



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

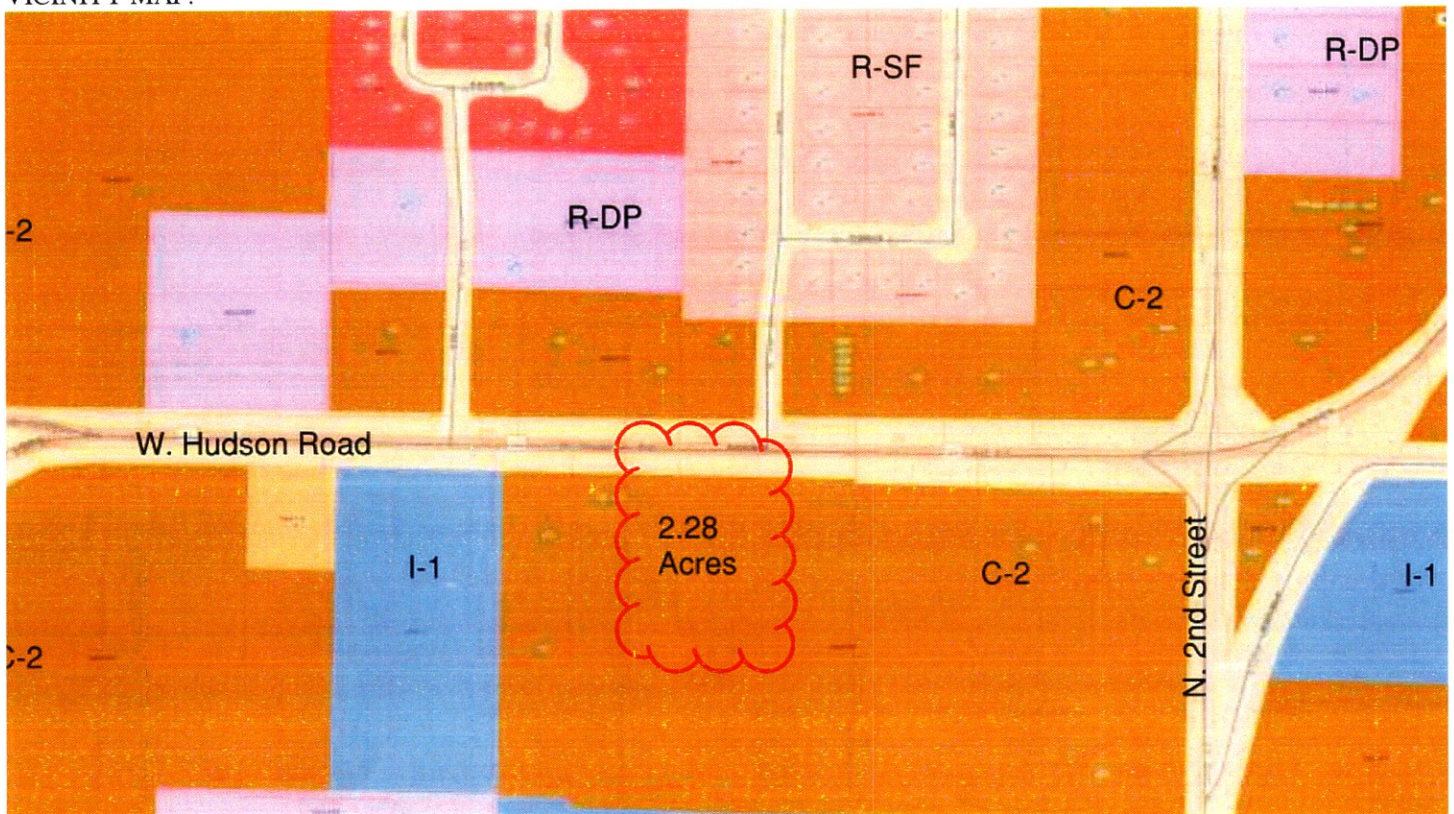
July 26, 2018

TO: PLANNING COMMISSION, LARGE SCALE DEVELOPMENT COMMITTEE

**LSDP, Speedy Splash Car Wash
 STAFF SUMMARY REPORT**

LOCATION:	300 W Hudson Rd
LAND OWNER:	The McLain Group, LLC
DEVELOPER:	The McLain Group, LLC
APPLICANT/ ENGINEER:	Engineering Services, Inc.
ZONING DISTRICT:	C-2 (Highway Commercial), Overlay District
PLANNED USE:	Vehicle Washing
REQUEST:	Large-Scale Development Project approval
AUTHORITY:	Article III of Chapter 14, Rogers Code of Ordinances
DESCRIPTION:	3,140-sf vehicle washing facility on 1.25 acres
WAIVERS:	Yes: Distance Between Curb Cuts, Street Improvements, and Street trees

VICINITY MAP:



BACKGROUND

- The applicant intends to build a 3,140-sf vehicle washing facility on 2.3 acres along W. Hudson Road.
- All adjacent properties are zoned C-2. These properties include a communications business, a mechanic shop, a donut shop, and undeveloped parcels.
- Status: the LSDP has gone through the technical review process, and all revisions requested by staff have been completed and approved.


STAFF REVIEW


ENGINEERING REVIEW:

- 1) **Access Management:** The applicant requests a **WAIVER** to Sec. 14-260(1)F – Distance between curb cuts because the location of existing curb cuts on adjacent properties prevents the development from locating their proposed curb cut to meet the minimum driveway spacing requirements.
- 2) **Stormwater and Water Quality:**
 - a) **Stormwater management:** Stormwater will be managed by a proposed on-site dry detention pond.
 - b) **Water quality:** The site disturbance is less than an acre and is exempt from water quality treatment.
- 3) **Required Public Improvements:**
 - a) **Street pavement and condition:** The site is located on Hudson Road (U.S. Highway 62) and is classified on the Master Street Plan as a major arterial street and constructed as a 5-lane road with curb, gutter and sidewalks. The roadway pavement is not in substandard condition and does not require improvements.
 - b) **Streetscape:**
 - i) **Right-of-Way:** 50' of right-of-way to be dedicated from the centerline of Hudson Road.
 - ii) **Sidewalks and sidepaths:** The applicant requests a **WAIVER** to Sec. 14-256(11) for required 10' sidepath with 6' greenspace because a 10' sidepath would not be consistent with the existing nearby sidewalks already installed.
 - iii) **Trails:** No trail construction is required on this site.
 - iv) **Streetlights:** One streetlight to be provided by the utility company serving this area.
 - v) **Street trees:** The applicant requests a **WAIVER** to Sec. 14-46(g) for required street trees because ArDOT did not approve street trees to be planted within the right-of-way.
- 4) **RECOMMENDATIONS:**

The proposed project meets all engineering review requirements for a large scale development subject to the waiver requests below.

 - a) **Approve waiver to Sec. 14-260(1)F – Distance between curb cuts.** Per Sec. 14-260(3) – "...the characteristics or layout of abutting properties would make development of a unified or shared access and circulation system impractical." Access to the site can only be provided by the proposed curb cut on Hudson Road. The proposed curb cut is approximately 170', minimum 250' required, from an existing driveway. Future developments adjacent to the site will be required to meet the minimum spacing and joint access requirements.
 - b) **Approve waiver to Sec. 14-256(11) for 10' sidepath with 6' greenspace on Hudson Road.** Per Sec. 14-46(3)d, other available means or factors indicate an absence of need, including future need. Sidewalks with variable width greenspace have been constructed along Hudson Road and construction of a 10' sidepath with 6' greenspace would create an isolated section unlikely to connect to another sidepath.


