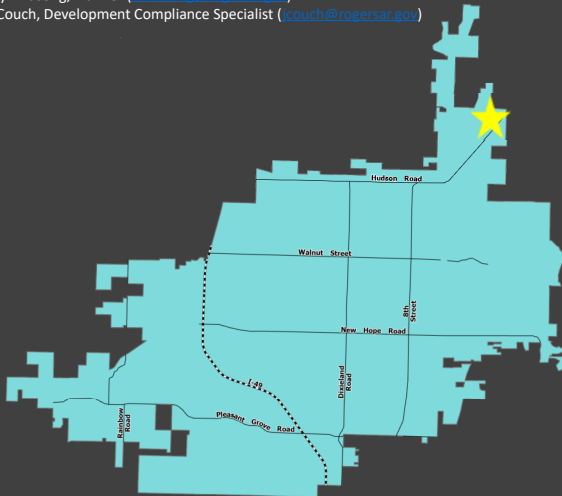
PLANNING

Crossmar Hangar

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

1032 Happy Trails Drive
Rogers Executive Airport

CGM Designation

Employment Center

Zoning

I-1 (Light Industrial)

Proposed Use

Airplane Hangar

Representative

Jason Ingles, ECE

Location:

Just southwest of the intersection of W Happy Trails Drive and NE Hudson Road

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Employment Center

Growth Designation Character:

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

Allowed Zoning Districts:

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



LARGE SCALE DEVELOPMENT

PLANNING

Crossmar Hangar



ZONING:

I-1 (Light Industrial):

The I-1 light industrial 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. This district is situated close to heavy commercial and industrial areas and is intended to be located along rail lines and arterial and collector streets as identified by the master street plan.

Sec. 14-713(a).

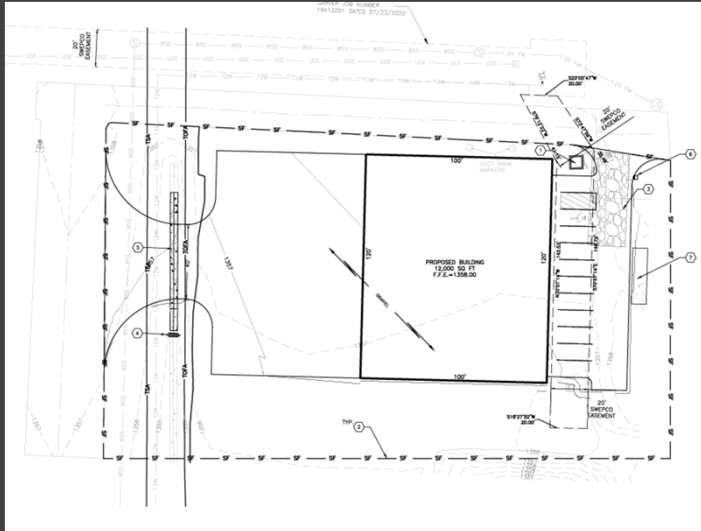


LARGE SCALE DEVELOPMENT

PLANNING

Crossmar Hangar

Site Plan



Request

- This development proposal includes a 12,000 sq. ft. hangar with paved parking.

Request:

- This development proposal includes a 12,000 sq. ft. hangar with paved parking.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are not applicable to this development.

STORMWATER MANAGEMENT:

The applicant proposes to meet Stormwater Management and Water Quality requirements by using the existing regional detention pond that accounted for drainage from new hangar pad sites in its' design.

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

Crossmar Hangar

Aerial Image



Recommendation
APPROVE

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

This project is not adjacent to a public street.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

This project is not adjacent to a public street.

Sidewalks & Sidepaths:

Sidewalks are neither proposed nor required.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlights are not required for this project.

Street Trees:

Street trees are not required for this project.

Summary

LSDP Staff Recommendation

APPROVE

Z:\IECE-Work\Projects\2023 Projects\23-1033 Crossmar Airport Hanger\23-1033.dwg

CROSSMAR AIRPORT HANGER LARGE-SCALE DEVELOPMENT 1032 HAPPY TRAILS DR, ROGERS, AR 72756

CONSTRUCTION NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEMARK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6).
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE 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 LIMIT IS PROHIBITED.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS SHALL HAVE 20'-FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.

13. PUBLIC CONVENIENCE AND SAFETY:

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

14. GRADING NOTES:

- THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
- AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
- AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHOD OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.
- ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.
- CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS
- IFC 2012 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 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.
- 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.
- IN THE AS-BUILTS, GRAVEL TYPES WILL NEED TO BE INDICATED TO MATCH PLANS. VERIFICATION OF INSPECTIONS OCCURRING DURING INSTALLATION WILL NEED TO BE PROVIDED AS WELL AS SOIL REPORTS TO VERIFY INFILTRATION RATES DURING CONSTRUCTION.

15. PAVING NOTES:

- ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

16. CONCRETE NOTES:

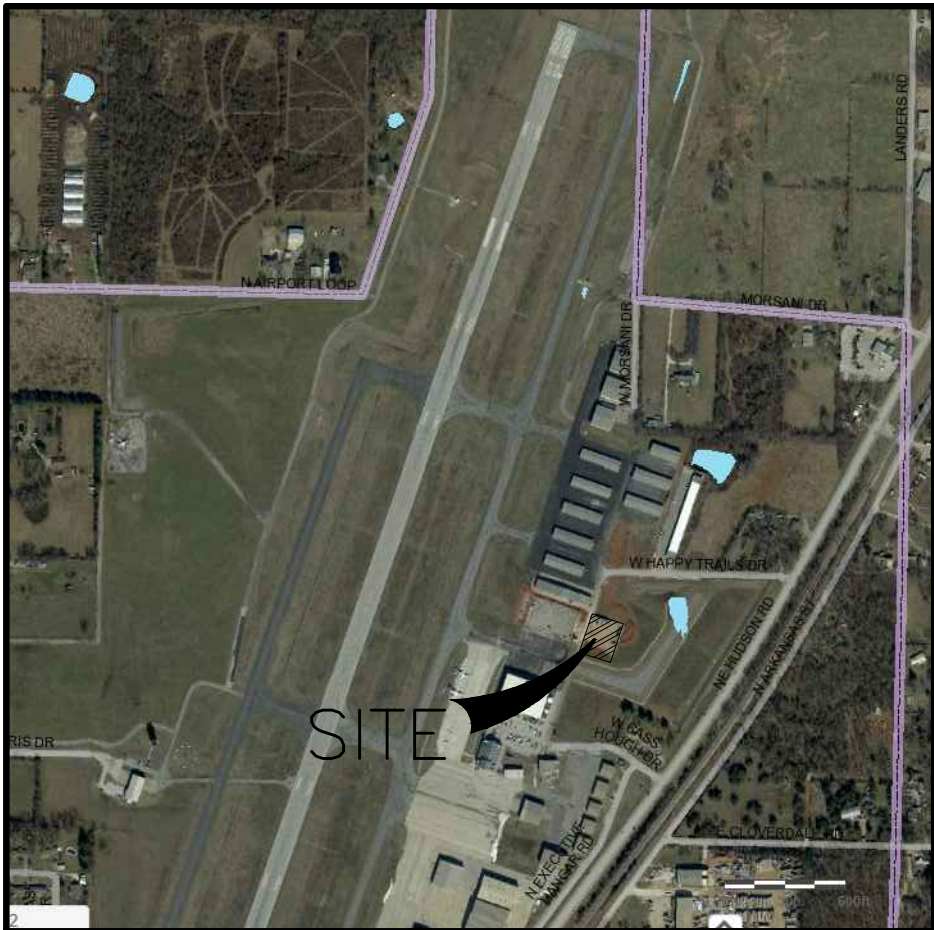
- CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
- VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.
- CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING JOINTS, AND WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS SHALL HAVE 20'-FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.

17. UTILITY NOTES:

- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE ROGERS WATER UTILITIES (RWU) AND THE CITY OF ROGERS AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF RWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF ROGERS WATER AND SEWER AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.
- ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ROGERS WATER AND SEWER STANDARD SPECIFICATIONS DATED 09/20/2022 AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
- SEWER TAPS DONE ON EXISTING MAIN WILL BE INSTALLED PER THE EASEMENT AGREEMENT BETWEEN CROSNO AND ADJACENT OWNER TO THE EAST. THE DEVELOPER WILL INSTALL SEWER TAPS AT THE COST OF THE DEVELOPER AND AT NO COST TO THE CITY OF ROGERS.
- ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, RWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.
- WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

- PLEASE BE ADVISED THAT IF ANY NEW WATER METER OR SEWER SERVICE TAPS ARE NEEDED WILL BE INSTALLED BY RWU AT THE OWNER/DEVELOPER'S EXPENSE SHOULD CAPACITY EXIST.

- PLEASE BE ADVISED THAT IF ANY NEW WATER METER OR SEWER SERVICE TAPS ARE NEEDED WILL BE INSTALLED BY RWU AT THE OWNER/DEVELOPER'S EXPENSE SHOULD CAPACITY EXIST.



VICINITY MAP
NOT TO SCALE



RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER MR. DRAKE STOBART	2500 NE 11TH STE 300 BENTONVILLE, ARKANSAS 72712	(479) 619-6409
BLACK HILLS ENERGY MR. JOSH KNIGHT JOSHUA.KNIGHT@BLACKHILLSCORP.COM	1301 FEDERAL WAY PO BOX 2129 LOWELL, ARKANSAS 72745	(479) 333-7005
AT&T MR. BRENT BALDWIN BB6585@ATT.COM	1133 E. HAROLD ST. FAYETTEVILLE, ARKANSAS 72703	O:(479) 571-6609 C:(479) 200-9022
ROGERS WATER DEPARTMENT MR. STEPHEN PONDER	601 S. 2ND STREET ROGERS, ARKANSAS 72756	(479) 621-1146
CITY OF ROGERS PLANNING MR. JOHN MCCURDY	301 CHESTNUT STREET ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS ENGINEERING MR. LANCE JOBE, PE	301 CHESTNUT STREET ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS (FIRE CHIEF) MR. WILLIAM HYDE	301 CHESTNUT STREET ROGERS, ARKANSAS 72756	(479) 271-1100
AEP/SWEP CO MR. CHRIS ANDREOLLI	101 W. TOWNSHIP STREET FAYETTEVILLE, ARKANSAS 72703	(479) 973-2333
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72762	(479) 365-2402
CITY OF ROGERS (STREET DEPARTMENT) MR. FRANKIE GUYLL	3101 W OAK ST ROGERS, ARKANSAS 72758	(479) 621-1140
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

10. BLASTING AND EXPLOSIVE MATERIALS:

- THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.
- EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

NOTE TO CONTRACTOR:

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

SHEET INDEX

No.	DESCRIPTION	PLOT DATE	
		No.	DATE
C1.0	COVER SHEET	2	04/10/2024
C2.0	TOPOGRAPHIC/BOUNDARY SURVEY	2	04/10/2024
C3.0	DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN	2	04/10/2024
C4.0	OVERALL SITE PLAN	2	04/10/2024
C5.0	GRADING PLAN	2	04/10/2024
C6.0	UTILITY PLAN	2	04/10/2024
C6.1	WATER PLAN & PROFILE PLAN	2	04/10/2024
C7.0	DETAILS	2	04/10/2024
C8.0	DETAILS	2	04/10/2024
WD-1	ROGERS WATER UTILITY WATER DETAILS - SHEET 1		
WD-2	ROGERS WATER UTILITY WATER DETAILS - SHEET 2		
SD-1	ROGERS WATER UTILITY SEWER DETAILS - SHEET 1		

BUILDING SPECS:

BUILDING HEIGHT--33'
CONSTRUCTION TYPE--IIA
MAXIMUM HEIGHT 50'
HANGAR GROUP CLASSIFICATION

BUILDING SETBACKS:

50' FRONT
25' SIDE INTERIOR
50' SIDE EXTERIOR
25' REAR

50% MAX BUILDING COVERAGE

ZONING:

I-1 AIRPORT OR GROUND TRANSPORTATION TERMINAL FACILITIES

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C025K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

AIRPORT ZONE:

C-3 OUTER SAFETY ZONE

LEASE AREA DESCRIPTION:

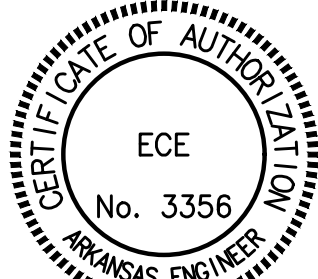
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH RANGE 29 WEST ALL SITUATED IN BENTON COUNTY ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 02°40'36" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1589.45 FEET; THENCE NORTH 87°19'24" WEST DEPARTING SAID EAST LINE A DISTANCE OF 1392.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 20°46'10" WEST A DISTANCE OF 204.00 FEET; THENCE NORTH 69°13'50" WEST A DISTANCE OF 131.00 FEET; THENCE NORTH 20°46'10" EAST A DISTANCE OF 204.00 FEET; THENCE SOUTH 69°13'50" EAST A DISTANCE OF 131.00 FEET TO THE POINT OF BEGINNING. CONTAINING 26,724 SQUARE FEET OR 0.61 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND FACT IF ANY.

