



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

PLANNING COMMISSION MEETING AGENDA

JUNE 18, 2024

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: <HTTPS://US02WEB.ZOOM.US/J/81161229598>

BOARD OF ADJUSTMENT: <HTTPS://US02WEB.ZOOM.US/J/81161229598>

ZONING REVIEW COMMITTEE: <HTTPS://US02WEB.ZOOM.US/J/86036438729>

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

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. June 4, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. SUB: Crescent View Phase 3

A proposal to construct phase 3 of a new 104-lot subdivision located on ±38.4 acres in south Rogers south of Garrett Road and Mt. Hebron Road in the R-SF (Residential Single-Family) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Chase Allison*

2. LSDP: JDH Carwash

A proposal to construct a 4,320 sq. ft. car wash at 1602 S. 8th Street in the C-2 (Highway Commercial) zoning and Overlay districts.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Jorge Du Quesne*

3. LSDP: 8th Street Retail

A proposal to construct 29,788 sq. ft. of buildings for office and retail use at 2414 and 2416 S. 8th Street in the C-4 (Open Display Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Jason Ingalls*

4. LSDP: Academy Sports Outlot

A proposal to construct a 19,244 sq. ft. commercial strip building and paved parking at 4129 S. 26th Street in the C2-CU (Highway Commercial, Condominium Unit) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Jason Ingalls*

5. LSDP: Arisa Health

A proposal to construct a 19,775 sq. ft. medical office and paved parking at 501 S. 40th Street in the R-O (Residential Office) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Taylor Lindley*

PUBLIC HEARINGS:

1. INFORM Rogers: Comprehensive Plan & Unified Development Code



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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

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 :

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



PRELIMINARY PLAT

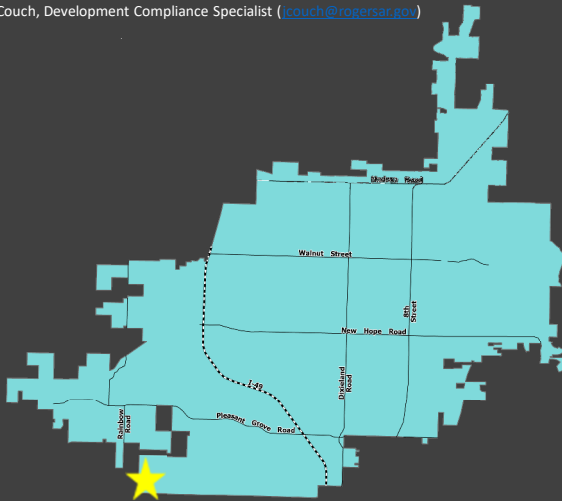
PLANNING

Crescent View Phase 3

Staff:

Christina Moore, Planner (cmoore@rogersar.gov)

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



Vicinity Map

Location

South Rogers / 02-14878-025

CGM Designation

Neighborhood

Zoning

R-SF (Residential Single-Family)

Proposed Use

Single-Family Residential

Representative

Chase Allison, Halff Associates

Location:

This property is about 38.4 acres located south of W Garrett Road and Mt Hebron Park

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:

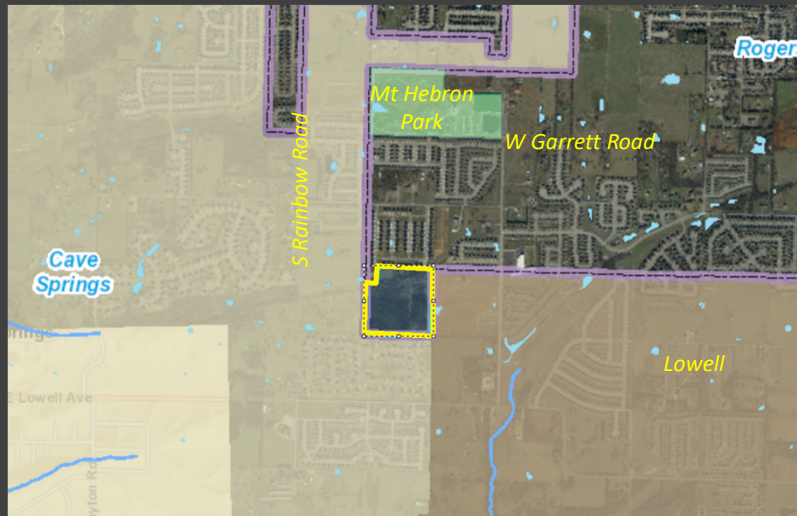
R-SF, N-R, R-DP, R-MF



PRELIMINARY PLAT

PLANNING

Crescent View Phase 3



Geolocation

ZONING:

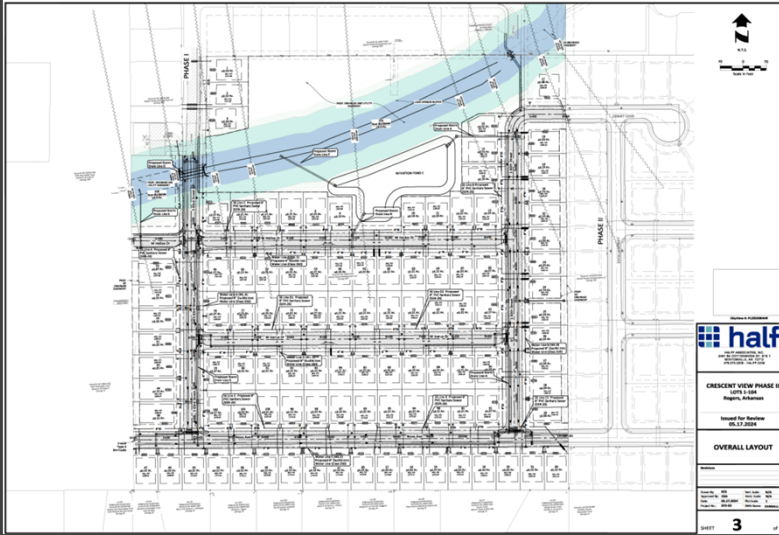
R-SF (Residential Single-Family)

- "This district is intended primarily for single-family detached dwellings at low residential densities." Sec. 14-699(a)



PRELIMINARY PLAT Crescent View Phase 3

PLANNING



Site Plan

Request

- This is a new 104-lot subdivision located on ± 38.4 acres. 2 of the lots are un-buildable.
- A variance was granted by the BOA on 3/21/23 to reduce the side yard setbacks from 10 feet to 7.5 feet

Request:

- This development proposal includes 104 lots (102 of the lots are buildable) on about 38.4 acres



PRELIMINARY PLAT

Crescent View Phase 3

PLANNING

Aerial Image



Recommendation
APPROVE

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT:

The applicant proposes to construct a detention pond which meets Stormwater Management requirements.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

S 63rd Street is not in substandard condition.

Connectivity Standards:

The applicant proposes to extend S 63rd Street to the south, and proposes to construct four new public streets, S 60th Street, W Helios Dr, W Icarus Dr, and Nova Avenue. These streets are to be dedicated with 50-ft of ROW to meet the requirements for a Minor Street per the Typical Street Section.

Streetscape:

Right-of-Way:

The right-of-way width for S 63rd Street, a Minor Street, is 50-ft as required by the Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes to construct 5-ft sidewalks along the proposed streets as required by the Typical Street Section.

Trails:

Trails are neither proposed nor required for this proposal.

Streetlights:

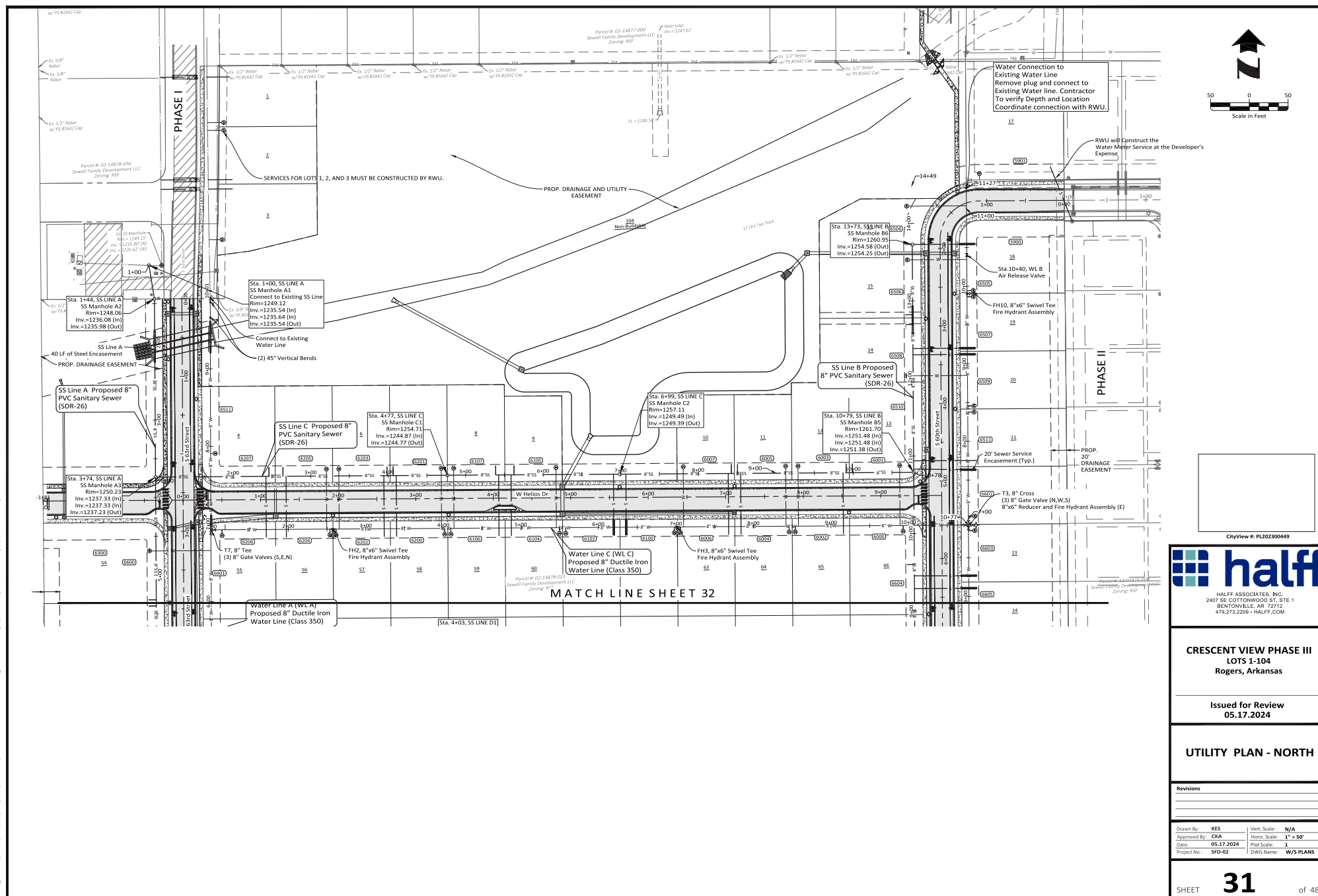
Proposed streetlights meet the requirements of the Typical Street Section.

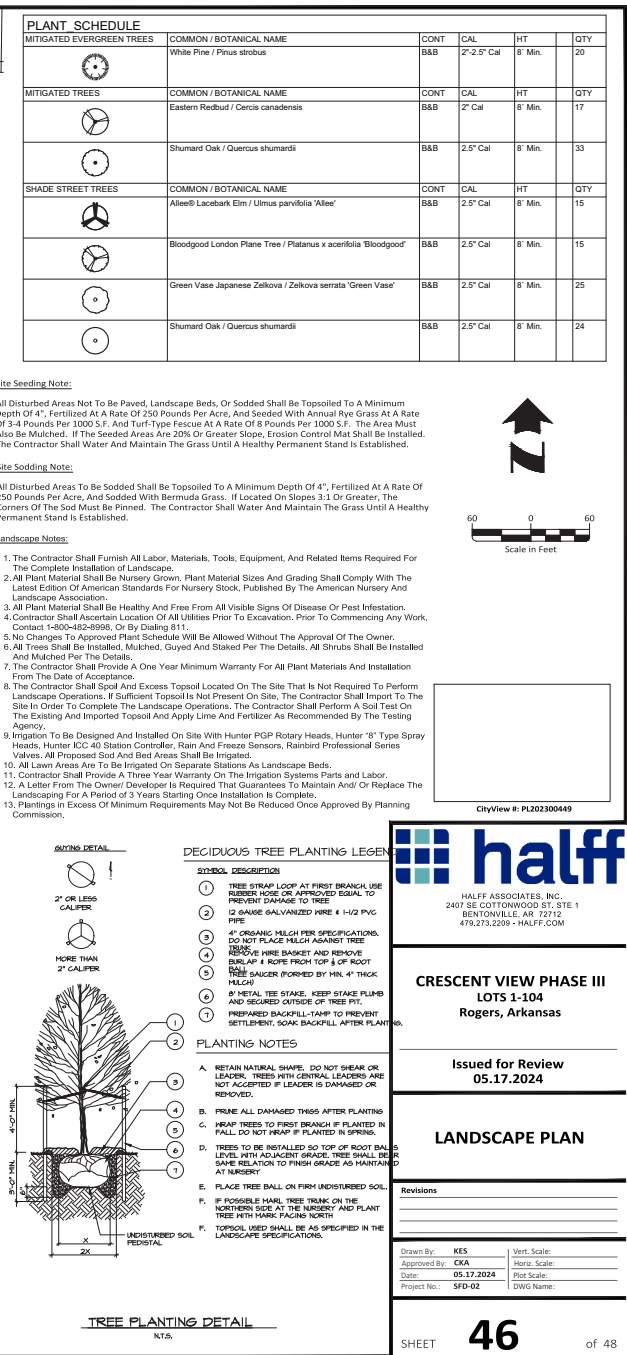
Street Trees:

The applicant proposes a mixture of Lacebark Elm, London Plane Tree, Japanese Zelkova, and Shumard Oak to meet street tree requirements.

RECOMMENDATIONS:

Approve







LARGE SCALE DEVELOPMENT

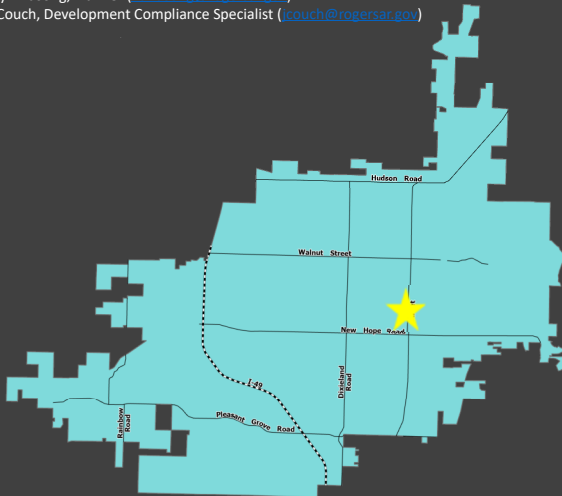
PLANNING

JDH Carwash

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

1602 South 8th Street

CGM Designation

Access Corridor

Zoning

C-2 (Highway Commercial) and Overlay District

Proposed Use

Vehicle Washing

Representative

Jorge Du Quesne, Blew and Associates

Location:

Near the southwest corner of West Olrich and South 8th.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Access Corridor

Growth Designation Character:

Stretches of single-use highway corridors in between other Growth Designation nodes.

Goals include emphasizing access management, restricting uses with high trip generation, and encouraging compact residential development. (CGM PAGE 1)

Allowed Zoning Districts:

R-MF, R-O, C-2



LARGE SCALE DEVELOPMENT

PLANNING

JDH Carwash



ZONING:

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).

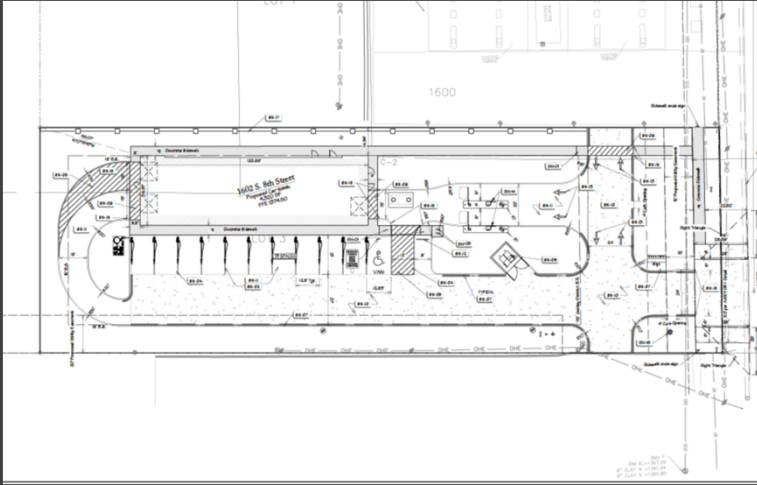


LARGE SCALE DEVELOPMENT

PLANNING

JDH Carwash

Site Plan



Request

- This development proposal includes a 4,320 sq. ft. car wash.

Request:

- This development proposal includes a 4,320 sq. ft. car wash.
- A conditional use permit was approved for vehicle washing at the 8/3/21 Planning Commission.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT:

The applicant proposes to manage stormwater by directing water to the existing storm sewer system along S 8th Street.

WATER QUALITY:

Water Quality requirements are not required at this site due to the proposed development area being less than one acre.

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

JDH Carwash



Aerial Image

Recommendation
APPROVE

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Olrich Street is not in substandard condition. S 8th Street is not in substandard condition.

Connectivity Standards:

The applicant's proposal meets connectivity standards.

Streetscape:

Right-of-Way:

The right-of-way width for S 8th Street, a Major Arterial, is 100-ft with no additional right-of-way required.

Sidewalks & Sidepaths:

A 6-ft sidewalk is proposed along S 8th Street that matches the existing conditions.

Trails:

Trails are neither proposed nor required for this project.

Streetlights:

The applicant is proposing to install one streetlight along S 8th Street to meet streetlight requirements.

Street Trees:

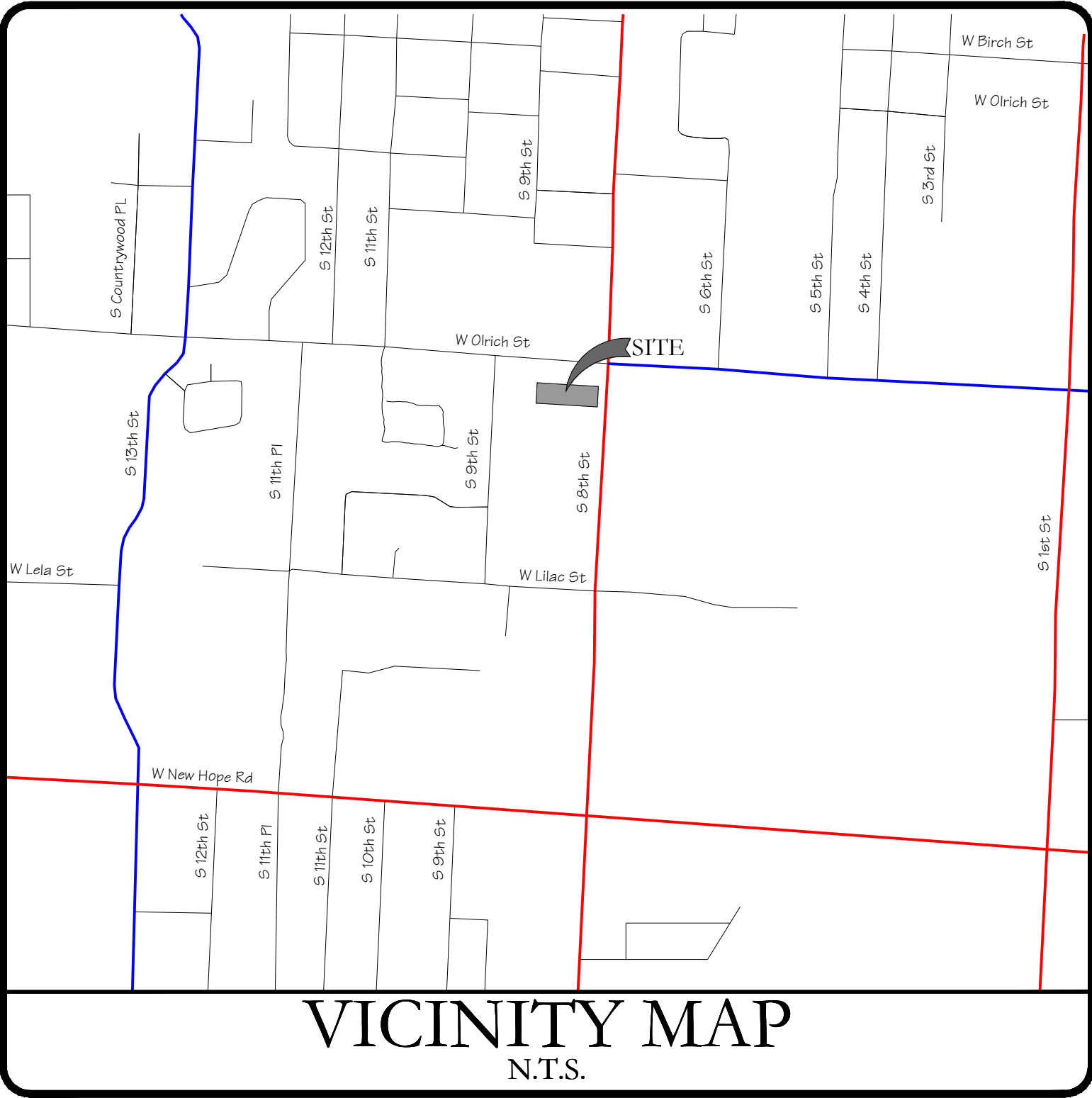
The applicant proposes to plant Fruitless Kentucky Coffee Trees to meet street tree requirements.

