



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

PLANNING COMMISSION MEETING AGENDA

JULY 16, 2024

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/81431192045](https://us02web.zoom.us/j/81431192045)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/81431192045](https://us02web.zoom.us/j/81431192045)

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/86870601057](https://us02web.zoom.us/j/86870601057)

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. July 2, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

1. **LSDP: Easy Street Flex Space**

A proposal to construct a 66,748 square-foot warehouse office building at 1209 W. Easy Street in the I-2 (Heavy Industrial) zoning district.

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

2. **LSDP: Golf Cart Business Parking Lot**

A proposal to construct a compact parking lot totaling 133 spaces for the selling of golf



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carts south of the junction of N. 4th Street and W. Hudson Road in the C-2 (Highway Commercial) zoning and Overlay District.

- STAFF: Zachery Birdsong
- REPRESENTED BY: Geoffrey Bates

PUBLIC HEARING:

1. **RZN/DCP: Barrington Place**

A request by Barrington Place to rezone one 20.16 acre parcel at 876 S. Dodson Road and two parcels that total 22.71 acres to the west from the A-1 (Agricultural) zoning district to the RMF-12 (Residential Multi-Family, 12 units per acre) zoning district with a Density Concept Plan.

- STAFF: Zachery Birdsong
- REPRESENTED BY: Jason Emmett

CALL FOR RECESS:

1. Zoning Review Committee – **HELD IN COMMUNITY ROOM**
- Any items referred by Commission

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:



LARGE SCALE DEVELOPMENT

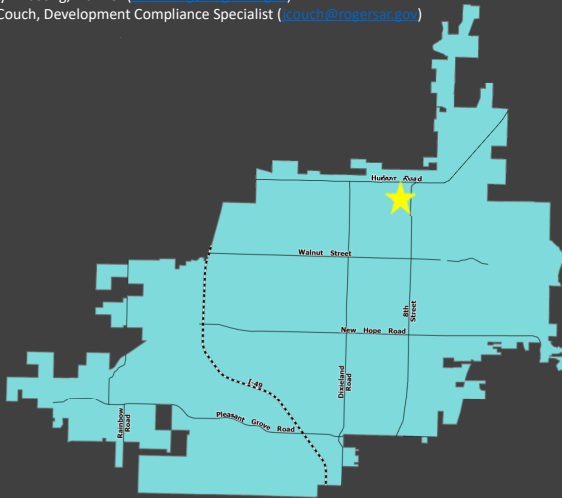
PLANNING

Easy Street Flex Space

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

1209 W Easy Street

CGM Designation

Employment Center

Zoning

I-2 (Heavy Industrial)

Proposed Use

Warehouse Office

Representative

Ali Karr, Crafton Tull

Location:

This property is located in north Rogers at 1209 W Easy Street.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Employment Center

Growth Designation Character:

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

Allowed Zoning Districts:

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



LARGE SCALE DEVELOPMENT

PLANNING

Easy Street Flex Space



ZONING:

I-2 (Heavy Industrial)

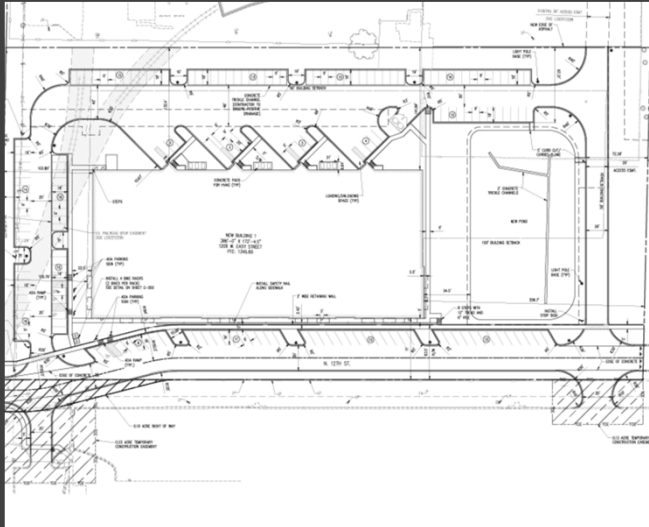
Purpose and intent. This district is intended for heavy industrial uses and other uses not otherwise provided for in the other industrial districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts wherever possible with good accessibility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



LARGE SCALE DEVELOPMENT

PLANNING

Easy Street Flex Space



Site Plan

Request

- This development proposal includes a 66,748 sq. ft. building for a warehouse office.

Request:

- This development proposal includes a 66,748 sq. ft. building for a warehouse office.

MASTER STREET PLAN IMPROVEMENTS:

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes an extended dry detention basin that also functions as water quality and flood control which meets Stormwater Management and Water Quality Requirements.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Easy Street is not in substandard condition.

Connectivity Standards:

The applicant proposes a new minor street to meet the City of Rogers' connectivity standards.



LARGE SCALE DEVELOPMENT

PLANNING

Easy Street Flex Space



Aerial Image

Recommendation
APPROVE

MASTER STREET PLAN IMPROVEMENTS:

Streetscape:

Right-of-Way:

The right-of-way width for W Easy Street, a Collector Street, is 86.92-ft which exceeds the 70-ft requirement per the Master Street Plan and Typical Street Section.

The applicant proposes a new minor street, N 12th St., which exceeds the minimum right-of-way requirements of the Minor Street Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes to construct a 5-ft sidewalk along N 12th St.

Trails:

Trails are neither proposed nor required for this project.

Streetlights:

The applicant is proposing to install streetlights along N 12th Street to meet streetlight requirements.

Street Trees:

The applicant proposes to plant a mix of Rising Sun Redbuds and London Plane Trees to meet street tree requirements.

Summary

LSDP Staff Recommendation

APPROVE

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

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

PROPERTY DESCRIPTION

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 1;
THENCE N02°14'28"E 30.00 FEET TO THE POINT OF BEGINNING;
THENCE N02°14'28"E 749.45 FEET;
THENCE S86°27'01"E 929.69 FEET;
THENCE S02°13'12"W 749.13 FEET TO THE NORTH RIGHT-OF-WAY OF THE ST LOUIS-SAN FRANCISCO RAILROAD BENTONVILLE BRANCH;
THENCE ALONG SAID RIGHT-OF-WAY N86°28'15"W 929.96 FEET TO THE POINT OF BEGINNING, CONTAINING 15.99 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH 13TH STREET ALONG THE WEST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 1;
THENCE N02°14'28"E 30.00 FEET, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF THE ST LOUIS-SAN FRANCISCO RAILROAD BENTONVILLE BRANCH;
THENCE ALONG SAID RIGHT-OF-WAY S86°28'15"E 929.96 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID RIGHT-OF-WAY N02°13'12"E 749.13 FEET;
THENCE S86°27'01"E 385.38 FEET TO A 1/2" IRON PIN EMBOSSED WITH PS 1826;
THENCE S02°13'11"W 748.99 FEET TO A 5/8" IRON PIN EMBOSSED WITH PS 1642, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF THE ST LOUIS-SAN FRANCISCO RAILROAD BENTONVILLE BRANCH;
THENCE ALONG SAID RIGHT-OF-WAY N86°28'15"W 385.38 FEET TO THE POINT OF BEGINNING, CONTAINING 6.63 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

EASY STREET FLEX SPACE

ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS

CITYWORKS PROJECT #LSD23-0059

Arkansas One Call



Know what's below.
Call before you dig.



VICINITY MAP (NTS)



PROJECT INFORMATION

BUILDING SETBACK:	FRONT 100' INT. SIDE 50' EXT. SIDE 100' REAR 50'
VARIANCES APPROVED AT 03.05.24 BOA:	FRONT 83.9' EXT. SIDE 5'
SITE AREA:	±6.63 AC. (±288,594.47 SQ.FT.)
BUILDING SIZE:	±66,748 SQ. FT.
BUILDING USAGE:	WAREHOUSE/OFFICE
BUILDING CONSTRUCTION TYPE:	TYPE V-B
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
ZONING:	I-2
PROPERTY USAGE:	WAREHOUSE/OFFICE
MAX. BUILDING HEIGHT:	75'-0"
BUILDING HEIGHT:	38'-3"
MIN. OPEN SPACE:	15%
OPEN SPACE PROVIDED:	27%
MAX. IMPERVIOUS SPACE:	85%
IMPERVIOUS SPACE PROVIDED:	63%
ADDRESS:	1209 W. EASY STREET ROGERS, AR 72756
SITE OWNER:	BEDROCK COMMERCIAL PARTNERS, LLC 1 INFORMATION WAY, STE 350 LITTLE ROCK, AR 72202 HAITHAM ALLEY HALLEY@PDHGROUP.COM
SITE ENGINEER:	CRAFTON TULL ALI KARR, P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 ALI.KARR@CRAFTONTULL.COM
SITE DEVELOPER:	VCC, LLC 1 INFORMATION WAY, STE. 300 LITTLE ROCK, AR 72202 JUSTIN COUCH 501-940-7794 JCOUCH@VCCUSA.COM
LOADING SPACE STANDARD:	40,000-100,000 = 3 LOADING SPACES ±66,748 SQ. FT. = 3 LOADING SPACES REQUIRED 4 LOADING SPACES PROVIDED
REQUIRED PARKING:	33,374 SQ. FT. OFFICE 33,374 SQ. FT. WAREHOUSE OFFICE: 1 SPACE PER 300 SQ. FT. OF NET FLOOR AREA UP TO 10,000 SQ. FT. 90% OF REQUIREMENT FOR ADDITIONAL 23,374 SQ. FT. 10,000 SQ. FT./300 SQ. FT.=33 STALLS 23,374 SQ. FT./300 SQ. FT.X.9=70 STALLS 33 + 70 = 103 OFFICE STALLS REQUIRED. WAREHOUSE: 5 SPACES PLUS 1 SPACE PER 2,000 SQ. FT. OF NET FLOOR AREA UP TO 50,000 SQ. FT. 33,374 SQ. FT. / 2,000 SQ. FT. = 17 STALLS 5 + 17 = 22 STALLS 103 + 22 = 125 STALLS REQUIRED
REQUIRED ADA PARKING:	151-200 SPACES PROVIDED = 6 STALLS
PROVIDED PARKING:	161 STANDARD STALLS 6 ADA STALLS 167 TOTAL PARKING STALLS
BIKE RACKS REQUIRED:	1 PER 20 PARKING STALLS 167 / 20 = 8 BIKE RACKS
BIKE RACKS PROVIDED:	8 BIKE RACKS

UTILITY CONTACTS

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

RETAINING WALL DESIGN, INSPECTION, AND CERTIFICATION BY OTHERS

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. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.

GENERAL NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
- ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- IF THE PROJECT EXCEEDS \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-228(6).
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- IFC 2021 3311.1 - APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.48 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- IFC 2021 3313.1 - WHEN REQUIRED: AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE BUILDING MATERIAL ARRIVES ON THE SITE, ON COMMENCEMENT OF VERTICAL COMBUSTIBLE CONSTRUCTION AND ON INSTALLATION OF A STANDPIPE SYSTEM IN BUILDINGS UNDER CONSTRUCTION, IN ACCORDANCE WITH SECTIONS 3313.2 THROUGH 3313.5.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE THE MOST CURRENT STAMP BY ROGERS PLANNING.
- PUBLIC STREET SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.

SHEET NUMBER

C-001
C-002
C-003
C-101
C-102
C-103
C-104
C-105
C-106
C-107
C-108
C-109
C-201
C-202
C-203
C-204
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C-212
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C-502
C-503
C-504
C-505
C-506
C-507
C-508
SD-1
WD-1
WD-2
C-800
C-801
C-802
C-803
A201
T-101
L-101
L-102
L-103
L-501
LI-501
LI-502

SHEET TITLE

COVER SHEET
TOPOGRAPHIC DESIGN SURVEY
DEMO PLAN
OVERALL SITE PLAN (C)
SITE PLAN
OVERALL UTILITY PLAN (C)
UTILITY PLAN (C)
GRADING PLAN
INTERSECTION PLANS
PAVING PLAN (C)
EROSION CONTROL PLAN PH I
EROSION CONTROL PLAN PH II
STORM SEWER LINE 1 P&P (C)
STORM SEWER LINE 2 P&P (C)
STORM SEWER LINE 3 AND 4 P&P (C)
STORM SEWER LINE 5 AND 6 P&P (C)
STORM SEWER LINE 7 & POND P&P (C)
SANITARY SEWER LINE 1 P&P 1 OF 3 (C)
SANITARY SEWER LINE 1 P&P 2 OF 3 (C)
WATERLINE 1 P&P (C)
FIRE LINE 1 AND FIRE HYDRANT LINE 1 P&P (C)
N. 12TH ST. P&P 1 OF 2 (C)
N. 12TH ST. P&P 2 OF 2 (C)
RETAINING WALL 1 P&P (C)
SITE DETAILS 1 OF 3
SITE DETAILS 2 OF 3
SITE DETAILS 3 OF 3
ROGERS MUNICIPAL DETAILS 1 OF 2
ROGERS MUNICIPAL DETAILS 2 OF 2
EROSION CONTROL DETAILS 1 OF 2
EROSION CONTROL DETAILS 2 OF 2
TYPICAL SECTION
RWU DETAILS
RWU DETAILS
RWU DETAILS
CROSS SECTIONS 1 OF 4
CROSS SECTIONS 2 OF 4
CROSS SECTIONS 3 OF 4
CROSS SECTIONS 4 OF 4
BUILDING ELEVATIONS
TREE PRESERVATION PLAN (C)
OVERALL PLANTING PLAN (C)
PLANTING PLAN - SOUTH (C)
PLANTING PLAN - NORTH(C)
PLANTING DETAILS
IRRIGATION DETAILS 1 OF 2
IRRIGATION DETAILS 2 OF 2

SITE STABILIZATION AND CERTIFICATION

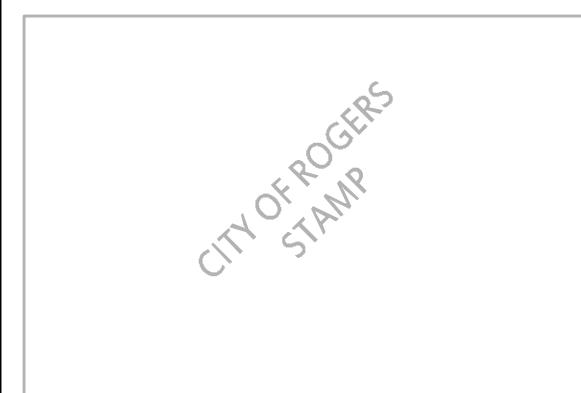
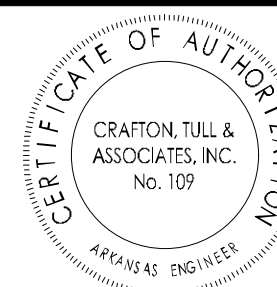
CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE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

FLOOD NOTE:

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

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

CERTIFICATE OF AUTHORIZATION:



EASY STREET FLEX SPACE

ROGERS, ARKANSAS

Key Plan

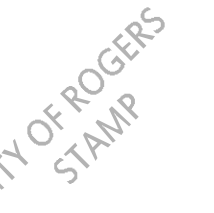
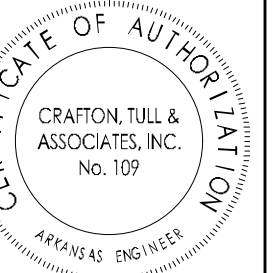
No.	Description	Date
1.	FIRST SUBMITTAL	11/17/2024
2.	SECOND SUBMITTAL	02/09/2024
3.	THIRD SUBMITTAL	03/08/2024
4.	FOURTH SUBMITTAL	04/15/2024
5.	FIFTH SUBMITTAL	06/07/2024
6.	SIXTH SUBMITTAL	06/27/2024

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PROJECT NO: 23104900
ISSUE DATE: 06/27/2024
CONTACT: A. KARR
DESIGNER: M. LOVE
CHECKED: 02/15/2024
ISSUED FOR REVIEW
No. 21012
ALI E. KARR

COVER SHEET

C-001



GRAPHIC SCALE IN FEET

A horizontal line with tick marks at 0, 10, 20, and 30 feet. The segments between 0 and 10, 10 and 20, and 20 and 30 are each divided into five equal parts, representing 2 feet per part.

