



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

PLANNING COMMISSION MEETING AGENDA

DECEMBER 3, 2024

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/86085863906](https://us02web.zoom.us/j/86085863906)

BOARD OF ADJUSTMENT: N/A

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/84899551807](https://us02web.zoom.us/j/84899551807)

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:

DECLARATION OF ABSTENTION:

MINUTES:

- a. November 19, 2024

REPORTS :

- a. Development Working Group
- b. Staff
- c. Commissioners

PUBLIC FORUM:

Public testimony on any issue not listed on the agenda may be provided at this time. Public hearing is



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offered at this time for select consent agenda items noted below:

a. MDM Services Rezone Approving a rezoning subject to standard review at 1707 W. Pleasant Grove Road from the T5.2 (City Medium-Intensity) zoning district to the HC (Highway Commercial) zoning district.

CONSENT AGENDA:

The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

a. SOHO Development Approving a large-scale development at 4900, 4901, 4902, 4903 & 4907 W. Pleasant Drive for 63,818-sf of building space on 239,955-sf of site area in the T5.2 (City Medium-Intensity) zoning district, formerly zoned C-3 (Neighborhood Commercial).

STAFF: Christina Moore

REPRESENTED BY: Geoff Bates

b. 9th Street Development Approving a large-scale development at the intersection of S. 9th Street and W. Linda Lane for 72 townhome/duplex units, with new streets and alleys in the RMF-9.5B (Residential Multifamily, 9.5 units per acre, rental) zoning district with a Density Concept Plan.

STAFF: Nicholas Little

REPRESENTED BY: Landry Stewart

c. Froud Warehouse Expansion Approving a large-scale development at 2095 S. 7th Street for a 55,000-sf warehouse addition in the I-2 (Heavy Industrial) zoning district.

STAFF: Nicholas Little

REPRESENTED BY: Casey Tullis

d. 8th Street Motel & Restaurant Approving a large-scale development at 915 S. 8th Street for 10,552-sf hotel, a 2,378-sf fast food restaurant with drive-thru and paved parking in the C-2 (Highway Commercial) zoning district.

STAFF: Nicholas Little

REPRESENTED BY: Derek Hileman

e. Pine Street Townhomes Approving a large-scale development near the southwest corner of W. Cypress and S. 15th Street for 32 townhome units in the RMF-5.5 (Residential Multi-Family, 5.5 units per acre) zoning district with a Density Concept Plan.

STAFF: Zachery Birdsong

REPRESENTED BY: Phil Swope

f. CORE Office Building Approving a large-scale development at 3951 S. Pinnacle Hills Parkway for a 6-story building for a restaurant and office space in the U-COR (Uptown Core Mixed Use) zoning district.

STAFF: Zachery Birdsong

REPRESENTED BY: Damon Stone

g. Gateway Plaza Approving a preliminary plat located at the southeast intersection of W. Hudson Road & N. 8th Street in the C-2 (Highway Commercial) zoning district.



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STAFF: Zachery Birdsong
REPRESENTED BY: Ali Karr

h. JC Parking Lot Approving a large-scale development on the southeast corner of W. Highland Knolls Road & S. Pinnacle Hills Parkway for 40 parking stalls on 4.3 acres in the A-1 (Agricultural) zoning district.

STAFF: Zachery Birdsong
REPRESENTED BY: Jake Chavis

i. 22nd Street Business Park Approving a large-scale development at 2255 W. Hudson Road for a 20,625-sf building for vehicle sales and rentals in the C-2 (Highway Commercial) zoning district and Overlay District.

STAFF: Zachery Birdsong
REPRESENTED BY: Chaz Russo

j. MDM Services Rezone Approving a rezoning subject to standard review at 1707 W. Pleasant Grove Road from the T5.2 (City Medium-Intensity) zoning district to the HC (Highway Commercial) zoning district.

STAFF: Nicholas Little
REPRESENTED BY: Bob Johnson

REGULAR AGENDA - ITEMS REMOVED FROM CONSENT:

The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

REGULAR AGENDA - OLD BUSINESS:

NO ITEMS.

REGULAR AGENDA - NEW BUSINESS:

a. Newell Bellview Development Rezone A rezone request subject to enhanced review on ±7 acres at the NW corner of S. Bellview Road and W. Pleasant Grove Road from the T5.1 (City Low-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Amber Long
REPRESENTED BY: Brahm Driver

CALL FOR RECESS:

If the Planning Commission has referred items 4a-4j or 7a to the Zoning Review Committee they will recess at this time and the Zoning Review Committee will convene as noted below. If there are any items on Board of Adjustment's agenda they will convene as noted below.

CALL TO ORDER:



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If recess was taken the Planning Commission will reconvene at this time in the Council Chambers.

a. Zoning Review Committee Recommendations

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

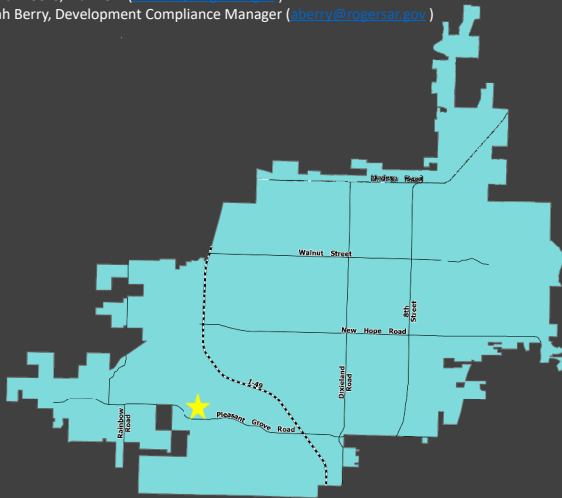
PLANNING

SOHO District

Staff:

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

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



Vicinity Map

Location

4900, 4901, 4902, 4903 & 4907 West Pleasant Drive

CGM Designation

Neighborhood Center

Zoning

C-3 (Neighborhood Commercial)

Proposed Use

Commercial Mixed-Use

Representative

Geoff Bates, Bates & Associates

All reviews have passed.

This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinance.

Location:

Located in west Rogers.

Proposal:

The proposed use is for a commercial mixed-use center.



LARGE SCALE DEVELOPMENT

PLANNING

SOHO District



Geolocation

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Neighborhood Center

Growth Designation Character:

Mixed-Use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within ½ mile radius of each center and supports efficient multi-modal transportation network. Goals include creating neighborhood character, conserving opportunity for non-residential activities, and providing accessibility to civic facilities, religious assembly, basic commercial services, an recreation. (CGM PAGE 1)

Allowed Zoning Districts:

C-3 (Neighborhood Commercial)

ZONING:

C-3 (Neighborhood Commercial):

The purpose and intent of the Neighborhood Commercial district is for areas designated as Neighborhood Centers on the city's Comprehensive Growth Map. The ideal application of this district is the development of a compact, mixed-use, neighborhood-oriented environment that transitions into lower density residential near Neighborhood Center boundaries. This district allows uses that provide essential goods and service to surrounding neighborhoods in a way that promotes placemaking and pedestrian accessibility. It is also intended to encourage medium-density residential development such as townhomes, bungalow courts, and other multi-unit or attached single-family housing types. Because the permitted non-residential uses are intended to be integral to the functions of a neighborhood, emphasis is placed on design and neighborhood compatibility. Sec. 14-710(a).

Use Definition:

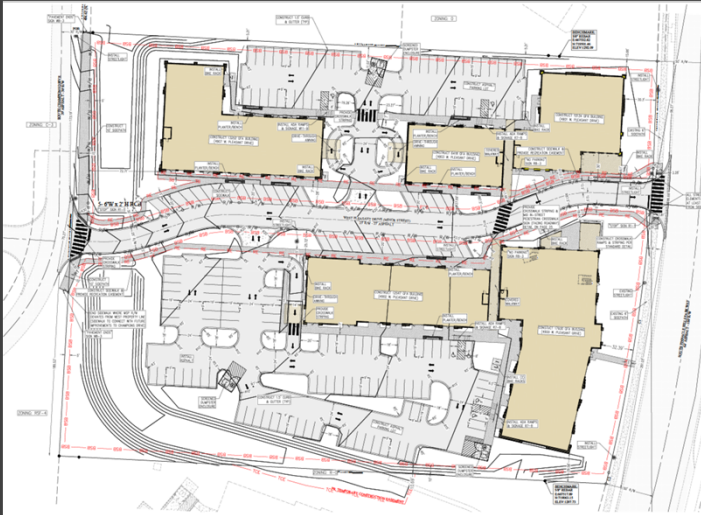
Commercial uses can encompass office, retail, sales, restaurants and service uses.



LARGE SCALE DEVELOPMENT

SOHO District

PLANNING



Site Plan

Request

- A proposal to develop 63,818 square feet of building space on 239,955 square feet of site area.
- On 9/26/2024 the Board of Adjustments approved a variance for the primary building façade percentage in the build-to zone to be reduced from 60% to 59%.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant received an administrative engineering **waiver** from Section 14-260 requiring cross access to adjacent properties due to existing constraints. To the north, there is an existing detention pond and 3-ft retraining wall, and to the south, there is an existing drainage channel. All other access management standards are being met.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes to address both detention and water quality requirements using an ADS StormTech underground detention system.

FLOODPLAIN MANAGEMENT:

A portion of the project is located within a Special Flood Hazard Area (SFHA) as it is adjacent to a primary channel. The project is located in Zone "X" (unshaded).

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

S Pinnacle Hills Parkway and S Champions Drive are not in substandard condition.

Connectivity Standards:

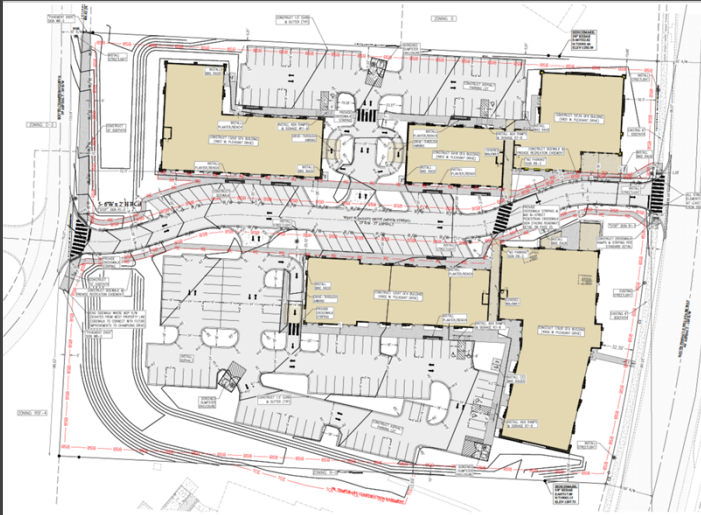
A new public minor street, W Pleasant Drive, will be dedicated upon completion of this project.



LARGE SCALE DEVELOPMENT

SOHO District

PLANNING



Site Plan

Remaining comments

- RWU: "Verify the depth of the existing water main during the design phase. Depth must be verified prior to design approval."
- Planning: "Reference variance project number on plans."
- Engineering, Fire Marshal and Drainage Engineer Reviews have been approved.

Streetscape:

Right-of-Way:

The right-of-way width for S Pinnacle Hills Parkway, a Major Arterial, is 100-ft, as required by the Master Street Plan.

The right-of-way width for S Champions Drive, a Minor Street, is at least 50-ft as required by the Master Street Plan.

The right-of-way width for W Pleasant Drive, a Minor Street, shall be 25-ft as granted by an administrative engineering **waiver** from Section 14-607(a)(1) requiring 50-ft of right-of-way.

Sidewalks & Sidepaths:

There is an existing 6-ft sidewalk along S Pinnacle Hills Parkway.

The applicant proposes to construct a 10-ft sidepath along S Champions Drive and a 5-ft sidewalk on both sides of W Pleasant Drive.

Trails:

Trails are neither proposed nor required.

Streetlights:

The applicant proposes to install 5 new streetlights within the right-of-way.

Street Trees:

The applicant proposes 24 Redbuds and 7 Swamp White Oaks to meet street tree requirements.

RECOMMENDATIONS:

Approve



LARGE SCALE DEVELOPMENT

SOHO District

PLANNING



Aerial Image

Recommendation

APPROVE with the following conditions:

- Remaining planning and RWU comments are resolved.
- All drive thru lanes are strictly pick-up lanes. No menu boards may be installed.

Summary

LSDP Staff Recommendation

APPROVE with stated conditions.

SOHO Development Rogers, Arkansas

Site Development Plan - CityView #LSD24-0229

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. 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.
15. 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."
16. 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.
17. 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.
18. WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTED CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
19. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
20. 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.

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 PERMEETER 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.



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

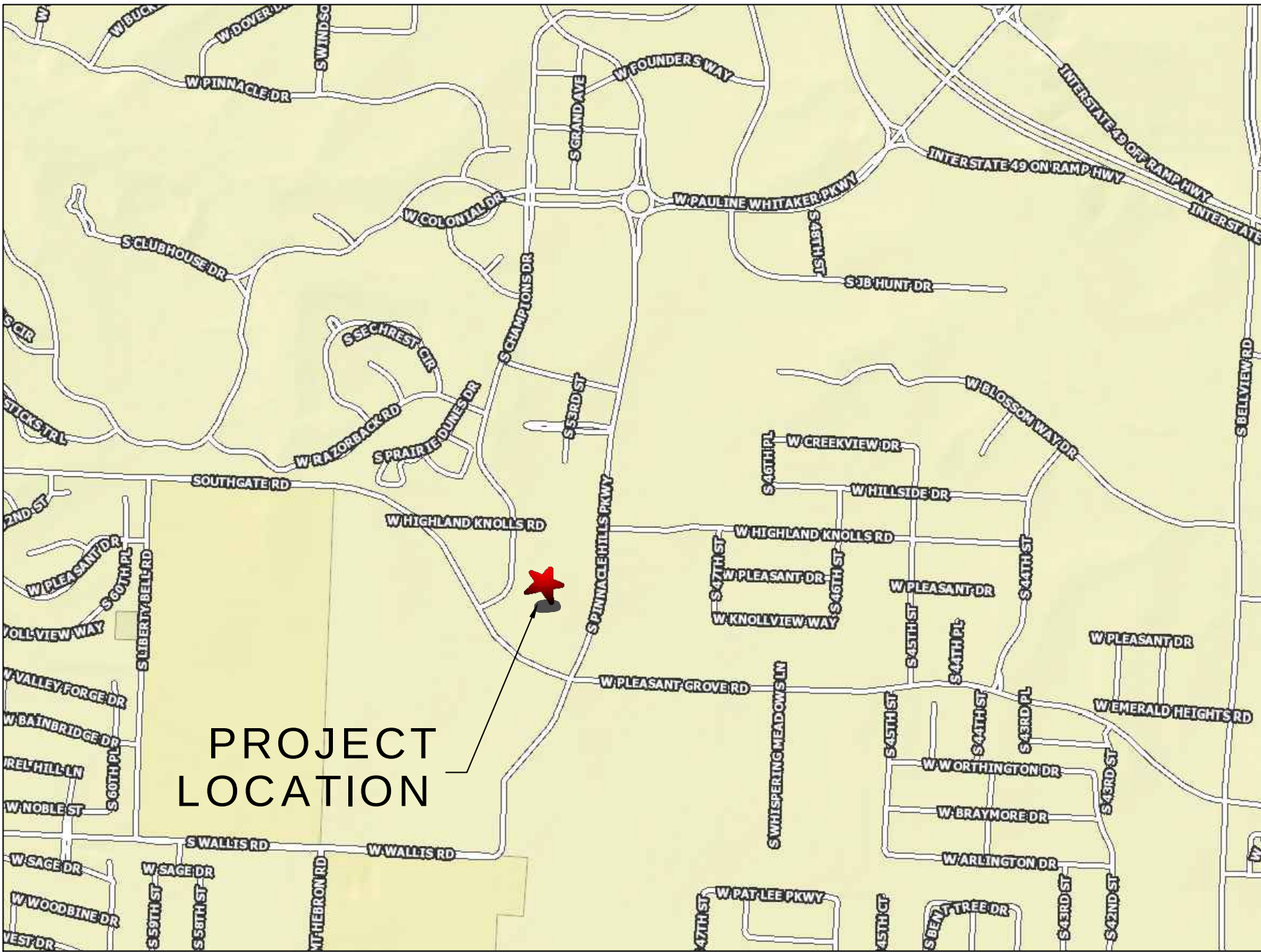
SAFETY NOTICE TO CONTRACTOR

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.



VICINITY MAP
N.T.S.



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

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD 83 HORIZONTAL DATUM

EASEMENT PLAT IS REQUIRED BEFORE
ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

CONTACT INFORMATION

CITY:	CITY OF ROGERS DEPARTMENT OF COMMUNITY DEVELOPMENT LORI ERICSON 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. MILLAP 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

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+ PROPOSED
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CONTROL PLAN
- 13 TREE PRESERVATION
PLAN
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DETAILS

PARCEL NUMBERS: 02-02087-475, 02-02087-473

PROJECT SITE ADDRESS: 4900, 4901, 4902, 4903, & 4907
WEST PLEASANT DRIVE
ROGERS, AR

ZONING CLASSIFICATION: C-3 NEIGHBORHOOD COMMERCIAL

CONSTRUCTION TYPE: IIB

PROPOSED USE: COMMERCIAL (PERSONAL SERVICES,
BUSINESS AND PROFESSIONAL OFFICE,
RESTAURANT FULL SERVICE, RETAIL
SALES)

BUILDING HEIGHT: 30' MAX

TOTAL SITE AREA: 5.92 ACRES +/- (OVERALL)

OWNER/DEVELOPER: SOHO DISTRICT LLC
5713 DANCING RABBIT DR
SPRINGDALE AR 72762

ARCHITECT: DAVE BURRIS
BURRIS ARCHITECTURE
820 TIGER BLVD
SUITE 4
BENTONVILLE, AR 72712
PHONE: (479) 319-6045

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
EMAIL: GEOFF@BATESNWA.COM

FLOOD CERTIFICATION:

NO 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 #00507C0270K. DATED 06/ 05/ 2012)

SURVEY DESCRIPTION (PARCELS 02-02087-475, 02-02087-473):

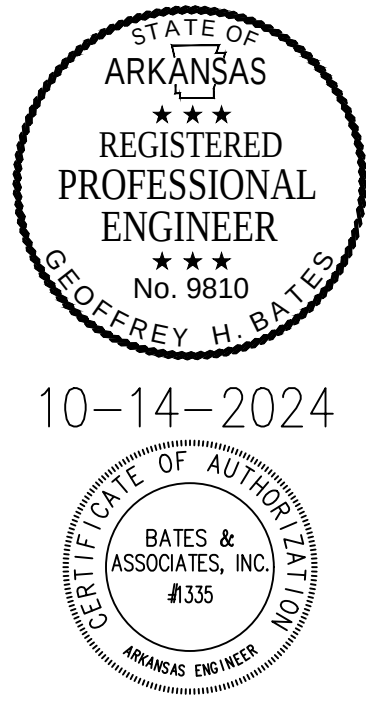
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S03°12'57"W 404.62' TO AND EXISTING REBAR MARKING THE POINT OF BEGINNING, AND RUNNING THENCE S87°06'18"E 594.12' TO POINT ON THE WEST RIGHT-OF-WAY OF SOUTH PINNACLE HILLS PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00' FOR A CHORD BEARING AND DISTANCE OF S08°19'53"W 317.31', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2268.30' FOR A CHORD BEARING AND DISTANCE OF S14°41'59"W 11.94', THENCE LEAVING SAID RIGHT-OF-WAY THENCE N87°05'31"W 565.66' TO AN EXISTING REBAR, THENCE N03°13'46"E 438.32' TO THE POINT OF BEGINNING, CONTAINING 5.92 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH CHAMPIONS DRIVE RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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.

ENGINEER: GB

DRAWN BY: JY/MW

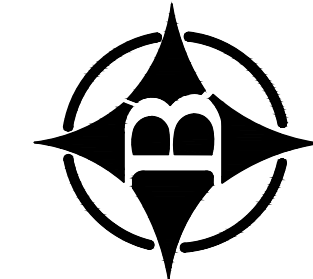


10-14-2024

DATE	REVISIONS
04/26/24	FIRST SUBMITTAL
06/17/24	SECOND SUBMITTAL
08/16/24	3RD SUBMITTAL
10/14/24	4th SUBMITTAL

SOHO DEVELOPMENT
SITE DEVELOPMENT
COVER SHEET
ROGERS, ARKANSAS

BATES



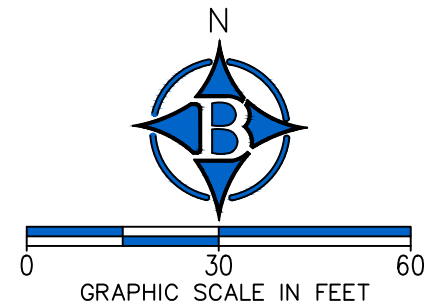
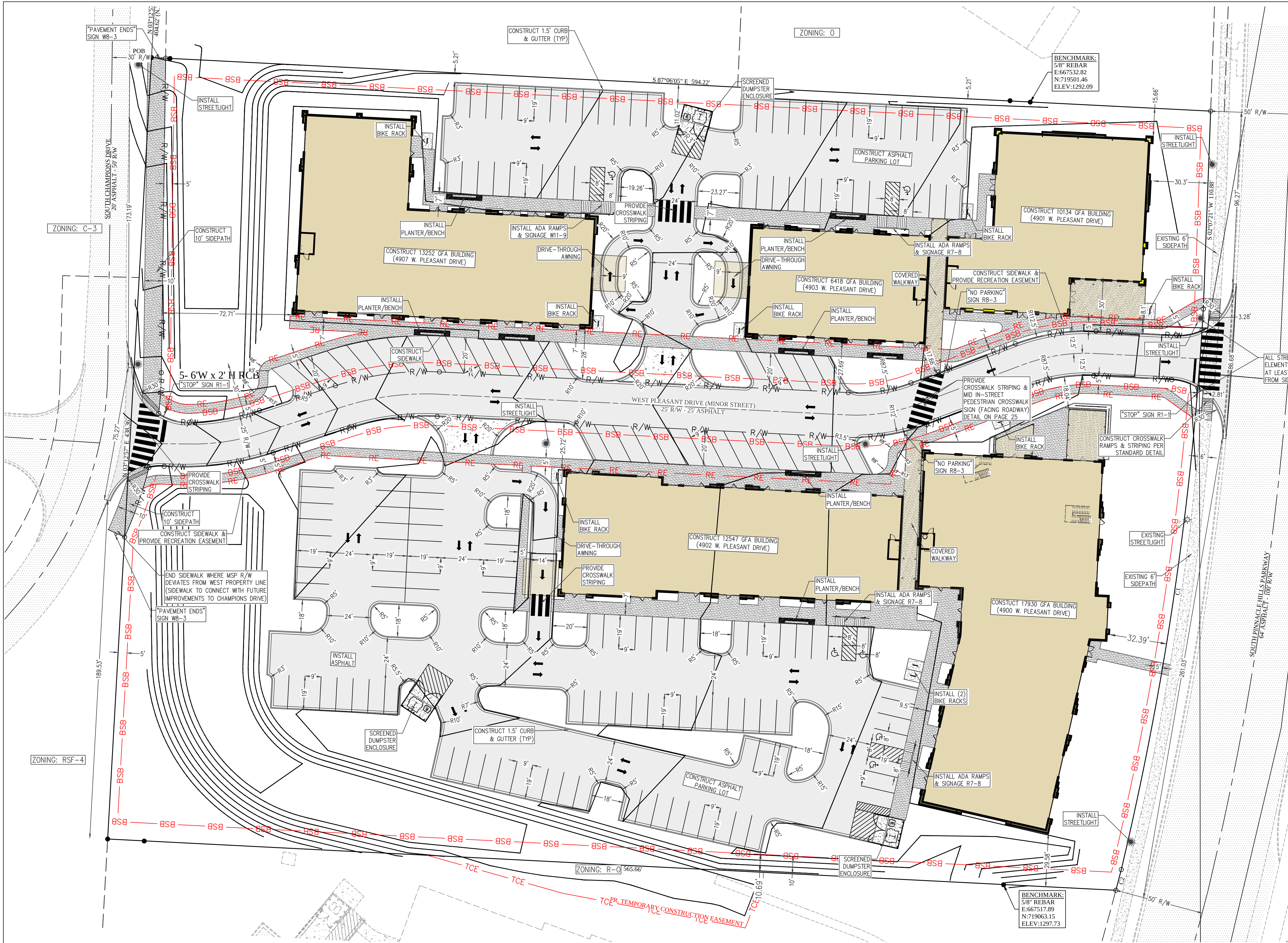
Engineers - Surveyors

7230 S Pleasant Ridge Dr | Fayetteville, AR 72704
PH: (479) 442-9350 | batesnwa.com

DRAWING NO.

01

PROJECT NO: 19-282



SITE NOTES:

1. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
2. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
3. TRASH SERVICE WILL BE PROVIDED BY DUMPSTERS.
4. ALL ROOF- AND GROUND-MOUNTED HVAC AND MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

BASIS OF ELEVATION:

CITY OF ROGERS GPS MONUMENT 26
NAVD 88 VERTICAL DATUM

BASIS OF BEARING:

GPS OBSERVATION - AR NORTH ZONE
NAD 83 HORIZONTAL DATUM

EASEMENT PLAT IS REQUIRED BEFORE
ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

SITE AREA CALCULATIONS:

GROSS SITE AREA: 257988 SQ. FT. (5.92 AC +/-)
R/W DEDICATION AREA: 18033 SQ. FT. (0.41 AC +/-)
NET SITE AREA PER R/W DEDICATION: 239955 SQ. FT. (5.51 AC +/-)

PARKING REQUIREMENTS (C-3 ZONING):

- THERE ARE NO MINIMUM PARKING REQUIREMENTS FOR NON-RESIDENTIAL USES.
- RESIDENTIAL USES SHALL PROVIDE 1.5 SPACES PER RESIDENTIAL UNIT (N/A - NO RESIDENTIAL USES PROPOSED).

STANDARD PARKING PROVIDED: 174
ADA PARKING REQUIRED/PROVIDED: 6
TOTAL PARKING PROVIDED: 180

BIKE RACKS REQUIRED/PROVIDED (1 PER 20 PARKING SPACES): 9

FLOOD CERTIFICATION:

NO 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 #00507C0270K. DATED 06/ 05/ 2012)

SURVEY DESCRIPTION (PARCELS 02-02087-475, 02-02087-473):

A SECTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S03°12'57"W 404.62' TO AN EXISTING REBAR MARKING THE POINT OF BEGINNING, AND RUNNING THENCE S87°06'18"E 594.12' TO POINT ON THE WEST RIGHT-OF-WAY OF SOUTH PINNACLE HILLS PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00' FOR A CHORD BEARING AND DISTANCE OF S08°19'53"W 317.31', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2268.30' FOR A CHORD BEARING AND DISTANCE OF S14°41'59"W 11.94', THENCE LEAVING SAID RIGHT-OF-WAY THENCE N87°05'31"W 565.66' TO AN EXISTING REBAR, THENCE N03°13'46"E 438.32' TO THE POINT OF BEGINNING, CONTAINING 5.92 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH CHAMPIONS DRIVE RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DEVELOPMENT STANDARDS (PER C-3):

MAXIMUM STRUCTURE HEIGHT:
PRINCIPLE BUILDING: 3 STORIES
ACCESSORY STRUCTURE HEIGHT: 16'
PROPOSED BUILDING HEIGHT: 30' MAX

MINIMUM YARD REQUIREMENTS:
FRONT: 5' MIN / 30' MAX
INTERIOR/EXTERIOR SIDE: 5' MIN / NO MAX
REAR: 20' MIN / NO MAX

BUILDING FRONTAGE REQUIREMENTS:
AT LEAST 60 PERCENT OF A BUILDING'S PRIMARY FACADE LINE, MEASURED AS A PROPORTION OF THE LOT WIDTH, SHALL BE LOCATED WITHIN THE FRONT BUILD-TO ZONE.
TOTAL LENGTH OF BTZ: 1177.79'
LENGTH OF FACADE IN BTZ: 602.07' (51%)*

*VARIANCE FROM BUILDING FRONTAGE REQUIREMENTS REQUESTED

MAXIMUM BUILDING COVERAGE: 80%
NET SITE AREA: 239955 SQ. FT.
PROPOSED BUILDING AREA: 63818 SQ. FT.
PERCENTAGE BUILDING AREA: 26.6%

MINIMUM OPEN SPACE:
NOT LESS THAN 10 PERCENT OF THE TOTAL LOT AREA SHALL BE DEVOTED TO OPEN SPACE INCLUDING REQUIRED YARDS AND BUFFERYARDS UNLESS MODIFIED BY THE CITY PLANNING COMMISSION. OPEN SPACE SHALL NOT INCLUDE AREAS COVERED BY BUILDINGS, STRUCTURES, PARKING, LOADING AND INTERNAL STREETS. OPEN SPACE SHALL CONTAIN LIVING GROUND COVER, ACTIVE PLAZA SPACE, OR OTHER LANDSCAPING MATERIALS.
TOTAL LOT AREA: 239955 SQ FT
PROPOSED OPEN SPACE: 109924 SQ FT (45.8%)

MAXIMUM IMPERVIOUS SURFACE:
THE COMBINED AREA OCCUPIED BY ALL MAIN AND ACCESSORY BUILDINGS OR STRUCTURES, PARKING, LOADING AND OTHER PAVED AREAS AND ANY OTHER SURFACES WHICH REDUCE AND PREVENT ABSORPTION OF STORMWATER SHALL NOT EXCEED 90 PERCENT OF THE TOTAL AREA.
TOTAL LOT AREA: 239955 SQ FT
PROPOSED GREENSPACE/PERVIOUS AREA: 90900 SQ FT (37.9%)
PROPOSED IMPERVIOUS AREA: 149055 SQ FT (62.1%)

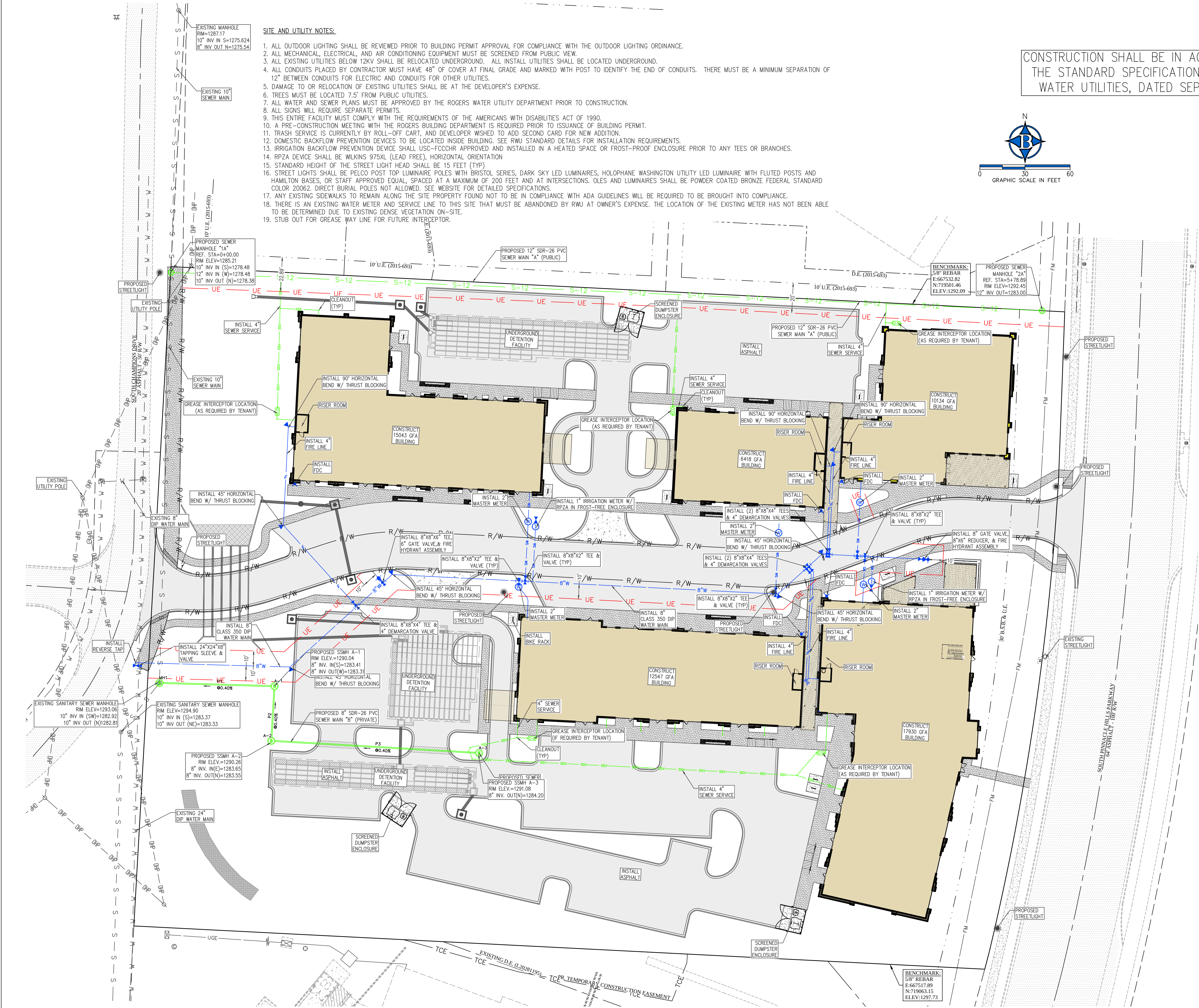


ENGINEER: GB
DRAWN BY: JY/MW
PROJECT NO. 19-282
DATE 04/26/24
06/17/24
08/16/24
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10-14-2024
BATES & ASSOCIATES, INC.
#335
ARKANSAS DRIVER
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SOHO DEVELOPMENT
SITE DEVELOPMENT
SITE PLAN
ROGERS, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

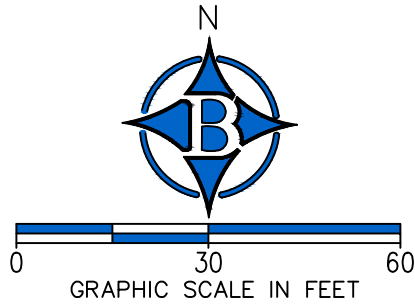
DRAWING NO. 03



SITE AND UTILITY NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
6. TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES.
7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
8. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
9. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
10. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. TRASH SERVICE IS CURRENTLY BY ROLL-OFF CART, AND DEVELOPER WISHED TO ADD SECOND CARD FOR NEW ADDITION.
12. DOMESTIC BACKFLOW PREVENTION DEVICES TO BE LOCATED INSIDE BUILDING. SEE RWJ STANDARD DETAILS FOR INSTALLATION REQUIREMENTS.
13. IRRIGATION BACKFLOW PREVENTION DEVICE SHALL USC-FCOCHR APPROVED AND INSTALLED IN A HEATED SPACE OR FROST-PROOF ENCLOSURE PRIOR TO ANY TEES OR BRANCHES.
14. RPZA DEVICE SHALL BE WILKINS 975XL (LEAD FREE), HORIZONTAL ORIENTATION.
15. STANDARD HEIGHT OF THE STREET LIGHT HEAD SHALL BE 15 FEET (TYP).
16. STREET LIGHTS SHALL BE PELCO POST TOP LUMINAIRE POLES WITH BRISTOL SERIES, DARK SKY LED LUMINAIRES, HOLOPHANE WASHINGTON UTILITY LED LUMINAIRE WITH FLUTED POSTS AND HAMILTON BASES, OR STAFF APPROVED EQUAL, SPACED AT A MAXIMUM OF 200 FEET AND AT INTERSECTIONS. OLES AND LUMINAIRES SHALL BE POWDER COATED BRONZE FEDERAL STANDARD COLOR 20062. DIRECT BURIAL POLES NOT ALLOWED. SEE WEBSITE FOR DETAILED SPECIFICATIONS.
17. ANY EXISTING SIDEWALKS TO REMAIN ALONG THE SITE PROPERTY FOUND NOT TO BE IN COMPLIANCE WITH ADA GUIDELINES WILL BE REQUIRED TO BE BROUGHT INTO COMPLIANCE.
18. THERE IS AN EXISTING WATER METER AND SERVICE LINE TO THIS SITE THAT MUST BE ABANDONED BY RWJ AT OWNER'S EXPENSE. THE LOCATION OF THE EXISTING METER HAS NOT BEEN ABLE TO BE DETERMINED DUE TO EXISTING DENSE VEGETATION ON-SITE.
19. STUB OUT FOR GREASE WAY LINE FOR FUTURE INTERCEPTOR.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROGERS WATER UTILITIES, DATED SEPTEMBER 2022



ENGINEER: GB

REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

10-14-2024

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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DATE	REVISIONS
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SOHO DEVELOPMENT
SITE DEVELOPMENT
UTILITY PLAN
ROGERS, ARKANSAS

BATES

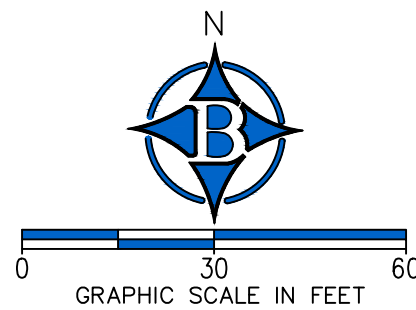
Engineers - Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 19-282

DRAWING NO. 04





LANDSCAPE REQUIREMENTS (SEC. 14-256):

ON-SITE REQUIREMENTS:

- NET SITE AREA PER MASTER STREET PLAN R/W DEDICATION 239955 SQ. FT. (5.51 ACRES)
- TOTAL REQUIRED (1 TREE PER 2,000 SQ. FT. OF SITE AREA PER SEC. 14-256.12) 120 TOTAL PLANTINGS
- MINIMUM 25% TREES (14-256.14.0) 30 TREES / 90 SHRUBS REQUIRED
- MITIGATION TREES REQUIRED (1 NEW TREE FOR EVERY 5 REMOVED - 212 SIGNIFICANT TREES REMOVED) 42 TREES
- TOTAL PLANTINGS REQUIRED: MINIMUM 72 TREES/90 SHRUBS

PLANTINGS PROVIDED:

SCREENING REQUIREMENTS PER ZONING:

- LANDSCAPE BUFFER ZONES, SCREENING FENCES, OR WALLS WILL BE REQUIRED WHERE NONRESIDENTIAL ZONES ADJACENT TO RESIDENTIAL ZONES. LANDSCAPE BUFFER ZONES, SCREENING FENCES, OR SCREENING WALLS MAY ALSO BE REQUIRED WHERE ZONES R-MF (MULTIFAMILY), R-MHC (MANUFACTURED HOME COMMUNITY), AND R-O (RESIDENTIAL OFFICE) ADJACENT TO LOW DENSITY RESIDENTIAL ZONES R-E (RESIDENTIAL ESTATE) AND R-SF (RESIDENTIAL SINGLE-FAMILY). THE WIDTH OF THE REQUIRED BUFFER SHOULD BE VERIFIED WITH THE DEPARTMENT OF COMMUNITY DEVELOPMENT. IF PLANTS ARE TO BE USED FOR SCREENING, THEY MUST BE EVERGREEN AND PLANTED TO PROVIDE A SOLID SCREEN WITHIN THREE (3) YEARS (14-256.15)
- THUJA GREEN GIANT PROVIDED FOR SCREENING BETWEEN SUBJECT PARCEL & R-O ZONING TO SOUTH (14-256.15) 58 TREES PROVIDED

PARKING LOT TREES PROVIDED (1 PER 15 SPACES / 180 TOTAL PROPOSED SPACES) 12 TREES

MITIGATION TREES PROVIDED: 42 TREES

ADDITIONAL ON-SITE PLANTINGS TO MEET MINIMUM INTERIOR LANDSCAPING REQUIREMENT 50 SHRUBS

STREET TREE REQUIREMENTS:

- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' OR TALLER.
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LOT POLE.
- ONLY TREES ON THE <20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
- STREET TREES PROVIDED: 7 LARGE TREES (PINNACLE HILLS PKWY) 6 SMALL TREES (CHAMPIONS DRIVE) 18 SMALL TREES (WEST PLEASANT DRIVE)

INTERIOR LANDSCAPING PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
23	SO	SCARLET OAK <i>Quercus coccinea</i>	B&B	2.5" CAL. 6' TALL	SHADE TREE (MEDIUM SPECIES)
8	WP	WHITE PINE <i>Pinus strobus</i>	B&B	2.5" CAL. 8' TALL	EVERGREEN (LARGE SPECIES)
11	AS	AMERICAN SMOKE TREE <i>Morus alba</i>	B&B	2.5" CAL. 8' TALL	ORNAMENTAL TREE (SMALL SPECIES)
9	WH	WASHINGTON HAWTHORN <i>Crataegus phaenopyrum</i>	B&B	2.5" CAL. 8' TALL	ORNAMENTAL TREE (SMALL SPECIES)
58	GG	THUJA GREEN GIANT ARBORVITAE <i>Thuja standishii x plicata 'Green Giant'</i>	B&B	2.5" CAL. 8' TALL	EVERGREEN (PRIVACY SCREEN)
27	AV	ARROWWOOD VIBURNUM <i>Viburnum dentatum</i>		5 GAL.	DECIDUOUS SHRUB
23	MJ	MINT JULEP JUNIPER <i>Juniperus chinensis 'Mint Julep'</i>		5 GAL.	EVERGREEN SHRUB

* SUBSTITUTIONS MAY BE MADE FOR SPECIES, PROVIDED THAT THEY ARE APPROVED & HAVE SIMILAR CANOPY SIZE.

STREET TREE LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
24	RB	REDBUD <i>Cercis canadensis</i>	B&B	2.5" CAL. 6' TALL	STREET TREE (SMALL SPECIES)
7	WO	SWAMP WHITE OAK <i>Quercus coccinea</i>	B&B	2.5" CAL. 6' TALL	STREET TREE (LARGE SPECIES)

SITE AREA CALCULATIONS:

GROSS SITE AREA: 257988 SQ. FT. (5.92 AC +/-)

R/W DEDICATION AREA: 18033 SQ. FT. (0.41 AC +/-)

NET SITE AREA PER R/W DEDICATION: 239955 SQ. FT. (5.51 AC +/-)

MINIMUM OPEN SPACE:

NOT LESS THAN 10 PERCENT OF THE TOTAL LOT AREA SHALL BE DEVOTED TO OPEN SPACE INCLUDING REQUIRED YARDS AND BUFFERYARDS UNLESS MODIFIED BY THE CITY PLANNING COMMISSION. OPEN SPACE SHALL NOT INCLUDE AREAS COVERED BY BUILDINGS, STRUCTURES, PARKING, LOADING AND INTERNAL STREETS. OPEN SPACE SHALL CONTAIN LIVING GROUND COVER, ACTIVE PLAZA SPACE, OR OTHER LANDSCAPING MATERIALS.

TOTAL LOT AREA: 239955 SQ FT

PROPOSED OPEN SPACE: 109924 SQ FT (45.8%)

MAXIMUM IMPERVIOUS SURFACE:

THE COMBINED AREA OCCUPIED BY ALL MAIN AND ACCESSORY BUILDINGS OR STRUCTURES, PARKING, LOADING AND OTHER PAVED AREAS AND ANY OTHER SURFACES WHICH REDUCE AND PREVENT ABSORPTION OF STORMWATER SHALL NOT EXCEED 90 PERCENT OF THE TOTAL AREA.

TOTAL LOT AREA: 239955 SQ FT

PROPOSED GREENSPACE/PERVIOUS AREA: 90900 SQ FT (37.9%)

LANDSCAPING WARRANTY NOTE:

A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED, BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.

IRRIGATION SYSTEM FOR LANDSCAPING WILL BE REQUIRED

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

ENGINEER: GB

DRAWN BY: JY/MW

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

10-14-2024

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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SITE DEVELOPMENT
LANDSCAPE PLAN
ROGERS, ARKANSAS

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Engineers • Surveyors

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LARGE SCALE DEVELOPMENT

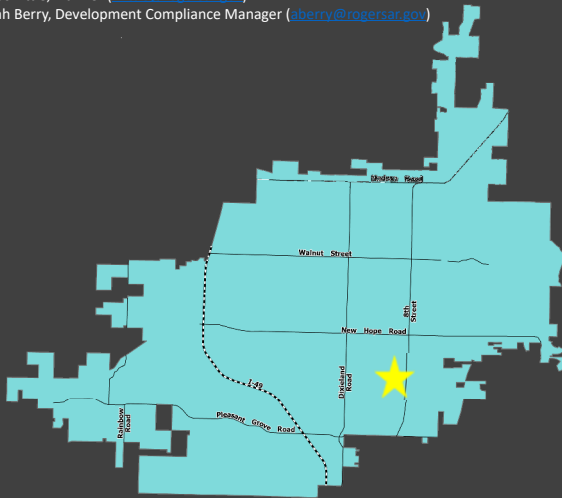
PLANNING

9th Street Development(Applicable under Ch. 14)

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

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



Vicinity Map

Location

Intersection of S 9th Street and W Linda Lane

CGM Designation

Neighborhood

Zoning

RMF-9.5B, with Density Concept Plan

Proposed Use

Townhomes; Duplex

Representative

Landry Stewart, Strand Engineering

Location:

This property is located in south-central Rogers, at the future intersection of S 9th Street and W Linda Lane

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

9th Street Development



Geolocation:

The property is located just west of S 8th Street, in the neighborhood northwest of the intersection of S 8th Street and W Price Lane

ZONING:

R-MF (Residential Multifamily)

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. 14-703(a).

9th Street Development





LARGE SCALE DEVELOPMENT

9th Street Development

PLANNING



DCP

Density Concept Plan

- A Density Concept Plan was approved for this property at the 7/18/2023 Planning Commission meeting and subsequently adopted by City Council
- The proposed LSDP matches what was proposed with the DCP, and meets all standards set with the DCP approval for this project.

Density Concept Plan

- A Density Concept Plan was approved for this property at the 7/18/2023 Planning Commission meeting and subsequently adopted by City Council

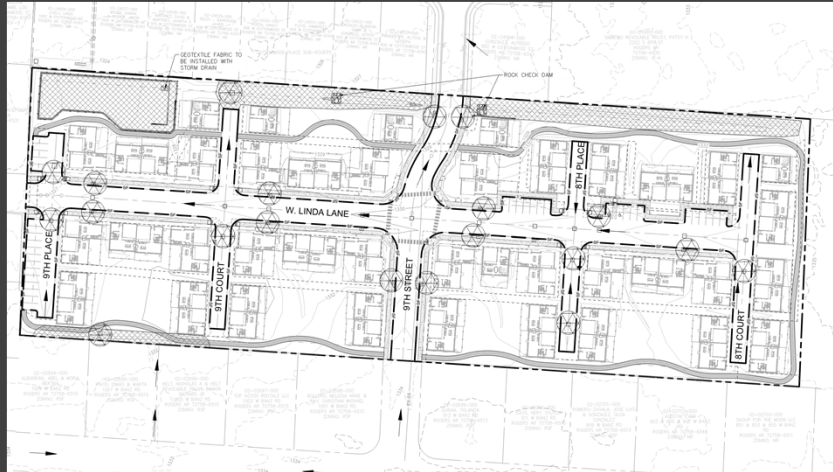
The proposed LSDP matches what was proposed with the DCP, and meets all standards set with the DCP approval for this project.



LARGE SCALE DEVELOPMENT

9th Street Development

PLANNING



Site Plan

Request

- This development proposal includes 72 townhome/duplex units, with new streets and alleys, on 7.98 acres.
- This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances

Request:

- This development proposal includes 72 townhome/duplex units, with new streets and alleys, on 7.98 acres. The 72 units are comprised of 13 3-bedroom units, and 59 4-bedroom units.
- This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances



LARGE SCALE DEVELOPMENT

9th Street Development

PLANNING



Aerial Image

Recommendation

APPROVE, with the following conditions:

- That all remaining and resultant comments are satisfied before issuance of stamped construction plans.

Summary

LSDP Staff Recommendation

APPROVE, with the following conditions:

- That all remaining and resultant comments are satisfied before issuance of stamped construction plans.