Summary

LSDP Staff Recommendation

APPROVE

\\blew6.klempa.net\projects\23-3790\civ\holding car wash rogers, ar\civil drawings\23-3790 civil 006.dwg - Plotted on 5/6/2024 8:16:33 AM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Preston Thibodaux



Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site Information:

PROPERTY INFORMATION			
Gross Site Area:	43,042.12 sf	0.99 acres	
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres	
Net Site Area:	43,042.12 sf	0.99 acres	
Zoning:	C-2 Highway Commercial, C-4, N-R & Overlay		
ZONING REGULATIONS			
Front Setback (per Overlay District):	75 ft		
Side Setback:	15 ft		
Rear Setback:	15 ft		
Max Building Coverage (60%):	25,825.27 sf		
Proposed building Coverage	10%		
Max Building Height:	65 ft		
SITE INFORMATION			
Total Paved Area:	17,984.28 sf	0.41 acres	
Total Sidewalk Area:	2,900.00 sf	0.07 acres	
Total Building Footprint Area:	4,320.00 sf	0.10 acres	
Total Impervious Area:	25,204.28 sf	58.6%	
Total Pervious Area:	17,837.84 sf	41.4%	
PARKING REGULATIONS			
Required Spaces Ratio:	5+ 1 Space / 200 sf net area (excluding carwash drive-thru)		
Required Spaces: 1,440 net sf	12		
Provided Spaces (Total):	13		
Provided Accessible Spaces:	2		
Provided Bike Racks:	1		

Site Plan Notes:

	Accessible Ramp in Sidewalk
	Vacuum Stalls
	4" Painted White Striping
	4" Wide Painted Stripes, 2'-0" o.c. @ 45°
	Masonry Block Dumpster Enclosure (min. 6' height)
	Fire Lane Striping
	Two (2) Bike Racks
	5' Concrete Curbwalk (Provide scoring / stamping for a textural change)
	Heavy Duty Concrete Pavement
	Standard Duty Concrete Pavement
	Precast Concrete Wheel Stop
	Traffic Flow Arrows
	Carwash Pay Stations
	Taper curb from 6" to 0" over 2'
	Street Light per City of Rogers Specifications
	6' wood privacy fence

Sign Legend

Symbol	Code	Description	Size	Post Type
	-	Handicap Sign	12 x 18	U-Channel

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet.

General City of Rogers Notes:

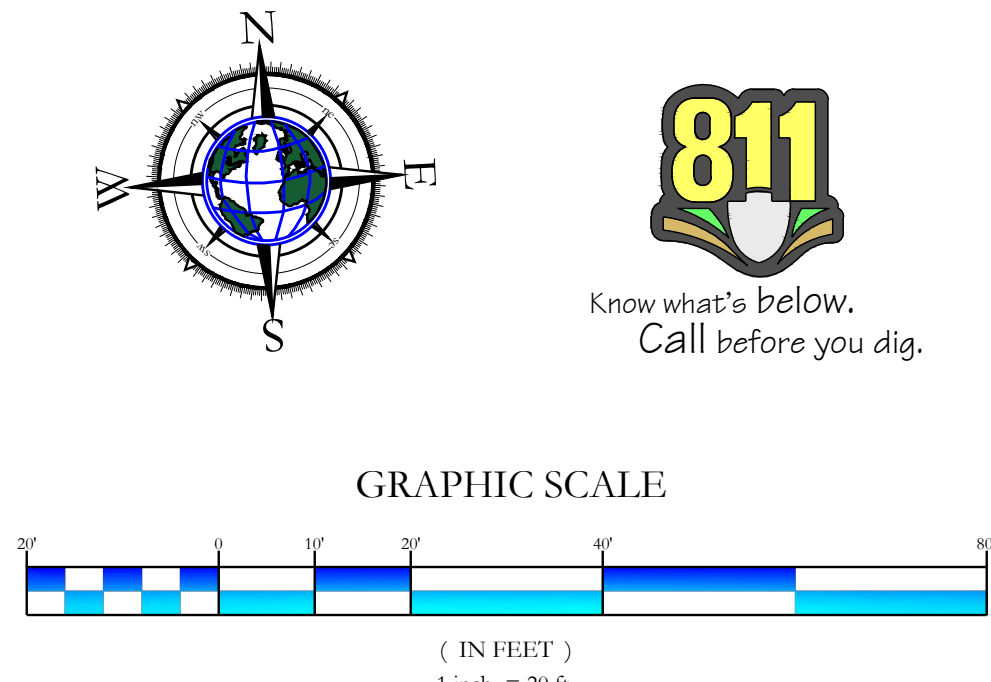
- It is the responsibility of the Engineer of Record to include all items required by ordinance. If approved plans conflict with ordinance requirements, the ordinance takes precedence unless a waiver or variance has been granted.
- Stockpiles with excess construction site materials, including, but not limited to excess top soil stock piles, must be removed from site prior to project completion. Grading beyond the approved limits is prohibited.
- An easement plat is required prior to Certificate of Occupancy.
- All Civil Plans used on site must include the most current stamp by Rogers Planning.
- State Contractor's License is required for all projects exceeding \$20,000.00.
- All HVAC and other mechanical equipment must be screened from public view.
- 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.
- Separate sign permit is required for all signs. Approval of LSD plans does not guarantee approval of a sign permit.

Project Description

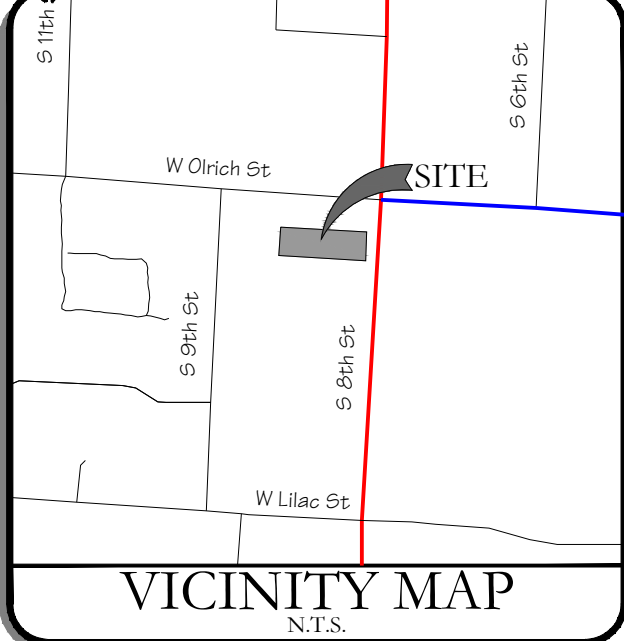
DEVELOPMENT SHALL BE A ONE-STORY **AUTOMATIC CARWASH FACILITY**.
THE PROPERTY IS ZONED: **C-2 HIGHWAY COMMERCIAL**.
BUILDING TYPE: **II-B**

CITY PROJECT NO: **PL202300963**

REFERENCE **CUP # 21-26**



COMMUNITY DEVELOPMENT APPROVAL STAMP



REVISIONS:	DATE:	DESCRIPTION:
1	10-31-2023	Cap Review Revisions
2	01-10-2024	Cap Review Revisions
3	02-12-2024	Cap Review Revisions
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

Site Plan
City Project No. PL202300963

Large Scale Development Plans For:
NWA Carwash
1602 S 8th Street Rogers, Arkansas 72756
NWA Builders, LLC
c/o Mr. Jerry Hawkins
PO Box 306 Centerton, AR 72719
(479) 263-7376

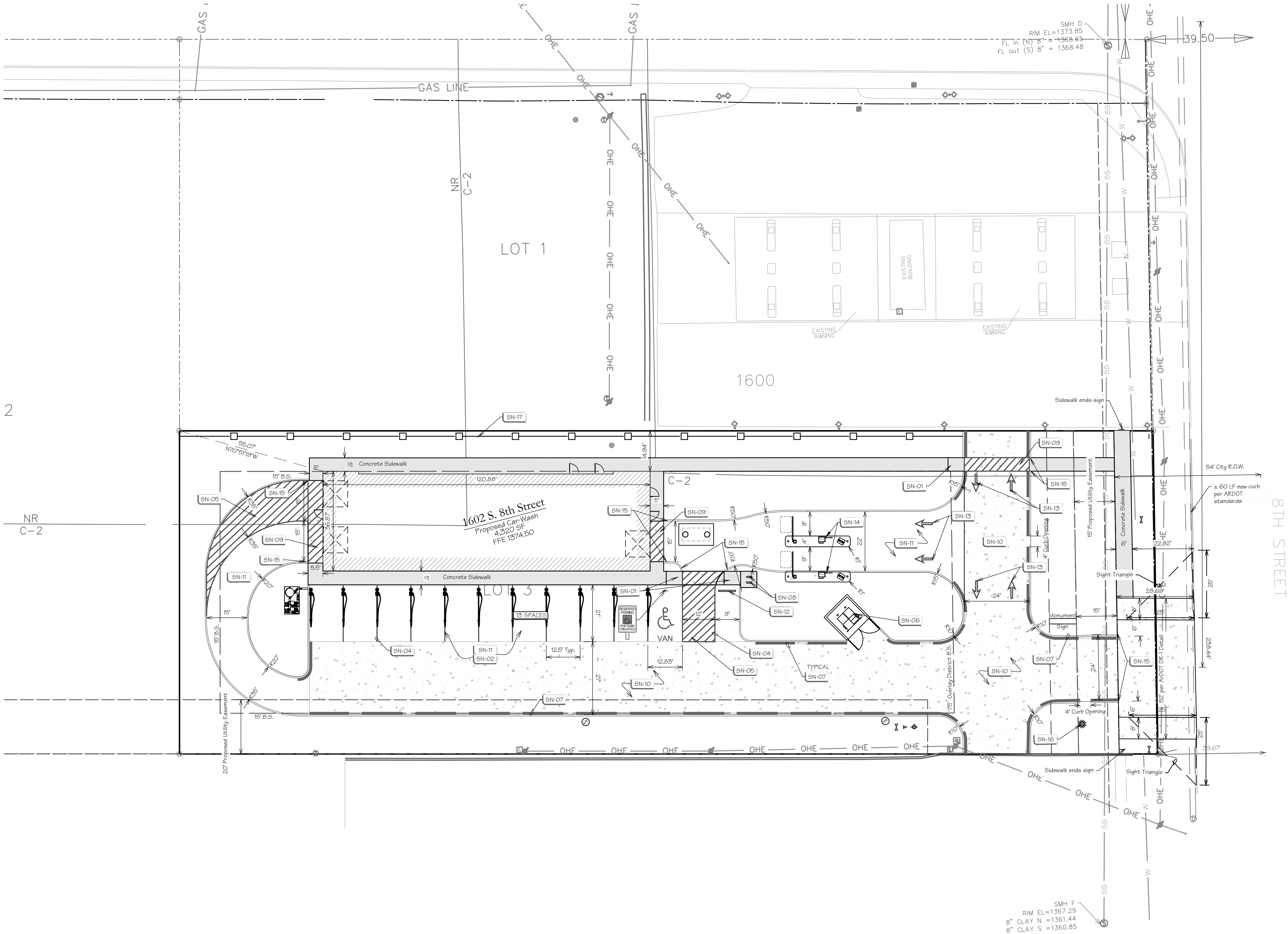
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BLEW
Surveying | Engineering
Environmental

5102 S. Pinnacle Hills Pkwy Rogers, Arkansas 72758
Office: (479) 443-4506
www.BLEWINC.com

Certificate of Authorization #1534

DATE:	2024-05-06	JOB NUMBER:	23-3790
DRAWN BY:	P. Thibodaux	REVIEWED BY:	J. Du Quesne
DRAWING NAME:	23-3790 Civil 006.dwg		
SHEET NUMBER:	C2		



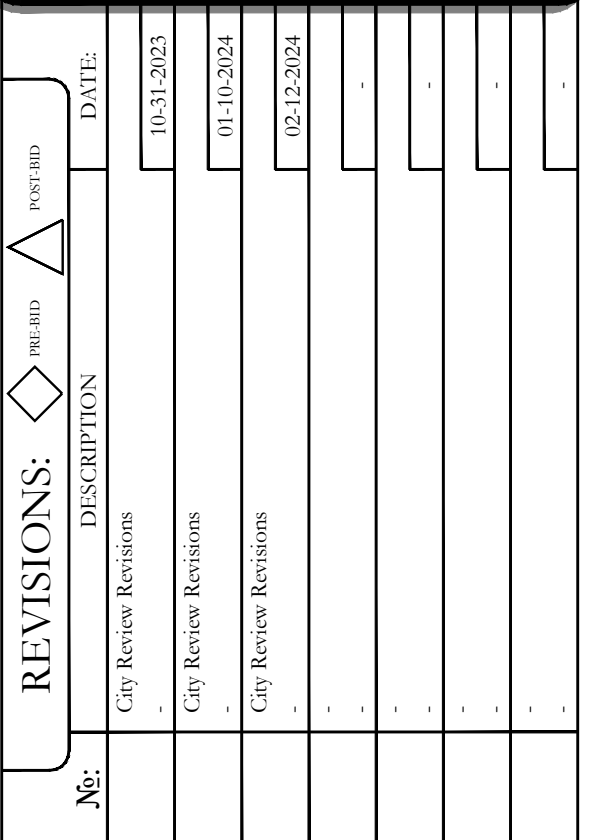
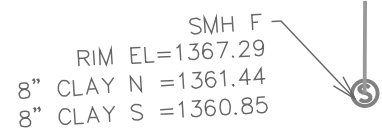
Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter
	(See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk
	(See Site Plan For Dimensions)
	General Fence Line
	(See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	<u>See Utility Plan For Line Sizes</u>
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Landscape Information:

* 43 PLANTS REQUIRED
25% TO BE TREES = 11 TREES
10% TREES TO BE EVERGREEN = 2 EVERGREEN MIN.
25% MAX OF REQUIRED TREES TO BE ORNAMENTAL = MAX 2 ORNAMENTAL

- X DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- X LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- X GRASS AREAS SHALL BE SODED WITH BERMUDA GRASS OR A SUITABLE SUBSTITUTE OR HYDROSEEDED PER MANUFACTURER'S INSTRUCTIONS. WITH A MIXTURE OF 70% BERMUDA AND 30% BLUEGRASS AT A RATE OF 204LB/5000 S.F.
- X IF GRADED AREA IS UNSEEDDED, A MULCH EMULSIFIER SHALL BE ADDED. (NOT CONTAINING ASPHALT) AND APPLIED PER MANUFACTURER'S INSTRUCTIONS.
- X ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- X SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUIVALENT SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOIL REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- X IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- X ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE ARKANSAS STANDARD OF NURSERY STOCK.
- X ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL.
- X OWNER/DEVELOPER MUST PROVIDE A THREE YEAR GUARANTEE, STARTING ONE INSTALLATION OF COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF "C O C".
- X PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONE APPROVED BY PLANNING COMMISSION.

Symbol	Qty.	Key	Botanical	Common	Size	Comments
STREET TREES:						
	3	KC	<i>Gymnocladus dioica</i>	Fruitless Kentucky Coffee Tree	2.5' Cal	Shade- Deciduous Balled & Burlapped, Min. 6' tall, Lumbered 5 ft. from the ground.
Overlay Trees:						
	6	BG	<i>Nyssa sylvatica</i>	Black Gum	2.5' Cal	Shade- Deciduous Balled & Burlapped, Min. 6' tall, Lumbered 5 ft. from the ground.
PARKING & EDGE BUFFER TREES:						
	2	RB	<i>Cercis canadensis</i>	Red Bud	2' Cal	Ornamental Balled & Burlapped, Min. 6' tall.
	3	BC	<i>Taxodium distichum</i>	Bald Cypress	2.5' Cal	Evergreen Balled & Burlapped, Min. 8' tall.
SHRUBS:						
	16	IH	<i>Ilex glabra</i>	Inkberry Holly	5 Gal	Plant at 4' O.C.
	16	VS	<i>Ilex virginica</i> 'Henry's Garnet'	Virginia Sweetspire' 'Henry's Garnet'	5 Gal	Plant at 4' O.C.
GRASSES:						
				Sod 14,047 sf		



Landscape Plan
City Project No. PL202300963
Development Plans For:
NWA Carwash
1602 S 8th Street Rogers, Arkansas 72757
NWA's Builders, LLC
c/o Mr Jerry Hawkins
PO Box 306 Centerton, AR 72719
(479) 263-7376

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CONSTRUCTION
FOR REVIEW
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Rogers, Arkansas 72758

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www.BLEWINC.com

C2-1

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	Water Line
	Tee, Cross, Bends, Gate Valve & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Force Main
	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
	Gas Line
	Overhead Electric Line
	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Utility Pole
	Light Pole

- Note:**
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
 - See Survey For Existing Features Legend.
 - See Cover Sheet For Abbreviation List.

Water & Sewer Notes:

GENERAL:

- Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that an spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spill sewage including contaminated soils per the requirements of the local municipality.
- Contractor shall obtain authorization from Rogers Water Utilities (RWU) prior to connection to any existing water line, sewer line, or sewer manhole.
- Contractor shall maintain a min. of 5 foot separation from water/sewer and storm sewer, gas, electric, street lights and telephone as required.
- Water and Storm lines shall have a minimum of eighteen (18") inches vertical separation and ten (10'-0") foot of horizontal separation from the sanitary sewer lines.
- All plugs, caps, tees, and bends shall be provided with reaction backing / thrust blocking or shall be restrained joint pipe. The fitting must be braced against unexcavated earth at the end the trench with Concrete. Retainer glands may be required, as determined by RWU.

Water and Sewer lines shall be constructed in accordance with RWU Standard Specifications and Details. Latest Edition can be found at: <https://www.rwu.org/developers-and-contractors/development-standards-and-guidelines/standard-specifications/>

WATER SYSTEM:

- All water lines shall have thirty-six (36) inch min. cover above top of pipe.
- All water lines shall be bedded in accordance with RWU's Specifications for pipe bedding material and detail.
- All water lines shall be inspected per RWU's standard specification & requirements.
- Fire hydrants shall be installed in accordance with the standards / specifications of RWU.
- Contractor shall have an active fire hydrant within 400' of any building prior to construction.

SANITARY SEWER SYSTEM:

- All sanitary sewer lines shall have a minimum of twenty four (24) inches cover above top of pipe unless noted otherwise on the plan / profiles.
- Where the earth cover over the pipe bells cannot be maintained at least 30 inches, the pipe material shall be ductile iron sewer pipe. Sewers buried to depths of 14 feet or greater, as measured from the finished grade to the invert, shall be ductile iron pipe only.
- A minimum fall of 0.1 feet shall be provided in all manholes.
- Rims shall be brought to finished grade, and sealed rings and lids shall be provided in 100-year flood zones or other areas prone to flooding, unless otherwise specified by the RWU Engineer.
- All sanitary sewer lines shall be bedded in accordance with RWU's specifications for pipe bedding material and detail.
- Sewer manholes located within traffic areas shall have traffic rated frames and covers.
- Contractor shall match top of proposed sanitary sewer manhole to proposed grade. If a discrepancy between proposed structure tops and proposed grade occurs, proposed grade will govern. If discrepancy is more than 4 inches, contractor shall notify engineer of record prior to continuing installation of manhole top.
- Connection to existing manholes can not be made before sewer lines have been completed, cleaned, tested, inspected, and approved.
- Contractor shall avoid spillage of any raw materials from the sewer system. In the event that an spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilled sewage including contaminated soils per the requirements of the state and local municipalities.