EASY STREET FLEX SPACE

ROGERS, ARKANSAS

Key Plan

[illegible]

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PROJECT NO: 23104900
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CONTACT: A. KARR
QC by: M. LOVE
QC Date: 02/15/2024

ISSUED FOR
REVIEW

A circular professional engineer seal for the State of Arkansas. The text around the top inner edge reads "STATE OF ARKANSAS". In the center, there is a small outline of the state of Arkansas. Below the outline are three stars. The text "REGISTERED PROFESSIONAL ENGINEER" is written in a circular path around the center. Below this, the number "No. 21012" is printed. At the bottom, the name "ALI E. KARR" is written in a curved path. A blue ink signature, "Ali E. Karr", is written across the seal.

6.27.2024

SITE PLAN

C-102

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HEIGHT</u>	<u>TYPE</u>
<u>TREES</u>						
	6	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE *CONTRACTOR TO INSTALL ONLY MALE SPECIES.	B & B	2.5" CAL	8'-10' HT. MIN	SHADE
	9	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR *FULL TO THE GROUND	B & B		8'-10' HT. MIN	EVERGREEN
	7	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	7	QUERCUS SHUMARDII / SHUMARD OAK *4 PROPOSED AS MITIGATION REQUIREMENT.	B & B	2.5" CAL	8' HT. MIN.	SHADE
	2	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5" CAL	10' HT MIN	SHADE
	9	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE *FULL TO THE GROUND	B & B		8' HT. MIN.	EVERGREEN

	2	CERCIS CANADENSIS 'JN2' / RISING SUN REDBUD *PLACED IN AREAS WHERE UTILITY CONFLICTS EXIST	B & B	2" CAL	6' MIN	ORNAMENTAL
	15	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	2.5" CAL	10' HT. MIN.	SHADE

	14	CERCIS CANADENSIS 'JN2' // RISING SUN REDBUD PLACED IN AREAS WHERE UTILITY CONFLICTS EXIST	B & B	2" CAL	6' MIN	ORNAMENTAL
	14	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5" CAL	10'-12' HT.	SHADE

SHRUBS					
	7	CUPRESSUS X LEYLANDII 'MONCAL' TM / EMERALD ISLE LEYLAND CYPRESS *FULL TO THE GROUND	15 GAL	8' HT. MIN.	36" SPREAD MIN.
	22	CUPRESSUS X LEYLANDII 'MURRAY' / MURRAY LEYLAND CYPRESS	15 GAL	8' HT. MIN.	4' HT MIN
	8	DISTYLUM X 'PIDIST-II' TM / B.C. DISTYLUM	5 GAL	18" HT. MIN.	18" SPREAD MIN.
	9	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	5 GAL	18" HT. MIN.	18" SPREAD MIN.
	63	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS	5 GAL	18" HT. MIN.	12" SPREAD MIN.
	8	VIBURNUM OPULUS 'ROSEUM' / SNOWBALL VIBURNUM	7 GAL	24" HT. MIN.	18" SPREAD MIN.

GROUND COVERS		
	337 SF	1" TO 2" BROWN WASHED RIVER ROCK / INSTALLED MIN 4" DEPTH OVER WEED BARRIER CONTRACTOR TO MATCH EXISTING STONE MULCH ON SITE.
STONE MULCH		
SOD/SEED		
	129,300 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS ***ALL DISTURBED AREAS TO BE SEEDED OR SODDED WITH BERMUDA***
		S.F.

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

STREET TREES REQUIRED:
W EASY STREET (365 LF) = 1 TREE PER 30LF
13 TREES REQUIRED; 13 TREES PROVIDED
NEW STREET (714 LF) = 1 TREE PER 50LF
14 TREES REQUIRED; 14 TREES PROVIDED

PARKING LOT TREES REQUIRED:
174 PARKING LOT SPACES/15= 12 TREES REQUIRED; 17 TREES PROVIDED

GREENSPACE REQUIREMENTS:
DEVELOPMENT ARE = (±6.63 ACRES; 288,594 SF)
GREENSPACE: 20% REQUIRED
107,957 SF / 288,594 SF = 37.4% GS PROVIDED

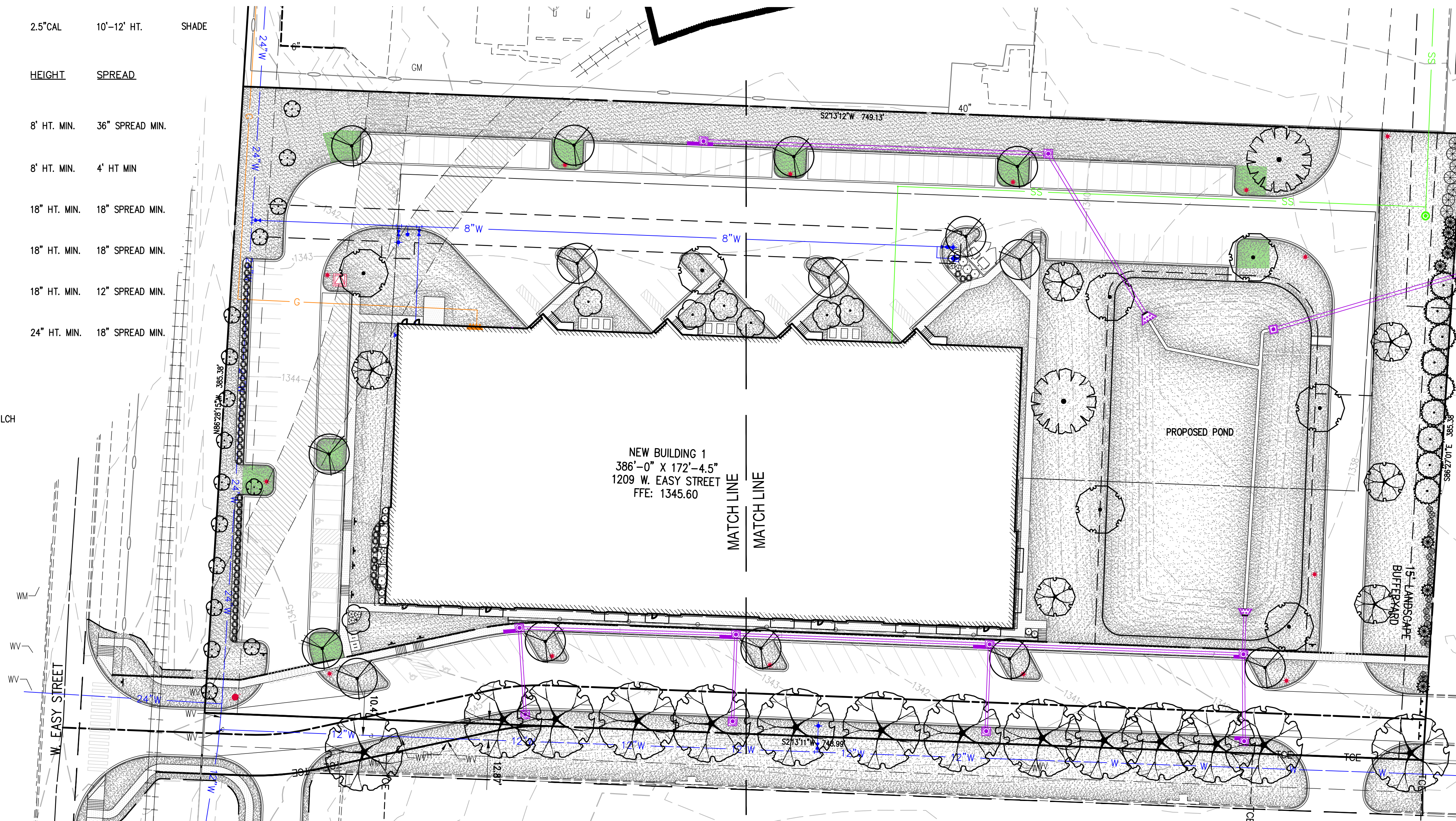
SITE PLANTS REQUIRED:
1 PLANT PER 2,000 SF = 144 PLANTS REQUIRED
144 X 25% = 36 TREES REQUIRED
144 X 75% = 108 5 GALLON SHRUBS REQUIRED

SITE TREES PROVIDED:
DECIDUOUS SHADE TREES = 30 (52%)
ORNAMENTAL DEC. TREES = 9 (16%)
EVERGREEN TREES = 18 (32%)
57 (INCLUDES MITIGATION AND SCREENING)

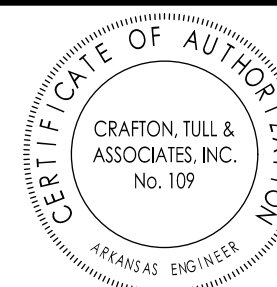
SITE SHRUBS PROVIDED:
5 GALLON SIZE OR LARGER = 117 (INCLUDES SCREENING PLANTS)

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

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



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



GRAPHIC SCALE IN FEET

A horizontal line with a central point labeled '0'. To the left of '0' is a tick mark labeled '40\''. To the right of '0' is a tick mark labeled '40\''. The line is divided into segments by these tick marks and a central vertical line passing through '0'. The segments are shaded in a pattern: the leftmost segment is white, the next is black, the next is white, and the rightmost segment is black.

EASY STREET FLEX SPACE

ROGERS, ARKANSAS

Key Plan

[illegible]

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PROJECT NO: 2310490C

CONTACT: A. KARR

QC by: M. LOVE
 000-1-00115 (000-1)

QC D816: 02/13/2024

ISSUED FOR

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OVERALL PLANTING PLAN (C)

L-101



LARGE SCALE DEVELOPMENT

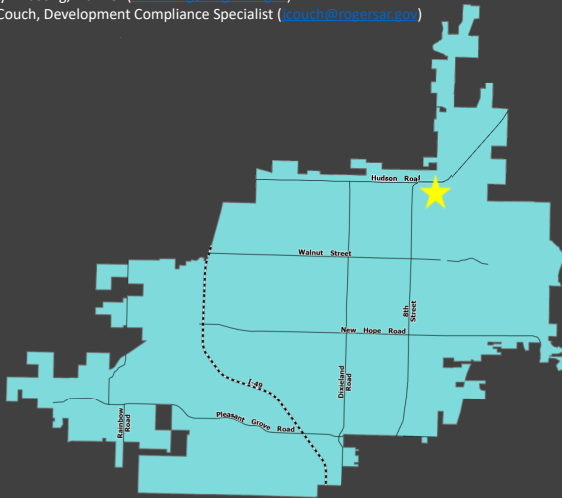
PLANNING

Golf Cart Business Parking Lot

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

Just south of the junction of North 4th and West Hudson

CGM Designation

Access Corridor

Zoning

C-2 (Highway Commercial) and Overlay District

Proposed Use

Vehicle Sales

Representative

Geoffrey Bates, Bates and Associates

Location:

This site is located in Northeast Rogers just south of the junction of North 4th and West Hudson.

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

Golf Cart Business Parking Lot



ZONING:

C-2 (Highway Commercial)

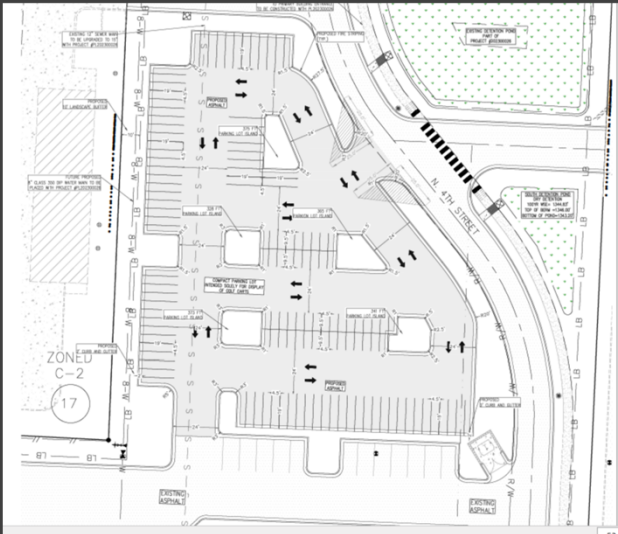
Purpose and intent. This district is intended for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets. Sec. 14-709(a).



LARGE SCALE DEVELOPMENT

PLANNING

Golf Cart Business Parking Lot



Site Plan

Request

- This development proposal includes a compact parking lot totaling 133 spaces for the selling of golf carts.

Request:

- This development proposal includes a compact parking lot totaling 133 spaces for the selling and display of golf carts. The parking lot is in addition to a previously approved Large Scale, 2nd Street Commercial Park, that includes this property as well as the two properties to the south.
- A conditional use permit was approved here for vehicle sales by Planning Commission on 1/2/24.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes to manage stormwater by directing water into an existing regional wet extended detention pond and through a proposed dry detention pond which meets Stormwater Management and Water Quality Requirements.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Hudson Road is not in substandard condition.

Connectivity Standards:

The applicant's proposal meets connectivity standards.



LARGE SCALE DEVELOPMENT

PLANNING

Golf Cart Business Parking Lot



Aerial Image

Recommendation
APPROVE

ENGINEERING REVIEW

Streetscape:

Right-of-Way:

The right-of-way width for W Hudson Road, a Major Arterial, is 100-ft with no additional right-of-way required to be dedicated.

The right-of-way width for N 4th Street, a Minor Street, is 65-ft with no additional right-of-way required to be dedicated.

Sidewalks & Sidepaths:

Sidewalks are neither proposed or required.

Trails:

Trails are neither proposed nor required for this project.

Streetlights:

Streetlights are neither proposed nor required for this project.

Street Trees:

Street trees are neither proposed nor required for this project.

Summary

LSDP Staff Recommendation

APPROVE

GOLF CART BUSINESS PARKING LOT

Rogers, Arkansas

Large Scale Development Plan LSD23-0007

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSIONS" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
15. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
16. PUBLIC STREETS SHALL HAVE 20 FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
17. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.
18. 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.
19. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
20. 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.