DYLAN COBB, Planning Engineer
City of Rogers Engineering Division


NATHAN BECKNELL, City Engineer
City of Rogers Engineering Division

PLANNING REVIEW:

- 1) **Land Use:** This proposed building meets the definition of "vehicle washing," and is allowed conditionally in the C-2 (Highway Commercial) District. The applicant was granted a conditional use permit by the Planning Commission on June 5, 2018.
- 2) **Disposition of Structures:** The site plan conforms to all setback and form requirements for this district.
 - a) **Landscaping:** All landscaping requirements have been met.

Note: staff recommendations are based on the documentation available at the time of request and may not reflect all information made available to the officials during discussion and consideration.

- b) Parking: The applicant was granted a variance from the Board of Adjustment to reduce the number of required parking spaces from 21 to 14 spaces. The site plan has met all other parking requirements stated in Section 14-709(i) and Sec. 14-256(16).
- c) Setbacks: The proposed project has met all other the setback requirements, as stated in Section 14-709(d).
- d) Screening: The site plan has met all screening requirements, as stated in Section 17-709(g).
- 3) Views of Others: No supporting or opposing comments have been received by the Planning Division.
- 4) RECOMMENDATIONS:
 - a) The proposed project meets all large-scale land use and disposition requirements.



ELIZABETH TREAT, District Planner
City of Rogers Planning Division



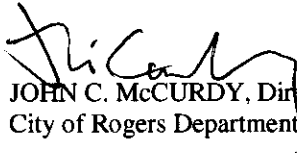
LORI ERICSON, Planning Administrator
City of Rogers Planning Division

ADMINISTRATOR'S SUGGESTED MOTION:

"Motion to approve the Large Scale Development plan with waivers from the required distance between curb cuts, street improvements on W. Hudson Rd, and street trees along W. Hudson Rd contingent upon all conditions listed in engineers report."

DIRECTOR'S COMMENTS

- 1) Agree with recommendations and suggested motion.



JOHN C. MCCURDY, Director
City of Rogers Department of Community Development

Tabs:

- 1. Large-Scale Development Plans
- 2. Waiver Letter

Note: staff recommendations are based on the documentation available at the time of request and may not reflect all information made available to the officials during discussion and consideration.

July 6, 2018

Rogers Planning Commission
City of Rogers
301 W. Chestnut
Rogers, AR 72756

RE: Speedy Splash LSD
PL201800250
Rogers, AR

To whom it may concern,

On behalf of the developer, we are requesting a waiver from the comments received May 31st, 2018 for the following comments:

1. The proposed curb cut is not in compliance with City access management standards for minimum distance between curb cuts.
Consider relocating the proposed curb cut to be centered on the west property line as a shared drive.
 - Because the street frontage of this property is less than 600' (300'±), 1 curb cut is allowed per City of Rogers Code of Ordinances. However, W. Hudson Rd. is a 45mi/hr zone, resulting in a 250' separation between curb cuts. This requirement is not possible for this property as adjacent property curb cuts on east and west sides of this are both within 40' of the property line. In order to provide a best case for this project, a centered curb cut to be shared between both parcels on this property has been proposed.
2. Provide street improvements per the MSP major arterial street section or request a waivers as needed.
 - As the classification for W. Hudson Rd. is listed as a Major Arterial St., the adequate Right of Way has been dedicated, along with green space and sidewalk improvements. The developer wishes to request a waiver from the 68' section shown on the Typical Street Section, i.e., divided highway with 16' median lane and 10' sidepaths. The proposed improvements match the recent developments along W. Hudson Rd.
14. Provide street trees along Hudson Road. Coordinate with ArDOT for their approval.
 - As shown on the attached correspondence with ArDOT, street trees will not be required for this project. The developer wishes to request a waiver from this requirement in order to proceed with the project.

If you have any questions or need additional information, please do not hesitate to contact this office.

Sincerely,



Jason Appel, P.E.
Secretary/Treasurer



PLANS FOR A

LARGE SCALE DEVELOPMENT

TO SERVE

SPEEDY SPLASH CAR WASH

300 W. HUDSON RD. ROGERS, AR

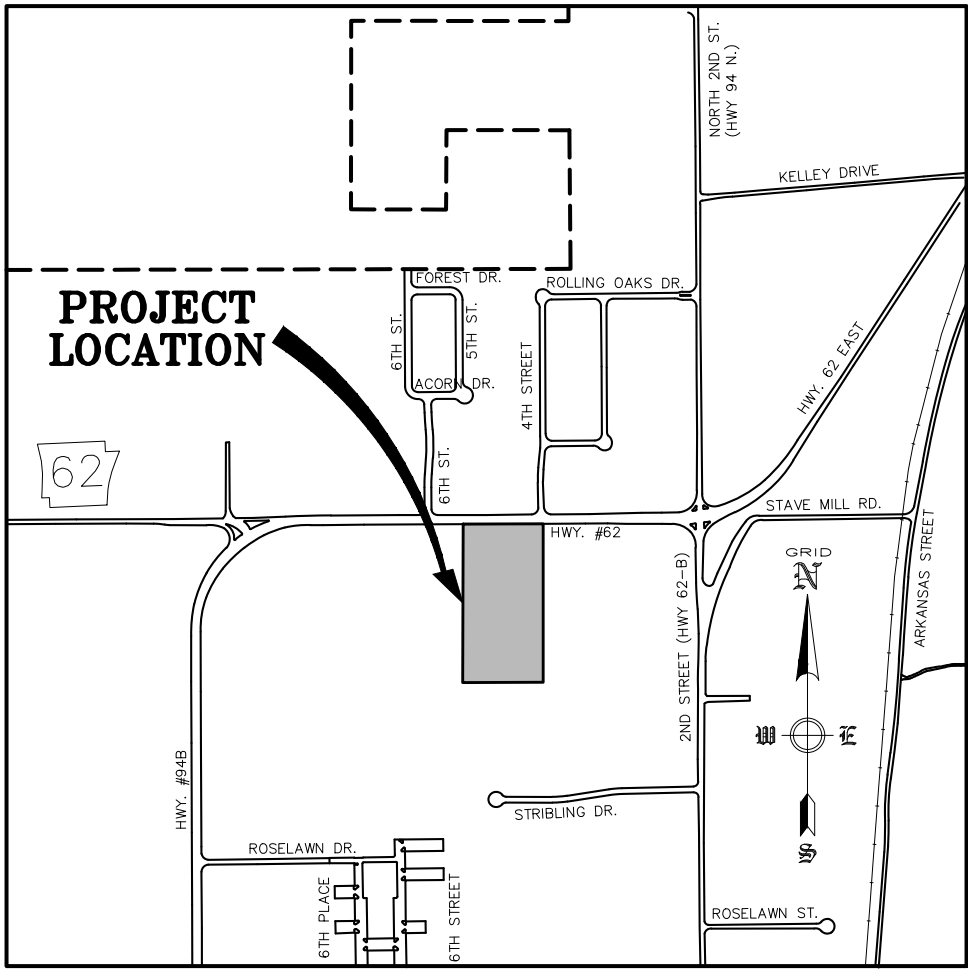
#PL201800250

IN THE CITY OF
ROGERS, ARKANSAS

PROPOSED USE: CAR WASH
CONDITIONAL USE NUMBER: CUP #18-13
ZONING: C-2(OVERLAY DISTRICT)

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	LARGE SCALE DEVELOPMENT
2	STORM DRAINAGE & GRADING PLAN
3	UTILITY PLAN
4-6	UTILITY DETAILS
7-8	TYPICAL DETAILS
9	PAVING PLAN
10	STORM WATER POLLUTION PREVENTION PLAN
11	LANDSCAPE PLAN

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



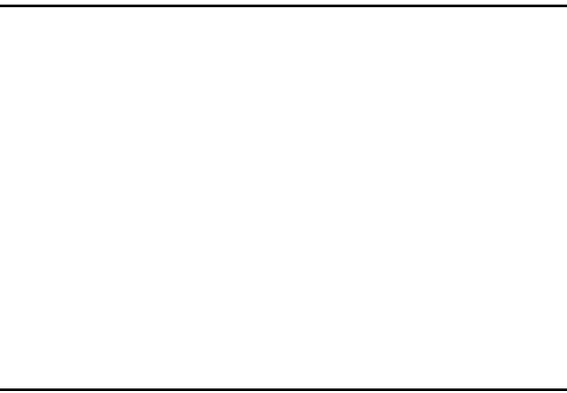
VICINITY MAP

July 27, 2018

BY
ENGINEERING SERVICES INC.