ELEVATIONS ON PROFILES OF SECTIONS OR AS INDICATED ON PLANS SHALL HAVE U.S.G.S. DATA. AT LEAST ONE PERMANENT BENCH MARK IN THE VICINITY OF EACH PROJECT SHALL BE NOTED ON THE FIRST DRAWING OF EACH PROJECT, AND THEIR LOCATION AND ELEVATION SHALL BE CLEARLY DEFINED.

HORIZONTAL AND VERTICAL DATUM:

ALL DRAINAGE CONSTRUCTION SHALL USE THE ABOVE MENTIONED COORDINATE SYSTEM AND SHALL IDENTIFY WITH MONUMENTS THAT WERE USED FOR HORIZONTAL AND VERTICAL CONTROL. ELEVATION OF CONTROLLING POINTS SHALL BE BASED ON USGS NAVD 88 DATUM.



PROJECT# LSD24-0039



Date	3/15/2024
Comments	PER CITY COMMENTS
Rev	1

Comments	PER ADH COMMENTS
Rev	2
CROSSMAR AIRPORT HANGER	ROGERS, AR
1032 HAPPY TRAILS DRIVE	DRAKE STOBART
2500 NE 11TH STE. 300, BENTONVILLE AR 72712	

2500 NE 11TH STE. B
BENTONVILLE, AR 72712
O (479) 364-0028
F (479) 364-0028
M (479) 754-5300
EMAIL: jason@ece-llc.com



DRAWN BY:	CJL
CHECKED BY:	JEI
DATE	01/26/2024
JOB NUMBER	23-1003
SHEET NAME	
COVER SHEET	
File No.	23-1033.dwg
C1.0	

ZONING:

I-1 AIRPORT OR GROUND TRANSPORTATION
TERMINAL FACILITIES
50% MAX BUILDING COVERAGE

SITE DEVELOPMENT STANDARDS:

SITE USAGE: AIRPLANE HANGAR
LEASE AREA: 52,322.85 SF
GROSS FLOOR AREA: 12,000.00 SF
SETBACKS:
FRONT-50'
SIDE INTERIOR - 25'
SIDE EXTERIOR - 50'
REAR-25'

DENSITY:
LOT COVERAGE/BUILDING COVERAGE 52,322.85 SF/12,000 SF
AS A PERCENTAGE: 23.0%

BUILDING HEIGHT: 30'

TOTAL LOT COVERAGE: 52,322.85 SF
PERVIOUS AREA: 22,787.87 SF/ 52,322.85= 44%
IMPERVIOUS AREA: 29,534.98 SF/ 52,322.85= 56%

KEYNOTES:

- ① HANDICAP STRIPING PER DETAIL 4/C5.0
- ② HANDICAP SIGN MOUNTED TO WALL PER DETAIL 5/C5.0
- ③ CONCRETE WHEEL STOP PER DETAIL 7/C5.0
- ④ STANDARD ASPHALT PAVEMENT PER DETAIL 8/C5.0
- ⑤ HEAVY DUTY ASPHALT PER DETAIL 9/C5.0
- ⑥ HEAVY DUTY CONCRETE PER DETAIL 12/C5.1
- ⑦ CONCRETE SWALE EXTENSIONS FOR EROSION PROTECTION
- ⑧ EXTENSION OF EXISTING CONCRETE SWALE

PARKING REQUIREMENTS:

1. 5 SPACES PLUS 1 SPACE PER 2,000 SQUARE FEET OF NET FLOOR AREA UP TO 50,000 SQUARE FEET; THEN, IN ADDITION TO THE ABOVE REQUIREMENT, 1 SPACE PER 10,000 SQUARE FEET ABOVE 50,000 SQUARE FEET OR PORTION THEREOF
2. NUMBER OF PARKING SPACES REQUIRED - 11 SPACES
3. NUMBER OF STANDARD PARKING SPACES PROVIDED - 10 SPACES
4. NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED - 1 SPACE
5. TOTAL NUMBER OF PARKING SPACES PROVIDED - 11 SPACES

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

MR. DRAKE STOBART
2500 NE 11TH STREET STE. 300
BENTONVILLE, AR 72719

ZONING:

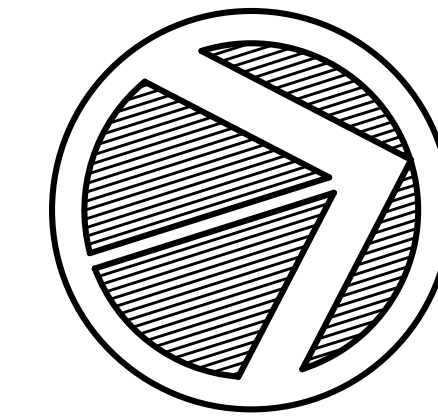
I-1
INDUSTRIAL

BUILDING SETBACKS:

50' FRONT WITH PARKING
25' FRONT NO PARKING
50' SIDE INTERIOR
25' REAR
50% MAX BUILDING COVERAGE

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. ALL LIGHT FIXTURES WILL NOT ALLOW HORIZONTAL LIGHT TREPASS ONTO ADJACENT RESIDENTIAL PROPERTY.
3. TRASH WILL BE CURBSIDE PICKUP FOR THE OFFICE AND OTHER TRASH WILL BE REMOVED BY A CONTRACT HAULER THAT HAS AN AGREEMENT WITH THE FACILITY.
4. PORTABLE TOILETS SHOULD BE 25' FROM DRAINAGE.



NORTH
20' 0 20'
SCALE 1"=20'
LEGEND

LEASE LINE	---
EXISTING ASPHALT	---
EXISTING CENTERLINE OF ROAD	---
EXISTING EASEMENT	---
EXISTING UNDERGROUND ELECTRIC	--- UGE --- UGE
EXISTING 8" WATER MAIN	--- 8W --- 8W
EXISTING 12" WATER MAIN	--- 12W --- 12W
EXISTING 8" SEWER	--- 8SS --- 8SS
EXISTING FIRE HYDRANT	---
EXISTING REDUCER	---
EXISTING GAS LINE	---
EXISTING STORM SEWER	---
EXISTING JUNCTION BOX	---
EXISTING SEWER MANHOLE	---
PROPOSED ASPHALT	---
PROPOSED SIGN	---
UTILITY EASEMENT	---
TOFA	---
TSA	---

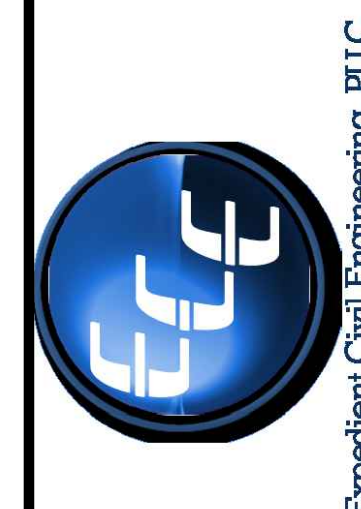
NOT FOR CONSTRUCTION



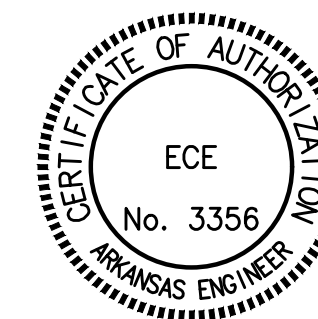
Date	Comments	Rev
3/15/2024	PER CITY COMMENTS	1
4/10/2024	PER ADH COMMENTS	2

CROSSMAR AIRPORT HANGER
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DRAKE STOBART
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EMAIL: jason@eece-llc.com



DRAWN BY:	CJL
CHECKED BY:	JEI
DATE	01/26/2024
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File No.	23-1033.dwg
	C4.0



PROJECT# LSD24-0039

Z:\ECE-Work\Projects\2023 Projects\23-1033 Crossmar Airport Hanger\DWG23-1033.dwg

Following up with planner as to new procedure. We have been submitting all our projects as submitted this last time. This is first we have heard of this.

Removed Keynote 11

Removed

Removed keynote verbage and replaced with water meter verbage

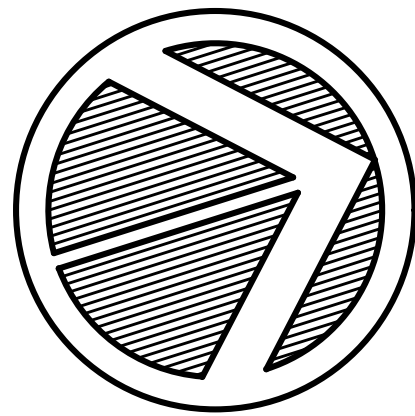
Added. See Keynote 11.

UTILITY NOTES:

- A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE ROGERS WATER UTILITIES (RWU) AND THE CITY OF ROGERS AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF RWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.
- C. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF ROGERS WATER AND SEWER AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.
- D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ROGERS WATER AND SEWER STANDARD SPECIFICATIONS DATED 09/20/2022 AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
- E. SEWER TAPS DONE ON EXISTING MAIN WILL BE INSTALLED PER THE EASEMENT AGREEMENT BETWEEN CROSSNO AND ADJACENT OWNER TO THE EAST. THE DEVELOPER WILL INSTALL SEWER TAPS AT THE COST OF THE DEVELOPER AND AT NO COST TO THE CITY OF ROGERS.
- F. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- G. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, RWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.
- H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.
- I. PLEASE BE ADVISED THAT IF ANY NEW WATER METER OR SEWER SERVICE TAPS ARE NEEDED WILL BE INSTALLED BY RWU AT THE OWNER/DEVELOPER'S EXPENSE SHOULD CAPACITY EXIST.

KEYNOTES:

- 1 1" WATER SERVICE. CONNECT TO EXISTING SERVICE LINE, ADD RPZA INSIDE BUILDING. PIPE EMBEDMENT PER DETAIL **WD-1** USE EXISTING DUCT BANK
- 2 SANITARY SEWER CLEANOUT PER DETAIL **6/C7.0**
- 3 4" SANITARY SEWER SERVICE AT 2.00%. PIPE EMBEDMENT PER DETAIL **SD-1**
- 4 CONNECT SEWER SERVICE FROM BUILDING TO EXISTING SEWER STUB **SD-1**
- 5 INSTALL 12"x12"x6" TAPPING SLEEVE & 6" DEMARCATION VALVE
- 6 4" SANITARY SEWER SERVICE AT 2.00% EMBED PIPE PER DETAIL **SD-1**
- 7 UNDERGROUND ELECTRICAL. COORDINATE WITH AEP/SWEPKO ON SIZE AND NUMBER OF CONDUITS
- 8 UTILIZE BANK DUCT TO CONNECT PROPOSED BUILDING TO WATER
- 9 REFER TO MECHANICAL PLANS FOR WATER OIL SEPARATOR
- 10 4" SANITARY SEWER LINE FROM WATER OIL SEPARATOR TO SEWER SERVICE LINE AT 2.00% EMBED PIPE PER DETAIL **SD-1**
- 11 12"x12"x6" TAPPING SLEEVE & 6" DEMARCATION VALVE AND 8" TO 6" REDUCER WITH CONCRETE THRUST BLOCKING PER DETAIL **WD-1**
- 12 EMBED FIRELINE PER DETAIL **WD-1**
- 13 SERVICE LINE BY DIRECTIONAL BORING
- 14 TRANSFORMER PAD. COORDINATE WITH AEP/SWEPKO ON SIZING



NORTH
SCALE 1"=20'
LEGEND

LEASE LINE	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING EASEMENT	
EXISTING CONCRETE	
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING 8" WATER MAIN	8W
EXISTING 12" WATER MAIN	12W
EXISTING 8" SEWER	8SS
EXISTING MANHOLE	
EXISTING FIRE HYDRANT	
EXISTING REDUCER	
EXISTING GAS LINE	
EXISTING STORM SEWER	
EXISTING JUNCTION BOX	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED 4" SEWER LINE	4SS
PROPOSED UGE	UGE
PROPOSED WATER	W
PROPOSED ELECTRIC STRUCTURE	
UTILITY EASEMENT	U.E.
TOFA	TOFA
TSA	TSA

NOT FOR CONSTRUCTION



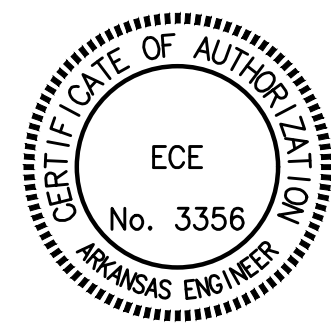
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E JASON@ECE-AR.COM



DRAWN BY:	CJL
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	C6.0



PROJECT# LSD24-0039



LARGE SCALE DEVELOPMENT

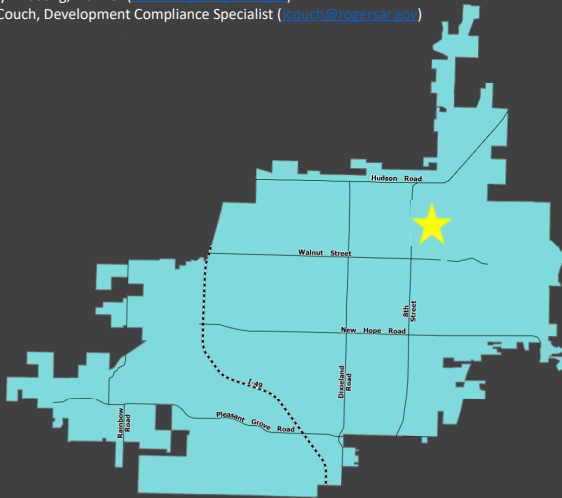
PLANNING

Assembled Products

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

405 W Easy Street

CGM Designation

Employment Center

Zoning

I-2 (Heavy Industrial)