STANDARD CITY COMMENTS

1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
2. THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
3. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
4. PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
5. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
6. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17") WILL BE REQUIRED.
7. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
8. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
9. IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.
10. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
11. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
12. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
13. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
14. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2" B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2" B & B.
15. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
16. TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
17. SIDEWALKS MUST BE 5 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
18. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
19. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
20. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
21. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
23. THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
24. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
25. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
26. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
27. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250.00 PER DAY THAT SAID VIOLATION EXISTS.
28. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

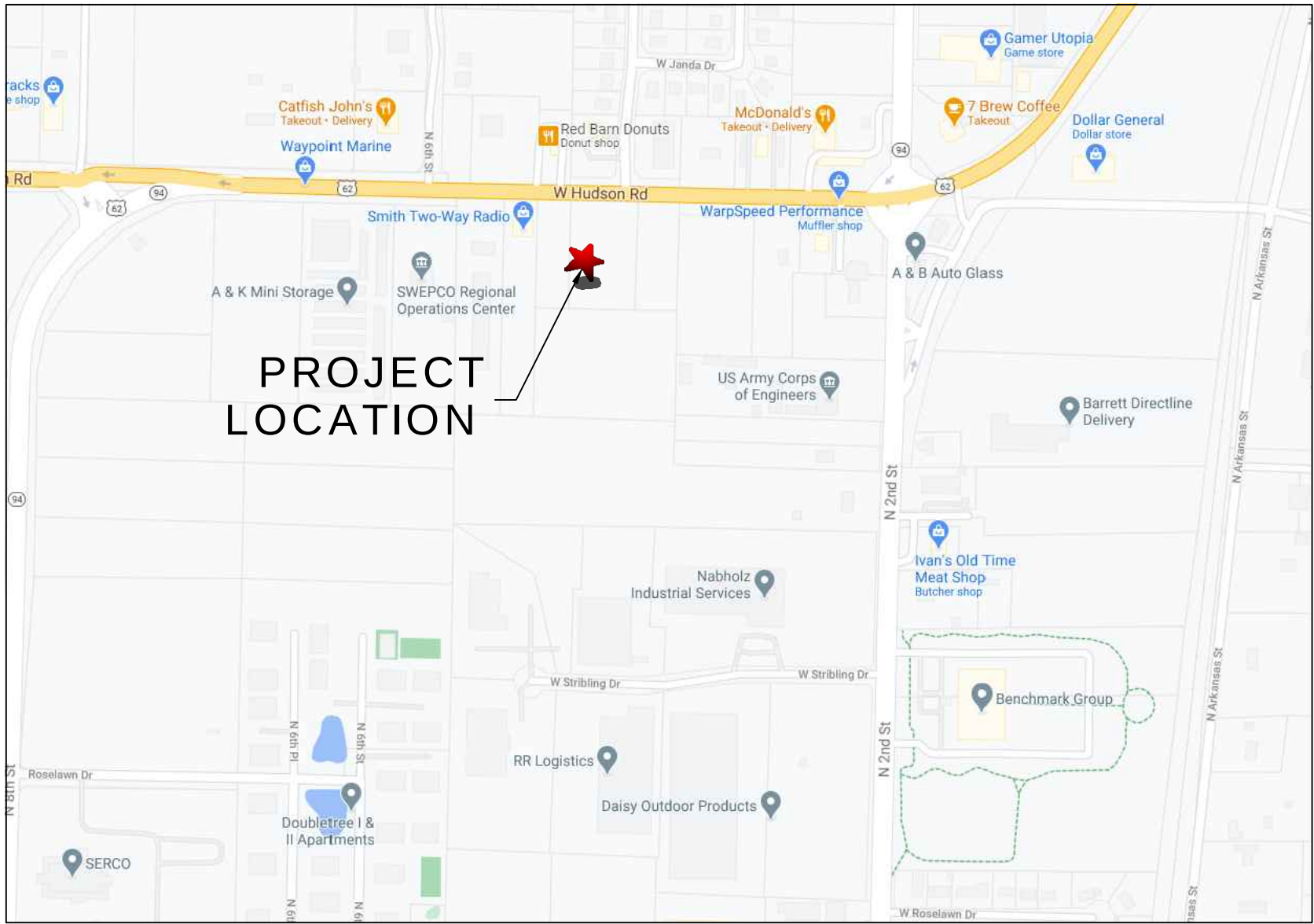
SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES. IN OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE 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 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.



BASIS OF ELEVATION:
CITY OF ROGERS GPS MONUMENT R-26
NAVD 88 DATUM

VICINITY MAP
N.T.S.



BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

ALL CIVIL PLANS USED ON-SITE MUST INCLUDE MOST CURRENT APPROVED STAMP BY ROGERS PLANNING

EASEMENT PLAT IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY

SURVEY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°26'09"E 532.33' AND S02°45'12"W 8.29' FROM THE NORTHWEST QUARTER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°57'54"E 124.98', THENCE S02°45'10"W 457.22', THENCE N87°29'04"W 9.30' TO AN EXISTING REBAR, THENCE S02°53'34"W 199.91' TO AN EXISTING CONCRETE MONUMENT, THENCE S87°24'13"E 48.75' TO AN EXISTING REBAR, THENCE S02°09'10"W 149.97' TO AN EXISTING REBAR, THENCE S87°29'55"E 621.00' TO A POINT IN THE CENTERLINE OF NORTHWEST 2ND STREET, THENCE ALONG SAID CENTERLINE S02°12'28"W 179.93', THENCE LEAVING SAID CENTERLINE N87°32'18"W 1182.24' TO AN EXISTING REBAR, THENCE N02°26'49"E 330.44', THENCE S87°32'16"E 100.01' TO AN EXISTING REBAR, THENCE N02°11'35"E 332.37' TO AN EXISTING REBAR, THENCE S88°46'34"E 99.89' TO AN EXISTING REBAR, THENCE S87°06'34"E 199.17' TO AN EXISTING REBAR, THENCE N02°45'12"E 323.15' TO THE POINT OF BEGINNING, CONTAINING 10.94 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. SUBJECT TO THAT PORTION IN WEST HUDSON ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN NORTHWEST 2ND STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT, AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

IMPERVIOUS AREA/OPEN SPACE CALCULATIONS:

REQUIREMENTS:	
- MINIMUM OPEN SPACE:	20%
- MAXIMUM IMPERVIOUS AREA:	80%
TOTAL AREA OF DEVELOPMENT AREA	36559.91 SQ. FT.
TOTAL OPEN SPACE AREA(POST-DEVELOPMENT)	10225.40 SQ. FT. (28%)
TOTAL IMPERVIOUS AREA (POST-DEVELOPMENT)	26334.51 SQ. FT. (72%)

CONTACT INFORMATION

CITY:	CITY OF ROGERS DEPARTMENT OF COMMUNITY DEVELOPMENT JOSEPH REXWINKLE PHONE: (479) 621-1186	SEWER/ WATER	ROGERS WATER UTILITIES 601 S 2ND ST P.O. BOX 338 ROGERS, AR 72756 479-621-1142
FIRE:	ROGERS FIRE DEPARTMENT, 201 N 1ST ST ROGERS, AR 72956 PHONE: (479) 621-1179	SOLID WASTE	INLAND SERVICES 3511 N. ARKANSAS ST ROGERS, AR 72756 (479) 878-1384
GAS:	SOURCE GAS 655 E. MILLSAP DRIVE FAYETTEVILLE, AR 72703 PHONE: (800) 563-0012	ELECTRIC:	CARROLL ELECTRIC 707 SE WALTON BLVD P.O. BOX 329 BENTONVILLE, AR 72712-0329 PHONE: (479) 273-2421 FAX: (479) 273-1231
CABLE:	COX COMMUNICATIONS 115 N. DIXIELAND STE. 3 ROGERS, AR 72756 PHONE: (479) 273-5644	TELEPHONE:	SOUTHWESTERN BELL 1-800-464-7928

INDEX OF DRAWINGS

1	COVER SHEET
02.0-02.1	SITE PLAN
02.2	PLAT OF SURVEY
03.0-03.1	GRADING PLAN
03.2-03.3	2ND ST. WATER + SEWER PAGES
04.0-04.1	LANDSCAPE PLAN
05.0-05.1	STORM PLAN + PROFILES
06.0-06.1	DETAILS
07.0	RWU DETAILS

PARCEL NUMBERS:	02-00735-000 02-00737-000 02-00737-001 02-00741-000
PROJECT SITE ADDRESS:	2212 N. 4TH ST. ROGERS, AR 72756
ZONING CLASSIFICATION:	C-2, / OVERLAY DISTRICT
PROPOSED USE:	VEHICLE/EQUIPMENT SALES AND RENTALS
OCCUPANCY CLASS:	M & S-1
TOTAL SITE AREA:	11.49 ACRES +/-
DEVELOPMENT AREA:	.84 ACRES +/-
OWNER/DEVELOPER:	JOSAN PROPERTIES ARKANSAS LLC 1508 N 2ND ST ROGERS AR 72756 PHONE: (417) 846-3741 EMAIL: JOSAN_GURMEET@YAHOO.COM
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 PLEASANT RIDGE DR. FAYETTEVILLE, AR 72704 PHONE: (479) 442-9350 EMAIL: GEOFF@BATESNWA.COM
CITYVIEW PROJECT NO.:	LSD24-0007

CUP 2023-0105 WAS APPROVED BY THE PLANNING COMMISSION ON JANUARY 2, 2024 AND IS ASSOCIATED WITH THIS PROJECT

SURVEYOR NOTES:

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF PINNACLE HILLS PARKWAY ADDITION ARE SHOWN HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

FLOOD CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0280K. DATED 06/ 05/ 2012)



DRAWN BY: W. WILLIAMS

DATE	REVISIONS
01/04/24	SITE PLAN PLOT FOR CLIENT
02/13/24	SITE PLAN PLOT FOR CLIENT
03/05/24	ADDED RWU DETAILS
03/06/24	3RD SUBMITTAL
04/05/24	4TH SUBMITTAL
05/02/24	5TH SUBMITTAL
06/07/24	6TH SUBMITTAL
06/26/24	7TH SUBMITTAL

GOLF CART PARKING LOT
LARGE SCALE DEVELOPMENT PLAN
COVER SHEET
LSD23-0007
ROGERS, ARKANSAS

Bates & Associates, Inc.
www.batesnwa.com
Civil Engineering & Surveying



7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

PROJECT NO 20-294

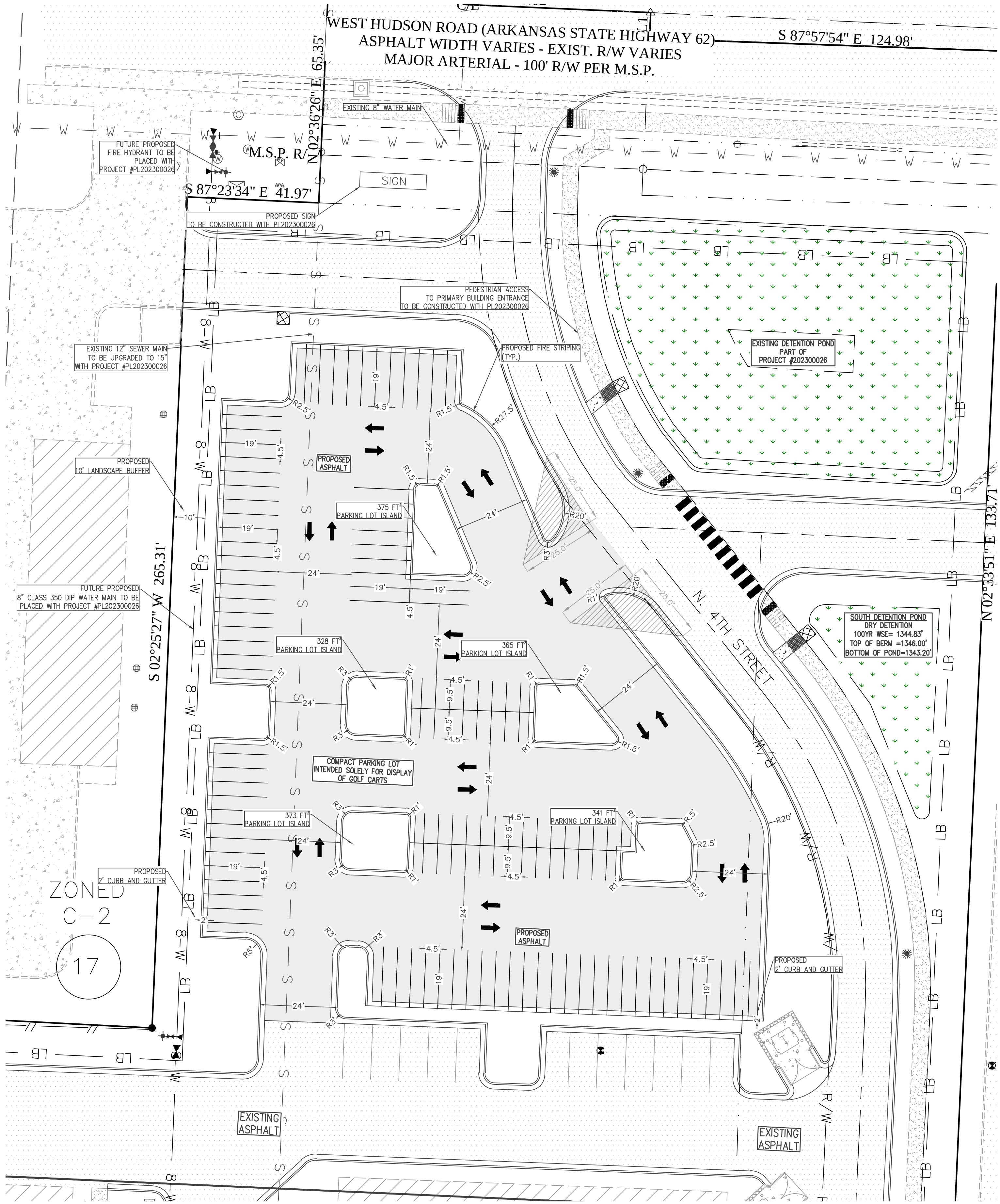
DRAWING NO

01

133 TOTAL
PARKING SPOTS FOR GOLF CART DISPLAY

IMPERVIOUS AREA/OPEN SPACE CALCULATIONS:	
REQUIREMENTS:	
- MINIMUM OPEN SPACE:	20%
- MAXIMUM IMPERVIOUS AREA:	80%
TOTAL AREA OF DEVELOPMENT AREA	36559.91 SQ. FT.
TOTAL OPEN SPACE AREA(POST-DEVELOPMENT)	10327.34 SQ. FT. (28%)
TOTAL IMPERVIOUS AREA (POST-DEVELOPMENT)	26232.57 SQ. FT. (72%)

PROPOSED	LEGEND	EXISTING	DESCRIPTION
			ACCESS EASEMENT
			ASPHALT (EDGE)
			ASPHALT (SURFACE)
			BOLLARD
			BUILDING
			BUILDING SETBACK LINE
			CABLE TV (UNDERGROUND)
			CENTERLINE
			CONCRETE (EDGE)
			CONCRETE (SURFACE)
			CONDUIT
			CONTOURS
			CURB & GUTTER
			DRAINAGE FLOW
			DUMPSTER
			EASEMENT
			ELECTRICAL (UNDERGROUND)
			ELECTRICAL (OVERHEAD)
			ELECT. TRANSFORMER
			EROSION CONTROL FENCE
			EROSION CONTROL RIP-RAP
			FENCE (WIRE/WOOD/CHAIN)
			FIBER OPTIC CABLE
			FIRE HYDRANT ASSEMBLY
			FLOWLINE
			FORCE MAIN
			GAS MAIN
			GAS METER/VALVE
			GRAVEL (EDGE)
			GRAVEL (SURFACE)
			IRON PIN - (RE-BAR)
			LANDSCAPE BUFFER
			LIGHT
			POND
			POWER POLE
			PROPERTY LINE
			RETAINING WALL
			RIGHT-OF-WAY
			SANITARY SEWER MANHOLE
			SANITARY SEWER PIPE
			SANITARY SEWER SERVICE
			SECTION/TIE LINE
			SIDEWALK
			SIGN
			SPOT ELEVATION
			STABILIZED CONSTRUCTION ENT.
			STORM SEWER INLET
			STORM SEWER PIPE
			STRIPE (PAINTED OR STICKY)
			TELEPHONE PED/MANHOLE
			TELEPHONE (UNDERGROUND)
			TREE LINE CANOPY
			TREE/TREE TO BE REMOVED
			WATER MAIN BLOWOFF VALVE
			WATER MAIN FIRE DEPT. CONN.
			WATER MAIN PIPE
			WATER MAIN REDUCER
			WATER MAIN THRUST BLOCK
			WATER METER
			WATER METER (IRRIGATION)
			WATER VALVE



STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 9810
GEOFFREY H. BATES

06/26/24
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

DRAWN BY: M. WILLIAMS
ENGINEER: G. BATES

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REVISIONS	DATE
SITE PLAN PLOT FOR CLIENT	01/04/24
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6TH SUBMITTAL	06/07/24
7TH SUBMITTAL	06/26/24

GOLF CART PARKING LOT
LARGE SCALE DEVELOPMENT PLAN
SITE AND UTILITY PLAN
LSD23-0007
ROGERS, ARKANSAS

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Civil Engineering & Surveying

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LANDSCAPE REQUIREMENTS (SEC. 14-256):

ON-SITE REQUIREMENTS:

- SITE DEVELOPMENT AREA
- TOTAL REQUIRED (1 PLANTING PER 1,000 SQ. FT. OF SITE AREA PER SEC. 14-256.12)

Calculation: 36559.91/1000=36.55(round up-37) total plantings.
- MINIMUM 25% TREES (14-256.14.a)
Calculation: 37*.25=9.25(10) of required plantings shall be trees

TOTAL PLANTINGS ON SITE

TREES:	SITE TREES	30 TREES
SHRUBS:	SITE SHRUBS	15 SHRUBS
TOTAL:		45 PLANTINGS SHOWN ON PLANS

ALL PLANTINGS SHOWN ARE APPROVED PLANTINGS FROM CITYVIEW PROJECT #PL202300026, SOME TREES HAVE BEEN REPOSITIONED ON SITE DUE TO NEW PLANS FOR AREA.

