



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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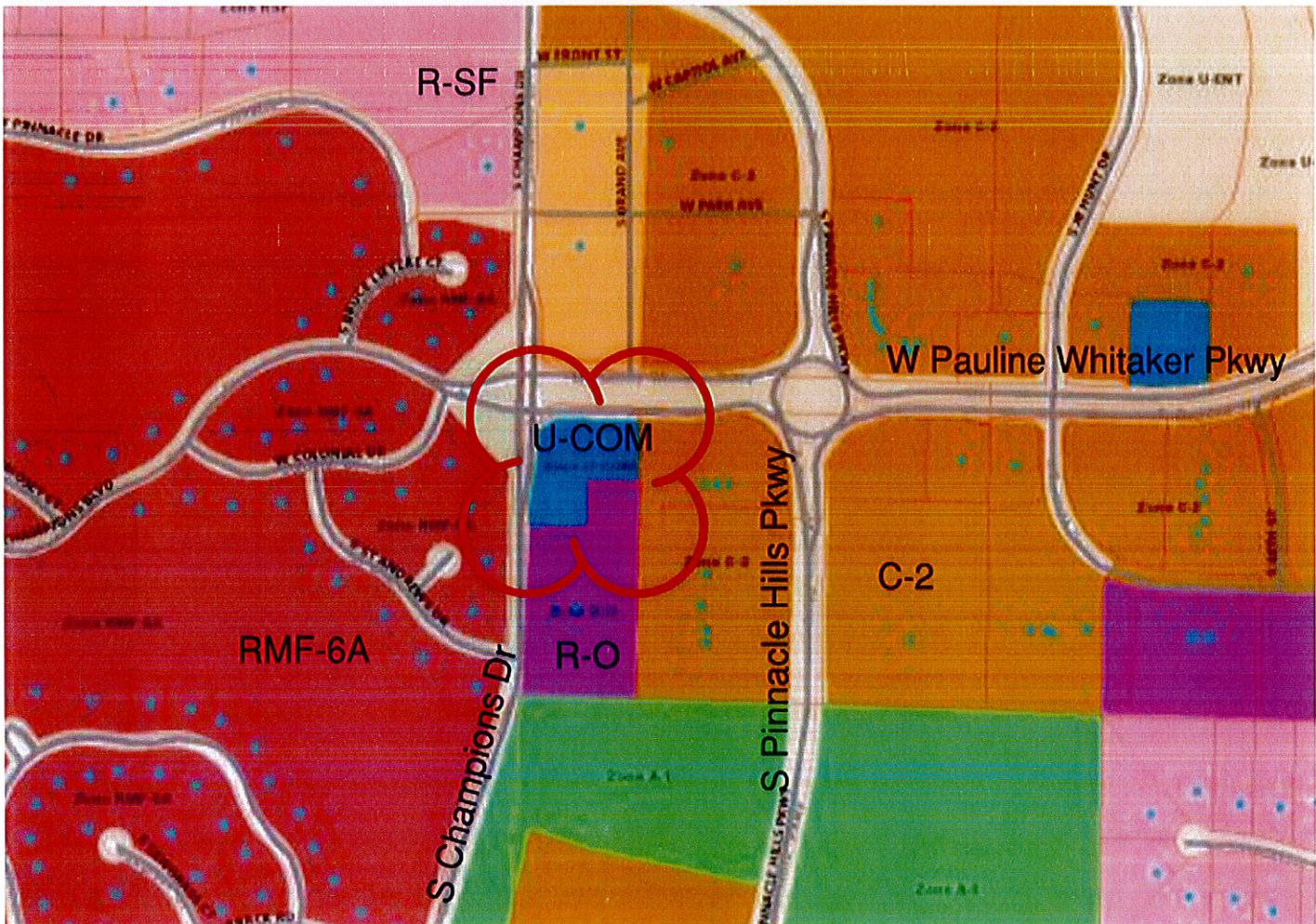
FEBRUARY 7, 2019

TO: PLANNING COMMISSION, LARGE SCALE DEVELOPMENT COMMITTEE

**LSDP, ONE UPTOWN
STAFF SUMMARY REPORT**

LOCATION:	4205 S Champions Drive, 5102 W Pauline Whitaker Parkway
LAND OWNER:	Hachem Investments, Inc.
DEVELOPER:	Hachem Investments, Inc.
APPLICANT/ ENGINEER:	Harrison French & Associates, Ltd.
ZONING DISTRICT:	U-COM (Uptown Commercial Mixed-Use) and R-O (Residential Office)
PLANNED USE:	Retail, Restaurants, Office Space
REQUEST:	Large-Scale Development Project approval
AUTHORITY:	Article III of Chapter 14, Rogers Code of Ordinances
DESCRIPTION:	64,454-sf mixed-use building on 1.97 acres
WAIVERS:	Yes: Required number of bicycle parking spaces, maximum building frontage, exterior building materials, upgrade existing street, and 10' sidepath with 6' greenspace.