Proposed Use

Manufacturing/Assembly, Warehouse Office

Representative

David Gilbert, Plymouth Engineering

Location:

Near the northwest corner of N. 2nd Street and W Easy Street at 405 W. Easy Street.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Employment Center

Growth Designation Character:

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

Allowed Zoning Districts:

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



LARGE SCALE DEVELOPMENT

PLANNING

Assembled Products



ZONING:

I-2 (Heavy Industrial):

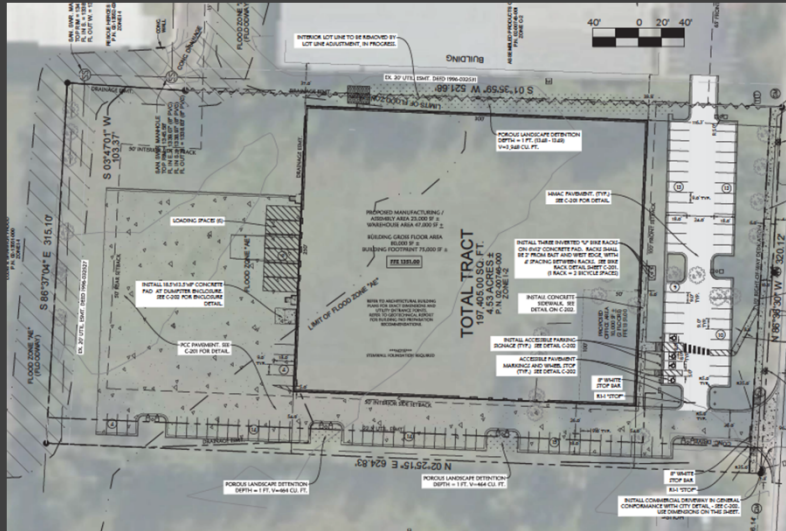
"This district is intended for heavy industrial uses and other uses not otherwise provided for in the other industrial districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts wherever possible with good accessibility provided to major rail, air facilities and highways, areas zoned I-2 are intended to be at least five acres in size." Sec. 14-714(a).



LARGE SCALE DEVELOPMENT

Assembled Products

PLANNING



Site Plan

Request

- This development proposal includes a 75,000 sq. ft. building with paved parking.

Request

- This development proposal includes a 75,000 sq. ft. building with paved parking.
- A variance was approved by the Board of Adjustment allowing a reduction in six parking spaces.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets the Access Management standards.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant is proposing to pay a **FEE-IN-LIEU** of detention given they are located along a primary channel for the amount of **\$29,533.68**. A HEC-RAS analysis was provided by FTN for this site that modeled the proposed conditions in the floodplain and demonstrated there would not be an adverse impact upstream or downstream per Chapter 22 – Flood Damage Prevention Code. Water quality mitigation is being provided by the PLDs situated in the bulb outs of the parking lot.

FLOODPLAIN MANAGEMENT:

A portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "AE" and a LOMR-F will need to be filed with FEMA when construction is nearing completion.



LARGE SCALE DEVELOPMENT

PLANNING

Assembled Products

Aerial Image



Recommendation
APPROVE

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

Pavement along W Easy Street is not in substandard condition.

Connectivity Standards:

Connectivity Standards have been met in the proposal.

Streetscape:

Right-of-Way:

1) W Easy Street is classified as a Collector Street and currently has 50-feet of right-of-way. The applicant is proposing to dedicate 10-feet of right-of-way to the back of the sidewalk.

Sidewalks & Sidepaths:

1) The sidewalk along W Easy Street is proposed to be 6-feet wide.

Trails:

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

Streetlights:

Streetlights shown on the plans meet requirements

Street Trees:

Proposed street trees meet the requirements of code.

Summary

LSDP Staff Recommendation

APPROVE

A

Page 51 of 88



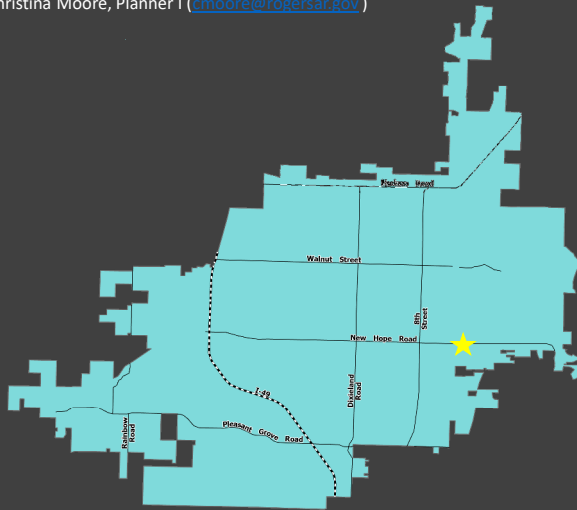


CONDITIONAL USE PERMIT

PLANNING

As Is Auto Sales

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



Vicinity Map

Location:

1903 S 1st Street

Proposed Use:

Vehicle Sales

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Neighborhood Center

Applicant:

Ryan Ward

Proposal

This site is located in east Rogers at 1903 S 1st Street.

Growth Designation:

Neighborhood Center

Growth Designation Purpose:

To provide access to the essential activities of daily life within a walkable distance of surrounding residential areas in a way that promotes compact buildings and site design, encourages infill, and reduces vehicle miles traveled for basic needs(CGM Page 1).

Allowed Zoning Districts:

C-3



As Is Auto Sales



Geolocation

Geolocation:

It is located just south of the intersection of New Hope Road and S 1st Street



CONDITIONAL USE PERMIT

PLANNING

As Is Auto Sales



Aerial View

Proposal

The applicant is requesting a conditional use permit for Vehicle Sales.

Proposal

The applicant is requesting to have a conditional use permit for vehicle sales.

ZONING:

C-2 (Highway Commercial District):

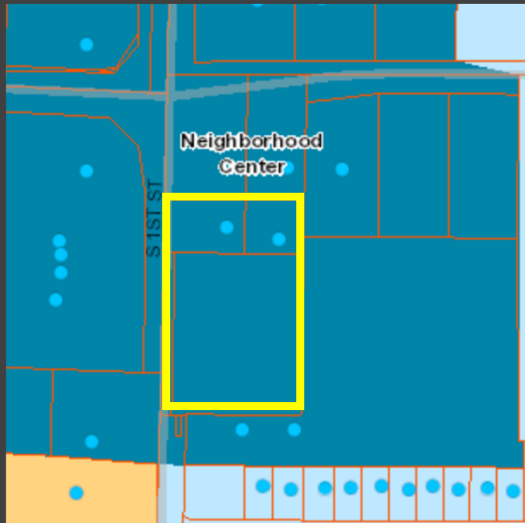
The purpose and intent of the C-2 zoning is for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public.” Sec. 14-709(a).

Use Definition:

“Vehicle/Equipment Sales and Rentals is a secondary use classification encompassing the sale or rental of automobiles, motorcycles, trucks, tractors, construction equipment, agricultural equipment, mobile homes, and similar equipment.” Sec. 14-695(b)(3)(mm)(1)



As Is Auto Sales



CGM Map

CONSIDERATIONS & FINDINGS

- Proposed use conditional? Zoned correctly?
 - The proposed use is conditional in C-2.
- C-2 is not an allowed zone per the Neighborhood Center Growth Designation.
- Neighborhood Center only allows C-3 zoning.
- The intent of a Neighborhood center is to be a walkable destination for nearby residential areas.

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

The proposed use is conditional in C-2 zoning but the neighborhood center growth designation does not allow C-2 zoning. Per the CGM this property is designated to be zoned C-3.

Growth Designation:

Neighborhood Center

Growth Designation Purpose:

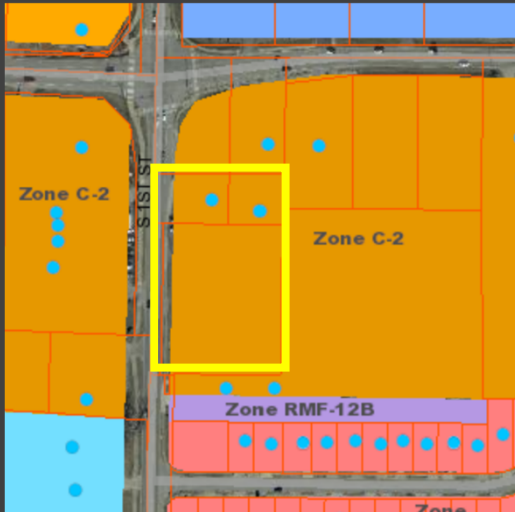
To provide access to the essential activities of daily life within a walkable distance of surrounding residential areas in a way that promotes compact buildings and site design, encourages infill, and reduces vehicle miles traveled for basic needs (CGM Page 1).

Allowed Zoning Districts:

C-3



As Is Auto Sales



Zoning Map

CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - Yes, the proposed commercial use is compatible with surrounding areas properties that are zoned C-2.
- There is a gas station to the north, a self storage facility to the east and south, and a strip mall to the west.
- This use would set a precedent contrary to the city land use plan because the use is conditionally allowed in C-2 zoning and the property is designated to be C-3.
- C-3 zoning is intended for “ development of compact, mixed-use, neighborhood-oriented environment” Sec. 14-710(a)

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 C-2 properties . The proposed use would set a precedent contrary to the future land use plan because this would be a conditional car oriented use in an area that is designated for providing essential activities of daily life within a walkable distance of surrounding residential areas.

ZONING:

C-2 (Highway Commercial District):

The purpose and intent of the C-2 zoning is for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public.” Sec. 14-709(a).

Use Definition:

“Vehicle/Equipment Sales and Rentals is a secondary use classification encompassing the sale or rental of automobiles, motorcycles, trucks, tractors, construction equipment, agricultural equipment, mobile homes, and similar equipment.” Sec. 14-695(b)(3)(mm)(1)



CONDITIONAL USE PERMIT

PLANNING

As Is Auto Sales



Aerial Map

CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
 - Zoning requirements can be met.

Can all other zoning requirements be met?

Zoning requirements can be met.



As Is Auto Sales



Aerial Map

CONSIDERATIONS & FINDINGS

- Will ingress and egress for the proposed use create a traffic hazard?
 - No.

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

As Is Auto Sales

SUMMARY

✓ Is the proposed use conditional?

✗ Is the property zoned correctly per the CGM?

- No, the CGM designates this area to be zoned C-3

✓ Is the proposed use compatible with surroundings?

✗ Would the proposed use set a precedent contrary to the City land use plan?

- Yes, if this property were zoned correctly this use would not be an allowed use.

✓ Can zoning requirements be met?

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

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

In Summary:

The proposed use is conditional in C-2 zoning.

It is not zoned correctly because it is designated to be C-3 zoning

The use is compatible with the surroundings because they are all zoned C-2.

The use would set a precedent contrary to the city land use plan because this use would not be allowed if it were zoned correctly as C-3.

The zoning requirements can be met.

There are no ingress or egress issues.



CONDITIONAL USE PERMIT

PLANNING

As Is Auto Sales



Aerial Map

Recommendation

Deny

Public Input:

We have not received input from the public

RECOMMENDATION:

Deny



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

OFFICE USE ONLY

Permit Fee: _____ (\$100)
Zoning: _____
Permit Number: _____
CityView Application: _____
Date: _____

CONDITIONAL USE PERMIT

APPLICANT: RYAN WARD
ADDRESS: 1903 S 1ST STREET, ROGERS AR. 72758 SUITE #: _____
GENERAL LOCATION OF PROPERTY: _____
PARCEL NUMBER: 02-00612-000, 02-00615-000, 0200608-002
PHONE #: 479-381-3131 EMAIL: RYAN@ROADSIDE SERVICES TOWING.COM
PROPERTY OWNER: DAVE BERGQUIST PHONE #: 479-633-1723
PRESENT USE: AUTO BODY ZONING: C-2
PROPOSED CONDITIONAL USE: USED VEHICLE SALES
PARKING SPACES AVAILABLE: 3 HOURS OF OPERATION: 8AM-5PM MON-SUN
IF APPLYING TO OPEN A DAYCARE:
NUMBER OF CHILDREN: _____ MOST CHILDREN AT ONE TIME: _____

Ryan Ward
Applicant Signature

4-08-24
Date

Is the property switching from a residential to non-residential use?

- ☐ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.
☒ No

Attachment Checklist:

- ☒ Letter explaining request
☐ Parcel Number
☐ Applicant Certification
☐ Site plan as needed
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____
PLANNING COMMISSION ACTION: _____
COMMENTS, CONDITIONS, LIMITS: _____

To: Rogers Planning Commission

We applying to open a Used Vehicle Dealership at 1903 S 1st street Rogers AR 72758. The business name is AS IS AUTO SALES LLC. The hours of operation will be 8am to 5pm Monday thru Sunday. There should not be any additional through traffic resulting from our business. There will be no additional parking or hazardous materials. The only signage is the business name on the building. There will not be any additional noise or light that will result from this business. The business is not located near a residential area. We are looking forward to doing business in our hometown of Rogers, AR.

Thank you,
Ryan Ward
(AS IS AUTO SALES LLC)

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 **with return receipts requested** at least 15 days prior to the upcoming public hearing.