TOTAL PLANTINGS:	45 PLANTINGS
	30 TREES
	15 SHRUBS
TOTAL TREES:	30 (67%)
TOTAL EVERGREEN:	22 (73%)
TOTAL NUMBER OF ORNAMENTALS:	2 (4%)

SITE PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES	DESI.
2	RB	EASTERN REDBUD <i>Cercis canadensis</i>	B&B	2.5" CAL. 6' TALL	ORNAMENTAL TREE (SMALL SPECIES)	SITE
7	LG	MAGNOLIA (LITTLE GEM) <i>Magnolia grandiflora</i> 'Little Gem'	B&B	2.5" CAL. 8' TALL	EVERGREEN (SMALL SPECIES)	SITE
15	NS	NELLIE STEVENS HOLLY <i>Ilex x 'Nellie R. Stevens'</i>	B&B	2.5" CAL. 8' TALL	EVERGREEN (SMALL SPECIES)	SITE
15	YH	YAUPON HOLLY <i>Ilex vomitoria</i>		5 GAL.	EVERGREEN SHRUB	SITE
1	AS	AMERICAN SMOKETREE <i>Cotinus obovatus</i>	B&B	4" CAL. 6' TALL	DECIDUOUS STREET TREE (SMALL SPECIES)	SITE

40 TOTAL PLANTINGS

PARKING LOT ISLAND TREES

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
3	GB	GINKO <i>Ginkgo biloba</i>	B&B	2.5" CAL 6' TALL	DECIDUOUS SHADE TREE (LARGE SPECIES)
2	GR	GOLDEN RAIN TREE <i>Koelreuteria paniculata</i>	B&B	2.5" CAL 6' TALL	DECIDUOUS SHADE TREE (MEDIUM SPECIES)

5 TOTAL
PARKING LOT TREES

IRRIGATION SYSTEM FOR LANDSCAPING WILL BE REQUIRED

LANDSCAPING GENERAL NOTE:

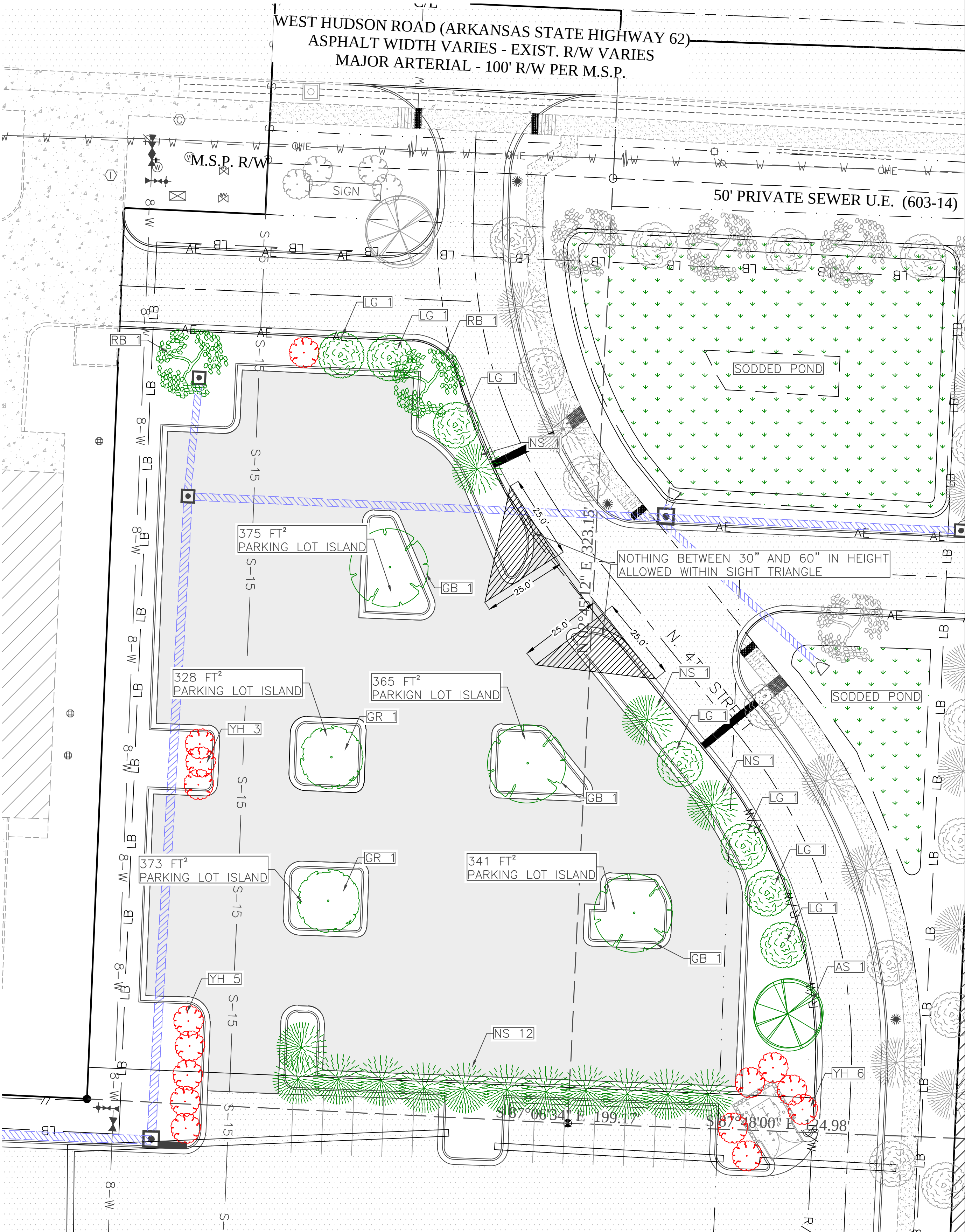
OWNER/DEVELOPER MUST PROVIDE A 3 YEAR
GUARANTEE FOR MAINTAINING AND REPLACING
LANDSCAPING BEFORE ISSUANCE OF
CERTIFICATE OF OCCUPANCY. (SEC. 14-228)

ALL PLANTINGS ON SIT ARE FROM APPROVED
CITYVIEW PROJECT #PL202300026. TREES
HAVE BEEN RE-POSITIONED DUE TO NEW
PLANS FOR THIS PARTICULAR AREA.

IMPERVIOUS AREA/OPEN SPACE CALCULATIONS:

REQUIREMENTS:	
- MINIMUM OPEN SPACE:	20%
- MAXIMUM IMPERVIOUS AREA:	80%
TOTAL AREA OF DEVELOPMENT AREA	36559.91 SQ. FT.
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TOTAL IMPERVIOUS AREA (POST-DEVELOPMENT)	26232.57 SQ. FT. (72%)

PLANTINGS THAT EXCEED THE MINIMUM
REQUIREMENTS MAY NOT BE REDUCED ONCE
APPROVED BY PLANNING COMMISSION



STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 9810
GEOFFREY H. BATES

06/26/24
CERTIFICATE OF AUTHORITY
BATES &
ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

DRAWN BY: M. WILLIAMS
ENGINEER: G. BATES
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6TH SUBMITTAL	06/07/24
7TH SUBMITTAL	06/26/24

GOLF CART PARKING LOT
LARGE SCALE DEVELOPMENT PLAN
LANDSCAPE PLAN
LSD23-0007
ROGERS, ARKANSAS

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DRAWING NO
04.1



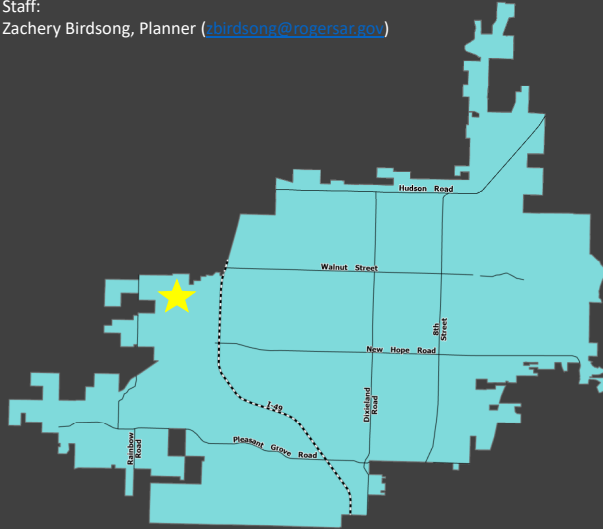
Rezone/DCP

PLANNING

Barrington Place

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

CGM Designation

Neighborhood

Zoning

A-1 (Agricultural)

Proposed Zoning

RMF-12B

Location

Roughly 43 acres along South Dodson and South Rainbow Road

Representative

Jason Emmett, Cedar Creek Consulting

Location:

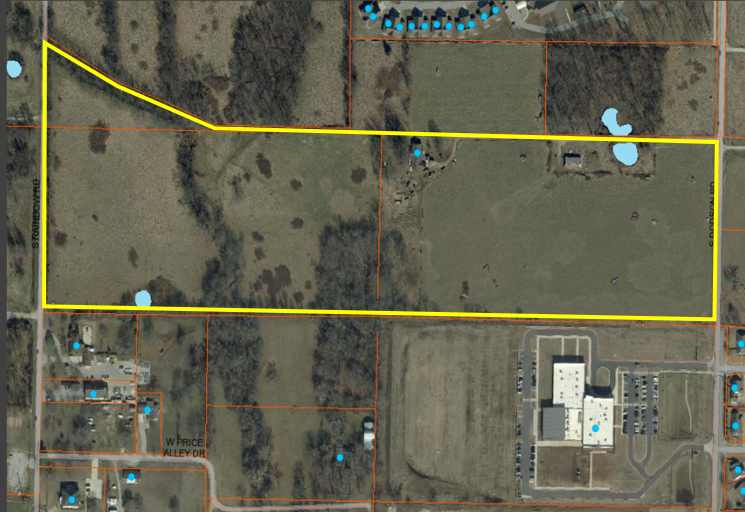
The applicant is proposing a rezone and density concept plan at roughly 43 acres along South Dodson and South Rainbow Road in west Rogers.



Rezone/DCP

Barrington Place

PLANNING



Aerial Map

Recommendation:
Postpone

Public Comment Received:

Adjacent neighbors have called in opposition of this request.

RECOMMENDATION:

- *Postpone*

Possible Committee Motions:

- Move to recommend approval to the full Planning Commission as presented (or with conditions)
- Move to recommend denial to the full Planning Commission as presented

Possible Planning Commission Motions:

- Move to recommend approval to City Council as presented (or with conditions)
- Move to deny the request as presented
- Move to postpone



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

OFFICE USE ONLY

Approved Density: _____

Application Number: _____

CityView Project: _____

Date Approved: _____

DENSITY CONCEPT PLAN
To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	Barrington Place
ADDRESS/LOCATION:	876 S. Dodson Road
PROPOSED ZONING:	RMF-12 with DCP
PROPOSED DENSITY:	12 units per acre
GROSS SITE AREA:	1,870,240.1 sf - 42.93 acres
DWELLING UNITS:	500 units
BUILDING TYPE:	Multi Family Apartments

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Cedar Creek Consulting, Inc Jason Emmett, PE - Engineer	PHONE:	405-406-4622
		EMAIL:	jemmett@cedarcreekinc.com
PROJECT OWNER/DEVELOPER:	S&K Multi Family Greg Simmons	PHONE:	918-274-0406
		EMAIL:	greg@simmonshomes.com
PROPERTY OWNER:	AR Dodson Oak Land LLC Dean Widner	PHONE:	918-274-0406
		EMAIL:	greg@simmonshomes.com
REQUEST:	Rezone with a DCP from A-1 to RMF-12		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood Growth (per 2022 map)
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	To protect and maintain existign residential areas in between other Growth Designation nodes while encouraging low-density infill / 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.
BASE DENSITY:	6 units per acre
MAX DENSITY:	12 units per acre
CURRENT ZONING:	Agriculture (A-1)

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: _____



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

OFFICE USE ONLY

Permit Fee: _____ (\$200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Cedar Creek Consulting, Inc. Jason Emmett, PE - Engineer

ADDRESS: 876 S. Dodson Rd. SUITE #: _____

GENERAL LOCATION OF PROPERTY: S.W. of S.E. Walton Blvd + Dodson Rd.