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



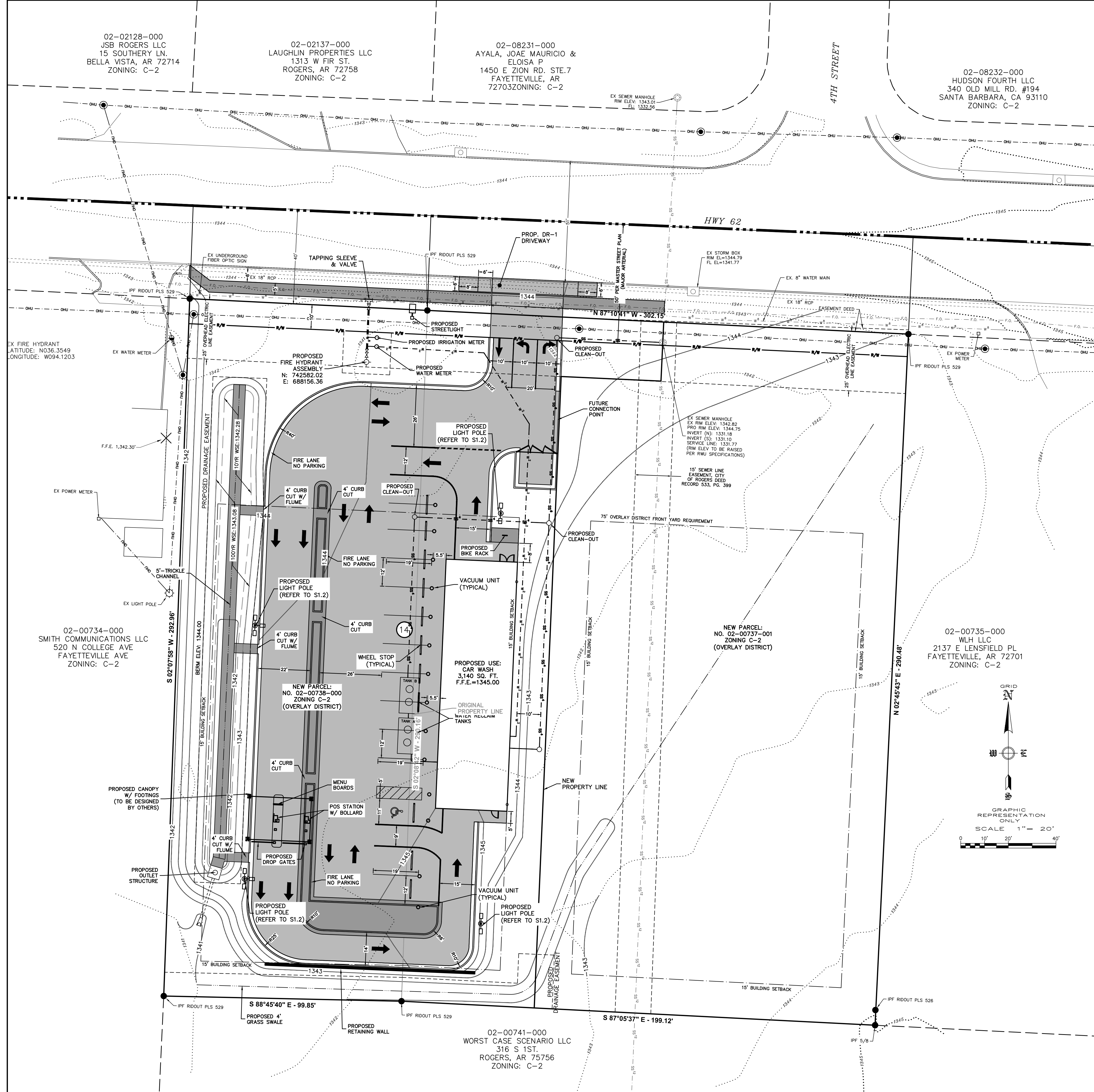
CITY APPROVAL STAMP



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.

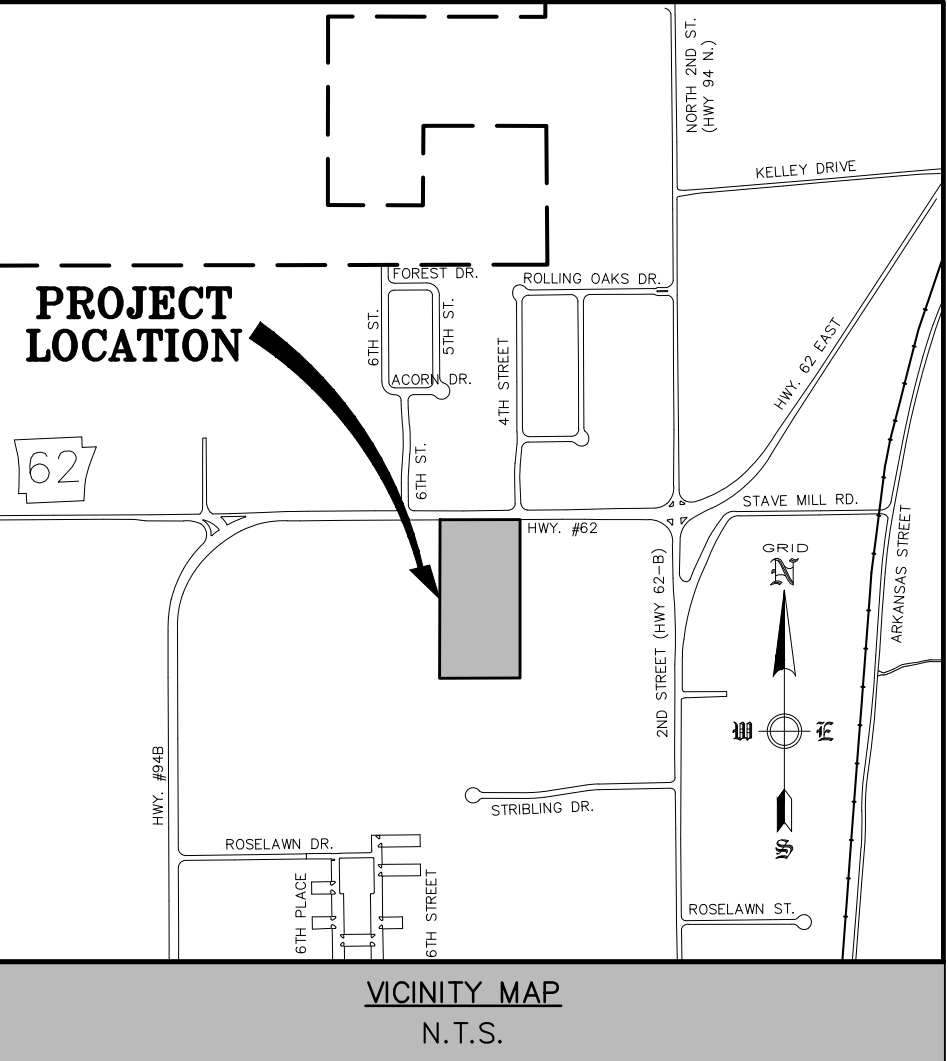
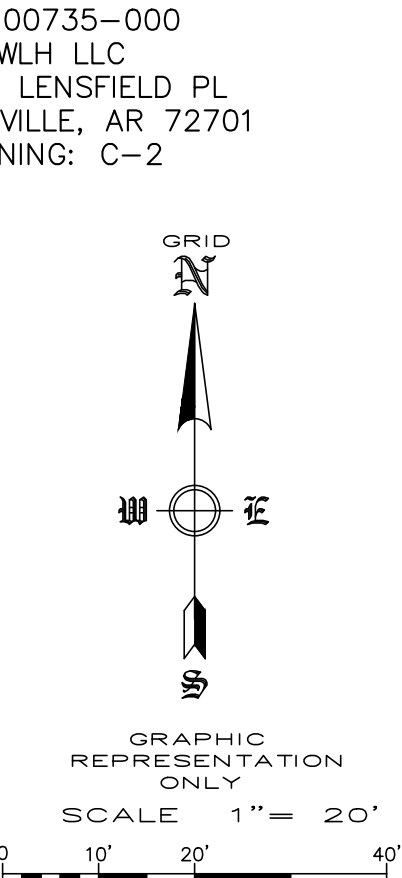
ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF ROGERS.