Dated this the 16th day of April, 2024.

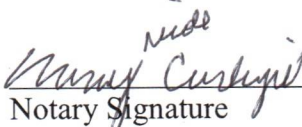
Signed 

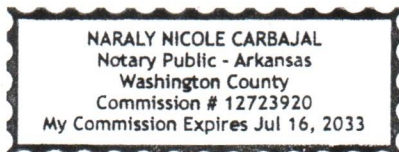
Ryan Ward
Name Printed

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 16th day of April, 2024.


Notary Signature



Naraly Nicole Carabajal
Notary Name Printed

July 16, 2033
Commission Expires

PROPERTY OWNER PERMISSION

I, DAVID BERGQUIST, hereby permit the use of Used car Dealer
(name) (use)
on my property at 1903 S. 1ST STREET Rogers, Arkansas.
(address)

Dated this the 5 day of April, 2024:

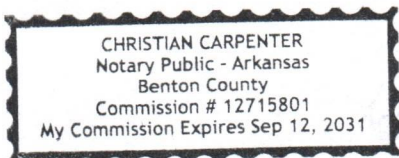
David B Bergquist
Signed

DAVID B. BERGQUIST
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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



Christian Carpenter
Notary Signature

Christian Carpenter
Notary Name Printed

9/12/2031
Commission Expires

Parcel #	Owner Name	Site Address	Site City	Acres	Mailing Address							
02-00608-002	LOKI LLC	S 1ST ST	ROGERS	1.50	2805 W CAPPS RD	✓			ROGERS	AR	72758	
02-01521-000	FIRST STREET STATION LLC	NEW HOPE RD	ROGERS	6.51	2131 S 26TH ST	✓			ROGERS	AR	72758-6129	
02-21535-000	DE LA TORRE, JAIME SANCHEZ & SANCHEZ, ESTELLA	E NEW HOPE RD	ROGERS	0.77	3407 N 2ND ST	✓			ROGERS	AR	72756-6963	
02-21534-000	DE LA TORRE, JAIME SANCHEZ & SANCHEZ, ESTELLA	E NEW HOPE RD	ROGERS	0.79	3407 N 2ND ST	✓			ROGERS	AR	72756-6963	
02-00614-000	EZ MART STORES INC	E NEW HOPE RD	ROGERS	0.79	602 FALVEY AVE	✓			TEXARKANA	TX	75501-6627	
02-21533-000	ESCH INC	200 E NEW HOPE RD	ROGERS	0.81	4100 CORPORATE CTR DR STE 220	✓			SPRINGDALE	AR	72762-5768	
02-21536-000	RHT INVESTMENTS LLC	1911 S 1ST ST	ROGERS	4.27	25026 LAS BRISAS RD	✓			MURRIETA	CA	92562	
02-01899-001	OVERLAND DEVELOPMENT INC	1910 S 1ST ST	ROGERS	0.73	PO BOX 580	✓			ROGERS	AR	72757-0580	
02-00615-000	LOKI LLC	1903 S 1ST ST	ROGERS	0.25	2805 W CAPPS RD	X			ROGERS	AR	72758	
02-00612-000	LOKI LLC	1903 S 1ST ST	ROGERS	0.34	2805 W CAPPS RD	X			ROGERS	AR	72757-0580	
02-01894-000	OVERLAND DEVELOPMENT INC	1900 S 1ST ST	ROGERS	2.78	PO BOX 580	X			ROGERS	AR	72758-6058	
02-12129-000	JORDAN FAMILY TRUST	111 E NEW HOPE RD	ROGERS	0.91	111 E NEW HOPE RD	✓			ROGERS	AR	72758-6058	
02-12128-000	NEW HOPE PARTNERSHIP LLC	109 E NEW HOPE RD	ROGERS	0.91	109 E NEW HOPE RD	✓			TEXARKANA	TX	75501-6627	
02-00608-001	EZ MART STORES INC #294	104 E NEW HOPE RD	ROGERS	0.58	602 FALVEY AVE	✓			WEST LAKE HILLS	TX	78746-6466	
02-00502-002	NEW HOPE VET CARE PROPERTIES LLC	103 E NEW HOPE RD	ROGERS	1.13	3930 BEE CAVES RD STE 9	✓			301 W CHESTNUT ST	ROGERS	AR	72756-4559
02-21537-000	CITY OF ROGERS		ROGERS	0.34	ATTN: CITY CLERK	✓			301 W CHESTNUT ST	ROGERS	AR	72756-4559
02-01521-001	CITY OF ROGERS		ROGERS	0.30	ATTN: CITY CLERK				301 W CHESTNUT ST	ROGERS	AR	72756-4559
02-00608-004	CITY OF ROGERS		ROGERS	0.09	ATTN: CITY CLERK							
	Domino's	100 W New Hope Rd	Rogers									

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$8.73	04/12/2024

Sent To: **EZmart**
 Street and Apt. No., or PO Box No.: **602 Halvey Ave**
 City, State, ZIP+4®: **Texarkana TX 75501**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$8.73	04/12/2024

Sent To: **DE LA TORRE, JAMIE + GUSTELA SANCHEZ**
 Street and Apt. No., or PO Box No.: **3407 N 2ND ST**
 City, State, ZIP+4®: **ROGERS AR 72756**

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$8.73	04/12/2024

Sent To: **NEW HOPE PARTNERSHIP LLC**
 Street and Apt. No., or PO Box No.: **109 E NEW HOPE RD**
 City, State, ZIP+4®: **ROGERS AR 72758**

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$8.73	04/12/2024

Sent To: **City of Rogers**
 Street and Apt. No., or PO Box No.: **301 W Chestnut St**
 City, State, ZIP+4®: **Rogers AR 72756**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$8.73	04/12/2024

Sent To: **Jordan Family Trust**
 Street and Apt. No., or PO Box No.: **111 E New Hope Rd**
 City, State, ZIP+4®: **ROGERS AR 72756**

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$8.73	04/12/2024

Sent To: **LOKI LLC**
 Street and Apt. No., or PO Box No.: **2805 W CADDS RD**
 City, State, ZIP+4®: **ROGERS AR 72758**

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Postage \$0.68

Total Postage and Fees \$5.08

Sent To **Esch Inc**
Street and Apt. No., or PO Box No. **4700 Corporate CTR 200**
City, State, ZIP+4® **Springdale**

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Postage \$0.68

Total Postage and Fees \$5.08

Sent To **NEW HOPE VET CARE PROPERTIES LLC**
Street and Apt. No., or PO Box No. **3950 BEE CAVES RD STE 9**
City, State, ZIP+4® **WEST LAKE HILLS TX 78746**

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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To **Overland Development**
Street and Apt. No., or PO Box No. **PO Box 580**
City, State, ZIP+4® **Rogers AR 72750**

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To **BHT Investments**
Street and Apt. No., or PO Box No. **25026 Las Brisas Rd.**
City, State, ZIP+4® **Hurricane CA 95062**

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Postage \$0.68

Total Postage and Fees \$5.08

Sent To **First Street Station LLC**
Street and Apt. No., or PO Box No. **231 526th St**
City, State, ZIP+4® **Rogers AR 72758**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT

DESCRIPTION:	To allow the use of "Vehicle Equipment Sales & Rentals" at 1903 S. 1st Street in the C-2 (Highway Commercial) zoning district.
APPLICANT:	Ryan Ward for As to Auto Sales, LLC
BOARD/COMMISSION:	Planning Commission
MEETING DATE/TIME:	May 7, 2024 at 5:30 PM
MEETING LOCATION:	Rogers City Council Chambers 301 W. Chestnut St.
PUBLIC COMMENTS:	Planning Commission@rogersar.gov www.rogersar.gov/1181-Public-Hearing-Signs



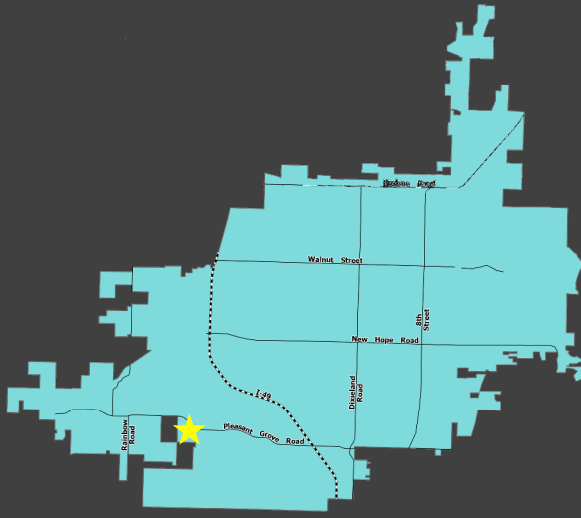
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621.1186
planning@rogersar.gov



LARGE SCALE DEVELOPMENT

PLANNING

The Pointe



Vicinity Map

Location

South of intersection of W Pleasant Grove Road and S Champions Drive

Nature of Request

Approval of internal street configuration and LSDP hearing
(Initially approved December 20, 2022)

Zoning

C-3 (Neighborhood Commercial)

Proposed Use

Multifamily; Commercial

Representative

Keith Richardson

Summary:

Applicant seeking LSDP re-approval for a project that was approved at the 12/20/2022 Planning Commission meeting, and subsequently expired on 12/20/2023. Planning Commission asked applicant to come up with a compromise road design with CD staff to meet the intent of Sec. 14-604 after tabling the hearing at the 4/16/2024 Planning Commission meeting.

Growth Designation:

Neighborhood Center

Growth Designation Purpose:

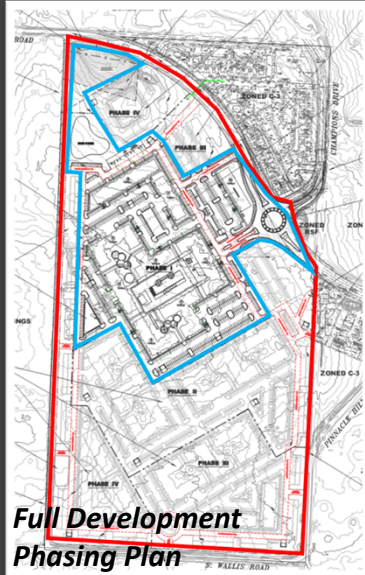
To provide access to the essential activities of daily life within a walkable distance of surrounding residential areas in a way that promotes compact building and site design, encourages infill, and reduces vehicle miles traveled for basic needs.



LARGE SCALE DEVELOPMENT

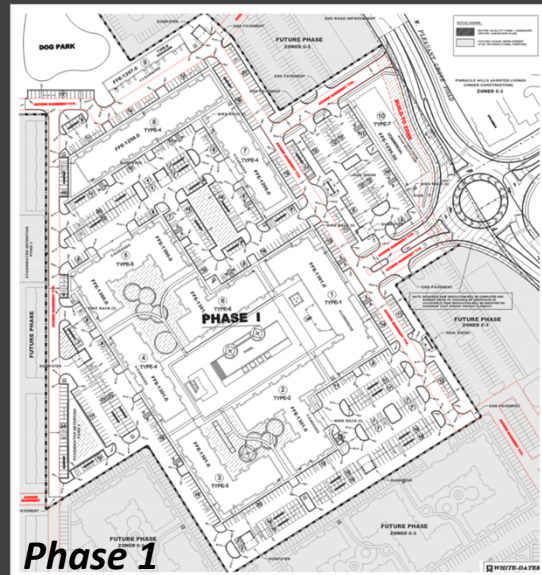
PLANNING

The Pointe



Initial Approval

- Initial LSDP Plans, shown here, approved on 12/20/2022
- Approval ONLY approved Phase 1 of development
- LSDP approval expired on 12/20/2023. Applicants were notified of upcoming expiration on 9/5/2023.





LARGE SCALE DEVELOPMENT

PLANNING

The Pointe

From: Berry, Amariah <aberry@rogersar.gov>
Sent: Tuesday, September 5, 2023 10:36 AM
To: Timothy Daters <tdaters@whitedaters.com>
Cc: Belt, Kyle <kbelt@rogersar.gov>; Jobe, Lance <ljobe@rogersar.gov>; Little, Nicholas <nlittle@rogersar.gov>
Subject: The Pointe - Update

Good morning,

I'm following up on The Pointe, is this project still moving forward? Planning Commission approval is valid for one year after the PC date, which was 12/20/22. If construction has not started by 12/20/23, the project must be re-submitted for approval.

Thanks,
From: Timothy Daters <tdaters@whitedaters.com>
Sent: Tuesday, September 5, 2023 10:57 AM
To: Berry, Amariah <aberry@rogersar.gov>
Cc: Belt, Kyle <kbelt@rogersar.gov>; Jobe, Lance <ljobe@rogersar.gov>; Little, Nicholas <nlittle@rogersar.gov>
Subject: RE: The Pointe - Update

CAUTION: This email originated from outside of the City of Rogers and attachments were detected. Do not open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the City of Rogers and URL's were detected unless you recognize the sender and know the content is safe.

Yes, it's been a blur!

We did start working on a portion of the sanitary sewer. Does that count?

We are getting pricing on the roundabout, if we start on that will it be sufficient?