PARCEL NUMBER: 02-01671-510

PHONE #: 405-406-4622 EMAIL: jemmett@cedarcreekinc.com

PROPERTY OWNER: AR Dodson Oak Land, LLC PHONE #: _____
Dean Weidner

PRESENT USE: Ag ZONING: A-1

PROPOSED USE: multifamily with a DCP ZONING: RMF-12

[Signature]
Applicant Signature

3/15/2024
Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Parcel Number for property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit
- ☐ Site plan as needed

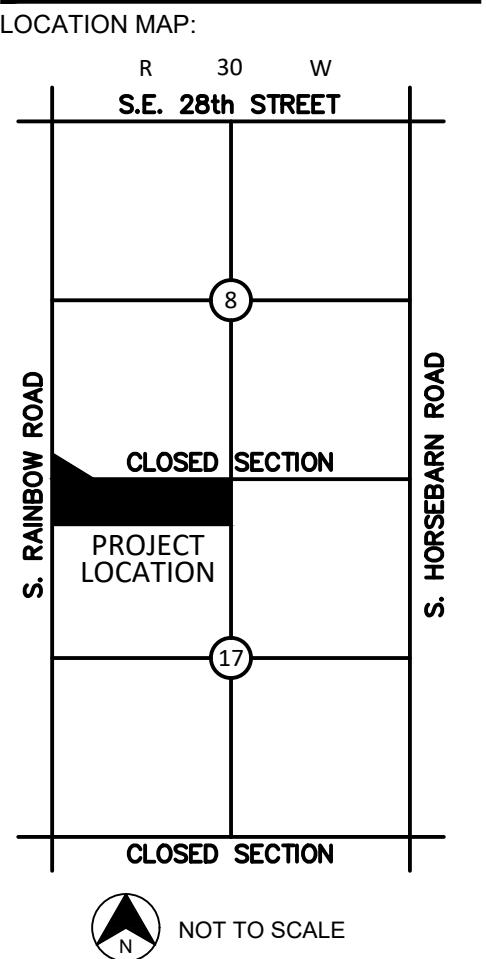
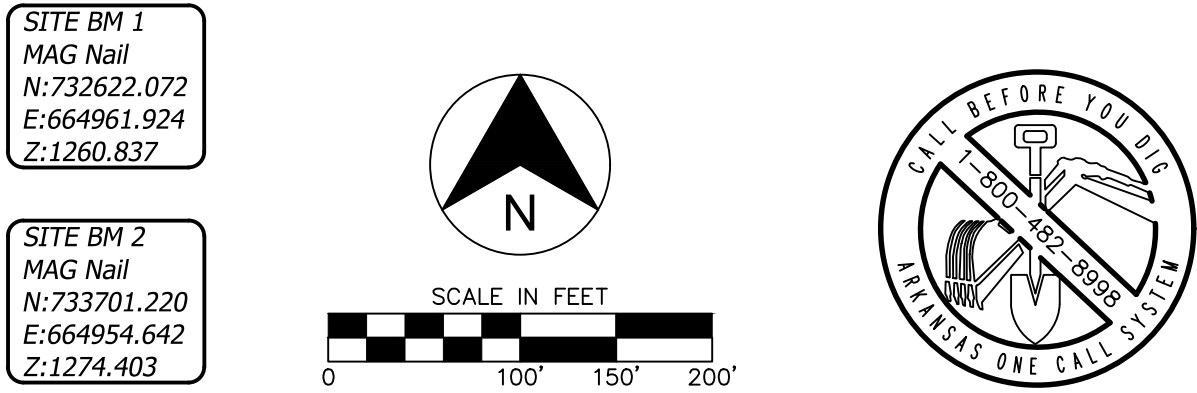
PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____



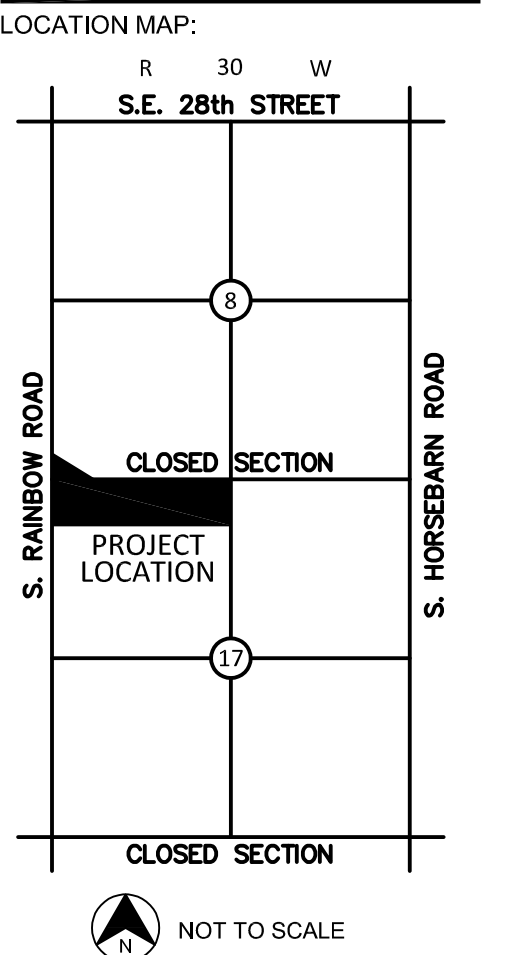
PROJECT NUMBER: 21099
DRAWING DATE: 03.07.24
ISSUE DATE: 03.07.24

[illegible]

DRAWING TITLE:

EXISTING
CONDITIONS

SHEET:



BARRINGTON
PLACE

PROJECT NUMBER: 21099
DRAWING DATE: 03.07.24
ISSUE DATE: 03.07.24

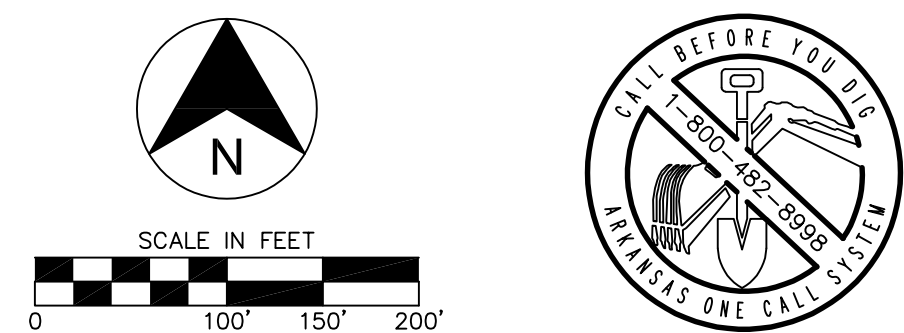
SUBMITTAL:

CONCEPTUAL
SITE PLAN

MARK	DATE	DESCRIPTION
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DRAWING TITLE:

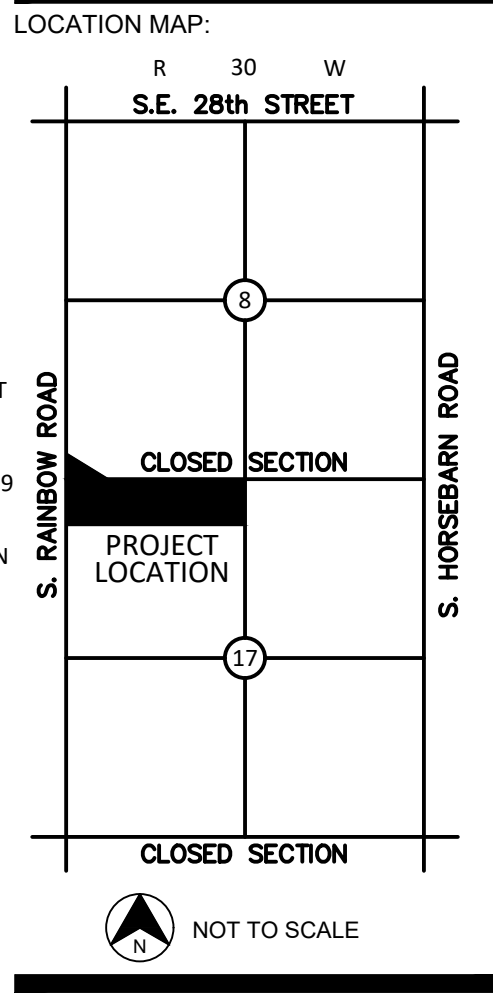
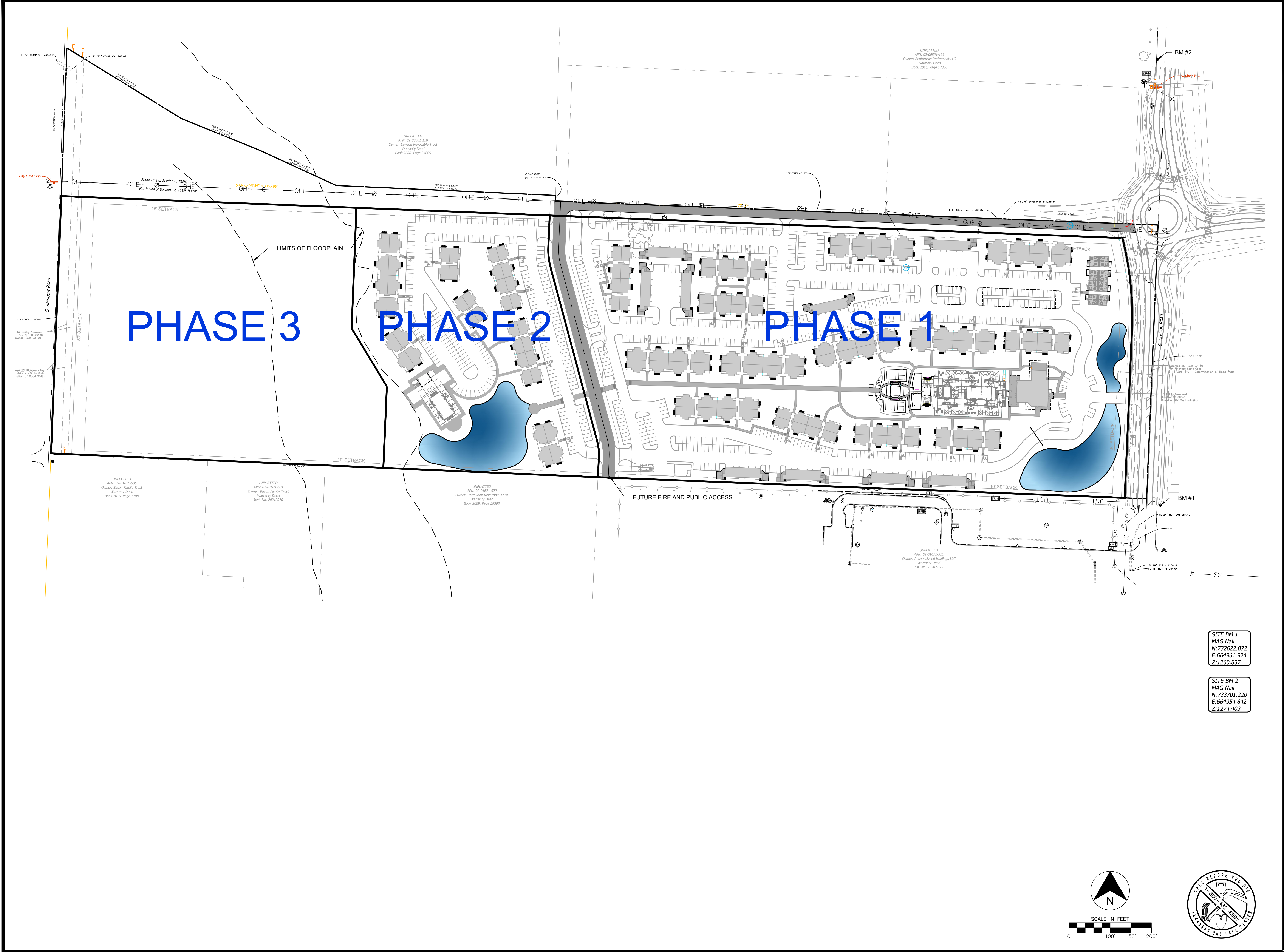
SHEET: _____



PROPOSED SETBACKS

15' OF DODSON ROAD
15' OF S. RAINBOW ROAD
15' OF N. PROPERTY LINE (FUTURE OAK ROAD)
15' OF S. PROPERTY LINE

REAR SETBACKS



PROJECT:

BARRINGTON PLACE

ROGERS, ARKANSAS

PROJECT NUMBER: 21099
DRAWING DATE: 03.07.24
ISSUE DATE: 03.07.24

SEAL:

SUBMITTAL:

CONCEPTUAL SITE PLAN

REVISIONS:

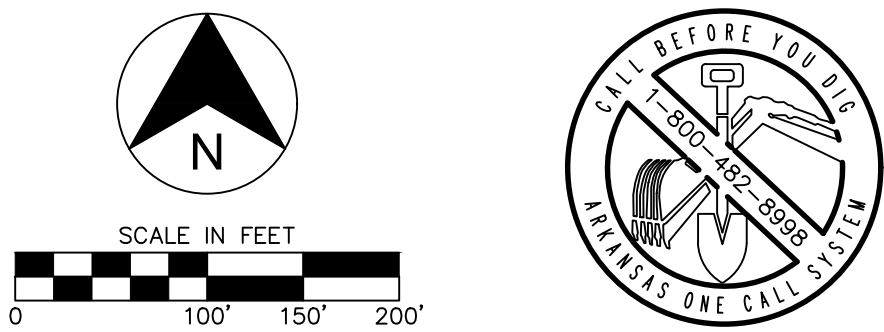
MARK	DATE	DESCRIPTION

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DRAWING TITLE:

PHASING PLAN

SHEET:



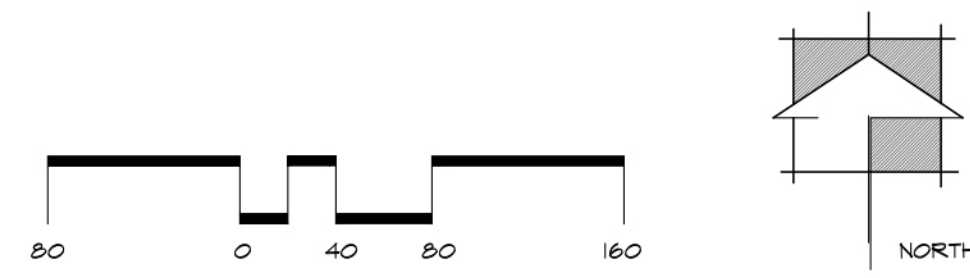


- ### Amenities
- | | |
|---|---|
| ① Main Clubhouse | ④ Recreational Lawn Area w/ String Lighting |
| ② Pool Area
-Large Swimming Pool
-Smaller Lounge Pool
-Pool Cabanas
-Fire Bowls | ⑤ Pickleball Courts |
| ③ Pool house
-Entertainment
-Restrooms
-Pool Equipment
-Grilling Areas
-Seating
-Cornhole Areas | ⑥ Central Lawn w/ Sidewalks |
| | ⑦ West Pool house & Pool |
| | ⑧ Street Courtyard |
| | ⑨ Fire Access Only |

S+K
simmons and kourtis
MULTIFAMILY HOMES

Architects
Collective

CEDAR
CREEK



BARRINGTON PLACE LUXURY APARTMENT HOMES

SITE PLAN

ROGERS, ARKANSAS

APRIL 2024

PDG
PLANNING DESIGN GROUP

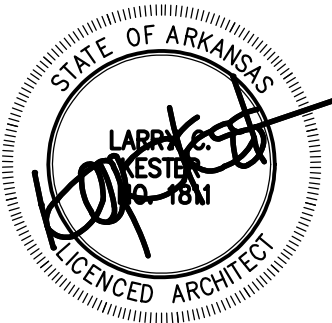


REVISIONS

Barrington Place
LUXURY APARTMENT HOMES

ROGERS, ARKANSAS
S+K MULTI-FAMILY HOMES

PROJECT: LOCATION: CLIENT:



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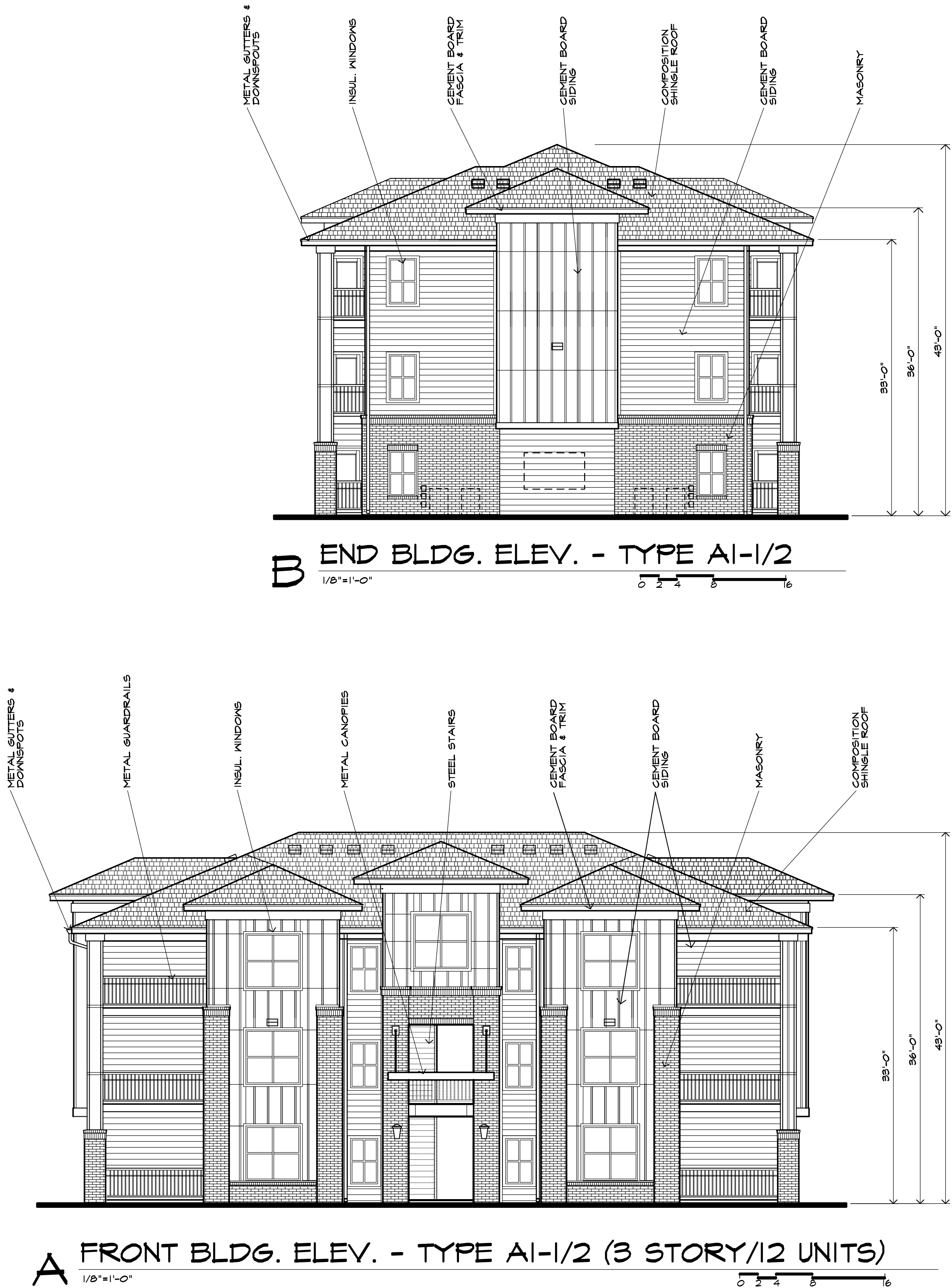
Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: MARCH 1, 2024

SHEET TITLE:
BUILDING ELEVATIONS
BLDG. A1

SHEET NUMBER:

DCP-1

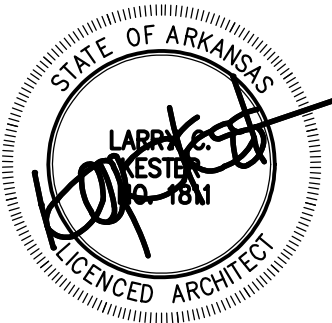


REVISIONS

Barrington Place
LUXURY APARTMENT HOMES

ROGERS, ARKANSAS
S+K MULTI-FAMILY HOMES

PROJECT:
LOCATION:
CLIENT:



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Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: MARCH 1, 2024

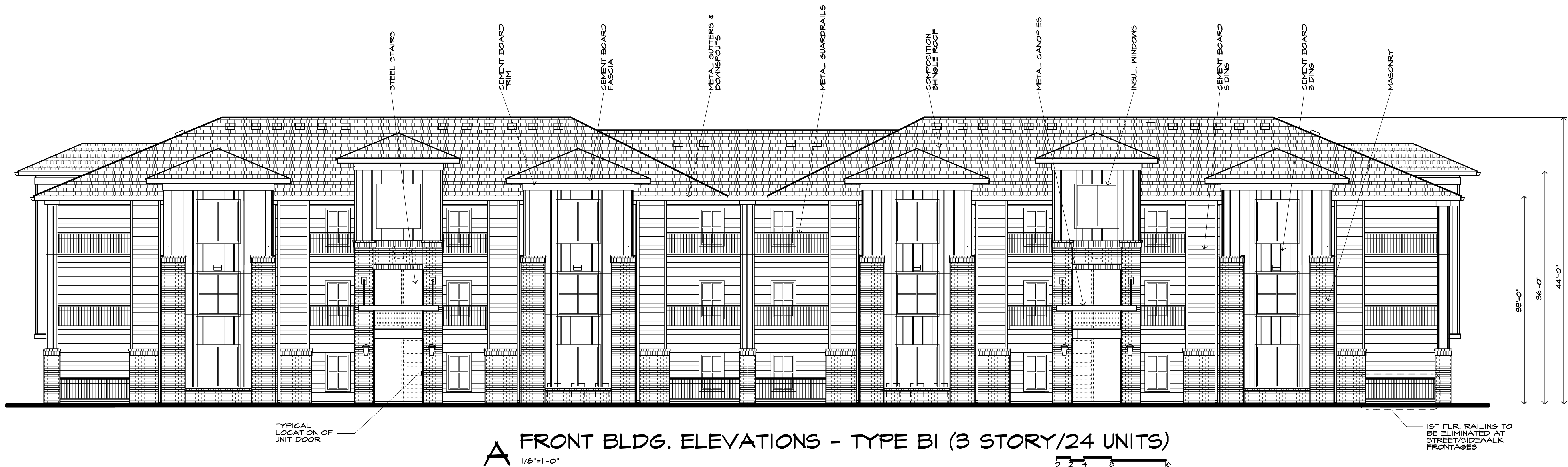
SHEET TITLE:
BUILDING ELEVATIONS
BLD'G. AI-1/2

SHEET NUMBER:

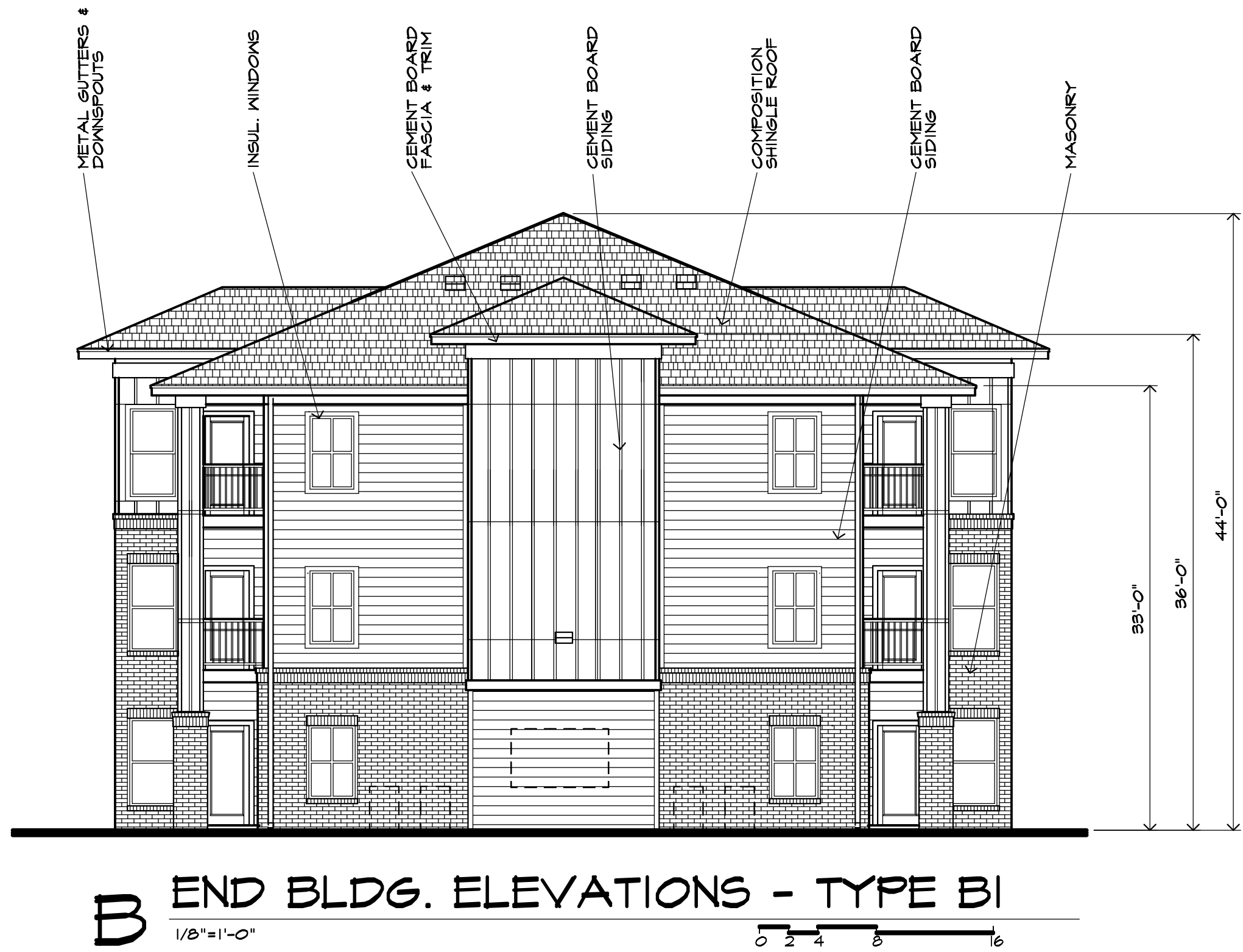
DCP-2

FILE:ER/CAD/SSK_MF_42AR_2442AR_BLDGDCP42AR_DCP_BLDG_ELEV

11/4/2024 2:54 PM



A FRONT BLDG. ELEVATIONS - TYPE BI (3 STORY/24 UNITS)
1/8"=1'-0"



B END BLDG. ELEVATIONS - TYPE BI
1/8"=1'-0"

REVISIONS

Barrington Place
LUXURY APARTMENT HOMES

ROGERS, ARKANSAS
S+K MULTI-FAMILY HOMES

PROJECT: LOCATION: CLIENT:



NOTICE OF COPYRIGHT

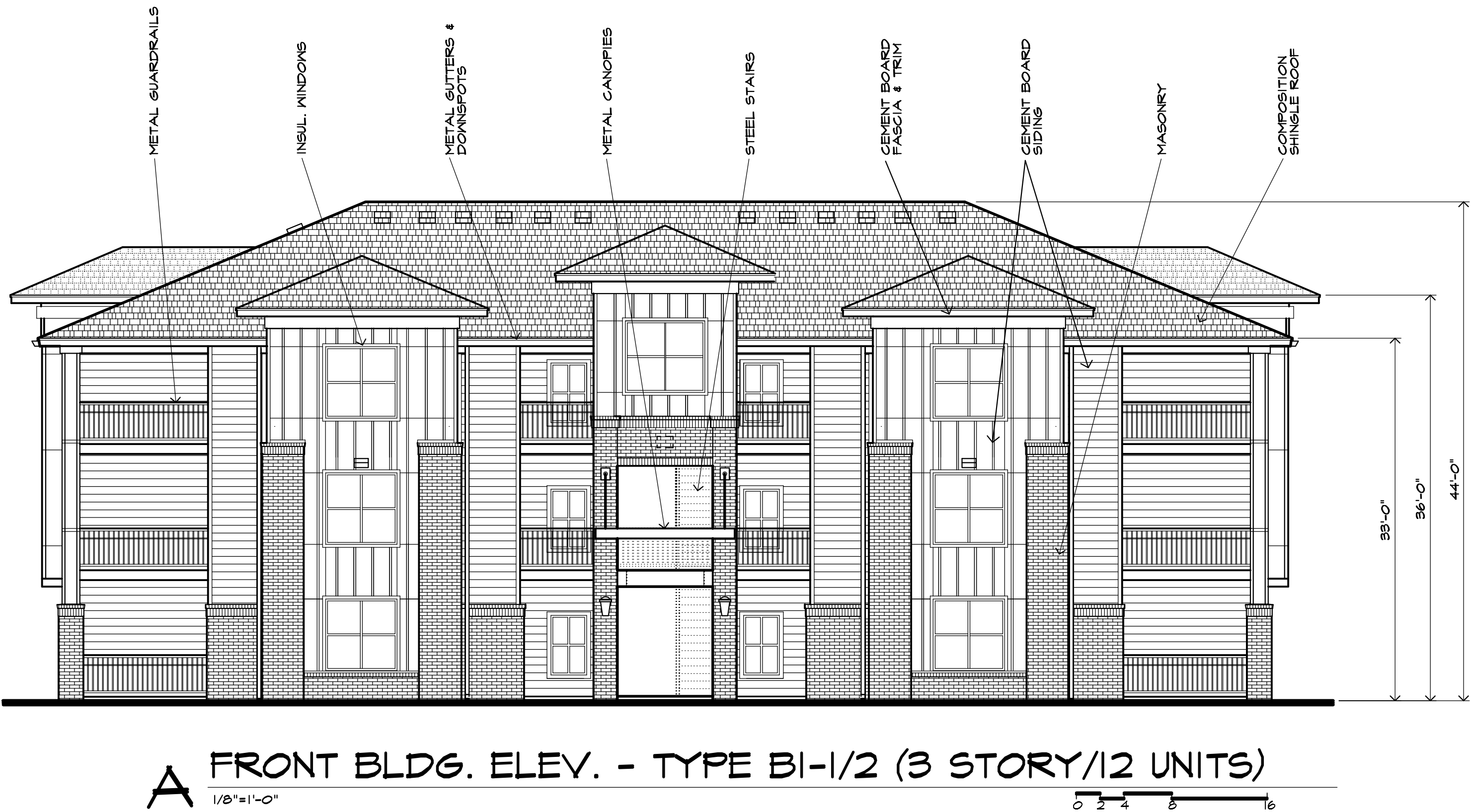
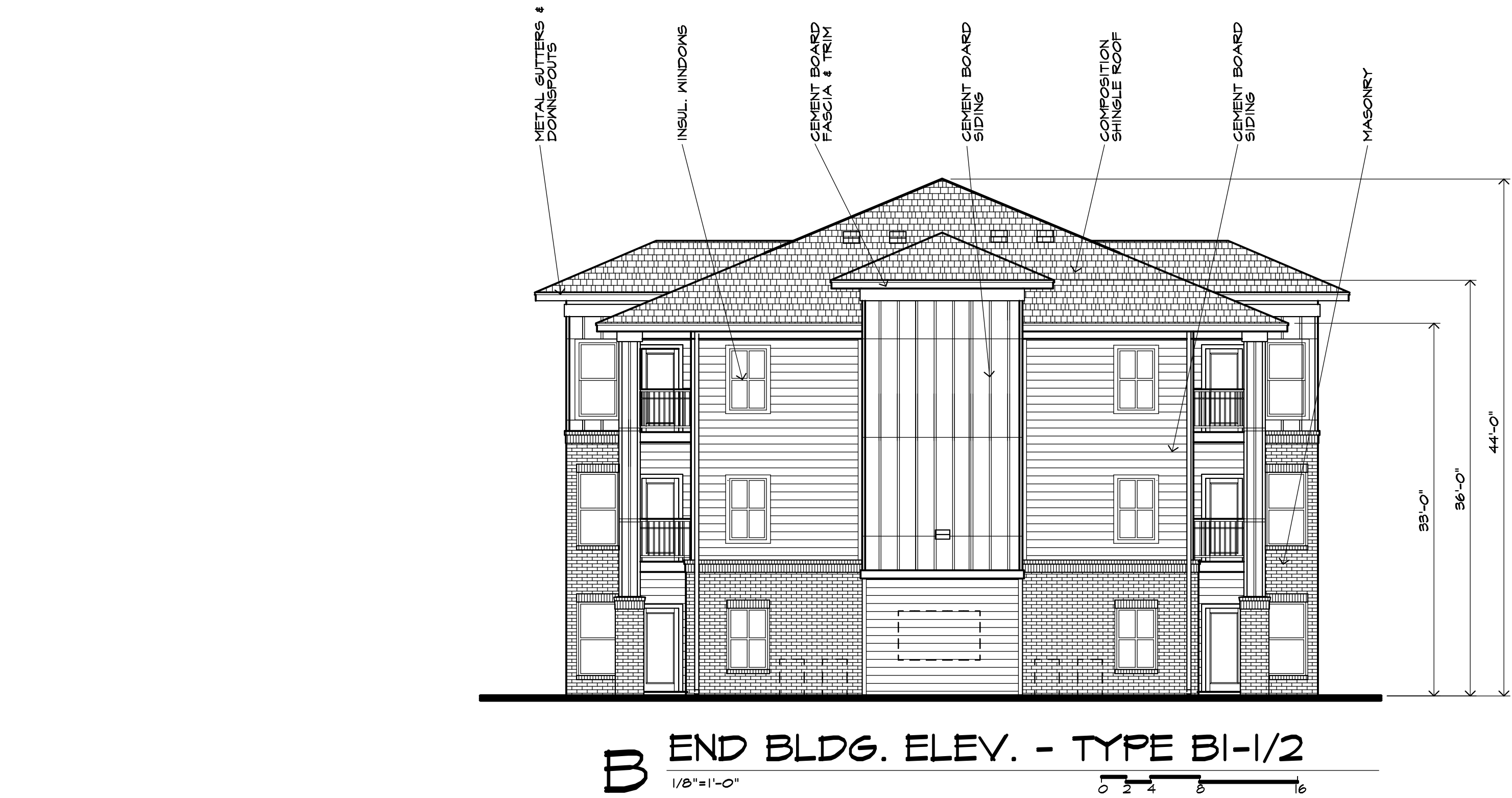
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PROJECT NUMBER:
DATE: **MARCH 1, 2024**