- 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 PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25FT WITH A MAXIMUM WIDTH OF 40FT. (WHERE POSSIBLE)
 3. IT SHALL BE A VIOLATION OF CITY CODE FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENT MADE PURSUANT TO THE APPROVED LARGE SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY COULD RESULT IN A CITATION BEING ISSUED.
 4. ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER.
 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 INSTALLED AND CERTIFIED BY THE ENGINEER OF RECORD, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
 12. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
 13. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT PRIOR TO POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2" IN B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2" IN B & B.
 14. THE SITE MUST COMPLY WITH ALL CITY OF ROGERS BUILDING AND FIRE CODES.
 15. MAINTAIN ACCESS FOR ADJACENT BUSINESSES AT ALL TIMES.

16. PDF OF APPROVED PLANS AND DRAINAGE REPORT MUST BE SUBMITTED ALONG WITH HARD COPIES PRIOR TO LSOP APPROVAL LETTER.
17. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
18. 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.
19. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
20. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
21. 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.
22. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
23. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
24. 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.
25. A RECORDED COPY OF THE EASEMENT PLAT SHALL BE FILED WITH THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11IN X 17IN) WILL BE REQUIRED.
26. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
27. 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.
28. EASEMENT PLAT IS REQUIRED BY CERTIFICATE OF OCCUPANCY
29. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.

LEGEND	
●	IRON PIN FOUND
---	C. PROPERTY LINE
---	EX. EASEMENT LINE
---	EX. BUILDING SETBACK LINE
---	EX. ROAD CENTERLINE
---	EX. CURB & GUTTER
---	EX. CONTOUR
---	PROPOSED CONTOUR
---	EX. OVERHEAD POWER LINE
---	EX. GAS LINE
---	EX. UNDERGROUND TELEPHONE LINE
---	EX. 8" SEWER LINE
---	EX. STORM DRAIN LINE
---	EX. WATER LINE
---	EX. FIBER OPTIC LINE
---	EX. WATER METER
---	EX. FIRE HYDRANT
---	EX. SEWER MANHOLE
---	EX. POWER POLE
---	EX. WATER VALVE
---	EX. LIGHT POLE
---	EX. SIGN
---	EX. WATER METER
---	EX. GAS METER



OWNER :	ARROG HUDSON, LLC. 653 W DICKSON ST. FAYETTEVILLE, AR 72701 JEFF@MCLAIN-GROUP.COM
ENGINEER/SURVEYOR :	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762 (479) 751-8733 JAPPEL@ENGINEERINGSERVICES.COM
BENTON CO PARCEL NO.:	02-00738-000
ZONING:	C-2 (OVERLAY DISTRICT)
SETBACKS:	SUBJECT TO OVERLAY DISTRICT REQUIREMENTS FRONT SETBACK = 75' SIDE SETBACK = 15' (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) REAR SETBACK = 15'
PROPOSED BUILDING SIZE:	3,140 SQ. FT.
PROPOSED BUILDING HEIGHT:	20'-4"
SITE COVERAGE:	PERVIOUS: 18,414 SF (41%) IMPERVIOUS: 26,144 SF (59%)
NET AREA:	1.25 ACRES±
SITE AREA (WITHIN ROW):	1.02 ACRES (44,559 SF)±
IMPERVIOUS AREA:	0.60 ACRES (26,253 SF)±
PARKING SPACES REQUIRED:	21 (5 SPACES PLUS 1 SPACE FOR EACH 200SF)
PARKING SPACES PROVIDED:	14 (INCLUDING 1 A.D.A. ACCESSIBLE) VARIANCE 18-34 APPROVED

SURVEY DESCRIPTION - NEW PARCEL NO. 02-00738-000:

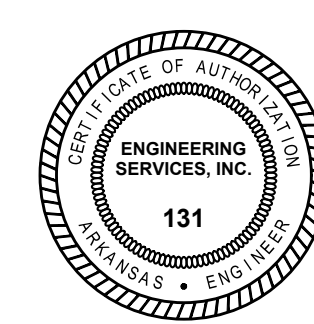
A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE FRACTIONAL NORTHEAST QUARTER (NE 1/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE FRACTIONAL NE 1/4 OF SAID SECTION 1, SAID POINT BEING A COMPUTED POINT IN U.S. HIGHWAY 62 (WEST HUDSON ROAD), THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE FRACTIONAL NE 1/4, S87°28'25"E A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A COMPUTED POINT IN U.S. HIGHWAY 62 (WEST HUDSON ROAD), THENCE CONTINUING ALONG SAID NORTH LINE, S87°28'25"E A DISTANCE OF 199.52 FEET TO A COMPUTED POINT IN U.S. HIGHWAY 62 (WEST HUDSON ROAD), THENCE LEAVING SAID NORTH LINE, S02°32'21"W A DISTANCE OF 65.01 FEET TO A SET IRON PIN WITH CAP PLS 1156; THENCE N87°22'59"W A DISTANCE OF 41.97 FEET TO A SET IRON PIN WITH CAP PLS 1156; THENCE S02°26'22"W A DISTANCE OF 265.31 FEET TO A SET IRON PIN WITH CAP PLS 1156; THENCE N87°05'37"W A DISTANCE OF 55.89 FEET TO A FOUND IRON PIN WITH CAP PLS 529; THENCE N88°45'47"W A DISTANCE OF 99.91 FEET TO A FOUND IRON PIN WITH CAP PLS 529; THENCE N02°10'04"E A DISTANCE OF 332.13 FEET TO THE POINT OF BEGINNING CONTAINING 1.25 ACRES (54,505 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF U.S. HIGHWAY 62 (WEST HUDSON ROAD) ON THE NORTH SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