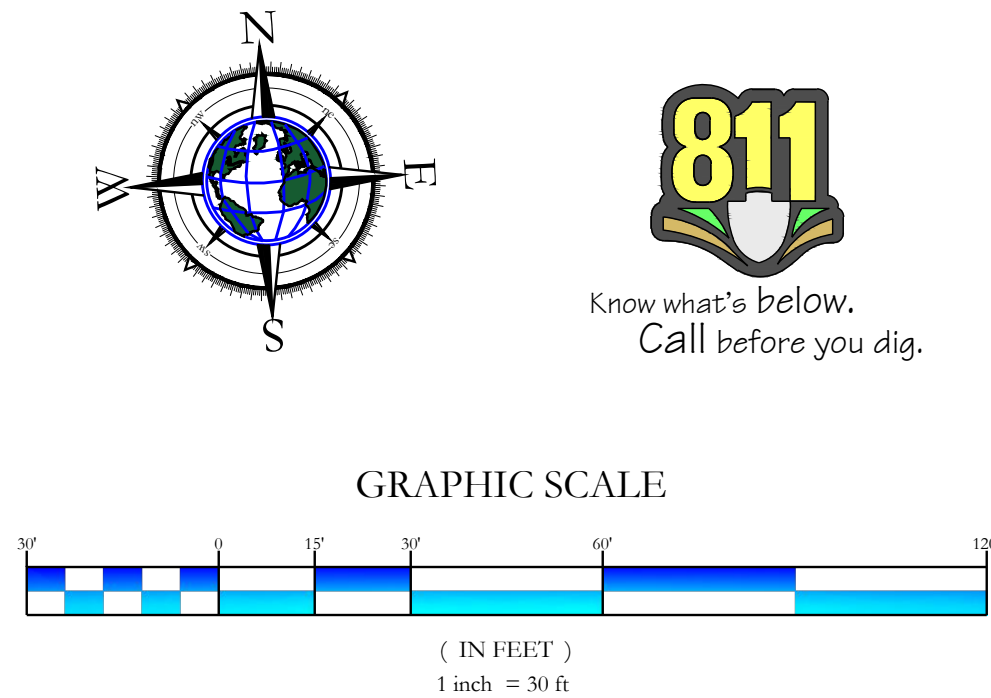
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General Utility Notes:

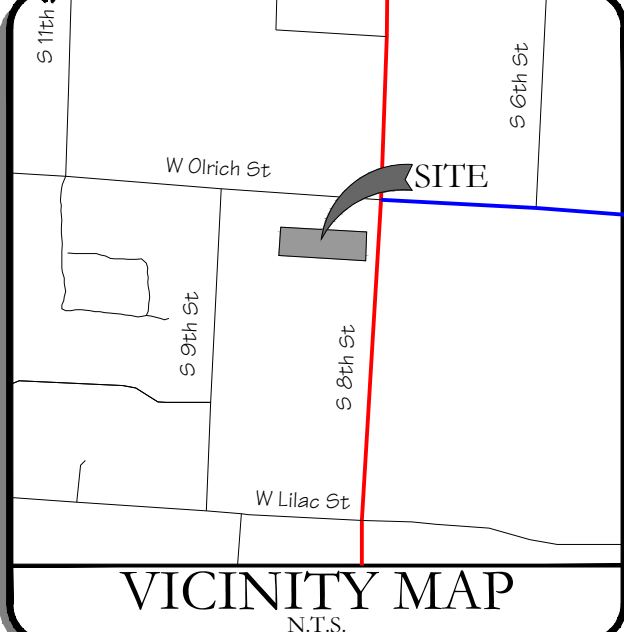
- The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- Dimensions are to the face / corner of the building, face of curb, and centerline of pipe and fitting.
- Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- Existing utilities shown on plans have been shown in their approximate locations per available information.
- The existence and location of any underground utility pipes or structures shown on the drawings are obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these drawings and we assume no responsibility as to the accuracy of their depicted location(s) on these drawings. The contractor is required to take due precautionary measures to protect the utility lines shown, and all other lines not of record or not shown on these drawings by verification of their location in the field prior to the initiation of the actual portion of their work.
- Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- Contractor shall coordinate with appropriate utility company for adjustment of utility lines affected by cut and fill.
- All utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12kv and above.
- Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.

RWU Notes:

- The owner/developer shall be responsible for the cost of any required adjustments to the existing water and sewer facilities due to site grading, paving, lot line adjustments or other matters.
- If perimeter walls, fences, or signs are proposed for the development, detailed drawings will need to be submitted for approval to RWU office prior to their construction.
- Existing and Proposed fire hydrants and meters must be located in a green space a minimum of 4' behind any curb and gutter and 4' behind any sidewalks.
- All HVAC and other mechanical equipment must be screened from public view.



COMMUNITY DEVELOPMENT APPROVAL STAMP





LARGE SCALE DEVELOPMENT

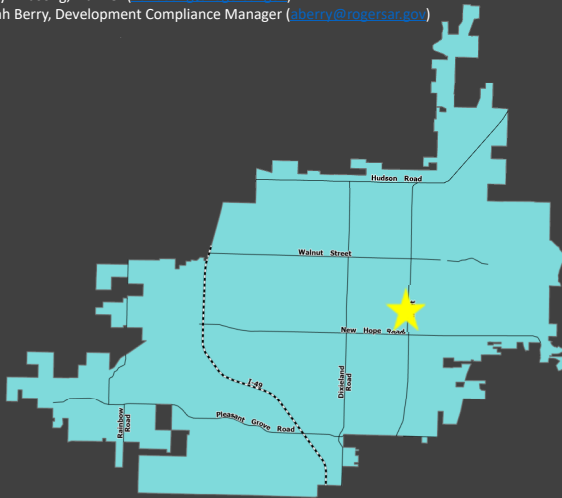
PLANNING

8th Street Retail

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

2414 and 2416 South 8th Street

CGM Designation

Employment Center

Zoning

C-4 (Open Display Commercial)

Proposed Use

Office/Retail

Representative

Jason Ingalls, ECE

Location:

This property is located at the northwest corner of West Post Road and South 8th 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 responsibility organizing uses with like impacts and maintaining capacity for industry and service. (CGM PAGE 1)

Allowed Zoning Districts:

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



LARGE SCALE DEVELOPMENT

PLANNING

8th Street Retail



ZONING:

C-4 (Open Display Commercial)

Purpose and intent. "This district is intended for business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development." Sec. 14-711(a).

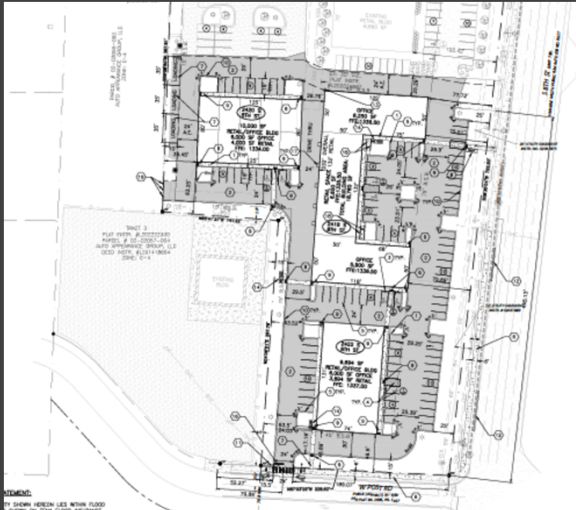


LARGE SCALE DEVELOPMENT

PLANNING

8th Street Retail

Site Plan



Request

- This development proposal includes 29,788 sq. ft. of buildings for office and retail use.

Request:

- This development proposal includes 29,788 sq. ft. of buildings for office and retail use.

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant was granted an administrative engineering **WAIVER** from Section 14-260 requiring curb cuts to be separated a minimum of 100- ft. All other access management standards are being met.

2. STORMWATER MANAGEMENT:

The applicant was granted an administrative engineering **WAIVER** from the Drainage Criteria Manual requiring pipes to have a velocity greater than 3 ft/sec. The applicant shall pay a **FEE-IN-LIEU** of detention in the amount of \$17,361.00. Water quality requirements will be met by using the existing extended detention basin on-site.

3. FLOODPLAIN MANAGEMENT:

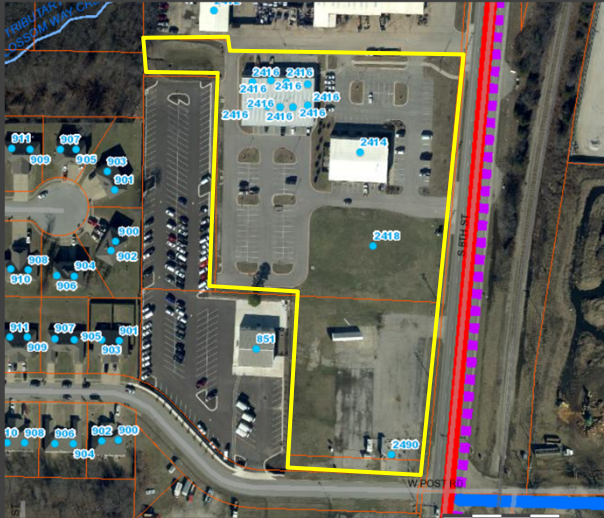
A portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "AE" and will require a Floodplain Development Permit prior to construction.



LARGE SCALE DEVELOPMENT

PLANNING

8th Street Retail



Aerial Image

Recommendation
APPROVE

4. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

W Post Road and S 8th Street are not in substandard condition.

a) Connectivity Standards:

Connectivity standards are not applicable to this site.

a) Streetscape:

i) Right-of-Way:

- 1) The right-of-way width for S 8th Street, a Major Arterial, is at least 100-ft as required per the Master Street Plan and Typical Street Section.
- 2) The right-of-way width for W Post Road, a Minor Street, is 70-ft which exceeds the 50-ft requirement per the Master Street Plan and Typical Street Section.

ii) Sidewalks & Sidepaths:

The applicant proposes to construct a 6-ft sidewalk along S 8th Street and W Post Road.

a) Trails:

Trails are neither proposed nor required.

a) Streetlights:

Streetlights are proposed and meet all standards.

a) Street Trees:

All proposed street trees are outside of the right-of-way but within a recreation easement to be dedicated on an easement plat. The applicant proposes a variety of Black Oaks, Redbuds, and American Smoketrees.

Summary

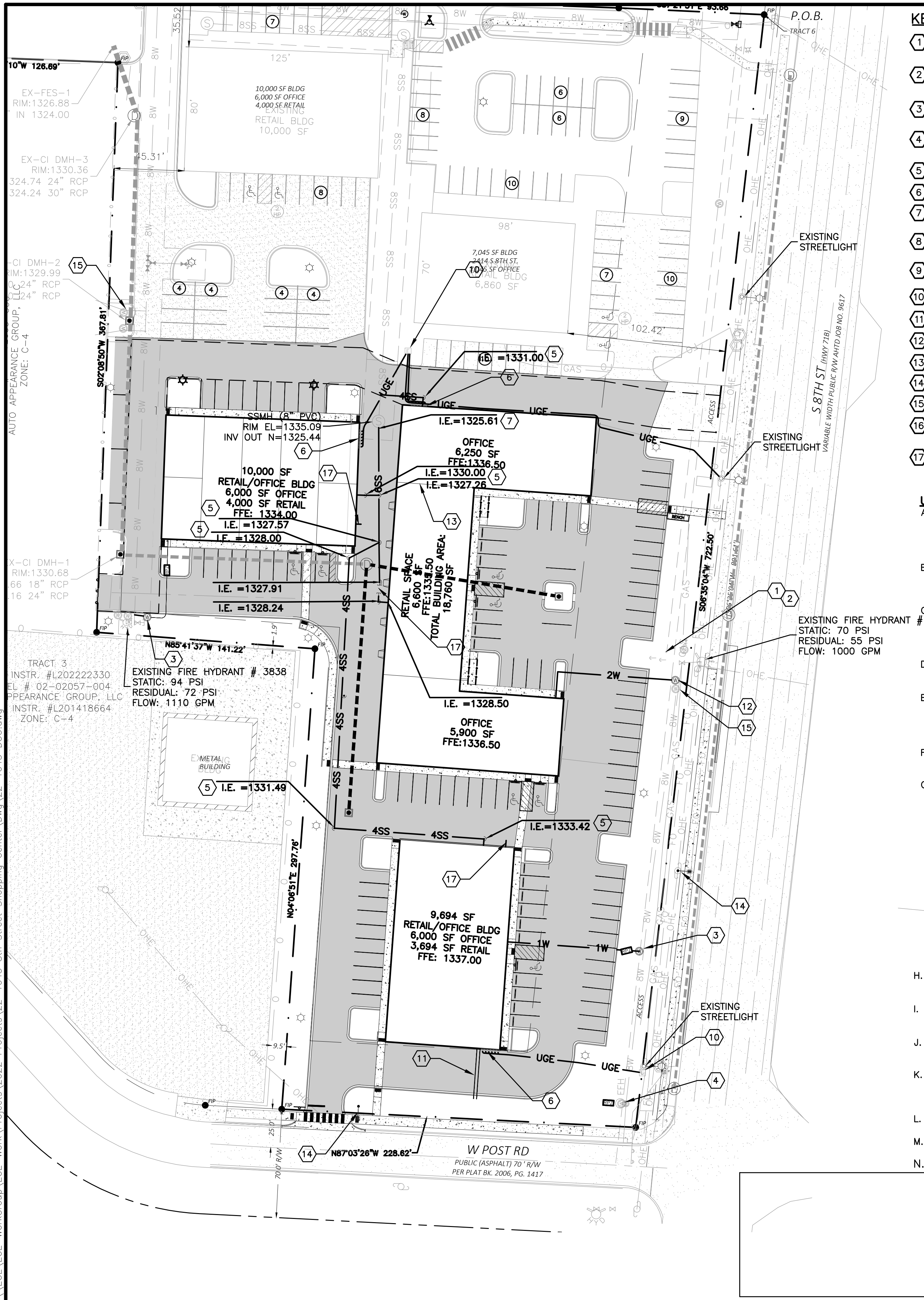
LSDP Staff Recommendation

APPROVE



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.

C4.0



KEYNOTES:

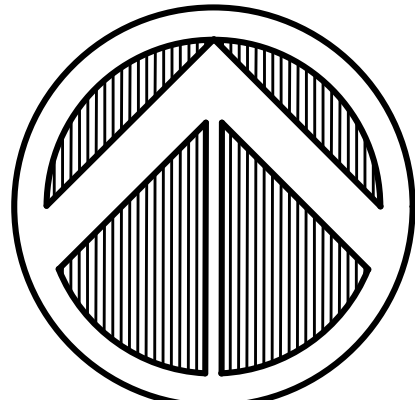
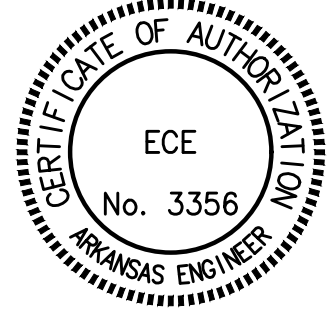
- NEW 3 PHASE JUNCTION BOX INSTALLED BY DEVELOPER AND SUPPLIED BY AEP/SWPCO.
- RE-ROUTE EXISTING 1 PHASE PRIMARY FROM OVERHEAD POWER POLE INTO NEW 3 PHASE JUNCTION BOX. COORDINATE WITH CARROLL ELECTRIC.
- INSTALL (1) 1" WATER METER PER RWU SPECIFICATION. METER TO BE SET BY RWU AT OWNER'S EXPENSE.
- EXISTING WATER METER TO BE USED FOR IRRIGATION. INSTALL USC-FCCCHR APPROVED RPZA IN A HEATED OR FROST FREE ENCLOSURE. SEE DETAIL 24/C7.0
- SANITARY SEWER CLEAN OUT TO GRADE PER DETAIL 12/C8.1
- MOUNT ELECTRIC METER AT BUILDING POINT OF CONNECTION.
- ROGERS WATER UTILITIES(RWU) TO PERFORM SEWER TAP AT OWNER'S EXPENSE.
- NEW GAS SERVICE. COORDINATE ALIGNMENT AND PIPE SIZE WITH BLACK HILLS ENERGY.
- CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES PRIOR TO INSTALLING STORMPIPE. REPORT ANY DISCREPANCIES TO THE ENGINEER AND CITY.
- NEW 1 PHASE PAD MOUNT TRANSFORMER. COORDINATE WITH CARROLL ELECTRIC
- 2 - 4" PVC CONDUITS FOR TELE COMMUNICATIONS AND CABLE
- 2" METER PER RWU SPECIFICATIONS AT OWNER'S EXPENSE
- 3 HOUR FIRE WALL
- STREET LIGHT TO BE INSTALLED BY CARROLL ELECTRIC AT DEVELOPERS EXPENSE
- EXISTING WATER METERS TO BE ABANDONED BY RWU AT DEVELOPER'S EXPENSE
- INSTALL USC-FCCCHR APPROVED RPZA INSIDE THE BUILDING PRIOR TO ANY BRANCH OR TEE.
- FUTURE 4" GREASE INTERCEPTOR CONNECTION. IF A GREASE INTERCEPTOR IS REQUIRED, IT MUST BE PROPERLY SIZED WITH A SAMPLING PORT. CONTACT AMBER OWENS; AMBEROWENS@RWU.ORG

UTILITY NOTES:

- 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.
- 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.
- ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RWU STANDARD SPECIFICATIONS AND DETAILS DATED SEPTEMBER 20, 2022 AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
- ALL WATER MAINS SHALL BE DUCTILE-IRON CL52 PIPE. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.
- ALL FILL UNDER UTILITY LINES SHALL BE PLACED IN LAYERS OF APPROPRIATE THICKNESS AND COMPACTED USING A MECHANICAL, HYDRAULICALLY POWERED VIBRATORY TRENCH COMPACTOR OR EQUIVALENT. ALL TRENCH BACKFILL(EXCEPT UNDER PAVED AREAS) ARE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO 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.
- THE PROPOSED NEW BUILDING WILL NOT HAVE ANY NEW WATER OR SEWER SERVICE CONNECTIONS.
- CONTACT AEP/SWPCO AT 479-973-2333 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- AEP/SWPCO LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- RELOCATION OF ANY EXISTING ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
- ALL TREES TO BE 5' MINIMUM FROM ALL PUBLIC UTILITIES.
- USC-FCCCHR APPROVED RPZA WILL BE REQUIRED AND LOCATED IN A HEATED SPACE OR FROST FROST-FREE ENCLOSURE PRIOR TO ANY TEES OR BRANCHES FOR ALL IRRIGATION SERVICE LINES

NOTE:

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



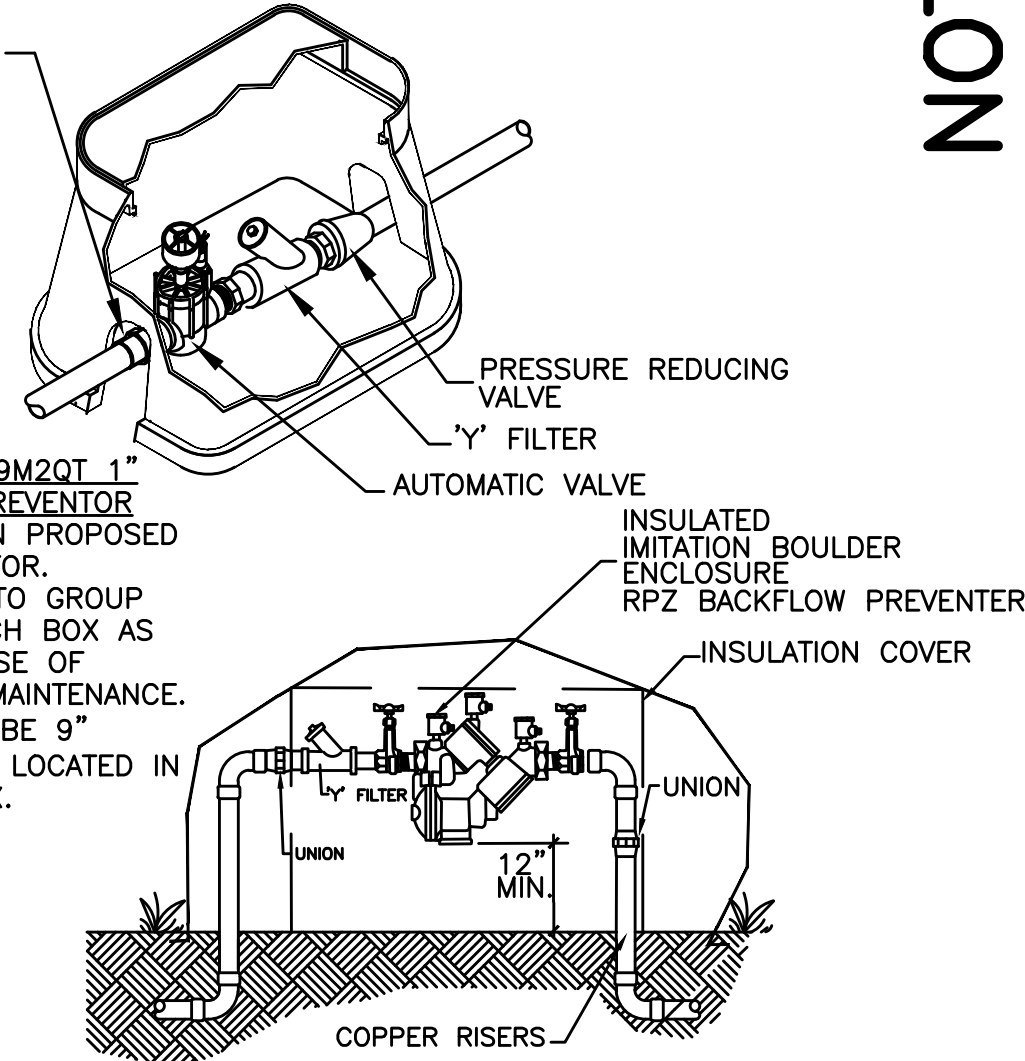
NORTH

SCALE 1"=40'

LEGEND

EXISTING		
FOUND IRON PIN		FIP
PROPERTY LINE		
EXISTING CENTERLINE OF ROAD		
EXISTING ASPHALT		
EXISTING CONCRETE		
EXISTING OVERHEAD ELECTRIC	OHE	OHE
EXISTING 12" WATER MAIN	12W	12W
EXISTING 12" SEWER MAIN	12SS	12SS
EXISTING 8" WATER MAIN	8W	8W
EXISTING FIRE HYDRANT		
EXISTING WATER VALVE		
EXISTING SEWER MANHOLE		
PROPOSED 1" WATER METER		
PROPOSED CONCRETE		
PROPOSED 2" UNDERGROUND ELECTRIC	UGE	UGE
PROPOSED 3" UNDERGROUND ELECTRIC	3UGE	3UGE
PROPOSED 4" UNDERGROUND ELECTRIC	4UGE	4UGE
PROPOSED 4" SEWER LINE	4SS	4SS
PROPOSED 8" WATER LINE	8W	8W
PROPOSED 6" FIRELINE	6FW	6FW
PROPOSED 4" FDC LINE	FDC	FDC
PROPOSED WATER VALVE		
PROPOSED FIRE HYDRANT		

MAKE SURE THE VALVE BOX DOES NOT SET ON THE PIPE.