Thanks

Tim

From: Berry, Amariah
Sent: Wednesday, September 6, 2023 8:38 AM
To: Timothy Daters
Cc: Belt, Kyle; Jobe, Lance; Little, Nicholas
Subject: RE: The Pointe - Update

Once a grading permit has been issued, construction has begun on any portion of the project, and building permits have been issued that will be considered the start of construction.

Thanks,

Email Correspondence

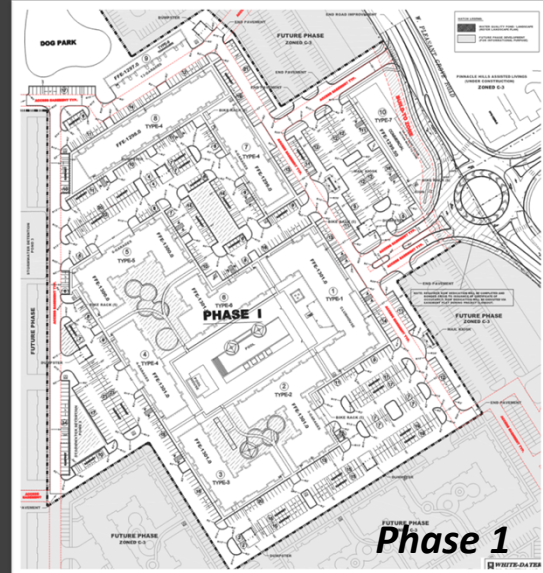
- Email correspondence with project engineer Tim Daters, discussing upcoming expiration and whether or not their sanitary sewer work counts as them beginning construction.
- CD Staff only marks construction begun once a grading permit is pulled and ground is broken. No grading permit was issued for this project.



The Pointe

Connectivity

- Interior streets “shall provide multiple **direct** connections in its minor and collector on-site street system” (14-604c). Staff understands this to mean that interior streets shall have the most direct connection feasible and the circuitous path currently shown would not meet the intent of this section of code.
- “(T)he interior minor and collector street system, including those along the development's perimeter, shall grid the development in a **linear orientation that aligns with adjacent and nearby existing or potential city streets**” (14-604c(1)) is interpreted by staff to mean that a rectilinear grid of streets is required as opposed to the perimeter ring of streets shown.
- At the time of approval, this portion of the code was being implemented in a soft manner, allowing the applicants to have their main thoroughfares be towards the outer edges of the development.



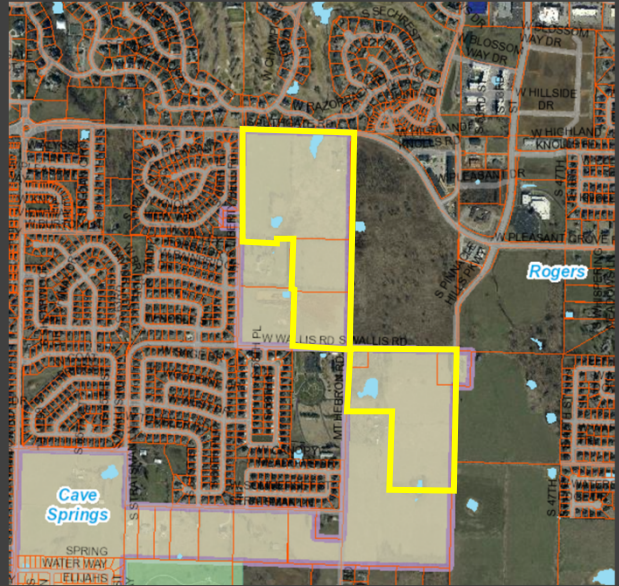
- Purpose and intent of Sec. 14-604c is not being met with any proposal from applicant.
- Allowing their initial proposal creates connectivity issues for the rest of the site.



The Pointe

Cave Springs Land Swap

- Adjacent properties that were within Cave Springs City Limits at the time of LSDP approval are now in the process of being annexed by Rogers
- Eventual street connectivity to the west of the subject property is a priority, given large swaths of suburban neighborhoods that are serviced by substandard roads.



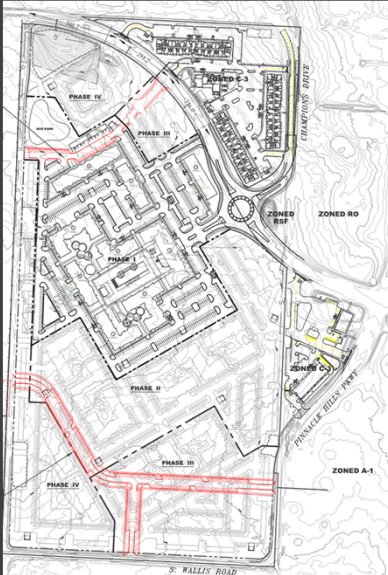


LARGE SCALE DEVELOPMENT

PLANNING

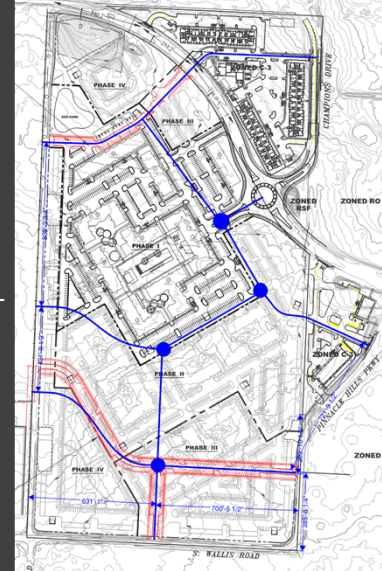
The Pointe

Applicant Proposal 4/16/2024



4/16/2024 PC Meeting

- After initial staff appeal by the applicants on 3/5/2024, they were asked to work with Staff to come up with a agreed-upon design.
- This displays the initial effort by both the applicant (left) and the City Engineer (right).



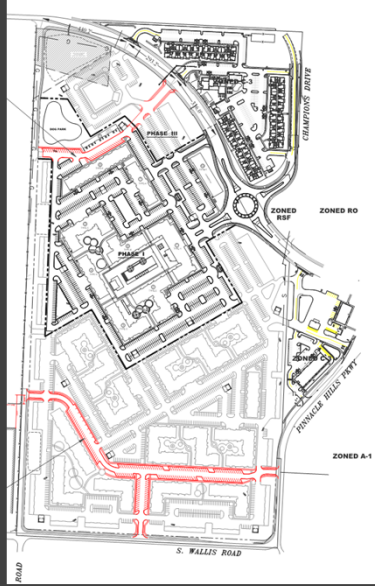
City Engineer Proposal 4/16/2024



LARGE SCALE DEVELOPMENT

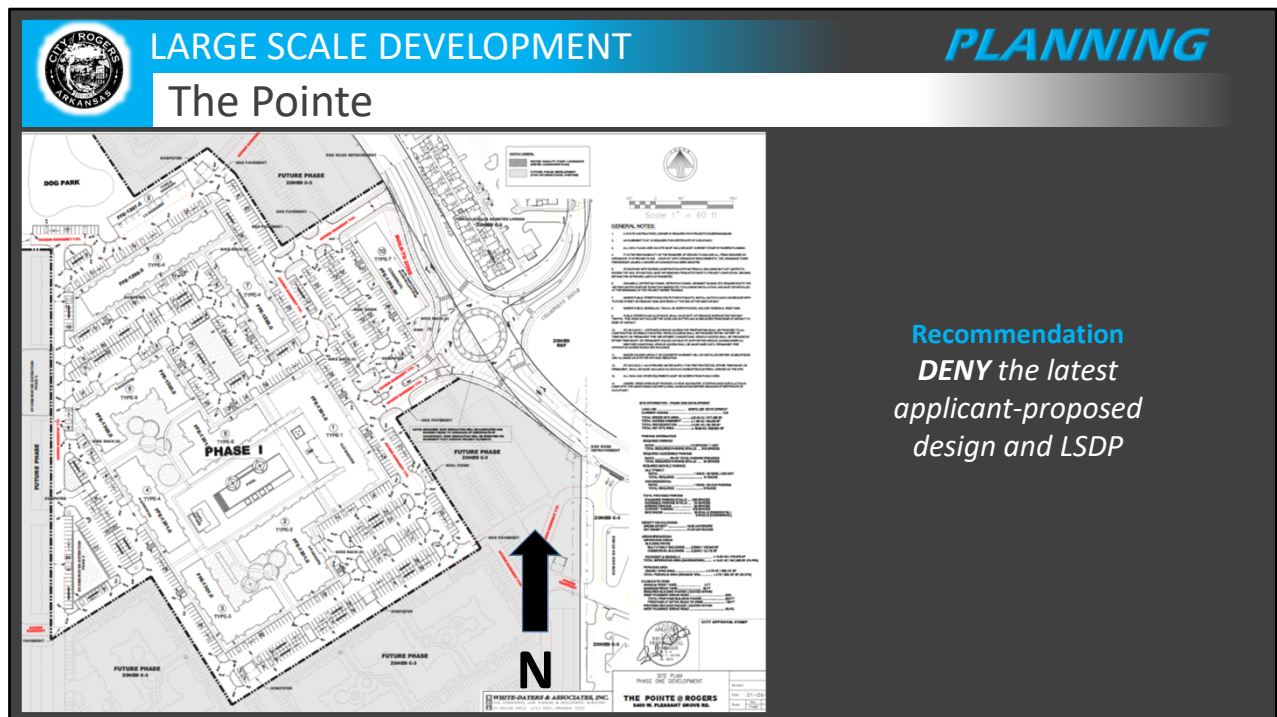
PLANNING

The Pointe



4/30/2024 Submittal

- At the 4/16/2024 Planning Commission meeting, the applicants were once again asked to work with staff to come up with a compromise. After discussions with the City Engineer and Director, this is what was received by staff.
- The latest proposal is no different from the one seen at the 4/16/2024 PC meeting, in terms of street design.
- The only change is that they updated the grayed-out areas, symbolizing later phases of the overall development, to show buildings fronting their proposed through-road on the south end.
- **Note that the grayed areas were not approved with the initial LSDP approval from 2022 – only Phase 1.**
- Staff does not believe that the proposed design meets the purpose and intent of the connectivity code nor the Planning Commission's directions.



Recommendation
***DENY** the latest
applicant-proposed
design and LSDP*

Public Input:

No public input received.

Recommendation:

DENY



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

OFFICE USE ONLY

Permit Fee: _____ (\$100) Zoning: _____

App Number: _____

CityView Application: _____

Date: _____

VARIANCE APPLICATION

APPLICANT: KEITH RICHARDSON, THE POINTE AT ROGERS LP

ADDRESS: 1902 S 8TH STREET. ROGERS, AR 72758 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 5,400 W. PLEASANT GROVE RD, RODGERS, AR

PHONE #: 501-350-9865 EMAIL: keith@richsmithdev.com

PROPERTY OWNER: THE POINTE AT ROGERS LP PHONE #: 501-350-9865

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal): ALLOW
ROGERS PLANNING STAFF TO EXTEND THE APPROVAL OF A LARGE SCALE DEVELOPMENT PLAN FOR 6 MONTHS.

Chaper 14, Article III, Division 2, Sec. 14-228 (35) Large-scale development plans are valid for one year following approval by the Planning Commission.

Sec. 14-724(e)(1)(b) requires variance applicants to respond to these two questions for variance consideration:

How does strict enforcement of the code cause undue hardship due to circumstances that are unique to this property?

THE APPLICANT REQUESTD AN EXTENSION OF THE PREVOIUSLY APPROVED LSDP. STAFF CONSIDERED AN EXTENSION BUT DECLINED TO GRANT THE EXTENSION. TO DATE THE APPLICANT HAS SPENT APPROXIMATLEY \$1,000,000 ON CONSTRUC TION PLANS FOR THE DEVELOPMENT, SEWER EXTENSIONS AND PLANS FOR THE PROPOSED TRAFFIC CIRCLE.

How will approval of this variance be in keeping with the "spirit and intent" of the code being varied?

THE PREVIOUSLY APPROVED LSDP WAS APPROVED BY THE PLANNING COMMISSION WITH STAFF RECOMENDATION FOR APPROVAL. MULTIPLE CONNECTIONS ARE SHOWN TO ADJACENT STREETS WITH DRIVES AND WALKS WITH THE DEVELOPMENT OPEN TO THE PUBLIC FOR INGRESS AND EGRESS.