LARGE SCALE DEVELOPMENT PLANS
PAVING, GRADING, & UTILITIES
FOR

NINTH STREET
DEVELOPMENT

CITY OF ROGERS, BENTON COUNTY, ARKANSAS
PL202300976

LOCATION ADDRESSES

UNIT #1- 2245 S 9TH PLACE
UNIT #2- 2243 S 9TH PLACE
UNIT #3- 2241 S 9TH PLACE
UNIT #4- 914 W LINDA LANE
UNIT #5- 912 W LINDA LANE
UNIT #6- 910 W LINDA LANE
UNIT #7- 908 W LINDA LANE
UNIT #8- 2240 S 9TH COURT
UNIT #9- 2242 S 9TH COURT
UNIT #10- 2244 S 9TH COURT
UNIT #11- 2245 S 9TH COURT
UNIT #12- 2243 S 9TH COURT
UNIT #13- 2241 S 9TH COURT
UNIT #14- 906 W LINDA LANE
UNIT #15- 904 W LINDA LANE
UNIT #16- 902 W LINDA LANE
UNIT #17- 900 W LINDA LANE
UNIT #18- 2240 S 9TH STREET
UNIT #19- 2242 S 9TH STREET
UNIT #20- 2244 S 9TH STREET
UNIT #21- 2245 S 9TH STREET
UNIT #22- 2243 S 9TH STREET
UNIT #23- 2241 S 9TH STREET
UNIT #24- 864 W LINDA LANE

UNIT #25- 862 W LINDA LANE
UNIT #26- 860 W LINDA LANE
UNIT #27- 2240 S 8TH PLACE
UNIT #28- 2242 S 8TH PLACE
UNIT #29- 2244 S 8TH PLACE
UNIT #30- 2245 S 8TH PLACE
UNIT #31- 2243 S 8TH PLACE
UNIT #32- 2241 S 8TH PLACE
UNIT #33- 856 W LINDA LANE
UNIT #34- 854 W LINDA LANE
UNIT #35- 852 W LINDA LANE
UNIT #36- 850 W LINDA LANE
UNIT #37- 2240 S 8TH COURT
UNIT #38- 2242 S 8TH COURT
UNIT #39- 2244 S 8TH COURT
UNIT #40- 2245 S 8TH COURT
UNIT #41- 2243 S 8TH COURT
UNIT #42- 2241 S 8TH COURT
UNIT #43- 2239 S 8TH COURT
UNIT #44- 2237 S 8TH COURT
UNIT #45- 2235 S 8TH COURT
UNIT #46- 2233 S 8TH COURT
UNIT #47- 2232 S 8TH COURT
UNIT #48- 2234 W LINDA LANE

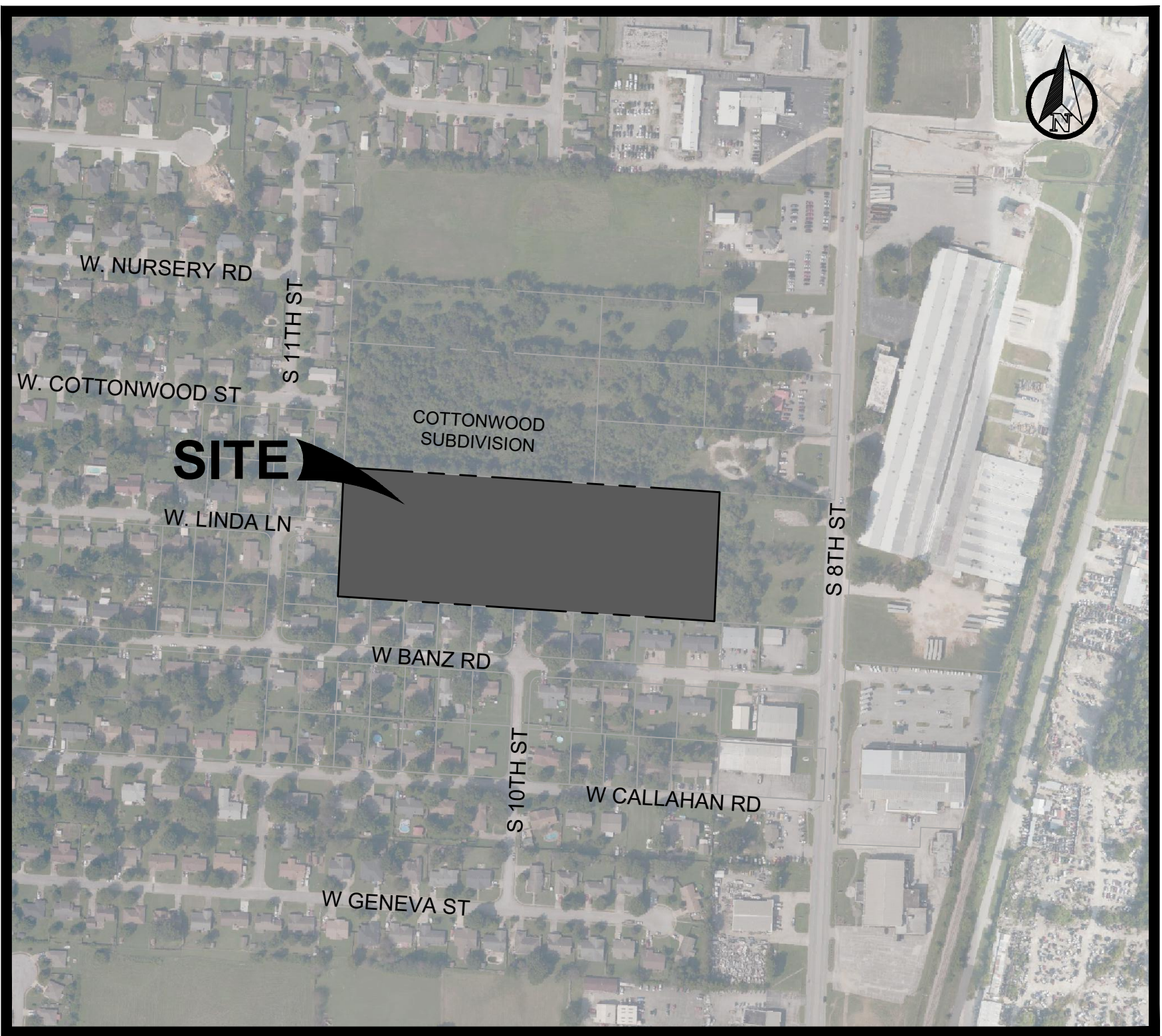
UNIT #49- 853 W LINDA LANE
UNIT #50- 855 W LINDA LANE
UNIT #51- 857 W LINDA LANE
UNIT #52- 2233 S 8TH PLACE
UNIT #53- 861 W LINDA LANE
UNIT #54- 2232 S 8TH PLACE
UNIT #55- 863 W LINDA LANE
UNIT #56- 2233 S 9TH STREET
UNIT #57- 2231 S 9TH STREET
UNIT #58- 2230 S 9TH STREET
UNIT #59- 2232 S 9TH STREET
UNIT #60- 901 W LINDA LANE
UNIT #61- 903 W LINDA LANE
UNIT #62- 905 W LINDA LANE
UNIT #63- 907 W LINDA LANE
UNIT #64- 2233 S 9TH COURT
UNIT #65- 2231 S 9TH COURT
UNIT #66- 2230 S 9TH COURT
UNIT #67- 2232 S 9TH COURT
UNIT #68- 909 W LINDA LANE
UNIT #69- 911 W LINDA LANE
UNIT #70- 913 W LINDA LANE
UNIT #71- 915 W LINDA LANE
UNIT #72- 2233 S 9TH PLACE

PROJECT REVISIONS

REV. NO.	SUBMITTAL DATE	REVISION DESCRIPTION
1	01/23/2024	CITY COMMENTS
2	02/26/2024	CITY COMMENTS
3	06/17/2024	CITY COMMENTS
4	09/27/2024	CITY COMMENTS
5	10/15/2024	CITY COMMENTS

PROJECT INFORMATION:

TOTAL SITE AREA:	7.98 ACRES
OPEN SPACE CALCULATIONS:	3.97 ACRES/7.98 ACRES=49.75%
IMPERVIOUS AREA CALCULATIONS:	ROADWAY - 1.52AC (19.05%) SIDEWALK & TRAIL - 0.58AC (7.27%) BUILDING FOOTPRINT - 1.91AC (23.93%) TOTAL - 4.01AC (50.25%)
CURRENT ZONING:	RMF-9.5B with DCP
PROPOSED USE:	RESIDENTIAL MULTI-FAMILY DEVELOPMENT
NUMBER OF DWELLING UNITS:	72
GROSS DENSITY CALCULATIONS:	72 UNITS /7.98 ACRES=9.02
NET DENSITY CALCULATIONS:	72 UNITS /3.17 ACRES=22.7 (EXCLUDES ROW & OPEN SPACE)
BUILDING CONSTRUCTION TYPE	IBC, Type V-B
DEVELOPMENT / DISTURBED AREA:	7.98 ACRES
NUMBER OF BEDROOMS PER UNIT:	3 BEDROOMS (TOTAL: 13 UNITS)* 4 BEDROOMS (TOTAL: 59 UNITS)*
BUILDING COVERAGE SQUARE FOOTAGE:	83199.6 SF, 1.91AC, 23.93%
BUILDING SETBACK LINE:	FRONT (ALL INSTANCES): 5' SIDE (ALL INSTANCES): 5'
PERIMETER BUILDING SETBACK:	15' FROM PROPERTY BOUNDARY
ADDITIONAL PARKING:	36 OFF STREET PARKING SPOTS
BUILDING HEIGHT:	MAX 35' TO PEAK OF ROOF
FEMA FLOODPLAIN MAPPING:	THIS DEVELOPMENT IS NOT LOCATED WITHIN ANY FEMA FLOODPLAIN ZONE PER FLOODPLAIN F.I.R.M. MAP # 05007C0270. EFFECTIVE JUNE 5, 2012. * INDIVIDUAL UNIT TYPES CAN VARY BASED ON MARKET CONDITIONS



VICINITY MAP
NOT-TO-SCALE

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	EROSION CONTROL PLAN STAGE 1
4	EROSION CONTROL PLAN STAGE 2
5	EROSION CONTROL DETAILS
6	OVERALL PLAN
7	DEMOLITION PLAN
8	GRADING PLAN
9	GRADING PLAN
10	PAVING PLAN & PROFILE - W. Linda Lane
11	PAVING PLAN & PROFILE - 9th STREET
12	PAVING PLAN & PROFILE - 9TH
13	PAVING PLAN & PROFILE - 8TH
14	PAVING DETAILS
15	PAVING DETAILS 2
16	PAVING DETAILS 3
17	PAVING DETAILS 4
18	SANITARY SEWER LAYOUT
19	SANITARY SEWER - PROFILE SS-A & SS-D
20	SANITARY SEWER - PROFILE SS-B & SS-C
21	SANITARY SEWER - PROFILE SS-E, SS-F, SS-G, SS-H & SS-I
22	SANITARY SEWER DETAILS
23	WATER LAYOUT
24	WATER PLAN & PROFILE - WL-A & WL-B
25	WATER PLAN & PROFILE - WL-D & WL-E
26	WATER PLAN & PROFILE - WL-G
27	WATER PLAN & PROFILE - WL-F
28	WATER DETAILS
29	WATER DETAILS
30	EXISTING DRAINAGE AREA MAP
31	DRAINAGE AREA MAP
32	HYDRAULIC CALCS
33	DETENTION POND
34	DETENTION POND CALCULATIONS
35	STORM DRAIN PLAN & PROFILE - SD-A
36	STORM DRAIN PLAN & PROFILE - SD-B & SD-A1
37	STORM DRAIN PLAN & PROFILE - SD-A2
38	STORM DRAIN PLAN & PROFILE - SD-C
39	STORM DRAIN PLAN & PROFILE - LAT-A7
40	STORM DRAIN LATERALS
41	STORM DRAIN DETAILS
42	STORM DRAIN DETAILS
43	STORM DRAIN DETAILS
44	STORM DRAIN DETAILS
45	STORM DRAIN DETAILS
46	SITE & SIGNAGE PLAN
47	BUILDING ELEVATIONS
48	LANDSCAPE PLAN

THE LANDSCAPE PLAN IS BLANK.

GENERAL NOTES

- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- EASEMENT PLAT IS REQUIRED TO OBTAIN CERTIFICATE OF OCCUPANCY.
- A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH THE ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.

LEGAL DESCRIPTION:

COMMENCING at the southwest corner of the NE 1/4 of the SW 1/4 of said section 24, said point being a found 5/8 inch rebar; thence along the west line of said NE 1/4 of the SW 1/4 North 2°36'28" East a distance of 314.74 feet to the point of beginning.

THENCE North 2°36'28" East, 345.25 feet to a point of non-tangency;

THENCE South 86°12'58" East, 1,007.08 feet to a point of non-tangency;

THENCE South 2°22'45" West, 345.15 feet to a point of non-tangency;

THENCE North 86°13'26" West, 1,008.46 feet;

Containing 7.98 acres, more or less.

CITY OF ROGERS APPROVAL STAMP



ENGINEER

STRAND SYSTEMS ENGINEERING
10003 TECHNOLOGY BLVD WEST
DALLAS, TX 75220
(972) 620-8204
COA NO: 1340

OWNER/DEVELOPER

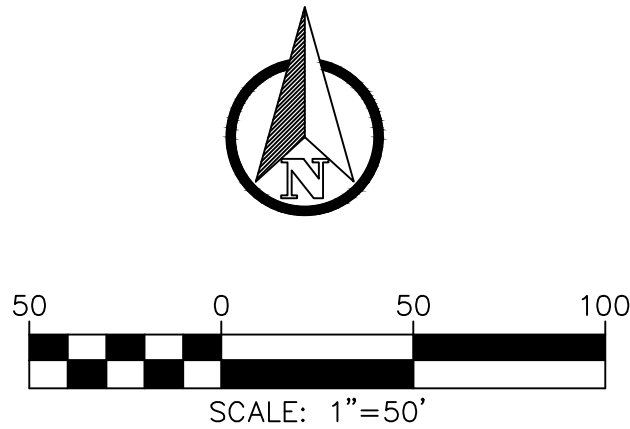
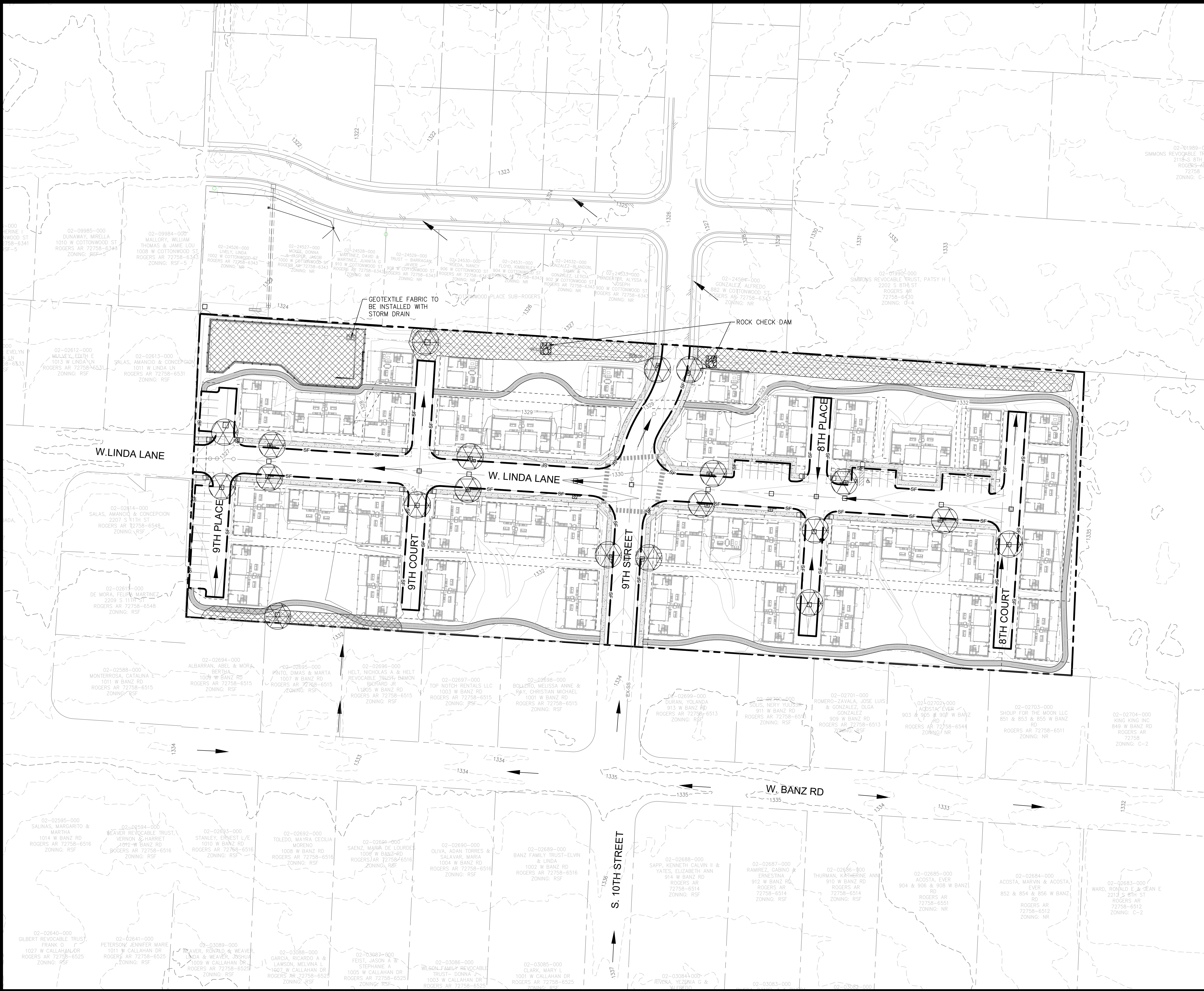
D.R. HORTON-NW ARKANSAS
5502 W. WALSH LANE, SUITE 201
ROGERS, ARKANSAS 72758
CONTACT: SCOTT PARTLOW



Know what's below.
Call before you dig.

SURVEY NOTE:
ELEVATIONS SHOWN ARE BASED ON AN ELECTRONIC CAD FILE RECEIVED FROM ENGINEERING SERVICES, INC. (ESI) ON MARCH 28TH, 2023. CONTRACTOR TO FIELD VERIFY PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY OWNER AND ENGINEER OF ANY FOUND DISCREPANCIES. STRAND HAS NOT FIELD VERIFIED ELEVATIONS AND IS RELYING SOLELY ON THE INFORMATION THAT HAS BEEN PROVIDED.

NOVEMBER 2024



LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
	FLOW ARROW
	SILT FENCE (STAGE 1)
	SILT FENCE (STAGE 2)
	SILT PREPARATION LIMITS
	AREA OF DISTURBANCE (±7.98 AC)
	ROCK CHECK DAM
	TOPSOIL & PROPOSED SODDING
	PROPOSED INLET PROTECTION

- NOTE**
- CONTRACTOR TO PERFORM SODDING PER CITY OF ROGERS STANDARD SPECIFICATIONS REQUIREMENT.
 - ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATION AND SWPPP FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
 - IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN IN SWPPP SHALL BE SHALL BE UPDATED.
 - INSPECTION SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFFSITE SEDIMENTATION.
 - SWPPP SHALL BE PREPARED IN ACCORDANCE WITH ADEQ CONSTRUCTION GENERAL PERMIT ARI150000 AND ALSO COMPLY WITH FEDERAL STORM WATER MANAGEMENT REGULATION.
 - ALL DISTURBED AREA WITHIN THE ROW AND EASEMENTS SHALL BE REVEGETATED WITH SOD.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE AND EFFECTIVENESS OF ALL EROSION CONTROL BMPs. BMPs SHOWN ON THIS EXHIBIT ARE SUGGESTED CONTROLS ONLY.
 - CONTRACTOR SHALL RECORD ON THIS EXHIBIT AND IN THE SWPPP THE INSTALLATION, MAINTENANCE, MODIFICATION AND REMOVAL DATES FOR EACH BMP EMPLOYED, WHETHER CALLED OUT ON THE ORIGINAL EXHIBIT OR NOT.
 - TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMPs SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE.
 - EROSION CONTROL BMPs HAVE BEEN LOCATED ON THIS EXHIBIT IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER.
 - PORTABLE TOILETS SHOULD BE 25ft FROM DRAINAGE.
 - CONTRACTOR MUST ABIDE BY ADEQ CHAPTER 14 ARTICLE VI DIVISION 3 FOR SWPPP AND MAILBOX PROCEDURES.

CITY OF ROGERS APPROVAL STAMP

DATE:	11/7/2024
DESIGNED BY:	LS
DRAWN BY:	NF
CHECKED BY:	KW
STRAND	2316697
SHEET NUMBER	4

STRAND

10003 TECHNOLOGY BLVD WEST
DALLAS, TX 75220
(972) 620-8204
CDA NO: 1340

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
KYLE F. WHITIS,
P.E. #22147
NOVEMBER 7, 2024.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

REVISION DESCRIPTION	
NO.	DATE

EROSION CONTROL PLAN
STAGE 2

NINTH STREET
DEVELOPMENT
CITY OF ROGERS
BENTON COUNTY, ARKANSAS

DATE: 11/7/2024
DESIGNED BY: LS
DRAWN BY: NF
CHECKED BY: KW

STRAND 2316697

SHEET NUMBER 4

(11)



Subject:
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author:
Date: 11/27/2024 8:56:01 AM
Color: ☐

PZ-35

This submittal doesn't include landscaping plans or tree preservation plans. Resubmittal required, with the inclusion of those pages that match that of the last submittal.

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author:
Date: 11/27/2024 8:56:08 AM
Color: ☐

RWU-64

Sewer must be extended to the east property line, such that both properties may be served. (See the note on sheet 18.)



Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author:
Date: 11/27/2024 8:56:02 AM
Color: ☐

RWU-86

Show all inverts into manholes. Match pipe crowns when pipe diameter changes. (i.e. 4" service pipe crowns must match the pipe crown of the out-flowing 8" pipe)



Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author:
Date: 11/27/2024 8:56:02 AM
Color: ☐

RWU-87

Encasing the main when it crosses below a 36" and greater storm pipe is only required for water mains. Sewer mains are typically maintained from inside the pipe.



Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author:
Date: 11/27/2024 8:56:03 AM
Color: ☐

RWU-89

The utility easement boundary lines must be located a minimum distance of 7-1/2 feet or the depth of the main, whichever is greater, from the water or sewer line. (See previous comment RWU-66)



Subject:
Page Label: 23
Lock: Unlocked
Status:
Checkmark: Unchecked
Author:
Date: 11/27/2024 8:56:04 AM
Color: ☐

RWU-82

No fire hydrants will be located in the green space between the curb and the sidewalk.



Subject:
Page Label: 23
Lock: Unlocked
Status:
Checkmark: Unchecked
Author:
Date: 11/27/2024 8:56:04 AM
Color: ☐

RWU-83

Move all fire hydrants out of the paved areas. Also, any meters that are within the driveway pavement.



Subject:
Page Label: 23
Lock: Unlocked
Status:
Checkmark: Unchecked
Author:
Date: 11/27/2024 8:56:04 AM
Color: ☐

RWU-85

Locate electric transformers as far from water meters as is practical but in no case within 30 feet of water meters. This includes irrigation meters. Transformers cause interference with our leak detection equipment.

Subject:
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author:
Date: 11/27/2024 8:56:08 AM
Color: ☐

RWU-84

Specify a standard bury depth of each fire hydrant on the profile (ex. 3½', 4', 4½', 5').

Subject:
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author:
Date: 11/27/2024 8:56:08 AM
Color: ☐

RWU-81

General Comment: Minimum 3' bury for water mains.

At this location look at using a squashed storm pipe to gain additional depth for the water.



Subject:
Page Label: 27
Lock: Unlocked
Status:
Checkmark: Unchecked
Author:
Date: 11/27/2024 8:56:06 AM
Color: ☐

RWU-88

It appears the proposed water main can be installed without the use of vertical fittings.



LARGE SCALE DEVELOPMENT

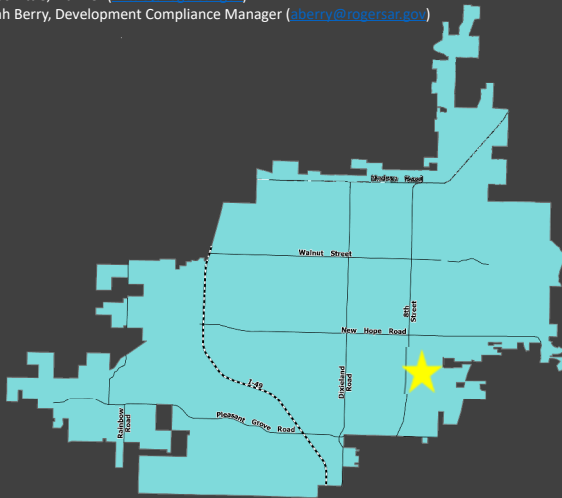
PLANNING

Froud Warehouse Expansion(Applicable under Ch. 14)

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

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



Vicinity Map

Location

2095 S 7th Street

CGM Designation

Employment Center

Zoning

I-2 (Heavy Industrial)

Proposed Use

General Industry

Representative

Casey Tullis, Small Arrow Engineering

Location:

This property is located in southeast Rogers, at 2095 S 7th Street

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Employment Center

Growth Designation Character:

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

Allowed Zoning Districts:

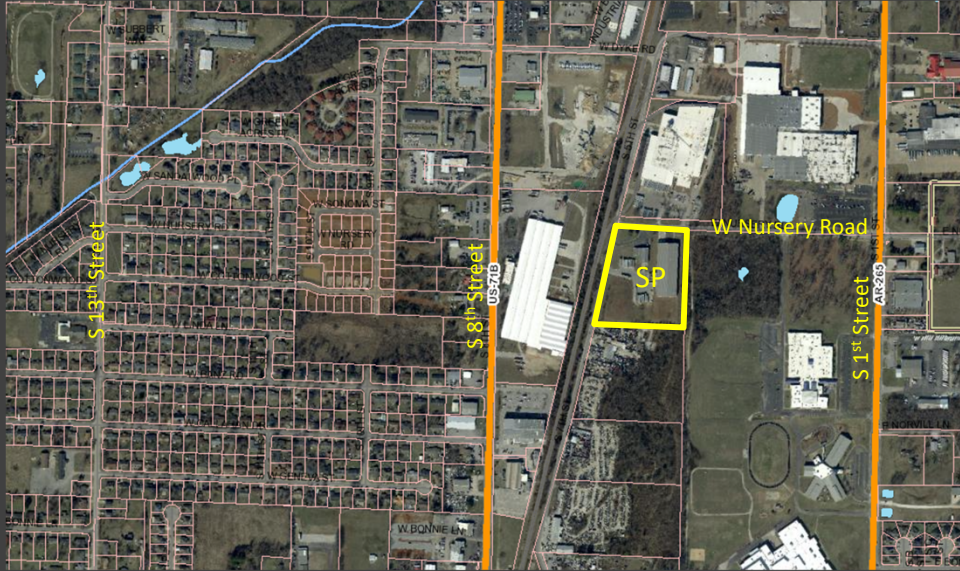
C-4, W-O, I-1, I-2



LARGE SCALE DEVELOPMENT

PLANNING

Froud Warehouse Expansion



Geolocation:

The property is located just west of S 8th Street, at the intersection of S 7th Street and W Nursery Road.

ZONING:

I-2 (Heavy Industrial)

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).



[illegible]

Request

- This development proposal includes a 55,000 sq. ft. warehouse addition on 4.4 acres.
- **This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances**

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- **This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances**

[illegible]

Recommendation

- Approval of the proposed cost estimate for adjacent road improvements

LSDP Staff Recommendation

- Approval of the proposed cost estimate for adjacent road improvements



LARGE SCALE DEVELOPMENT
FROUD WAREHOUSE EXPANSION
E&S PROPERTIES
BENTON COUNTY,
ROGERS, ARKANSAS
CityView Project Number: LSD24-0183



GENERAL NOTES:

1. A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.
2. ALL CONSTRUCTION ACTIVITIES AND MATERIALS SHALL FOLLOW/MEET LOCAL CODES AND SPECIFICATIONS.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION BEGINS.
4. EXISTING UTILITIES HAVE BEEN SHOWN WITH INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING INSTALLATION OF NEW FACILITIES. CONTACT THE ENGINEER FOR INSTRUCTIONS WHEREVER ANY CONFLICTS ARE DISCOVERED.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CORRECT ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS WHICH IS DUE TO HIS OPERATION.
6. THE CONTRACTOR SHALL STRICTLY COMPLY WITH ALL OSHA SAFETY RULES AND REGULATIONS AND USE ONLY APPROVED EQUIPMENT REQUIRED FOR THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL ALSO STRICTLY COMPLY WITH ALL OSHA SAFETY RULES AND REGULATIONS AND USE ONLY APPROVED METHODS OF EXCAVATION, TRENCHING, AND SHORING METHODS AS DESCRIBED IN OSHA 29 CFR 1926.650. THE CONTRACTOR SHALL MAINTAIN AND CLOSELY SUPERVISE ALL SAFETY PRACTICES AND CODES. EXTREME CARE SHALL BE TAKEN TO SAFEGUARD THE PUBLIC AND THE EMPLOYEES OF THE CONTRACTOR.
7. EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY
8. ALL MECHANICAL AND HVAC EQUIPMENT MUST BE SCREENED FORM PUBLIC VIEW.
9. 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.
10. LARGE-SCALE DEVELOPMENT PLANS ARE VALID FOR 1 YEAR FOLLOWING PLANNING COMMISSION APPROVAL.
11. 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.
12. 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 PROJECT WHERE FEASIBLE.
13. 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.
14. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
15. 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.
16. NO WORK, INCLUDING DEMOLITION SHOULD BEGIN BEFORE GRADING PERMIT HAS BEEN ISSUED.

LEGAL DESCRIPTION EXHIBIT "A" - PER TITLE COMMITMENT 22-5078:

LOCATED IN A PART OF THE NW/4 OF THE SE/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN ROGERS, BENTON COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS: STARTING AT A FOUND 5/8" BUESCHER REBAR AT THE SE CORNER OF THE NW/4 OF THE SE/4 OF SECTION 24; THENCE ALONG THE EAST LINE OF THE NW/4 OF THE SE/4; NORTH 02°39'47" EAST, 645.20 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING; THENCE NORTH 86°32'15" WEST, 605.07 FEET TO A CHISELED "X" IN CONCRETE; THENCE NORTH 14°53'00" EAST, 667.04 FEET TO A FOUND 3" PIPE; THENCE SOUTH 86°44'44" EAST, 463.36 FEET TO A FOUND AXLE; THENCE ALONG THE EAST LINE OF THE NW/4 OF THE SE/4, SOUTH 02°37'16" WEST, 655.58 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING. SUBJECT TO THE RIGHTS-OF-WAY OF NURSERY ROAD AND SOUTH 7TH

FLOOD STATEMENT:

PROJECT LIES IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" 05007C0290K DATED 6/5/2012

PROJECT INFORMATION

Adopted Codes
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 ARKANSAS MECHANICAL CODE
2012 ARKANSAS PLUMBING CODE
2012 NATIONAL ELECTRICAL CODE

ZONE: I-2 HEAVY INDUSTRIAL DISTRICT

SQUARE FOOTAGE:
ADDITION 55,000 S.F. ±

ACTUAL AND ALLOWABLE BUILDING HEIGHTS AND AREAS:
MAXIMUM ALLOWABLE HEIGHT: 75'
ACTUAL HEIGHT: 24'-4"
FRONT YARD: 100'
INTERIOR SIDE YARD: 50'
EXTERIOR SIDE YARD: 100'
REAR YARD: 50'

GREEN SPACE:
TOTAL LOT AREA 8.2 ACRES
TOTAL BUILDING AREA (NEW & EXISTING): 113,340 S.F. ± (32%)
TOTAL PAVING/CONCRETE: 78,030 S.F. ± (22%)

TOTAL PROJECT AREA:
BUILDING AREA + PAVING =
113,340 S.F. + 78,030 S.F. = 191,370 S.F.

CONVERSION FROM SQUARE FEET TO ACRES.
191,370/43,560 S.F PER ACRE = 4.39 ACRES = 4.4 ACRES

TOTAL PROJECT AREA 4.4 ACRES.
TOTAL GREEN SPACE 3.8 ACRES.

8.2 ACRES (TOTAL SITE) / 4.4 ACRES (NEW+EXISTING IMPERVIOUS) = 3.8 ACRES (46.5% TOTAL GREEN SPACE)

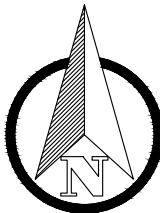
PARKING
REQUIRED:
5 SPACES + 1 SPACE PER 2,000 S.F. (UP TO 50,000 S.F.) + 1 SPACE FOR EACH ADDITIONAL 10,000 S.F. ABOVE 50,000

ADDITION+EXISTING BUILDING:
5 + 50,000/2,000 + 58,000/10,000 = 5+25+5.8=35.8 = 36 SPACES

PROVIDED: 37 SPACES PROVIDED
9 EXISTING SPACES (EXISTING NORTH PARKING LOT)
28 NEW PARKING SPACES (NEW PARKING LOT)
2 ACCESSIBLE PARKING SPACES PROVIDED



LOCATION MAP
ROGERS, AR
S24 T19N R30W
N.T.S.



Know what's below.
Call before you dig.

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 PAVING PLAN
- 4 DEMOLITION PLAN
- 5 STORM SEWER & DRAINAGE PLAN
- 6 STORM SEWER & DRAINAGE PROFILES
- 7 DETENTION WALL & RETAINING WALL PROFILES
- 8 STORM SEWER & DRAINAGE CONSTRUCTION DETAILS
- 9 CONSTRUCTION DETAILS
- 10 CITY OF ROGERS STANDARD DETAILS
- 11 EROSION CONTROL PLAN
- 12 EXISTING DRAINAGE AREA EXHIBIT
- 13 DEVELOPED DRAINAGE AREA EXHIBIT
- 14 LANDSCAPING PLAN

NOTE: ALL CIVIL PLANS ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS COMMUNITY DEVELOPMENT.

Contact Information

Civil Engineer:
John Bolte, P.E.
Small Arrow Engineering
1302 S. Main St.
Joplin, MO 64801
(417) 624-2333

Developer:
Matt Ahart
400 W. Hope Rd.
Rogers AR 72801
Ph. (479) 366-7870

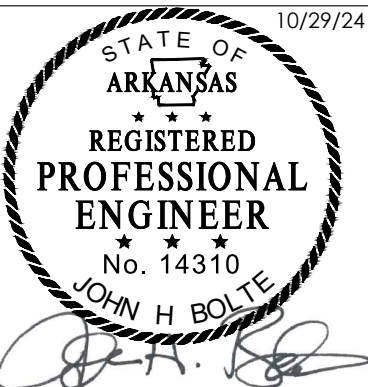
Owner:
Louis Froud
4061 Highway 157
Steprock, AR 72081
Ph. (501) 388-0935

NO.	DATE	DESCRIPTION
1	10/29/24	PLAN REVIEW COMMENTS AND RESUBMISSION
2	8/29/24	PLAN REVIEW COMMENTS AND RESUBMISSION
3	10/28/24	PLAN REVIEW COMMENTS AND RESUBMISSION
4	10/29/24	REV MISC. COMMENTS

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FROUD WAREHOUSE EXPANSION
E&S PROPERTIES
2095 & 2097 S 7TH ST
ROGERS, BENTON COUNTY, ARKANSAS 72758
COVER SHEET



JOHN H. BOLTE
PROFESSIONAL ENGINEER
MO LIC E22511 OK LIC 18035
KS LIC 14094 AR LIC 14310

SURVEY BY: ESI
DRAWN: JED CHKD: JHB
SCALE: 1"=20'
PROJECT #: 22238
FILE: 10/29/2024

PROJECT: WAREHOUSE EXP.

SHEET DESC: COVER

SHEET: 1 OF: 14



1302 S. MAIN STREET
PO BOX 1538
JOPLIN, MISSOURI 64802
TEL: 417.624.2333
FAX: 417.624.2441
EMAIL: jbolte@smallarrow.com

SMALL ARROW ENGINEERING, LLC.
CERTIFICATES OF AUTHORIZATION:
MISSOURI: E-2010013647
KANSAS: E-1930
ARKANSAS: 2097
OKLAHOMA: 5937

City of Rogers Planning Approval

NO.	DATE	DESCRIPTION
1	10/11/24	PLAN REVIEW COMMENTS AND RESUBMISSION
2	8/09/24	PLAN REVIEW COMMENTS AND RESUBMISSION
3	10/28/24	PLAN REVIEW COMMENTS AND RESUBMISSION
4	10/29/24	REV. MISC. COMMENTS

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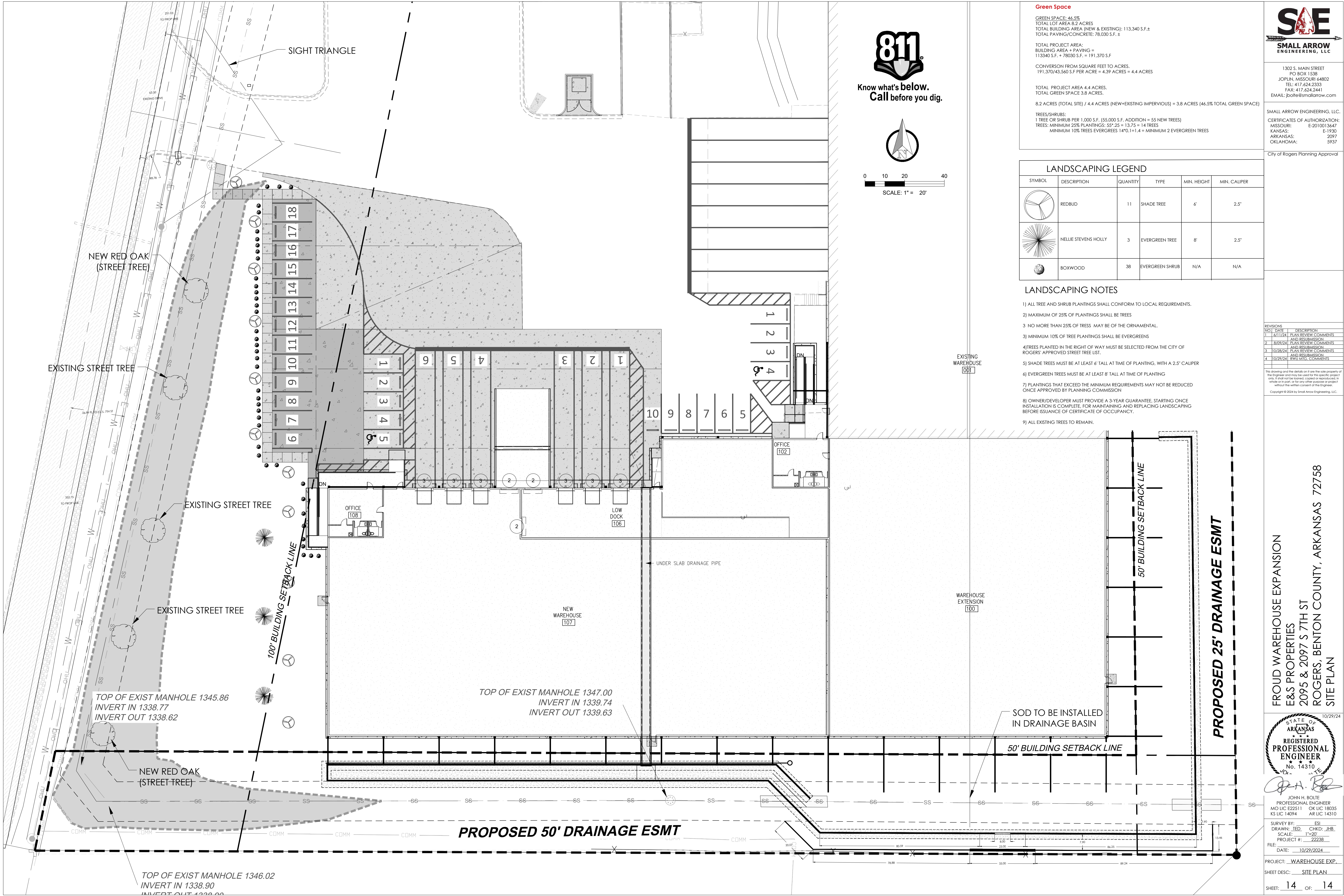
PROJECT: WAREHOUSE EXP.
SHEET DESC: PAVING PLAN
SHEET: 3 OF: 14

10/29/24

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14310
JOHN H. BOLTE

JOHN H. BOLTE
PROFESSIONAL ENGINEER
MO LIC E22511 OK LIC 18035
KS LIC 14094 AR LIC 14310

SURVEY BY: ESI
DRAWN: JED CHKD: JHB
SCALE: 1"=20'
PROJECT #: 22238
DATE: 10/29/2024



From: Berry, Amariah
Sent: Tuesday, November 26, 2024 3:52 PM
To: John Bolte
Cc: Jobe, Lance; Little, Nicholas
Subject: Froud Warehouse - 7th Street Improvements FIL
Attachments: 35801[1].pdf

Good afternoon,

Staff has reviewed the cost estimate for the street improvements, and we have one remaining comment. Please revise the pavement section to match the following: 2 inches surface hot mix, 2 inches binder course hot mix, and 6 inches class 7 aggregate base.

Once the estimate is revised, you may re-submit it here via email and we will incorporate it into our staff report and subsequent approval letter.

Thanks,



Amariah Berry (she/her) | Development Compliance Manager
Dept. of Community Development
City of Rogers | www.rogersar.gov
301 West Chestnut
Rogers, AR 72756
(479) 621-1186





LARGE SCALE DEVELOPMENT

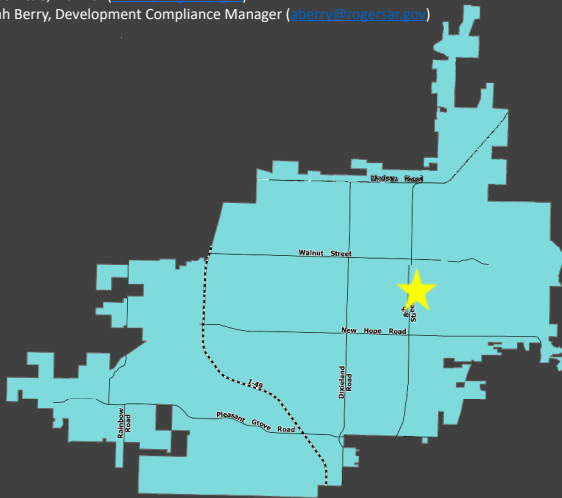
PLANNING

8th Street Motel & Restaurant(Applicable under Ch. 14)

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

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



Vicinity Map

Location

915 S 8th Street

CGM Designation

Regional Center - Downtown

Zoning

C-2 (Highway Commercial)

Proposed Use

Lodging; Restaurant – Fast Food

Representative

Derek Hileman, CEI

Location:

This property is located in east-central Rogers, at 915 S 8th Street

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center - DOWNTOWN

Growth Designation Character:

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

Allowed Zoning Districts:

COR, COM, IA, NBT



LARGE SCALE DEVELOPMENT

PLANNING

8th Street Motel & Restaurant



Geolocation:

The property is located on the east side of S 8th Street, just south of the intersection of S 8th and W Oak Streets

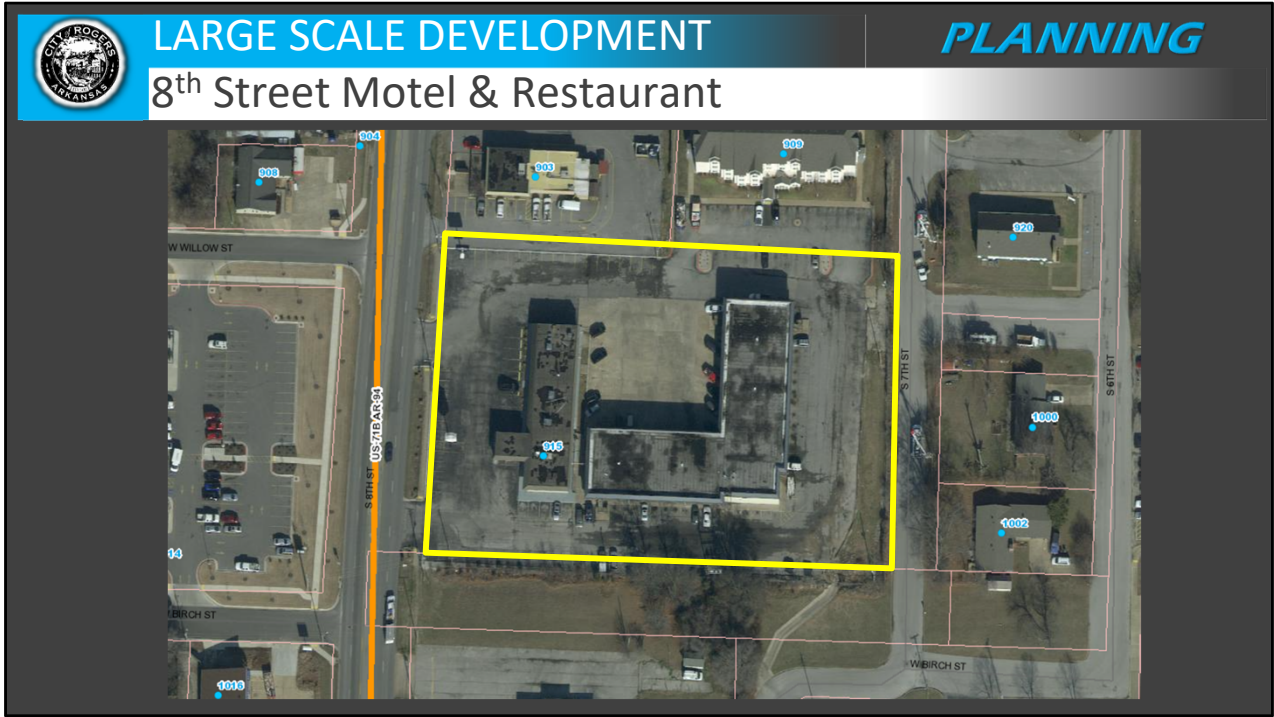
ZONING:

C-2 (Highway Commercial)

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).



8th Street Motel & Restaurant



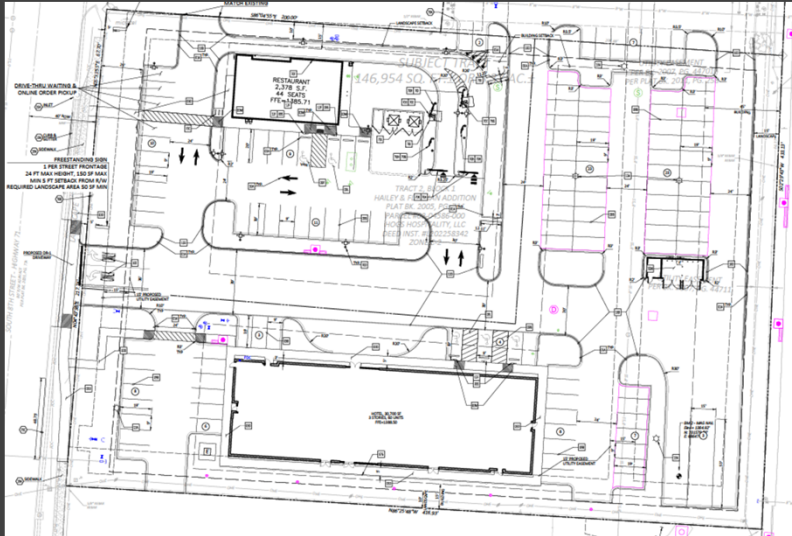


LARGE SCALE DEVELOPMENT

8th Street Motel and Restaurant

PLANNING

Site Plan



Request

- This development proposal includes a 10,552 sq.ft. hotel, a 2,378 sq.ft. fast food restaurant with drive-thru, and paved parking on 2.68 acres.
- This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances

Request:

- This development proposal includes a 10,552 sq.ft. hotel, a 2,378 sq.ft. fast food restaurant with drive-thru, and paved parking on 2.68 acres.
- This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances



LARGE SCALE DEVELOPMENT

8th Street Motel and Restaurant

PLANNING



Aerial Image

Recommendation

APPROVE, with the following conditions:

- That all remaining and resultant comments are satisfied before issuance of stamped construction plans.

Recommendation

APPROVE, with the following conditions:

- That all remaining and resultant comments are satisfied before issuance of stamped construction plans.



SITE DEVELOPMENT PLANS

8TH STREET MOTEL & RESTAURANT

CITY PROJECT #SDP24-0674



GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH STREET, SUITE 300
BENTONVILLE, AR 72712
(479) 273-9472
- CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL 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. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OR THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE 'X', OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0280K, 05007C0280K MAP REVISED: JUNE 5, 2012

LEGAL DESCRIPTION:

TRACT 1 DESCRIPTION PER DEED INSTRUMENT #202145934:

Part of Block 1 of Hailey and Fleeman Addition to the City of Rogers, also being part of the NW¼ of the NE¼ of Section 13, Township 19 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows: Commencing at the NW corner of the NW¼ of the NE¼, thence South 86°33'10" East 459.90 feet to the west right-of-way line of South 7th Street; thence along said right-of-way line South 02°29'50" West 165.66 feet to an existing rebar and the point of beginning; thence continuing along said right-of-way line South 02°29'50" West 150.28 feet to a set rebar; thence leaving said right-of-way line North 86°05'23" West 204.82 feet to an existing rebar; thence North 05°41'46" East 150.00 feet to an existing nail; thence South 86°10'48" East 196.43 feet to the point of beginning, containing 0.69 acres, more or less. Also known as Tract 1 of a lot split filed for record June 14, 2005 in Plat Book 2005 at page 734, records of Benton County, Arkansas.