NOTE:

- USE A WATTS LF009M2QT 1" RPZA BACKFLOW PREVENTOR FOR THE IRRIGATION PROPOSED BACKFLOW PREVENTOR.
- IT IS PREFERABLE TO GROUP AS MANY VALVES IN EACH BOX AS POSSIBLE, TO ALLOW EASE OF LOCATING FOR FUTURE MAINTENANCE. MIN. BOX SIZE SHOULD BE 9"
- RPZA'S ARE TO BE LOCATED IN A HEATED HOT BOX.

DETAIL 24 - RPZ BACKFLOW PREVENTOR

NOT TO SCALE



CITYVIEW PROJECT #PL202300792

NOT FOR CONSTRUCTION



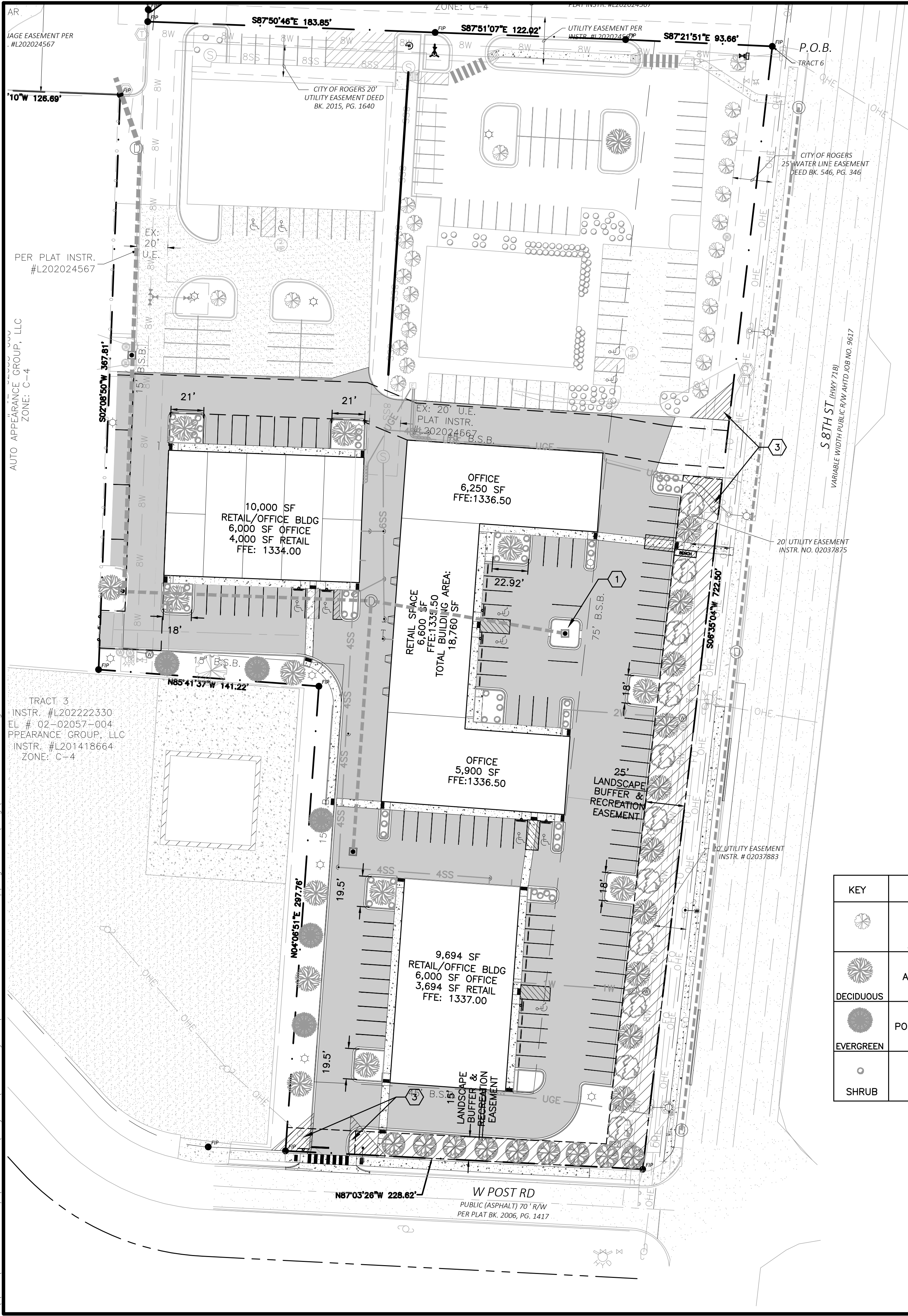
Date	Comments	Rev
3/6/2024	PER CITY COMMENTS	2
5/6/2024	PER CITY COMMENTS	3
5/23/2024	PER CITY COMMENTS	4
6/6/2024	PER CITY COMMENTS	5

8TH STREET SHOPPING CENTER
LARGE SCALE DEVELOPMENT
8TH STREET & POST ROAD
ROGERS, AR
IMA ARCHITECTURE
400 NEW HOPE ROAD ROGERS, AR

CONTRACT NO. 2022-001
SHEET NO. 27/31
DATE: 01/23/2024
BY: J.E.O.
CHECKED: J.E.O.
APPROVED: J.E.O.



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	6/23/2023
JOB NUMBER	22-1027
SHEET NAME	UTILITY PLAN
File No.	22-1043 DGU.dwg
	C7.0



LANDSCAPING REQUIREMENTS (DEVELOPMENT AREA):

- STREET TREES
- REQUIRED – PUBLIC STREET STREET FRONTAGE:
1 TREE EVERY 30 LINEAR FEET (POST RD) 20 LINEAR FEET (8TH ST)
OR 675 LF FRONTAGE
SPACING = 30 TREES
 - PROVIDED = 30 NEW TREES
- SITE LANDSCAPING
- REQUIRED – 1 TREE OR SHRUB PER 2,000 SF OF DEVELOPMENT AREA = 143,865 SF
OR 72 TREES AND SHRUBS (25% TREES = 18 TREES)

- EXISTING – 1 TREE
 - PROVIDED – 17 NEW TREES AND 54 NEW SHRUBS
- GREENSPACE (DEVELOPMENT AREA)
- REQUIRED – 20% OF DEVELOPMENT AREA
 - PROVIDED – TOTAL DEVELOPMENT AREA: 143,865 SF
IMPERVIOUS AREA: 115,050 SF
PERVIOUS AREA: 28,815 SF
GREENSPACE: 20%

GENERAL LANDSCAPE NOTES:

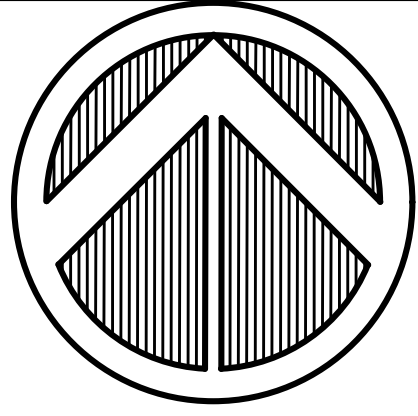
- ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
- ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE WARRANTED FOR SURVIVAL FOR A PERIOD OF 3 YEARS FROM THE TIME OF INSTALLATION.
- 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.
- AUTOMATIC IRRIGATION SYSTEM TO BE DESIGN BUILD.
- PLANTINGS IN EXCESS OF 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 LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.
- PERRENIAL TO SHRUB RATIO SHALL BE 20:1.
- DECIDUOUS ORNAMENTAL TREES MUST BE BALLED-AND-BURLAPPED, AT LEAST 2 INCH CALIPER, AND AT LEAST 6 FEET TALL.
- DECIDUOUS SHADE TREES MUST BE BALLED-AND-BURLAPPED, AT LEAST 2 INCH CALIPER, AND AT LEAST 6 FEET TALL.
- EVERGREEN TREES MUST BE BALLED-AND-BURLAPPED AND AT LEAST 8 FEET IN HEIGHT ABOVE NATURAL GRADE.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	EXISTING TREES	VARIETY	1	2" CALIPER B & B MIN. 8'	30' MIN.
	AMERICAN SMOKETREE	COTINUS OBOVATUS	15	2.5" CALIPER B & B MIN. 6'	30' MIN.
	POLAR GOLD ARBORVITAE	THUJA OCCIDENTALIS	4	2" CALIPER B & B MIN. 8'	30' MIN.
	SPIREA	AMYDALOIDEAE	54	5 GALLON	

KEYNOTES:

- RAIN GARDEN. PLANT BUSHY BLUESTEM ORNAMENTAL GRASS AND ASSORTED WILDFLOWERS.
- TREE PLANTING PER DETAIL 16/CB.1
- SIGHT TRIANGLE



NORTH

SCALE 1"=40'

LEGEND

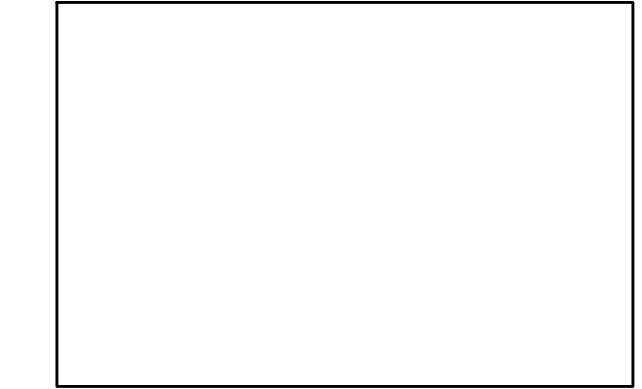
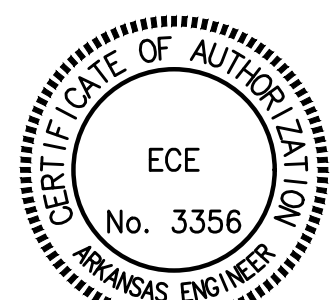
EXISTING	
FOUND IRON PIN	
PROPERTY LINE	
EXISTING CENTERLINE OF ROAD	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING OVERHEAD ELECTRIC	
EXISTING 12" WATER MAIN	
EXISTING 12" SEWER MAIN	
EXISTING 8" WATER MAIN	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING SEWER MANHOLE	
PROPOSED 1" WATER METER	
PROPOSED CONCRETE	
PROPOSED 2" UNDERGROUND ELECTRIC	
PROPOSED 3" UNDERGROUND ELECTRIC	
PROPOSED 4" UNDERGROUND ELECTRIC	
PROPOSED 4" SEWER LINE	
PROPOSED 8" WATER LINE	
PROPOSED 6" FIRELINE	
PROPOSED 4" FDC LINE	
PROPOSED WATER VALVE	
PROPOSED FIRE HYDRANT	

OVERLAY DISTRICT TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	REDBUD	CERCIS CANADENSIS	11	2.5" CALIPER B & B MIN. 6'	20' MIN.
	AMERICAN SMOKETREE	COTINUS OBOVATUS	10	2.5" CALIPER B & B MIN. 6'	20' MIN.
	BLACK OAK	QUECRUS VELUTINA	9	2.5" CALIPER B & B MIN. 6'	30' MIN.

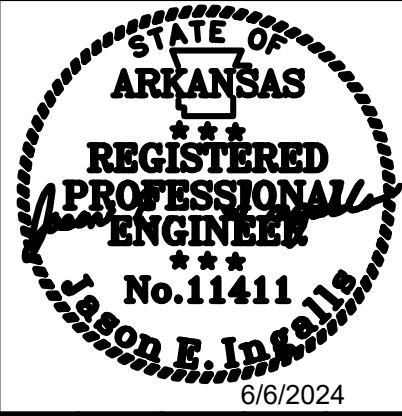
STREET TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	BLACK OAK	QUECRUS VELUTINA	9	2.5" CALIPER B & B MIN. 6'	30' MIN.
	REDBUD	CERCIS CANADENSIS	11	2.5" CALIPER B & B MIN. 6'	30' MIN.
	AMERICAN SMOKETREE	COTINUS OBOVATUS	10	2.5" CALIPER B & B MIN. 6'	30' MIN.



CITYVIEW PROJECT #PL202300792

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8TH STREET SHOPPING CENTER
LARGE SCALE DEVELOPMENT
8TH STREET & POST ROAD
ROGERS, AR
IMA ARCHITECTURE
400 NEW HOPE ROAD ROGERS, AR

CONTRACT NO. 22-1043
SHEET 1 OF 1
DATE: 6/23/2023
BY: J. ISAACS
CHECKED BY: J. ISAACS
M. 2023 755-5300
EMAIL: jason@ece-arc.com



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	6/23/2023
JOB NUMBER	22-1027
SHEET NAME	LANDSCAPE PLAN
File No.	22-1043 DGU.dwg
	L1.0



LARGE SCALE DEVELOPMENT

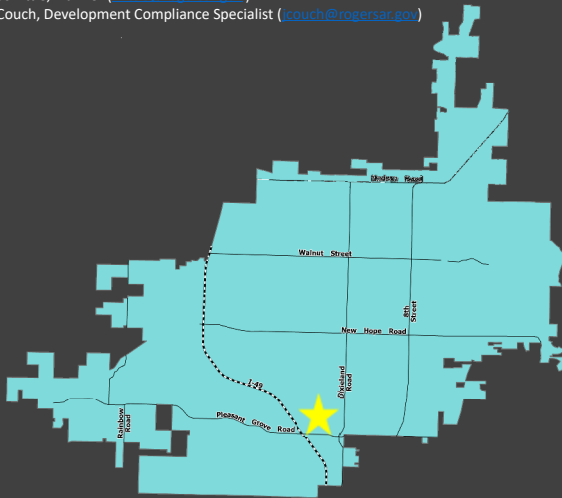
PLANNING

Academy Sports Outlot

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

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



Vicinity Map

Location

4129 S 26th Street
Parcel 02-22365-000

CGM Designation

Commerce Corridor

Zoning

C2-CU (Highway Commercial, Condominium Unit)

Proposed Use

Retail; Commercial

Representative

Jason Ingalls, ECE

Location:

Just south of Academy Sports; NE of 26th and Pleasant Grove.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

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

Allowed Zoning Districts:

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



LARGE SCALE DEVELOPMENT

PLANNING

Academy Sports Outlot



ZONING:

C2-CU (Highway Commercial with Condominium Unit):

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).

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





LARGE SCALE DEVELOPMENT

Academy Sports Outlot

PLANNING



Aerial Image

Recommendation

APPROVE

Summary

LSDP Staff Recommendation

APPROVE

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT:

The applicant proposes to manage stormwater by directing water through existing storm water pipes to the storm sewer detention facility to the northwest of the site.

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 proposal is not adjacent to a public street.

Connectivity Standards:

The applicant's proposal meets connectivity standards.

Streetscape:

Right-of-Way:

The applicant proposes to dedicate 25-ft of right-of-way along their half of the adjacent private street to the east and south of the development site.

Sidewalks & Sidepaths:

A 5-ft sidewalk is proposed along the eastern and southern edges of the development site.

Trails:

Trails are neither proposed nor required.

Streetlights:

The applicant is proposing to install four streetlights in order to meet streetlight requirements.

Street Trees:

The applicant proposes to plant a mixture of Redbud and American Smoketrees to meet street tree requirements.

RECOMMENDATIONS:

Approve

\\ECE\ECDE-WorkGroup\ECDE-Work\Projects\2023-Projects\23-1051-Academy Outlot_Retail\DWG\23-1051.dwg

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.

NOTE:

THE FLARED-END SECTIONS WITH NOTABLE SCOURING WILL NEED TO BE BROUGHT UP TO COMPLIANCE BY BACKFILLING TO THE EDGE OF THE FES, ACHIEVING A 3:1 SLOPE., AND THE POND WILL REQUIRE A FUNCTIONING AERATOR BEFORE THE PROJECT CAN RECEIVE CERTIFICATE OF OCCUPANCY.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.

2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.

3. 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.

4. 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.

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

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

7. 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.

8. 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.

9. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.

10. THE DETENTION FACILITY SHALL BE EFFECTIVE OVER AN EXTENDED TIME AND BE ABLE TO BE PROPERLY OPERATED AND MAINTAINED OVER TIME. THIS MAY INVOLVE REQUIRING SUBDIVISION COVENANTS AND DESIGNATING INDIVIDUALS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF DETENTION FACILITIES.

11. STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.

12. EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.

13. PRIOR TO CONSTRUCTION OF RETAINING WALLS 4' TALL OR TALLER, A DESIGN CERTIFIED BY A STRUCTURAL ENGINEER MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF ROGERS CITY ENGINEER. POST-CONSTRUCTION, A CERTIFICATION OF CONSTRUCTED RETAINING WALLS 4' TALL OR TALLER BY A STRUCTURAL ENGINEER WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- D. 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.

E. 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.

F. 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.

G. 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.

H. 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.

I. 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.

J. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

K. 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.

L. 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.

M. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ECT 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.

N. 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.

PAVING NOTES:

- A. 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.

B. 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.

STREET NOTES:

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

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

C. PUBLIC STREETS SHALL HAVE 20 FEET OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.

ACADEMY SPORTS OUTLOT RETAIL
LARGE SCALE DEVELOPMENT
4129 S 26TH STREET
ROGERS, ARKANSAS



VICINITY MAP

NOT TO SCALE



CONCRETE NOTES:

- A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

B. 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.

C. 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.

D. 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:

- A. 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.

B. 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.

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 UTILITIES 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 THE ROGERS WATER UTILITIES STANDARD SPECIFICATIONS AND DETAILS DATED SEPTEMBER 20, 2022, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

BLASTING AND EXPLOSIVE MATERIALS:

- A. 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.

B. 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	4	6/3/2024
C2.0	BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY	4	6/3/2024
C3.0	DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN	4	6/3/2024
C4.0	SITE PLAN	4	6/3/2024
C5.0	GRADING PLAN	4	6/3/2024
C5.1	STORM SEWER LINE A, B, & C PLAN & PROFILE	4	6/3/2024
C5.2	STORM SEWER LINE D PLAN & PROFILE	4	6/3/2024
C6.0	UTILITY PLAN	4	6/3/2024
C7.0	DETAILS	4	6/3/2024
C8.0	DETAILS	4	6/3/2024
C9.0	DETAILS	4	6/3/2024
L1.0	LANDSCAPE PLAN	4	6/3/2024
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		
	DUMPSTER DETAIL AND BUILDING ELEVATIONS		

ENGINEER:

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

DEVELOPER:

JP SPECIALTY, LLC
1508 N. 2ND STREET
ROGERS, AR
EMAIL: JOSAN_GURMEET@YAHOO.COM

ARCHITECT:

SIDES ARCHITECTURE
P.O. BOX 956
LOWELL, AR 72745
EMAIL: DSIDES@SIDESARCHDESIGN.COM

ZONING:

C-2
HIGHWAY COMMERCIAL DISTRICT
USE: SHOPPING CENTER

BUILDING SETBACKS:

65' FRONT
15' SIDE INTERIOR
15' REAR
60% MAX BUILDING COVERAGE
BUILDING HEIGHT 24'

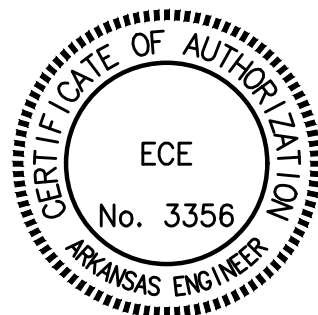
SITE

SITE AREA:
1.87 ACRES OR 81,249 SF

DEVELOPMENT AREA:

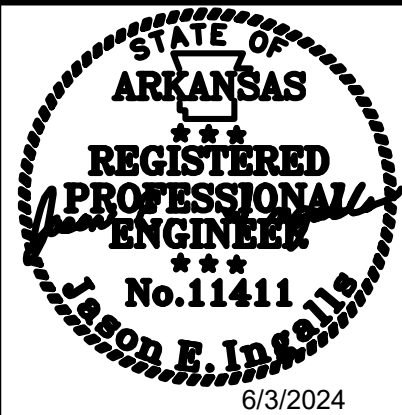
78,713 SF
GROSS FLOOR AREA: 19,244 SF
BUILDING COVERAGE/LOT COVERAGE :
19,244 SF/63,335 SF

AS A PERCENTAGE: 30.4%
OPEN SPACE/IMPERVIOUS AREA: 15,378
SF/63,335 SF
AS A PERCENTAGE: 24.3%



PROJECT #LSD24--0089

NOT FOR CONSTRUCTION



Date	4/9/2024	4/30/2024	5/16/2024	6/3/2024
Comments	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS
Rev	1	2	3	4