[Signature]
Applicant Signature

2-9-24
Date

Attachment Checklist:

- ☒ Owner Signature on Letter or Application ☒ If needed, additional sheet for above required responses
☒ Survey, elevations, sign proofs and/or other documents as needed to illustrate request

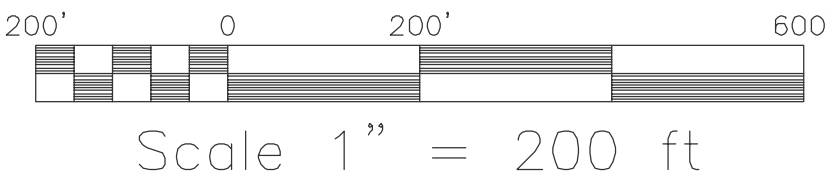
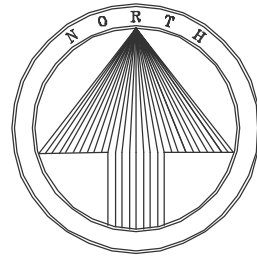
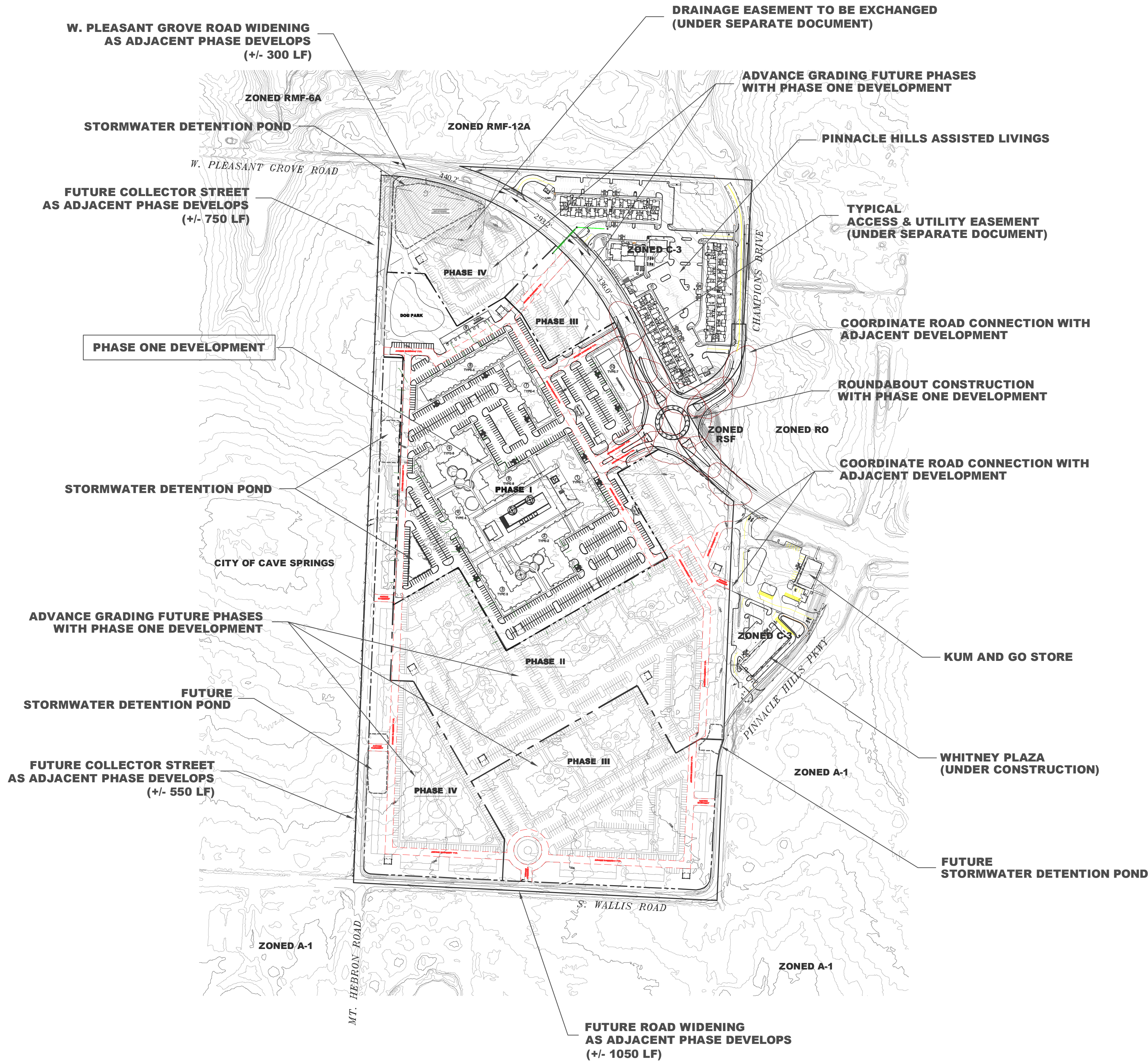
PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

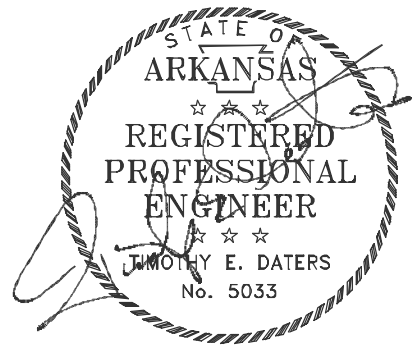
DATE of PUBLIC HEARING

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NOTE: DRAWING SHOWN AT 200 SCALE FOR PURPOSE OF EXHIBITING ENTIRETY OF DEVELOPMENT.

12/20/2022
Approved Plans



CITY APPROVAL STAMP

WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

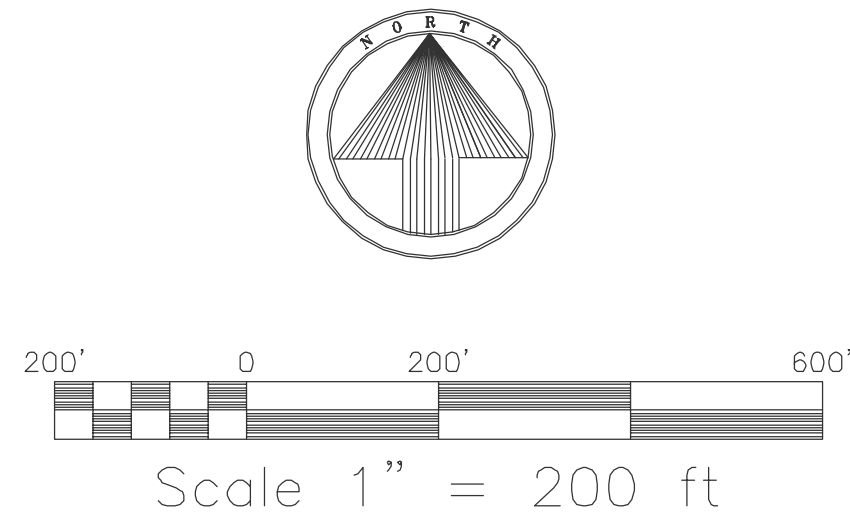
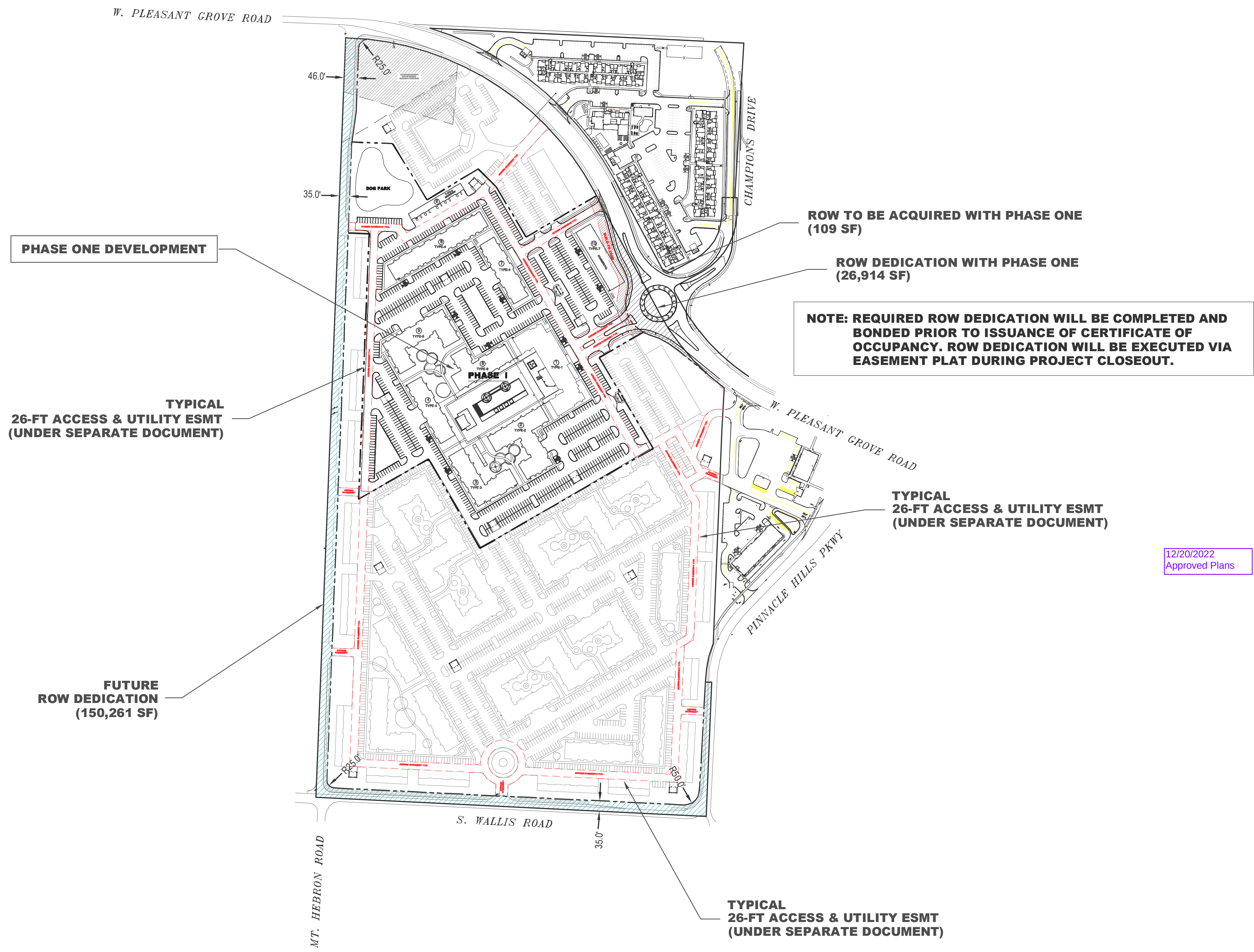
Survey By:	Drawn By:	Checked By:	Approved By:

SITE PLAN
OVERALL DEVELOPMENT

THE POINTE @ ROGERS
5400 W. PLEASANT GROVE RD.

ROGERS, ARKANSAS

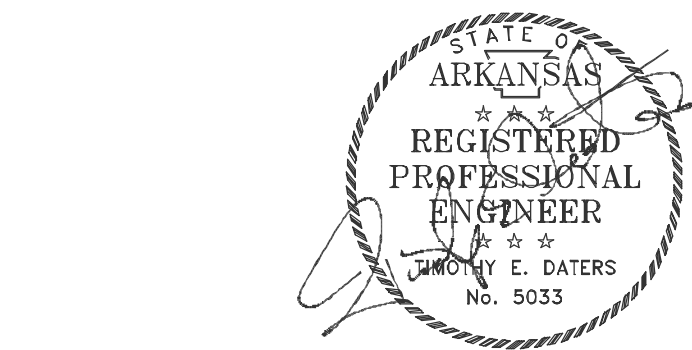
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Job No.		



NOTE: DRAWING SHOWN AT 200 SCALE FOR PURPOSE OF EXHIBITING ENTIRETY OF DEVELOPMENT.

12/20/2022
Approved Plans

CITY APPROVAL STAMP



WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Survey By:	Drawn By:	Checked By:	Approved By:

EXHIBIT RIGHT-OF-WAY DEDICATION		
THE POINTE @ ROGERS 5400 W. PLEASANT GROVE RD.		
ROGERS, ARKANSAS		
Date	01-04-24	
Scale	Hor.	Vert.
	1"=200'	
Sheet	C01.1 of	
Job No.		

EXISTING UTILITY LEGEND:

- SANITARY SEWER EASEMENT
— WATER MAIN EASEMENT
— GAS LINE
— COMMUNICATION

PROPERTY LINE

FUTURE ROW DEDICATION

END PAVEMENT

DOG PARK

BUILDING INFORMATION
CONSTRUCTION TYPE: V-B

3-STORY MULTI-FAMILY BUILDING 1
BUILDING TYPE.....TYPE-1
BUILDING AREA.....68,790 SF
BUILDING HEIGHT.....45 FEET
1 BEDROOM UNITS.....38 UNITS
2 BEDROOM UNITS.....12 UNITS
3 BEDROOM UNITS.....0 UNITS
TOTAL UNITS.....50 UNITS

3-STORY MULTI-FAMILY BUILDING 2
BUILDING TYPE.....TYPE-2
BUILDING AREA.....58,800 SF
BUILDING HEIGHT.....41 FEET
1 BEDROOM UNITS.....18 UNITS
2 BEDROOM UNITS.....26 UNITS
3 BEDROOM UNITS.....9 UNITS
TOTAL UNITS.....53 UNITS

3-STORY MULTI-FAMILY BUILDING 3
BUILDING TYPE.....TYPE-3
BUILDING AREA.....91,330 SF
BUILDING HEIGHT.....41 FEET
1 BEDROOM UNITS.....30 UNITS
2 BEDROOM UNITS.....18 UNITS
3 BEDROOM UNITS.....3 UNITS
TOTAL UNITS.....51 UNITS

3-STORY MULTI-FAMILY BUILDING 4
BUILDING TYPE.....TYPE-4
BUILDING AREA.....41,790 SF
BUILDING HEIGHT.....41 FEET
1 BEDROOM UNITS.....43 UNITS
2 BEDROOM UNITS.....6 UNITS
3 BEDROOM UNITS.....0 UNITS
TOTAL UNITS.....49 UNITS