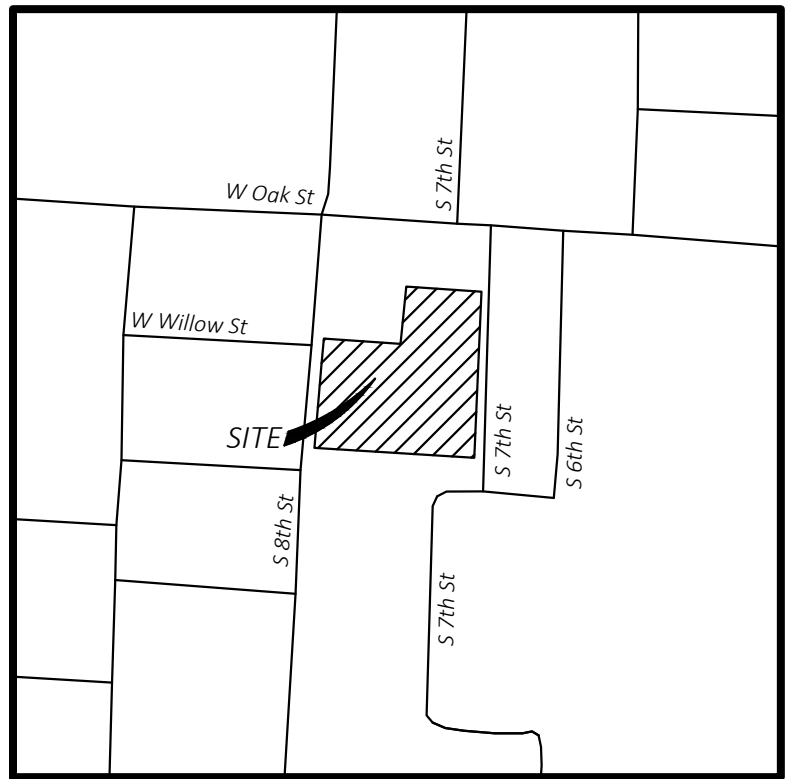
TRACT 2 DESCRIPTION PER DEED INSTRUMENT #202258342:

PART OF BLOCK 1 OF HAILEY AND FLEEMAN ADDITION, TO THE CITY OF ROGERS, ALSO BEING PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼, THENCE SOUTH 86°33'10" EAST 459.90 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 7TH STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 02°29'50" WEST 315.94 FEET TO A SET REBAR AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 02°29'50" WEST 282.92 FEET TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 86°26'16" WEST 416.90 FEET TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 71; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCE: NORTH 04°43'23" EAST 211.82 FEET TO A SET NAIL, NORTH 05°36'51" EAST 67.60 FEET TO A SET REBAR, THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 86°05'23" EAST 404.82 FEET TO THE POINT OF BEGINNING, CONTAINING 2.68 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD. ALSO KNOWN AS TRACT 2 OF A LOT SPLIT FILED FOR RECORD JUNE 14, 2005, IN PLAT BOOK 2005 AT PAGE 734, RECORDS OF BENTON COUNTY, ARKANSAS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

CITY OF ROGERS GENERAL NOTES:

- A. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- B. A PRE-CONSTRUCTION MEETING WITH ROGERS PLANNING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE I EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE MEETING AND A REDUCED SET OF APPROVED CONSTRUCTION PLANS (11X17) WILL BE REQUIRED.
- C. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- D. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- E. IF PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED PER ROGERS CODE SEC 14-228(6).
- F. 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.
- G. SITE DEVELOPMENT PLAN APPROVAL LAPSES AND HAS NO FURTHER EFFECT IF GRADING OR CONSTRUCTION PERMITS ARE NOT OBTAINED, AND WORK AUTHORIZED BY SUCH PERMITS HAS NOT COMMENCED WITHIN ONE YEAR OF THE DATE OF APPROVAL.
- H. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOPSOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- I. CHANNEL, 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 THE POND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- J. WHERE PUBLIC STREETS END FOR FUTURE STUBS OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY PER THE CITY OF ROGERS DETAIL.
- K. WHERE PUBLIC STREETS, TRAILS OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN PER THE CITY PF ROGERS DETAIL.
- L. PUBLIC STREETS 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.
- M. PLANTING THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
- N. PROPOSE ROW DEDICATION AND DRAINAGE EASEMENT PLAT WILL BE SUBMITTED AFTER LARGE SCALE DEVELOPMENT PLAN SUBMITTAL APPROVAL.
- O. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ANY SIGNAGE. APPROVAL OF THIS LSD DOES NOT GUARANTEE APPROVAL OF SIGNAGE.
- P. SITE DEVELOPMENT PLAN APPROVAL LAPSES AND HAS NO FURTHER EFFECT IF GRADING OR CONSTRUCTION PERMITS ARE NOT OBTAINED AND WORK AUTHORIZED BY SUCH PERMITS HAS NOT COMMENCED WITHIN ONE YEAR OF THE DATE OF APPROVAL.
- Q. "MINIMUM OF ONE PRECONSTRUCTION INFILTRATION TEST PER 6,000 SF OF PERMEABLE PAVERS OR THREE TESTS, WHICHEVER IS GREATER; MINIMUM OF ONE POST-CONSTRUCTION INFILTRATION TEST PER 6,000 SF OF PERMEABLE PAVERS OR THREE TESTS, WHICHEVER IS GREATER. PRE-CONSTRUCTION INFILTRATION TESTING SHALL BE PERFORMED ON THE PREPARED SUBGRADE PER ASTM 8152 TO VERIFY IN-SITU SOIL CONDITIONS MET DESIGN ASSUMPTIONS. POST-CONSTRUCTION INFILTRATION TESTING SHALL BE PER ASTM C1781. THE AVERAGE OF THE POST-CONSTRUCTION INFILTRATION TESTS SHALL MEET OR EXCEED THE MINIMUM INFILTRATION RATE VALUES PER THE MANUFACTURER, OR 150 INCHES/HOUR, WHICHEVER IS GREATER. IF PERMEABLE PAVES SYSTEM FAILS TO MEET POST-CONSTRUCTION INFILTRATION REQUIREMENTS, REMOVE AND REPLACE PAVERS AND AGGREGATE BASE; REDO SUBGRADE PREPARATION; AND RE-PERFORM PRE-CONSTRUCTION AND POST-CONSTRUCTION INFILTRATION TESTING; ALL AT NO ADDITIONAL COST TO THE CITY. POST-CONSTRUCTION INFILTRATION TEST MUST BE PROVIDED NO LONGER THAN A WEEK BEFORE THE SCHEDULED FINAL ACCEPTANCE INSPECTION WITH COMMUNITY DEVELOPMENT.

915 S 8TH ST
ROGERS, AR



VICINITY MAP

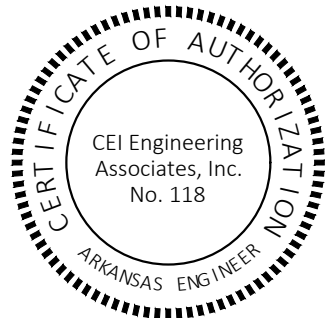
NOT TO SCALE
Latitude: 36°19'30"N
Longitude: 94°07'30"W

CEI CONTACT:

NAME: DEREK HILEMAN
EMAIL: DHILEMAN@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

NAME: HOGS HOSPITALITY LLC.
EMAIL: HARMANSGREWAL@GMAIL.COM
PHONE: (479) 409-2687



PLAN INDEX:

- | | |
|--|----------------------------------|
| C0.0 COVER SHEET | C4.1 EROSION CONTROL NOTES |
| C1.0 DEMOLITION PHASING PLAN | C5.0 UTILITY PLAN |
| C2.0 PHASING PLAN | C5.1 WATERLINE PLAN & PROFILE |
| C2.1 SITE PLAN | C5.2 SANITARY PLAN & PROFILE |
| C2.2 PAVEMENT PLAN | C6.0 DETAIL SHEET 1 |
| C3.0 GRADING PLAN | C6.2 DETAIL SHEET 2 |
| C3.1 SITE DRAINAGE PLAN | C6.3 DETAIL SHEET 3 |
| C3.2 MOTEL SOUTH DRAINAGE | C6.4 DETAIL SHEET 4 |
| C3.3 7TH STREET DRAINAGE SOUTH | C6.5 J1TB DETAIL SHEET 1 |
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| C3.8 EAST PARKING CONNECTIONS PLAN & PROFILE | L2.0 LANDSCAPE NOTES AND DETAILS |
| C3.9 MOTEL PARKING PAVERS PLAN & PROFILE | |
| C4.0 EROSION CONTROL PLAN ONSITE | |
| C4.1 EROSION CONTROL PLAN OFFSITE | |

ASSOCIATED PLANS:

1. SURVEY

RESOURCE LIST:

COMMUNITY DEVELOPMENT

CITY OF ROGERS
301 W. CHESTNUT ST.,
ROGERS, AR 72756
JOHN MCCURDY
EMAIL: JMCURDY@ROGERSAR.GOV
PH: (479) 621-1186

FIRE PREVENTION

ROGERS FIRE DEPARTMENT
203 N. 1ST ST.,
ROGERS, AR 72756
BILL RUMSEY, CAPTAIN
EMAIL: WRUMSEY@ROGERSAR.GOV
PH: (479) 621-1100

COMMUNITY RISK REDUCTION DIVISION

CITY OF ROGERS INSPECTION DEPARTMENT
113 NORTH 4TH ST.,
ROGERS, AR 72756
WILLIAM HYDE
EMAIL: WHYDE@ROGERSAR.GOV
PH: (479) 621-1100

CURB CUT & ROAD INFORMATION

ROGERS STREET DEPARTMENT
3101 OAK STREET
ROGERS, AR 72756
FRANKIE GUYII
EMAIL: TRANSPORTATION@ROGERSAR.GOV
PH: (479) 621-1140

WATER

ROGERS WATER UTILITIES
601 S. 2ND ST.,
ROGERS, AR 72756
STEPHEN PONDER
EMAIL: STEPHENPONDER@RWU.ORG
PH: (479) 621-1142

SANITARY SEWER

ROGERS FIRE DEPARTMENT
601 S. 2ND ST.,
ROGERS, AR 72756
STEPHEN PONDER
EMAIL: STEPHENPONDER@RWU.ORG
PH: (479) 621-1142

STORM SEWER

COMMUNITY DEVELOPMENT
301 W. CHESTNUT ST.,
ROGERS, AR 72756
EVER VILLALOBOS
EMAIL: EVILLALOBOS@ROGERSAR.GOV
PH: (479) 621-1186

HEALTH DEPARTMENT

ARKANSAS DEPARTMENT OF HEALTH
4815 W. MARKHAM ST.
LITTLE ROCK, AR 72205
ADAM PARKER
EMAIL: ADAM.PARKER@ARKANSAS.GOV
PH: (501) 661-2824

NATURAL GAS

BLACK HILLS ENERGY
130 FEDERAL WAY, PO BOX2129
LOWELL, AR 71745
BRANDON STUBBS
EMAIL: BRANDON.STUBBS@BLACKHILLSCORP.COM
PH: (479) 333-7004

ELECTRIC

SWERCO
101 W TOWNSHIP ST
FAYETTEVILLE, AR 72703
JOHN LEE
EMAIL: TLTLE@AEP.COM
PH: (888) 216-3523

TELEPHONE

ATT&T
1133 E. HAROLD ST.,
FAYETTEVILLE, AR 72703
SCOTT SEAMAN
EMAIL: SS7513@ATT.COM
PH: (479) 442-1967

INTERNET

COX COMMUNICATIONS
4901 S. 48TH ST.
SPRINGDALE, AR 72762
DOUG ELLISON
PH: (479) 717-3608



CEI ENGINEERING ASSOCIATES, INC.

2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE
Δ	REV-1	11/08/2024



8TH STREET MOTEL & RESTAURANT
CITY PROJECT #SDP24-0674
915 S 8TH ST
ROGERS, AR

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	JGH
PROJECT MANAGER	DKH
DESIGNER	GWS
CEI PROJECT NUMBER	33224
DATE	11/8/2024
REVISION	REV-1

CITY OF ROGERS STAMP



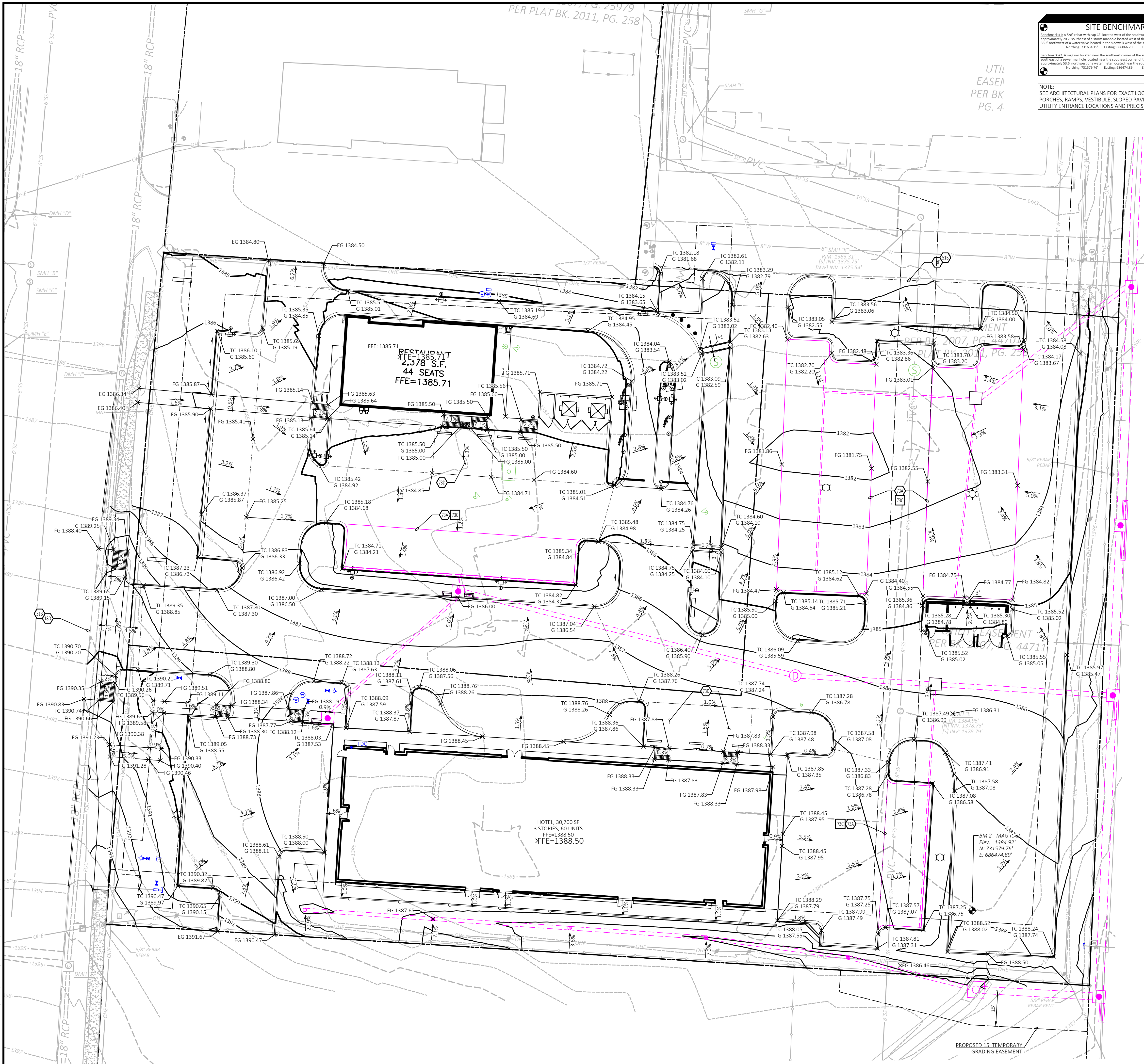
COVER SHEET

SHEET TITLE

SHEET NUMBER

C0.0

CITY PROJECT #SDP24-0674

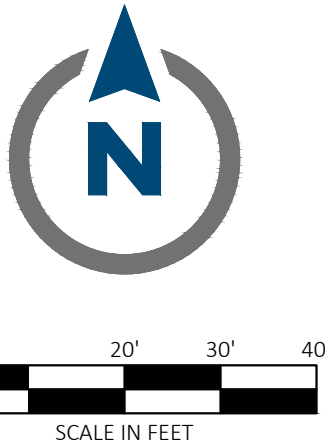


SITE BENCHMARK

Benchmark #1: A 5/8" rebar with cap CI located west of the southwest corner of the subject area, approximately 30.7' south of the north-south line located west of the subject area, and approximately 38.7' northwest of a water valve located in the sidewalk west of the subject area.
Northing: 731579.70 Easting: 686474.89 Elevation: 1384.92

Benchmark #2: A rebar nail located near the southeast corner of the subject area, approximately 85.8' southeast of a water main located near the southeast corner of the subject area, and approximately 33.0' northwest of a water meter located near the southeast corner of the subject area.
Northing: 731579.70 Easting: 686474.89 Elevation: 1384.92

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
---	PROPERTY LINE	X"W	WATER
---	RIGHT OF WAY LINE		
---	STORM DRAIN		
X"G	GAS	5-10-11 50.5	TREE INFO 5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

---	PROPERTY LINE/RIGHT OF WAY LINE	x XX.XX	SPOT ELEVATIONS: TC = TOP OF CURB G = GUTTER FFE = FINISH FLOOR ELEVATION FG = FINISH GRADE
---	CONTOUR ELEVATIONS		
---	GRADE BREAK		
---	FLOWLINE		
---	STORM DRAIN		

GENERAL GRADING NOTES

- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 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 CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL 28A. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

GRADING NOTES

- 18D MATCH EXISTING PAVEMENT ELEVATIONS.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
73A LIMITS OF PERMEABLE PAVERS
73D ADA PARKING SLOPES NOT TO EXCEED 2.0% IN ANY DIRECTION.
73E TAPER TO EXISTING.

GRADING DETAILS

- 73C CITY OF ROGERS PERMEABLE PAVERS

CITY OF ROGERS STAMP

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION		
NO.	DESCRIPTION	DATE
Δ	REV-1	11/08/2024



8TH ST MOTEL/STUDIO 6
HOGS HOSPITALITY
915 S 8TH ST
ROGERS, AR

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	JGH
PROJECT MANAGER	DKH
DESIGNER	GWS
CEI PROJECT NUMBER	33224
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REVISION	REV-1

GRADING PLAN

SHEET TITLE
SHEET NUMBER

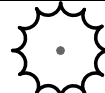
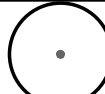
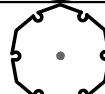
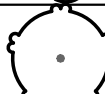
C3.0

CITY PROJECT #SDP24-0674



CITY LANDSCAPE REQUIREMENTS: ZONING = C2			
	REQUIREMENT	REQUIRED	PROVIDED
TREES AND SHRUBS	1 TREE OR SHRUB IS REQUIRED PER 1,000 SF OF SITE DEVELOPMENT AREA 116,850 SF SITE AREA / 1,000 SF = 117 TREES OR SHRUBS 25% OF PLANTS MUST BE TREES 117 X 0.25 = 30 TREES AND 87 SHRUBS 25% OF REQ. TREES CAN BE ORNAMENTAL 30 X 0.25 = 23 LARGE TREES AND 7 ORNAMENTAL TREE 10% OF THE TREES MUST BE EVERGREEN 30 X 0.10 = 3 EVERGREEN TREE REQUIRED	117 TREES OR SHRUBS 30 TREES MIN. AND 87 SHRUBS NO MORE THAN 7 ORNAMENTAL TREES 3 EVERGREEN TREES	139 TREES OR SHRUBS 30 TREES MIN. AND 109 SHRUBS 6 ORNAMENTAL TREES 4 EVERGREEN TREES
OPENSOURCE	20% OF TOTAL SITE MUST BE OPENSOURCE TOTAL LOT AREA = 116,850 SF X 0.20 = 23,370 SF	23,370 SF (20%)	29,068 SF (24.8%)
PARKING LOT LANDSCAPING	1 TREE PER EVERY 15 PARKING SPACES AND NO MORE THAN 15 PARKING SPACES IN A ROW WITHOUT AN ISLAND 142 PARKING SPACES / 15 = 9 TREES	YES 9 TREES	YES 12 TREES
STREET TREES	S. 8TH STREET - STREET TREES 20' O.C. 249 LF / 20 = 12 TREES S. 7TH STREET - STREET TREES 20' O.C. 283 LF / 20 = 14 TREES	8TH STREET 12 TREES 7TH STREET 14 TREES	8TH STREET 12 TREES 7TH STREET 14 TREES
OVERLAY DISTRICT	LANDSCAPE SETBACKS S. 8TH STREET = 25 FEET WITH 1 TREE/20 LF 249 LF / 20 = 12 TREES NORTH PROP. LINE = 10 FEET EAST PROP. LINE = 15 FEET SOUTH PROP. LINE = 10 FEET	25' AND 12 TREES YES YES YES	25' AND 12 TREES YES YES YES

PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL
SHRUBS				
	55	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	5 GAL	50B
	16	RHUS AROMATICA "GRO-LOW" / GRO-LOW FRAGRANT SUMAC	5 GAL	50B
	38	SYMPHORICARPOS ORBICULATUS "HAWKINS" / INDIAN CURRANT CORALBERRY	5 GAL	50B
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	
GROUND COVERS				
	27,470 SF	CYNODON DACTYLON / BERMUDA GRASS	50D	

PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	CAL.
EVERGREEN TREES						
	4	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B&B	50A	8' MIN. HT.	
ORNAMENTAL TREES						
	2	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	B&B	50A	6' MIN HT.	2.00" CAL.
	4	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B&B	50A	6' MIN HT.	2.00" CAL.
STREET TREES						
	12	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	B&B	50A	6' MIN HT.	2.00" CAL.
	14	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B&B	50A	6' MIN HT.	2.00" CAL.
DECIDUOUS SHADE TREES						
	8	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B&B	50A	6' MIN HT.	2.50" CAL.
	12	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B&B	50A	6' MIN HT.	2.50" CAL.

8TH ST MOTEL/STUDIO 6
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CEI
Solutions for
Land and Life

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PROFESSIONAL OF RECORD	JGH
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REVISION	REV-1

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

L1.0

MARKED Drainage Report_Sub 2_8th Street Motel & Restaurant.PDF.PDF Markup Summary

(4)



Subject:
Page Label: 1
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Status:
Checkmark: Unchecked
Author:
Date: 11/27/2024 2:11:48 PM
Color:

ENGDRN-16

Detention requirement will be addressed with a work/fee-in-lieu of. Work/fee-in-lieu of detention will be based on the estimated cost of work for the off-site improvements proposed on 7th and Oak Street. Exact dollar amount will be evaluated and subject to approval by the City Engineer and Director of Community Development.



Subject:
Page Label: 35
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Date: 11/27/2024 2:11:49 PM
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ENGDRN-11

Indicate Tc Flowpaths on pre and post drainage area maps.



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ENGDRN-13

Show missing contours in offsite drainage areas.



Subject:
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ENGDRN-12

Runoff C values for the areas draining to storm sewers #14-18 are the same but the imperviousness of these areas differ.

MARKED Plan Set_Sub2_8th Street Motel & Restaurant.PDF.PDF

Markup Summary

(10)



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Page Label: 1
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Author:
Date: 11/27/2024 2:11:41 PM
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ENG-37

The Deputy Director of Engineering Services will complete a review of this project. Additional comments may be added prior to the removal of this comment.

Will when all engineering/drainage comments are addressed.



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PZ-15

Was the prior rendition of this document deleted from the document repository? If that was done on your end, please don't do that anymore.



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Date: 11/27/2024 2:11:41 PM
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PZ-17

Also include total building coverage as a percentage of the total lot area.



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Date: 11/27/2024 2:11:41 PM
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F-5

The listed information does not include the construction type of the proposed buildings. Refer to chapter 6 of the 2021 IBC and revise .



Subject:
Page Label: 1
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Author:
Date: 11/27/2024 2:11:41 PM
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PZ-16

Impervious and pervious areas should add up to 100%. Please revise.



Subject:
Page Label: 2
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Author:
Date: 11/27/2024 2:11:42 PM
Color: 

F-4

Phased demolition of the two story hotel cannot be supported at this time. A report from a structural engineer will be required. It is unlikely that the buildings marked 74C could be occupied during demolition. Unless approved, they must be vacated prior to. Only to be re-occupied following completion of demolition and evaluation for structural integrity and building safety.



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PZ-18

Please have this chart match what's on the cover page, in regards to building coverage percentage and impervious vs. pervious area percentages.



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Date: 11/27/2024 2:11:42 PM
Color: 

ENGDRN-14

Call out the model of the dome grates.



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Page Label: 23
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ENGDRN-15

Include details for the Permeable Pavers found in the DCM on page WQ-61.



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Page Label: 31
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Author:
Date: 11/27/2024 2:11:42 PM
Color: 

ENG-38

Street trees not in Right-of-way need to be put in recreation easement. Indicate on the site-plan which trees are street trees, can be just an S in the middle of them.



LARGE SCALE DEVELOPMENT

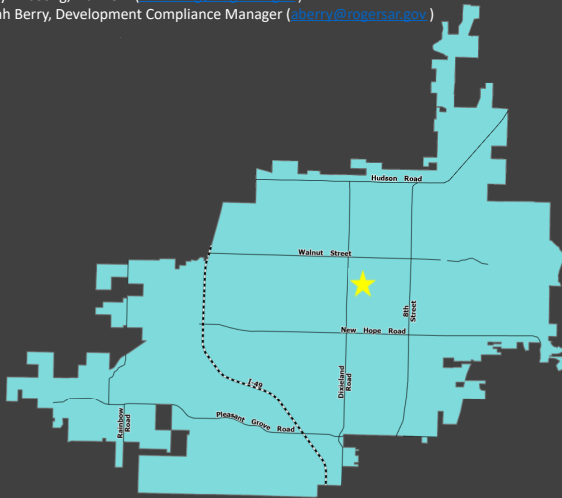
PLANNING

Pine Street Townhomes (Applicable under Ch. 14)

Staff:

Zachery Birdsong, Planner I (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

Near the southwest corner of W Cypress and S 15th Street

CGM Designation

Neighborhood

Zoning

R-MF 5.5 (Residential Multi-Family, 5.5 units per acre with an approved Density Concept Plan)

Proposed Use

Residential Multi-Family

Representative

Phil Swope, Swope Engineering

Location:

Located in central Rogers.

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:

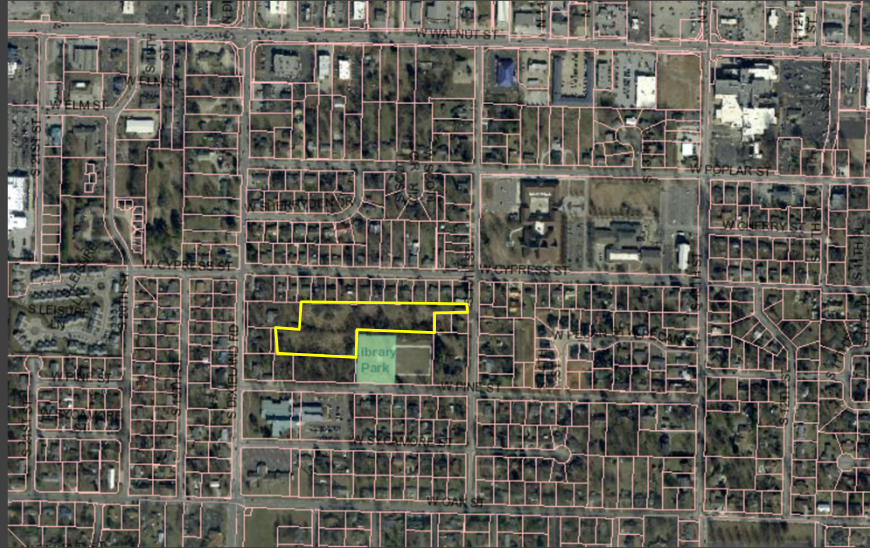
R-SF, N-R, R-DP, R-MF



LARGE SCALE DEVELOPMENT

PLANNING

Pine Street Townhomes



Geolocation

Geolocation:

It is near the southwest corner of W Cypress Street and South 15th Street.

ZONING:

R-MF (Residential Multi-Family)

"This district is intended to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre." Sec. 14-703(a).

Use Definition:

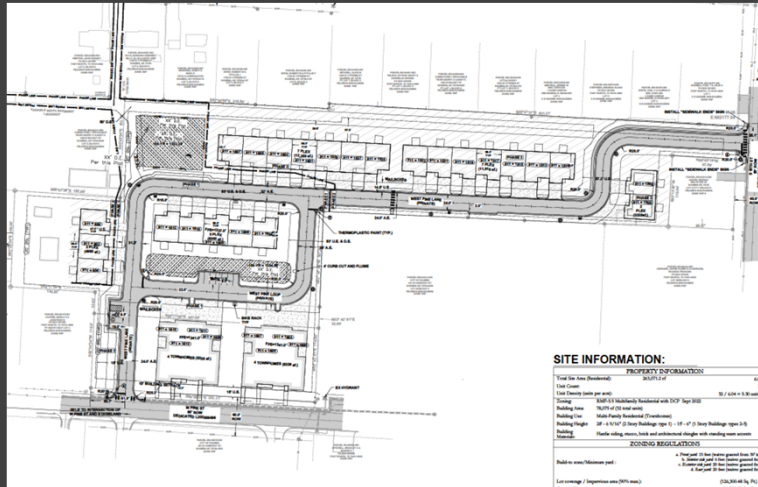
"Multifamily Residential is a secondary use classification encompassing buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site." Sec. 14-695(b)(i)



LARGE SCALE DEVELOPMENT

Pine Street Townhomes

PLANNING



Site Plan

Request

- A proposal to develop 32 townhome units on approximately 6 acres.
- A rezone and Density Concept Plan was approved for this site in September of 2022.
- This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances

Request:

A proposal to develop 32 townhome units on approximately 6 acres. A rezone and Density Concept Plan was approved for this site in September of 2022. This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Driveway configurations on Pine Loop does not meet code as they are too wide. Driveways must be revised to meet the residential driveway detail. All other access management standards are being met.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes to address detention and water quality with 2 dry detention basins with an orifice plate and overflow weir at the pond outlet.

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 Pine Street and S 15th Street are not in substandard condition.

Connectivity Standards:

Connectivity standards are applicable on this site. W Pine Lane shall be dedicated as a public minor street, connecting W Pine Street and S 15th Street. W Pine Loop shall remain a private drive. A street signage plan shall be submitted showing all stop signs, street signs, speed limit signs, curved road signage, mid-block crossing signage, etc.



LARGE SCALE DEVELOPMENT

Pine Street Townhomes

PLANNING



Aerial Image

Recommendation

APPROVE with the following condition:

- That all remaining and resultant comments are satisfied before issuance of stamped construction plans.

Streetscape:

Right-of-Way:

The right-of-way width for W Pine Street, a Minor Street, is 60-ft, as required by the Master Street Plan. The right-of-way width for S 15th Street, a Minor Street, is 60-ft as required by the Master Street Plan. The right-of-way width for W Pine Lane, a Minor Street, shall be 50-ft as required by the Typical Street Section and Master Street Plan.

Sidewalks & Sidepaths:

There is an existing 5-ft sidewalk along W Pine Street. No sidewalks existing along S 15th Street. Applicant must provide a 5-ft sidewalk and 5-ft greenspace along W Pine Lane to meet the Typical Street Section for a minor street.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlights are proposed at both entrances on W Pine Street and S 15th Street. The streetlight on Pine Street shall be moved to the east side of the intersection and an additional streetlight is required to be added on W Pine Street, as the maximum allowed separation distance is 200-ft. All streetlights shall be within the right-of-way.

Street Trees:

The applicant proposes 45 street trees. Any street trees not within right-of-way shall be encompassed in a recreation easement.

LSDP Staff Recommendation

APPROVE with stated conditions.

PINE STREET TOWN HOMES

LARGE-SCALE DEVELOPMENT W PINE ST & S 15TH ST ROGERS, AR 72758

UTILITY INFORMATION:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 7276
PH: 479-442-1967 (SCOTT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: KIP SMITH
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 717-3796
KIP.SMITH@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

CONTACT INFORMATION:

PROPERTY OWNERS:
PARCEL #: 02-04413-002
PINE STREET PROPERTIES LLC
CONTACT: SMATTINGL1504@GMAIL.COM,
DAN.ARBORS@GMAIL.COM,
ROBERTSOWDER@GMAIL.COM
PO BOX 1014
ROGERS, ARKANSAS 72757

PARCEL #: 02-04412-004, 02-04412-005
DCRS LLC
1904 W LINDA LANE
ROGERS, ARKANSAS 72758

DEVELOPER:
PINE STREET PROPERTIES
CONTACT: ROBERT SOWDER
PHONE: 479-531-4828
EMAIL: ROBERTSOWDER@GMAIL.COM

CIVIL ENGINEER/SURVEYOR
PHIL SWOPE, P.E. & P.S.
SWOPE ENGINEERING
7 N HALSTED CIR S1E 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

ROGERS COMMUNITY DEVELOPMENT DIRECTOR
CONTACT: JOHN MCCURDY
(479) 621-1186 OFFICE
COMMUNITY.DEVELOPMENT@ROGERSAR.GOV

CITY OF ROGERS STREET DEPT.
3101 W OAK STREET
ROGERS, AR 72758
CONTACT: FRANKIE GUYLL
(479) 621-1140 OFFICE
TRANSPORTATION@ROGERSAR.GOV

CITY ENGINEER
PLANNING ENGINEER
301 WEST CHESTNUT
ROGERS, AR 72756
CONTACT: LANCE JOBE
(479) 621-1186
LJOBE@ROGERSAR.GOV

FIRE DEPARTMENT
201 N 1ST STREET
ROGERS, AR 72756
CONTACT: WILLIAM HYDE
(479) 621-1179 OFFICE
whyde@rogersar.gov

CITY OF ROGERS MAYOR
301 WEST CHESTNUT
ROGERS, AR 72756
CONTACT: GREG HINES
(479) 621-1117

WATER AND SEWER
ROGERS WATER UTILITIES
601 S 2ND STREET
ROGERS, AR 72757
CONTACT: STEPHEN PONDER
(479) 621-1142 OFFICE
STEPHENPONDER@RWU.ORG

GENERAL 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, INCLUDE BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION POND, RETENTION POND 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.
- 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 SIDEWALK, TRIALS, OR SIDEPATH ENDS, INCLUDE "SIDEWALK ENDS" SIGNS.
- 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.

WETLANDS INFORMATION

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, COORDINATE SYSTEM, (NAD-83) NORTH ZONE.

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0260K, EFFECTIVE DATE JUNE 5, 2012.

PROJECT ENGINEER

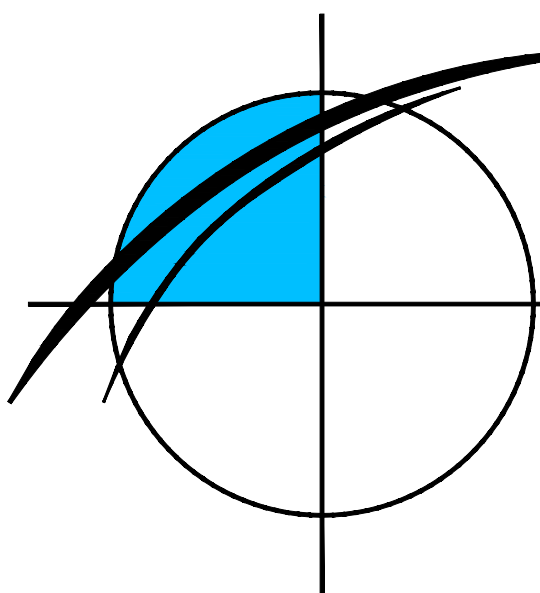
PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

PROJECT SURVEYOR

PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
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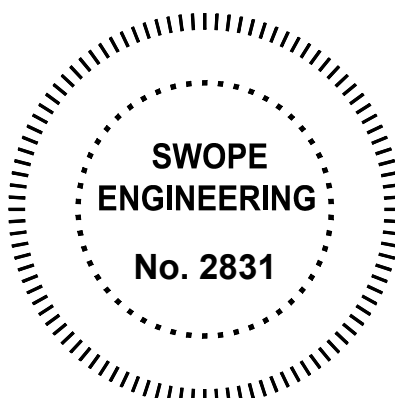
Know what's below.
Call before you dig.



SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com



THIS DRAWING IS
"PRELIMINARY - NOT FOR
CONSTRUCTION" UNTIL
ABOVE SEAL HOLDER
ACKNOWLEDGES THE
CANCELLATION OF THIS
DISCLAIMER BELOW.



DATE

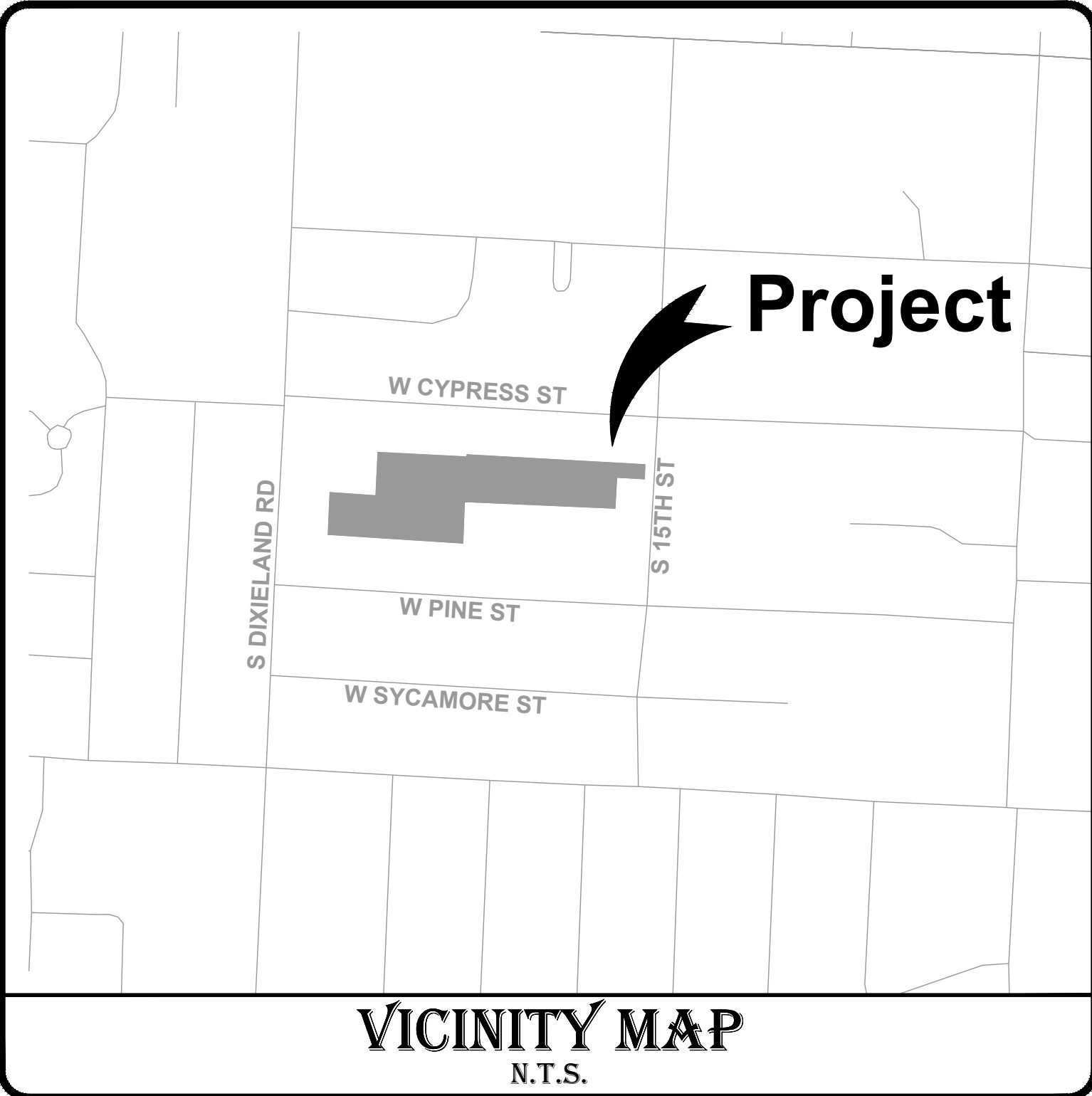
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2	SURVEY
C2.0	SITE PLAN
C3.0	DEMO PLAN
C3.1	EROSION CONTROL PHASE 1
C3.2	EROSION CONTROL PHASE 2
C3.3	EROSION CONTROL DETAILS
C3.4	TREE PRESERVATION PLAN
C3.5	LANDSCAPING PLAN
C4.0	PHASE 1 GRADING PLAN
C4.1	OVERALL GRADING PLAN
C5.0	UTILITY PLAN
C6.0	STORM SEWER PLAN & PROFILE 1
C6.1	STORM SEWER PLAN & PROFILE 2
C6.2	STORM SEWER PLAN & PROFILE 2
C7.0	SANITARY SEWER PLAN & PROFILE 1
C7.1	SANITARY SEWER & WATER PLAN & PROFILE 2
C8.0	WATER LINE PLAN & PROFILE 1
C10.0	PROJECT DETAILS 1
C10.1	PROJECT DETAILS 2
C10.2	PROJECT DETAILS 3
C10.3	CITY DETAILS
C10.4	RWU DETAILS 1
C10.5	RWU DETAILS 2
C10.6	RWU DETAILS 3

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

RZNDCP ORDINANCE #21-xx

Parcel #: 02-04413-002,
02-04412-004, 02-04413-005



LEGAL DESCRIPTION

PART OF THE NE CORNER OF THE SE 1/4 SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 2;
THENCE S 02°06'40" W 1321.13 FEET TO A FOUND COTTON PICKER SPINDLE;
THENCE N 87°41'02" W 662.70 FEET TO A FOUND IRON PIN;
THENCE N 02°13'23" E 1320.38 FEET TO A FOUND IRON PIN;
THENCE S 87°44'57" E 660.12 FEET TO THE POINT OF BEGINNING CONTAINING 873557.12 SQUARE FEET OR 20.05 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

SITE INFORMATION:

PROPERTY INFORMATION	
Total Site Area (Residential):	263,071.2 sf 6.04 acres
Unit Count:	32 units
Unit Density (units per acre):	32 / 6.04 = 5.30 units / acre
Zoning:	RMF-5.5 Multifamily Residential with DCP Sept 2022
Building Area:	78,075 sf (32 total units)
Building Use:	Multi-Family Residential (Townhomes)
Building Height:	28' - 6 9/16" (2 Story Buildings: type 1) - 15' - 6" (1 Story Buildings: types 2-5)
Building Materials:	Hardie siding, stucco, brick and architectural shingles with standing seam accents
ZONING REGULATIONS	
Build-to zone/Minimum yard :	
a. Front yard: 15 feet (waiver granted from 30' in code*)	
b. Interior side yard: 6 feet (waiver granted from 10'*)	
c. Exterior side yard: 20 feet (waiver granted from 30'*)	
d. Rear yard: 20 feet (waiver granted from 30'*)	
Lot coverage / Impervious area (90% max.):	(126,500.48 Sq. Ft.) 48.01%
Open/Greenspace:	(136,770.72 Sq. Ft.) 51.99%

* Variance from code was granted via the approved Density Concept Plan.

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	10/31/2023	1st SUBMITTAL
2	RE-2	11/14/2023	2nd SUBMITTAL
3	RE-3	01/26/2024	3rd SUBMITTAL
4	RE-4	09/04/2024	4th SUBMITTAL
5	RE-5	10/18/2024	5th SUBMITTAL
6	RE-6	11/20/2024	6th SUBMITTAL

LSD23-0051
DATE: NOVEMBER 20, 2024
REVISED: 11/20/2024

C1.0

PRELIMINARY PLAT
LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
OFFSITE PROPERTY LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
ACCESS EASEMENT
BUILDING SET BACK
UTILITY EASEMENT
CURB AND GUTTER
ASPHALT PAVEMENT
SET/FOUND REBAR
SET/FOUND NAIL
FENCE CORNER POST
FOUND STONE
STATE MONUMENT
SET/FOUND ALUM. MONUMENT
SET/FOUND COTTON SPINDLE
SET / FOUND P/K NAIL
RAILROAD SPIKE
BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
CURB INLET
AREA INLET
JUNCTION BOX
GRATE INLET
SANITARY SEWER
SEWER SERVICE
FIRE HYDRANT ASSEMBLY
WATER VALVE
WATER SERVICE
WATER METER
POWER POLE
LIGHT
ELECTRICAL BOX
TELEPHONE PEDESTAL
GAS METER

HATCHES

- ASPHALT
CONCRETE
FLOOD ZONE
POND
PHASE LINE
PHASE 2

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

- 1 :HANDICAP SIGN
2 :STOP SIGN

WETLANDS INFORMATION

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, COORDINATE SYSTEM, (NAD-83) NORTH ZONE.

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0260K, EFFECTIVE DATE JUNE 5, 2012.

PROJECT ENGINEER

PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

PROJECT SURVEYOR

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SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

- BEDROOMS BY BUILDING TYPE:
- BUILDING TYPE 1: 12 BEDROOMS (2)
 - BUILDING TYPE 2: 14 BEDROOMS (2)
 - BUILDING TYPE 3: 10 BEDROOMS (1)
 - BUILDING TYPE 4: 6 BEDROOMS (1)
 - BUILDING TYPE 5: 4 BEDROOMS (1)

BUILDING A: 101-104 PINE STREET
BUILDING B: 105-108 PINE STREET
BUILDING C: 501-507 MIDDLE STREET
BUILDING D: 508-514 MIDDLE STREET
BUILDING E: 496-500 MIDDLE STREET
BUILDING F: 493-495 MIDDLE STREET
BUILDING G: 515-516 MIDDLE STREET

PARKING REQUIREMENTS:
TOTAL UNITS: 32
REQUIRED PARKING: 48 SPACES (3 PER 2 UNITS)

PROV'D DRIVEWAY PARKING: 64 SPACES
STREETSIDE PARKING: 11 SPACES

TOTAL PROVIDED PARKING: 75 SPACES

NOTES:

- HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW. NO LIGHT TRESPASS WILL OCCUR ONTO ADJACENT RESIDENTIAL PROPERTIES.
- TRASH WILL BE HANDLED BY OWNERS TAKING TRASH BIN TO CURB SIDE.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE 500 TO THE 100 YR WATER SURFACE ELEVATION WITHIN 2 WEEK (14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- STREETLIGHT INSTALLATION IS TO BE COORDINATED WITH SWEPKO.
- THE PROPOSED ACCESS EASEMENT WILL BE DEDICATED PER SEPARATE DOCUMENT.
- SEE LANDSCAPE PLAN FOR BUFFERING TREES PROPOSED IN-LIEU OF FENCING.

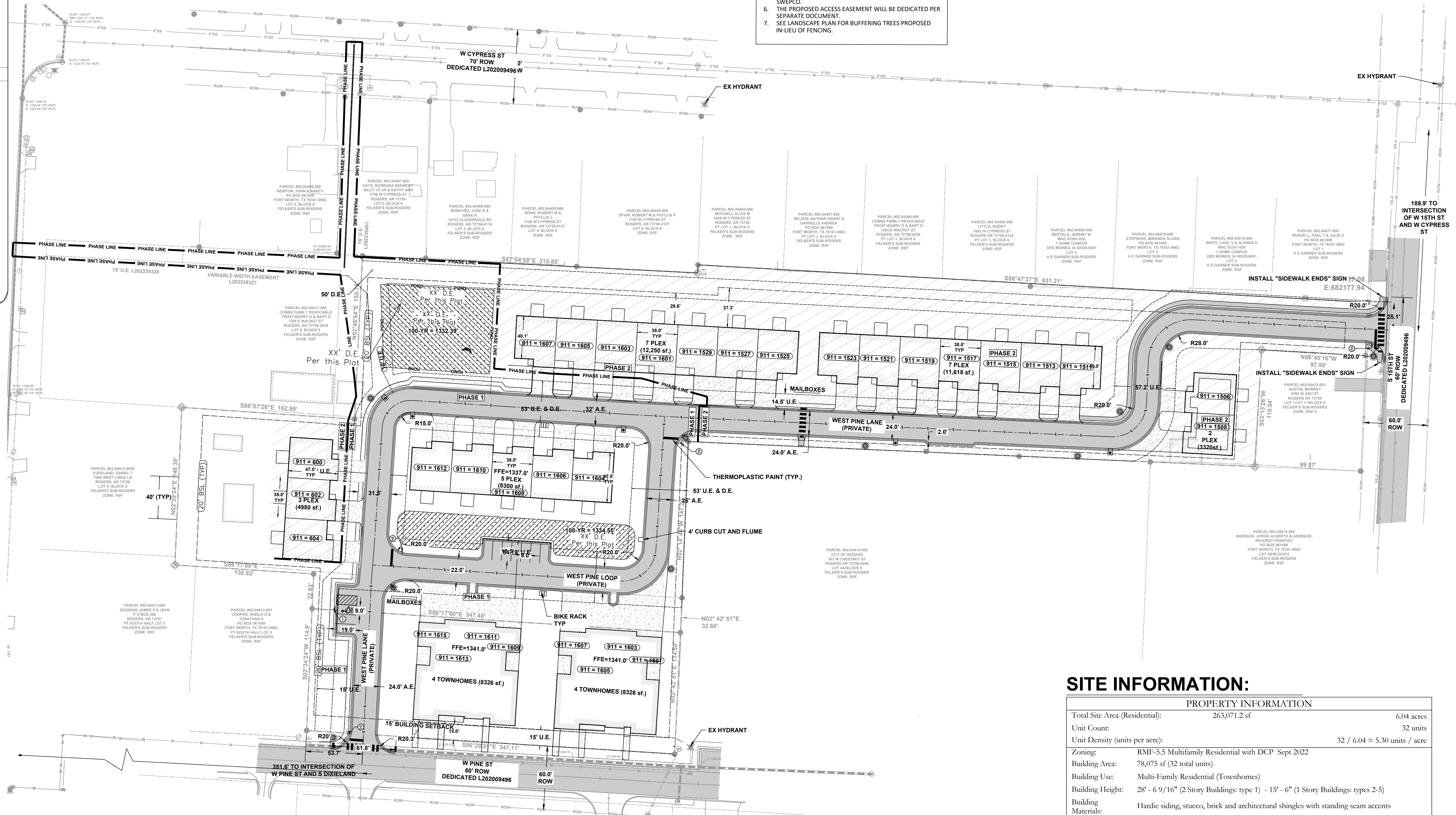
BIKE RACK REQUIREMENTS:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
RESIDENTIAL DEVELOPMENT SHALL PROVIDE AT LEAST ONE (1) BICYCLE RACK PER THIRTY (30) DWELLING UNITS. THE DEVELOPMENT SHALL PROVIDE AT LEAST ONE (1) BIKE RACK.