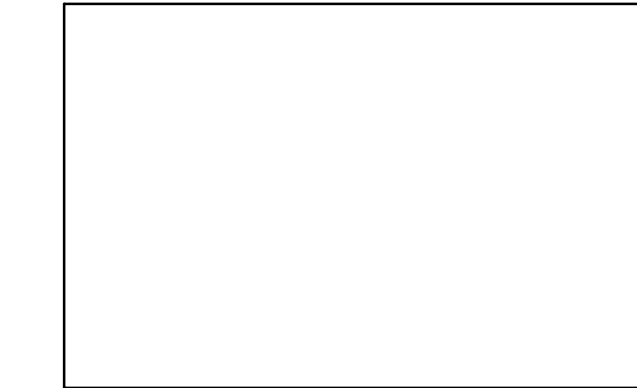
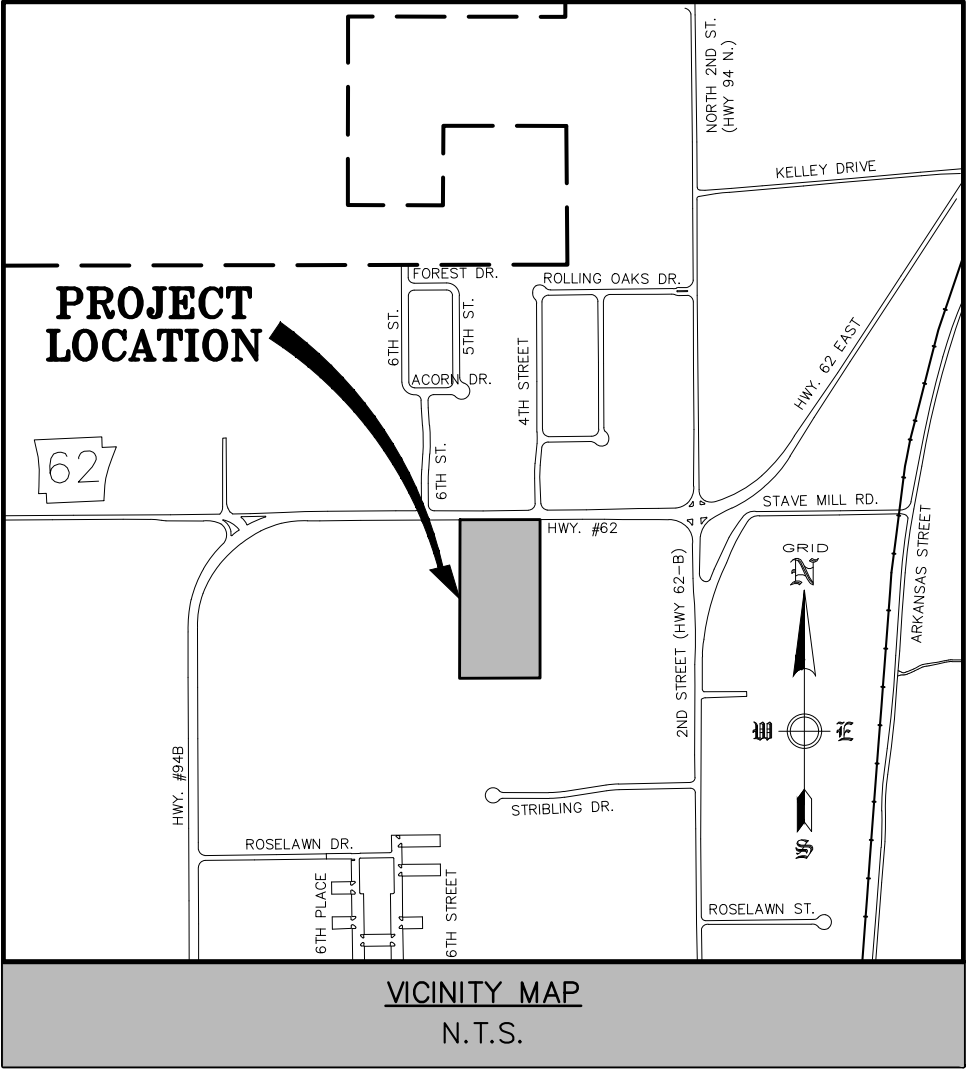
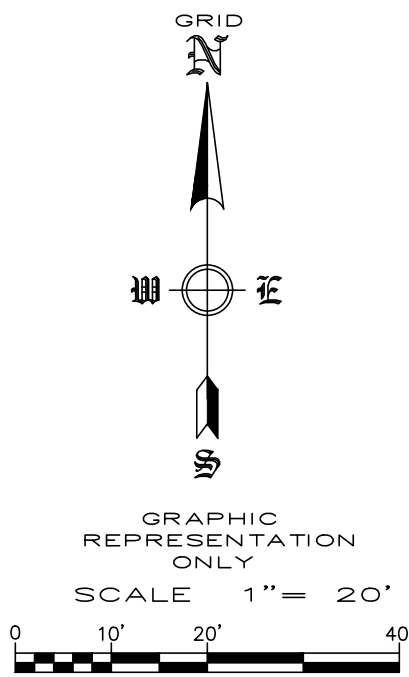
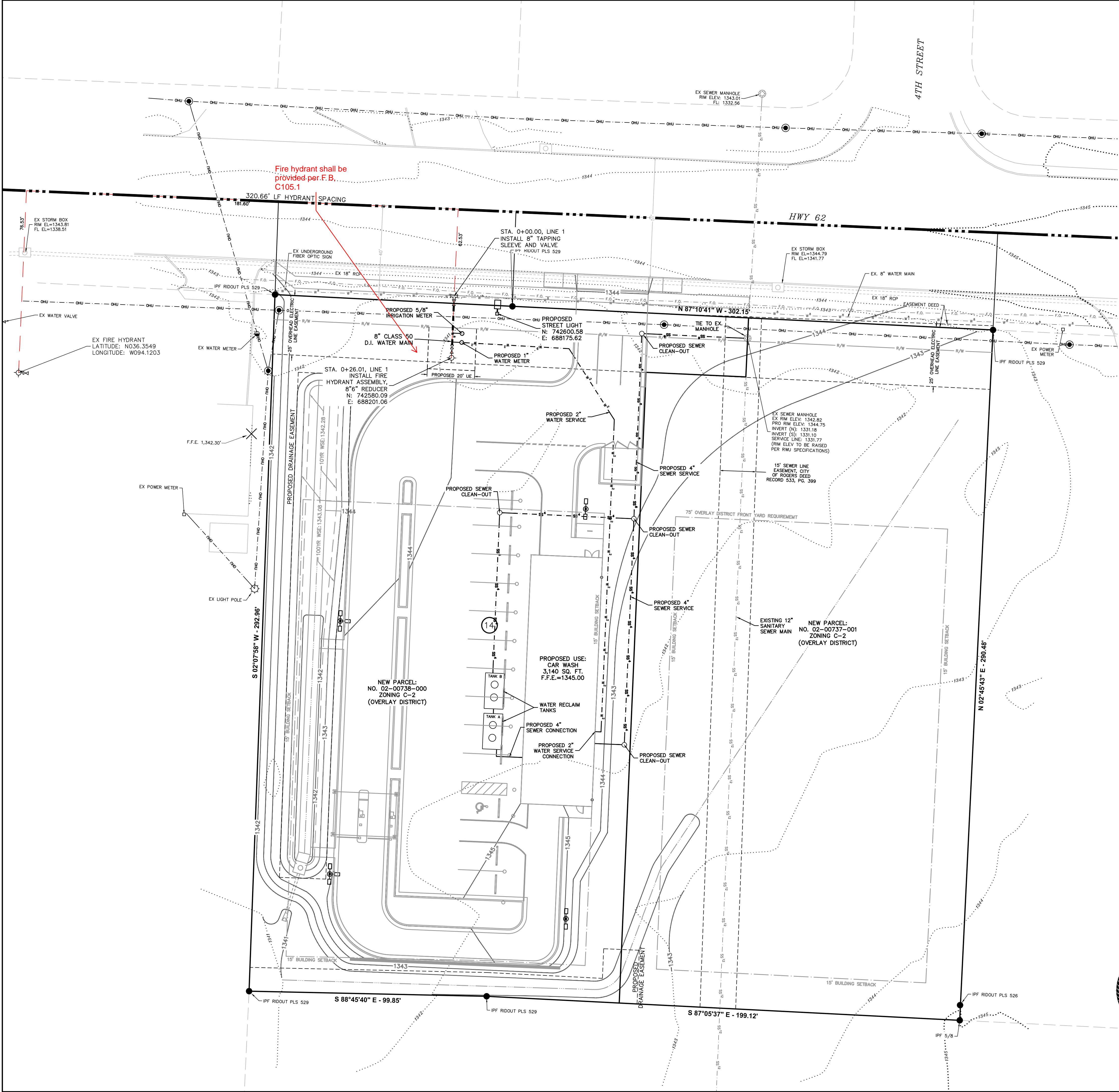
FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #050070220K, PANEL 280 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.