SHEET TITLE:
**BUILDING ELEVATIONS
BLDG. B1**

SHEET NUMBER:
DCP-3



REVISIONS

Barrington Place
LUXURY APARTMENT HOMES

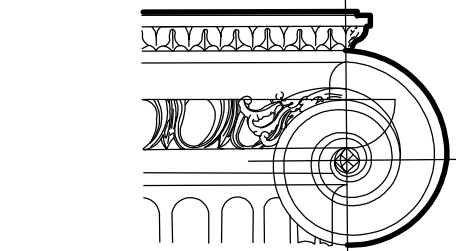
ROGERS, ARKANSAS
S+K MULTI-FAMILY HOMES

PROJECT:
LOCATION:
CLIENT:



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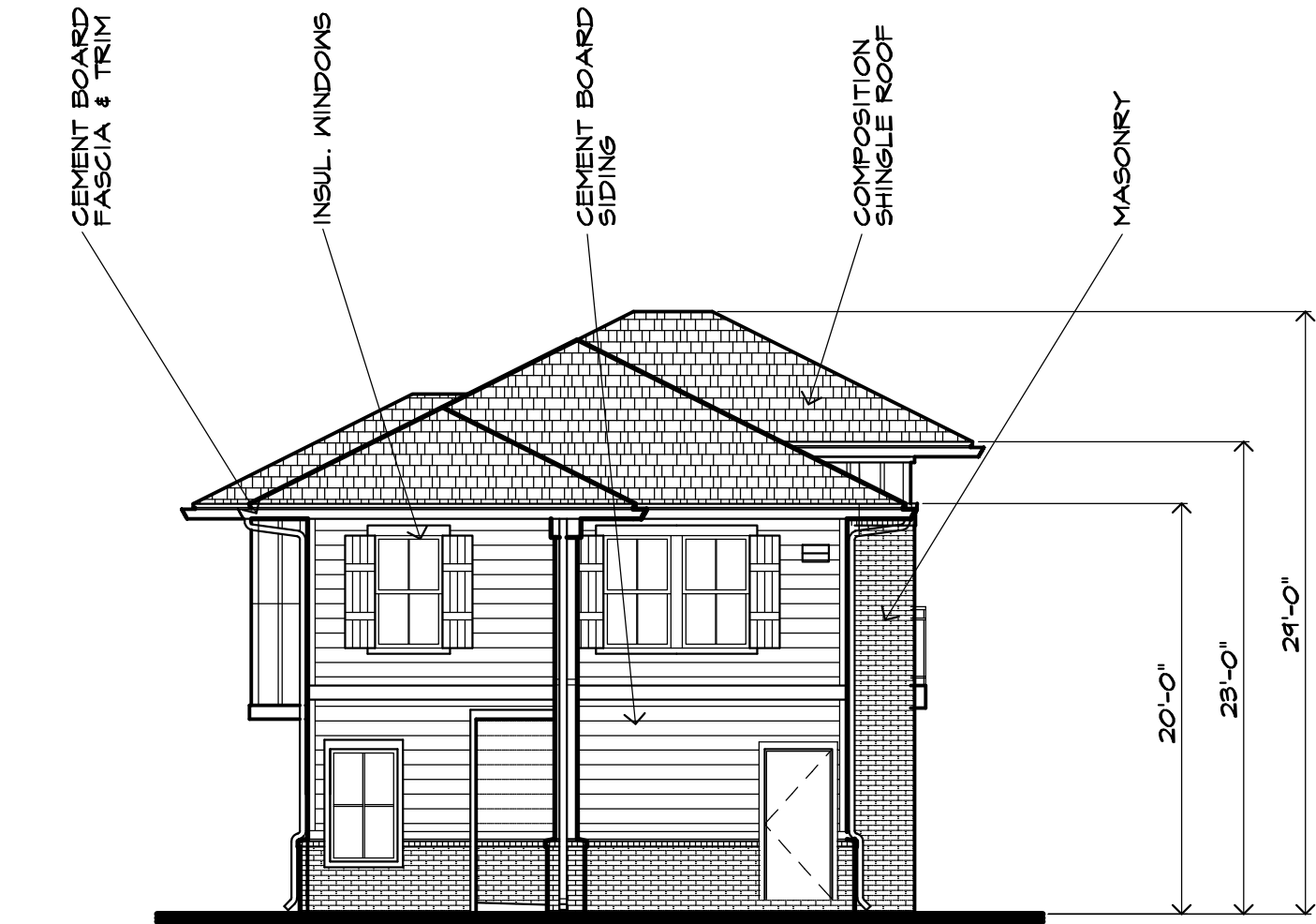
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/452-2987

PROJECT NUMBER:
DATE: **MARCH 1, 2024**

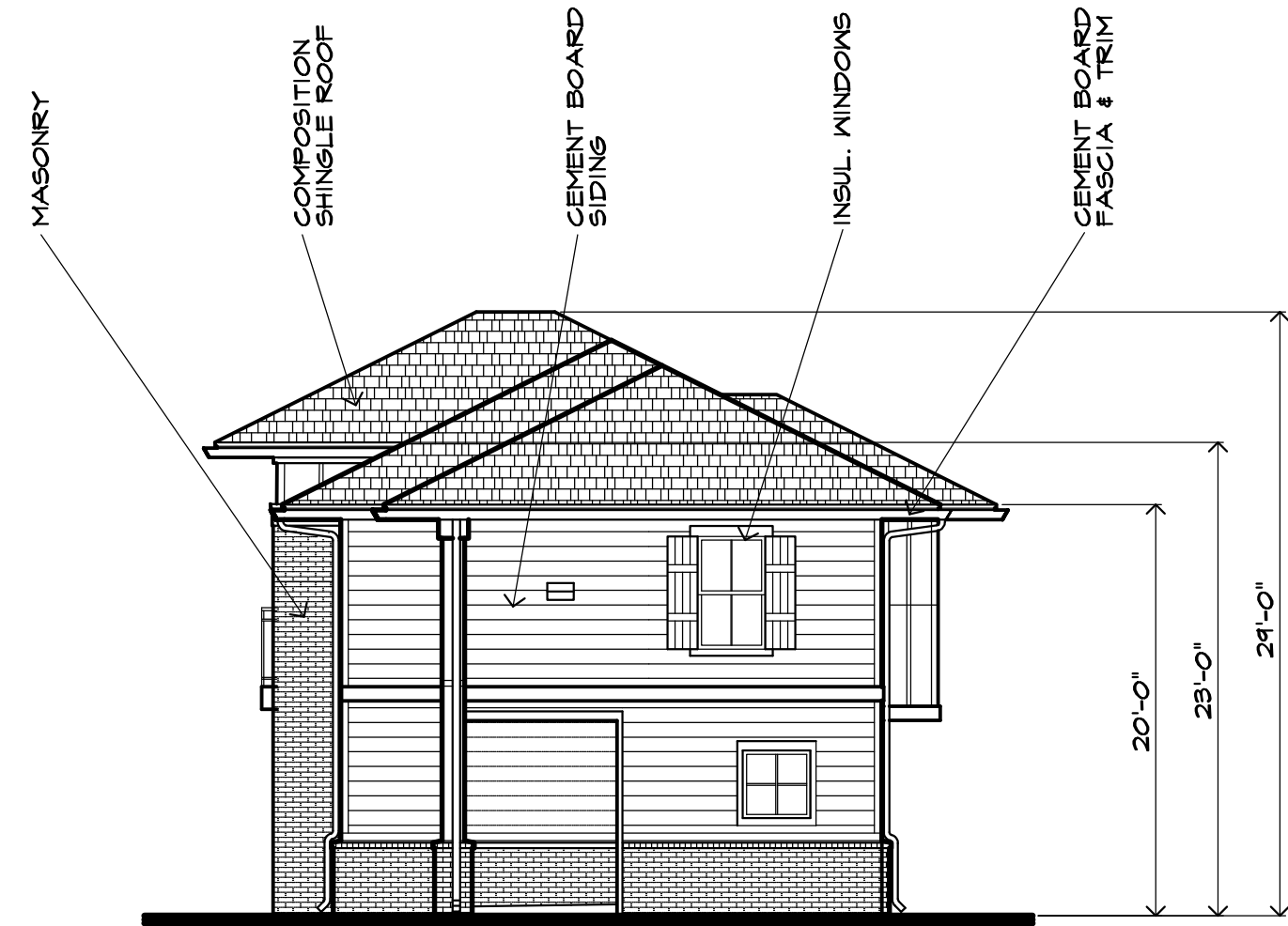
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**BUILDING ELEVATIONS
BLD'G. B1-1/2**

SHEET NUMBER:

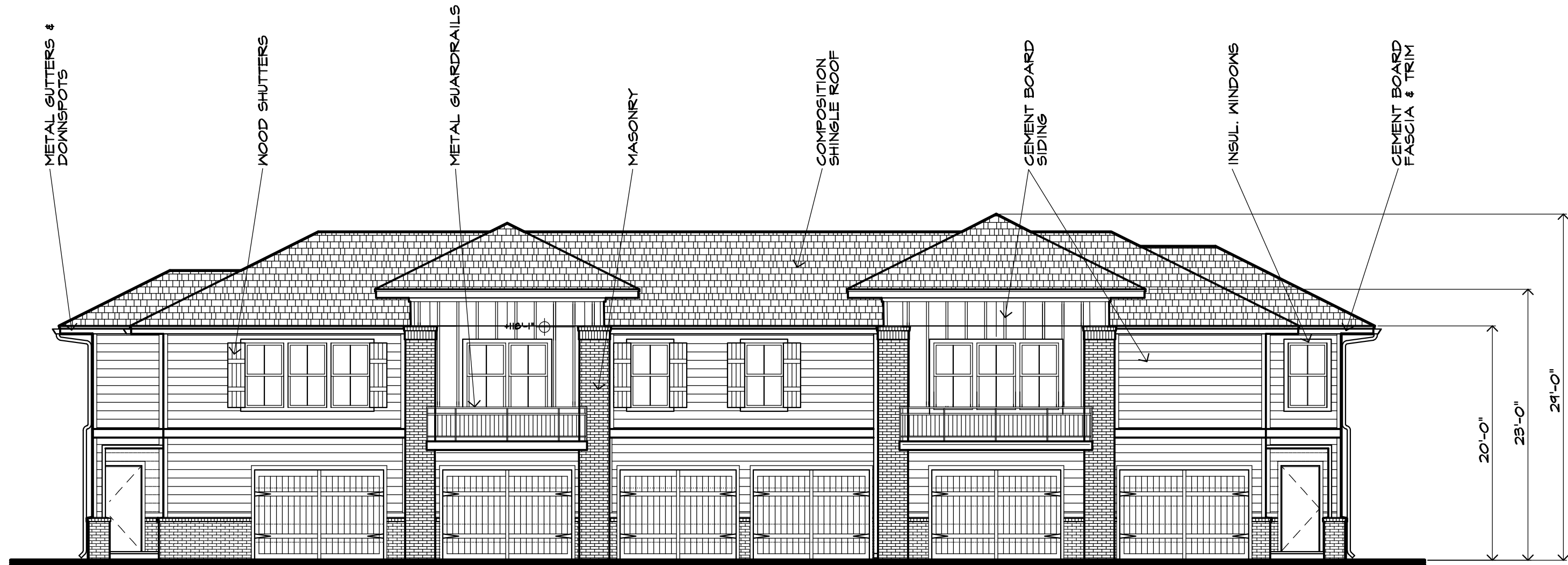
DCP-4



C LEFT END ELEV. - TYPE A3/B3
1/8"=1'-0" REFER ELEV. A FOR ADDITIONAL TYPICAL NOTES



B RIGHT END ELEV. - TYPE A3/B3
1/8"=1'-0" REFER ELEV. A FOR ADDITIONAL TYPICAL NOTES



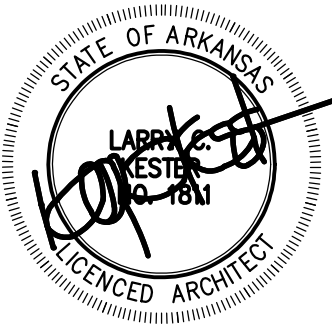
A FRONT BLDG. ELEV. - TYPE A3/B3 (2 STORY/2 UNITS/6 GARAGES)
1/8"=1'-0"

REVISIONS

Barrington Place
LUXURY APARTMENT HOMES

ROGERS, ARKANSAS
S+K MULTI-FAMILY HOMES

PROJECT: LOCATION: CLIENT:



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Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: **MARCH 1, 2024**