REQUIRED: 2
PROVIDED: 2

CITY APPROVAL STAMP



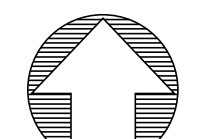
SITE PLAN
PINE STREET TOWNHOMES
LARGE-SCALE DEVELOPMENT
PINE STREET PROPERTIES LLC
W PINE ST & S 15TH ST
ROGERS, AR 72758



SITE INFORMATION:

PROPERTY INFORMATION		
Total Site Area (Residential):	263,071.2 sf	6.04 acres
Unit Count:		32 units
Unit Density (units per acre):		32 / 6.04 = 5.30 units / acre
Zoning:	RMF-5.5 Multifamily Residential with DCP Sept 2022	
Building Area:	78,075 sf (32 total units)	
Building Use:	Multi-Family Residential (Townhomes)	
Building Height:	28' - 6' 9/16" (2 Story Buildings: type 1) - 15' - 6" (1 Story Buildings: types 2-5)	
Building Materials:	Hardie siding, stucco, brick and architectural shingles with standing seam accents	
ZONING REGULATIONS		
Build-to zone/Minimum yard :	a. <i>Front yard</i> : 15 feet (waiver granted from 30' in code)*.	
	b. <i>Interior side yard</i> : 6 feet (waiver granted from 10').	
	c. <i>Exterior side yard</i> : 20 feet (waiver granted from 30').	
	d. <i>Rear yard</i> : 20 feet (waiver granted from 30').	
Lot coverage / Impervious area (90% max.):		(126,300.48 Sq. Ft.) 48.01%
Open / Greenspace:		(136,770.72 Sq. Ft.) 51.99%

* Variance from code was granted via the approved Density Concept Plan.



GRAPHIC SCALE
1 inch = 50 feet



DRYING BY:	PHIL	JOB NUMBER:	20-158
SUBMITTAL DATE:	11/20/2024	CITY NUMBER:	LS023-0051
DRAWING NAME:	20-158PR.DWG		
SHEET NUMBER:	C2.0		

R:\SWOPE\20-156 PINE STREET TOWNHOMES (SOWDER)\CIVIL DRAWINGS\20-156PR.DWG - PLOTTED ON 11/20/2024 3:35:31 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE

LANDSCAPE REQUIREMENTS:
TREES GREATER THEN 20' TALL SHOULD
BE PLACED 30' APART, TREES 30-50'
SHOULD BE PLACED 40' APART, TREES
50' OR TALLER SHOULD BE PLACED 50
FEET APART PER SECTION 18-259 OF
ROGERS CODE OF ORDINANCES

MITIGATION TREE REQUIRMENTS:
1. IF SIGNIFICANT TREES ARE IN THE DISTURBED
AREA THEY ARE TO BE REPLACED AT A RATE OF
1:5 (ONE TREE PLANTED FOR EVERY 5 REMOVED)
120 TREES = 24 MITIGATION TREES
2. IF SIGNIFICANT TREES ARE IN
NON-CONSTRUCTION AREAS THEY MUST BE
REPLACED AT A RATE OF 5:1 (5 TREES PLANTED
PER ONE TREE REMOVED)
26 TREES = 130 MITIGATION TREES
154 MITIGATION TREE REQUIRED - 155 PROVIDED

* NO STREET TREES ADDED TO
S. 15TH ST DUE TO LACK OF
SPACE

NOTES:

1. PLANTINGS THAT EXCEED THE MINIMUM
REQUIREMENT MAY NOT BE REDUCED ONCE
APPROVED BY PLANNING COMMISSION.
2. OWNER/DEVELOPER MUST PROVIDE A 3-YEAR
GUARANTEE FOR MAINTAINING AND REPLACING
LANDSCAPING BEFORE ISSUANCE OF
CERTIFICATE OF OCCUPANCY.

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
124		AMERICAN HOLLY (ILEX OPACA)	AS SHOWN; MATURE HEIGHT & SPREAD: 40-50 FT & 40 FT EVERGREEN PLANTING HEIGHT: 8' MINIMUM
75		SCARLET OAK (QUERCUS COCCINEA)	2.5" CAL./ B&B AS SHOWN; MATURE HEIGHT 60-80 FT & SPREAD: 40-50 FT SHADE PLANTING HEIGHT: 6' MINIMUM
58		DWARF ALBERTA SPRUCE (PICEA GLAUCA CONICA)	2.0" CAL./ B&B AS SHOWN; MATURE HEIGHT 6-13FT & SPREAD: 4-10FT ORNAMENTAL PLANTING HEIGHT: 6' MINIMUM
141		COMMON BOXWOOD (BOXUS SEMPERVIRENS)	SPACING 2-3 FEET 5 GALLON MINIMUM SIZE

65% OF PLANTINGS ARE TREES

23% OF TREES ARE ORNAMENTAL

48% OF TREES ARE EVERGREEN

SITE AREA CALCULATIONS

TOTAL SITE AREA: 263071.2 SF.
IMPERVIOUS AREA (90% MAX): 126,300.48 SF. OR 48.01%
OPEN/GREEN SPACE: 136,770.72 SF. OR 51.99%

LANDSCAPE SUMMARY:

1 PLANT UNIT PER 2,000 SF
TOTAL SITE AREA: 263,071.2 SF.
263,071.2 SF. / 2000 = 132 PLANTS
132 PLANTS REQUIRED
398 PLANTS PROVIDED

STREET TREES
REQUIRED: 46 STREET TREES - ONE PER 40'
PROVIDED: 46 STREET TREES

OPEN SPACE TREES
REQUIRED: 41 OPEN SPACE TREES - ONE PLANT PER 2,000 SQ FT
PROVIDED: 41 OPEN SPACE TREES

PERIMETER TREES
REQUIRED: 303 PLANTS - CONTINUOUS VEGETATION SCREEN ON BOUNDARY
PROVIDED: 312 PLANTS (171 TREES, 141 SHRUBS)

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

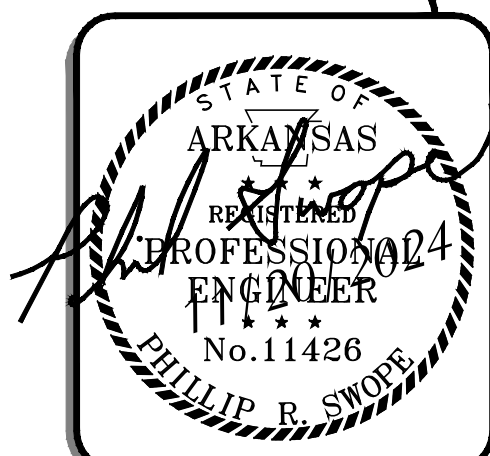
- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- POUD
- PHASE LINE
- PHASE 2
- SODDING

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT
SHOWN WITHIN THE PLAN OR PLAT VIEW

CITY APPROVAL STAMP



LANDSCAPING PLAN
PINE STREET TOWNHOMES
LARGE-SCALE DEVELOPMENT
PINE STREET PROPERTIES LLC
W PINE ST & S 15TH ST
ROGERS, AR 72758

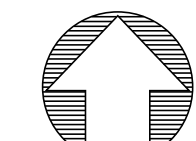
NO.	DATE	REVISION
1	11/20/2024	FIRST SUBMITTAL



DRAWN BY:	PHIL	JOB NUMBER:	20-158
SUBMITTAL DATE:	11/20/2024	CITY NUMBER:	LSD23-0051
DRAWING NAME:	20-158PR.DWG		
SHEET NUMBER:	C3.5		

PROJECT ENGINEER

PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
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479.685.8399 OFFICE



GRAPHIC SCALE

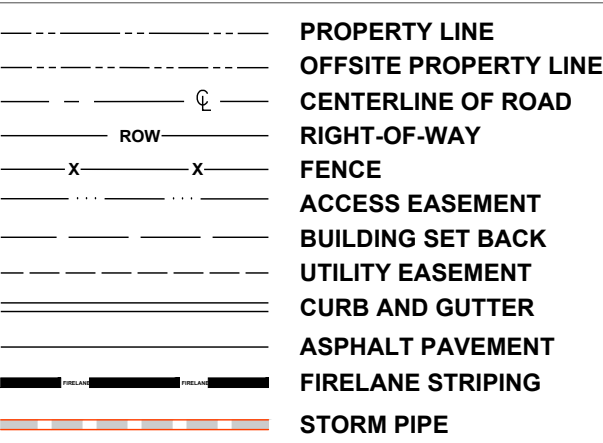
0 50' 100'
1 inch = 50 feet

Know what's below.
Call before you dig.

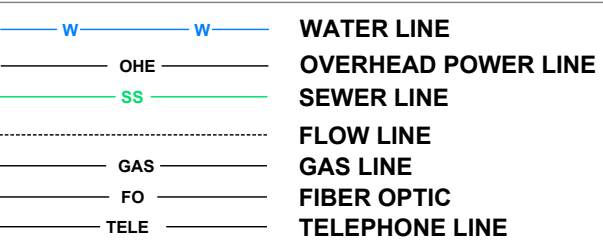
R:\SWOPE\20-156 PINE STREET TOWNHOMES (SOWDER)\CIVIL DRAWINGS\20-156PR.DWG - PLOTTED ON 11/20/2024 12:59:46 PM @ A SCALE OF 1:1 TO AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY PAUL SIMS

UTILITY PLAN LEGEND

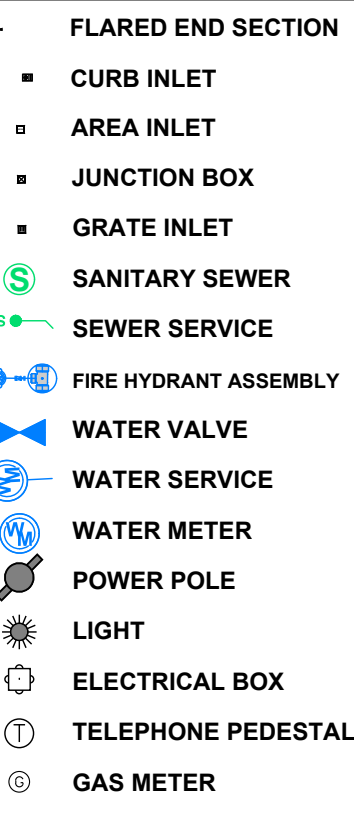
FEATURE LINES



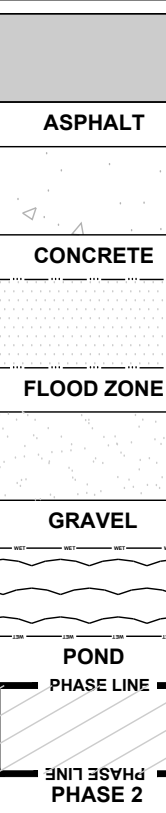
UTILITY LINES



SYMBOLS



HATCHES



THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

ALL WATER AND SEWER FACILITIES SHALL BE PLACED ACCORDING TO ROGERS WATER UTILITIES STANDARD SPECIFICATIONS MANUAL APRIL 16, 1997 FOR UPDATES AND REVISIONS TO THE RWU MANUAL, PLEASE VISIT [HTTP://WWW.RWU.ORG/ENGINEERING.HTM](http://www.rwu.org/engineering.htm)

ALL RIM ELEVATIONS (SEWER MANHOLES AND STORM INLETS) ARE TO BE SET TO FINISHED GRADE SURFACE. IF THERE IS A DISCREPANCY BETWEEN THE FINAL GRADING AND POSTED RIMS, THE FINISHED GRADE SHALL RULE. IF THERE IS A DISCREPANCY OF MORE THAN 3" THE CONTRACTOR IS TO CONTACT THE ENGINEER OF RECORD.

IF EXISTING MANHOLE RIMS NEED TO BE ADJUSTED THE CONTRACTOR SHALL FOLLOW ROGER WATER UTILITY DETAILS (C10.6-C10.8) FOR ADJUSTING EXISTING RIM ELEVATIONS

NOTES:

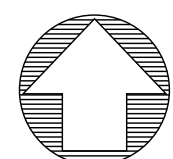
1. HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW. NO LIGHT TRESPASS WILL OCCUR ONTO ADJACENT RESIDENTIAL PROPERTIES.
2. TRASH WILL BE HANDLED BY RESIDENTIAL OWNERS TAKING TRASH BINS TO CURB SIDE.
3. ALL PUBLIC SEWER MAINS ARE TO BE SDR 26 PVC.

PROJECT ENGINEER

PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE



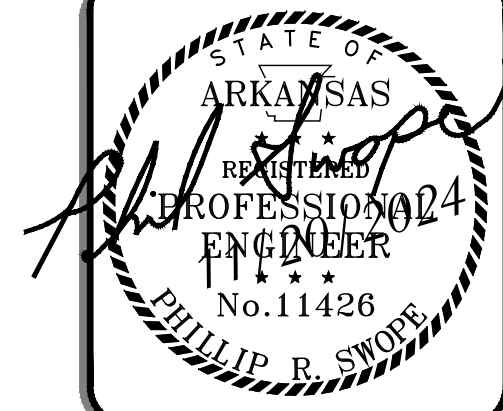
Know what's below.
Call before you dig.



GRAPHIC SCALE

1 inch = 50 feet

CITY APPROVAL STAMP

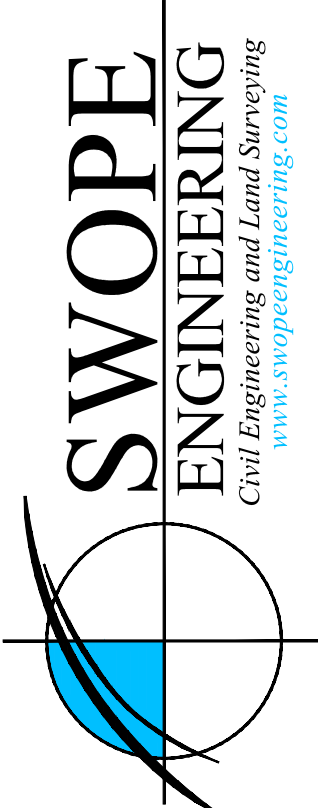


UTILITY PLAN

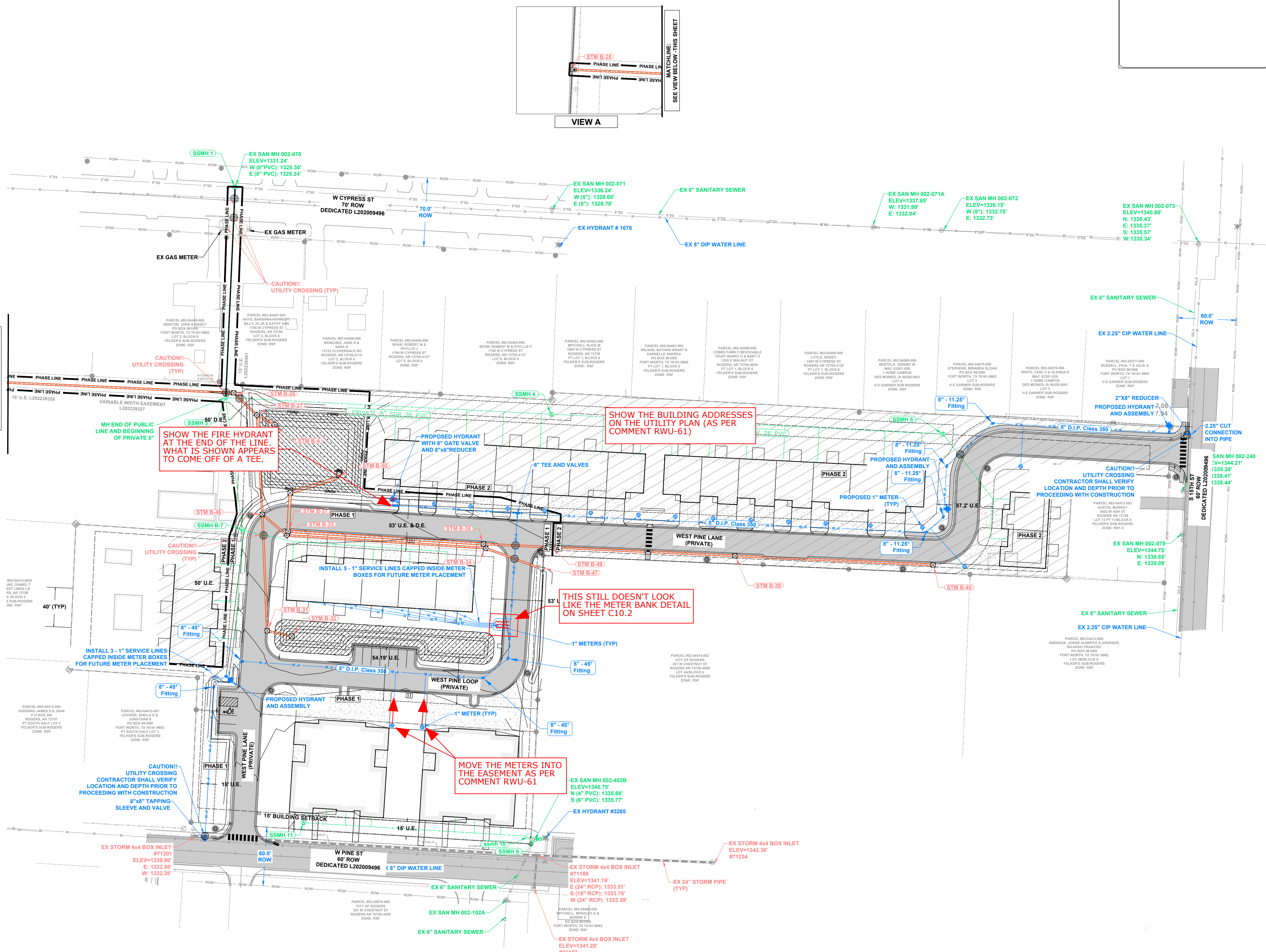
PINE STREET TOWNHOMES

LARGE-SCALE DEVELOPMENT
PINE STREET PROPERTIES LLC
W PINE ST & S 15TH ST
ROGERS, AR 72758

NO.	DATE	REVISION
1	11/20/2024	FIRST SUBMITTAL



DRYING BY:	PAUL	JOB NUMBER:	20-156
SUBMITTAL DATE:	11/20/2024	CITY NUMBER:	LSD23-0051
DRAWING NAME:	20-156PR.DWG		
SHEET NUMBER:	C5.0		



Pine Street Townhomes Plan Set.PDF.PDF Markup Summary

1 (3)



Subject:
Page Label: 1
Author:
Date: 11/27/2024 2:08:21 PM
Status:
Layer:
Space:

ENG-39

Engineering waiver request is under review. A waiver request still needs to be submitted for the minor street typical section.

Subject:
Page Label: 1
Author:
Date: 11/27/2024 2:08:27 PM
Status:
Layer:
Space:

ENG-35

If you are having issues seeing all comments left on the plans, please get in contact with the assigned planner for assistance. Previous comments from 12/6/23 not addressed in comment response letter or on plan set:

Apply for an engineering waiver from street connectivity requirements. Staff has not agreed to proposed private streets.

Minor street section requires a 5-ft sidewalk and 5-ft greenspace on all public and private streets. Sec. 14-46 (g)

Subject:
Page Label: 1
Author:
Date: 11/27/2024 2:08:27 PM
Status:
Layer:
Space:

PZ-3

Reminder to track revision dates.

3 (2)

Subject:
Page Label: 3
Author:
Date: 11/27/2024 2:08:27 PM
Status:
Layer:
Space:

ENG-15

Apply for an engineering waiver from street connectivity requirements.

Subject:
Page Label: 3
Author:
Date: 11/27/2024 2:08:27 PM
Status:
Layer:
Space:

ENG-22

Minor street section requires a 5-ft sidewalk and 5-ft greenspace on all public and private streets. Sec. 14-46 (g)

12 (1)

Subject:
Page Label: 12
Author:
Date: 11/27/2024 2:08:27 PM
Status:
Layer:
Space:

ENGDRN-52

Show the extensions on the curb inlets.

13 (2)

Subject:
Page Label: 13
Author:
Date: 11/27/2024 2:08:27 PM
Status:
Layer:
Space:

RWU-50

Since the water main won't be extended to the west, place an 8" gate valve, 8"x 6" reducer, and fire hydrant at the end of the main. (Verify this change is reflected on both the plan and profile views.) The way it is currently shown appears as though the fire hydrant is attached to a tee. (See all mark-ups on SHEET 13)

Subject:
Page Label: 13
Author:
Date: 11/27/2024 2:08:27 PM
Status:
Layer:
Space:

RWU-61

Show the building addresses on the Utility Plan. The meter bank shown on the plan doesn't look like the Meter Bank detail. There are some meters that are shown outside of the utility easement. (See all mark-ups on SHEET 13)

14 (1)

Subject:
Page Label: 14
Author:
Date: 11/27/2024 2:08:27 PM
Status:
Layer:
Space:

RWU-64

There is a sanitary sewer main crossing and a large sewer service line crossing missing from the storm sewer profiles. (See the mark-ups on SHEET 14)

16 (2)

Subject:
Page Label: 16
Author:
Date: 11/27/2024 2:08:27 PM
Status:
Layer:
Space:

ENGDRN-35

Match crowns of storm pipes where feasible.

Resolution:

Storm line A3 shows pipe crowns are not matched where the 18" meets the 24" after crossing the road.

Subject:	ENGDRN-50
Page Label: 16	
Author:	
Date: 11/27/2024 2:08:27 PM	
Status:	
Layer:	Top of pond does not match what is called out in
Space:	Drainage Report.

19 (2)

Subject:	RWU-67
Page Label: 19	
Author:	
Date: 11/27/2024 2:08:27 PM	
Status:	
Layer:	See the mark-ups on Sheets 18 & 19
Space:	

Subject:	RWU-68
Page Label: 19	
Author:	
Date: 11/27/2024 2:08:27 PM	
Status:	
Layer:	All plan submittals must include RWU's current,
Space:	unedited, Standard Water & Sewer Details. These
	are available at the RWU website. Check for
	current version (2022) from the RWU website.
	(The correct sheets were in the previous
	submittal.)

21 (2)

Subject:	ENGDRN-36
Page Label: 21	
Author:	
Date: 11/27/2024 2:08:27 PM	
Status:	
Layer:	Pond cross section does not match grading plan.
Space:	

Subject:	ENGDRN-53
Page Label: 21	
Author:	
Date: 11/27/2024 2:08:27 PM	
Status:	
Layer:	Minimum size of orifice in orifice plates is 2"
Space:	

Pine Street Townhomes Drainage Report.PDF Markup Summary

1 (1)

Subject:

Page Label: 1

Author:

Date: 11/26/2024 12:44:43 PM

Status:

Layer:

Space:

ENGDRN-2

A review of the project by the Deputy Director of Engineering will be completed. Additional comments may be added prior to the removal of this comment.



LARGE SCALE DEVELOPMENT

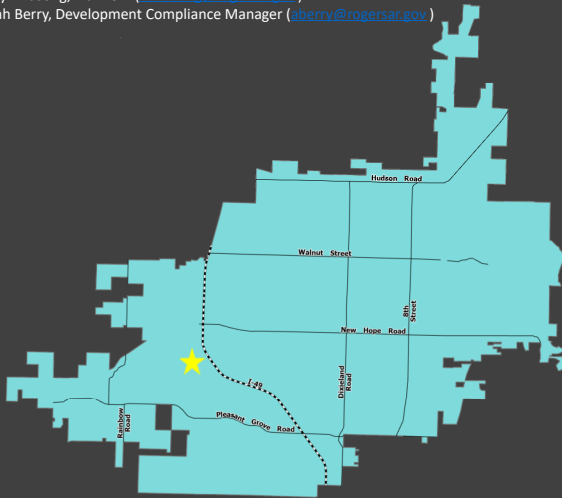
PLANNING

CORE Office Building (Applicable under Ch. 14)

Staff:

Zachery Birdsong, Planner I (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

3951 S. Pinnacle Hills Parkway

CGM Designation

Uptown Regional Center

Zoning

U-COR (Uptown Core Mixed Use)

Proposed Use

Office/Restaurant

Representative

Damon Stone, Crafton Tull

Location:

Located in west Rogers within the Uptown area.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

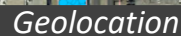
Uptown Regional Center

Growth Designation Character:

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

Allowed Zoning Districts:

U-COR, U-COM, U-ENT, U-NBT



It is at the northeast junction of West Founders Way and South Pinnacle Hills Parkway.

U-COR (Uptown Core Mixed Use)

“The purpose of the Uptown Core Mixed Use zone is to anticipate higher intensity growth within the Uptown Rogers area and to expand the core to include key locations for mixed-use development that are compatible with the vision of the Comprehensive Growth Map. The intent is to mix commercial uses with some residential and public uses. Focusing on pedestrian facilities and unique experience destinations will be a key to establishing Uptown Rogers as a place for public interaction.” Sec. 14-732(4.2)(a).

“Restaurant Full Service. A bona fide restaurant establishment where the principal business is the sale of food and beverages to guests via table service for consumption on the premises. As used in this definition, a "bona fide" full service restaurant shall have suitable kitchen facilities for cooking of complete meals.” Sec. 14-695(3)(ff)

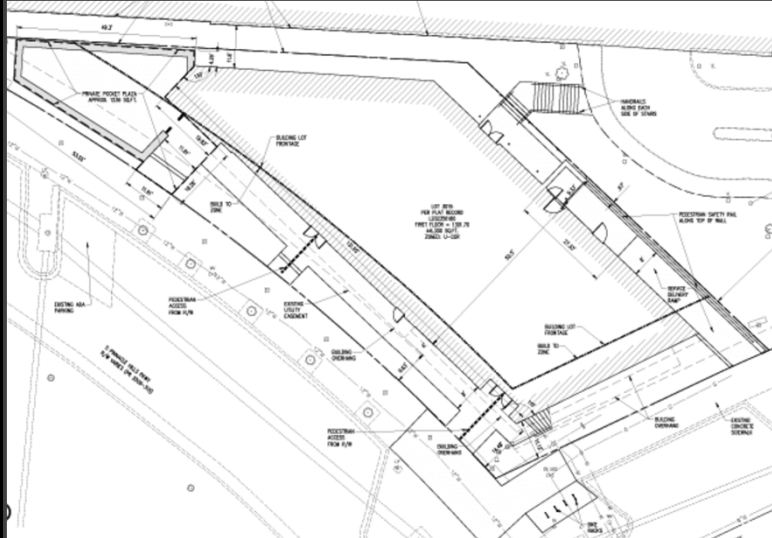
“Business and Professional Office is a secondary use classification encompassing office uses for companies and non-governmental organizations.” Sec. 14-695(3)(z)(1)



LARGE SCALE DEVELOPMENT

CORE Office Building

PLANNING



Site Plan

Request

- A proposal to develop a 6-story building for restaurant and office use on approximately .27 acres.
- This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances

Request

A proposal to develop a 6-story building for restaurant and office use on approximately .27 acres. This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances



LARGE SCALE DEVELOPMENT

PLANNING

CORE Office Building

CORE Office
Parking

Founders Plaza
Office Parking

Peak Month: MAY -- Peak Period: 2 PM, WEEKDAY																		
Land Use	Project Data		Weekday				Weekend				Weekday				Weekend			
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 2 PM	Peak Mo Adj May	Estimated d Parking Demand	Peak Hr Adj 8 PM	Peak Mo Adj December	Estimated Parking Demand
	Quantity	Unit																
Food and Beverage																		
Fine/Casual Dining Employee	6,440	sf GLA	13.25	75%	84%	8.32	ksf GLA	15.25	75%	100%	11.42	ksf GLA	65%	99%	35	100%	100%	74
			2.25	87%	100%	1.96		2.50	87%	100%	2.18		90%	100%	12	100%	100%	15
Office																		
Office <25 ksf Reserved Employee	19,850	sf GFA empl	0.30	75%	100%	0.23	ksf GFA	0.03	75%	100%	0.02	ksf GFA	95%	100%	4	0%	100%	-
			0.00	87%	100%	0.00		0.00	10%	100%	0.00		100%	100%	-	100%	100%	-
			3.50	87%	100%	3.05		0.35	10%	100%	0.04		95%	100%	58	0%	100%	-
Office 100 to 500 ksf Reserved Employee	129,000	sf GFA emp	0.25	75%	100%	0.18	ksf GFA	0.03	75%	100%	0.02	ksf GFA	95%	100%	23	0%	100%	-
			0.00	87%	100%	0.00		0.00	10%	100%	0.00		100%	100%	-	100%	100%	-
			3.11	87%	100%	2.71		0.31	10%	100%	0.03		95%	100%	332	0%	100%	-
														Customer/Visitor	62	Customer	74	
														Employee/Resident	402	Employee/Resident	15	
														Reserved	-	Reserved	-	
														Total	464	Total	89	

Peak
Demand
Column

- Using the Urban Land Institute Shared Parking methodology, the applicant shows that the proposed development is expected to require 109 parking stalls at peak demand.
- The applicant has provided a parking plan proposing to use spaces within the parking garage located directly to the north.
- The plan shows that out of the 600 parking spaces in the parking garage, only 464 are required for both the proposed development and the Founders Plaza Office building at peak demand.

Analysis

Using the Urban Land Institute Shared Parking methodology, the applicant shows that the proposed development is expected to require 109 parking stalls at peak demand. The applicant has provided a parking plan proposing to use spaces within the parking garage located directly to the north. The plan shows that out of the 600 parking spaces in the parking garage, only 464 are required for both the proposed development and the Founders Plaza Office building at peak demand.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

All access management standards are being met.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes to address detention and water quality requirements through the use of the existing regional detention pond to the east of the project location.

FLOODPLAIN MANAGEMENT:

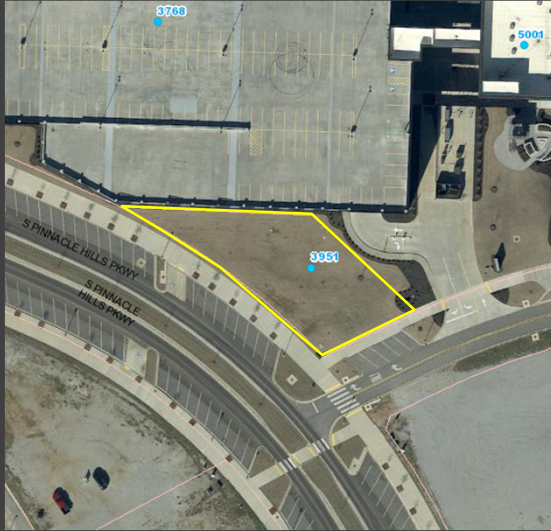
No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).



LARGE SCALE DEVELOPMENT

CORE Office Building

PLANNING



Aerial Image

Recommendation

APPROVE with the following conditions:

- That all remaining and resultant comments are satisfied before issuance of stamped construction plans.
- That a formal agreement is provided with the parking plan and that the two parking plan comments be addressed
- That a dumpster be provided on site or that another acceptable method of trash removal be proposed.

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

S. Pinnacle Hills Parkway is not in substandard condition. W. Founders Way is not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

No additional right-of-way is required or proposed for S. Pinnacle Hills Parkway and W. Founders Way

Sidewalks & Sidepaths:

There are existing sidewalks along S. Pinnacle Hills Parkway and W. Founders Way.

Trails:

Trails are neither proposed nor required.

Streetlights:

There are existing streetlights along S. Pinnacle Hills Parkway and W. Founders Way.

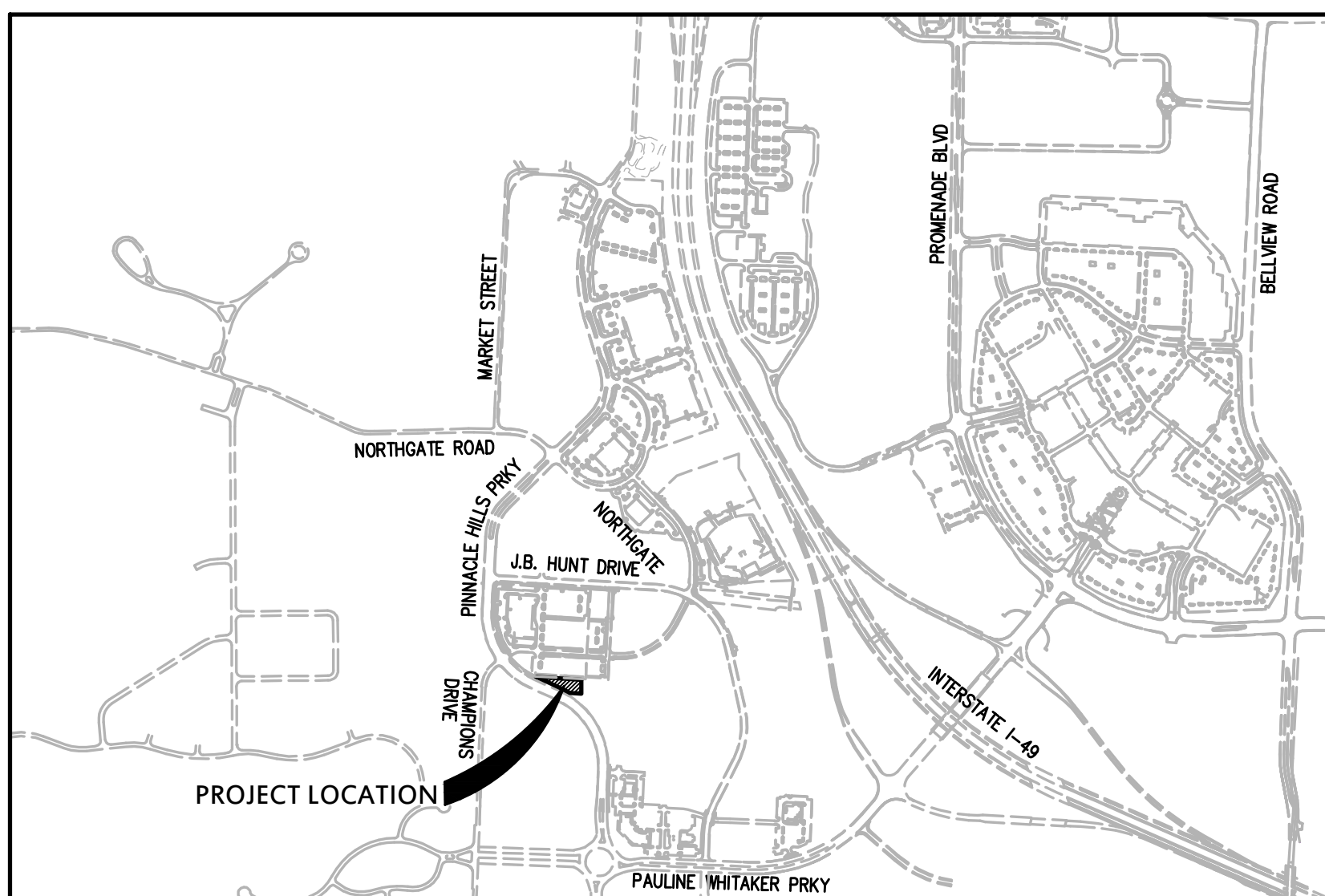
Street Trees:

Additional street trees are neither provided nor required.

LSDP Staff Recommendation

APPROVE with stated conditions.

LARGE SCALE DEVELOPMENT
CITY VIEW PROJECT: LSD24-0044



EASEMENT

CURB

INTERMEDIATE CONTOUR

INDEX CONTOUR

SANITARY SEWER LINE

GAS LINE

WATER LINE (SPECIFY SIZE & TYPE)

UNDERGROUND TELEPHONE

UNDERGROUND ELECTRIC

OVERHEAD ELECTRIC

UNDERGROUND TELEVISION

OVERHEAD TELEVISION

CHAIN LINK FENCE

WOOD FENCE

BARBED WIRE FENCE

FIBER OPTIC

RIGHT OF WAY

ROAD CENTERLINE

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

The diagram illustrates various easement symbols and abbreviations used in surveying. It is organized into a grid with two main columns. The left column lists the easement type, and the right column shows the corresponding symbol or abbreviation. The symbols include lines with specific markings (like '1206', 'SS', 'G', 'W', 'UGT', 'UGE', 'OHE', 'FO', 'UGTV', 'OHTV', 'X', '1206', '1205') and abbreviations (CURB, INTERMEDIATE CONTOUR, INDEX CONTOUR, SANITARY SEWER LINE, GAS LINE, WATER LINE, UNDERGROUND TELEPHONE, UNDERGROUND ELECTRIC, OVERHEAD ELECTRIC, FIBER OPTIC, UNDERGROUND TELEVISION, OVERHEAD TELEVISION, CHAIN LINK FENCE, WOOD FENCE, BARBED WIRE FENCE, BUILDING SET BACK, RIGHT OF WAY, PROPERTY LINE, ROAD CENTERLINE).

EASEMENT	SYMBOL
CURB	
INTERMEDIATE CONTOUR	1206
INDEX CONTOUR	1205
SANITARY SEWER LINE	SS
GAS LINE	G
WATER LINE	W
UNDERGROUND TELEPHONE	UGT
UNDERGROUND ELECTRIC	UGE
OVERHEAD ELECTRIC	OHE
FIBER OPTIC	FO
UNDERGROUND TELEVISION	UGTV
OVERHEAD TELEVISION	OHTV
CHAIN LINK FENCE	
WOOD FENCE	
BARBED WIRE FENCE	X
BUILDING SET BACK	1206
RIGHT OF WAY	1205
PROPERTY LINE	
ROAD CENTERLINE	

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL, GIBSON WALL OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, SHOWN WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATIONS(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. 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.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (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.
9. **ENERGIZED ELECTRICAL LINE SAFETY WARNINGS AND ADVANCED NOTICES.** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ARE REQUIRED TO POST THE PROJECT SIGNAGE BY THE FOLLOWING DATES FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST 11-5-307 AND 1 AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. A CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.
11. AN EASEMENT PLAN IS REQUIRED BEFORE CERTIFICATE OF OCCUPANCY.
12. .JFC 2021 503.21 DIMENSIONS: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN CONFORMANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115MM).
13. JFC 20210201 ACCESS AND LOADING: FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE APPARATUS AND EQUIPMENT. THE ACCESS SHALL BE WITH AN APPROPRIATE FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34 050 KG).
14. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF AN ITEM IS NOT DISCOVERED DURING STAFF REVIEWS, IT DOES NOT EXCUSE THE ITEM, AND THE REQUIREMENT WILL REMAIN UNTIL IT IS EITHER ADDRESSED OR A WAIVER IS SUBMITTED AND APPROVED. THIS EXTENDS BEYOND THE APPROVAL OF THE PLAN SET. IF PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, ORDINANCE REQUIREMENTS TAKE PRECEDENCE. IF CHANGES ARE REQUIRED, THEY MUST BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AT THE CITY OF ROGERS.
15. 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.
16. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

FINISHED FLOOR ELEV. BUILDING
SITE AREA: 0.275± AC. (12,039.42 SQ.FT.)
DEVELOPMENT AREA: S PINNACLE HILLS PKWY
B7Z: FRONT: 0 - 20 FT.
PEDESTRIAN PRIORITY
V FOUNDERS WAY
EXT. SIDE: 0 - 20 FT.
PEDESTRIAN PRIORITY
REAR: 0 FT.
INT. SIDE 0 FT.
SETBACK:
BUILDING SIZE: 6-STORY ±36,000 SQ. FT.
FIRST FLOOR ±6,245 SQ. FT.
IMPERMEABLE AREA: 0.262± AC. (11,387.29 SQ.FT.)
GREENSPACE: 0.143± AC. (6,238.36 SQ.FT.)
35.4% GREENSPACE
BUILDING USAGE: OFFICE/RESTAURANT
ZONING: U-COR
PROPERTY USAGE: OFFICE
BUILDING HEIGHT: BUILDING (6-STORY) ±195'-0"
BUILDING TYPE: TYPE IB (SPRINKLED)
BUILDING ADDRESS: 3951 S PINNACLE HILLS PKWY
ROGERS, AR 72758
REQUIRED PARKING: PROFESSIONAL OFFICE:
NO REQUIREMENT
TOTAL REQUIRED: 0 PARKING SPACES
BIKE PARKING REQUIRED: 7 SPACES
2 SPACES PER BIKE RACK
TOTAL REQUIRED: 4 BIKE RACKS (4)
OWNER/DEVELOPER: CORE DEVELOPMENT
5001 FOUNDERS DR., SUITE 310
ROGERS, AR 72758
479-631-2673
EMAIL: DORAHAM@CORE-ARCH.COM
CRAFTON TULL
DANIEL ELLIS P.E.
901 N. 47TH ST., SUITE 200
ROGERS, AR 72758
479-636-4838
EMAIL: DANIEL.ELLIS@CRAFTONTULL.COM

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

GAS
BLACK HILLS ENERGY
1301 FEDERAL WAY
LOWELL, AR 72745
PHONE: (888) 890-5554

ELECTRIC
CARROLL ELECTRIC CO-OP
707 S.E. WALTON BLVD
BENTONVILLE AR, 72712
PHONE: (479) 273-2421

TELEPHONE
AT&T
PHONE: (844) 723-0252

DESCRIPTION:

LOT 3D15 OF PINNACLE HEIGHTS, AS PER PLAT RECORD L202356186 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

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 05007C0207K, 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 ZONE DESIGNATION IS BASED ON THE SCALING OF THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

CONTRACTOR SHALL USE HUNT-ROGERS QUARRY FOR ALL ROCK GRANULAR BACKFILL.

LARGE-SCALE DEVELOPMENT PLANS ARE VALID FOR ONE YEAR FOLLOWING APPROVAL BY THE PLANNING COMMISSION.

Sheet List Table	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	SURVEY CONTROL SHEET
C-003	GENERAL NOTES
C-004	DEMO PLAN
C-101	OVERALL SITE PLAN
C-102	SITE PLAN
C-103	UTILITY PLAN (C)
C-104	GRADING PLAN
C-105	EROSION CONTROL – PHASE 1
C-106	EROSION CONTROL – PHASE 2
C-501	ROGERS DETAILS
C-502	STANDARD DETAILS SHT 1
C-503	STANDARD DETAILS SHT 2
C-504	EROSION CONTROL DETAILS
WD-1	RWU WATER DETAILS – SHT-1
WD-2	RWU WATER DETAILS – SHT-2
SD-1	RWU SEWER DETAILS
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2
LSD.01	BUILDING ELEVATIONS
LSD.02	BUILDING ELEVATIONS
LSD.03	BUILDING ELEVATIONS
LSD.04	STRUCTURAL WALLS PLAN
LSD.05	STRUCTURAL WALLS DETAILS

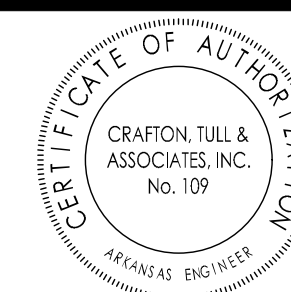
Know what's **below**.
Call before you dig.

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

THE 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.

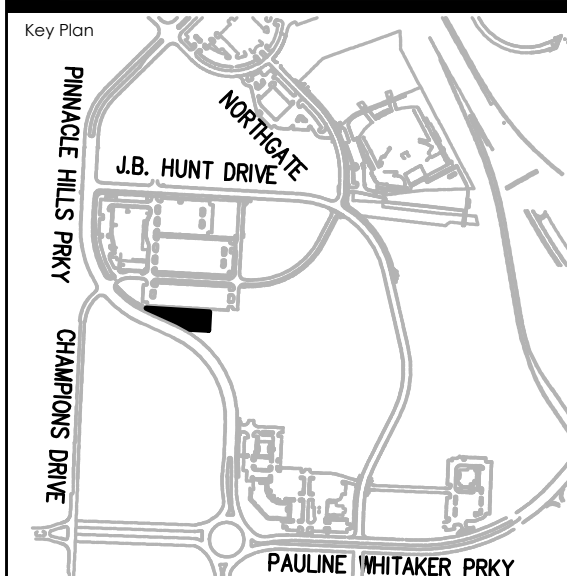
THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY REGISTERED PROFESSIONAL ENGINEERS AND/OR PROFESSIONAL GEOTECHNICAL ENGINEERS AND NECESSARY AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS. THE PLANS FROM OTHERS FOR THE RETAINING WALLS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

CERTIFICATE OF AUTHORIZATION



CORE OFFICE BUILDING
ROGERS, ARKANSAS

THIS PROJECT WITHIN
THE URDC ZONE

[illegible]

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

PROJECT NO: 23110800
ISSUE DATE: 01.26.2024
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR
REVIEW

ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER

© 2024 Crofton Tull & Associates, Inc.

COVER SHEET

C-001

November 22nd 2024

Parking Analysis

Registered Engineer
to sign and seal

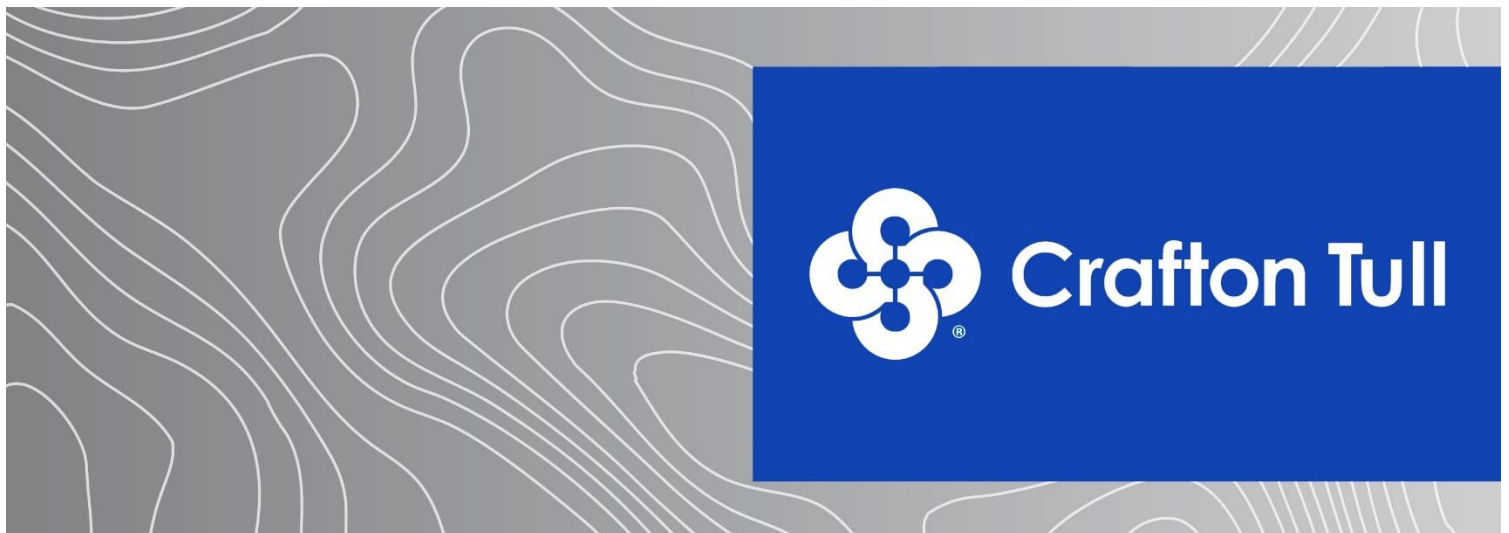
Prepared for:

Core Office Building

Submitted to:

City of Rogers
301 W Chestnut
Rogers, AR 72756

CT JOB NO. 23110800



Prepared by:  **Crafton Tull**

901 N 47th Street, Suite 400 | Rogers, AR 72756 | 479-636-4838 | www.craftontull.com

PROJECT OWNER

Core Development

PROJECT LOCATION

S. Pinnacle Hills Parkway & W. Capital Ave Rogers, AR 72758

EXISTING PARKING

The proposed CORE Office Building will be constructed adjacent to the existing Founders Plaza office building and associated parking garage. The garage primarily serves as 24/7 parking for the existing office building. The supply provided by the garage far exceeds the demand during office business hours and as such, is capable of providing **some** or all of the necessary parking demanded by the proposed CORE Office Building and is in close proximity to the project site. Additionally, a small number of on-street parking stalls are currently located along Capital Ave directly adjacent to the proposed office site and to the existing garage. The scope of this study is limited to include only the parking supply provided by the 600-stall Founders Plaza parking garage and the five stalls adjacent to Capital Ave.