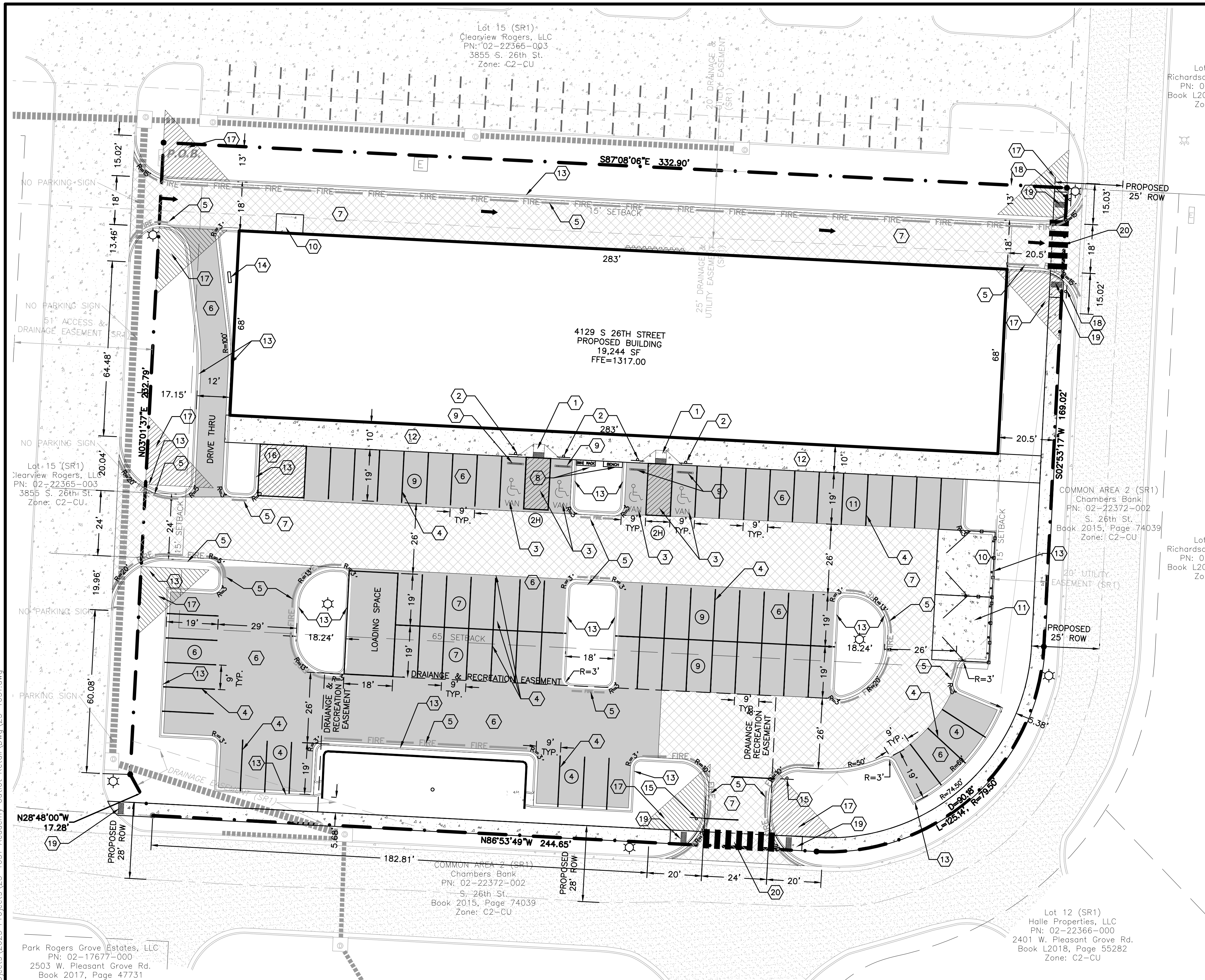
ACADEMY SPORTS OUTLOT RETAIL	ROGERS, AR
S 26TH STREET	JP SPECIALTY, LLC
1508 N. 2ND STREET, ROGERS, AR 72756	

800.540.5135 US OR CAN. STE. B
8600 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O (479) 384-0028
F (479) 384-0028
M (479) 756-5300
EMAIL: jason@ece-ar.com



DRAWN BY: JEI
CHECKED BY: JEI
DATE 2/9/2024
JOB NUMBER 23-1051
SHEET NAME
COVER SHEET
File No. 23-1051.dwg
C1.0

\\ECE\ECF-Work\Group\ECF-Work\Projects\2023\Projects\23-1051_Academy Outlot Retail\DWG\23-1051.dwg



Park Rogers Grove Estates, LLC
PN: 02-17677-000
2503 W. Pleasant Grove Rd.
Book 2017, Page 47731

Lot 14 (SR1)
Richardson Properties LLC
PN: 02-22365-002
Book L2021, Page 66414
Zone: C2-CU

Lot 13 (SR1)
Richardson Properties LLC
PN: 02-22365-002
Book L2021, Page 66414
Zone: C2-CU

Lot 12 (SR1)
Halle Properties, LLC
PN: 02-22366-000
2401 W. Pleasant Grove Rd.
Book L2018, Page 55282
Zone: C2-CU

KEYNOTES:

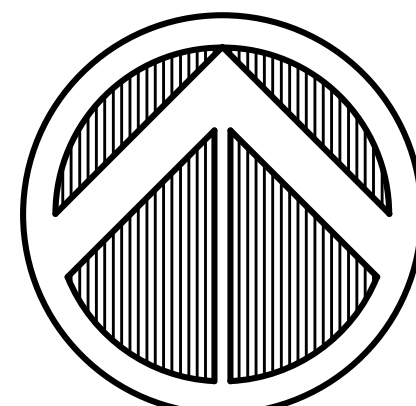
- 1 ACCESSIBLE RAMP PER DETAIL 5/C7.0.
- 2 HANDICAP SIGN PER DETAIL 6/C7.0.
- 3 ACCESSIBLE PARKING STRIPING PER DETAIL 7/C7.0.
- 4 4" WHITE PARKING STRIPING
- 5 FIRE LANE STRIPING ALONG FACE OF CURB/ASPHALT EDGE
- 6 STANDARD ASPHALT PAVEMENT PER DETAIL 8/C7.0.
- 7 HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 9/C7.0.

- 8 BIKE RACK AND PARK BENCH PER CITY OF ROGERS SPECIFICATIONS
 - BENCH TO BE 6' LONG MIN. AND VICTOR STANLEY "CLASSIC" MODEL #C-10 OR APPROVED EQUAL
 - BIKE RACK TO BE SINGLE HOOP, DERO SWERVE OR APPROVED EQUAL. MUST PROVIDE 2 SPACES FOR BIKE PARKING.
- 9 CONCRETE WHEEL STOP PER DETAIL 10/C7.0.
- 10 HEAVY DUTY CONCRETE SECTION PER DETAIL 11/C7.0.
- 11 6" WOOD TRASH ENCLOSURE
- 12 4" THICKENED EDGE CONCRETE SIDEWALK PER DETAIL 12/C8.0.

- 13 CURB AND GUTTER PER DETAIL 13/C8.0.
- 14 DRIVE THRU ORDER BOARD
- 15 STOP SIGN
- 16 LOADING ZONE
- 17 25' X 25' SIGHT TRIANGLE
- 18 DO NOT ENTER SIGN
- 19 ACCESSIBLE RAMP PER CITY STANDARD DETAIL SHEET C8.0
- 20 STOP BAR AND CROSSWALK PER DETAIL SHEET C8.0

SITE DEVELOPMENT STANDARDS:

SITE USAGE:	OFFICE/RETAIL
SITE AREA:	1.87 ACRE OR 81,249 SF
NET AREA (MINUS ROW)	1.81 ACRE OR 78,713 SF
DEVELOPMENT AREA:	78,713 SF
GROSS FLOOR AREA:	19,244 SF
DENSITY:	
BUILDING COVERAGE/LOT COVERAGE	19,244 SF/62,993 SF
AS A PERCENTAGE:	30.6%
OPEN SPACE/IMPERVIOUS AREA	15,720 SF/62,993 SF
AS A PERCENTAGE:	24.9%



NORTH
SCALE 1"=20'
LEGEND

FOUND IRON PIN	○
SET IRON PIN	●
PROPERTY LINE	---
EXISTING ASPHALT	=====
EXISTING CENTERLINE OF ROAD	-----
EXISTING EASEMENT	----
EXISTING CONCRETE	=====
EXISTING 8" WATER MAIN	8W 8W
EXISTING FIRE HYDRANT	⊕
EXISTING WATER VALVE	⊕
EXISTING 8" SEWER MAIN	8SS 8SS
EXISTING SEWER MANHOLE	⊕
EXISTING STORM SEWER	-----
EXISTING JUNCTION BOX	⊕
PROPOSED SETBACK	---
PROPOSED STANDARD ASPHALT	=====
PROPOSED HEAVY ASPHALT	=====
PROPOSED CONCRETE	=====
PROPOSED SIGN	---

ENGINEER:

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

DEVELOPER:

JP SPECIALTY, LLC
1508 N 2ND STREET
ROGERS, AR 72756

ZONING:

C-2
HIGHWAY COMMERCIAL DISTRICT

BUILDING SETBACKS:

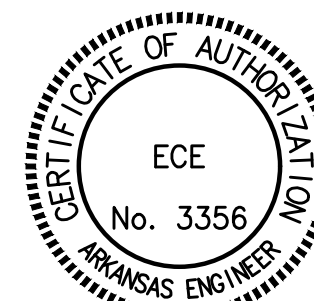
65' FRONT
15' SIDE INTERIOR
15' REAR
60% MAX BUILDING COVERAGE
BUILDING HEIGHT 24'

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND SCREENED ON ALL SIDES WITH SIMILAR MATERIALS AS THE BUILDING.
2. ANY NEW LIGHTING WILL BE REQUIRED TO BE CUT-OFF OR BUILT WITH A "U" RATING OF ZERO AND APPROVED BY PLANNING COMMISSION.
3. THERE WILL NOT BE ANY FREE-STANDING SIGNS ON-SITE.
4. ANY FENCE THAT WILL BE INSTALLED AFTER CONSTRUCTION WILL REQUIRE A SEPARATE PERMIT.
5. THERE SHALL BE NO OBSTRUCTIONS BETWEEN 3' & 8' TALL INSIDE OF THE SIGHT DISTANCE TRIANGLES.

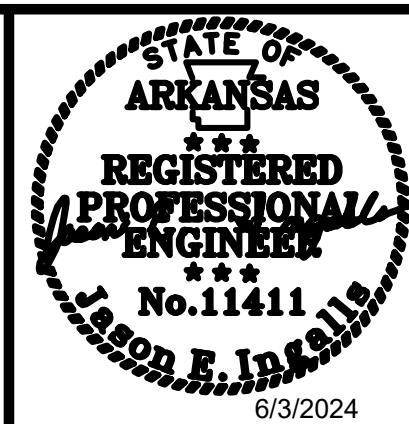
PARKING REQUIREMENTS:

1. RETAIL - 1 SPACE PER 250 SQUARE FEET OF NET FLOOR AREA UP TO 10,000 SF:
 - 10,000 SF - 20,000 SF - 95%
 - 20,000 SF - 30,000 SF - 90%
2. NUMBER OF PARKING SPACES REQUIRED - 73 SPACES
3. NUMBER OF STANDARD PARKING SPACES PROVIDED - 70 SPACES
4. NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED - 4 SPACES
5. TOTAL NUMBER OF PARKING SPACES PROVIDED - 74 SPACES



PROJECT #LSD24-0089

NOT FOR CONSTRUCTION



Date	Comments	Rev
4/9/2024	PER CITY COMMENTS	1
4/30/2024	PER CITY COMMENTS	2
5/16/2024	PER CITY COMMENTS	3
6/3/2024	PER CITY COMMENTS	4

ACADEMY SPORTS OUTLOT RETAIL

S 26TH STREET

JP SPECIALTY, LLC

1508 N. 2ND STREET, ROGERS, AR 72756

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 384-0028
F: (479) 384-0028
M: (505) 756-5300
EMAIL: jason@ece-ar.com



DRAWN BY:
JEI

CHECKED BY:
JEI

DATE
2/9/2024

JOB NUMBER
23-1051

SHEET NAME

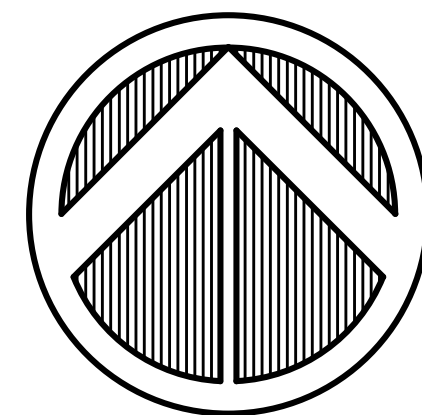
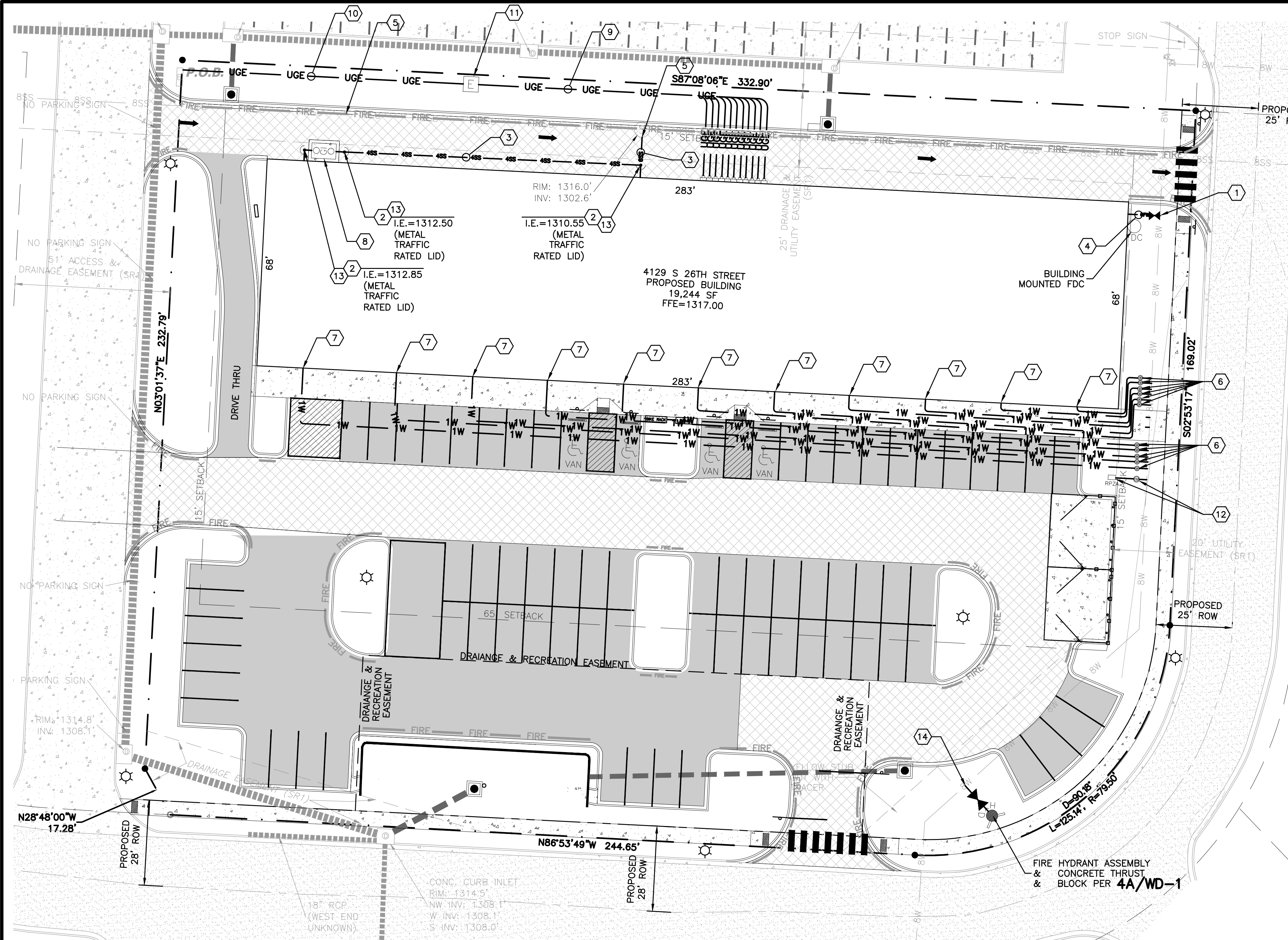
CONCEPT C

File No.

23-1051.dwg

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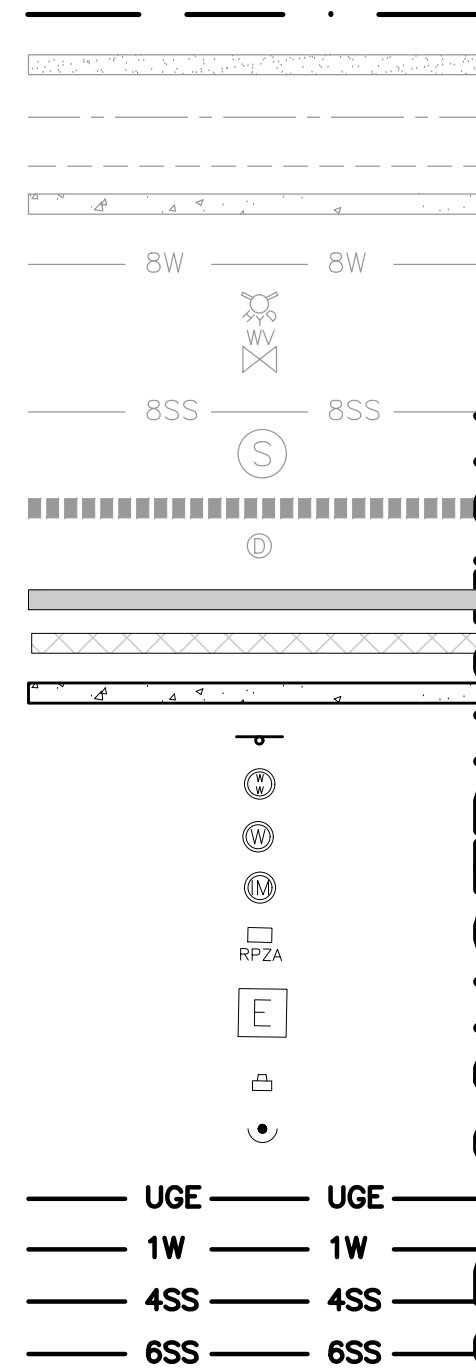
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NORTH
SCALE 1"=20'

LEGEND

- FOUND IRON PIN
SET IRON PIN
PROPERTY LINE
EXISTING ASPHALT
EXISTING CENTERLINE OF ROAD
EXISTING EASEMENT
EXISTING CONCRETE
EXISTING 8" WATER MAIN
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING 8" SEWER MAIN
EXISTING SEWER MANHOLE
EXISTING STORM SEWER
EXISTING JUNCTION BOX
PROPOSED STANDARD ASPHALT
PROPOSED HEAVY ASPHALT
PROPOSED CONCRETE
PROPOSED SIGN
PROPOSED DOUBLE 8" WATER METER
PROPOSED 1" WATER METER
PROPOSED 1" IRRIGATION METER
PROPOSED REDUCED PRESSURE
ZONE ASSEMBLY
PROPOSED ELECTRIC TRANSFORMER
PROPOSED ELECTRIC METER
PROPOSED SEWER CLEANOUT
PROPOSED UNDERGROUND ELECTRIC
PROPOSED 1" WATER SERVICE
PROPOSED 4" SEWER SERVICE
PROPOSED 6" SEWER SERVICE



NOT FOR CONSTRUCTION

- 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

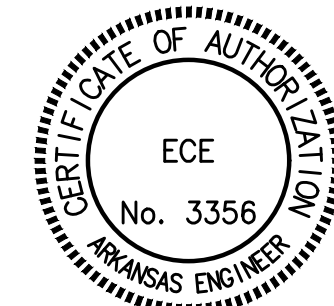
PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE 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 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. THE EXISTING FIRE HYDRANT TO BE DELIVERED TO RWU ONCE IT IS REMOVED.

USC-FCCCHR APPROVED RPZA WILL BE REQUIRED AND LOCATED IN A HEATED SPACE OR FROST-FREE ENCLOSURE PRIOR TO ANY TREES OR BRANCHES FOR ALL IRRIGATION SERVICE LINES.

KEYNOTES:

- ① 8"x8"x6" TAPPING SLEEVE AND 6" DEMARACATION VALVE WITH CONCRETE THRUST BLOCKING PER DETAIL RWU STD
- ② SANITARY SEWER CLEANOUT PER DETAIL RWU STD
- ③ EMBED SEWER PIPE PER DETAIL RWU STD
- ④ EMBED DUCTILE IRON CL52 FIRELINE PER DETAIL RWU STD
- ⑤ SEWER CORE & BORE TO BE PERFORMED BY CONTRACTOR AT DEVELOPER/OWNER'S EXPENSE WHEN CONNECTING TO AN EXISTING MAIN. MATCH CROWN OF OUTGOING PIPE.
- ⑥ 1" WATER METER SET PER SWU STANDARD DETAIL 7/WD-1
- ⑦ INSTALL A 1" USC-FCCCHR APPROVED RPZA ON EACH 1" SERVICE LINE INSIDE THE BUILDING PRIOR TO ANY BRANCH OR TEE. REFER TO DETAIL 18/C9.0
- ⑧ 1,000 GALLON GREASE INTERCEPTOR. SEE MECHANICAL PLANS.