CITY APPROVAL STAMP



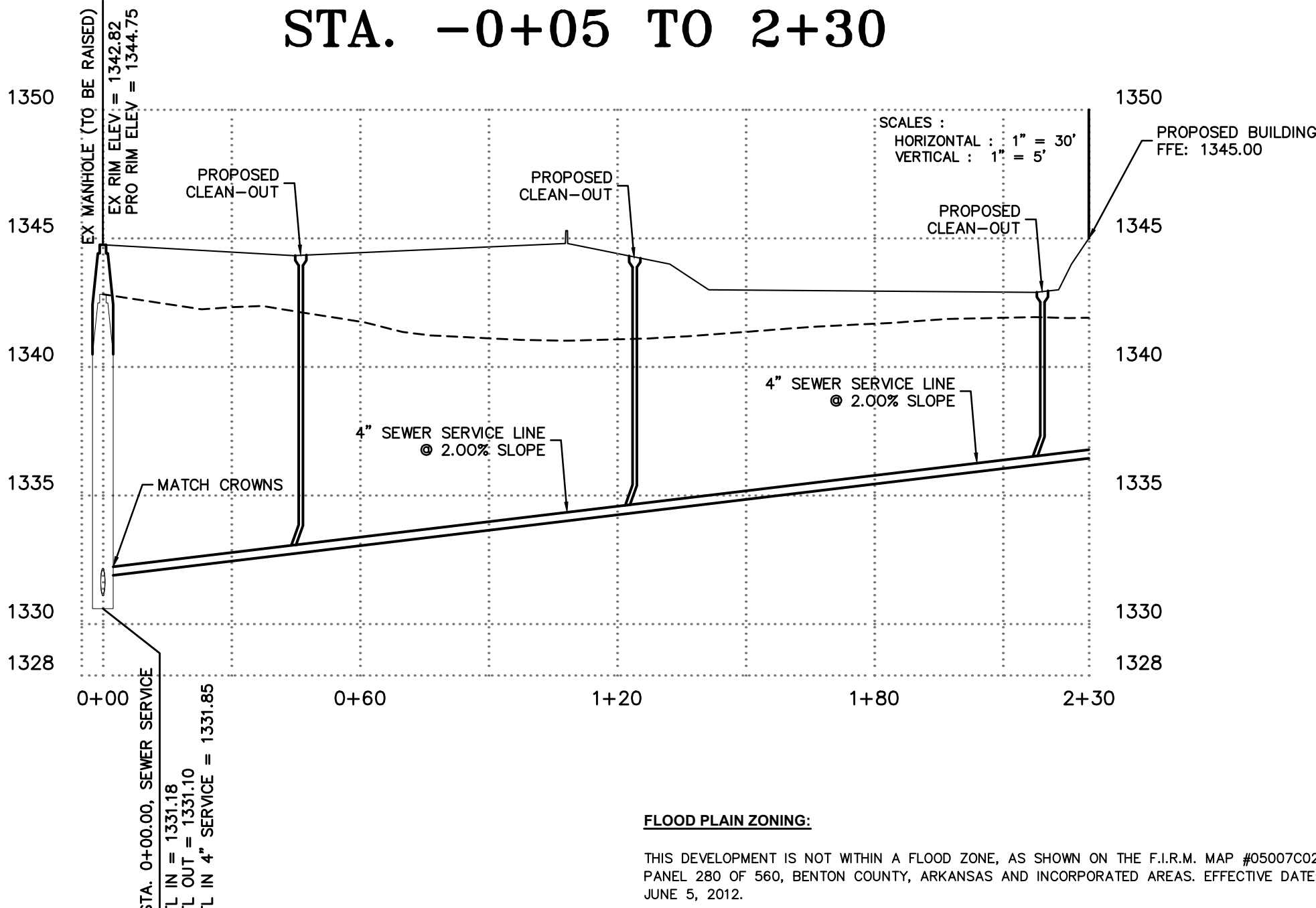
LARGE SCALE DEVELOPMENT			
SPEEDY SPLASH CAR-WASH			
ROGERS, ARKANSAS			
SCALE: 1"=20'		DATE: July 23, 2018	DRAWN BY: JRC
ENGINEERING SERVICES, INCORPORATED			
SPRINGDALE, ARKANSAS			
© COPYRIGHT 2018, ENGINEERING SERVICES, INC. 7/23/2018 3:08 PM 2:13:01/18925 - Speedy Splash Rogers\18925 - 150.dwg		W.O.# 18925	SHEET 1



CITY APPROVAL STAMP

OWNER:	ARROG HUDSON GROUP, LLC. 653 W DICKSON ST. FAYETTEVILLE, AR 72703
ENGINEER/SURVEYOR:	ENGINEERING SERVICES, INC. 1007 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762
BENTON CO PARCEL NO.:	02-00738-000 & 02-00737-001
SITE ADDRESS:	300 W. HUDSON, ROGERS, AVE.
ZONING:	C-2
SETBACKS:	SUBJECT TO OVERLAY DISTRICT REQUIREMENTS FRONT SETBACK = 75' SIDE SETBACK = 15' (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) REAR SETBACK = 15'
PROPOSED BUILDING SIZE:	3,140 SQ. FT.
SITE AREA:	2.28 ACRES±
PARKING SPACES PROVIDED:	14 (INCLUDING 1 A.D.A. ACCESSIBLE)