SHARED PARKING METHODOLOGY

This study uses the methodology presented in the publication entitled *Shared Parking Third Edition* hereinafter referred to as “*Shared Parking*” which is published by the Urban Land Institute, ICSC, and the National Parking Association. This model has been widely accepted across the industry and has been used by cities, developers, and consultants for over 30 years. Additionally, the Excel model provided with the book was utilized to execute calculations and create the figures and tables presented in this report.

The term “Shared Parking”, as described in *Shared Parking*, refers to, “the use of a parking space to serve two or more individual land uses without conflict or encroachment.” In this scenario, the shared parking concept will be applied to the **existing office use** and **proposed office and restaurant uses**. This approach allows for the adjustment of parking ratios for each component within a mixed-use development. It evaluates parking needs based on various distinct land use ratios, considers alternative transportation options, examines captive market impacts, and accommodates fluctuations in demand across various times and seasons. By leveraging this methodology, the parking requirements for the combined uses can be more effectively managed, enhancing space efficiency and reducing overall parking demand.

This study uses the 7-step process outlined in *Shared Parking* and starts by taking the base ratios for the project's proposed land use and adjusting each ratio based on the reductions listed above. The resulting number of spaces needed is the maximum parking demand for weekdays and weekends at peak times during a peak month.

Clearly itemize in the narrative the sf breakdown used in Table 1:
CORE Bldg Fine/Casual Dining: 6,245 sf GLA
CORE Office: 29,755 sf GFA
Existing Founders Plaza Office Bldg: 129,000 sf GFA

ANALYSIS

STEP 1: GATHER AND REVIEW PROJECT DATA

The proposed project includes a 6-story office building with a restaurant use occupying the entire first floor and office space occupying the remaining floors. Please refer to Figure 1 - Site Plan for further details on the layout of this site.

STEP 2: SELECT PARKING RATIOS

Parking ratios for each use were selected. For food and beverage space, the input unit used for base calculations is the square footage of the gross leasable area (GLA). For office space, the unit is gross floor area (GFA). Both units include the exterior walls of the building and account for any less occupied space interior to the building including restrooms, storage spaces, ect. These units also differentiate between guests/visitors/restaurant patrons and employees. Table 1 below indicates all input land uses, quantities, and resulting parking ratios which represent the maximum parking demand before taking any reductions.

Table 1 – Land Use & Base Ratio Calculations

Land Use				Quantity		Maximum Parking Demand	
						Weekday	Weekend
Food and Beverage							
Fine/Casual Dining				6,245	sf GLA	83	96
Employee						15	16
Office							
Office 25 to 100 ksf				29,755	sf GFA	9	1
Reserved	weekday only =1, 24/7 2		2	0%	empl	0	0
Employee						104	11
Office 100 to 500 ksf				129,000	sf GFA	32	4
Reserved	weekday only =1, 24/7 2		2	0%	empl	0	0
Employee						402	41
SUM						645	169

STEP 3: SELECT FACTORS AND ANALYZE DIFFERENCES IN ACTIVITY PATTERNS.

Typical peak activity factors and patterns were incorporated into the model to determine which time of day would have the highest parking demand, how demand varies on weekdays versus weekends, and how demand varies from month to month. Because peak times vary based on use, the resulting maximum parking demand is lower than if the peak demand for each use was summed.

The factors for time of day, weekday vs weekend, and monthly variations for this project are modeled following the default recommendations provided by *Shared Parking* and set as defaults in the associated Excel model. Office time of day factors reflect a typical 9:00 AM to 5 PM schedule, and Fine/Casual Dining reflects an open time of 10:00 AM to 11:00 PM.

STEP 4: DEVELOP SCENARIOS FOR CRITICAL PARKING NEEDS

Based on the above noted assumptions and peak hours the model iterated a peak parking demand across all uses of the site. The peak month is December. The peak time for weekdays is 2:00 PM and the peak time for weekends is 8:00 PM. Figures 1 and 2 below indicate the demand by hour for the peak month of December.

Figure 1 - Peak Month Daily Parking Demand by Hour (Weekday)

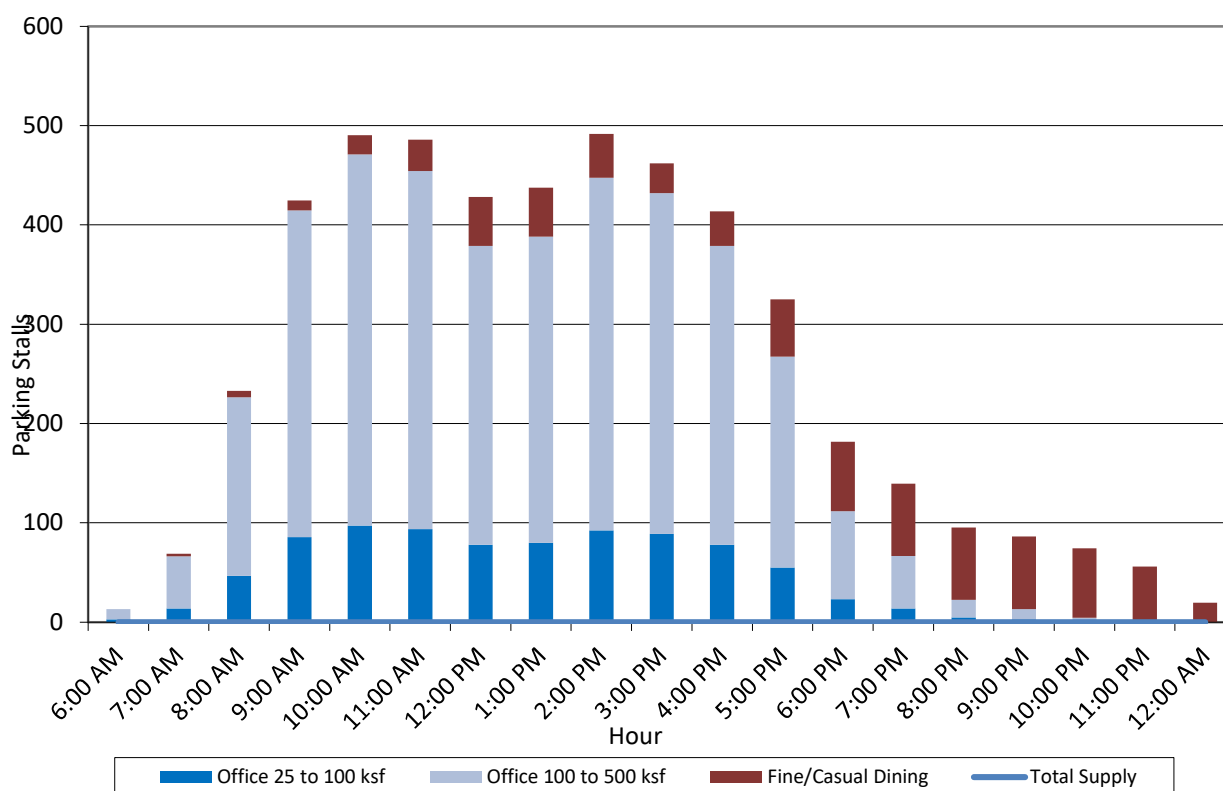
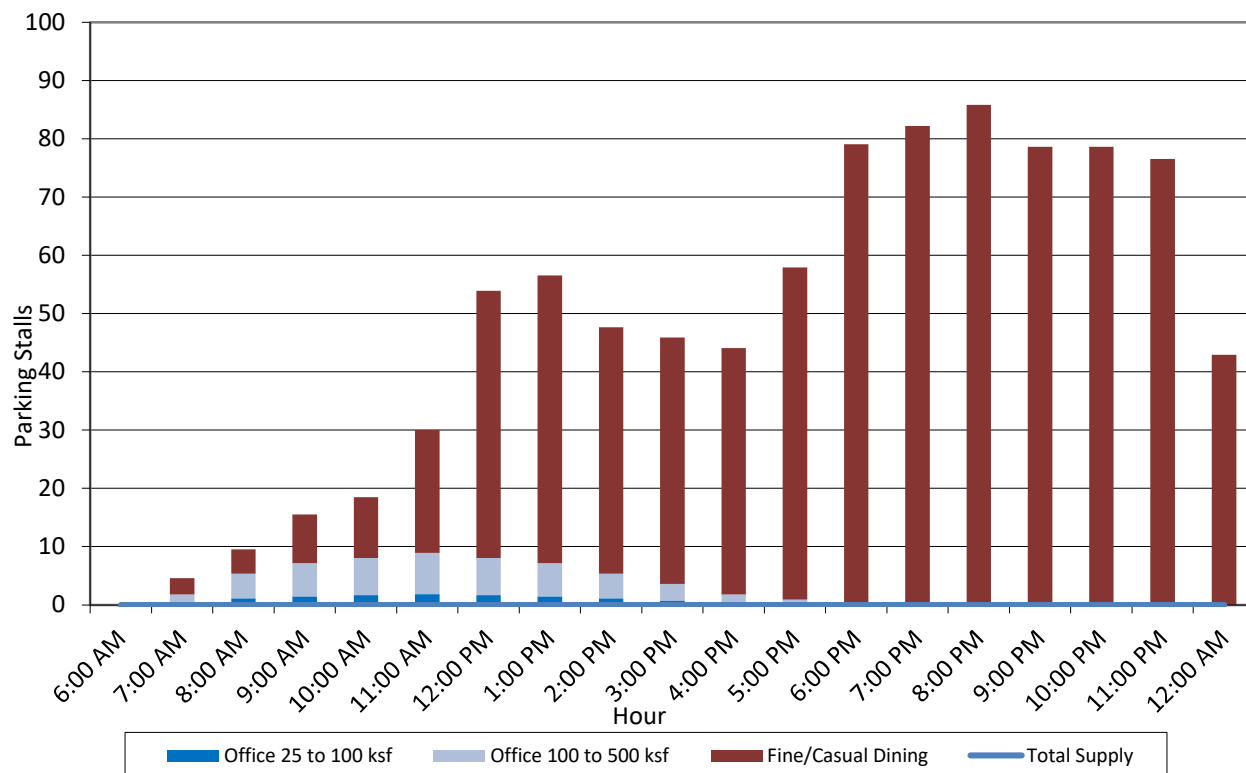


Figure 2 - Peak Month Daily Parking Demand by Hour (Weekend)



STEP 5: ADJUST MODE SPLIT FOR EACH SCENARIO

Modal Split is the percentage of people arriving at a destination in different modes of transportation. This considers those riding their bikes, walking, carpooling, using a mode of public transportation, or ride-hailing using a taxi, uber, or Lyft. These driving reductions were inserted into the model as a percentage of the base ratio. Table 2 – Driving Adjustments as shown below reflects the percentage of driving a car with no other passengers to the proposed development.

Table 2 - Driving Adjustments

Land Use	Driving Adjustments			
	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Food and Beverage				
Fine/Casual Dining	75%	75%	75%	75%
Employee	87%	87%	87%	87%
Office				
Office <25 ksf	75%	75%	75%	75%
Reserved	87%	87%	10%	10%
Employee	87%	87%	10%	10%
Office 100 to 500 ksf	75%	75%	75%	75%
Reserved	87%	87%	10%	10%
Employee	87%	87%	10%	10%

These percentages were derived directly from the data presented in *Shared Parking*. The 75% driving adjustment for dining can be found in the graph on page 56 of the *Shared Parking* publication. The 87% adjustment for service and office employees was chosen based on American commuting data on page 34 of the publication. Slight modifications were made to the office employees on weekends. This was adjusted to 10% as it was assumed the majority of the time offices would be closed on weekends.

STEP 6: APPLY CAPTIVE MARKET ADJUSTMENTS

The noncaptive ratio is an estimate of the percentage of parkers at a land use in a mixed-use development or district who are not already counted as parking at another of the land use. This allows the model to account for office employees who are already parked on site and choose to visit the restaurant without generating an additional demand for parking. The model for this site utilizes ULI's suggested noncaptive ratios for Office and Fine/Casual Dining. These inputs are shown in Table 3 below.

Table 3 - Captive Ratio Adjustments

Land Use	Captive Ratio Adjustments			
	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Food and Beverage				
Fine/Casual Dining	84%	98%	98%	100%
Employee	100%	100%	100%	100%
Office				
Office <25 ksf	100%	100%	100%	100%
Reserved	100%	100%	100%	100%
Employee	100%	100%	100%	100%
Office 100 to 500 ksf	100%	100%	100%	100%
Reserved	100%	100%	100%	100%
Employee	100%	100%	100%	100%

STEP 7: CALCULATE REQUIRED PARKING

Based on the analysis, a total of 464 parking stalls are required during the peak scenario (refer to Table 4 – Shared Parking Peak Demand Summary). This demand is comfortably met by the available supply of the Founders Plaza parking garage which supplies 600 stalls. Additionally, it is important to note that this peak demand represents only a single hour of the entire year. On average, the site's parking needs are expected to be significantly lower.

Table 4 – Shared Parking Peak Demand Summary

Peak Month: MAY -- Peak Period: 2 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 2 PM	Peak Mo Adj May	Estimated Parking Demand	Peak Hr Adj 8 PM	Peak Mo Adj December	Estimated Parking Demand
	Quantity	Unit																
Food and Beverage																		
Fine/Casual Dining Employee	6,440	sf GLA	13.25 2.25	75% 87%	84% 100%	8.32 1.96	ksf GLA	15.25 2.50	75% 87%	100% 100%	11.42 2.18	ksf GLA	65% 90%	99% 100%	35 12	100% 100%	100% 100%	74 15
Office																		
Office <25 ksf Reserved Employee	19,850	sf GFA empl	0.30 0.00 3.50	75% 87%	100% 100%	0.23 0.00 3.05	ksf GFA	0.03 0.00 0.35	75% 10%	100% 100%	0.02 0.00 0.04	ksf GFA	95% 100% 95%	100% 100% 100%	4 - 58	0% 100% 0%	100% 100% 100%	- - -
Office 100 to 500 ksf Reserved Employee	129,000	sf GFA emp	0.25 0.00 3.11	75% 87%	100% 100%	0.18 0.00 2.71	ksf GFA	0.03 0.00 0.31	75% 10%	100% 100%	0.02 0.00 0.03	ksf GFA	95% 100% 95%	100% 100% 100%	23 - 332	0% 100% 0%	100% 100% 100%	- - -
															Customer/Visitor	62	Customer	74
															Employee/Resident	402	Employee/Resident	15
															Reserved	-	Reserved	-
															Total	464	Total	89
Shared Parking																		
															Reduction	24%		47%

CONCLUSION

Using the Urban Land Institute's Shared Parking Excel Model and following the guidelines laid out in *Shared Parking Third Edition*, it was calculated that the peak parking demand upon the Founders Plaza parking garage and on street parking area is 464 stalls in the proposed condition of the site. The garage provides 600 stalls and the on street parking provides 5 additional stalls directly adjacent to the proposed building on Capital Ave. The entire Excel model for this report is located in the Appendix. A parking map has also been included with this report as supporting documentation.

Should you have any questions or require any additional information, please feel free to contact us at your convenience.

Sincerely,

Crafton, Tull & Associates, Inc.

Evan McMahon, E.I.
Civil Project Manager

Project: Core Office Building
Description: Office and Restauraunt Uses

Shared Parking Demand Summary																				
Peak Month: MAY -- Peak Period: 2 PM, WEEKDAY																				
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend				
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking		
	Quantity	Unit											2 PM	May	Demand	8 PM	December	Demand		
Food and Beverage																				
Fine/Casual Dining	6,440	sf GLA	13.25	75%	84%	8.32	ksf GLA	15.25	75%	100%	11.42	ksf GLA	65%	99%	35	100%	100%	74		
Employee			2.25	87%	100%	1.96		2.50	87%	100%	2.18		90%	100%	12	100%	100%	15		
Office																				
Office <25 ksf	19,850	sf GFA	0.30	75%	100%	0.23	ksf GFA	0.03	75%	100%	0.02	ksf GFA	95%	100%	4	0%	100%	-		
Reserved		empl	0.00	87%	100%	0.00		0.00	10%	100%	0.00		100%	100%	-	100%	100%	-		
Employee			3.50	87%	100%	3.05		0.35	10%	100%	0.04		95%	100%	58	0%	100%	-		
Office 100 to 500 ksf	129,000	sf GFA	0.25	75%	100%	0.18	ksf GFA	0.03	75%	100%	0.02	ksf GFA	95%	100%	23	0%	100%	-		
Reserved		emp	0.00	87%	100%	0.00		0.00	10%	100%	0.00		100%	100%	-	100%	100%	-		
Employee			3.11	87%	100%	2.71		0.31	10%	100%	0.03		95%	100%	332	0%	100%	-		
															Customer/Visitor		62	Customer		74
															Employee/Resident		402	Employee/Resident		15
															Reserved		-	Reserved		-
															Total		464	Total		89

Shared Parking Reduction 24% 47%

Project: Core Office Building
Description: Office and Restauraunt Uses
Projected Parking Supply: 605

Land Use	Quantity		Maximum Parking Demand	
			Weekday	Weekend
Food and Beverage				
Fine/Casual Dining	6,440	sf GLA	86	99
Employee			15	17
Office				
Office <25 ksf	19,850	sf GFA	6	1
Reserved weekday only =1, 24/7 2 2	0%	empl	0	0
Employee			70	7
Office 100 to 500 ksf	129,000	sf GFA	32	4
Reserved weekday only =1, 24/7 2 2	0%	empl	0	0
Employee			402	41
SUM			611	169

i. For determination of percent to be reserved

Project: Core Office Building
Description: Office and Resturaunt Uses

Projected Parking Supply: 605

Land Use	Driving Adjustments			
	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Food and Beverage				
Fine/Casual Dining	75%	75%	75%	75%
Employee	87%	87%	87%	87%
Office				
Office <25 ksf	75%	75%	75%	75%
Reserved	87%	87%	10%	10%
Employee	87%	87%	10%	10%
Office 100 to 500 ksf	75%	75%	75%	75%
Reserved	87%	87%	10%	10%
Employee	87%	87%	10%	10%

Project: Core Office Building
Description: Office and Resturaunt Uses

Projected Parking Supply: 605

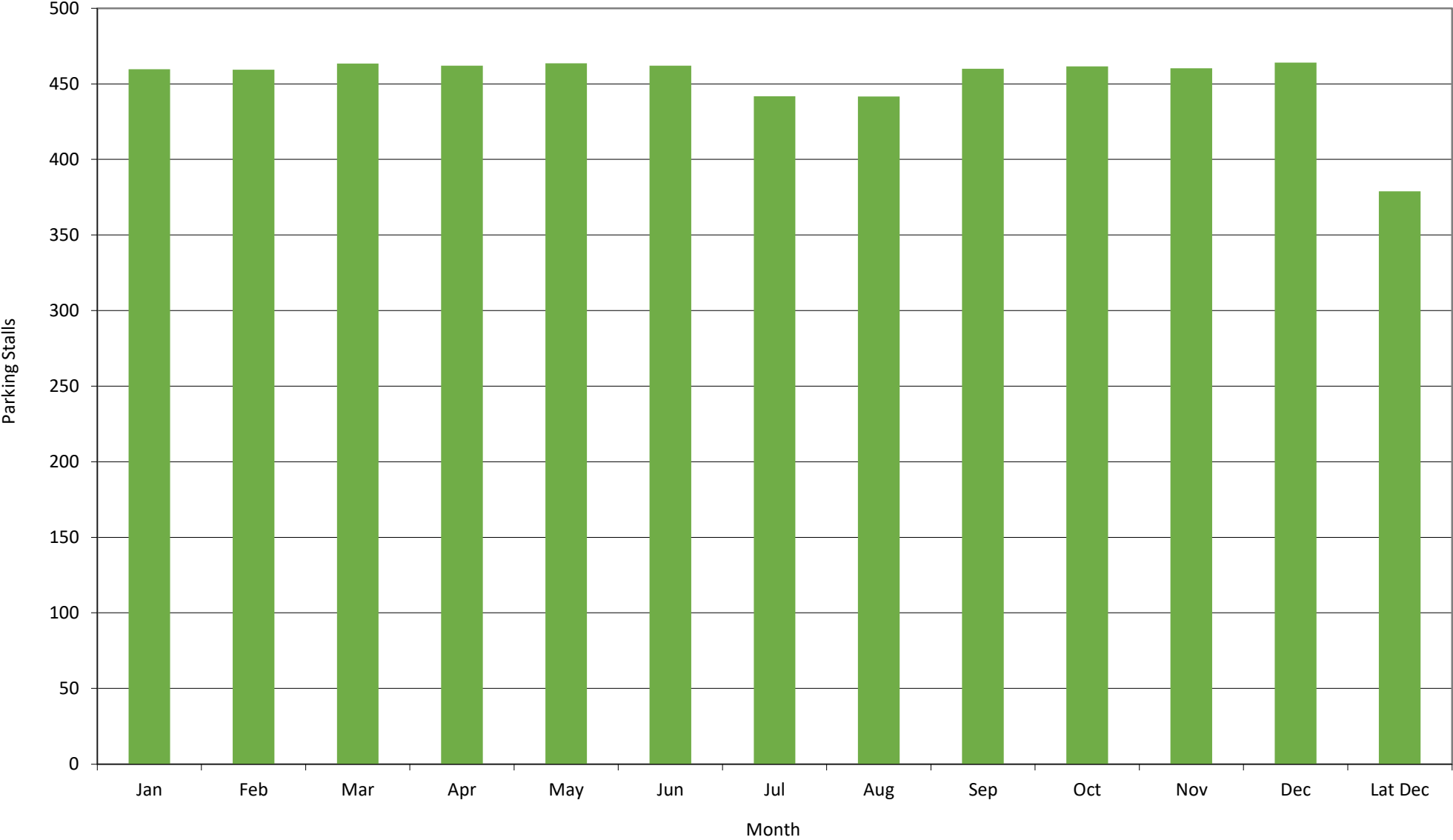
Land Use	Captive Ratio Adjustments			
	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Food and Beverage				
Fine/Casual Dining	84%	98%	98%	100%
Employee	100%	100%	100%	100%
Office				
Office <25 ksf	100%	100%	100%	100%
Reserved	100%	100%	100%	100%
Employee	100%	100%	100%	100%
Office 100 to 500 ksf	100%	100%	100%	100%
Reserved	100%	100%	100%	100%
Employee	100%	100%	100%	100%

Project: Core Office Building
Description: Office and Restauraunt Uses

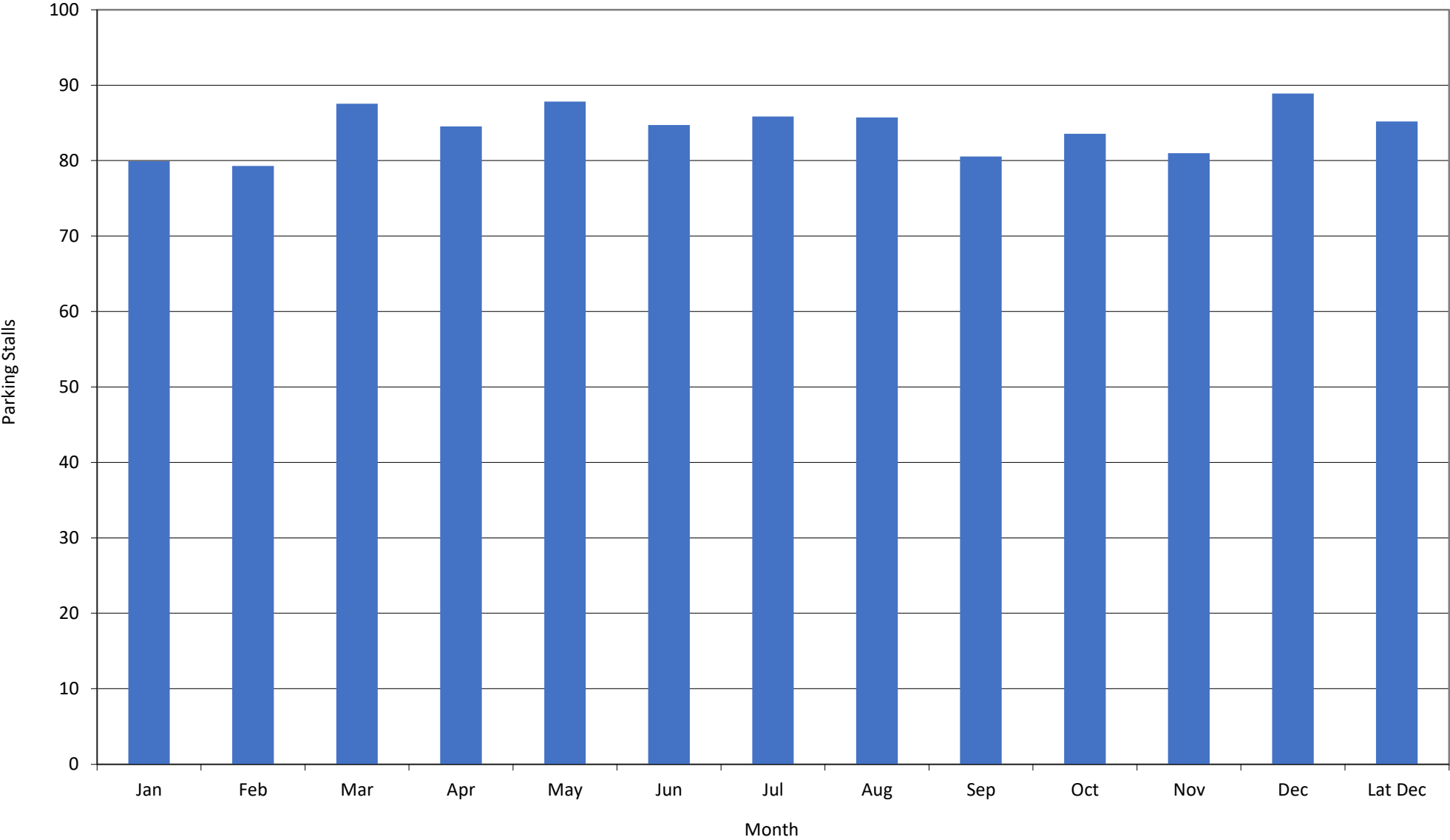
Monthly Comparison Summary								
Month	Weekday							
	Overall Pk		AM Peak Hr		PM Peak Hr		Eve Peak Hr	
	Time	Demand	Time	Demand	Time	Demand	Time	Demand
January	2 PM	460	10 AM	458	2 PM	460	6 PM	170
February	2 PM	459	10 AM	458	2 PM	459	6 PM	169
March	2 PM	463	10 AM	459	2 PM	463	6 PM	176
April	2 PM	462	10 AM	459	2 PM	462	6 PM	174
May	2 PM	464	10 AM	459	2 PM	464	6 PM	176
June	2 PM	462	10 AM	459	2 PM	462	6 PM	174
July	2 PM	442	10 AM	437	2 PM	442	6 PM	170
August	2 PM	442	10 AM	437	2 PM	437	6 PM	170
September	2 PM	460	10 AM	458	2 PM	460	6 PM	171
October	2 PM	462	10 AM	458	2 PM	462	6 PM	173
November	2 PM	460	10 AM	458	2 PM	460	6 PM	171
December	2 PM	464	10 AM	459	2 PM	464	6 PM	177
Late December	2 PM	379	11 AM	371	2 PM	379	6 PM	153

Monthly Comparison Summary								
Month	Weekend							
	Overall Pk		AM Peak Hr		PM Peak Hr		Eve Peak Hr	
	Time	Demand	Time	Demand	Time	Demand	Time	Demand
January	8 PM	80	11 AM	29	5 PM	55	8 PM	80
February	8 PM	79	11 AM	29	5 PM	54	8 PM	79
March	8 PM	88	11 AM	30	5 PM	59	8 PM	88
April	8 PM	85	11 AM	30	5 PM	57	8 PM	85
May	8 PM	88	11 AM	30	5 PM	59	8 PM	88
June	8 PM	85	11 AM	30	5 PM	58	8 PM	85
July	8 PM	86	11 AM	30	5 PM	58	8 PM	86
August	8 PM	86	11 AM	30	5 PM	58	8 PM	86
September	8 PM	81	11 AM	29	5 PM	55	8 PM	81
October	8 PM	84	11 AM	30	5 PM	57	8 PM	84
November	8 PM	81	11 AM	29	5 PM	55	8 PM	81
December	8 PM	89	11 AM	31	5 PM	60	8 PM	89
Late December	8 PM	85	11 AM	28	5 PM	58	8 PM	85

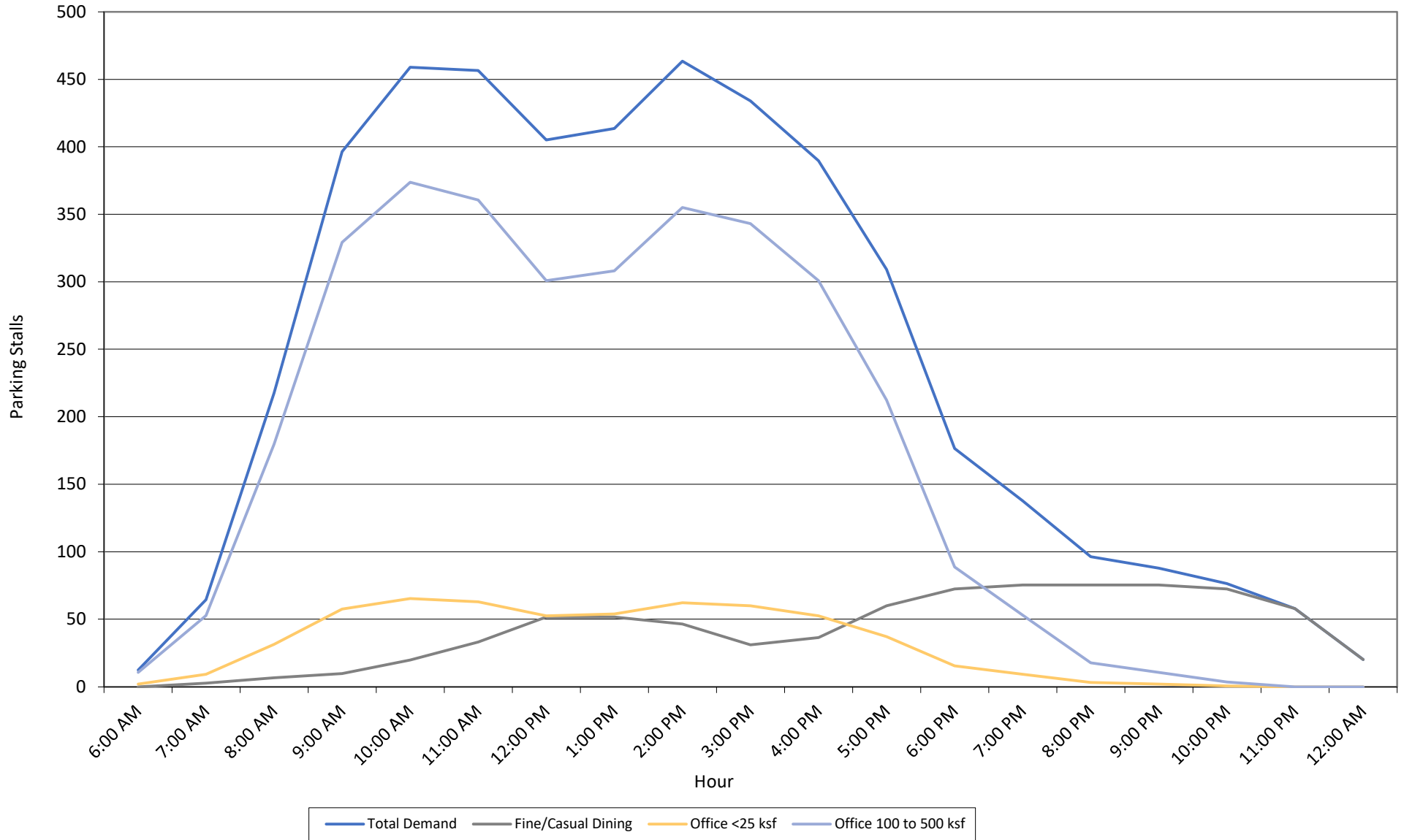
Weekday Month-by-Month Estimated Parking Demand



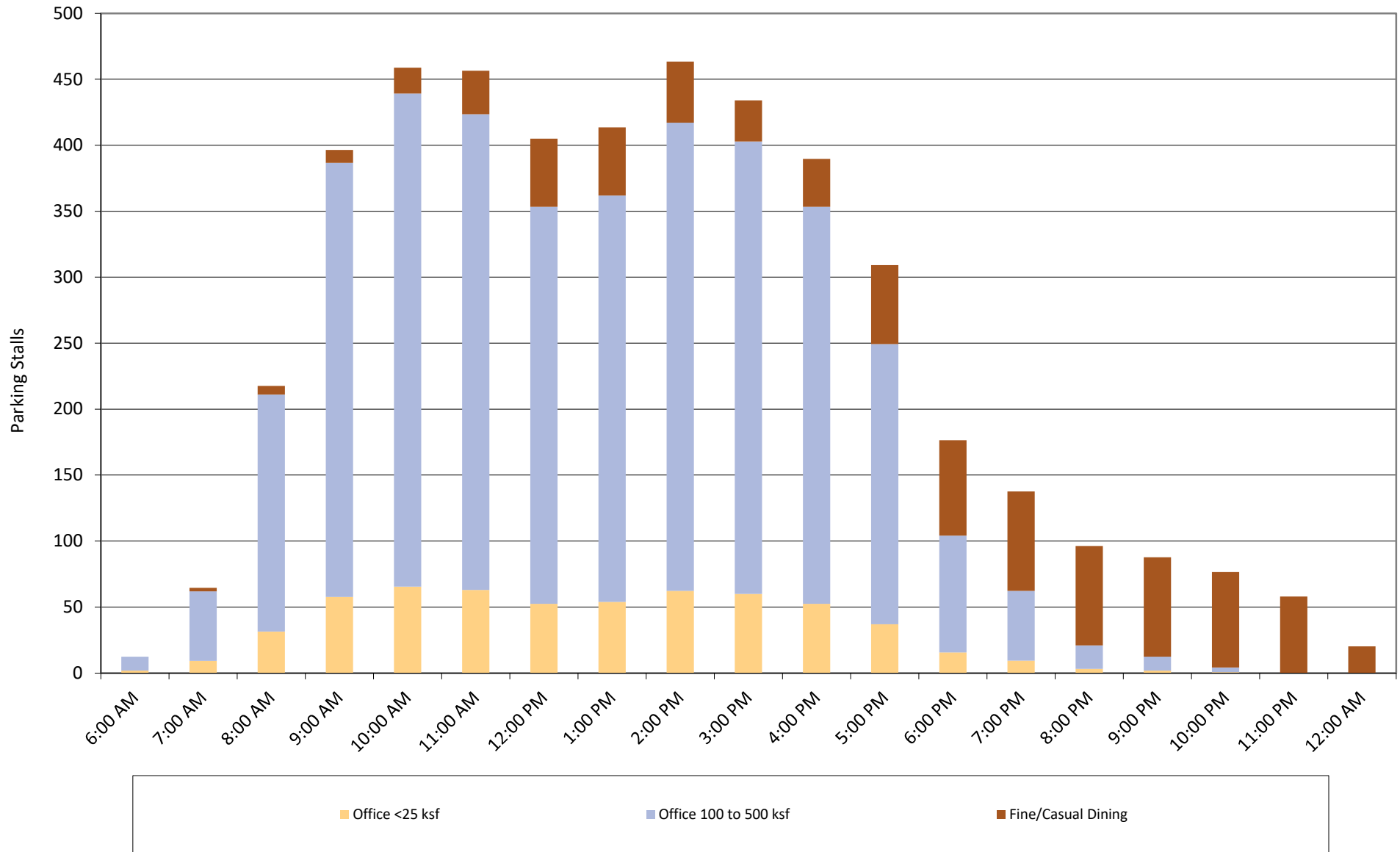
Weekend Month-by-Month Estimated Parking Demand



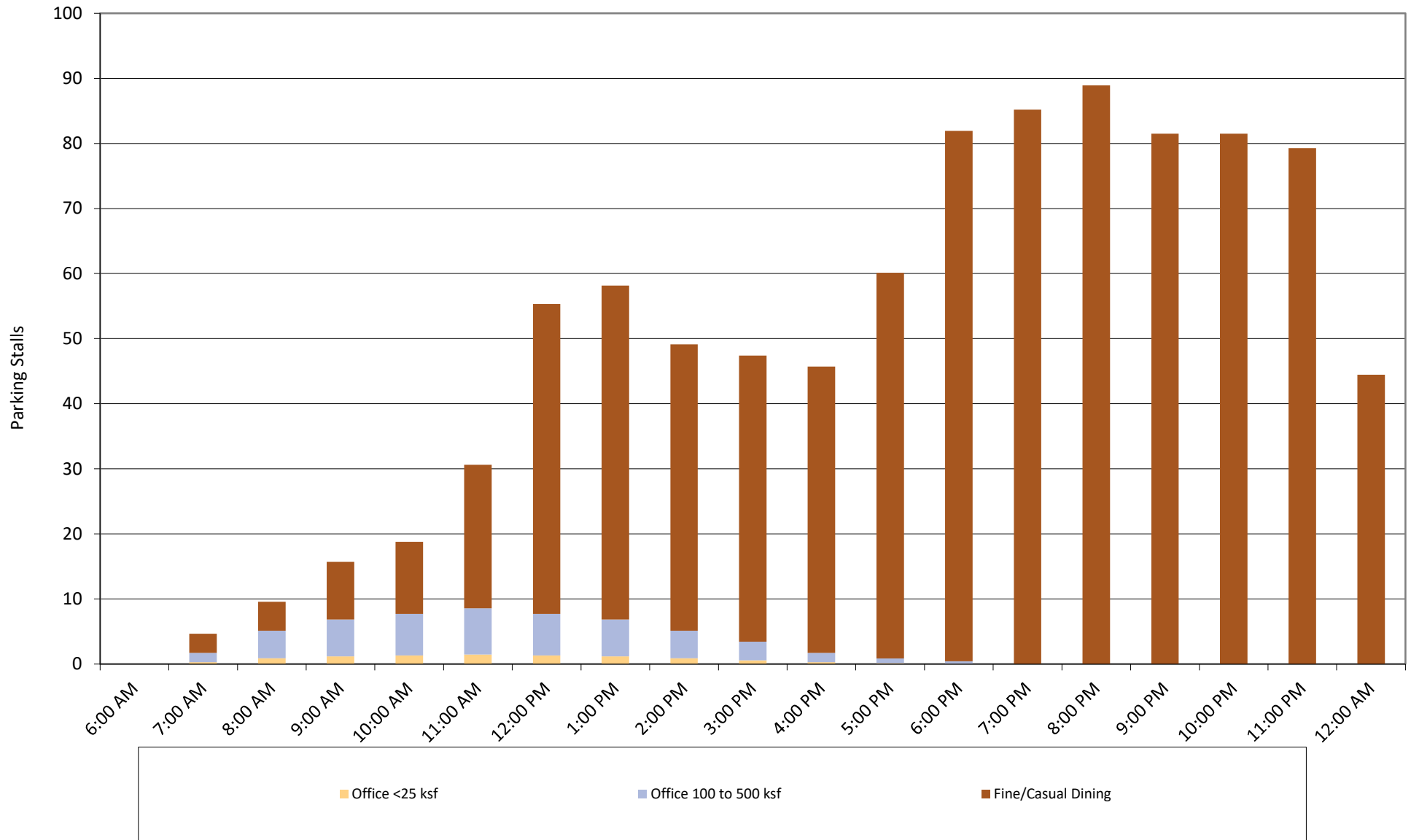
Peak Month Daily Parking Demand by Hour (Weekday)



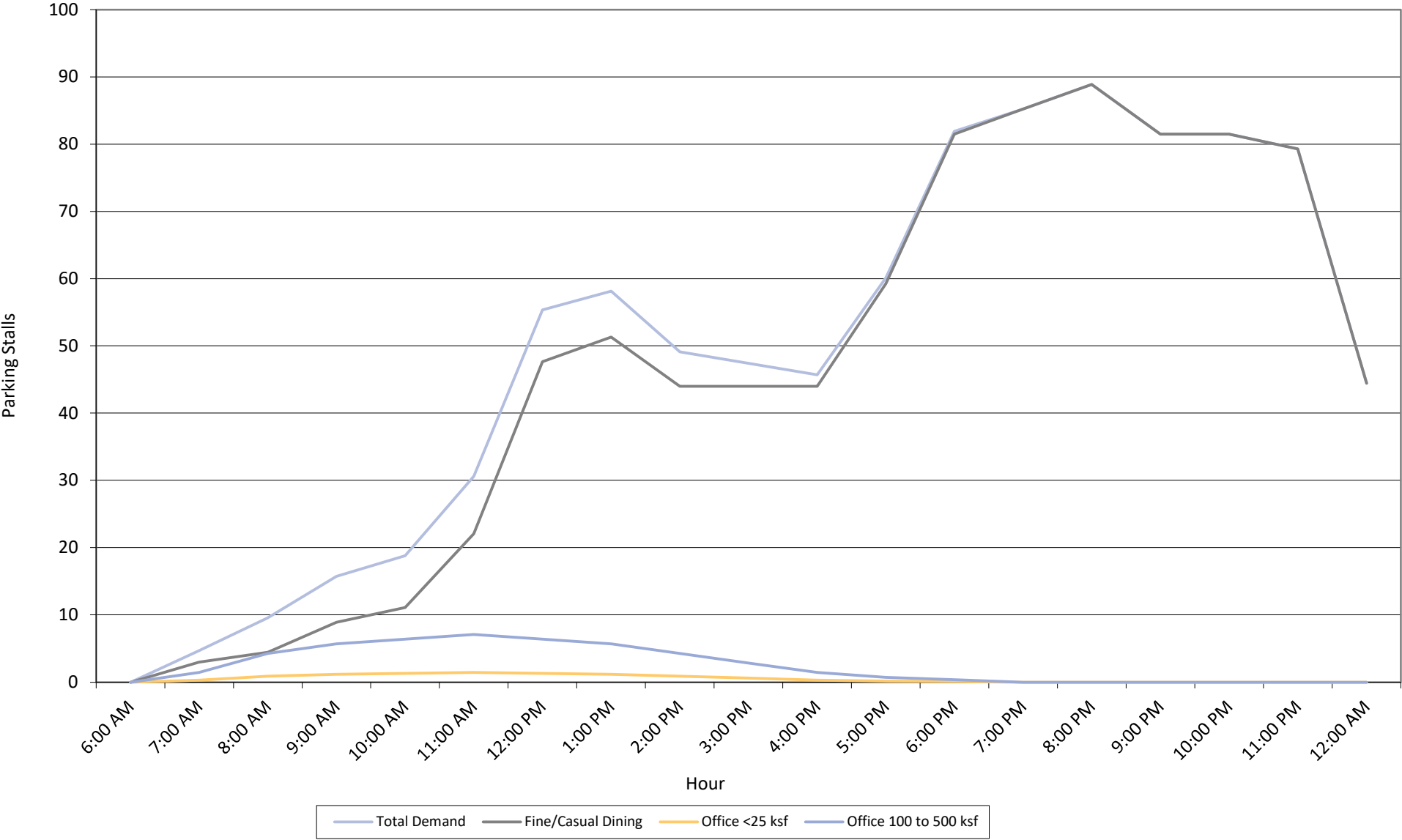
Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)



Peak Month Daily Parking Demand by Hour (Weekend)





PRELIMINARY PLAT

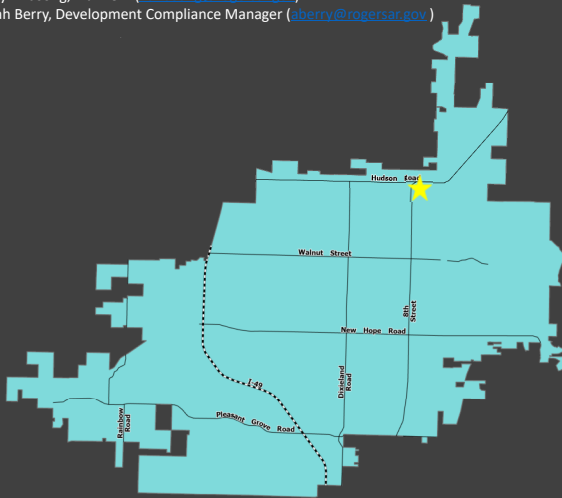
PLANNING

Gateway Plaza (Applicable under Ch. 14)

Staff:

Zachery Birdsong, Planner I (zbirdsong@rogersar.gov)

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



Location

Located at the southeast corner of W Hudson and N 8th Street

CGM Designation

Access Corridor

Zoning

C-2 (Highway Commercial)

Representative

Ali Karr, Crafton Tull

Location:

Located in northeast Rogers.

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:

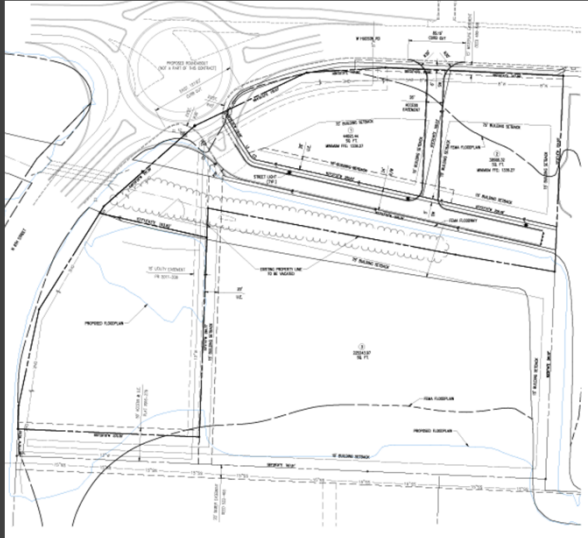
*R-MF (Residential Multi-Family), R-O (Residential Office), **C-2 (Highway Commercial)***



PRELIMINARY PLAT

PLANNING

Gateway Plaza



Site Plan

Request

- A proposed preliminary plat resulting in three lots.

Request:

A proposed preliminary plat resulting in three lots.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The private drive proposed to curb cut W Hudson Road will need to have the centerline align with the drive across the street or offset by at least 75-feet. Improvements to the signal at the intersection of W Hudson Road and N 8th Street will be required to accommodate the proposed ingress/egress to the site and will require ARDOT permitting.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant is proposing to regrade the primary channel crossing the site to create in-line storage of the runoff generated by the increase in impervious areas proposed here and in the future. A portion of the site is proposed to be graded to create a wetland area that would reconfigure the boundaries of the floodplain zone "AE" and the regulatory floodway. A third-party peer review was solicited for the hydraulics and hydrology in the HEC-RAS model submitted with the project. All comments from the third-party peer review have not been addressed and must be addressed prior to approval.

FLOODPLAIN MANAGEMENT:

A portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "AE" and has regulatory floodway. A HEC-RAS model was submitted with the project and a third-party peer review was solicited. A CLOMR will be required to be formally submitted to FEMA along with a LOMR at the end of the project. The boundaries of the 100-year WSE will need to be dedicated to the city.

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

The pavement along this site's frontage on W Hudson Road and N 8th Street is to be improved with the future roundabout at the intersection.



PRELIMINARY PLAT

Gateway Plaza

PLANNING



Aerial Image

Recommendation

APPROVE with the following condition:

- That all remaining and resultant comments are satisfied before issuance of stamped construction plans.

Connectivity Standards:

The proposed east-west street will need to be extended to meet the eastern property line. A north-south connection crossing the Zone "AE" was not desirable at this location.

Streetscape:

Right-of-Way:

- 1) The right-of-way dimensions vary along W Hudson Road and N 8th Street approaching their intersection. Right-of-way dedication at the intersection will be required at the time of closeout to accommodate for the round-about design.
- 2) A conceptual roundabout is overlaid on the plans sheets and the ingress/egress to this site at the intersection would take into account the dimensions for a roundabout.
- 3) The east-west connection will need to be dedicated as right-of-way. An additional 15-feet of right-of-way will need to be indicated on the south side of the proposed street.