3-STORY MULTI-FAMILY BUILDING 5
BUILDING TYPE.....TYPE-5
BUILDING AREA.....61,146 SF
BUILDING HEIGHT.....41 FEET
1 BEDROOM UNITS.....36 UNITS
2 BEDROOM UNITS.....22 UNITS
3 BEDROOM UNITS.....0 UNITS
TOTAL UNITS.....58 UNITS

3-STORY MULTI-FAMILY BUILDING 6
BUILDING TYPE.....TYPE-6
BUILDING AREA.....46,530 SF
BUILDING HEIGHT.....41 FEET
1 BEDROOM UNITS.....24 UNITS
2 BEDROOM UNITS.....12 UNITS
3 BEDROOM UNITS.....8 UNITS
TOTAL UNITS.....42 UNITS

3-STORY MULTI-FAMILY BUILDING 7
BUILDING TYPE.....TYPE-4
BUILDING AREA.....41,790 SF
BUILDING HEIGHT.....41 FEET
1 BEDROOM UNITS.....43 UNITS
2 BEDROOM UNITS.....6 UNITS
3 BEDROOM UNITS.....0 UNITS
TOTAL UNITS.....49 UNITS

3-STORY MULTI-FAMILY BUILDING 8
BUILDING TYPE.....TYPE-4
BUILDING AREA.....41,790 SF
BUILDING HEIGHT.....41 FEET
1 BEDROOM UNITS.....24 UNITS
2 BEDROOM UNITS.....30 UNITS
3 BEDROOM UNITS.....0 UNITS
TOTAL UNITS.....54 UNITS

2-STORY TOWNHOUSE BUILDING 9
BUILDING TYPE.....TYPE-8
BUILDING AREA.....9,971 SF
BUILDING HEIGHT.....30 FEET
1 BEDROOM UNITS.....3 UNITS
2 BEDROOM UNITS.....3 UNITS
3 BEDROOM UNITS.....0 UNITS
TOTAL UNITS.....6 UNITS

1-STORY COMMERCIAL BUILDING 10
BUILDING TYPE.....TYPE-7
BUILDING AREA.....13,179 SF
BUILDING HEIGHT.....22 FEET

TOTAL NUMBER OF UNITS.....412 UNITS

PROPERTY LINE

FUTURE ROW DEDICATION

END PAVEMENT

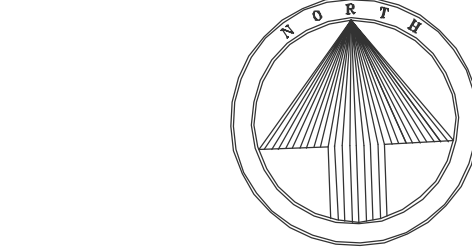
FUTURE PHASE
ZONED C-3FUTURE PHASE
ZONED C-3FUTURE PHASE
ZONED C-3

WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Survey By: Drawn By: Checked By: Approved By:

THE POINTE @ ROGERS
5400 W. PLEASANT GROVE RD.

ROGERS, ARKANSAS



Scale 1" = 60 ft

GENERAL NOTES:

- A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- AN EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OR RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS AND ALLEYS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- IFC 2012.3310.1-APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED WITHIN 100 FEET 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.
- BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
- 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 HVAC AND OTHER EQUIPMENTS MUST BE SCREEN FROM PUBLIC VIEW.
- OWNER/ DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SITE INFORMATION - PHASE ONE DEVELOPMENT

LAND USE..... MIXED USE DEVELOPMENT
CURRENT ZONING..... C-3
TOTAL GROSS SITE AREA.....422.45 AC / 877,480 SF
TOTAL ACCESS EASEMENT.....± 1.98 AC / 85,424 SF
TOTAL RW DEDICATION.....± 0.87 AC / 38,105 SF
TOTAL NET SITE AREA.....± 19.62 AC / 853,951 SF

PARKING INFORMATION

REQUIRED PARKING
RATIO.....1.5 SPACES / 1 UNIT
TOTAL REQUIRED PARKING STALLS.....618 SPACES
REQUIRED ACCESSIBLE PARKING
RATIO.....2% OF TOTAL PARKING PROVIDED
TOTAL REQUIRED PARKING STALLS.....20 SPACES
REQUIRED BICYCLE PARKING
MULTIFAMILY
RATIO.....1 RACK / 30 DWELLING UNIT
TOTAL REQUIRED.....14 RACKS
NON-RESIDENTIAL
RATIO.....1 RACK / 20 CAR PARKING
TOTAL REQUIRED.....5 RACKS

TOTAL PROVIDED PARKING
STANDARD PARKING STALLS.....555 SPACES
ACCESSIBLE PARKING STALLS.....24 SPACES
GARAGE PARKING.....30 SPACES
CARPORT PARKING.....276 SPACES
BIKE RACKS.....20 STALLS (RESIDENTIAL)
5 STALLS (COMMERCIAL)

DENSITY CALCULATIONS
GROSS DENSITY.....18.35 UNITS/ACRE
NET DENSITY.....21.00 UNITS/ACRE

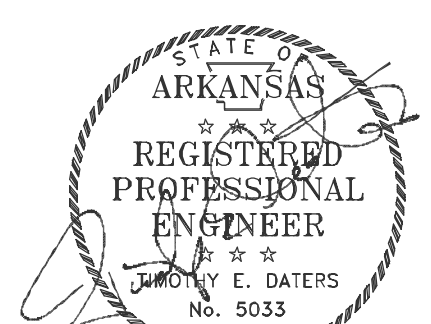
AREAS BREAKDOWN

IMPERVIOUS AREAS
BUILDING AREAS
MULTI-FAMILY BUILDINGS.....3.65AC / 158,943 SF
COMMERCIAL BUILDINGS.....0.30AC / 13,179 SF

PAVEMENT & SIDEWALK
TOTAL IMPERVIOUS AREA (MAXIMUM 90%).....± 10.92 AC / 475,578 SF
TOTAL IMPERVIOUS AREA (MINIMUM 10%).....± 14.87 AC / 647,800 SF (75.79%)

PERVIOUS AREA
GRASS / OPEN AREA.....± 4.73 AC / 206,151 SF
TOTAL PERVIOUS AREA (MINIMUM 10%).....± 4.73 / 206,151 SF (24.21%)

C-3 BUILD-TO ZONE
MINIMUM FRONT YARD.....5 FT
MAXIMUM FRONT YARD.....30 FT
REQUIRED BUILDING FACADE LOCATED WITHIN
WEST PLEASANT GROVE ROAD.....60%
TOTAL FRONTAGE BUILDING FACADE.....230 FT
FRONTAGE LF WITHIN BUILD-TO ZONE.....139 FT
PROVIDED BUILDING FACADE LOCATED WITHIN
WEST PLEASANT GROVE ROAD.....60.4%



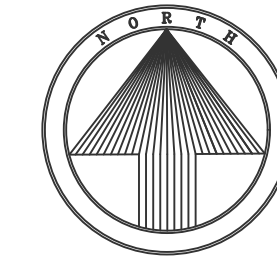
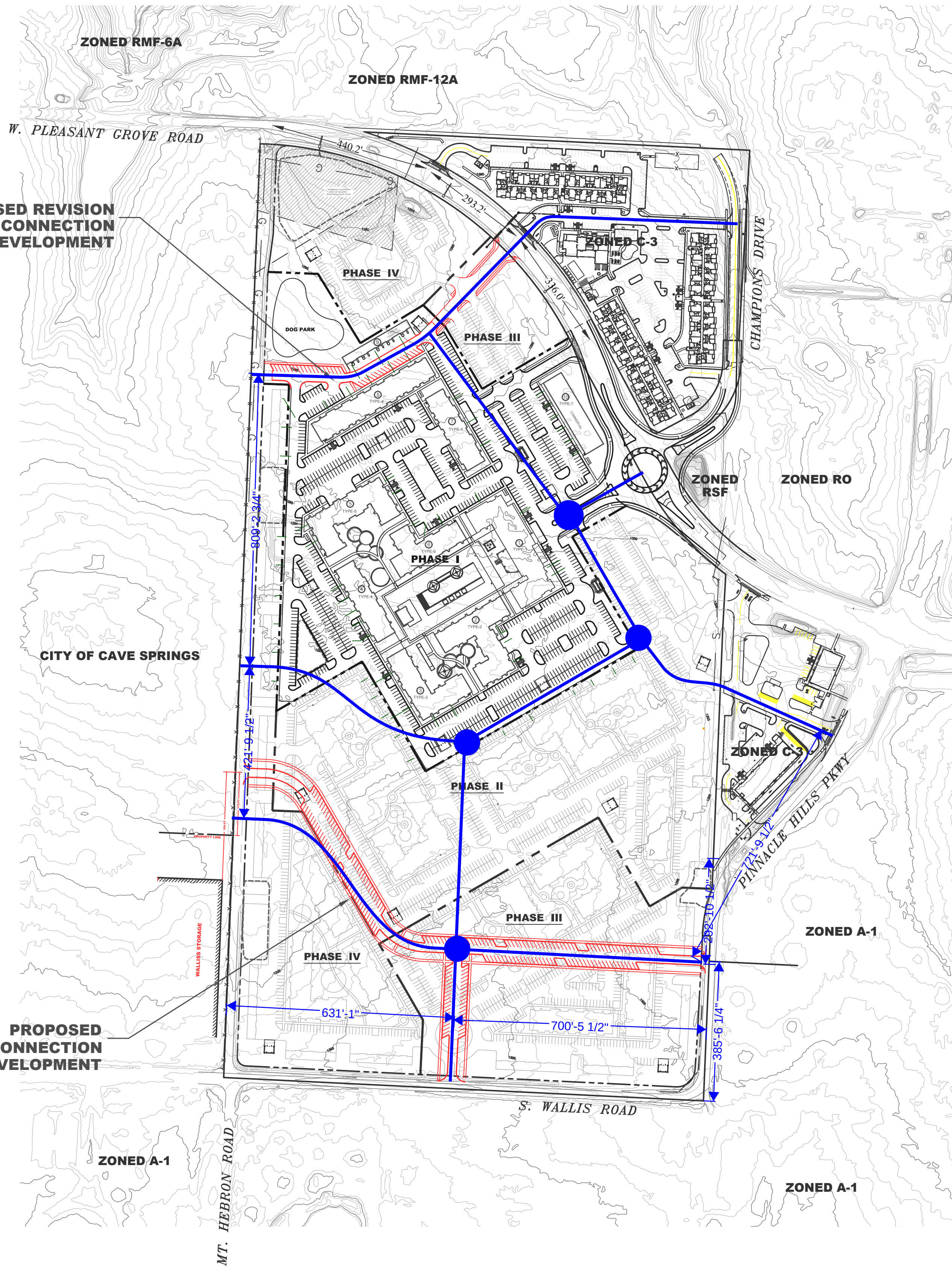
CITY APPROVAL STAMP

SITE PLAN
PHASE ONE DEVELOPMENT

Revised	
Date	01-04-24
Scale	Hor. 1"=60' Vert.
Sheet	C01.2 of
Job No.	