Sewer Service
STA. -0+05 TO 2+30

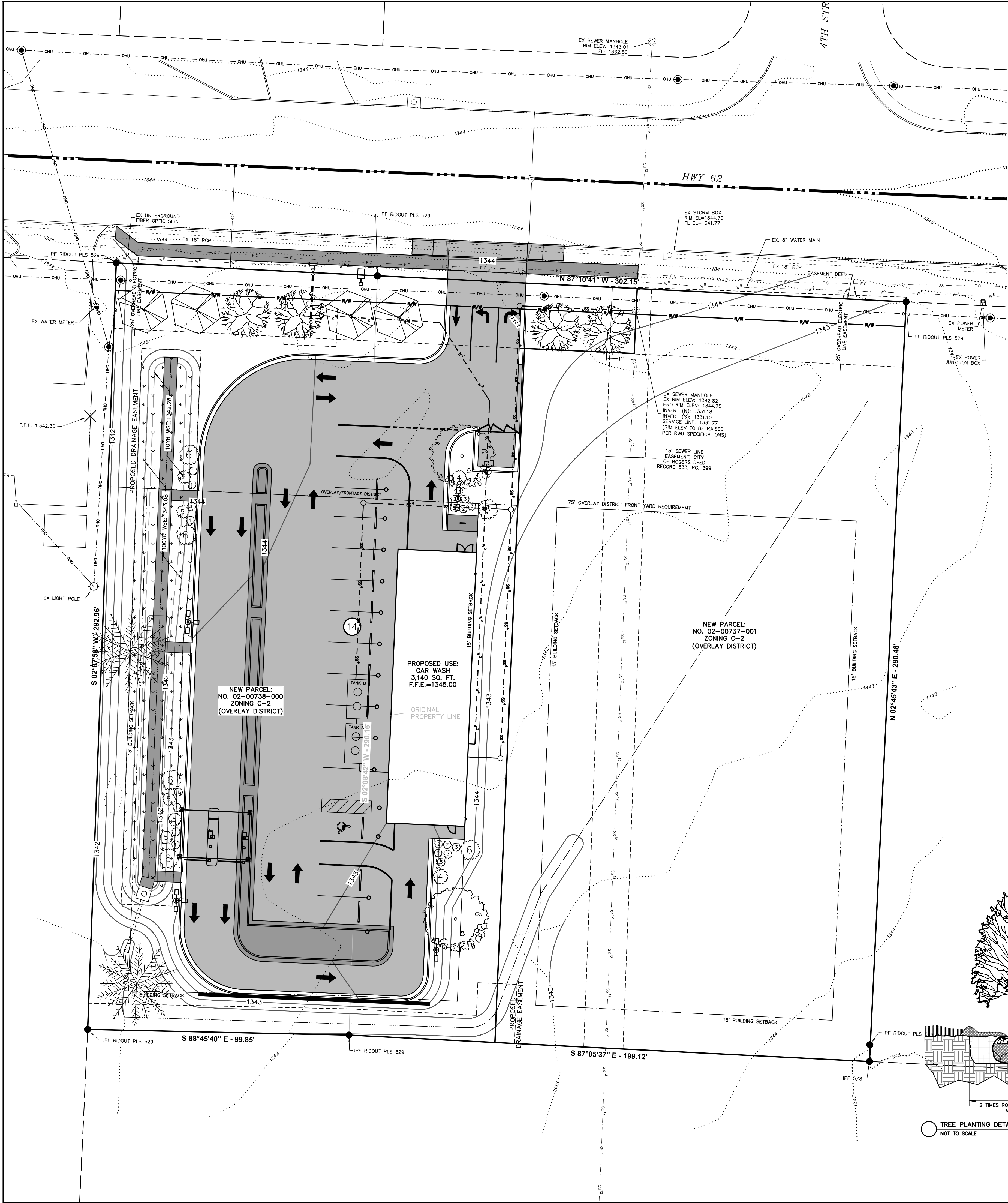


FLOOD PLAIN ZONING:
THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05007C0280K, PANEL 280 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.

REVISION	DATE	DESCRIPTION

UTILITY PLAN
SPEEDY SPLASH CAR-WASH
ROGERS, ARKANSAS

SCALE: 1"=20'	DATE: July 27, 2018	DRAWN BY: JRC
ENGINEERING SERVICES, INCORPORATED SPRINGDALE, ARKANSAS		



LANDSCAPING REGULATIONS

TOTAL SITE AREA: 44,559 SF

REQUIRED LANDSCAPING: 1 PLANT PER 1,000 SQ. FT. OF TOTAL AREA

REQUIRED LANDSCAPE AMOUNT: 43 PLANTS: 25% - TREES, 10% - EVERGREEN

REQUIRED: 11 TREES (1 EVERGREEN) 32 shrubs

LANDSCAPE PROVIDED: 44 TOTAL: 11 TREES (2 EVERGREEN) 33 shrubs

FRONTAGE REQUIREMENTS: OVERLAY DISTRICT STANDARDS (1 TREE EVERY 20 L.F. OF PROPERTY FRONTAGE)

FRONTAGE PROVIDED: 165 L.F. OF FRONTAGE = 8 FRONTAGE TREES

KEY:

O = ORNAMENTAL, E = EVERGREEN, S = SHADE

INDEX OF TREES					
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	MATURE SIZE
	ORNAMENTAL PLUM	Prunus cerasifera	2	2" Cal B & B 6" min.	25'X20' H X W
	RED MAPLE	Acer rubrum	4	2.5" Cal B & B 6" min.	50'X40' H X W
	LOBLLOLY PINE	Pinus teada	2	8' min. B & B	65'X30' H X W
	SUGAR MAPLE	Acer saccharum	4	2.5" Cal B & B 6" min.	55'X40' H X W

INDEX OF SHRUBS				
PLANT SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
	VIRGINIA SWEETSPIRE	Itea virginica	8	5 GAL.
	YOUNGSTOWN ANDORRA JUNIPER	Juniperus horizontalis 'Youngstown'	6	5 GAL.
	DRIFT ROSE	Rosa radrazz 'drift'	6	5 GAL.
	CREPE MYRTLE	Lagerstroemia indica	2	5 GAL.
	WINTERBERRY	Ilex verticillata	5	5 GAL.
	GLOSSY ABELIA	Abelia x grandiflora	6	5 GAL.

SHRUB NOTES:

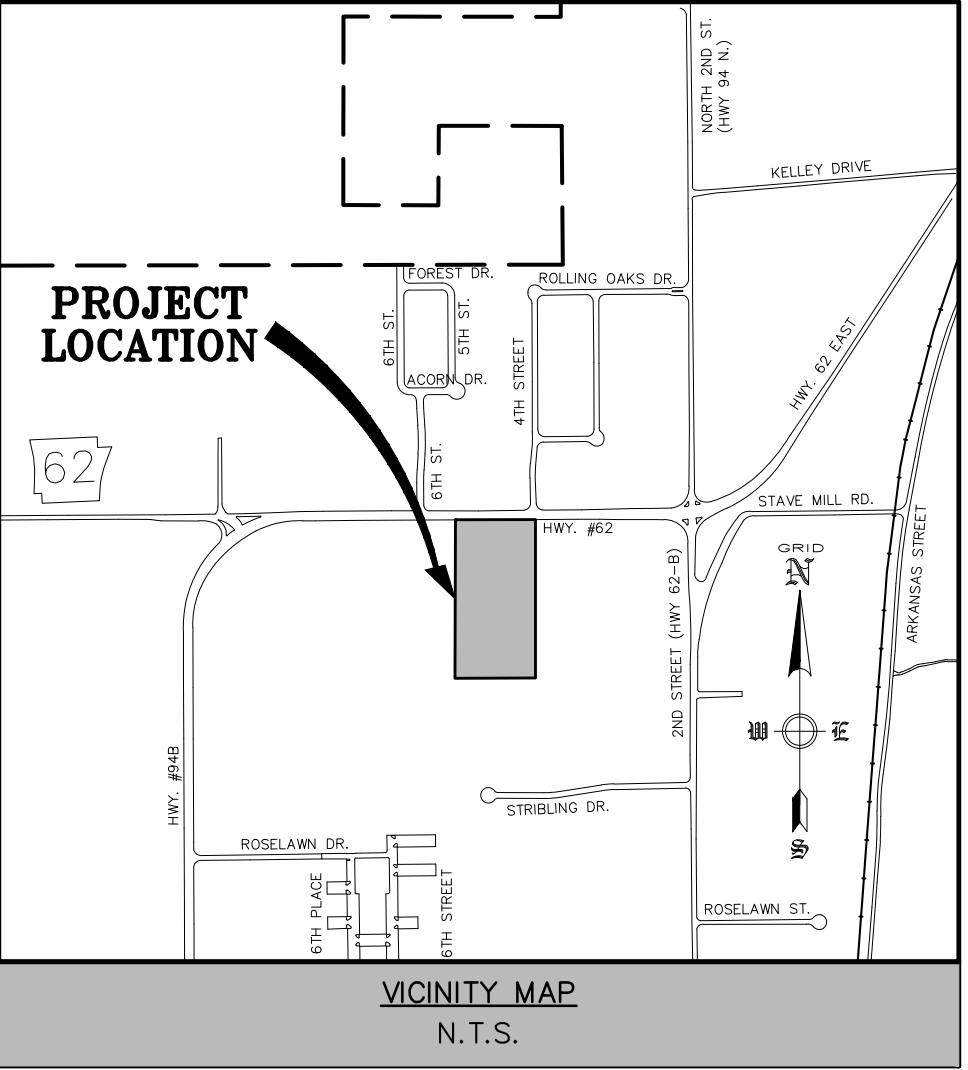
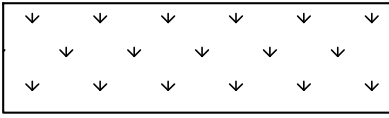
ALL PLANTS IN THIS INDEX ARE SHRUB TYPE PLANTS. NO PERENNIALS ARE USED ON THIS PROJECT.