Sidewalks & Sidepaths:

- 1) A 6-foot wide sidewalk is proposed along W Hudson Road.

Trails:

No additional trails or right-of-way is required to be dedicated for trails.

Streetlights:

Streetlights along the proposed right-of-way meet the standards in code. Streetlights will need to be shown along existing right-of-way. At a minimum, one will need to be provided east of the curb cut on Hudson and another one east of the intersection's ingress/egress

Street Trees:

Proposed street trees meet the requirements of code along the existing right-of-way. Street trees along the south side of the proposed right-of-way will need to be chosen from the large tree list where more greenspace can be accommodated and from the medium tree list on the north side.

LSDP Staff Recommendation

APPROVE with stated conditions.

The map shows the Cedar Heights, Timberidge, and Roselawn areas. Major roads include W Hudson Rd (102), N 2nd St (265), N 6th St (94), and N 8th St (94). A shaded area with diagonal lines and an arrow pointing to it is labeled 'PROJECT LOCATION'. Other streets shown include N 1st St, N 3rd St, N 4th St, N 5th St, N 7th St, N 9th St, N 10th St, N 11th St, N 12th St, N 13th St, N 14th St, N 15th St, N 16th St, N 17th St, N 18th St, N 19th St, N 20th St, N 21st St, N 22nd St, N 23rd St, N 24th St, N 25th St, N 26th St, N 27th St, N 28th St, N 29th St, N 30th St, N 31st St, N 32nd St, N 33rd St, N 34th St, N 35th St, N 36th St, N 37th St, N 38th St, N 39th St, N 40th St, N 41st St, N 42nd St, N 43rd St, N 44th St, N 45th St, N 46th St, N 47th St, N 48th St, N 49th St, N 50th St, N 51st St, N 52nd St, N 53rd St, N 54th St, N 55th St, N 56th St, N 57th St, N 58th St, N 59th St, N 60th St, N 61st St, N 62nd St, N 63rd St, N 64th St, N 65th St, N 66th St, N 67th St, N 68th St, N 69th St, N 70th St, N 71st St, N 72nd St, N 73rd St, N 74th St, N 75th St, N 76th St, N 77th St, N 78th St, N 79th St, N 80th St, N 81st St, N 82nd St, N 83rd St, N 84th St, N 85th St, N 86th St, N 87th St, N 88th St, N 89th St, N 90th St, N 91st St, N 92nd St, 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509th St, N 510th

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	SURVEY SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102	PRELIMINARY PLAT
C-103	UTILITY PLAN
C-104	OVERALL GRADING PLAN
C-105	GRADING PLAN A
C-106	EROSION CONTROL PH.1
C-107	EROSION CONTROL PH.2
C-201	POND P&P (C)
C-202	SANITARY SEWER P&P SHT.1 (C)
C-203	SANITARY SEWER P&P SHT.2 (C)
C-501	EROSION CONTROL DETAILS SHT.1
C-502	EROSION CONTROL DETAILS SHT.2
C-503	SITE DETAILS
SD-1	RWJ SD-1
L-101	PLANTING PLAN

W. HUDSON RD,
ROGERS, AR

 LEGEND (EXISTING SYMBOLS)

	BENCHMARK		
	FOUND IRON PIPE/REBAR		
	PRIMARY CONTROL/SET MONUMENT		
	FOUND MONUMENT/ROW		
	AIR CONDITIONER		1206
	AIR RELEASE VALVE		1205
	ELECTRIC BOX/PEDESTAL		
	ELECTRIC JUNCTION BOX		
	ELECTRIC METER		
	ELECTRIC TRANSFORMER		
	FIRE DEPARTMENT CONNECTION		
	FIRE HYDRANT		
	GAS METER		
	GAS VALVE		
	GUARD POST		
	LIGHT POLE		
	POWER POLE		
	SANITARY MANHOLE		
	SANITARY SEWER CLEANOUT		
	SIGN		
	SPRINKLER HEAD		
	TELEPHONE PEDESTAL		
	TV PEDESTAL		
	WATER FAUCET		
	WATER METER		
	WATER VALVE		
	DOWN GUY		
	STORM SEWER MANHOLE		
	STORM SEWER PIPE		
			
			
	DROP/CURB INLET		
			
			
			
			
			
</			

 LEGEND (CONSTRUCT)

	SET IRON PIN	
	LIGHT POLE	
	POWER POLE	
	TELEPHONE PEDESTAL	
	TV PEDESTAL	
	MANHOLE	
	SANITARY SEWER CLEANOUT	
	GAS METER	
	GAS VALVE	
	STORM SEWER PIPE	
	STRUCTURE NUMBER	
	WATER VALVE	
	FIRE HYDRANT ASSEMBLY	
	AIR RELEASE VALVE	
	FIRE DEPARTMENT CONNECTION	
	WATER METER	
	BACK FLOW PREVENTER	
	REDUCER	
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
	EASEMENT	
	CURB	
	INTERMEDIATE CONTOUR	1206
	INDEX CONTOUR	1205
	SANITARY SEWER LINE	SS
	GAS LINE	G
	WATER LINE	W
	UGT	
	UNDERGROUND TELEPHONE	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	FO	
	FIBER OPTIC	
	UGTV	
	UNDERGROUND TELEVISION	
	CHAIN LINK FENCE	
	WOOD FENCE	
	BARBED WIRE FENCE	
	BUILDING SET BACK	
	RIGHT OF WAY	
	PROPERTY LINE	
	ROAD CENTERLINE	

 PROJECT INFORMATION

BUILDING SETBACK:	FRONT (OVERLAY) 75' INTERIOR SIDE 15' EXTERIOR SIDE 45' REAR 15'
SITE AREA:	8.11 AC. (393,454 SQ.FT.)
ZONING:	C-2
PROPERTY USAGE:	COMMERCIAL
PROPOSED LOT COUNT:	3
MAXIMUM BUILDING HEIGHT:	150' 65' FOR ACCESSORY BUILDINGS
ADDRESS:	W. HUDSON RD, ROGERS, AR
SITE OWNER:	GATEWAY PLAZA LIG, LLC 1400 W MARKHAM, SUITE 204 LITTLE ROCK, AR 72201 501-944-5858
SITE ENGINEER:	CRAFTON TULL A.KARAR P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838

 GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND FACILITIES.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. 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.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (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.
9. CONTRACTOR ELECTRICIANS, MECHANICALS, AND PLUMBERS SHALL BE RESPONSIBLE FOR ALL WORKER SAFETY AND SUBORDINATE WORKERS ASSOCIATED WITH THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR: (1) ORIENTALIZING THEMSELVES WITH, AND COMPLYING WITH, THE AND 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.

UTILITY CONTACTS

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

 FLOOD NOTE

THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0280K, EFFECTIVE DATE 06/05/2012.

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

 PROPERTY DESCRIPTION

TRACT 3A1 AND 3B1 AS PER PLAT RECORD BOOK 2016 PAGE 279 IN THE OFFICE OF
THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY

TRACT 3A1

PART OF LOT 3 OF THE BOUNDARY SURVEY LINDSEY, SEXTON, BALL AND MONTGOMERY TRACTS HIGHWAY 62 AND 102, ROGERS, ARKANSAS, AS RECORDED IN PLAT RECORD 6 AT PAGE 271, BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF TRACT #3 AS SHOWN ON SURVEY PLAT 6-271; THENCE NORTH 87°28'51" WEST A DISTANCE OF 271.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°31'14" WEST A DISTANCE OF 291.68 FEET; THENCE NORTH 80°14'42" WEST A DISTANCE OF 149.59 FEET; THENCE NORTH 79°20'08" WEST A DISTANCE OF 374.42 FEET; THENCE SOUTH 02°11'10" WEST A DISTANCE OF 43.81 FEET; THENCE NORTH 77°13'43" WEST A DISTANCE OF 163.82 FEET TO THE EAST RIGHT OF WAY OF N 8TH STREET; THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS, NORTH 32°09'22" EAST A DISTANCE OF 12.15; NORTH 48°29'28" EAST A DISTANCE OF 180.80 FEET; THENCE NORTH 64°30'23" EAST A DISTANCE OF 183.60 FEET; THENCE NORTH 86°25'31" EAST A DISTANCE OF 117.60 FEET; THENCE SOUTH 87°22'43" EAST A DISTANCE OF 264.85 FEET TO THE POINT OF BEGINNING. CONTAINING 3.25 ACRES MORE OR LESS AND SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

TRACT 3B1

PART OF LOT 3 OF THE BOUNDARY SURVEY JUNDSEY, SECTION, BALL AND MONTGOMERY TRACTS HIGHWAY 62 AND 102, ROGERS, ARKANSAS, AS RECORDED IN PLAT RECORD 6 AT PAGE 271, BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF TRACT #3 AS SHOWN ON SURVEY PLAT 6-271; THENCE NORTH 87°28'51" WEST A DISTANCE OF 271.85 FEET; THENCE SOUTH 02°31'14" WEST A DISTANCE OF 291.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°31'14" WEST A DISTANCE OF 308.62 FEET; THENCE NORTH 87°32'36" WEST A DISTANCE OF 265.08 FEET; THENCE NORTH 87°27'43" WEST A DISTANCE OF 521.93 FEET; THENCE NORTH 02°11'01" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 87°27'18" EAST A DISTANCE OF 270.30 FEET; THENCE NORTH 02°11'01" EAST A DISTANCE OF 340.58 FEET; THENCE SOUTH 79°20'08" EAST A DISTANCE OF 374.42 FEET; THENCE SOUTH 80°14'42" EAST A DISTANCE OF 149.59 FEET TO THE POINT OF BEGINNING. CONTAINING 4.34 ACRES MORE OR LESS AND SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

 SITE STABILIZATION AND CERTIFICATION

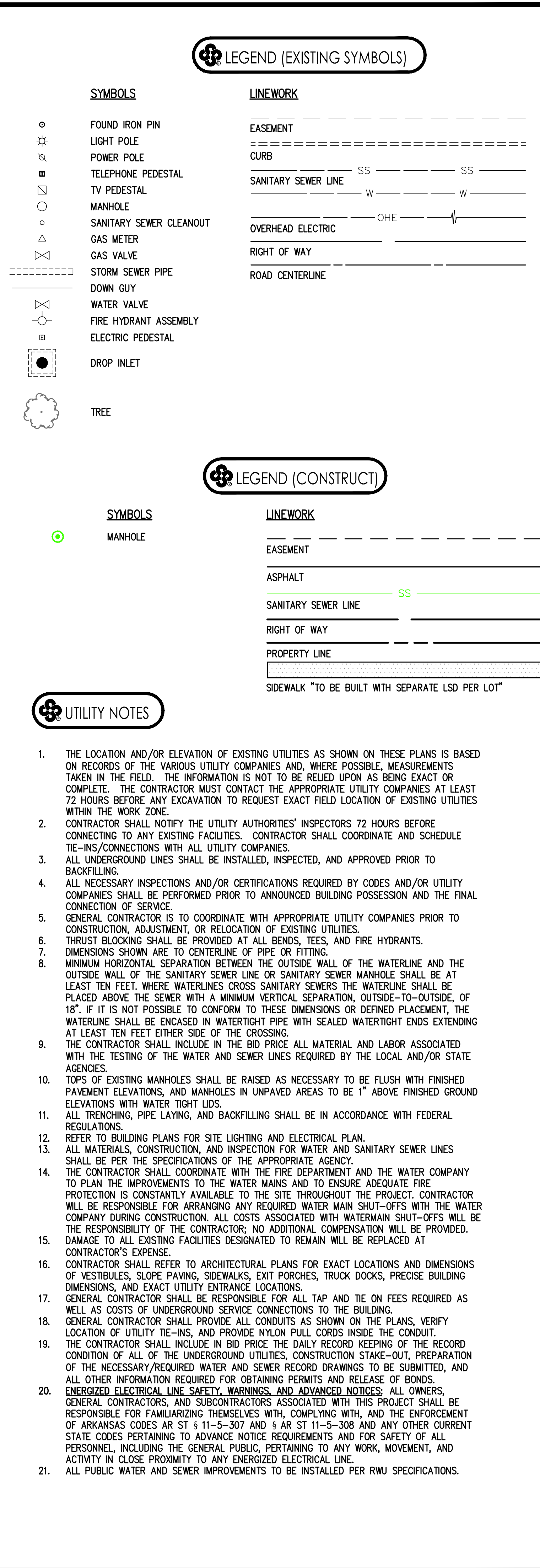
CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE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

Arkansas One Call



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





Gateway Plaza Preliminary Plat Comments - 2nd round.PDF Markup Summary

1 (3)



Subject:
Page Label: 1
Author:
Date: 9/13/2024 4:45:17 PM
Status:
Layer:
Space:

ENG-31

Geotech / soil analysis report required prior to large-scale approval.



Subject:
Page Label: 1
Author:
Date: 9/13/2024 4:45:17 PM
Status:
Layer:
Space:

ENG-34

Holdover - comment response letter says CTA to provide documentation:

Improvements to the signal will be required to accommodate entry point - coordinate with AR Department of Transportation to acquire permit to do so.

Subject:
Page Label: 1
Author:
Date: 9/13/2024 4:45:18 PM
Status:
Layer:
Space:

PZ-2

Reminder to submit revision dates.

5 (3)



Subject:
Page Label: 5
Author:
Date: 9/13/2024 4:45:17 PM
Status:
Layer:
Space:

ENG-36

East-West street will need to be extended to eastern property line - pipe stormwater and extend road to ROW.



Subject:
Page Label: 5
Author:
Date: 9/13/2024 4:45:17 PM
Status:
Layer:
Space:

ENG-37

A waiver request will need to be proposed/presented for review in regards to the following comments, building streets to city standards is required by code:

Provide City of Rogers' street construction details. Private streets must be built to city standards - use minor street classification and standard detail.

Verify that streets are designed per MSP typical street section.

Include pavement section of each street or street classification.



Subject:
Page Label: 5
Author:
Date: 9/13/2024 4:45:17 PM
Status:
Layer:
Space:

PZ-6

State overlay district with C-2 zoning. Update on all relevant pages.

7 (2)

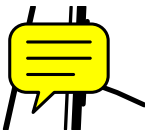


Subject:
Page Label: 7
Author:
Date: 9/13/2024 4:45:17 PM
Status:
Layer:
Space:

F-1

D103.4 Dead-end fire apparatus access roads in excess of 150' shall be provided with width and turnaround provisions in accordance with table D103.4.

If the entire length of the proposed roadway is needed for fire access a turn around will be required.



Subject:
Page Label: 7
Author:
Date: 9/13/2024 4:45:17 PM
Status:
Layer:
Space:

F-2

None of the proposed roads meet the requirements for aerial access width. Without additional access, buildings will be limited to below 30ft in height.



Subject:
Page Label: 16
Author:
Date: 9/13/2024 4:45:17 PM
Status:
Layer:
Space:

ENG-35

Include Major Arterial detail and indicate 6-ft of greenspace required for Hudson.



Subject:
Page Label: 16
Author:
Date: 9/13/2024 4:45:17 PM
Status:
Layer:
Space:

ENG-38

Aggregate base/ACHM surface measurements should meet city standards.

Gateway Plaza Drainage Report Comments - 2nd round.PDF Markup Summary

5 (1)	
Subject: Page Label: 5 Author: Date: 9/13/2024 4:45:09 PM Status: Layer: Space:	ENGDRN-3 Provide details/profiles of the proposed pond.
37 (1)	
 Subject: Page Label: 37 Author: Date: 9/13/2024 4:45:09 PM Status: Layer: Space:	ENGDRN-8 Drainage area map appears to call out a lot of undeveloped land that does have impervious surface and development on it. Please revise the map to include the developments in the red mark ups.
137 (1)	
Subject: Page Label: 137 Author: Date: 9/13/2024 4:45:09 PM Status: Layer: Space:	ENGDRN-7 Extend table to show when water surface elevations return to starting elevation.

1D BLE Hydraulic Checklist

1. Model Flooding Source(s)	Turtle Creek Tributary 1A		4. Description of materials reviewed	Only the hydraulic model within the project limits (XS 3722 to 1901) was reviewed. However some comments extend outside of these limits as they are relevant to the entire reach. Mapping and revised hydrology were not reviewed by WWE. Mapping can be reviewed if CAD/terrain and shapefiles are submitted.	
2. Modeler	Crafton Tull				
3. Final Approver & Date					
5. Reviewer & Date (list all reviews completed before final approval)	Nicholas Sidor	05/23/2024			

Num	Question or Direction	Definition	NR/Pass/Fail	Comments
1	Hydraulic			- Mapping extends into FIRM Panel 05007C0260K so this should also be included in the hydraulics report
2	Is the correct version of HEC-RAS used?	HEC-RAS	Pass	Hydraulic model uses HEC-RAS 5.0.7
3	Are all plan/geometry/flow/stream name conventions correct?	Cleaning up the subfolders (within file path of each model) and deleting unnecessary/useless files to minimize how much space is needed for external submission	Pass	Good
4	Does the flow used in the hydraulic model match with the approved discharges for all recurrence intervals?		Fail	- A hydrology CLOMR will need to be submitted for approval of the revised flows - See notes that have been submitted with this checklist for a recommendation of additional plans to include and what each plan should use.
5	Does the model extend up to scoped limit of study?	Top of reach needs extending to make sure it is past the effective Flood Hazard Area shapefile Make sure that all appropriate rivers/reaches in the domain are included	Fail	- Model studied between XS 3722 and 1901 (project limits). This is fine but the effective mapping for this entire reach will need to be updated because of the revised hydrology.

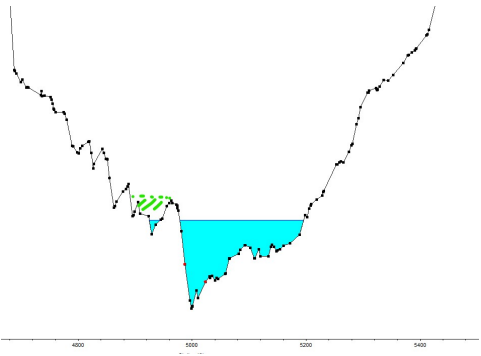
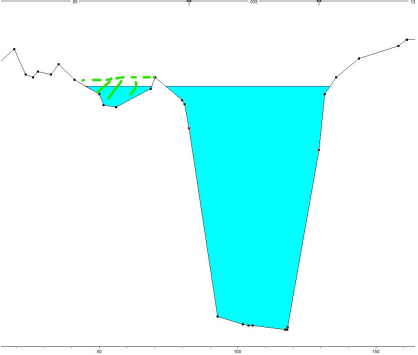
1D BLE Hydraulic Checklist

Num	Question or Direction	Definition	NR/ Pass/Fail	Comments
6	Is the starting boundary condition reasonable?	Use normal depth See if there is an enhanced tie in -> check critical depth values	Pass	DEM uses a Known WSEL and CEM/PCM use a normal depth that is in relative agreement with the terrain
7	Does the model run?		Pass	All models run
9	Is the model run in the subcritical flow regime?	Mixed or Supercritical for concrete lined channels only	Pass	Yes, all models run in subcritical
10	Cross section reasonable? General Spacing Guidelines: - Where change in XS area or shape, roughness, and bed slope - Normal to flow lines - Significant changes in conveyance (width, depth, n values) - Four cross sections at bridges - All control sections - Below a confl. on main stream and above confl. on the tributary - Generally more XS needed in urban areas, steeper slopes, and smaller streams - Generally XS spacing should be less than 500 ft – check reasonableness if greater. - Reasonable bank stations, typically below 100-yr WSEL		Fail	- The channel reach lengths for the study area are all less than 500' so this is good - The LOB, Channel, and ROB reach lengths are the same across the individual cross sections so this should be corrected - River stationing should be updated so that it agrees with the channel reach length - PCM: XS 2564 to XS 2092 bank stations should be revised so they are placed inside the 100-year floodplain - CEM: XS 2564 to XS 2562 bank stations should be revised so they are placed inside the 100-year floodplain
11	Cross-sections should not intersect with each other?		Pass	Good
12	Does any cross-section intersect the stream centerline more than once?		Pass	Good
13	Do any cross sections intersect the stream at an angle greater than 30 degrees?		Pass	Good

1D BLE Hydraulic Checklist

Num	Question or Direction	Definition	NR/ Pass/Fail	Comments
14.	Are bridges/culverts reasonably modeled?	Start by placing XS on top of structure embankment. If results are not reasonable, remove XS on top of embankment and model using ineffective flows upstream and downstream.	Check	- Culvert entrance and exit loss coefficients of 0.4 and 1.0 are reasonable - Confirm that culvert #1 has a span of 7' and a rise of 4' while culverts 2 and 3 have a span of 6' and a rise of 4'
18	Are the left overbank, right overbank and centerline distances different and reasonable?		Fail	These values are the same across each individual cross section. Flow paths can be drawn in RAS Mapper and then the overbank reach lengths can be updated. The cross section stream stations should be updated to reflect the cross section distance along the stream centerline. This will also create agreement between the cross section stationing and centerline distances.

1D BLE Hydraulic Checklist

Num	Question or Direction	Definition	NR/ Pass/Fail	Comments
20	Are ineffective and blocked obstructions used reasonably in the model?	Use ineffective areas for structures, backwater areas, and locations where significant flow cannot access. Use blocked obstructions for lakes/ponds that do not actively convey flow.	Fail	- CEM & PCM XS 3722 should use an ineffective area on the left side  - CEM & PCM XS 3202 should use an ineffective area on the left side  - CEM & PCM XS 2090: Distance to upstream XS from structure is 31.6' so at a 1:1 ratio, the ineffective area distance should be about 63'. It is currently modeled at 74' so the ineffective bounds should be brought inward. Additionally, it is good practice to keep the bank stations inside the ineffective flow area so the bank stations should also be brought inward. - CEM & PCM XS 2090: Ineffective area upstream of a structure should be permanent ineffective - CEM & PCM XS 1901: Distance from the downstream end of the culvert to XS 1901 is roughly 75'. Ineffective flow areas are spaced at 68' which is very close. However, it is good practice to have the bank stations be outside the ineffective flow area so it is recommended the right ineffective be moved outward from station 5033.42 to 5040.42

1D BLE Hydraulic Checklist

Num	Question or Direction	Definition	NR/ Pass/Fail	Comments
22	Are the n values used in the model reasonable?	Confirm that all manning's n values for channel are consistent (typically 0.035) Check that project specific manning's values are correct in RAS Mapper	Fail	The "hydraulic analysis" section of the report states a channel manning's n of 0.035 is used. This is consistent with the DEM however, the CEM and PCM have a channel manning's n of 0.032, 0.035, and 0.05. Updated the channel manning's n for these models to be 0.035.
23	Are there any extended cross sections (100YR and 500YR)		Pass	Good
24	Are the exp/cont. coefficients correct around structures (do not adjust elsewhere)	Check that the upstream XS ineffective is permanent and downstream XS ineffective is temporary	Pass	Good
25	Have any areas of split flow been identified?		NR	Not relevant
28	Do any profiles cross one another?		NR	Only 100-yr profile studied. There are no significant hydraulic jumps in the floodplain profile so this is good.
29	Are non-levee features correctly modeled?		NR	Not relevant
32	Are there any major modeling issues/problems?	Make sure that downstream tie ins are correct for 1% and 0.2% Make sure the terrain has been properly cut for all the XS	Fail	CAD/terrain files and inundation mapping should be submitted if WWE is to check that no major errors exist.
41	Is the rough cut mapping for the 100yr and 500yr floodplain reasonable? Floodplain should not be cut off at the 500yr	Abnormally thin floodplains and disconnected streams at 1% need to be corrected. Typical reasons for problem: Sparse cross section placement, Manning's n selection is too low, Flows are too low	Fail	Need shapefiles of the 100-yr boundary to be submitted if we want to check top width comparison. Looking at the hydraulic workmap, the proposed floodplain boundary is cut off between XS 3722 and 3202 on the right side Proposed floodplain boundary should be smoothed out so there are no jagged edges

WWE
MEMORANDUM

To: Lance Jobe, PE
City of Rogers, AR
Via Email

From: Wright Water Engineers, Inc.
Chris Olson, PhD, PE
Nick Sidor, PE

Date: 5/31/2024

Re: Review of Gateway Plaza Hydrology and Hydraulics Submittals

Introduction

Wright Water Engineers, Inc. (WWE) is pleased to provide this memorandum to document our review of the Gateway Plaza preliminary submittal documents.

Hydrology Review

The Drainage Report includes a brief drainage letter describing the project plans with tables summarizing the HECRAS modeling results and proposed in-stream detention pond/wetland modeling results. The majority of the report is appendices with PondPack software outputs and drainage maps. The hydrologic method used appears to be the SCS TR-55 Curve Number method (SCS Method).

WWE reviewed the following documents:

- Gateway Plaza Drainage Report (Crafton-Tull, December 27, 2023)
- Gateway Plaza Preliminary Plan Set (Crafton-Tull, April 5, 2024)

Items Reviewed/Comments/Questions

1. Design Storms: WWE reviewed the PondPack design storm hyetographs (PDF pgs 45-58) and compared to the Rogers Criteria Manual.
 - a. 100-year: 8.6 inches (PDF pg. 50) corresponds with Rogers Criteria Manual. OK
 - b. 10-year: 6 inches (PDF pg. 48) corresponds with Rogers Criteria Manual. OK
2. Curve Numbers (CN): WWE reviewed the CN values and composite CN calculations for pre- and post-development conditions on PDF pgs 36-40. Soils maps (PDF pg 32) indicate C and D type soils. CN numbers were compared to Tables RO-10 and RO-11 of the Rogers Criteria Manual.

- a. All CNs appear to be reasonable. Composition CN calculations were spot-checked and those are accurate.
3. Time of Concentration Calculations (PDF pgs 59-79): WWE focused review on the 100-year Tc calculations.
 - a. The calculations look reasonable and accurate, however it would be helpful to show the various channel segments on drainage maps to cross-check lengths and slopes. Also suggest showing cross-sections of the channel segments to verify flow areas.
 - b. The report does not include time of concentration calculations for post-development conditions.
4. Proposed Pond
 - a. The proposed outlet structure is an “earthen weir” (PDF pg 5). This is an unusual outlet structure design that could be susceptible to erosion. We suggest the weir be constructed with reinforced concrete.
 - b. The PondPack elevation-surface area-volume summary (PDF pg. 171) looks reasonable based on the plan set. There is no need to include replicates of this summary for each design storm as the data should be the same for all.
 - c. PondPack weir inputs and calculations look reasonable. It would be helpful to include a cross-section diagram of the proposed weir. There is no need to include replicates of the weir inputs and rating curves for each design storm as the data should be the same for all.
5. Miscellaneous
 - a. Table 1: Predevelopment peak flow rates do not correspond with PondPack summary outputs on PDF pages 110-116. The predevelopment peak flow rates on the PondPack summary are considerably higher than the peak flow rates in Table 1. There are no proposed changes upstream of the pond therefore the predevelopment and postdevelopment peak flow rates at that location should be the same.
 - b. We assume the PondPack summaries for node O-2 corresponds to a location downstream of the proposed pond. It would be helpful to include a diagram of the PondPack modeling elements.
 - c. Hydrology calculations should be provided for each drainage area (or combination of drainage areas) that corresponds with the flow rates used in the hydraulic modeling.

Hydraulics Modeling (HEC-RAS) Review

HEC-RAS modeling was performed to assess the effects of the proposed project on the floodplain. The corresponding H/H Report documents the primary inputs, outputs and assumptions from the modeling.

WWE reviewed the following documents:

- Gateway Plaza H/H Report (Crafton-Tull, December 27, 2023)
- Turtle Creek Regional Pond HEC-RAS models
- Gateway Plaza Preliminary Plan Set (Crafton-Tull, April 5, 2024)

Items Reviewed/Comments/Questions

In addition to the comments below, please see Attachment 1 for review findings specific to the HECRAS models.

1. The Proposed Condition flowrates are not consistent with the hydrology report. The PondPack report does not provide enough information to verify the flow rates at each of the input cross-sections.
2. The HECRAS model simulates a 100-year WSE approximately 1 foot greater than the PondPack results. The HECRAS model does not account for the “outlet structure” of the proposed pond and therefore is simulating the pond area as effective flow area. In reality, the pond should detain water and essentially act as ineffective flow area. A cross section should be added where the pond “outlet structure” will exist and a known water surface elevation (from PondPack) should be applied to that cross-section.
3. A hydrology CLOMR will need to be submitted for approval of the revised flows and for the ability to tie into the revised floodplain that reflects the new flows.
4. The model extends into FIRM Panel 05007C0260K so this should be included in the report as this panel will also be updated due to the effective floodplain changing with the revised hydrology.
5. Because of the revised hydrology, a tie-in to the effective floodplain can’t be achieved. This is fine but it means an updated effective floodplain will need to be submitted for the entire reach. So, WWE recommends submitting the following plans:
 - Duplicate Effective Model (DEM): This is done. This is the effective model re-run in HEC-RAS 5.0.7 and uses the effective model hydrology.
 - Corrected Effective Model (CEM): This model should be exactly the same as the DEM with the exception that the revised hydrology be used. There should be no additional cross sections so a direct comparison can be made between the DEM and CEM that is focused solely on the change in flows. The floodplain boundary produced by the CEM will then act as the “new effective” floodplain that the ECM and PCM will tie into.
 - Existing Conditions Model (ECM): This model will be what is currently the corrected effective model. It contains additional cross sections, updated topography, and uses revised hydrology.
 - Proposed Conditions Model (PCM): This model uses the proposed topography and the revised (postdevelopment) hydrology.
6. The report states the ineffective flow elevation was chosen as the lowest elevation of the road. Typically, this should be the highest elevation of the road as this is the elevation that water will need to reach before the structure can be overtopped.
7. Shapefiles of the stream centerline, cross sections, and inundation boundaries should be submitted if WWE is to review agreement between the hydraulic model and the mapping.

8. The proposed floodplain is cut off in the hydraulic workmap between XS 3722 and 3202. Additionally, the proposed floodplain should not have jagged edges.
9. The proposed floodplain will need to tie-in to the effective floodplain. The effective floodplain will be the Corrected Effective model that uses the Duplicate Effective Model and incorporates the new hydrology. To achieve a tie-in of 0.00' the proposed conditions model should use several cross sections, both upstream and downstream of the project limits, and match the cross section geometry of the CEM until there is no change in the water surface elevation.
10. A "Base Flood Elevation Comparison Table" should be submitted. This table will show the cross section stationing and the base flood elevation comparisons between the DEM, CEM, ECM, and PCM.

Attachment(s)/Enclosure(s)

1 – 1D BLE Hydraulic Checklist

[https://wrightwater1-my.sharepoint.com/personal/colson_wrightwater_com/Documents/Gateway Plaza Review/Memo - Peer Review of Gateway Plaza Submittals.docx](https://wrightwater1-my.sharepoint.com/personal/colson_wrightwater_com/Documents/Gateway%20Plaza%20Review/Memo%20-%20Peer%20Review%20of%20Gateway%20Plaza%20Submittals.docx)



LARGE SCALE DEVELOPMENT

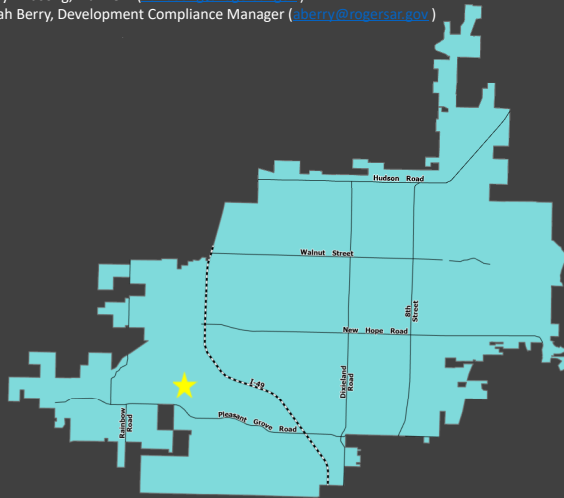
PLANNING

JC Parking Lot (Applicable under Ch. 14)

Staff:

Zachery Birdsong, Planner I (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

On the southeast corner of W Highland Knolls Road and South Pinnacle Hills Parkway

CGM Designation

Neighborhood Center

Zoning

A-1 (Agricultural)

Proposed Use

Parking

Representative

Jake Chavis, Odyssey Engineering

Location:

Located in west Rogers.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Uptown Regional Center

Growth Designation Character:

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

Allowed Zoning Districts:

U-COR, U-COM, U-ENT, U-NBT



LARGE SCALE DEVELOPMENT

PLANNING

JC Parking Lot



Geolocation

Geolocation:

It is on the southeast corner of W Highland Knolls Road and South Pinnacle Hills Parkway

ZONING:

A-1 (Agricultural)

"This district shall consist of areas for agricultural uses, related uses, and low-density residential uses." Sec. 14-697(a).

Use Definition:

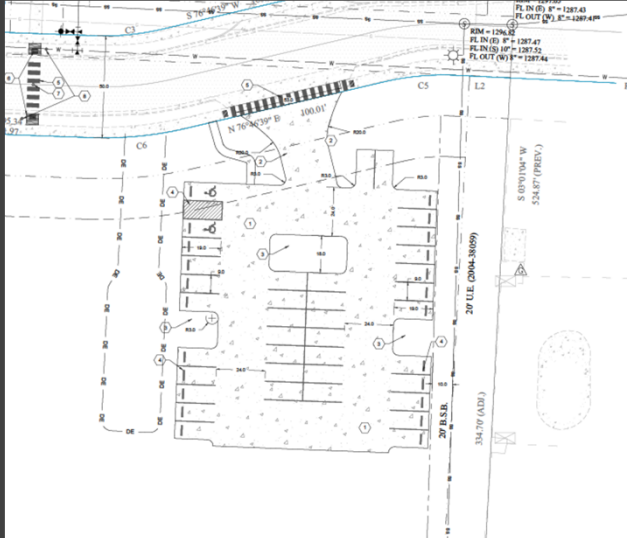
Parking is not a defined use.



LARGE SCALE DEVELOPMENT

JC Parking Lot

PLANNING



Site Plan

Request

- A proposal to construct 40 parking stalls on approximately 4.3 acres.
- This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances

Request

A proposal to construct 40 parking stalls on approximately 4.3 acres. This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

All access management standards are being met.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes to address detention and water quality requirements using an existing regional detention pond to the southwest of the project location.

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

JC Parking Lot



Aerial Image

Recommendation

APPROVE with the following conditions:

- That all remaining and resultant comments are satisfied before issuance of stamped construction plans.

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W. Highland Knolls Rd is not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for W. Highland Knolls Road, a Minor Street, is 50-feet, as required by the Master Street Plan.

Sidewalks & Sidepaths:

There are existing sidewalks on W. Highland Knolls Road.

Trails:

Trails are neither proposed nor required.

Streetlights:

There are existing streetlights on S Pinnacle Hills Parkway and W. Highland Knolls Road.

Street Trees:

There are existing street trees along W. Highland Knolls Road.

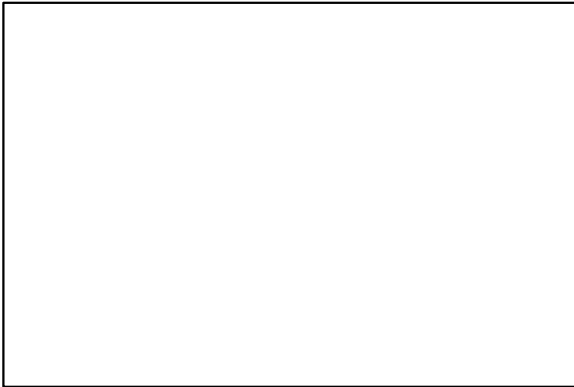
Additional Engineering Comments:

- That the existing stop bars and crosswalks be removed and that the method of removal be coordinated with City Inspectors
- That the addition of Advanced Warning Signs be provided for the proposed crosswalk
- That proposed ADA parking spaces be shown adjacent to the existing building and be removed from across the W. Highland Knolls Road.

LSDP Staff Recommendation

APPROVE with stated conditions.

CITYVIEW PROJ: #LSD24-0376

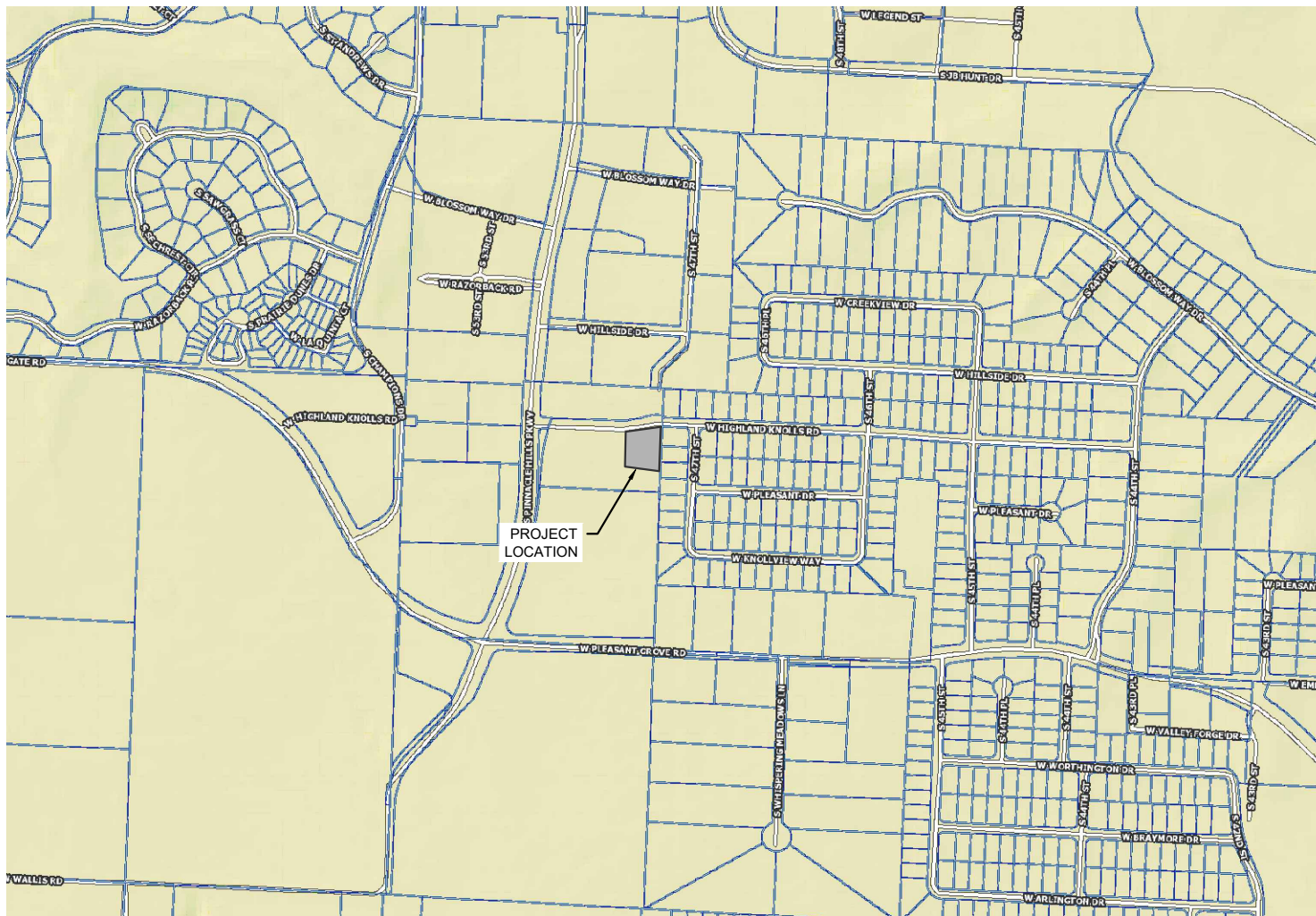


CITY APPROVAL STAMP



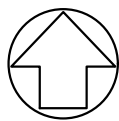
SHEET INDEX

C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	EXISTING SITE
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING AND EROSION CONTROL PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	LANDSCAPE PLAN
C3.1	POROUS LANDSCAPE POND DETAILS



VICINITY MAP

N.T.S.



CONTACT INFORMATION

AT&T	479-442-3173
COX COMMUNICATIONS	479-254-3459
BLACK HILLS ENERGY, FAYETTEVILLE	479-333-7009
SWEPCO / AEP	479-973-2333
CITY OF ROGERS, PLANNING	479-621-1186
CITY OF ROGERS, DRAINAGE & STORMWATER	479-621-1186
CITY OF ROGERS, FIRE DEPARTMENT	479-621-1100
ROGERS WATER UTILITIES	479-621-1146

CITY NOTES:

1. IF THE PROJECT COST EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6).
2. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
3. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST RECENT STAMP BY ROGERS PLANNING.

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDE PATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
6. 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.
7. LARGE SCALE DEVELOPMENT PLANS ARE VALID FOR 1 YEAR FOLLOWING PLANNING COMMISSION APPROVAL.

AS-SURVEYED DESCRIPTION OF SUBJECT TRACT

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N00°09'20"E 799.68' FROM THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N89°50'43"W 608.50' TO AN EXISTING REBAR ON THE EASTERLY RIGHT-OF-WAY OF THE PROPOSED PINNACLE HILLS PARKWAY, THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY N03°35'59"E 154.71', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET FOR A CHORD BEARING AND DISTANCE OF S 84°46'10"W 48.86 FEET, S 76°46'39"W 100.01 FEET, ALONG SAID FORTY ACRE TRACT, THENCE N89°49'41"E 477.01' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE EAST LINE THEREOF S00°09'20"W 524.85' TO THE POINT OF BEGINNING, CONTAINING 6.84 ACRES, MORE OR LESS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, LESS & EXCEPT: A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S00°09'20"W 524.85' TO THE POINT OF BEGINNING, THENCE ALONG SAID RIGHT-OF-WAY OF THE PROPOSED PINNACLE HILLS PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N 87°14'19"W 27.23 FEET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET FOR A CHORD BEARING AND DISTANCE OF S 84°46'10"W 48.86 FEET, S 76°46'39"W 100.01 FEET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET FOR A CHORD BEARING AND DISTANCE OF S 84°25'51"W 39.29 FEET, N 87°54'57"W 271.08 FEET, N 85°03'02"E 40.05 FEET, N 57°54'47"W 89.30 FEET TO THE EAST RIGHT-OF-WAY OF PINNACLE HILLS PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET FOR A CHORD BEARING AND DISTANCE OF N 59°23'36"E 23.87 FEET, N 02°04'02"E 79.80 FEET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1152.95 FEET, S 87°17'58"E 925.91 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.48 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD, SURVEYS: 8/24/2017 2017-746

FLOOD CERTIFICATION

NO PORTION OF THE PROJECT IS IN A FEMA DESIGNATED FLOWWAY OR FLOODZONE PER FIRM PANNEL EFFECTIVE DATE (JUNE 5, 2012)

BASIS OF BEARING:

GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011) (EPOCH: 2010.0000).

Basis of Elevation:

NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000)

DEVELOPMENT CALCULATIONS

DEVELOPMENT AREA	28,798 SQ FT
LOT IMPERVIOUS AREA COVERAGE	16,104 SQ FT (55%)
OPEN SPACE	12,694 SQ FT (45%)

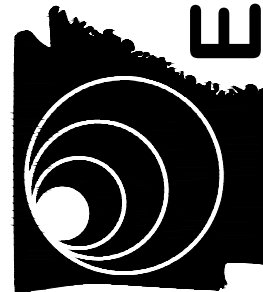


Know what's below.
Call before you dig.

PROFESSIONAL SEAL



REVISIONS

[illegible]

ODYSSEY ENGINEERING

1117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

JC PARKING LOT
LARGE SCALE DEVELOPMENT
W HIGHLAND KNOLLS RD
ROGERS, AR 72758

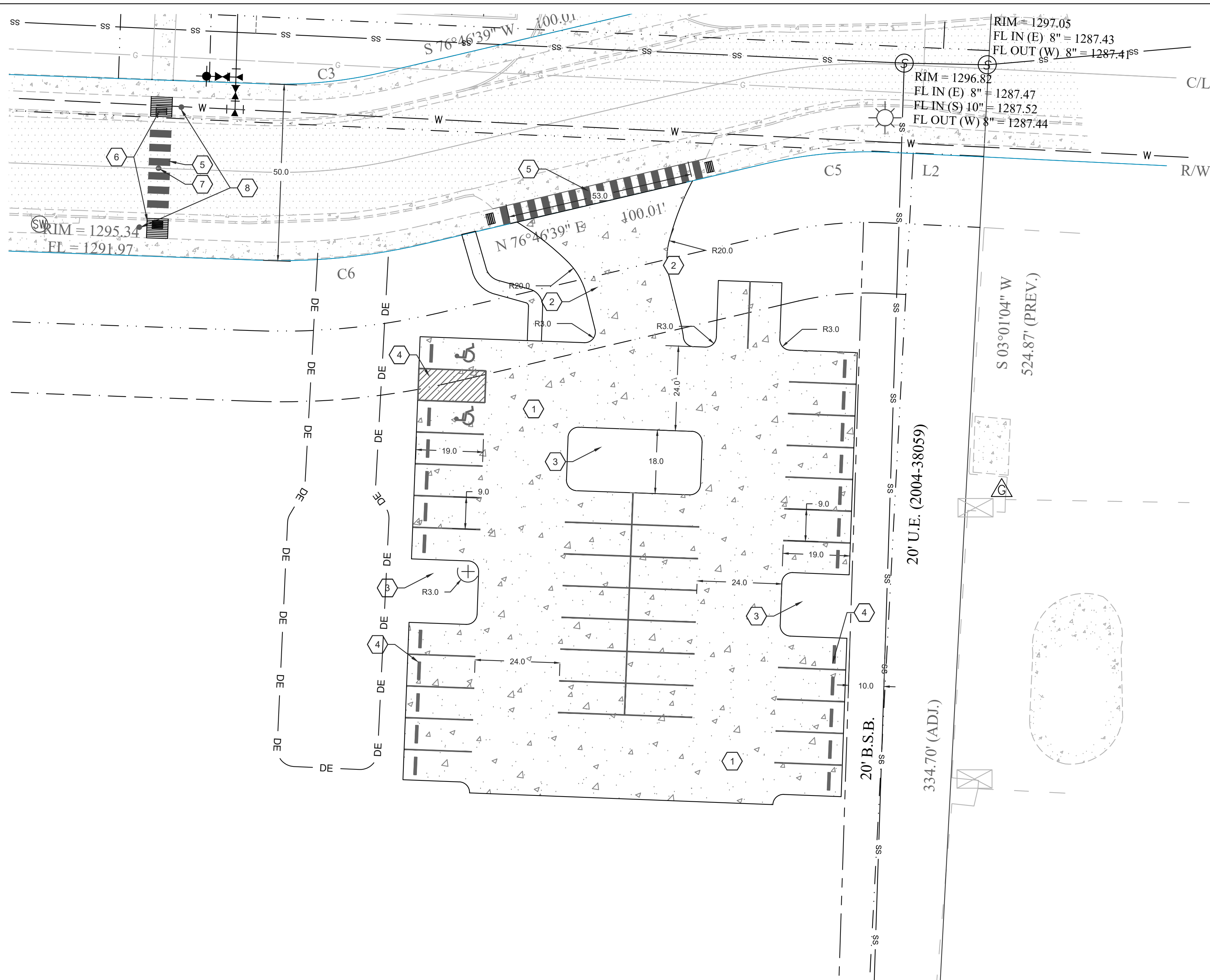
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0041	JC	MR
PLAN DATE:	08.09.24	

SHEET NAME

COVER SHEET

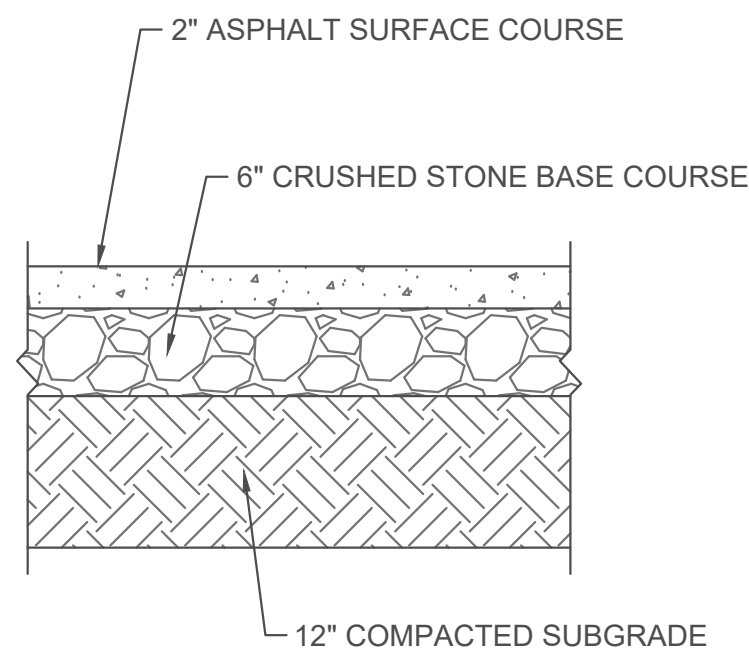
SHEET NO.