PROPOSED REVISION
LOCAL STREET CONNECTION
FOR PHASE ONE DEVELOPMENT

PROPOSED
LOCAL STREET CONNECTION
FOR FUTURE PHASE DEVELOPMENT



200' 0 200' 600'
Scale 1" = 200 ft

4/16 City Engineer
Proposal

CITY APPROVAL STAMP

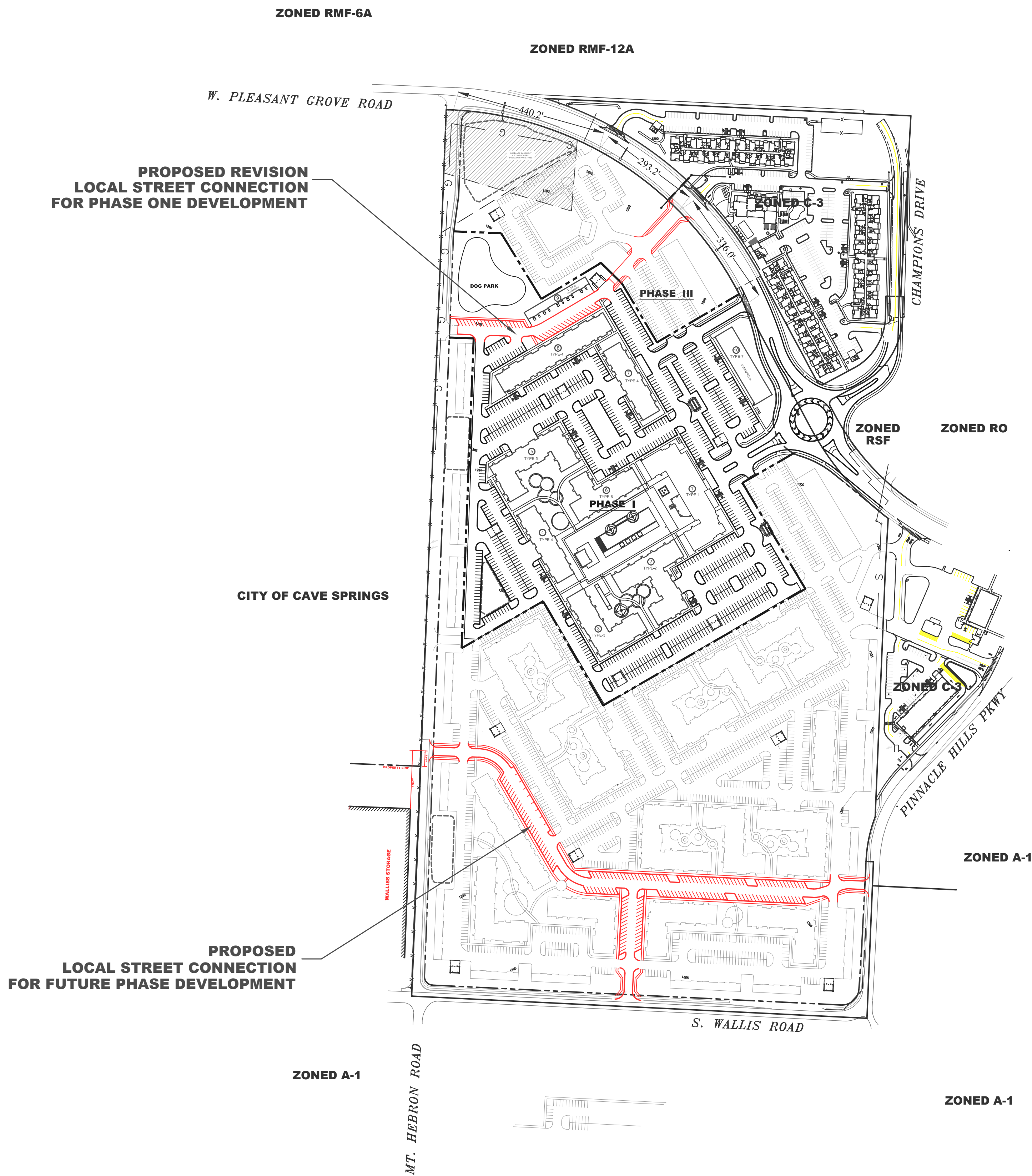
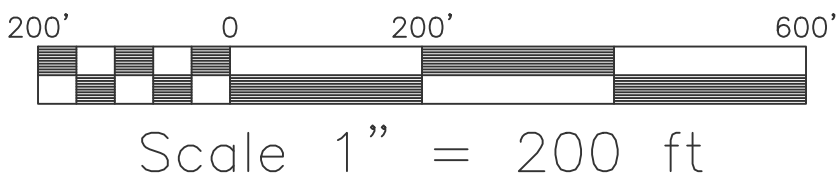
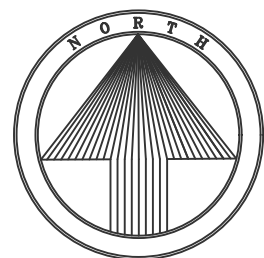
WHITE-DATERS & ASSOCIATES, INC. CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING 24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223			
Survey By:	Drawn By:	Checked By:	Approved By:

EXHIBIT - OVERALL MAP
REVISION LOCAL STREET CONNECTION

THE POINTE @ ROGERS
5400 W. PLEASANT GROVE RD.

ROGERS, ARKANSAS

Revised	
Date	04-05-24
Scale	Hor. Vert.
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Job No.	



CITY APPROVAL STAMP

W WHITE-DATERS & ASSOCIATES, INC.
D CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
A 24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

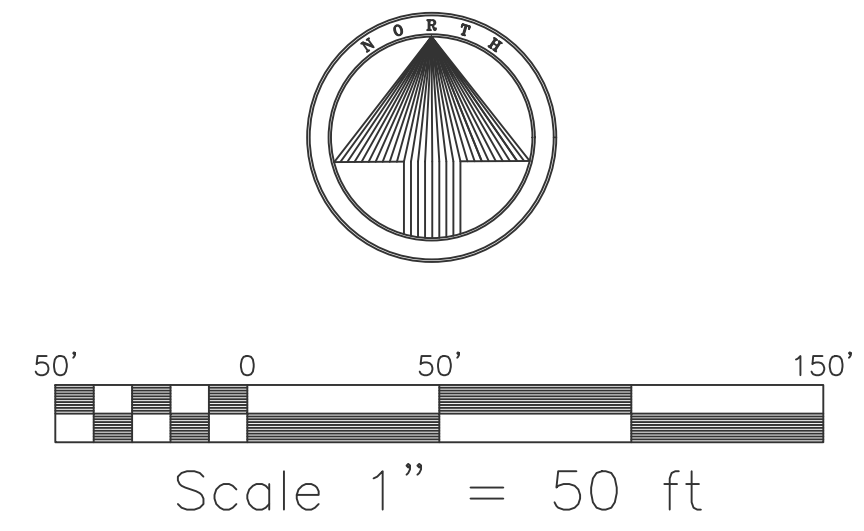
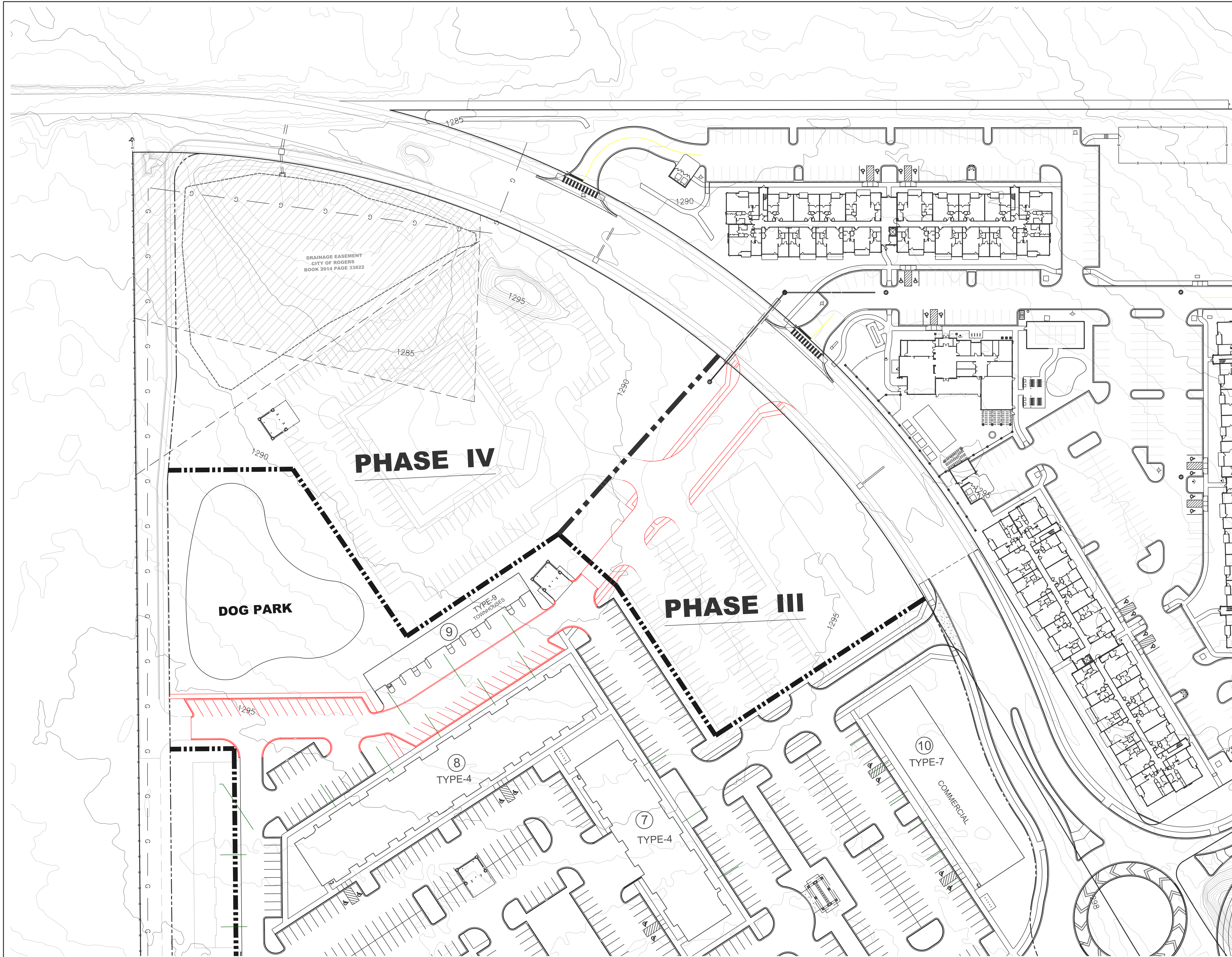
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EXHIBIT - OVERALL MAP
REVISION LOCAL STREET CONNECTION

THE POINTE @ ROGERS
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ROGERS, ARKANSAS

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Date	04-05-24	
Scale	Hor.	Vert.
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Job No.		



4/30 Applicant
Submittal

CITY APPROVAL STAMP

W WHITE-DATERS & ASSOCIATES, INC.
D CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
A 24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

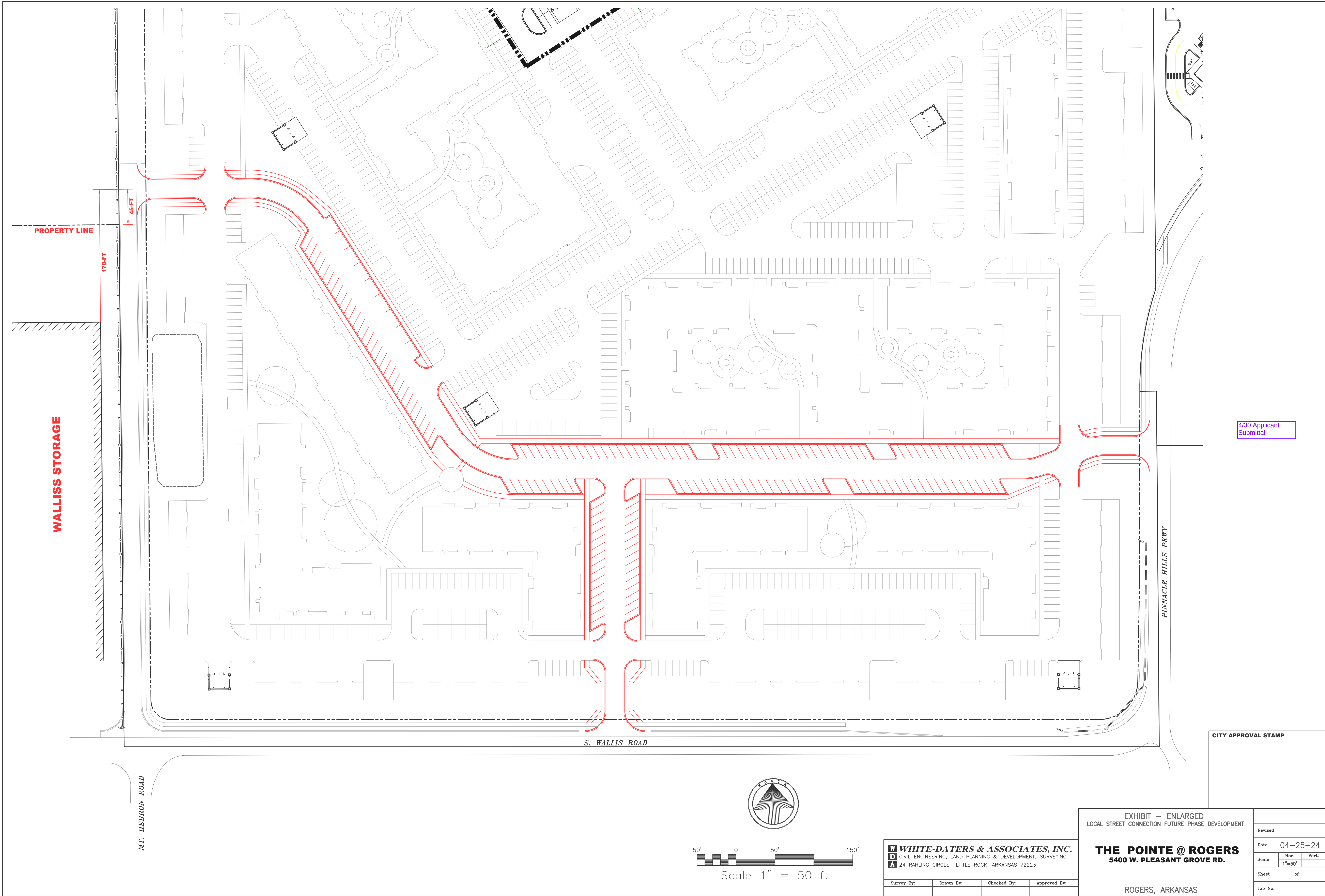
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EXHIBIT — ENLARGED
LOCAL STREET CONNECTION FUTURE PHASE DEVELOPMENT

THE POINTE @ ROGERS
5400 W. PLEASANT GROVE RD.

ROGERS, ARKANSAS

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **March 5, 2024 at 5:30 p.m.** at Rogers City Hall regarding an application by **The Pointe at Rogers** under the provisions of the City of Rogers Code of Ordinances, for a variance to **allow Rogers Planning Staff to extend the approval of the LSDP at ±67.17 acres Near the intersection of S. Champions Drive and W. Pleasant Grove Road** in the C-3 (neighborhood commercial) zoning district more particularly described as follows:

PARCEL NUMBER:

02-02087-660

LOCATION:

±67.17 acres Near the intersection of S. Champions Drive and W. Pleasant Grove Road

Ed McClure, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday February 18, 2024**
BILL THE CITY OF ROGERS