NOTES:

- HOSE BIBS OR AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR LANDSCAPED AREAS.
- SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
- ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOO COMPLETELY REMOVED BEFORE PLANTING BEGINS
- ORGANIC MULCH AND LANDSCAPE EDGING SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS AS SHOWN ON PLANS.
- ALL PLANTING BEDS SHALL BE CONTAINED BY STEEL EDGING MATERIAL
- WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
- ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO THE TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
- SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5" AND ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2" BOTH SHALL HAVE A MIN. HEIGHT OF 6'
- EVERGREEN PLANT MATERIAL WILL HAVE A MIN. HEIGHT OF 8' B&B
- STREET TREES ARE TO BE PLANTED 30' O.C.
- DETENTION POND BASIN, SLOPES, AND SWALE SHALL BE SODDED PER ROGERS SPECIFICATIONS.
- ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES SHALL BE UTILIZED FOR MAINTENANCE PURPOSES
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PRUNING ACCORDING TO ANSI A300 "STANDARDS FOR TREE CARE" WILL BE UTILIZED FOR MAINTENANCE PURPOSES
- IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
- TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
- TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
- CONTRACTOR TO PROVIDE A LETTER GUARANTEEING TO MAINTAIN OR REPLACE ALL PLANT MATERIAL FOR A PERIOD OF THREE (3) YEARS STARTING FROM THE DATE OF COMPLETED INSTALLATION

LANDSCAPE KEY:

SOD AREAS FOR DETENTION POND:



OWNER:

ARROG HUDSON, LLC.
653 W DICKSON ST.
FAYETTEVILLE, AR 72703
JEFF@MCCLAIN-GROUP.COM

ENGINEER/SURVEYOR:

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
PO BOX 282
SPRINGDALE, AR 72762
(479) 751- 8733
JAPPEL@ENGINEERINGSERVICES.COM

BENTON CO PARCEL NO.:

02-00738-000

ZONING:

C-2 (OVERLAY DISTRICT)

SETBACKS:

SUBJECT TO OVERLAY DISTRICT REQUIREMENTS
FRONT SETBACK = 75'
SIDE SETBACK = 15'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 15'

PROPOSED BUILDING SIZE:

3,140 SQ. FT.

PROPOSED BUILDING HEIGHT:

20'-4"

SITE COVERAGE:

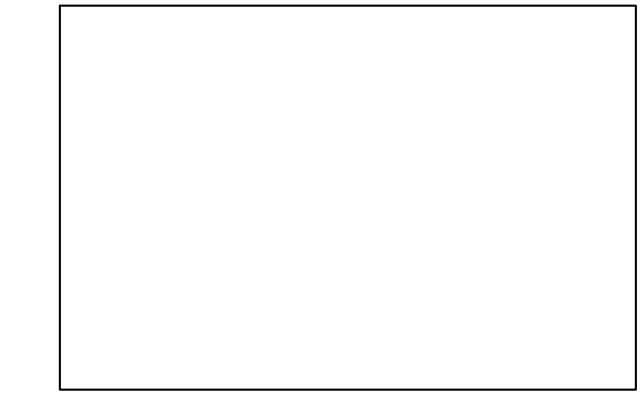
PERVIOUS: 18,414 SF (41%)
IMPERVIOUS: 26,144 SF (59%)

NET AREA:

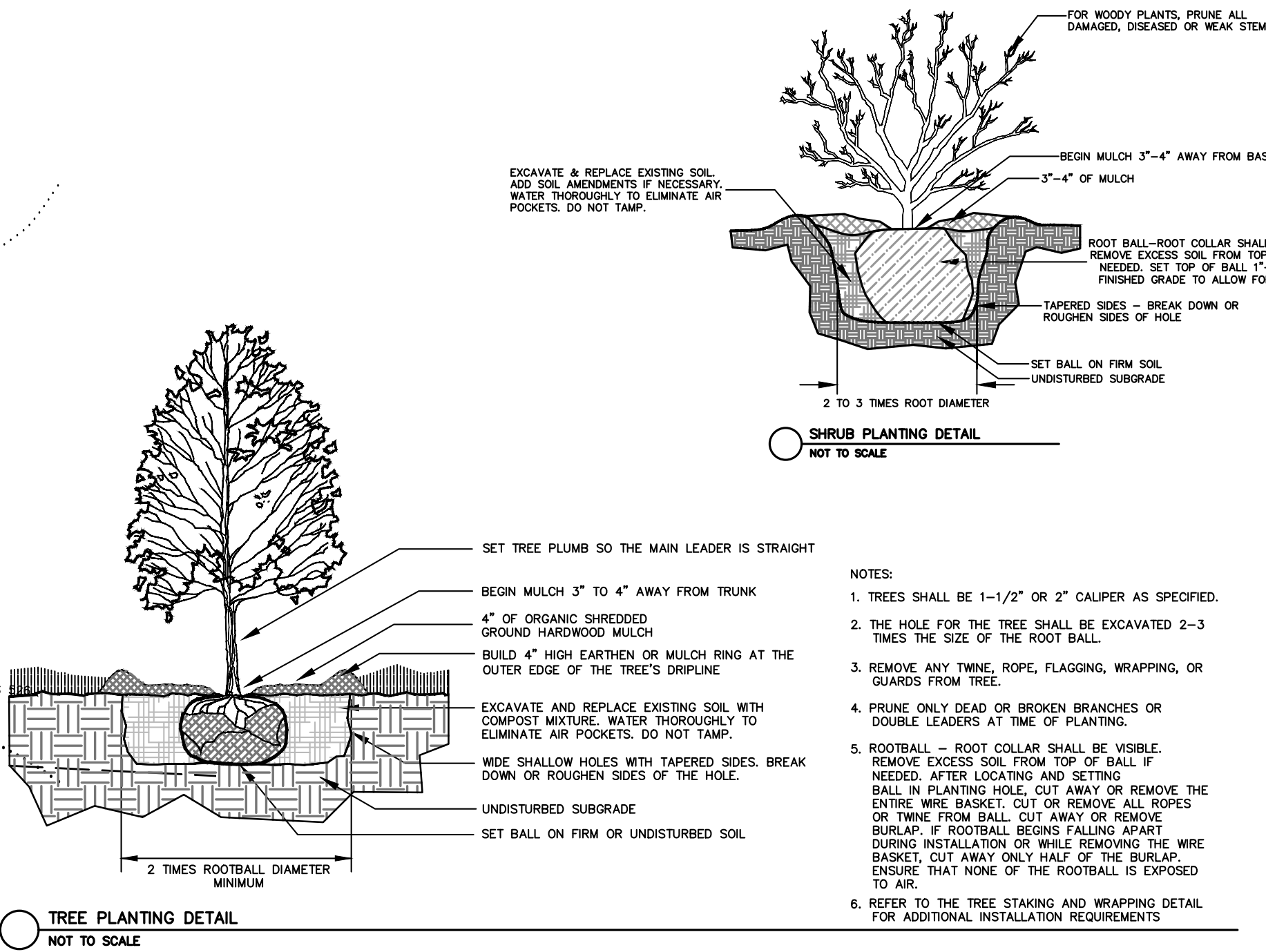
1.25 ACRES±

SITE AREA (WITHIN ROW):

1.02 ACRES (44,559 SF)±



CITY APPROVAL STAMP



- NOTES:
- TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
 - THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
 - REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
 - ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET, CUT OR REMOVE ALL ROPES OR TWINE FROM BALL, CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
 - REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

REVISION	DATE	DESCRIPTION
LANDSCAPE PLAN		
SPEEDY SPLASH CAR-WASH		
ROGERS, ARKANSAS		
SCALE: 1"=20'	DATE: July 24, 2018	DRAWN BY: JGA
ENGINEERING SERVICES, INCORPORATED		
SPRINGDALE, ARKANSAS		
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