C0.0



PROPOSED LEGEND	
	PROPOSED STANDARD DUTY CONCRETE
	PROPOSED BLACK HEAVY DUTY CONCRETE
	PROPOSED SIDEWALK
	PROPOSED EDGE OF ASPHALT
	PROPOSED U.E.
	PROPOSED DRAINAGE AND RECREATION EASEMENT

(R) RECORDED TITLE	FOUND 5/8" REBAR / CAP	CABLE PEDESTAL	SIGN
(M) MEASURED	SET / FOUND P/K NAIL	TELEPHONE PEDESTAL	ELECTRICAL BOX
FOUND 5/8" REBAR	RAILROAD SPIKE	YARD HYDRANT	TREE
SET 5/8" REBAR / CAP	BENCHMARK	WATER METER	TREE LINE
SET / FOUND COTTON SPINDLE	TEMP BENCH MARK (ELEV.)	SEPTIC LID	WATER LINE
FOUND STONE	RIGHT-OF-WAY MARKER	FIRE HYDRANT	OVERHEAD POWER LINE
SET / FOUND ALUM. MONUMENT	COMPUTED POINT	STORM SEWER MH	SEWER LINE
STATE MONUMENT	STAKE ON LINE	AC CONDENSER UNIT	FLOW LINE
FOUND PIPE	FENCE CORNER POST	SANITARY SEWER MH	FENCE
BOLT	BOUNDARY LINE (MEASURED)	MANHOLE	INGRESS & EGRESS EASEMENT
FOUND 1/2" REBAR	BOUNDARY LINE (EXISTING)	POWER POLE	BUILDING SETBACK
NAIL	FORTY LINE / TIE LINE	WATER VALVE	UTILITY EASEMENT
BOLLARD	CENTERLINE OF ROAD	GAS METER	
	RIGHT-OF-WAY	ELECTRICAL METER	



NOTE:
1. PAVEMENT DETAIL PER GEOTECHNICAL REPORT. REFER TO GEOTECHNICAL REPORT PREPARED BY MTA ENGINEERS DATED 11-29-2023.

STANDARD DUTY ASPHALT

SITE LAYOUT PLAN

CITYVIEW PROJ: #LSD24-0376

CITY APPROVAL STAMP

KEY NOTES:

- 1 STANDARD DUTY ASPHALT (SEE DETAILS)
- 2 STANDARD COMMERCIAL DRIVEWAY
- 3 PARKING LOT ISLAND
- 4 PROPOSED WHEEL STOPS
- 5 MUTCD CROSSWALK STRIPING LOCATION
- 6 ADA RAMPS WITH TRUNCATED DOMES
- 7 R1-6 MUTCD CROSSWALK SIGN
- 8 W-11 2 AND W16-7P MUTCD CROSSWALK SIGNS

DEVELOPMENT STANDARDS

TOTAL SITE AREA	4.31 ACRES
DEVELOPMENT AREA	0.67 ACRES
BUILDING SETBACKS	FRONT YARD: 40' INTERIOR SIDE YARD: 20' REAR YARD: 35'
OPEN SPACE	3.93 ACRES (170,957 SQ FT) 91.0%
IMPERVIOUS AREA	0.38 ACRES (16786 SQ FT) 9.0%

PARKING INFORMATION

REQUIRED PARKING	PROJECT IS INTENDED TO SERVE AS OVERFLOW PARKING FOR STRIP CENTER TO THE NORTH OF W HIGHLAND KNOLLS, WHICH ALREADY MEETS THE MINIMUM REQUIRED NUMBER OF PARKING SPACES
PROVIDED PARKING	40 PARKING SPACES ADDED

PROFESSIONAL SEAL:



REVISIONS

NO.	DATE	REVISION
1	8/9/2024	2nd submittal

ODYSSEY ENGINEERING
117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

JC PARKING LOT
LARGE SCALE DEVELOPMENT
W HIGHLAND KNOLLS RD
ROGERS, AR 72758

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0041	JC	MR
PLAN DATE:	08.09.24	

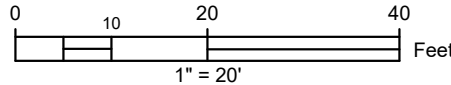
SHEET NAME:

SITE PLAN

SHEET NO.:

C1.0





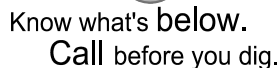
CITY APPROVAL STAMP



**ODYSSEY
ENGINEERING**

**117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188**

C4.0



JC Parking Lot Plan Set - 2nd Round.PDF Markup Summary

1 (2)



Subject:
Page Label: 1
Author:
Date: 8/27/2024 4:18:46 PM
Status:
Layer:
Space:

PZ-11

Reminder to track revision dates.



Subject:
Page Label: 1
Author:
Date: 8/27/2024 4:18:46 PM
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PZ-12

These development calculations (lot impervious area and open space) do not match those that are shown on the site plan (page 4). Impervious area and open space is meant to be in relation to the entirety of the lot rather than just the development area.

4 (1)



Subject:
Page Label: 4
Author:
Date: 8/27/2024 4:18:46 PM
Status:
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ENG-17

Per email on 8/23/24, move ADA parking spaces to existing lot as close to building entrances as feasible.

5 (1)



Subject:
Page Label: 5
Author:
Date: 8/27/2024 4:18:46 PM
Status:
Layer:
Space:

ENGDRN-3

Please capture underdrain tying in to storm box in a DE.

6 (1)



Subject:
Page Label: 6
Author:
Date: 8/27/2024 4:18:46 PM
Status:
Layer:
Space:

ENG-16

Include ramp detail.



LARGE SCALE DEVELOPMENT

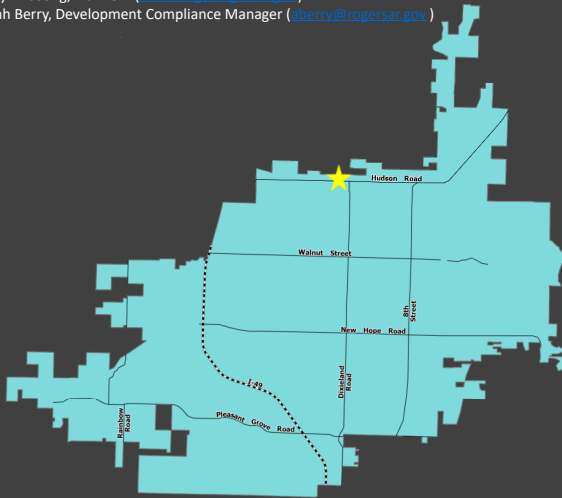
PLANNING

22nd Street Business Park (Applicable under Ch. 14)

Staff:

Zachery Birdsong, Planner I (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

2255 W. Hudson Road

CGM Designation

Access Corridor

Zoning

C-2 (Highway Commercial) and Overlay District

Proposed Use

Vehicle Sales and Rentals

Representative

Chaz Russo, Engineering Services Inc.

Location:

Located in north Rogers at 2255 W Hudson Road.

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 (Residential Multi-Family), R-O (Residential Office), **C-2 (Highway Commercial)***



LARGE SCALE DEVELOPMENT

PLANNING

22nd Street Business Park



Geolocation

Geolocation:

It is on the northwest corner of W Hudson and N 22nd Street.

ZONING:

C-2 (Highway Commercial):

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

Use Definition:

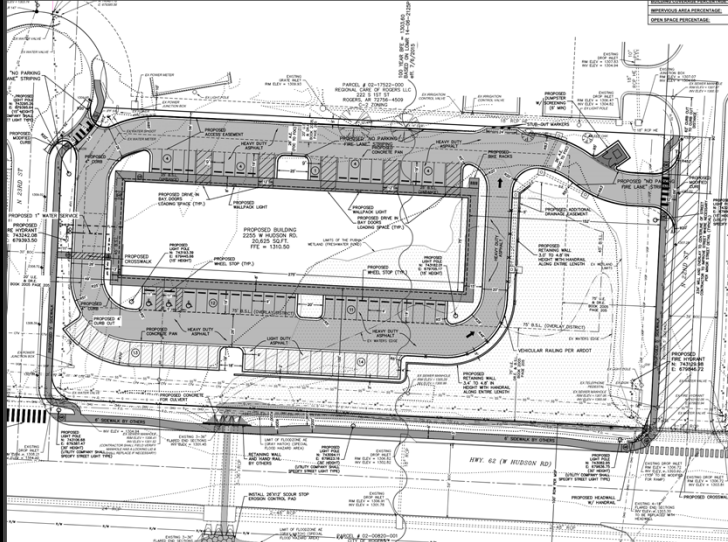
"Vehicle/Equipment Sales and Rentals is a secondary use classification encompassing the sale or rental of automobiles, motorcycles, trucks, tractors, construction equipment, agricultural equipment, mobile homes, and similar equipment." Sec. 14-695(3)(mm)



LARGE SCALE DEVELOPMENT

22nd Street Business Park

PLANNING



Site Plan

Request

- A proposal to develop a 20,625 s.f. building on approximately 2.57 acres.
- This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances

Request:

A proposal to develop a 20,625 s.f. building on approximately 2.57 acres. This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

An administrative **WAIVER** was granted regarding the proximity of this site's curb cut on N 22nd Street to the existing curb cut to the north of it.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant is proposing to pay a **FEE-IN-LIEU** of detention for the amount of \$13,651. The applicant is proposing to address the water quality requirements on site with an Aqua-swirl unit.

FLOODPLAIN MANAGEMENT:

A portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "AE". A HEC-RAS model was submitted along with this project to model the impacts the site would have on the floodplain. Approval of this project should be contingent on all comments and resultant comments from the City be addressed. This site will also be impacting USACE jurisdictional wetlands and will be required to meet all regulations as part of their 404 nationwide permit with the USACE. A LOMR will be required to be submitted to FEMA with the closeout of this project.



LARGE SCALE DEVELOPMENT

22nd Street Business Park

PLANNING



Aerial Image

Recommendation

APPROVE with the following conditions:

- That all remaining and resultant comments are satisfied before issuance of stamped construction plans.
- That the HEC-RAS analysis be revised to meet Chapter 22 – Flood Damage Prevention
- That the applicant obtains a Section 404 permit from the U.S. Army Corps of Engineers (USACE) for work within the jurisdictional wetlands.

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

Pavement along N 22nd Street is in substandard condition. Applicant is proposing to mill and overlay 234-feet of their frontage on N 22nd Street to the centerline.

Pavement along N 23rd Street is not in substandard condition.

Pavement along W Hudson Road is not in substandard condition.

Connectivity Standards:

A 26-foot wide access easement is proposed to meet the connectivity standards.

Streetscape:

Right-of-Way:

- 1) N 22nd Street is a Minor Street with 60-feet of right-of-way.
- 2) N 23rd Street is a Minor Street with 50-feet of right-of-way before the cul-de-sac.
- 3) W Hudson Road is a Major Arterial with 100-feet of right-of-way.

Sidewalks & Sidepaths:

- 1) The existing 5-foot wide sidewalk along N 22nd Street is being rebuilt to include a 5-foot wide greenspace behind the back-of-curb.
- 2) A 5-foot wide sidewalk is proposed along this site's frontage of N 23rd Street.
- 3) A 6-foot wide sidewalk is being built along this site's frontage of W Hudson Road by the City.

Trails:

No additional trails or right-of-way was required as a part of this project.

Streetlights:

Streetlights shown on the plans meet requirements

Street Trees:

Proposed street trees meet the requirements of code.

LSDP Staff Recommendation

APPROVE with stated conditions.

A review of the project by the City Engineer will be completed by the City Engineer. Additional comments may be added prior to the removal of this comment.

(This project will be reviewed by the City Engineer and additional comments will be submitted to the Engineer of Record via email)

PARCEL NUMBER: 02-17521-000

PROPERTY DESCRIPTION:

LOT A5, RAY NEAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 205.

FLOOD PLAIN ZONING:

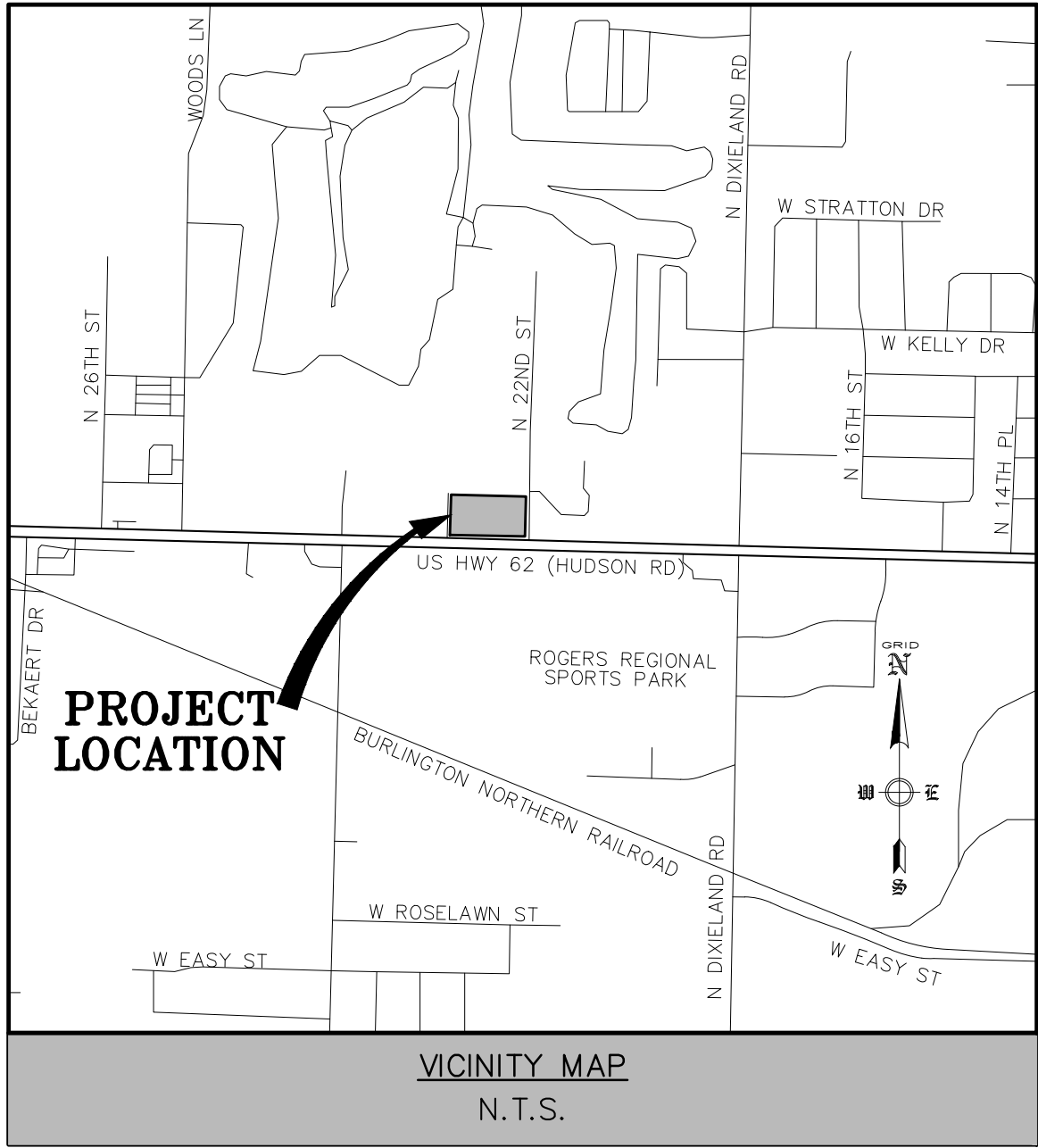
THIS DEVELOPMENT IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05007C0260K, PANEL 260 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.
FLOODPLAIN DEVELOPMENT PERMIT AND ELEVATION CERTIFICATES ARE REQUIRED FOR THIS DEVELOPMENT.

PROPOSED USE:

MOTORCYCLE DEALERSHIP

ZONING: C-2 (OVERLAY DISTRICT)

CONTACT LIST
SURVEYOR/ENGINEER ENGINEERING SERVICES, INC. jappel@engineeringservices.com 1207 SOUTH OLD MISSOURI RD. SPRINGDALE, AR 72764 479-751-8733
OWNER/DEVELOPER FROUD, LOUIS & SHANNON N 23RD ST ROGERS, ARKANSAS louisfroud@hotmail.com
ADMINISTRATION 479-621-1117
BUILDING INSPECTIONS 479-621-1100
FIRE DEPARTMENT 479-621-1179
ROGERS COMMUNITY DEVELOPMENT 479-621-1186
ROGERS STREET DEPARTMENT 479-621-1140
ROGERS WATER UTILITIES (Stephen Ponder) 479-621-1156
CARROLL ELECTRIC (Derek Thurman) 479-273-2421 *2690
AEP SWEP CO (Mark Beasley) 479-986-1004
BLACK HILLS ENERGY (Kenneth Peters) 479-877-0430
CATV/ COX (Larry Alexander) 479-871-8806
PHONE/ AT&T (Anthony Williams) 479-422-3173



TOTAL SITE AREA:	2.57 ACRES
DEVELOPMENT AREA:	2.57 ACRES
GROSS BUILDING AREA:	20,312 SQ.FT.
BUILDING SETBACKS:	INTERIOR SIDE = 15' EXTERIOR SIDE = 45' FRONT = 65' FRONT (OVERLAY) = 75' REAR = 15' VARIANCE FRONT FOR ACCESS EASEMENT = 25'
BUILDING HEIGHT:	26 FEET
BUILDING USAGE:	MOTORCYCLE DEALERSHIP
CONSTRUCTION TYPE:	2B
BUILDING COVERAGE PERCENTAGE:	18.1%
IMPERVIOUS AREA PERCENTAGE:	61% (68,253 SQ.FT.)
OPEN SPACE PERCENTAGE:	39% (43696 SQ.FT.)

FIRST SUBMITTAL	05/10/2024
REVISION #1:	06/21/2024
REVISION #2:	07/26/2024
REVISION #3:	08/23/2024
REVISION #4:	10/25/2024
REVISION #5:	10/31/2024

22ND STREET BUSINESS PARK

A COMMERCIAL LARGE SCALE DEVELOPMENT SERVING

FROUD, LOUIS & SHANNON
PO BOX 609
SEARCY, AR 72145

2255 W. HUDSON ROAD
ROGERS, ARKANSAS

CITYVIEW PROJECT:

LSD24-0252

#PL202300094 (GRADING PERMIT)

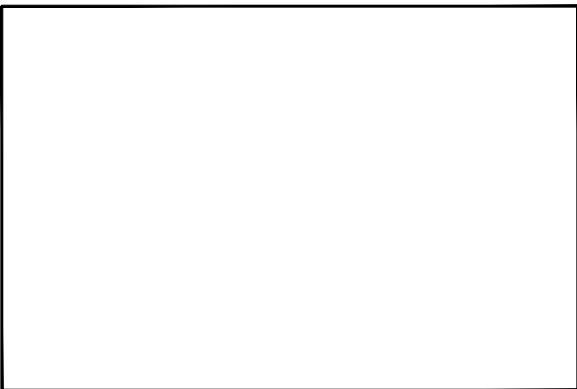
JULY 26, 2024

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
ROGERS, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	LARGE SCALE DEVELOPMENT
2-4	TYPICAL DETAILS
5	GRADING PLAN
6-8	WATER & SEWER DETAILS
9	STORM WATER POLLUTION PREVENTION PLAN
10	LANDSCAPE PLAN
11	SURVEY PLAT



CITY APPROVAL STAMP



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

NOTES :

- ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF ROGERS, ARKANSAS.
- ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF ROGERS.
- AN EASEMENT PLAT FOR THIS PROJECT IS REQUIRED PRIOR TO THE CITY OF ROGERS ISSUING A CERTIFICATE OF OCCUPANCY.
- THIS DEVELOPMENT IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05007C0260K, PANEL 260 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.
- A STATE CONTRACTOR'S LICENSE IS REQUIRED BY THE CITY OF ROGERS FOR ANY PROJECTS EXCEEDING \$20,000
- REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF ROGERS ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THESE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER HOWEVER, THE CITY OF ROGERS RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION, IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
- 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.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- 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.
- BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
- IFC 2012 3312.1 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- 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.
- LARGE-SCALE DEVELOPMENT PLANS ARE VALID FOR 1 YEAR FOLLOWING PLANNING COMMISSION APPROVAL.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- 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.

STANDARD NOTES:

1. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
2. A PERMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25FT WITH A MAXIMUM WIDTH OF 48FT.
3. IT SHALL BE A VIOLATION OF CITY CODE FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENT MADE PURSUANT TO THE APPROVED LARGE SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY COULD RESULT IN A CITATION BEING ISSUED.
4. ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER.
5. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
6. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
7. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
8. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
9. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
10. ANY STREET WITH A SLOPE GREATER THAN 9% MUST BE HEAVY-DUTY CONCRETE WITH A ROUGH SURFACE.
11. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD. WITH ALL DITCHES AND BASINS SOLD-SOODED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
12. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
13. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2" IN B & B, AND FOR ORNAMENTAL TREES IT IS 1" IN B & B.
14. MUST COMPLY WITH ALL CITY OF ROGERS BUILDING AND FIRE CODES.
15. PDF OF APPROVED PLANS AND DRAINAGE REPORT MUST BE SUBMITTED ALONG WITH HARD COPIES PRIOR TO LSPD APPROVAL LETTER

16. 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.
17. SIDEWALKS MUST BE 5/6 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 5/6 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
18. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
19. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
20. 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.
21. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
23. ALL STREET CLOSURES FOR CONSTRUCTION WORK MUST BE SUBMITTED AND APPROVED BY THE CITY OF ROGERS PLANNING DEPARTMENT BY 5 P.M., FIVE BUSINESS DAYS PRIOR TO THE START OF WORK.
24. A RECORDED COPY OF THE EASEMENT PLAT SHALL BE FILED WITH THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
25. 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 (1/16" X 1/16") WILL BE REQUIRED.
26. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
27. A SEPARATE SIGN PERMIT IS REQUIRED. APPROVAL OF PLANS DOES NOT GUARANTEE APPROVAL OF SIGN PERMIT.
28. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

PARCEL NUMBER:

02-17521-000

PROPERTY DESCRIPTION:

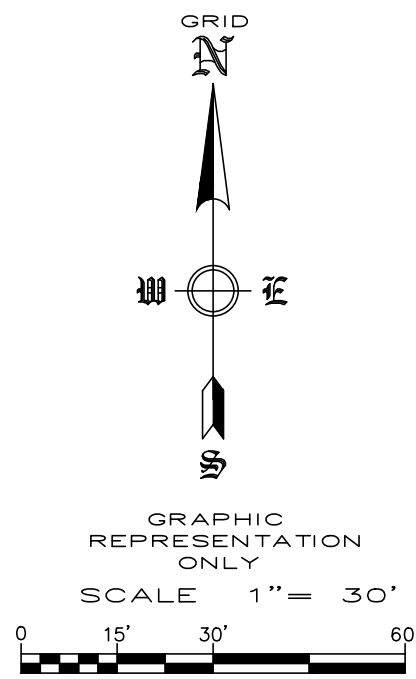
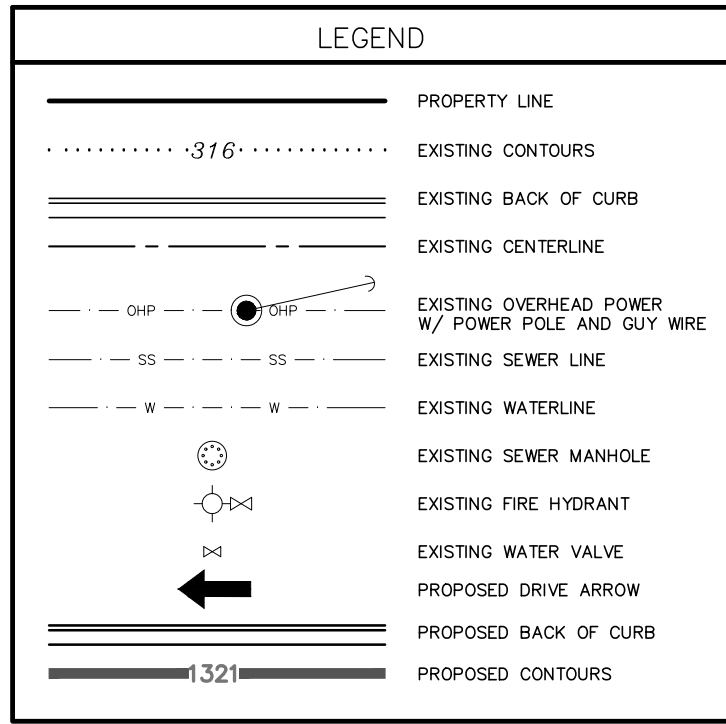
LOT A5, RAY NEAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 205.

FLOOD PLAIN ZONING:

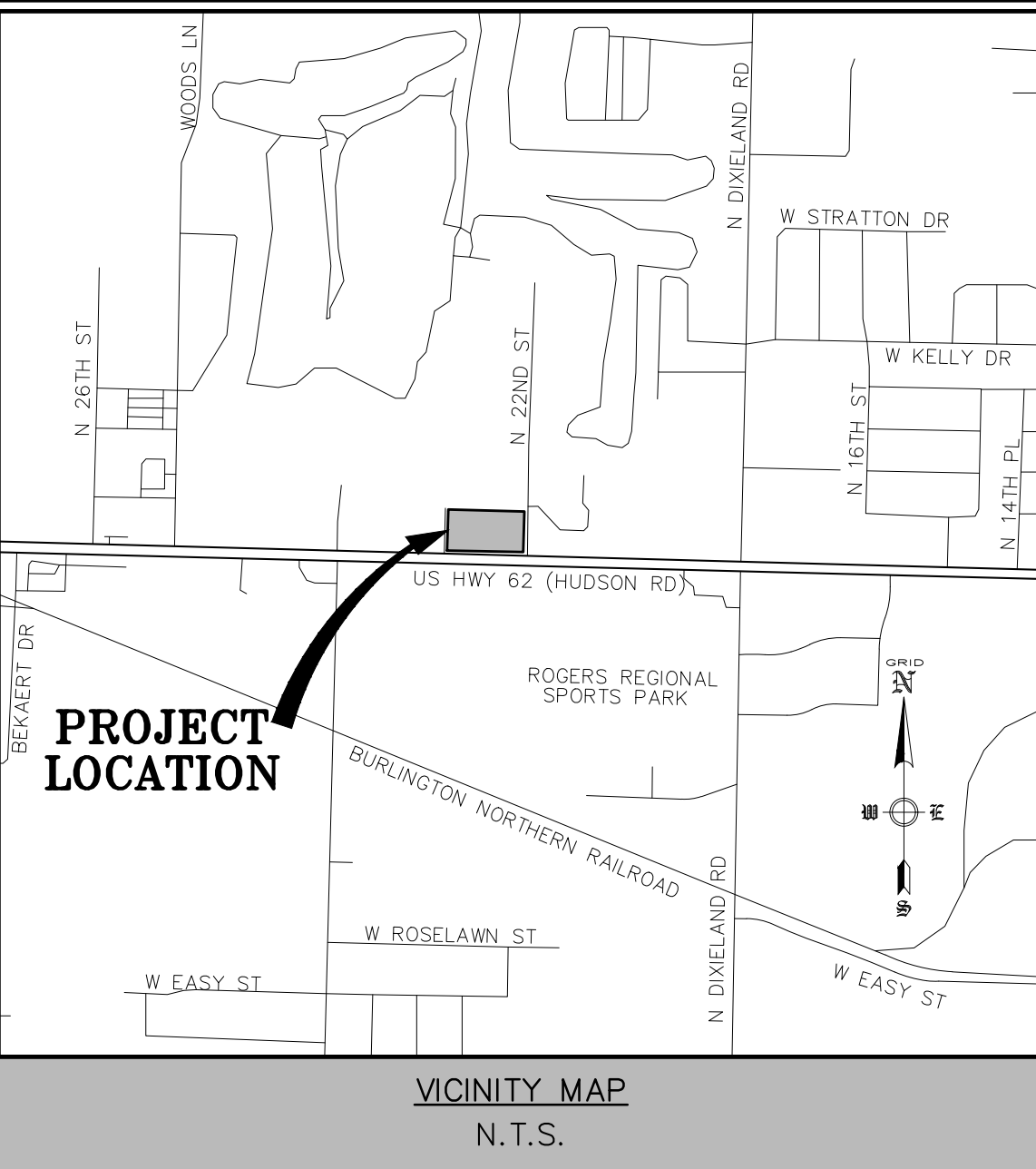
THIS DEVELOPMENT IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05007C0260K, PANEL 260 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012. *ELEVATION CERTIFICATE IS REQUIRED FOR THIS DEVELOPMENT.

NOTES:

- 1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
- 2) ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
- 3) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
- 4) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
- 5) MODIFIED CURB REQUIRED AT ALL DRIVES.
- 6) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
- 7) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
- 8) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301), THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
- 9) RWJ WILL CONSTRUCT THE WATER METER SERVICES AT THE DEVELOPER'S EXPENSE.
- 10) PRIOR TO CONSTRUCTION OF THE 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.
- 11) NEW CONSTRUCTION, DRIVES, AND CURB CUTS ON STATE AND FEDERAL HIGHWAYS REQUIRE WRITTEN APPROVAL OF ARDOT. COPIES OF THE APPROVAL MUST BE PROVIDED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.



TOTAL SITE AREA:	2.57 ACRES
DEVELOPMENT AREA:	2.57 ACRES
GROSS BUILDING AREA:	20,312 SQ.FT.
BUILDING SETBACKS:	INTERIOR SIDE = 15' EXTERIOR SIDE = 45' FRONT = 65' FRONT (OVERLAY) = 75' REAR = 15' VARIANCE FRONT FOR ACCESS EASEMENT = 25'
BUILDING HEIGHT:	26 FEET
BUILDING COVERAGE PERCENTAGE:	18.1%
IMPERVIOUS AREA PERCENTAGE:	61% (68,253 SQ.FT.)
OPEN SPACE PERCENTAGE:	39% (43696 SQ.FT.)



OWNER/ DEVELOPER :

FROUD, LOUIS & SHANNON
N 23RD ST
ROGERS, ARKANSAS
louislouis@outlook.com

ENGINEER/SURVEYOR :

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
jappel@engineeringservices.com

WORK ORDER # :

20925

ZONING :

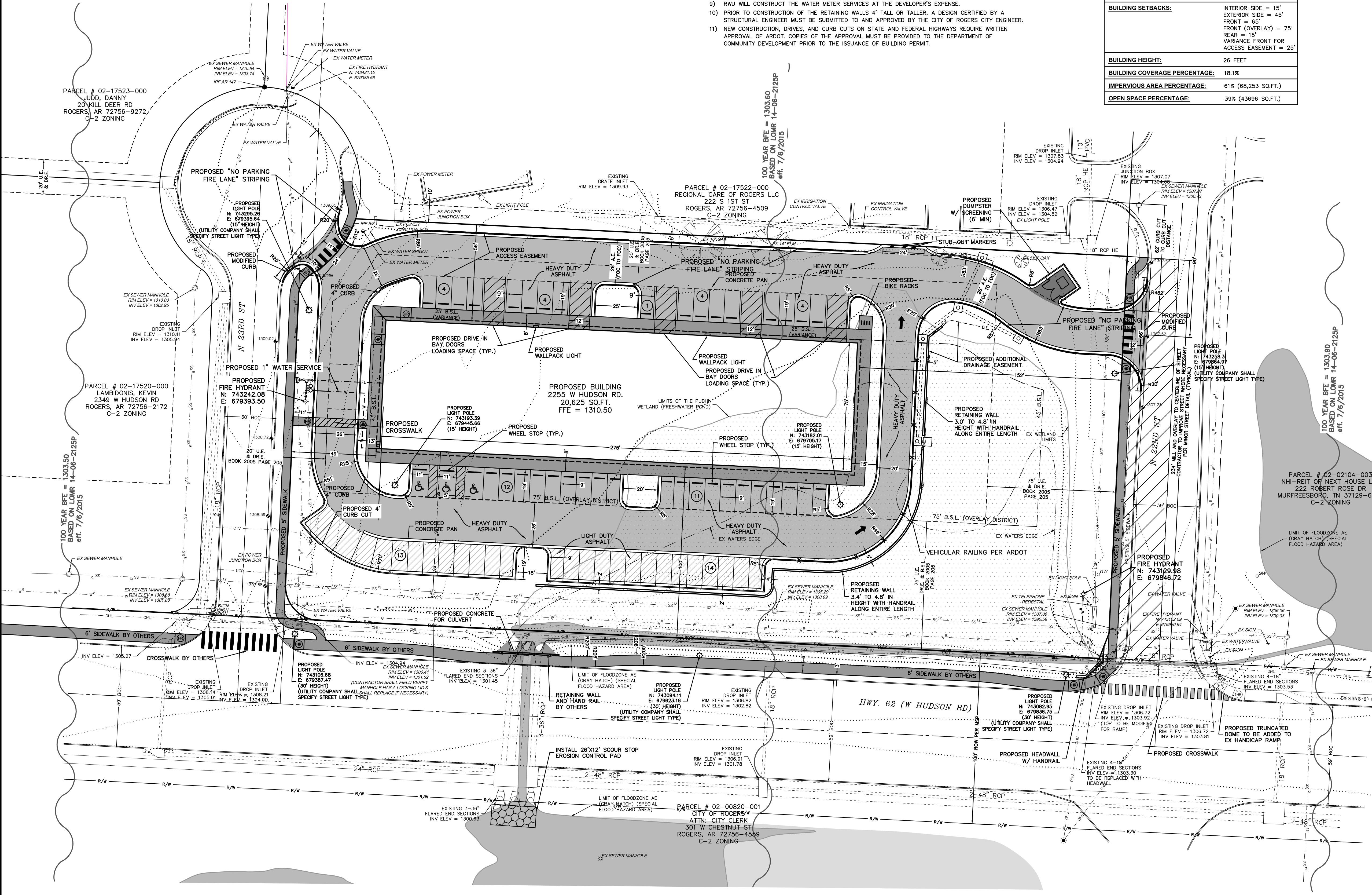
C-2 (OVERLAY DISTRICT)

PARKING SPACES REQUIRED:

25 (10,000 SQ.FT OFFICE @ 1 PER 300 SQ.FT.)
(10,000 SQ.FT. OFFICE @ 1 PER 300 SQ.FT. * .90)
(625 SQ.FT. OFFICE @ 1 PER 300 SQ.FT. * .90)
(INCLUDING 3 A.D.A. ACCESSIBLE)
(33.3 + 31.6 + 1.9)=67 SPACES

PARKING SPACES PROVIDED:

67 (INCLUDING 3 A.D.A. ACCESSIBLE)
6 LOADING SPACES
4 BIKE RACKS



LARGE SCALE DEVELOPMENT
TWENTY SECOND ST. BUSINESS PARK
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION
1	05-10-24	1ST RESUBMITTAL
2	06-21-24	2ND RESUBMITTAL
3	07-26-24	3RD RESUBMITTAL

SCALE: 1"=30'

DATE: Oct 25, 2024

ENGINEER: TJA

DRAWN BY: DLS

W.O. #: 20925

01

CITY APPROVAL STAMP

Page 119 of 157

RETAINING WALL

NOTE: RETAINING WALLS 4' OR TALLER REQUIRE A STRUCTURAL ENGINEER DESIGN AND SIGNATURE. PRIOR TO CONSTRUCTION OF THE 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.

NOTE: RETAINING WALL SHALL HAVE A HANDRAIL INSTALLED ALONG THE ENTIRE LENGTH.

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING BACK OF CURB
- EXISTING CENTERLINE
- EXISTING OVERHEAD POWER W/ POWER POLE AND GUY WIRE
- EXISTING SEWER LINE
- EXISTING WATERLINE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED DRIVE ARROW
- PROPOSED BACK OF CURB
- PROPOSED CONTOURS

PARCEL NUMBER: 02-17521-000

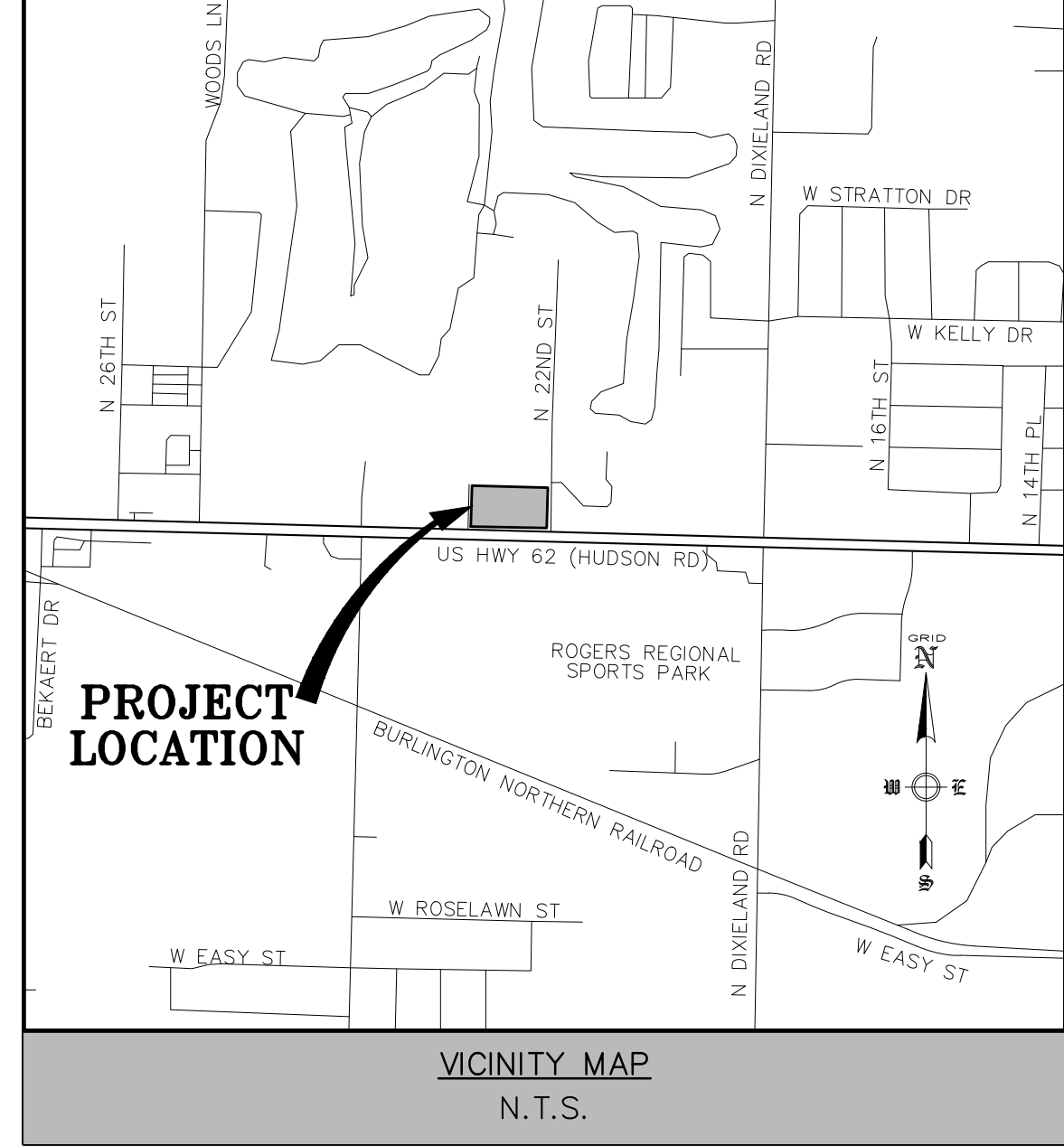
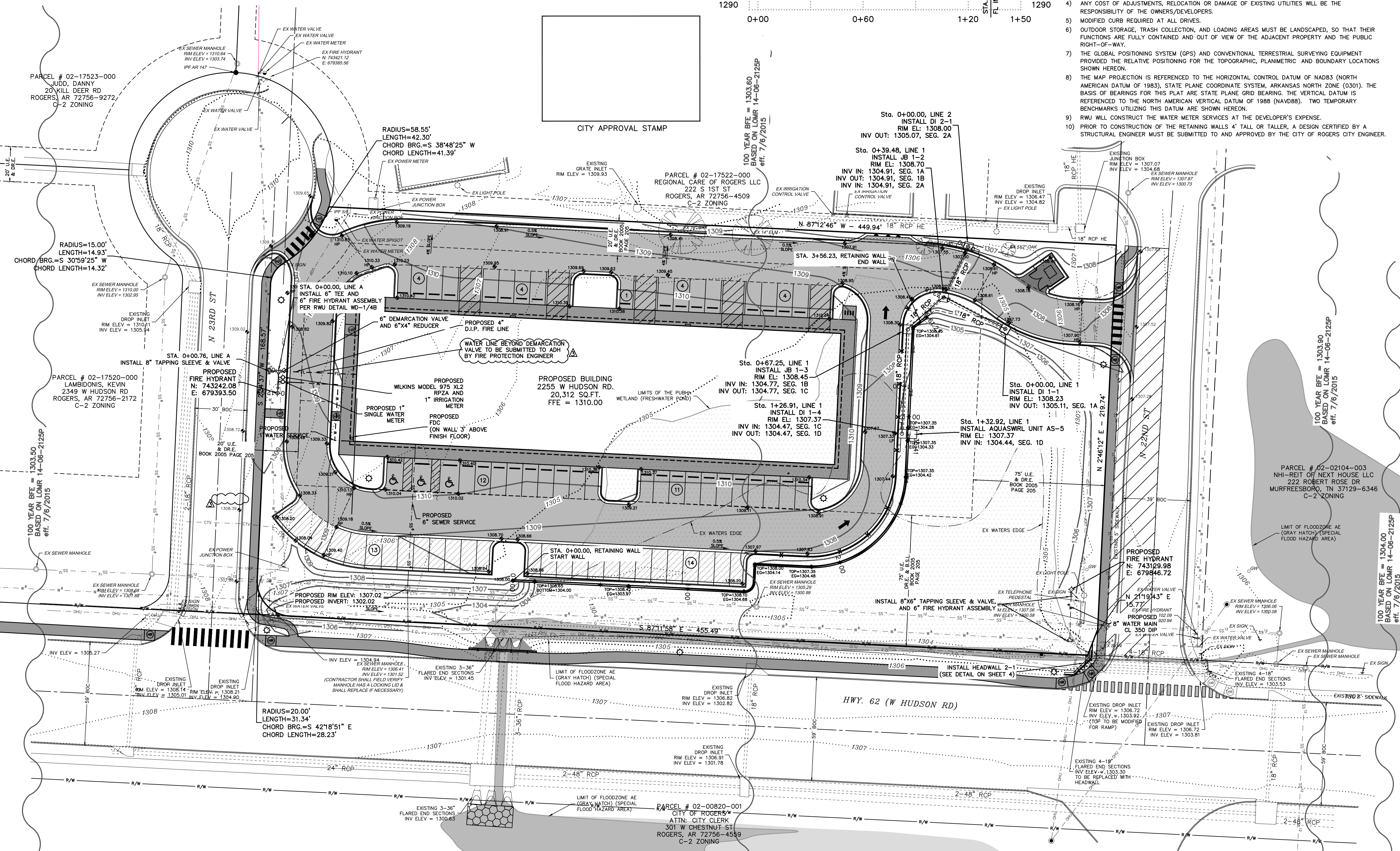
PROPERTY DESCRIPTION: LOT AS, RAY NEAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 205.

FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05007C0260K, PANEL 280 OF 560, BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012. *ELEVATION CERTIFICATE IS REQUIRED FOR THIS DEVELOPMENT.

NOTES:

- ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
- ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
- A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.



OWNER/ DEVELOPER : FROUD, LOUIS & SHANNON
N 23RD ST
ROGERS, ARKANSAS
louisfroud@hotmail.com

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
joppel@engineeringservices.com

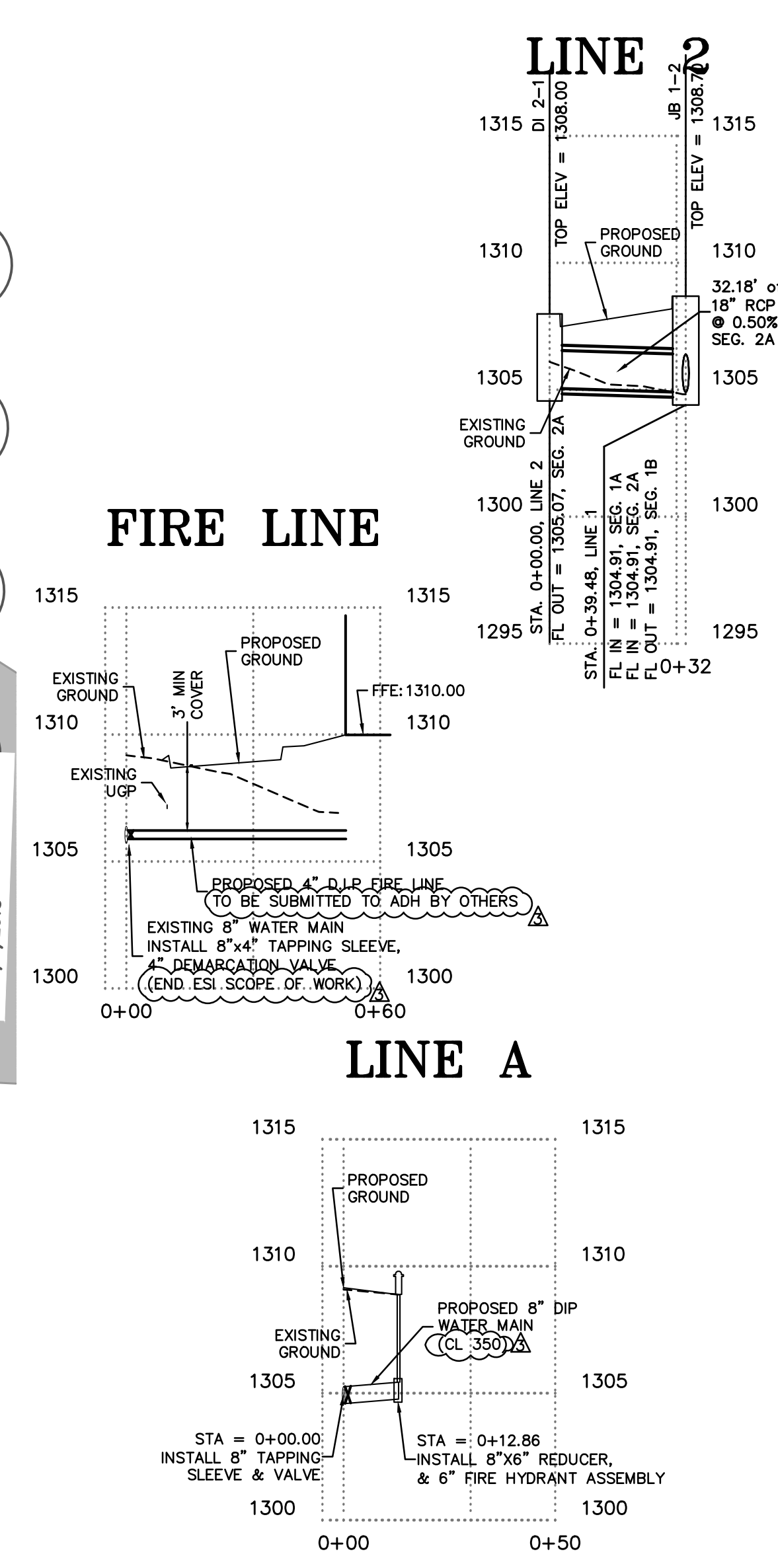
WORK ORDER # : 20925

ZONING : C-2 (OVERLAY DISTRICT)

PARKING SPACES REQUIRED: 25 (10,000 SQ.FT OFFICE @ 1 PER 300 SQ.FT.)
10,000 SQ.FT. OFFICE @ 1 PER 300 SQ.FT. * .95)
(625 SQ.FT. OFFICE @ 1 PER 300 SQ.FT. * .90)
(INCLUDING 3 A.D.A. ACCESSIBLE)
(33.3 + 31.6 + 1.9)=67 SPACES

4 BIKE RACKS (1 BIKE RACK PER 20 PARKING SPACES)

PARKING SPACES PROVIDED: 67 (INCLUDING 3 A.D.A. ACCESSIBLE)
6 LOADING SPACES
4 BIKE RACKS



GRADING AND UTILITY PLAN
TWENTY SECOND ST. BUSINESS PARK
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION
1	05-10-24	1ST RESUBMITTAL
2	06-21-24	2ND RESUBMITTAL
3	07-26-24	3RD RESUBMITTAL

SCALE: 1"=30'

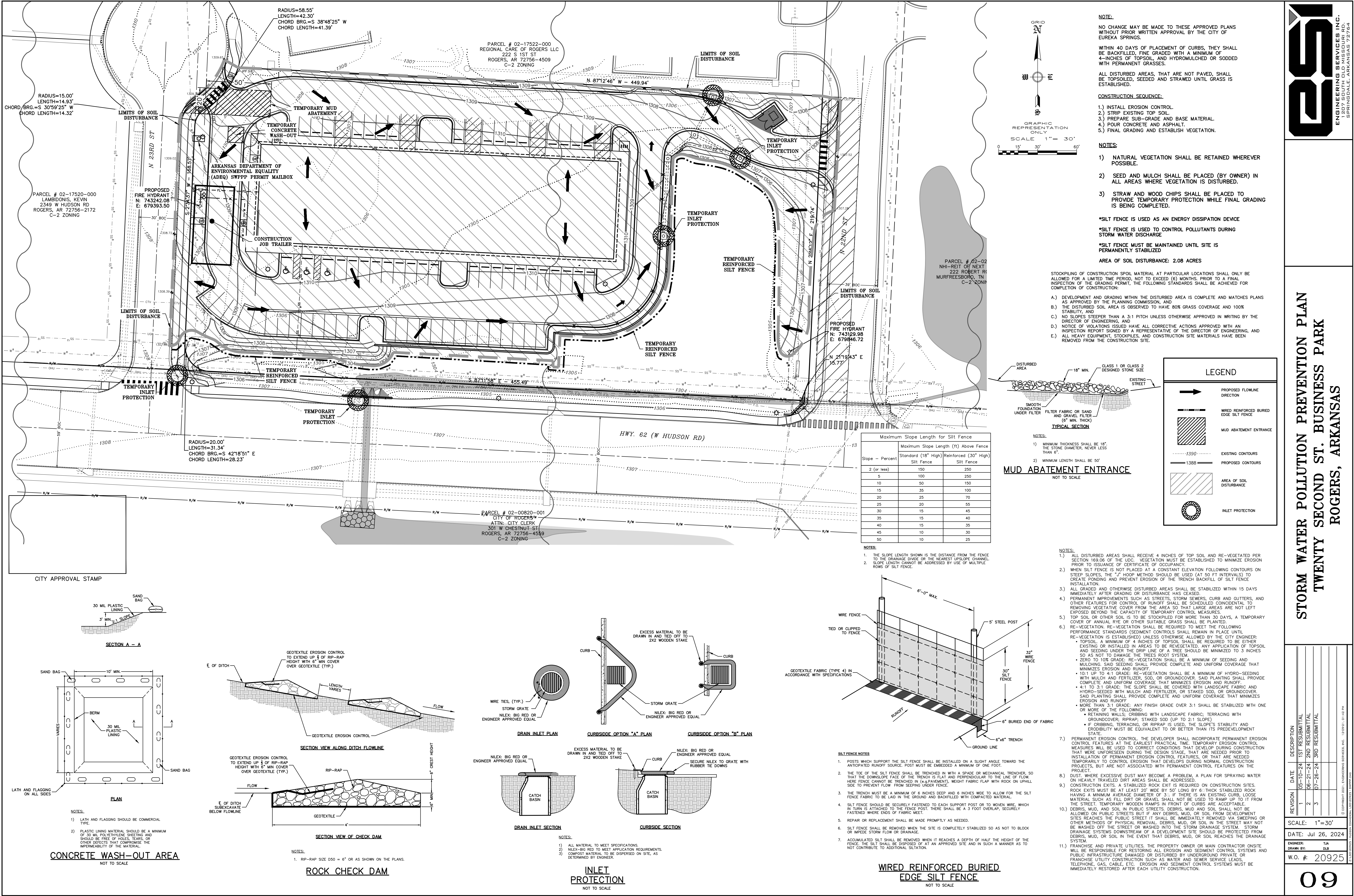
DATE: Jul 26, 2024

ENGINEER: TIA
 DRAIN BY: DLB

W.O. # 20925

05

8200 Highway 100, Suite 200, Richmond, VA 23234
 800-451-7273 • 703-261-5200 • FAX 703-261-5201
 www.hatchmottmacdonald.com





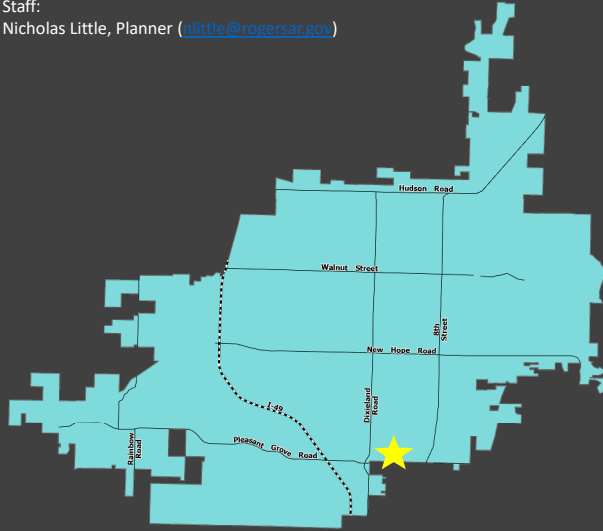
Rezone

PLANNING

MDM Services, Inc.