- ⑨ UNDERGROUND ELECTRIC FROM NEW ELECTRIC TRANSFORMER TO NEW BUILDING METER LOCATIONS. COORDINATE WITH AEP/SWEPKO FOR NUMBER OF CONDUITS AND CONDUIT SIZES
- ⑩ UNDERGROUND ELECTRIC FROM EXISTING ELECTRICAL JUNCTION BOX TO NEW TRANSFORMER. COORDINATE WITH AEP/SWEPKO FOR NUMBER OF CONDUITS AND CONDUIT SIZES
- ⑪ ELECTRIC TRANSFORMER. COORDINATE WITH AEP/SWEPKO FOR SIZE AND TRANSFORMER PAD REQUIREMENTS
- ⑫ 1" IRRIGATION METER SET WITH USC-FCCCHR APPROVED RPZA IN A HEATED SPACE OR FROST-FREE ENCLOSURE PRIOR TO ANY TEES OR BRANCHES FOR ALL IRRIGATION SERVICE LINES. SEE DETAIL 18/C9.0
- ⑬ CLEAN-OUTS WITHIN PAVED AREAS WILL REQUIRE METAL (TRAFFIC RATED) LIDS.
- ⑭ 8"x8"x6" TAPPING SLEEVE AND 6" GATE VALVE TO FIRE HYDRANT ASSEMBLY. SEE DETAIL S-1/C8.0



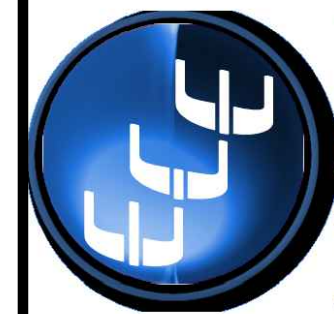
PROJECT #LSD24-0089



Date	Comments	Rev
4/9/2024	PER CITY COMMENTS	1
4/30/2024	PER CITY COMMENTS	2
5/16/2024	PER CITY COMMENTS	3
6/3/2024	PER CITY COMMENTS	4

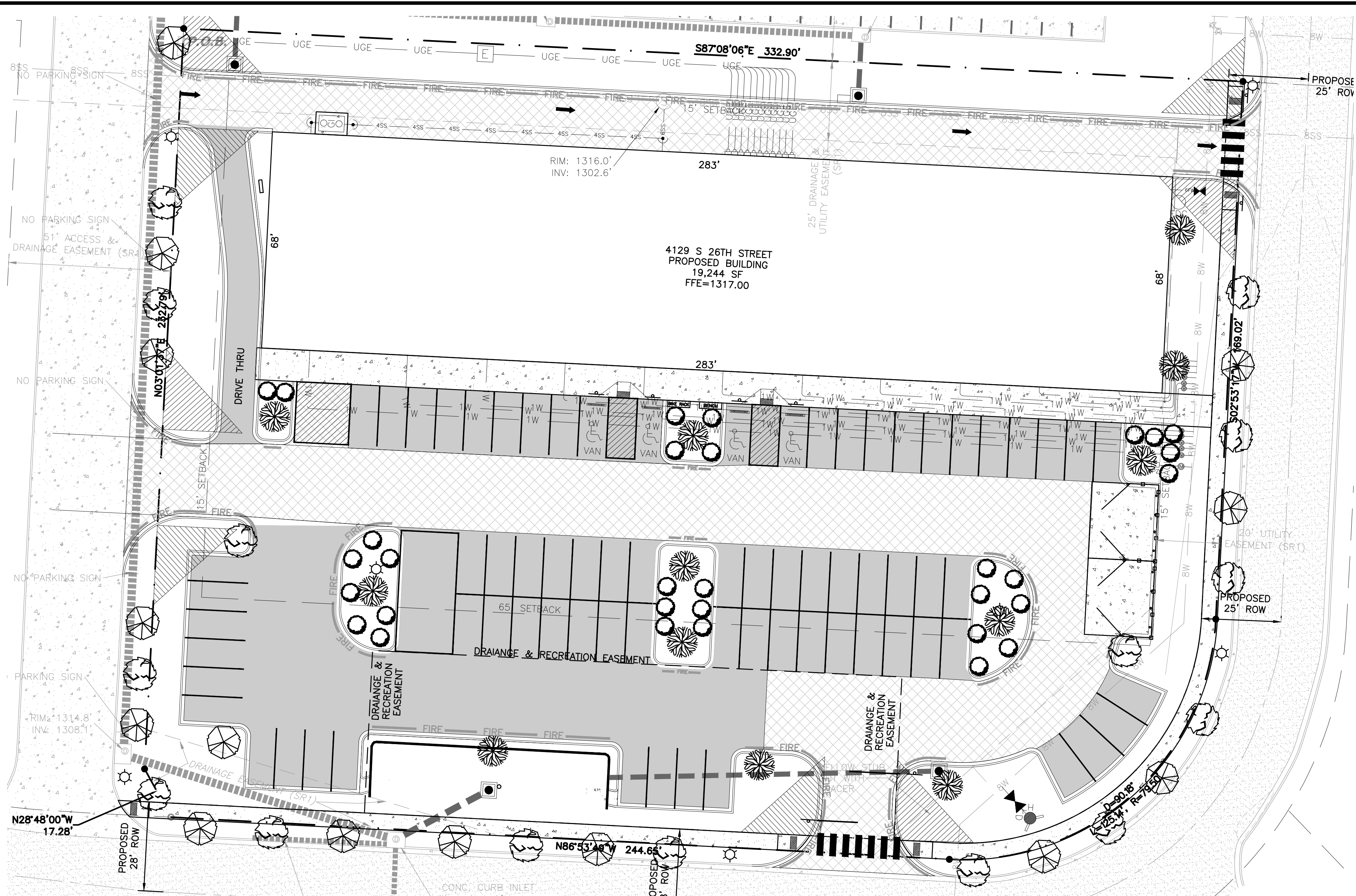
ACADEMY SPORTS OUTLOT RETAIL
S 26TH STREET
ROGERS, AR
JP SPECIALTY, LLC
1508 N. 2ND STREET, ROGERS, AR 72756

800.540.1818
800.540.1818
O: (479) 384-0028
F: (479) 384-0028
M: (505) 755-5300
EMAIL: jason@ece-llc.com



DRAWN BY: JEI
CHECKED BY: JEI
DATE 2/9/2024
JOB NUMBER 23-1051
SHEET NAME UTILITY PLAN
File No. 23-1051.dwg
C6.0

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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).
- ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE WARRANTED FOR SURVIVAL FOR A PERIOD OF 3 YEARS FROM THE TIME OF INSTALLATION.
- 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.
- AUTOMATIC IRRIGATION SYSTEM TO BE DESIGN BUILD.
- PLANTINGS IN EXCESS OF 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 LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.
- PERENNIAL TO SHRUB RATIO SHALL BE 20:1.

LANDSCAPING REQUIREMENTS:

STREET TREES

- REQUIRED - PUBLIC STREET STREET FRONTAGE:
 - 1 TREE EVERY 30 LINEAR FEET OR 779 LF FRONTAGE AT 30' SPACING = 26 TREES
- PROVIDED = 26 TREES

SITE LANDSCAPING

- REQUIRED - 1 TREE OR SHRUB PER 2,000 SF OF DEVELOPMENT AREA = 78,713 SF OR 40 TREES AND SHRUBS (25% TREES = 10 TREES)
- PROVIDED - 12 NEW TREES AND 31 NEW SHRUBS

GREENSPACE

- REQUIRED - 20% OF LOT AREA
- PROVIDED -

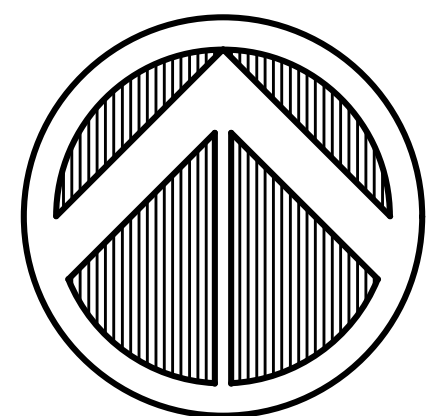
TOTAL LOT AREA:	78,713 SF
IMPERVIOUS AREA:	62,993 SF
PERVIOUS AREA:	15,720 SF
GREENSPACE:	20%

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	AMERICAN SMOKETREE	COTINUS OBOVATUS	12	2" CALIPER B & B MIN. 8'	30' MIN.
	SPIREA	AMYGDALOIDAE	31	5 GALLON	

STREET TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	REDBUD	CERCIS CANADENSIS	13	2.5" CALIPER B & B MIN. 6'	30' MIN.
	AMERICAN SMOKETREE	COTINUS OBOVATUS	13	2.5" CALIPER B & B MIN. 6'	30' MIN.



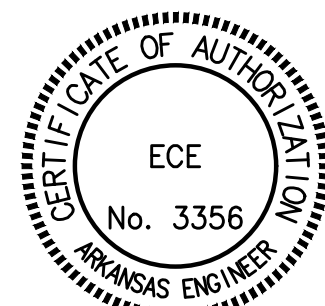
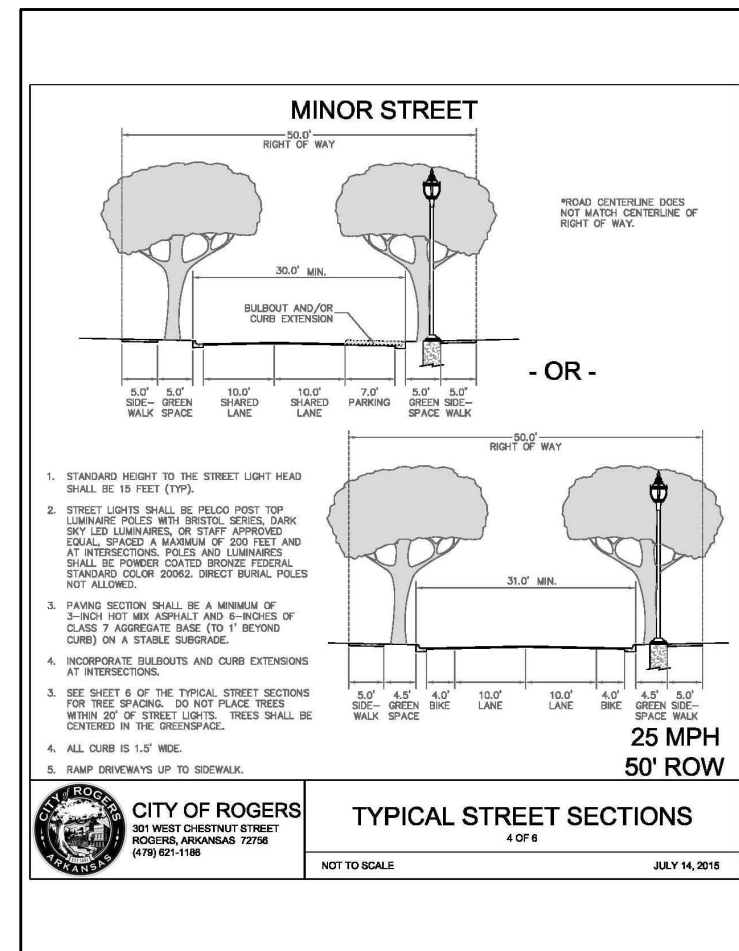
NORTH
SCALE 1"=20'

LEGEND

FOUND IRON PIN	
SET IRON PIN	
PROPERTY LINE	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING EASEMENT	
EXISTING CONCRETE	
EXISTING 8" WATER MAIN	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	
EXISTING SEWER MANHOLE	
EXISTING STORM SEWER	
EXISTING JUNCTION BOX	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED CONCRETE	
PROPOSED SIGN	

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 1/C8.0



PROJECT #LSD24-0089

NOT FOR CONSTRUCTION



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ACADEMY SPORTS OUTLOT RETAIL

S 26TH STREET ROGERS, AR

JP SPECIALTY, LLC
1508 N. 2ND STREET, ROGERS, AR 72756

600 SOUTH US HIGHWAY 8
SUITE 100
PO BOX 344-0028
CITY OF ROGERS
OK 74401-0028
TEL: (479) 384-0028
FAX: (479) 384-0028
EMAIL: jason@jee-ar.com



DRAWN BY:
JEI

CHECKED BY:
JEI

DATE
2/9/2024

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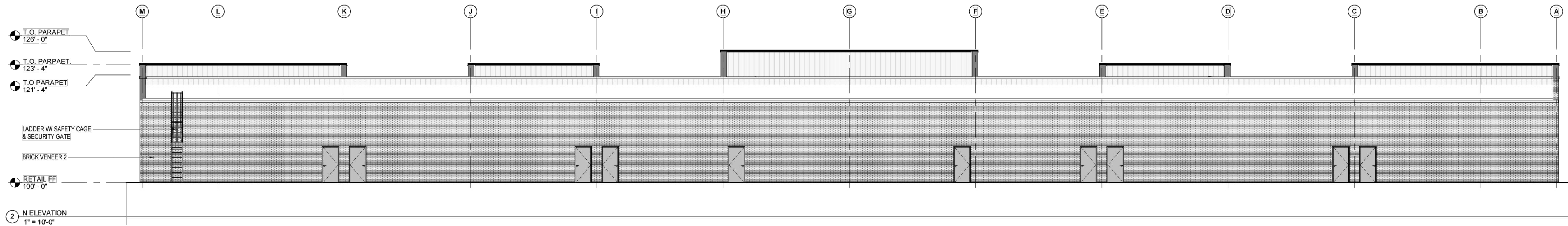
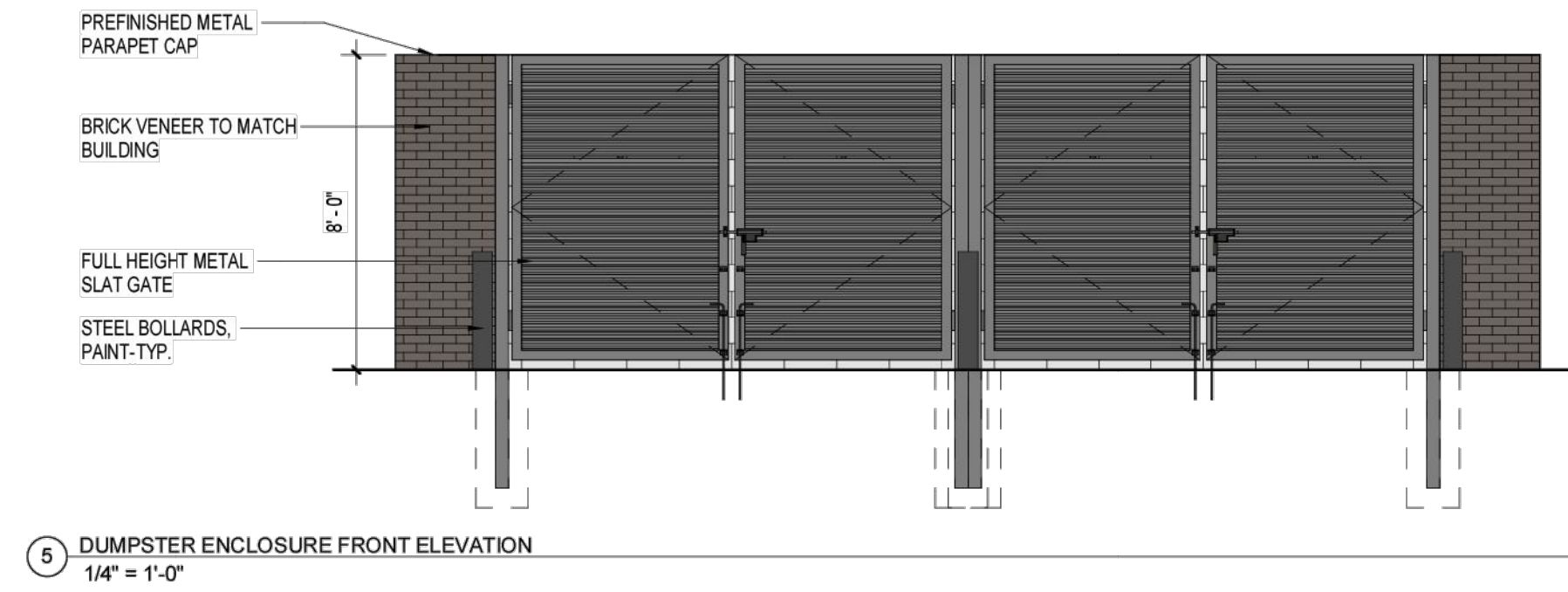
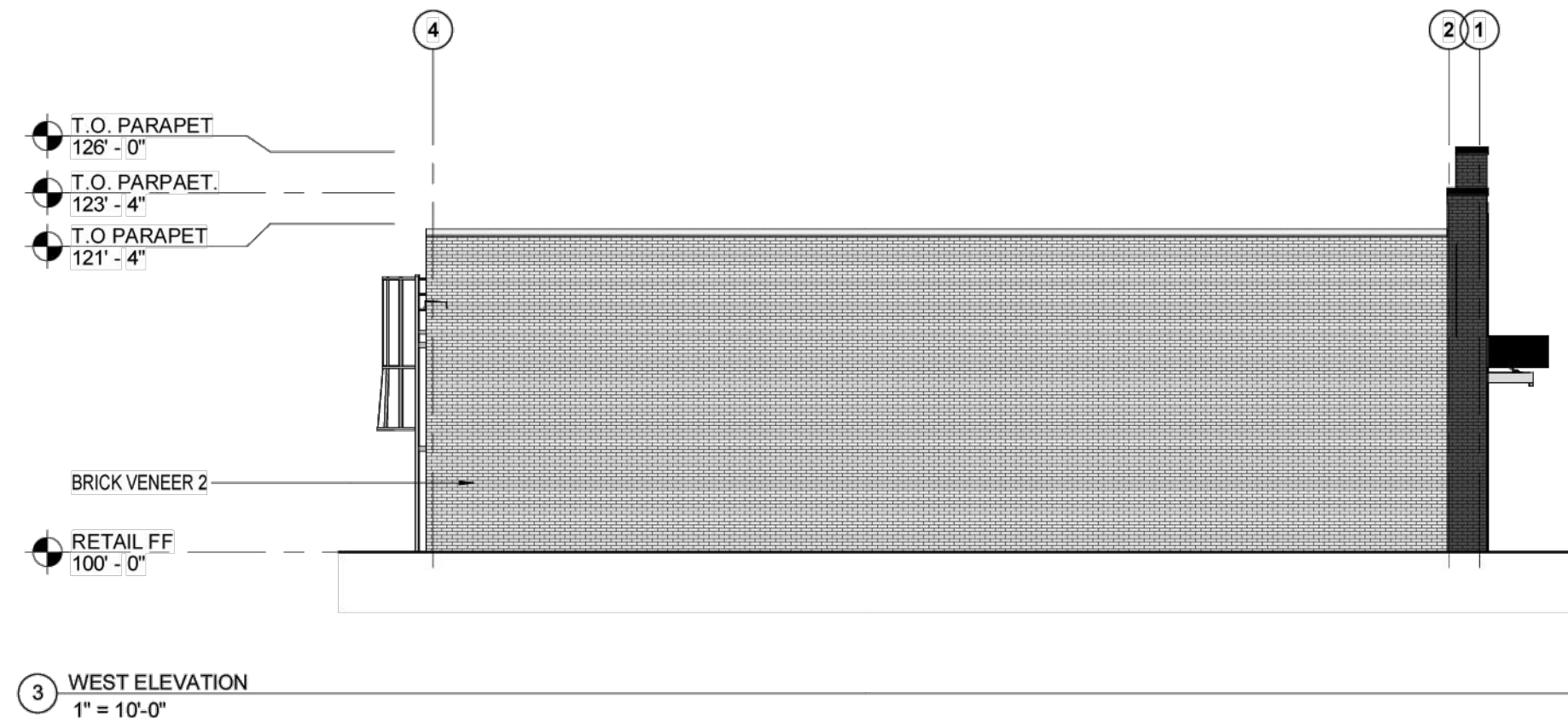
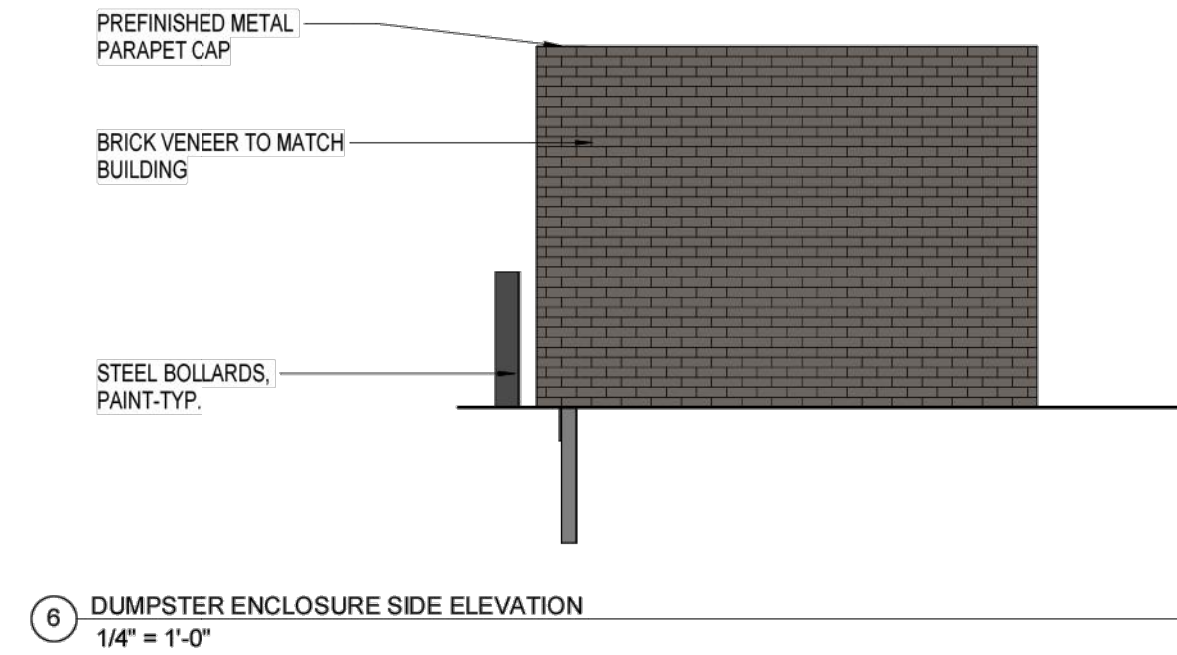
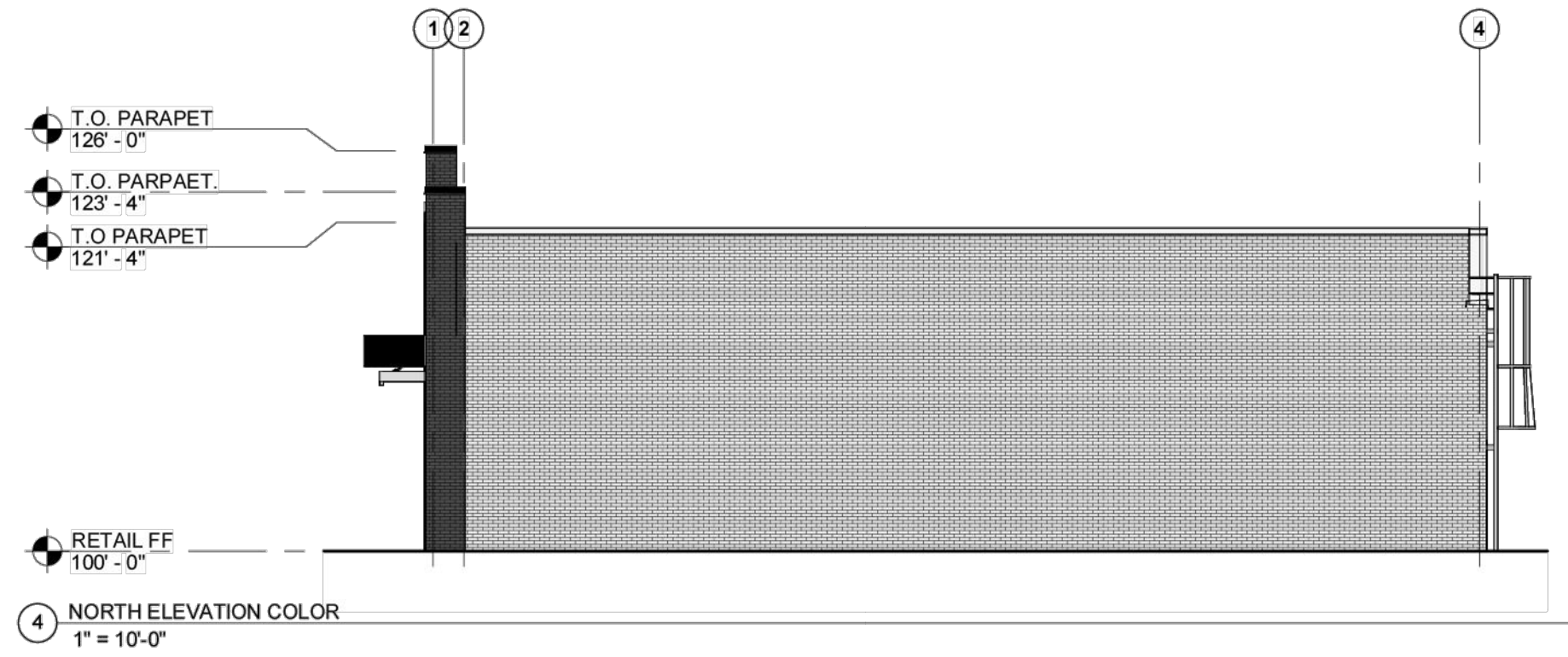
SHEET NAME