SHEET TITLE:
**BUILDING ELEVATIONS
A3/B3**

SHEET NUMBER:
DCP-5

FILESERVER\CADSKETCH_VF_42AR_2442AR_BLDGDDCF42AR_DCF_CLUB ELEV

11/1/2024 10:21 AM



REVISIONS

Barrington Place
LUXURY APARTMENT HOMES

ROGERS, ARKANSAS
S-K MULTI-FAMILY HOMES

PROJECT:

LOCATION:
CLIENT:



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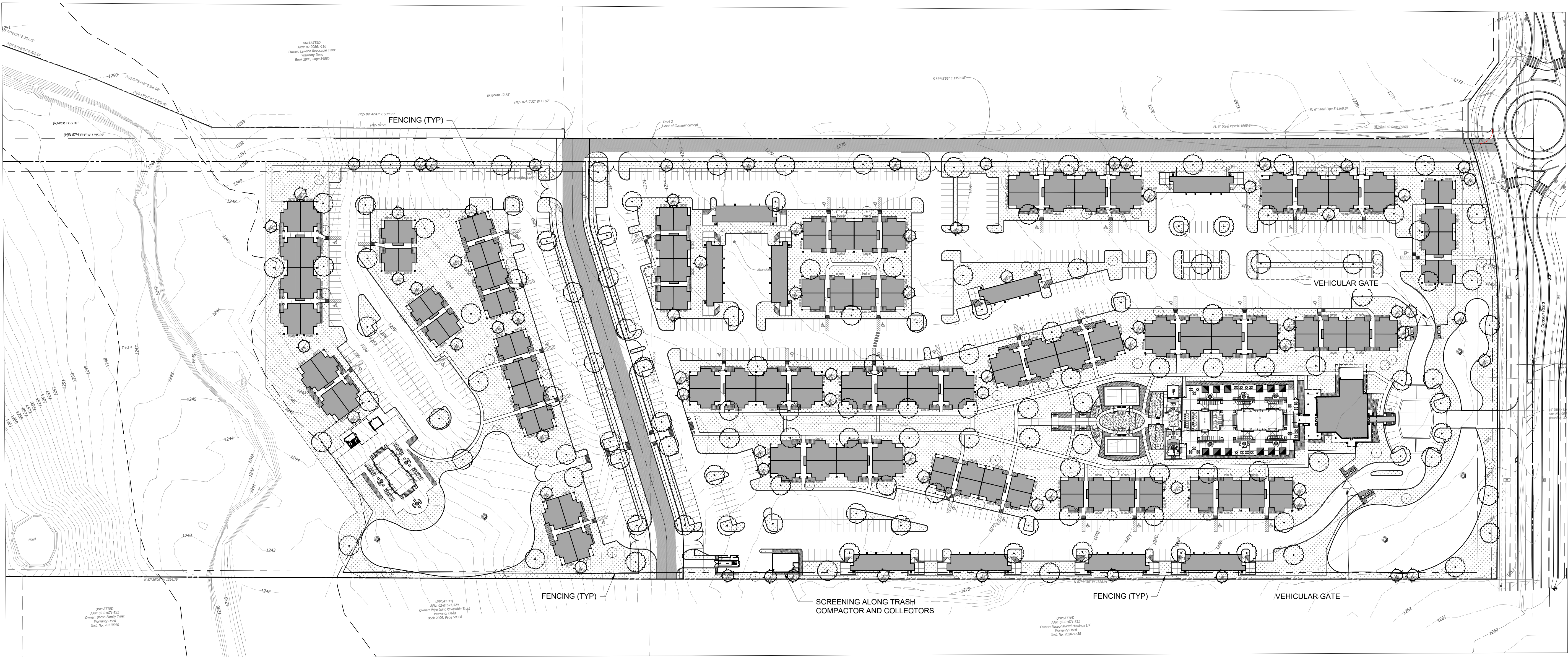
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: MARCH 1, 2024

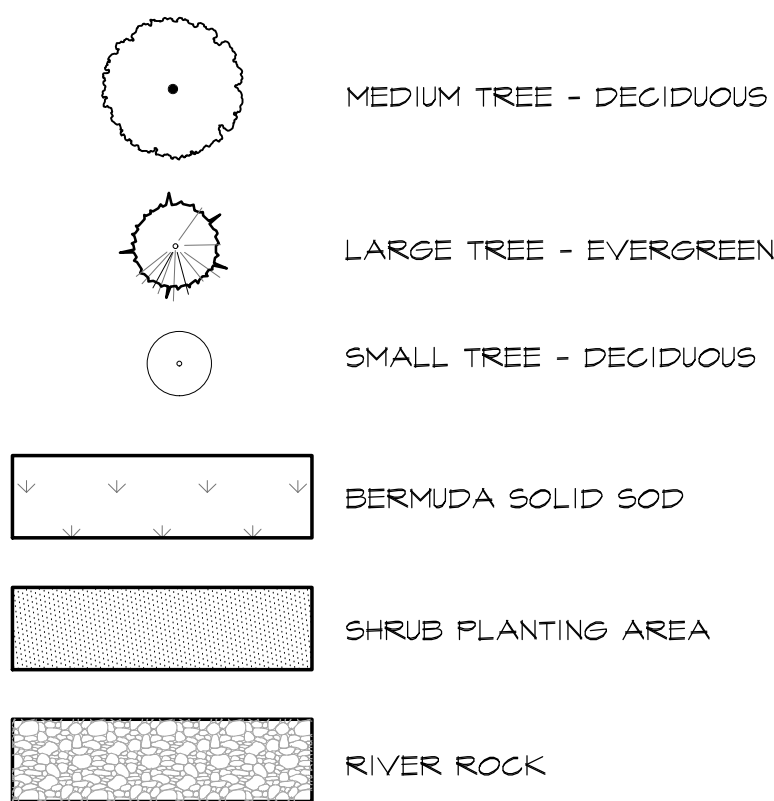
SHEET TITLE:
**CLUBHOUSE
ELEVATIONS**

SHEET NUMBER:

DCP-6



GRASSING/PLANTING LEGEND



PROPOSED TREE LIST

KEY	QUAN.	MATERIAL NAME	SIZE/REMARK	TYPE
	±150	MEDIUM TREE - DECIDUOUS	10'-12" H. 2" CAL. (ABH)	B4B
	±75	LARGE - EVERGREEN	30 GAL.	
	±65	SMALL TREE - DECIDUOUS	2'-10" CAL. 1'-8" H.	30 GAL.

SODDING SUMMARY NOTES

1. REFER TO PROJECT MANUAL FOR FURTHER SPECIFICATIONS.
2. FINE GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. FLOAT SMOOTH TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
3. APPLY APPROVED FERTILIZER ON FINISH GRADE PRIOR TO SOD INSTALLATION AT A RATE OF ONE (1) POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET.
4. LAY SOD TO FORM A SOLID MASS TIGHTLY-FITTED JOINTS, DO NOT OVERLAY EDGES. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
5. WATER SOD LIGHTLY THEN ROLL WITH A WATER FILLED COMMERCIAL LAWN ROLLER TO ENSURE CONTACT WITH SUBGRADE AND TO INSURE A SMOOTH SURFACE FREE OF CLUMPS AND DEPRESSIONS.
6. ON 3:1 SLOPES OR GREATER SOD SHALL BE INSTALLED PERPENDICULAR TO SLOPE AND SECURED WITH APPROVED WOOD STAKES. AS NEEDED TO PREVENT SOD FROM SLOUGHING OFF SLOPES.
7. THE SITE IS TO BE KEPT CLEAN AND ORDERLY. ALL TRASH, INCLUDING DEBRIS FROM REMOVING WEEDS OR ROCKS FROM SODDED AREAS, SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. ALL PAVED AREAS SHALL BE KEPT CLEAN BY HOISING AND/OR SWEEPING.

PLANTING NOTES

1. OUTLINE ALL PLANTING BEDS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH BED PREPARATION.
2. STAKE ALL TREE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DIGGING TREE PITS.
3. REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS. IF BERMUDA GRASS IS PRESENT, IT SHALL BE ERADICATED BY APPROVED MEANS.
4. STEEL EDGING SHALL BE 3/8" X 4" STEEL LANDSCAPE EDGING WITH STEEL STAKES AS MANUFACTURED BY JOSEPH RYERSON, DALLAS, TEXAS. EDGING AROUND RESIDENTIAL UNITS TO BE SHOVEL CUT, SMOOTH FLOWING LINES AS INDICATED ON PLAN.
5. WITHIN APPROVED BED AREAS, PREPARE SOIL BY ROTO-TILLING THREE INCHES (3") OF COMPOST (BACK TO NATURE SOIL COND-TIONER) OVER THE ENTIRE BED AREA TO A DEPTH OF SIX INCHES (6").
6. SPREAD AN EVEN THREE INCHES (3") LAYER OF MULCH WITHIN ALL TREE WELLS.
7. SPREAD AN EVEN LAYER OF (1-2") RIVER ROCK OVER ENTIRE PLANTING BED.
8. ON ALL TREES THE TOP SIX INCHES (6") OF BACKFILL SHALL CONSIST OF A 1:1 MIXTURE OF COMPOST TO SOIL.
9. AROUND ALL TREES FORM A CIRCULAR RING FREE OF VEGETATION. CIRCLE SHALL BE TRUE IN FORM AND CENTERED ON TREE.
10. ALL TREES SHALL BE STAKED WITH TWO (2) GREEN METAL SPLIT TEE FENCE POSTS AND TIED WITH WIRE THROUGH THE HOSE AS PER DETAIL.
10. APPLY OSMOCOTE AT A RATE OF 1/2 POUND PER TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTING BEDS.
11. BASE IS NOT SURVEYED INFORMATION CONDITIONS WILL VARY ON SITE. CONTRACTOR TO MAKE PLANT MATERIAL ADJUSTMENTS TO MEET SITE CONDITIONS AFTER PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL SHRUBS SCREENING THE PARKING LOT SHALL BE PLANTED AT LEAST 24" AWAY FROM CURB LINE. ALL TREES SHALL BE PLANTED AT LEAST 5' FROM BUILT STRUCTURES AND SIDEWALKS. ALL VEGETATION MUST BE PLANTED IN SUCH A MANNER THAT SIGHT DISTANCE TRIANGLES ARE NOT OBSTRUCTED.

DUTY OF COOPERATION

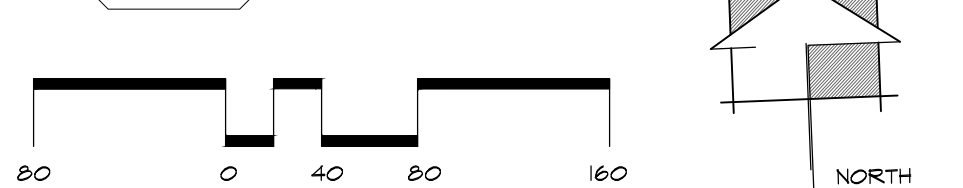
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BASE INFORMATION

ALL BASE INFORMATION INCLUDING EXISTING DRAINAGE WAYS, EXISTING CONTOURS, EXISTING VEGETATION, EXISTING STRUCTURES AND STREETS WERE PROVIDED TO PLANNING DESIGN GROUP BASED FROM DATA COLLECTED BY CEDAR CREEK CONSULTING, INC.

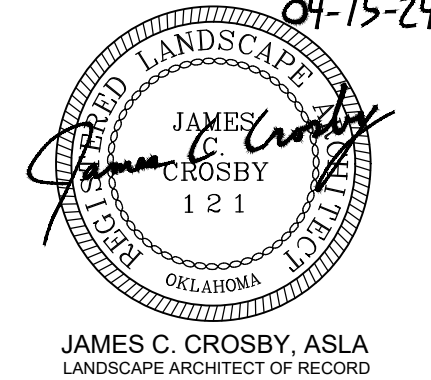


REVISIONS

PROJECT: Barrington Place
LUXURY APARTMENTS HOMES

LOCATION: ROGERS, OKLAHOMA
CLIENT: S & K MULTI-FAMILY

SEAL:



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PDG
PLANNING DESIGN GROUP

LANDSCAPE ARCHITECTURE •
RECREATIONAL DESIGN • LAND PLANNING
5314 S. VALE AVE., SUITE 510, TULSA, OK 74135
918.628.1226 • 918.628.1226 FAX
WWW.PLANNINGDESIGNGROUP.COM

**Architects
Collective**
4200 EAST SKELLY DRIVE
SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 04/15/24

SHEET TITLE:
ZONING
LANDSCAPING PLAN

SHEET NUMBER:
LS-0

PROPERTY OWNER AFFIDAVIT

The petitioner, AR Dodson Oak Land, LLC & Cedar Creek Consulting, Inc., petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

Legal Description:

Tract 2 (Parcel #02-00861-108):

A part of the SW 1/4 of the SW 1/4 of Section 8, Township 19 North, Range 30 West, Benton County, Arkansas and being more particularly described as follows, to wit: Beginning at a point located 116.64 feet West of the SE corner of the SW 1/4 of the SW 1/4 of said described Section 8; thence West 1195.41 feet; thence N 00°36'38" W 323.79 feet; thence S 60°39'36" E 329.39 feet; thence S 70°14'21" E 203.23 feet; thence S 67°35'18" E 205.00 feet; thence S 89°42'47" E 530.95 feet; thence South 12.85 feet to the point of beginning and containing 2.56 acres, more or less. Subject to the right of way of a 40 feet in width county road centered along the West line thereof.

Tract 3 (Parcel#02-01671-510):

The N 1/2 of the NE 1/4 of the NW 1/4 of Section 17, Township 19 North, Range 30 West, Benton County, Arkansas.

Tract 4 (Parcel #02-01671-503):

The N 1/2 of the NW 1/4 of the NW 1/4 of Section 17, Township 19 North, Range 30 West, Benton County, Arkansas. Containing 20 acres, more or less.

Containing 1,870,240Sq. Ft. or 42.9348 Acres, more or less.

Layman's Description: South of SE Walton Blvd & West of Dodson Rd

Present Zoning: A-1

Zoning Request: RMF-12B with Density Concept Plan

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF Washington

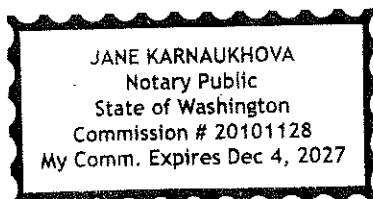
COUNTY OF King

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

Jane Karnauchova
Notary Signature

Jane Karnauchova
Notary Name Printed

12/04/2027
Commission Expires



CERTIFICATION

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

Dated this the 1st day of July, 2024.

Sheila Cruze
Signed

Sheila Cruze
Name Printed

Oklahoma
STATE OF ~~ARKANSAS~~

COUNTY OF Oklahoma

Subscribed and sworn before me this the 1st day of July, 2024.



Andrew Franklin Wilson
Notary Signature

Andrew Franklin Wilson
Notary Name Printed

11/24/25
Commission Expires



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **July 16, 2024** at **5:30 p.m.** on the application by **Barrington Place** to rezone **one 20.16 acre parcel at 876 S. Dodson Road and two parcels that total 22.71 acres to the west** from the **A-1** (Agricultural) zoning district to the **RMF-12** (Residential Multi-Family, 12 units per acre) zoning district with a Density Concept Plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

**One 20.16-acre parcel at 876 S. Dodson Road and two parcels that total 22.71 acres to the west
Parcel Number: 02-01671-510, 02-01671-503 & 02-00861-108**

Samantha Best, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday June 30, 2024**
BILL THE CITY OF ROGERS