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)



Vicinity Map

FLUM Place Type
Highway Corridor

Zoning
T5.2 (City Medium-Intensity)

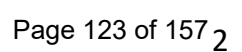
Proposed Zoning
HC (Highway Commercial)

Location
1707 W Pleasant Grove Road

Representative
Bob Johnson, MDM Services

Location:

The applicant is proposing a rezone from T5.2 to HC at 1707 W Pleasant Grove Road

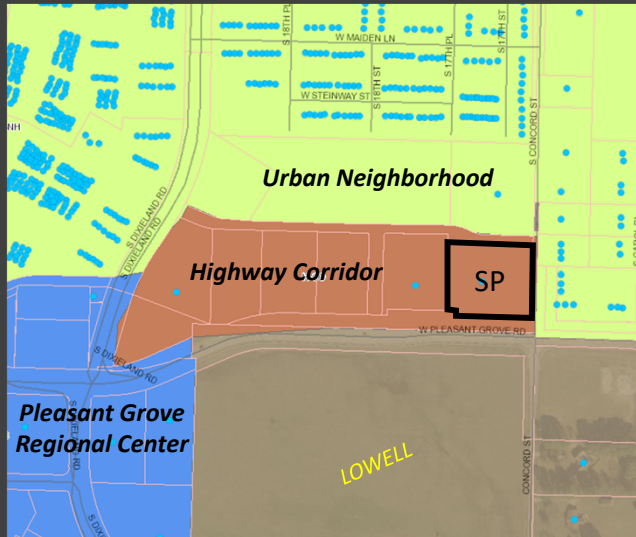




Rezone

MDM Services, Inc.

PLANNING



FLUM Place Type

- Highway Corridor

2.8.3 Relationship with Future Land Use Map

- “Table 2.8.3.A Zoning Districts Allowed in Placetypes sets forth zoning districts that:”
 - (A) “Are likely to create the placetype envisioned by the Plan and thus conform to the Future Land Use Map. Such districts are subject to Standard Review.”

Zones allowed by Standard Review on Table 2.8.3.A

- T5.1, T5.2, & HC

Rezone Request:

The applicant is requesting to rezone the subject property from T5.2 (City Medium Intensity) to HC (Highway Commercial)

ZONING:

T5.2

“A medium-low intensity mixed-use district where medium to large-scale buildings line streets in corridor and city center placetypes.” Section 4.2

HC

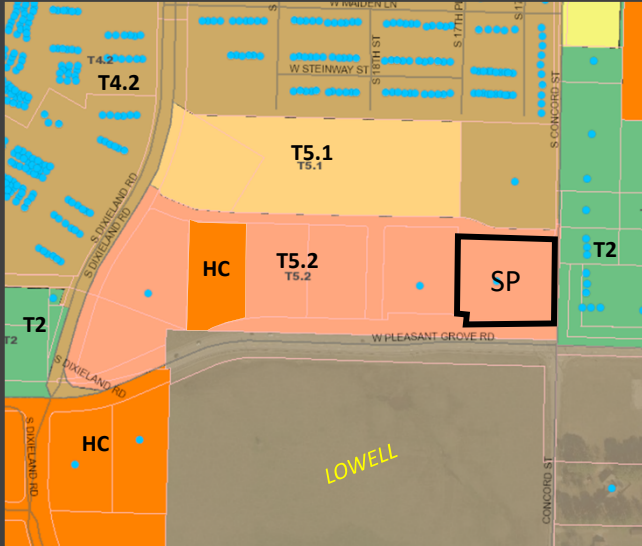
“A district consisting mostly of low-scale commercial strip development. These districts standards allow for the existing condition to persist, however also allow for under-utilized parts of parking lots to be filled with active uses.” Section 4.3



Rezone

PLANNING

MDM Services, Inc.



Zoning Map

Rezone Request

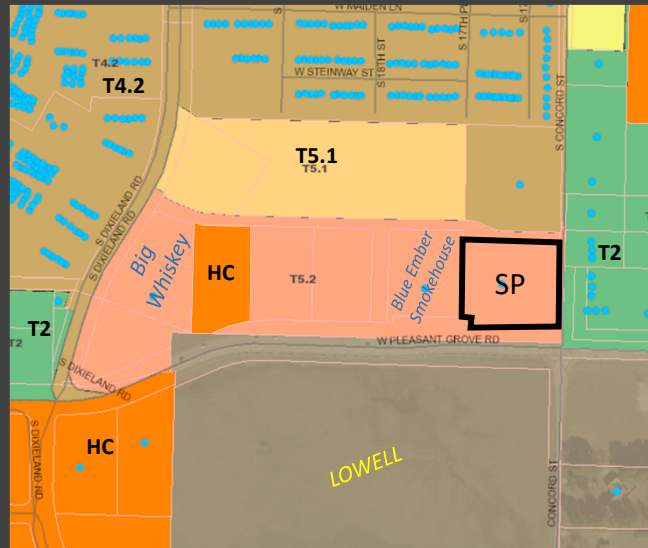
- Currently zoned T5.2. Proposed rezone to HC
- This proposal is subject to standard review.
- Sec. 2.8.6 Standard Review Criteria
 - Rezoning to transects labeled "SR" on the zoning amendment table are subject to the following decision making factors:
 - 2.8.6.1 Planning Commission "Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC."



Rezone

MDM Services, Inc.

PLANNING



Zoning Map with Surrounding Conditions

Staff Analysis

- A rezone request to Highway Commercial is considered standard review within the Highway Corridor placetype.
- The property fronts W Pleasant Grove Road, which is already lined with developments that reflect highway commercial form.
- Several adjacent properties along the north side of W Pleasant Grove, between Dixieland and Concord, are already under development review, or have been approved, for proposals of a similar form, given that they were submitted prior to adoption of the UDC.
- Staff finds that rezoning to HC in the Highway Corridor place type conforms to the FLUM. The request complies with all provisions of the UDC.

Staff Analysis:

- A rezone request to Highway Commercial is considered standard review within the Highway Corridor placetype.
- The property fronts W Pleasant Grove Road, which is already lined with developments that reflect highway commercial form.
- Several adjacent properties along the north side of W Pleasant Grove, between Dixieland and Concord, are already under development review, or have been approved, for proposals of a similar form, given that they were submitted prior to adoption of the UDC.
- Staff finds that rezoning to HC in the Highway Corridor place type conforms to the FLUM. The request complies with all provisions of the UDC.

Rogers Future Land Use Placetypes

Corridors

Placetype Character:

Corridors are linear destinations that contribute to the city's economic development through their unique mix of housing, industry, services and employment opportunities along critical routes. Access management is prioritized through special attention to the design of intersections; cross-access lanes between developments; and travel lanes and connections for all means of vehicular, active, and public transportation. New, infill, and redevelopment projects will ensure that these areas remain dynamic and compatible with adjacent Centers and Neighborhoods..(FLUM Placetypes Page 6).

Highway Corridors

Highway Corridors comprise areas including open-display commercial uses, light industry, warehousing and distribution, and other businesses centered around large-scale trades and services. Infill and redevelopment will add mixed-use buildings with residential units and

amenities for residents and employees. Developments will be connected through cross-access lanes and active transportation facilities.



Rezone

MDM Services, Inc.

PLANNING



Street View

Recommendation:
Approval

RECOMMENDATIONS:

- **Approval**

2.8.8.1 Standard Review Districts

“Where the Director recommends approval of the application they shall cause the Commission to be presented with the request as part of its consent agenda. Interested persons must be provided an opportunity to speak in a public hearing before consideration of the consent agenda.”

Possible Planning Commission Motions for Standard Review:

- “Accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present as part of the consent agenda; or”
- “Remove the application from the consent agenda for commissioner discussion on the application after which the Commission may accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present or issue its findings and recommend approval or denial by majority vote of the quorum present.”



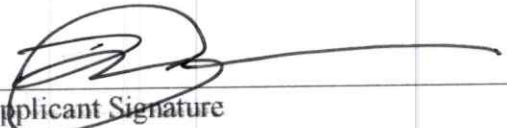
**DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896**

OFFICE USE ONLY

Permit Fee: _____
Zoning: _____ to _____
Permit Number: _____
CityView Application: _____
Date: _____

REZONE APPLICATION

APPLICANT: MDM Services, Inc. _____
ADDRESS: 1055 Kathleen Road, Lakeland, Florida 33805 _____ SUITE #: Not applicable _____
GENERAL LOCATION OF PROPERTY: NWC of W. Pleasant Road and S. Concord Street _____
PARCEL NUMBER(S) OF PROPERTY: 02-21539-000 _____
PARCEL NUMBER: _____
PHONE #: 517-285-1581 _____ EMAIL: bob@mdmservices.com _____
PROPERTY OWNER: Grove Concord LLC _____ PHONE #: _____
PRESENT USE: Vacant land _____ ZONING: T5.2 _____
PROPOSED USE: Convenience Store with Fuel Pumps in front of building ZONING: Highway Commercial - HC


Applicant Signature

11.1.24
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: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, MDM Services, Inc., petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

Lot 1 of The Grove, Phase I, City of Rogers, Benton County, Arkansas, as shown on Plat filed for record in Plat Book 2007, Page 121.

LAYMAN'S DESCRIPTION:

NWC of W. Pleasant Grove Road and S. Concord Street

PRESENT ZONING: IS-2

ZONING REQUEST: Highway Commercial - HC

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS.
COUNTY OF Pulaski

Subscribed and sworn before me this the 30 day of October, 2024.



[Signature]
Notary Signature

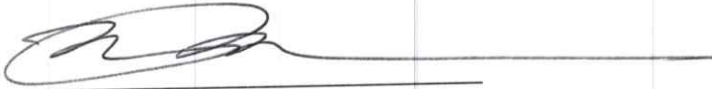
Whitney Laine Harness
Notary Name Printed

September 17, 2032
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 14th day of November, 2024.



Signed

Robert E. Johnson

Name Printed

STATE OF MICHIGAN

COUNTY OF Ingham

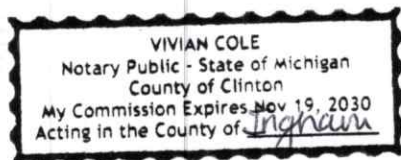
Subscribed and sworn before me this 14 day of November, 2024.



Notary Signature

Vivian Cole

Notary Name Printed



11-19-2030

Commission Expires



engineerina • environmental • construction

MDM Central Florida

1055 Kathleen Road

Lakeland, FL 33805

O: (863) 646-9130

F: (863) 648-1106

MDM South Florida

2151 W. Hillsboro Blvd

Suite 401

Deerfield Beach, FL 33442

O: (954) 427-3076

BEFORE THE PLANNING COMMISSION OF THE CITY
OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 2.8 of the Rogers Unified Development Code that **MDM Services, Inc.** is applying to the Rogers Planning Commission to rezone certain real property at the **NWC of W. Pleasant Grove Road and S. Concord Street.**

The property is more particularly described as follows:

LEGAL DESCRIPTION/PARCEL NUMBER:

Parcel Number: 02-21539-000

Lot 1 of The Grove, Phase I, City of Rogers, Benton County, Arkansas, as shown on Plat filed for record in Plat Book 2007, Page 121.

LAYMAN'S DESCRIPTION: **(NWC of W. Pleasant Grove and S. Concord Street)**

PRESENT ZONING: **(T5.2)**

ZONING REQUEST: **(Highway Commercial - HC)**

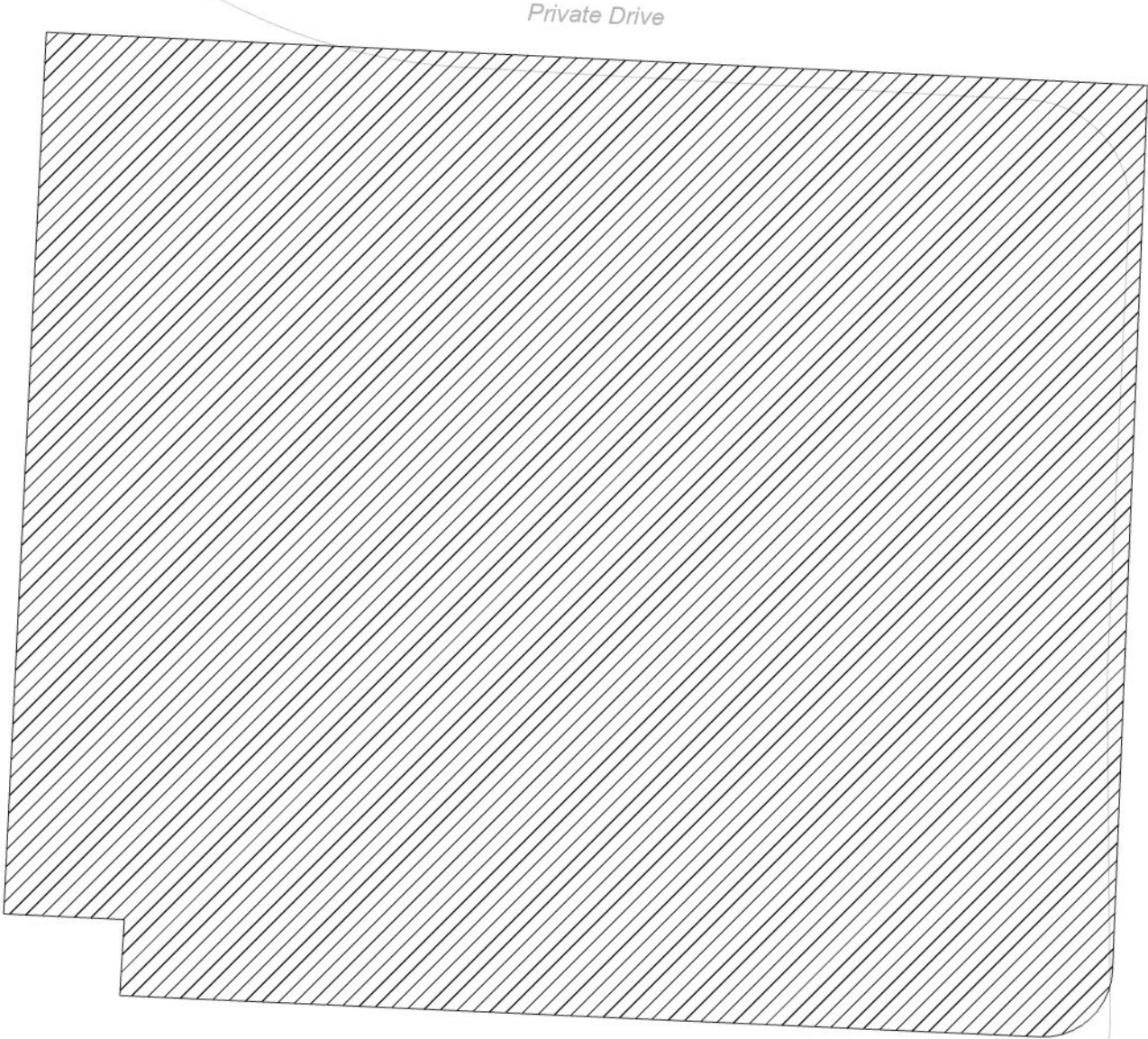
A public hearing by the Rogers Planning Commission will be held on **December 3, 2024 at 5:30 p.m.** in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: .

Robert E. Johnson, Project Manager

Legal Description Confirmation



City of Lowell

7021 2720 0002 8054 0145

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Fayetteville, AR 72705	
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Postage \$0.73 Total Postage \$5.58	11/14/2024
Sent To 2188 LLC PO BOX 13000 FAYETTEVILLE, AR 72703	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 2720 0002 8054 0664

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Postage \$0.73 Total Postage \$5.58	11/14/2024
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Postage \$0.73 Total Postage \$5.58	11/14/2024
Sent To CITY OF ROGERS ATTN: CITY CLERK 301 W CHESTNUT ST ROGERS, AR 72756-4559	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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

Postage \$0.73

Total Postage \$5.58

Sent To

Street and

City, State, Zi

PS Form 3800, April 2013 PSN 7530-02-000-9047

CITY OF ROGERS
 ATTN: CITY CLERK
 301 W CHESTNUT ST
 ROGERS, AR 72756-4559

11/14/2024

Postmark
Here

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Little Rock, AR 72202

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage \$5.58

Sent To

Street and

City, State

PS Form 3800, April 2013 PSN 7530-02-000-9047

GROVE CONCORD LLC
 1 ALLIED DR, STE 1500
 LITTLE ROCK, AR 72202

11/14/2024

Postmark
Here

7021 2720 0002 8054 0596

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Fayetteville, AR 72703

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

Postage \$0.73

Total Postage \$5.58

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Street and

City, State, Zi

PS Form 3800, April 2013 PSN 7530-02-000-9047

PLEASANT PARTNERS LLC
 PO BOX 8686
 FAYETTEVILLE, AR 72703

11/14/2024

Postmark
Here

7021 2720 0002 8054 0589

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Fayetteville, AR 72703

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage \$5.58

Sent To

Street and

City, State

PS Form 3800, April 2013 PSN 7530-02-000-9047

PLEASANT PARTNERS LLC
 PO BOX 8686
 FAYETTEVILLE, AR 72703

11/14/2024

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage \$5.58

Sent To

Street and

City, State

PS Form 3800, April 2013 PSN 7530-02-000-9047

PLEASANT PARTNERS LLC
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage \$5.58

Sent To

Street and

City, State

PS Form 3800, April 2013 PSN 7530-02-000-9047

PLEASANT PARTNERS LLC
 PO BOX 8686
 FAYETTEVILLE, AR 72703

11/14/2024

Postmark
Here

7021 2720 0

☐ Adult Signature Restricted Delivery \$
Postage \$0.73
Total \$7.68
Sent To PO BOX 8686
Street FAYETTEVILLE, AR 72703
City, State

11/14/2024

U.S. Postal Service™
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Fayetteville, AR 72703

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☐ Return Receipt (hardcopy) \$4.10
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

0204
01

Postmark
Here

Postage \$0.73

11/14/2024

Total Postage \$7.68
Sent To PO BOX 8686
Street FAYETTEVILLE, AR 72703
City, State

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com
Little Rock, AR 72223

Certified Mail Fee \$4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.10
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

0204
01

Postmark
Here

Postage \$0.73

11/14/2024

Total Postage \$7.68
Sent To PWX LLC
1400 KIRK RD STE 110
Street LITTLE ROCK, AR 72223-6004
City, State

7021 2720 0002 8054 0534

7021 2720 0002 8054 0558

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Domestic Mail Only

For delivery information, visit our website at www.usps.com
Saint James, NY 11780

Certified Mail Fee \$4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.10
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

0204
01

Postmark
Here

Postage \$0.73

11/14/2024

Total Postage \$7.68
Sent To RONATO PROPERTIES LLC
10 GOLF CLUB RD
Street SAINT JAMES, NY 11780
City, State

7021 2720 01

☐ Adult Signature Restricted Delivery \$
Postage \$0.73
Total Postage \$7.68
Sent To PO BOX 8686
Street FAYETTEVILLE, AR 72703
City, State

11/14/2024

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com
Greenwood, AR 72936

Certified Mail Fee \$4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.10
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

0204
01

Postmark
Here

Postage \$0.73

11/14/2024

Total Postage \$7.68
Sent To PRIME RESTAURANT GROUP LLC
215 WEBSTER ST
Street GREENWOOD, AR 72936
City, State

7021 2720 0002 8054 0527

7021 2720 0002 8054 0541

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com
Little Rock, AR 72223

Certified Mail Fee \$4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.10
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

0204
01

Postmark
Here

Postage \$0.73

11/14/2024

Total Postage \$7.68
Sent To PWX LLC
1400 KIRK RD STE 110
Street LITTLE ROCK, AR 72223-6004
City, State

7021 2720 0002 8054 0565

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com
Nashville, TN 37211

Certified Mail Fee \$4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.10
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

0204
01

Postmark
Here

Postage \$0.73

11/14/2024

Total Postage \$7.68
Sent To TN PROP CO LLC
3343 PERIMETER HILL DR
Street NASHVILLE, TN 37211
City, State



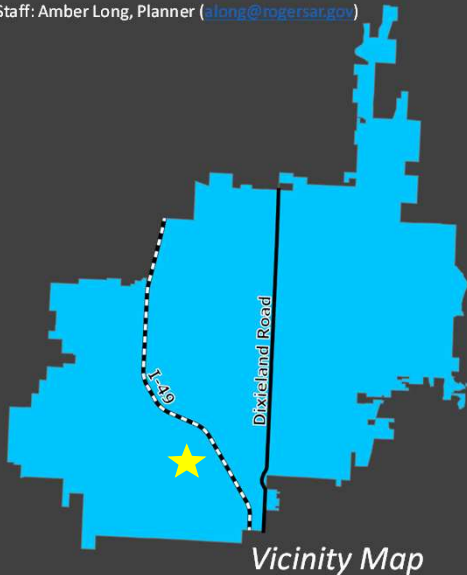


Rezone

Newell Bellview Development

PLANNING

Staff: Amber Long, Planner (along@rogersar.gov)



Vicinity Map

FLUM Place Type

Urban Neighborhood (U-NH)

Neighborhood Center (N-C)

Zoning

T5.1

Proposed Zoning

T4.2

Location

NW Corner of S. Bellview Rd. and W. Pleasant Grove Rd.

Representative

Ecological Design Group (EDG)

Dunn & Davis Townhomes, LLC

Nature of the Request:

The following request is for an amendment to the City of Rogers Unified Development Code Zoning Map, in accordance with Section 2.8 of the Rogers Unified Development Code.

Request Details:

- Proposal: The applicant is proposing to rezone ± 7.10 acres from T5.1 to T4.2 in the Neighborhood Center (N-C) and Urban Neighborhood (U-NH) placetypes.
- Review Type: Standard/Enhanced



Rezone

PLANNING

Newell Bellview Development



Geolocation

Location Description

The subject area is located between W. Pleasant Grove Road, W. Emerald Heights Road, and S. Bellview Road, north of Bellview Elementary School.

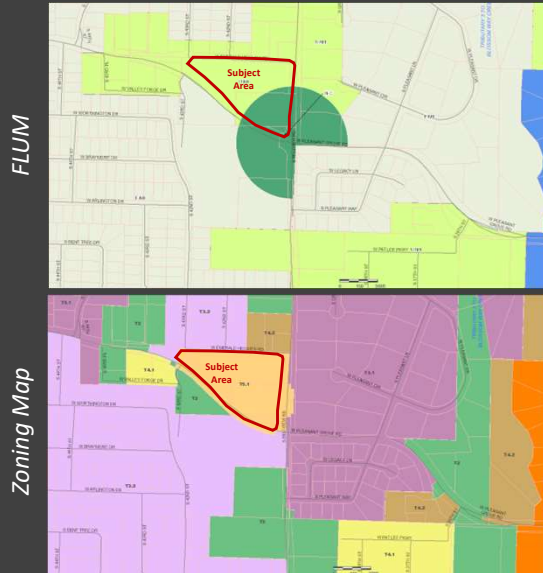
Parcels: 02-02087-565, 02-02087-570, 02-02087-559



Rezone

PLANNING

Newell Bellview Development



Zoning's Relationship to the FLUM

Table 2.8.3.A Zoning Districts Allowed in Placetypes established two types of zoning map amendment requests:

- Standard Review (SR) requests are for zones that are likely to create the envisioned placetype.
- Enhanced Review (ER) requests are for zones that may create the envisioned placetype.

Permitted Zones by Placetype Per Table 2.8.3.A

PLACETYPE	SR	ER
Neighborhood Center (N-C)	N/A	T4.1, T4.2, T5.1
Urban Neighborhood (U-NH)	T4.1, T4.2	T3.2, T5.1

Rezone Request

1. T4.2 in U-NH is subject to Standard Review
2. T4.2 in N-C is subject to Enhanced Review.

About the Future Land Use Map (FLUM)

The Future Land Use Map is an element of the Comprehensive Plan identifying placetypes that the Planning Commission and City Council have carefully considered and determined to be appropriate for the future growth of the City.

2.8.3 Relationship with Future Land Use Map

"Table 2.8.3.A Zoning Districts Allowed in Placetypes sets forth zoning districts that:"

- (A) Are likely to create the placetype envisioned by the Plan and thus conform to the Future Land Use Map. Such districts are subject to Standard Review.
- (B) May create the placetype envisioned by the Plan and thus may conform to the Future Land Use Map. Such districts are subject to Standard Review and Enhanced Review.
- (C) Will not create the placetype envisioned by the Plan and thus will not conform to the Future Land Use Map. Such districts will not be considered by the Planning Commission and City Council unless and until the Future Land Use Map and this UDC are amended accordingly," (UDC 2.8.3).

Summary of Request:

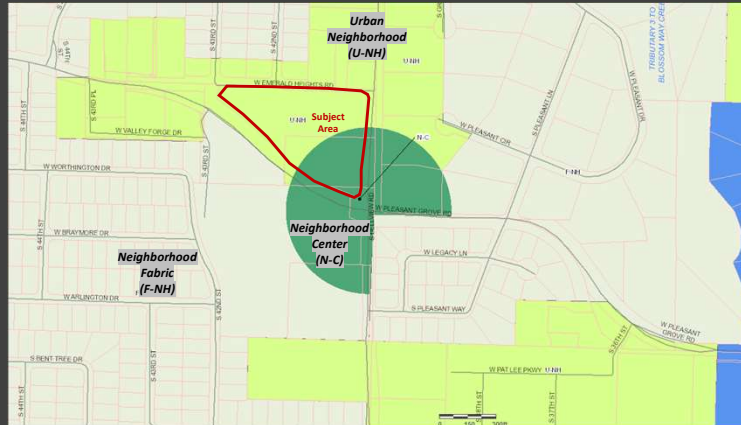
The applicant requests a rezone from T5.1 to T4.2 at the subject location, which consists of three parcels. The subject area has two placetype designations, according to the Future Land Use Map (FLUM). The southeast portion is within a Neighborhood Center (N-C) placetype, and the remaining area is within an Urban Neighborhood (U-NH) placetype. Per Table 2.8.3.A, rezone requests for T4.2 in U-NH are subject to Standard Review, as the proposed zone is likely to implement the placetype as envisioned; and rezone requests for T4.2 in N-C are subject to Enhanced Review, as the proposed zone may implement the placetype as envisioned depending on the subject area's location within the placetype and its relationship to adjacent parcels. Due to this split placetype designation, this report considers the request for T4.2 in Urban Neighborhood by Standard Review and the request for T4.2 in Neighborhood Center by Enhanced Review.



Rezone

Newell Bellview Development

PLANNING



FLUM

Rezone Request

1. T4.2 in U-NH is subject to Standard Review

2.8.6 Standard Review Criteria

When reviewing and making decisions on zoning map amendments labeled "SR" in Table 2.8.3.A, the Planning Commission:

- Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC.

Placetype

Urban Neighborhood (U-NH)

Placetype Description

"Urban Neighborhoods contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher- intensity centers and lower-intensity neighborhoods," *Rogers Future Land Use Placetypes*, pg. 4.

Future Land Use Map Analysis:

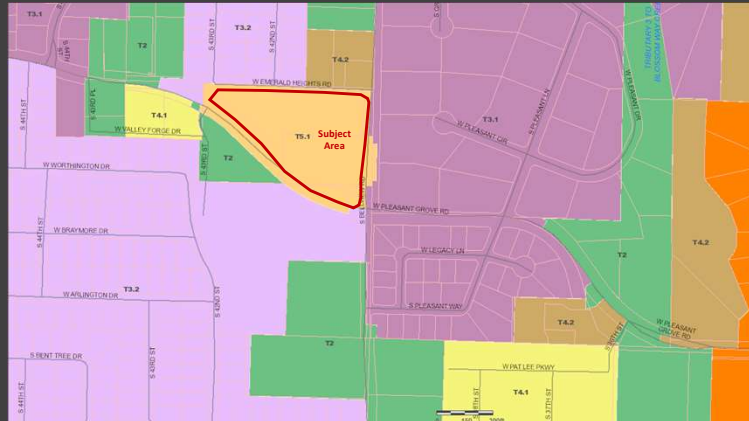
Per Table 2.8.3.A, the requested zone (T4.2) is considered appropriate for any property in the Urban Neighborhood placetype. The subject area is surrounded by lands within the Urban Neighborhood and Neighborhood Center placetypes. Neighborhood Fabric areas are located across W. Pleasant Grove Road. The proposed zone (T4.2) is permitted in all adjacent and nearby placetypes.



Rezone

Newell Bellview Development

PLANNING



Zoning Map

Staff Analysis

- The applicant proposes a rezone from T5.1 to T4.2, which will result in a slight decrease in development intensity at this location.
- The subject property is bordered by W. Pleasant Grove Road and S. Bellview Road, which are classified as Minor Arterials on the Master Street Plan.
- The proposed zone, T4.2, is compatible with adjacent zoning:
 - U-NH: T3.2 and T4.2 to the north, T3.1 across S. Bellview Road, and T2 and T4.1 along W. Pleasant Grove Road.
 - Neighborhood Fabric (F-NH): T2 and T3.2.

Current Zone (T5.1)

“A low-intensity mixed-use district where medium-scale buildings line streets mainly in corridor and city center placetypes,” (UDC Section 4.2).

Proposed Zone (T4.2)

“A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are encouraged,” (UDC Section 4.2)

Zoning Analysis:

T4.2 is appropriate for the portion of the subject property in U-NH.



Rezone

PLANNING

Newell Bellview Development

Rezone Request

✖ Not Met ✖ Not Applicable ● Met

2. T4.2 in N-C is subject to Enhanced Review.

Staff Analysis - Enhanced Review Criteria (2.8.7)

- When reviewing and making decisions on zoning map amendments labeled “ER” in [Table 2.8.3.A](#), the Planning Commission may recommend approval where the Commission finds:
 - ✔ The proposed district(s) conform to the applicable requirements of this UDC.
 - ✔ The proposed district(s) are likely to implement the placetype envisioned by the Future Land Use Map.
 - ✔ The proposed district(s) contribute to establishing an orderly transition of intensity within the broader place type by:
 - ✔ Where the subject property is within a center and corridor placetype ensuring higher intensity zones are generally interior to the placetype to provide an orderly transition between the center and edge of the placetype; or
 - ✖ Where the subject property is within a neighborhood placetype ensuring higher intensity zones are generally located at the edges of the placetype when the neighborhood lies adjacent to a center or corridor placetype to provide an orderly transition between the edge of the neighborhood and the adjacent placetype; and
 - ✔ The proposed district(s) is within one full transect of the most intense zone allowed on adjacent properties, except when:
 - ✖ Significant natural barriers separate the two properties; or
 - ✔ Roadways of three or more lanes separate the two properties; or
 - ✔ The subject property is less than 600 feet in depth, abuts a street classified as an arterial according to the Master Street Plan, and the proposed rezoning is to District T5.1 or T5.2.
 - ✖ If applicable, the proposed district(s) conform to the zone mix requirements specified in [Table 2.4.3.C Zoning Mix for Sites Over 40 Acres](#).

Enhanced Review Criteria Analysis:

Zoning map amendment requests subject to Enhanced Review are evaluated according to their conformance with the requirements of the UDC and four considerations related to the proposed zone’s relationship to the surrounding placetype(s), zoning, and development context. The proposed rezone to T4.2 in Neighborhood Center (N-C) meets three (3) of the four requirements. The zoning mix requirement for sites greater than 40 acres does not apply to the present request, as the subject area is less than 40 acres.

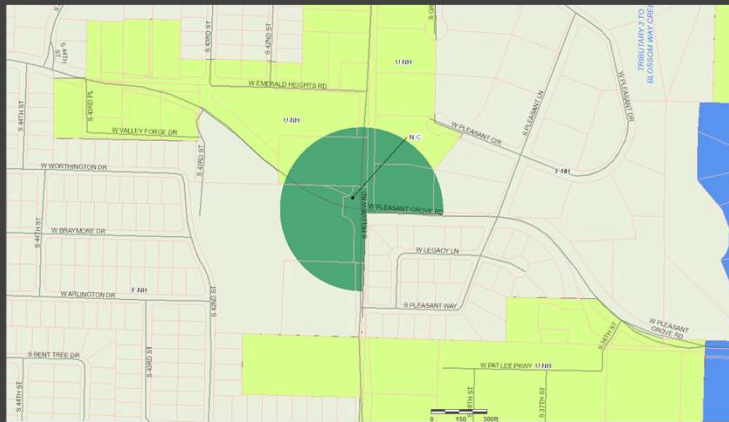


Rezone

PLANNING

Newell Bellview Development

- The proposed district(s) conform to the applicable requirements of this UDC.
- The proposed district(s) are likely to implement the placetype envisioned by the Future Land Use Map.
- The proposed district(s) is within one full transect of the most intense zone allowed on adjacent properties, except when:
 - Roadways of three or more lanes separate the two properties.



FLUM

Placetype Description

"Neighborhood Centers are places for neighbors to gather, interact, and conveniently access services within a very short distance of most homes. They generally extend several hundred feet from key roadways. Developments cultivate a safe and inviting environment for non-drivers through elements such as enhanced streetscape design, dedicated facilities for active mobility, gathering spaces, and active storefronts," Rogers Future Land Use Placetypes, pg. 4.

Future Land Use Map Analysis:

Neighborhood Center (N-C) placetypes are located at key intersections throughout the city. N-Cs provide pockets of walkable, compact development offering a mix of housing and/or neighborhood-scale services and amenities. In N-C, the proposed zone (T4.2) permits several residential building types and basic commercial services. The overall development pattern within a N-C is dependent on the character of the surrounding development context, and the character and intensity of a property within a N-C is driven by the development potential of adjacent properties.

To ensure compatibility with adjacent neighborhoods, rezones for properties within the N-C are subject to Enhanced Review criteria. The proposed zoning district (T4.2) is within one full transect of the zones permitted in nearby placetypes, U-NH and F-NH.

- Permitted Zones in U-NH: T3.2 (ER), T4.1-2 (SR), T5.1 (ER)
- Permitted Zones in F-NH: T3.2 (SR), T4.1 (SR), T4.2 (ER)

The subject property is separated from nearby F-NH, which allows T4.2 by Enhanced Review, by W. Pleasant Grove Road. The road provides additional buffering for F-NH properties zoned T3.



Rezone

Newell Bellview Development

PLANNING



Aerial

Recommendation:

Approval

PUBLIC INPUT:

No public input received.

RECOMMENDATIONS:

Staff recommends **approval** of this request.

2.8.8 Planning Commission

2.8.8.2 Enhanced Review Districts

The Director shall place applications for enhanced review districts on the regular agenda and the Commission shall hold a separate public hearing.

Possible Planning Commission Motions for Standard Review:

- Recommend approval or denial. Either motion is deemed to pass when a majority of the quorum present vote in favor; or
- Table the request to a date certain not to exceed 60 days for more information. Such a motion requires a majority of the quorum present to pass; or
- Dismiss the request and the applicant's request. Such a motion requires a majority of the quorum present to pass.

PROPERTY OWNER AFFIDAVIT

The petitioner, Dunn & Davis Townhomes LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: PLAT 10/20/2021 L202178998 & CORR PLAT 10/21/2021 L202179153

LAYMAN'S DESCRIPTION: Parcels #02-02087-565, #02-02087-570, and # 02-02087-559 are 7.0 acres that are located between W. Pleasant Grove Road, W. Emerald Heights Road, and S Bellview Road.

PRESENT ZONING: T5.1

ZONING REQUEST: T4.2

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this the 23rd day of OCTOBER, 2024.



[Signature]
Notary Signature

JEREMY GOUCHER
Notary Name Printed

09-25-2034
Commission Expires

LEGAL DESCRIPTIONS

Parcel Number: 02-02087-570

Legal Description:

A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED AS INSTRUMENT NO. L201835548, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SAID SE 1/4, THENCE SOUTH 02°41'18" WEST A DISTANCE OF 253.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 02°41'18" WEST A DISTANCE OF 260.38 FEET; THENCE NORTH 87°03'22" WEST A DISTANCE OF 78.54 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BELLVIEW ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 2 COURSES: SOUTH 02°40'45" WEST A DISTANCE OF 1.41 FEET TO A POINT OF CURVATURE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 61.34 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST PLEASANT GROVE ROAD AND TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 46.02 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 40°51'56" WEST 56.90 FEET; THENCE LEAVING SAID CURVE AND SAID WEST RIGHT OF WAY LINE, ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 141.44 FEET, SAID CURVE HAVING A RADIUS OF 989.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 67°56'01" WEST 141.32 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND SAID CURVE NORTH 87°03'22" WEST A DISTANCE OF 220.77 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST PLEASANT GROVE ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 52°44'59" WEST A DISTANCE OF 14.81 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE NORTH 02°41'18" EAST A DISTANCE OF 132.86 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST PLEASANT GROVE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: ALONG A NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.83 FEET, SAID CURVE HAVING A RADIUS OF 989.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 47°01'17" WEST 32.83 FEET; THENCE LEAVING SAID CURVE NORTH 46°04'14" WEST A DISTANCE OF 225.15 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 203.13 FEET, TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 1089.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 51°24'51" WEST 202.84 FEET; THENCE LEAVING SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.41 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 19°36'49" WEST 30.19 FEET; THENCE LEAVING SAID CURVE NORTH 17°31'50" EAST A DISTANCE OF 66.86 FEET; THENCE SOUTH 86°32'55" EAST A DISTANCE OF 299.95 FEET TO A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 60.62 FEET TO A POINT OF TANGENCY AND TO THE SOUTH RIGHT OF WAY LINE OF WEST EMERALD HEIGHTS ROAD, SAID CURVE HAVING A RADIUS OF 85

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FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 66°11'31" EAST 59.35 FEET; THENCE LEAVING SAID CURVE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING 2 COURSES: SOUTH 86°37'32" EAST A DISTANCE OF 403.70 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.87 FEET TO A POINT OF TANGENCY AND TO THE WEST RIGHT OF WAY LINE OF SOUTH BELLVIEW ROAD, SAID CURVE HAVING A RADIUS OF 20 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 40°58'45" EAST 28.60 FEET; THENCE LAYING SAID CURVE, ALONG SAID WEST RIGHT OF LINE THE FOLLOWING 2 COURSES: SOUTH 04°40'02" WEST A DISTANCE OF 146.56 FEET; SOUTH 07°45'04" WEST A DISTANCE OF 66.68 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE SOUTH 87°03'22" EAST A DISTANCE OF 65.22 FEET TO THE POINT OF BEGINNING, CONTAINING 309411 SQUARE FEET OR 7.10 ACRES, MORE OR LESS, WITH SAID PARCEL BEING SUBJECT TO THE RIGHT OF WAY OF BELLVIEW ROAD ALONG THE EAST BOUNDARY LINE, WEST PLEASANT GROVE ROAD ALONG THE SOUTH BOUNDARY LINE AND WEST EMERALD HEIGHTS ROAD ALONG THE NORTH BOUNDARY LINE. LEGAL INCLUDES: 02-02087-565, 02-02087-570, 02-02087-559 SURVEYS: 6/13/2018 L201830485 & 7/11/2018 L201835548

Parcel Number: 02-02087-565

Legal Description:

A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED AS INSTRUMENT NO. L201835548, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SAID SE 1/4, THENCE SOUTH 02°41'18" WEST A DISTANCE OF 253.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 02°41'18" WEST A DISTANCE OF 260.38 FEET; THENCE NORTH 87°03'22" WEST A DISTANCE OF 78.54 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BELLVIEW ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 2 COURSES: SOUTH 02°40'45" WEST A DISTANCE OF 1.41 FEET TO A POINT OF CURVATURE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 61.34 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST PLEASANT GROVE ROAD AND TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 46.02 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 40°51'56" WEST 56.90 FEET; THENCE LEAVING SAID CURVE AND SAID WEST RIGHT OF WAY LINE, ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 141.44 FEET, SAID CURVE HAVING A RADIUS OF 989.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 67°56'01" WEST 141.32 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND SAID CURVE NORTH 87°03'22" WEST A DISTANCE OF 220.77 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST PLEASANT GROVE ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 52°44'59" WEST A DISTANCE OF 14.81 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE NORTH 02°41'18" EAST A DISTANCE OF 132.86 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST PLEASANT GROVE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: ALONG A NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.83 FEET, SAID CURVE HAVING A RADIUS OF 989.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 47°01'17" WEST 32.83 FEET; THENCE LEAVING SAID CURVE NORTH 46°04'14" WEST A DISTANCE OF 225.15 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 203.13 FEET, TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 1089.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 51°24'51" WEST 202.84 FEET; THENCE LEAVING SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.41 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 19°36'49" WEST 30.19 FEET; THENCE LEAVING SAID CURVE NORTH 17°31'50" EAST A DISTANCE OF 66.86 FEET; THENCE SOUTH 86°32'55" EAST A DISTANCE OF 299.95 FEET TO A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 60.62 FEET TO A POINT OF TANGENCY AND TO THE SOUTH RIGHT OF WAY LINE OF WEST EMERALD HEIGHTS ROAD, SAID CURVE HAVING A RADIUS OF 85 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 66°11'31" EAST 59.35 FEET; THENCE LEAVING SAID CURVE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING 2 COURSES: SOUTH 86°37'32" EAST A DISTANCE OF 403.70 FEET TO A POINT OF CURVATURE; THENCE

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ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.87 FEET TO A POINT OF TANGENCY AND TO THE WEST RIGHT OF WAY LINE OF SOUTH BELLVIEW ROAD, SAID CURVE HAVING A RADIUS OF 20 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 40°58'45" EAST 28.60 FEET; THENCE LAYING SAID CURVE, ALONG SAID WEST RIGHT OF LINE THE FOLLOWING 2 COURSES: SOUTH 04°40'02" WEST A DISTANCE OF 146.56 FEET; SOUTH 07°45'04" WEST A DISTANCE OF 66.68 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE SOUTH 87°03'22" EAST A DISTANCE OF 65.22 FEET TO THE POINT OF BEGINNING, CONTAINING 309411 SQUARE FEET OR 7.10 ACRES, MORE OR LESS, WITH SAID PARCEL BEING SUBJECT TO THE RIGHT OF WAY OF BELLVIEW ROAD ALONG THE EAST BOUNDARY LINE, WEST PLEASANT GROVE ROAD ALONG THE SOUTH BOUNDARY LINE AND WEST EMERALD HEIGHTS ROAD ALONG THE NORTH BOUNDARY LINE. LEGAL INCLUDES: 02-02087-565, 02-02087-570, 02-02087-559 SURVEYS: 6/13/2018 L201830485 & 7/11/2018 L201835548

Parcel Number: 02-02087-559

Legal Description:

A PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 28, T-19-N, R-30-W, BENTON COUNTY, ARKANSAS AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN DEED RECORD 96-69872 OF THE RECORDS OF THE CIRCUIT CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE SE¼ OF THE SE¼ OF SAID SECTION 28, THENCE SOUTH 2°41'18" WEST - 513.40 FEET, THENCE NORTH 87°03'22" WEST - 78.54 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 2°40'54" WEST -1.41 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NW A DISTANCE OF 61.34 FEET, SAID CURVE HAVING A RADIUS OF 46.02 FEET AND WHOSE CHORD BEARS SOUTH 40°51 '56" WEST- 56.90 FEET; THENCE NORTHWESTERLY ALONG A SECOND CURVE CONCAVE TO THE NE A DISTANCE OF 141.44 FEET, SAID CURVE HAVING A RADIUS OF 989.00 FEET AND WHOSE CHORD BEARS NORTH 67°56'01" WEST - 141.32 FEET; THENCE SOUTH 87°03'22" EAST -168.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.10 ACRES, MORE OR LESS, BENTON COUNTY.ARKANSAS. SURVEYS: 6/13/2018 L201830485

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 23rd day of OCTOBER, 2024.

[Signature]
Signed

John McCall
Name Printed

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 23rd day of OCTOBER, 2024.



[Signature]
Notary Signature

JEREMY GOUCHER
Notary Name Printed

09-25-2034
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 **December 3, 2024** at **5:30 p.m.** on the application by **Newell Bellview Development** to rezone **the NW corner of S. Bellview Rd. and W. Pleasant Grove Rd.** from the **T5.1 (City Low-Intensity)** zoning district to the **T4.2 (Neighborhood High-Intensity)** zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±7 acres located at the NW corner of S Bellview Rd. and W Pleasant Grove Rd.

Parcel Number: 02-02087-565, 02-02087-570, 02-02087-559

Samantha Best, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday November 17, 2024**
BILL THE CITY OF ROGERS



Legal Description Confirmation