LANDSCAPE
PLAN

File No.

23-1051.dwg

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LARGE SCALE DEVELOPMENT

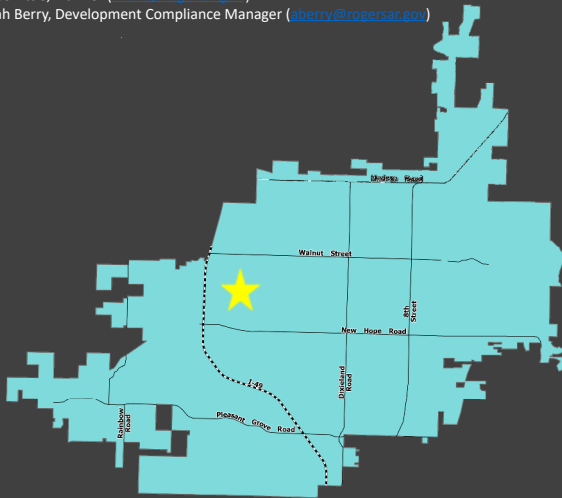
PLANNING

Arisa Health

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

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



Vicinity Map

Location

501 S 40th Street
Parcel 02-00861-095

CGM Designation

Neighborhood

Zoning

R-O (Residential Office)

Proposed Use

Medical Office

Representative

Taylor Lindley, Crafton Tull

Location:

Just east of the intersection of W Oak Street and S Promenade Boulevard.

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

Arisa Health



ZONING:

R-O (Residential Office):

Purpose and intent. This district is established to provide for the conversion of existing structures to office use or the construction of offices in areas where the continuation of residential activity is no longer practical or to establish a transition between residential and nonresidential uses. It is further the intent of this district to encourage mixed residential and office uses. Sec. 14-706(a).

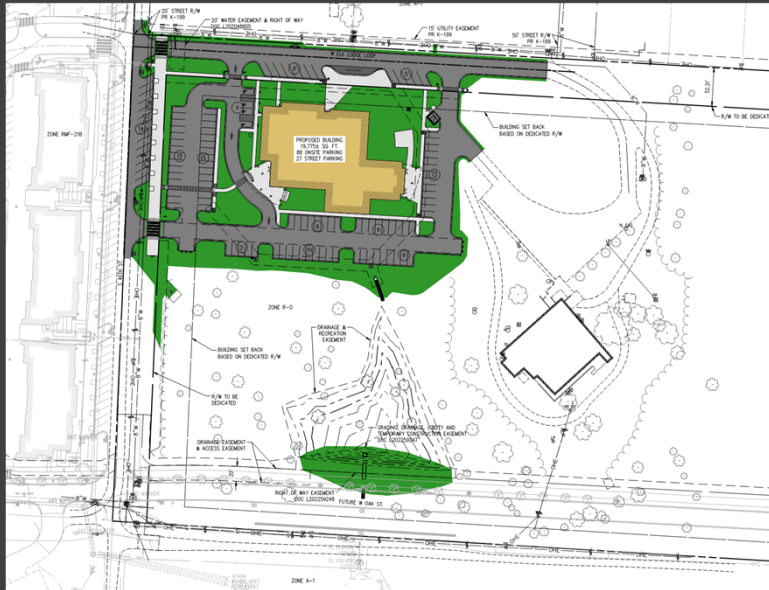


LARGE SCALE DEVELOPMENT

PLANNING

Arisa Health

Site Plan



Request

- This development proposal includes a 19,775 sq. ft. medical office and paved parking.
- Existing building southeast of proposed structure to remain and is not a part of this LSDP consideration.

- This development proposal includes a 19,775 sq. ft. medical office and paved parking.
- Existing building southeast of proposed structure to remain and is not a part of this LSDP consideration.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

All access management standards are being met.

STORMWATER MANAGEMENT:

The applicant proposes to improve and utilize an existing pond on-site as detention. The extended dry detention basin will have a perforated plate outlet structure to address water quality requirements.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

S 40th Street is in substandard condition at this location. The applicant must remove and replace the east half of the street.

Connectivity Standards:

Connectivity standards are met on this site.

Streetscape:

Right-of-Way:

On S 40th Street, a Minor Street, the applicant proposes to dedicate 45-ft of right-of-way to encompass the street parking and sidepath.

The applicant proposes to dedicate 52-ft of right-of-way for the construction and future extension of W Elk Lodge Loop.

Sidewalks & Sidepaths:

The applicant proposes to construct a 16-ft sidepath on S 40th Street and a 5-ft sidewalk along W Elk Lodge Loop.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlights are proposed and meet all standards.

Street Trees:

The applicant proposes a variety of Eastern Redbuds, Autumn Gold Gingko, Persian Parrotia, London Plane Tree, and Shumard Oaks. Street trees along W Elk Lodge Loop are outside of the right-of-way, but will be within a recreation easement upon dedication via an easement plat.

RECOMMENDATIONS:

APPROVE



LARGE SCALE DEVELOPMENT

PLANNING

Arisa Health



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE

DRAWING: C-001/002 ARISA HEALTH, ROGERS, ARKANSAS CITY VIEW PROJECT #LSD24-0142
DESIGNED BY: T. LINDLEY
CHECKED BY: T. LINDLEY
DATE: 03/08/2024

Arkansas One Call



Know what's below.
Call before you dig.

PROPOSED BUILDINGS ENCR OACH ON BUILDING SETBACKS PER THE RMF ZONING DESIGNATION, HOWEVER, THE INTENT OF APPROVED DCP HAS BEEN MET AND THE ENCROACHMENTS HAVE BEEN APPROVED.

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
	EASEMENT
	CURB
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	FIBER OPTIC
	UNDERGROUND TELEVISION
	OVERHEAD TELEVISION
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	FIRE LANE STRIPING

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
	EASEMENT
	CURB
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE (SPECIFY SIZE & TYPE)
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	UNDERGROUND TELEVISION
	OVERHEAD TELEVISION
	CHAIN LINK FENCE
	RIGHT OF WAY
	ROAD CENTERLINE

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0260 K, EFFECTIVE DATE JUNE 5, 2012.

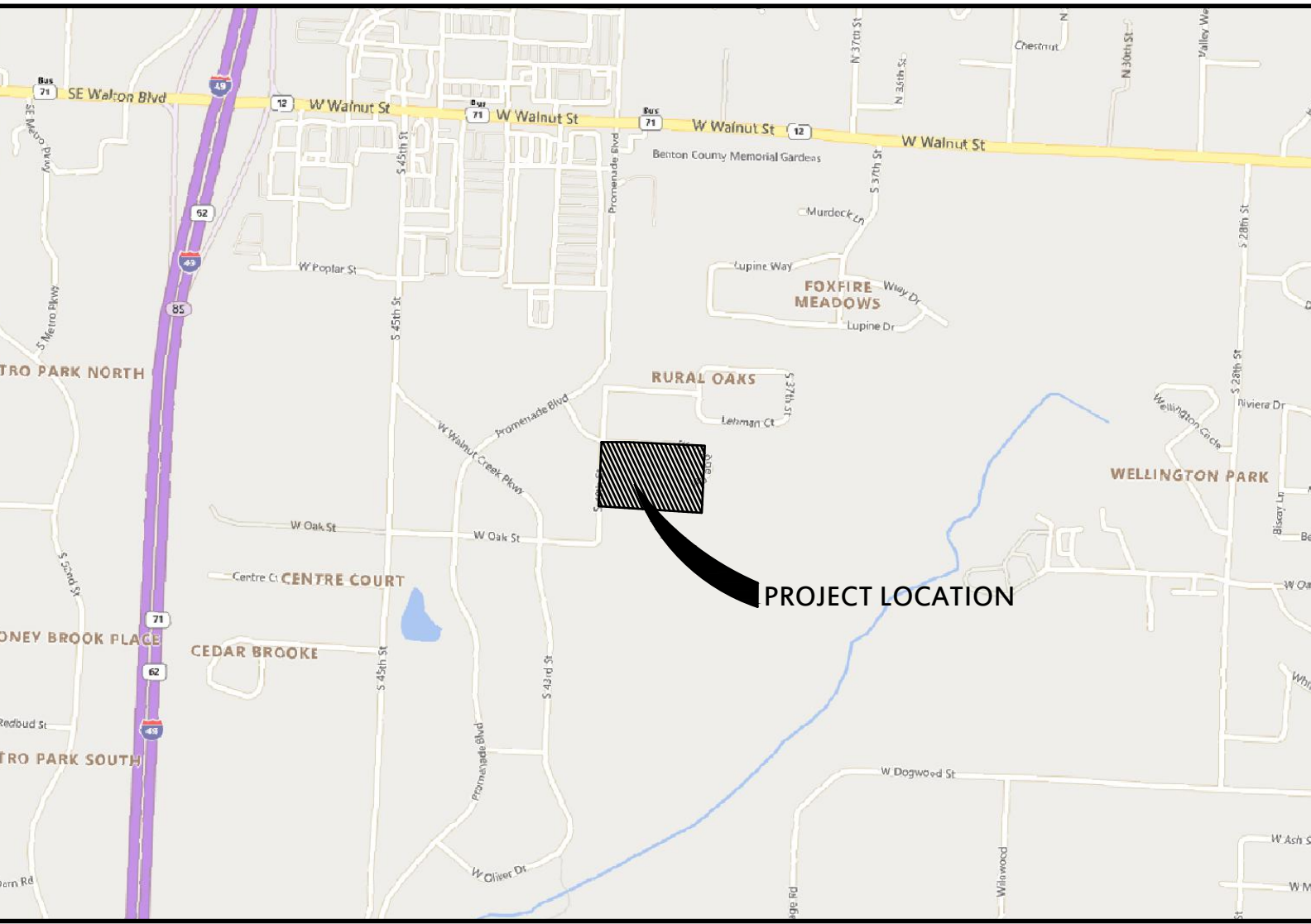
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY.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

SITE STABILIZATION AND CERTIFICATION

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

PROPERTY DESCRIPTION

THE S 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 9;
THENCE N02°29'48"E 656.16 FEET;
THENCE S86°41'28"E 1318.50 FEET;
THENCE S02°22'33"W 659.98 FEET;
THENCE N86°31'34"W 1319.95 FEET TO THE POINT OF BEGINNING, CONTAINING 19.93 ACRES, MORE OR LESS AND SUBJECT TO A RIGHT OF WAY EASEMENT AS DESCRIBED IN DOCUMENT L202259248 ALONG THE SOUTH AND SUBJECT TO THE RIGHT OF WAY OF SOUTH 40TH STREET ALONG THE WEST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.



CONTACT INFORMATION:

WATER & SANITARY SEWER:
ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
PHONE: (479)621-1142
SITE ENGINEER:
CRAFTON TULL
TAYLOR LINDLEY P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838
TAYLOR.LINDLEY@CRAFTONTULL.COM
PROJECT OWNER:
ARISA HEALTH, INC.
P.O. BOX 6430
SPRINGDALE, AR 72766-6430
479-601-1620
JOHN.RYAN@ARISAHEALTH.ORG

PROJECT INFORMATION

ZONING:
R-0
MINIMUM YARD REQUIREMENTS:
FRONT 30'; 50' WITH FRONT PARKING
INTERIOR SIDE 10'
EXTERIOR SIDE 25'
REAR 25'
MAX. BUILDING COVERAGE 50%
MIN. OPEN SPACE 30%
MAX. IMPERVIOUS AREA 70%
PROPERTY ADDRESS:
401 S. 40TH STREET
ROGERS, AR 72758
PROPERTY USAGE:
RESIDENTIAL CARE GENERAL
BUILDING HEIGHT:
1-STORY 29'-0"± (MAX)
CONSTRUCTION TYPE:
TYPE IIB
PARCEL AREA:
19.93± ACRES (868,018.90± SQ FT)
DISTURBED AREA/SITE AREA:
3.88± ACRES (169,081.78± SQ FT)
BUILDING AREA:
GROSS BUILDING AREA: 19,775 SQ FT
BUILDING COVERAGE PERCENTAGE: (19,775/183,410.10)*100 = 10.78% (50.0% MAX.)
GREENSPACE/IMPERVIOUS AREA:
±100,039.76 (IMPERVIOUS)/±169,081.78 SQ FT (SITE)*100 = 59.17% IMPERVIOUS (70.0% MAX.)
±83,370.34 SQ FT (OPEN SPACE)/±169,081.78 SQ FT (SITE)*100 = 49.31% OPEN SPACE (30.0% MIN.)
REQUIRED PARKING:
PARKING: 1 SPACE FOR EACH 300 SQ.FT. PLUS 95% ABOVE 10,000 SQ.FT.
33.3 + (32.5 * 95%) = 33.3 + 31.0 = 64.3 STALLS
65 PARKING STALLS
1 BIKE RACK PER 20 AUTOMOBILE PARKING SPACES
65 / 20 = 3.25 BIKE RACK
TOTAL:
BIKE RACKS: 4 BIKE RACKS
PROVIDED PARKING:
STREET PARKING: 27 SPACES
ONSITE PARKING: 88 SPACES
BIKE RACKS: 4 BIKE RACKS

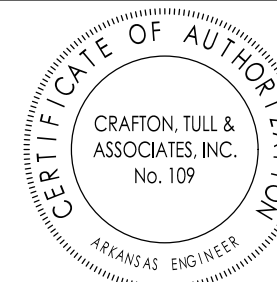
SITE NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCK PILES, MUST BE REMOVED FROM SITE PRIOR TO COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-228(B)
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE ROW.
- 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.
- ALL HVAC AND OTHER EQUIPMENT SHOULD BE SCREENED FROM PUBLIC VIEW.
- 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.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE 30D 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.
- LARGE SCALE DEVELOPMENT PLANS ARE VALID FOR ONE YEAR FOLLOWING PLANNING COMMISSION APPROVAL.

Sheet List Table

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
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C-004	DEMOLITION PLAN
C-101	OVERALL SITE PLAN
C-102	SITE PLAN
C-103	OVERALL UTILITY PLAN
C-104	UTILITY PLAN
C-105	OVERALL GRADING PLAN
C-106	GRADING PLAN
C-107	POND PLAN
C-107	EROSION CONTROL PHASE 1
C-108	EROSION CONTROL PHASE 2
C-201	WATERLINE 1 P&P SHT. 1
C-202	WATERLINE 1 P&P SHT. 2
C-203	WATERLINE 2, FIRE HYDRANT 1 & 2, FIRE LINE P&P
C-204	SANITARY LINE 1 P&P SHT. 1
C-205	SANITARY LINE 1 P&P SHT. 2
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C-303	CROSS SETION SHEET 3 OF 3
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C-502	ADA RAMP DETAILS SHT. 1
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C-505	SITE DETAILS SHT. 3
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C-507	TYPICAL PAVEMENT MARKING DETAILS
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C-510	MUNICIPAL DETAILS SHT 1
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SD-1	RWJ SANITARY DETAILS
WD-1	RWJ DETAILS
WD-2	RWJ DETAILS
T-101	TREE PRESERVATION PLAN
L-101	OVERALL PLANTING PLAN
L-102	PLANTING PLAN (C)
L-501	PLANTING DETAILS 1 OF 2
L-502	PLANTING DETAILS 2 OF 2
LI-601	PLANT NOTES & SCHEDULE
LI-501	IRRIGATION DETAILS 1 OF 2
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A-4.1	BUILDING ELEVATIONS
A-4.2	BUILDING ELEVATIONS
E-0.1	LIGHTING PLAN
E-0.2	PHOTOMETRIC PLAN

CERTIFICATE OF AUTHORIZATION:



ARISA HEALTH
ROGERS, AR

Key Plan

No.	Description	Date
1	2nd SUBMITTAL	05/08/2024
2	3rd SUBMITTAL	05/24/2024

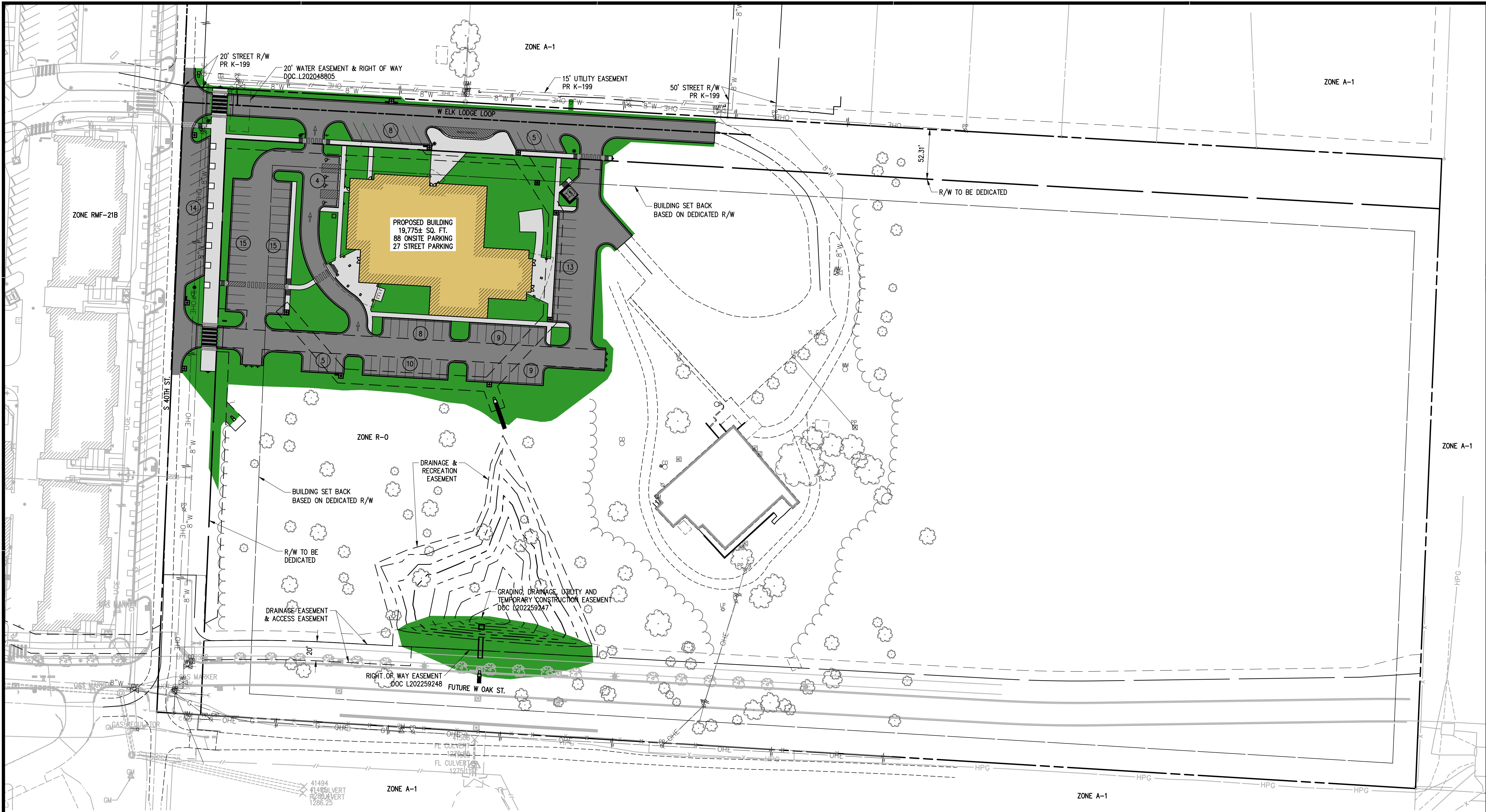
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PROJECT NO: 23108300
ISSUE DATE: 03/08/2024
CONTACT: T. LINDLEY
DESIGNED BY: T. LINDLEY
CHECKED BY: T. LINDLEY
DATE: 03/08/2024
ISSUED FOR REVIEW



COVER SHEET

C-001



PROJECT INFORMATION

ZONING: R-0

MINIMUM YARD REQUIREMENTS:

FRONT	30'; 50' WITH FRONT PARKING
INTERIOR SIDE	10'
EXTERIOR SIDE	25'
REAR	25'
MAX. BUILDING COVERAGE	50%
MIN. OPEN SPACE	30%
MAX. IMPERVIOUS AREA	70%

PROPERTY ADDRESS:
401 S. 40TH STREET
ROGERS, AR 72758

BUILDING HEIGHT:
1-STORY 35'-0"± (MAX)

PARCEL AREA:
19.93± ACRES (868,018.90± SQ FT)

DISTURBED AREA/SITE AREA:
4.21± ACRES (183,410.10± SQ FT)

BUILDING AREA:
GROSS BUILDING AREA: 19,775 SQ FT
BUILDING COVERAGE PERCENTAGE: (19,775/183,410.10)×100 = 10.78% (50.0% MAX.)

GREENSPACE/IMPERVIOUS AREA:
±100,039.76 (IMPERVIOUS)/±183,410.10 SQ FT (SITE)×100 = 54.54% IMPERVIOUS (70.0% MAX.)
±83,370.34 SQ FT (OPEN SPACE)/±183,410.10 SQ FT (SITE)×100 = 45.46% OPEN SPACE (30.0% MIN.)

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

PROJECT OWNER:
ARISA HEALTH, INC.
P.O. BOX 6430
SPRINGDALE, AR 72766-6430
479-601-1620
JOHN.RYAN@ARISAHEALTH.ORG

LEGEND (EXISTING SYMBOLS)

SYMBOLS

◆ BENCHMARK
○ FOUND IRON PIPE/REBAR
● PRIMARY CONTROL/SET MONUMENT

LINEWORK

--- EASEMENT
--- CURB
--- RIGHT OF WAY
--- ROAD CENTERLINE

LEGEND (CONSTRUCT)

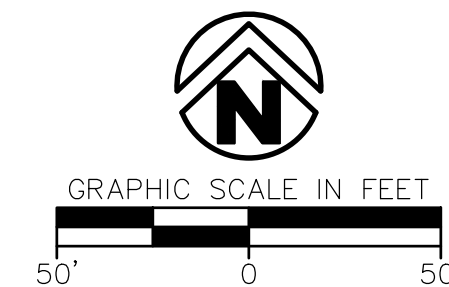
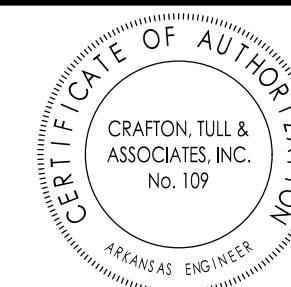
SYMBOLS

● SET IRON PIN
✱ LIGHT POLE
✱ POWER POLE

LINEWORK

--- EASEMENT
--- BUILDING SET BACK
--- RIGHT OF WAY
--- PROPERTY LINE
--- ROAD CENTERLINE

CERTIFICATE OF AUTHORIZATION



ARISA HEALTH
ROGERS, AR

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OVERALL SITE PLAN

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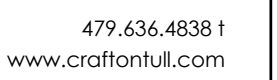
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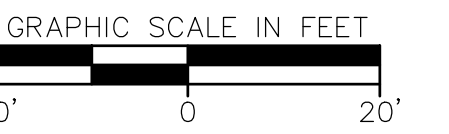
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OF ALL



ROGERS, AR

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QC by: _____
QC Date: _____

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STATE OF
ARKANSAS

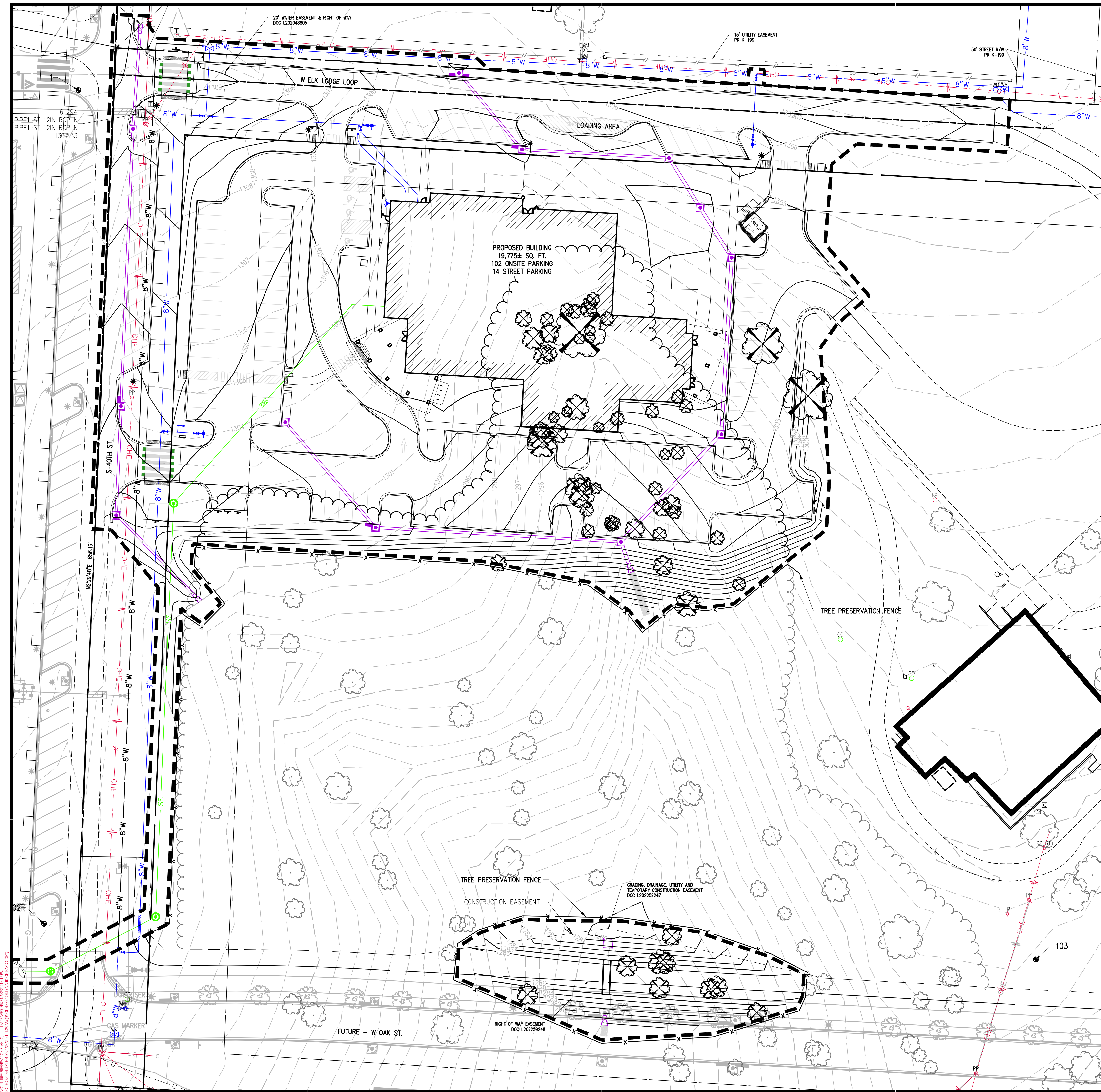
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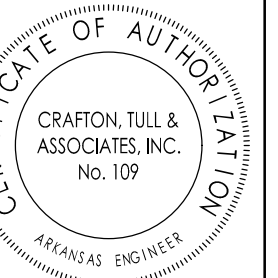
No. 19309
TAYLOR A. LINDLEY

SITE PLAN

C-102

DRAWING: C-104-100, ARKANSAS PROFESSIONAL ENGINEERING, CIVIL ENGINEERING, UTILITY PLAN, 1/2" = 1'-0", 1/8" = 1'-0", 1/16" = 1'-0", 1/32" = 1'-0", 1/64" = 1'-0", 1/128" = 1'-0", 1/256" = 1'-0", 1/512" = 1'-0", 1/1024" = 1'-0", 1/2048" = 1'-0", 1/4096" = 1'-0", 1/8192" = 1'-0", 1/16384" = 1'-0", 1/32768" = 1'-0", 1/65536" = 1'-0", 1/131072" = 1'-0", 1/262144" = 1'-0", 1/524288" = 1'-0", 1/1048576" = 1'-0", 1/2097152" = 1'-0", 1/4194304" = 1'-0", 1/8388608" = 1'-0", 1/16777216" = 1'-0", 1/33554432" = 1'-0", 1/67108864" = 1'-0", 1/134217728" = 1'-0", 1/268435456" = 1'-0", 1/536870912" = 1'-0", 1/1073741824" = 1'-0", 1/2147483648" = 1'-0", 1/4294967296" = 1'-0", 1/8589934592" = 1'-0", 1/17179869184" = 1'-0", 1/34359738368" = 1'-0", 1/68719476736" = 1'-0", 1/137438953472" = 1'-0", 1/274877906944" = 1'-0", 1/549755813888" = 1'-0", 1/1099511627776" = 1'-0", 1/2199023255552" = 1'-0", 1/4398046511104" = 1'-0", 1/8796093022208" = 1'-0", 1/17592186044416" = 1'-0", 1/35184372088832" = 1'-0", 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GRAPHIC SCALE IN FEET

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '20' in the middle, and '40' at the right end.

ARISA HEALTH
ROGERS, AR

No.	Description	Date
1	2nd SUBMITTAL	05/06/2024
2	3rd SUBMITTAL	05/24/2024

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PROJECT NO: 23108300
ISSUE DATE: 03/08/2024
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR
REVIEW

REGISTERED LANDSCAPE ARCHITECT
BARRY RICHMOND
WILLIAMS
License Number 9026

OVERALL PLANTING PLAN

L-101

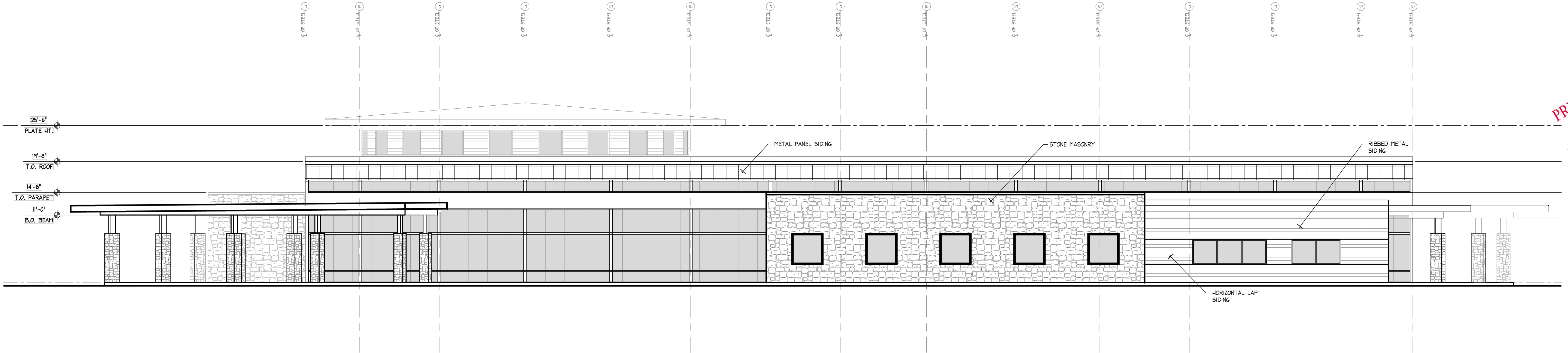
Arkansas One Call



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

MATERIAL CALCULATIONS:
STOREFRONT GLASS AREA = 3005 SQ.FT.
MASONRY WALL AREA = 3908 SQ.FT.
MASONRY COLUMN AREA = 784 SQ.FT.
HORIZONTAL METAL SIDING = 4104 SQ.FT.
WINDOW AREA = 1173 SQ.FT.
EXTERIOR DOOR AREA = 84 SQ.FT.

GENERAL FLASHING NOTE:
G.C. TO PROVIDE FLASHING REQUIRED TO MAKE BUILDING WATER TIGHT. USE APPROPRIATE MEANS, METHODS, AND MATERIALS TO FLASH AND COUNTER FLASH ANY AND ALL AREAS WHERE DISSIMILAR MATERIALS MEET OR EXTERIOR SURFACES CHANGE DIRECTION OR PLANE. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL AND ROOF OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT JOINTS IN COPINGS, PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, INTERSECTIONS WITH PARAPET WALLS, TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, SIMILAR PROJECTIONS, BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE BUILDING. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM. IF A FLASHING DETAIL IS NOT APPARENT IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST INFORMATION FROM THE ARCHITECT IN WRITTEN FORM (RFI) REGARDING THE PROCEDURE IN QUESTION. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT RECEIVING A WRITTEN RESPONSE FROM THE ARCHITECT IT IS IMPLIED IN DOING SO THAT THE CONTRACTOR HAS TAKEN FULL RESPONSIBILITY FOR THE MEANS AND METHODS OF THE WORK, ITS FUNCTION AND AESTHETIC QUALITY. IF THE WORK SHOULD FAIL TO MEET THE OWNER'S APPROVAL IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR/RECONSTRUCT TO THE OWNER'S SATISFACTION.



EXTERIOR ELEVATION at FRONT
Scale : 1/4"=1'-0"



EXTERIOR ELEVATION at REVERSE
Scale : 1/4"=1'-0"

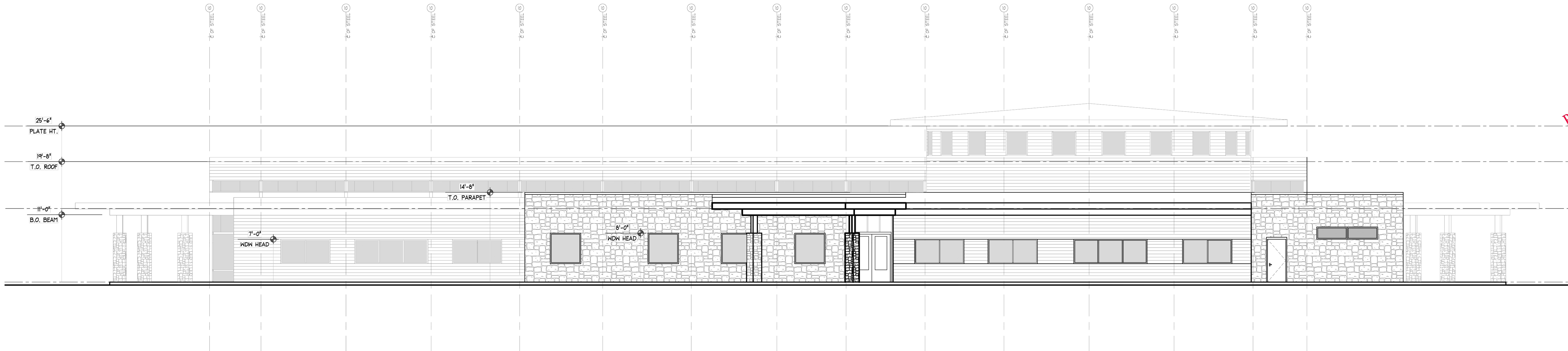
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FUGITT AND ASSOCIATES
ARCHITECT
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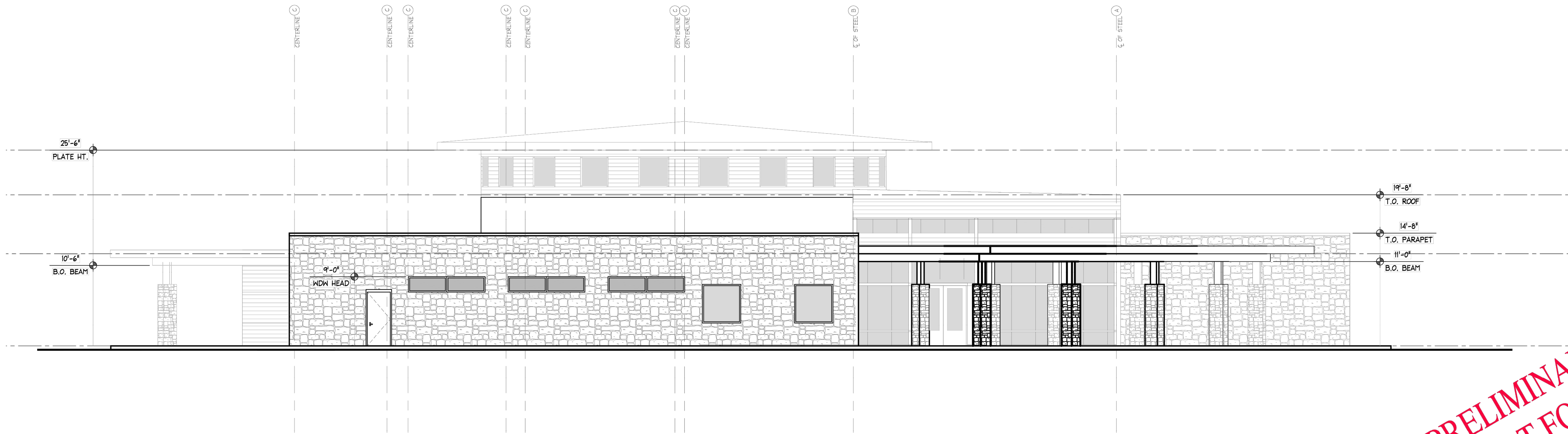
ARISA HEALTH
S. 40TH STREET
ROGERS, AR

PRELIMINARY
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CONSTRUCTION

Description:
ARISA HEALTH
Location:
ROGERS, AR
Sheet Content:
Sheet:
A-4.1
Document Date:
March 25, 2024



EXTERIOR ELEVATION at SIDE
Scale : 1/4"=1'-0"



EXTERIOR ELEVATION at SIDE
Scale : 1/4"=1'-0"

GENERAL FLASHING NOTE:
G.C. TO PROVIDE FLASHING REQUIRED TO MAKE BUILDING WATER TIGHT. USE APPROPRIATE MEANS, METHODS, AND MATERIALS TO FLASH AND COUNTER FLASH ANY AND ALL AREAS WHERE DISSIMILAR MATERIALS MEET OR EXTERIOR SURFACES CHANGE DIRECTION OR PLANE. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL AND ROOF OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT: JOINTS IN COPINGS, PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, INTERSECTIONS WITH PARAPET WALLS, TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, SIMILAR PROJECTIONS, BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE BUILDING. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM. IF A FLASHING DETAIL IS NOT APPARENT IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST INFORMATION FROM THE ARCHITECT IN WRITTEN FORM (RFI) REGARDING THE PROCEDURE IN QUESTION. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT RECEIVING A WRITTEN RESPONSE FROM THE ARCHITECT IT IS IMPLIED IN DOING SO THAT THE CONTRACTOR HAS TAKEN FULL RESPONSIBILITY FOR THE MEANS AND METHODS OF THE WORK, ITS FUNCTION AND AESTHETIC QUALITY. IF THE WORK SHOULD FAIL TO MEET THE OWNER'S APPROVAL IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR/RECONSTRUCT TO THE OWNER'S SATISFACTION.

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