VICINITY MAP:



BACKGROUND

- The applicant intends to build a 64,454-sf mixed-use building on 1.97 acres at the intersection of W Pauline Whitaker Parkway and Champions Drive.
- Adjacent properties include a residential subdivision to the east, an undeveloped parcel to the south, a shopping center to the west, and a proposed mixed-use development to the north.
- 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 proposed development meets all City access management standards per Sec. 14-260.
- 2) Stormwater and Water Quality:
 - a) Stormwater management: The developer proposes to relocate an existing regional detention facility located on the project site to the south with an extended wet retention pond on a separate parcel which will continue to serve the existing properties in addition to this development.
 - b) Water quality: Water quality will be served by the proposed relocated off-site regional extended wet retention pond and will have adequate capacity for the proposed improvements.
- 3) Required Public Improvements:
 - a) Street pavement and condition: The site is located on the southeast corner of W. Pauline Whitaker Parkway and S. Champions Drive. Pauline Whitaker Parkway is classified on the Master Street Plan as major arterial street and constructed as a 4-lane Boulevard with curb and gutter, sidewalks, and streetlights. S. Champions Drive is classified on the Master Street Plan as a minor street and constructed as a 2-lane road with a section along the site constructed with curb and gutter and sidewalk.

The relocated regional detention facility is located on a separate parcel and would be subject to providing public improvements along S. Champions Drive. The applicant is requesting a **WAIVER** to Sec. 14-228(30) for the required public improvements along this section of S. Champions Drive only. See the applicant's waiver request letter (tab 2). The roadway pavement for both streets are not in substandard condition and do not require improvements.
 - b) Street Connectivity: One required north-south connectivity street and one east-west connectivity street to be provided.
 - c) Streetscape:
 - i) Right-of-Way:
 - (1) W. Pauline Whitaker Parkway: Minimum 50' right-of-way dedicated from the centerline of the road. Additional right-of-way to be dedicated as needed to contain the required streetscape elements.
 - (2) S. Champions Drive: Minimum 25' right-of-way dedicated from the centerline of the road. Additional right-of-way to be dedicated as needed to contain the required streetscape elements.
 - ii) Sidewalks and sidepaths:
 - (1) W. Pauline Whitaker Parkway: The applicant requests a **WAIVER** to Sec. 14-256(11) for required 10' sidepath with 6' greenspace along W. Pauline Whitaker Parkway. See the applicant's waiver request letter (tab 2).
 - (2) S. Champions Drive: 10' trail with minimum 5' greenspace to be provided.
 - iii) Trails: A 10' trail to be provided along S. Champions Drive per the Master Street Plan.
 - iv) Streetlights:
 - (1) W. Pauline Whitaker Parkway: City standard street lights installed prior to this development within the existing median.
 - (2) S. Champions Drive: Two (2) City standard street lights to be provided.
 - v) Street trees: Street trees to be provided within the right-of-way along W. Pauline Whitaker Parkway and S. Champions Drive.
- 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. 14-228(30) – for the requirement to upgrade existing substandard streets bordering or dissecting the property to meet current City standards.** Per Sec. 14-46(c)(3)c. "...the application of complete streets principles is ...unduly cost prohibitive." The required improvements along the parcel containing the relocated extended wet retention pond would not be reasonably proportional to the impacts of the project.

- b) **Deny waiver to Sec. 14-256(11) for the requirement to provide a 10' sidepath with 6' greenspace along W. Pauline Whitaker Parkway.** Staff recommends a 12' streetscape zone with 5' allocated as the furnishing zone and 7' as the pedestrian (sidewalk) zone clear of obstructions. This is also in line with the example street typical section for a mixed use development in uptown Rogers.



DYLAN COBB, Planning Engineer
City of Rogers Engineering Division



LANCE JOBE, City Engineer
City of Rogers Engineering Division

PLANNING REVIEW:

- 1) Land Use: This proposed building meets the definition of "retail, restaurant, and office space," and is allowed by right in the U-COM (Uptown Commercial Mixed-Use) District.
- 2) Disposition of Structures:
 - a) Landscaping: All landscaping requirements have been met.
 - b) Parking: The applicant requests a **WAIVER** from the required number of bicycle parking spaces, as mentioned in Sec. 14-716(4.1)(c). The site plan has met all other vehicle parking requirements stated in Section 14-716(4.3).
 - c) Setbacks: The applicant was granted an allowable adjustment to move the minimum setback along W Pauline Whitaker from 10' to 7.45' on January 4, 2019. The proposed project has met all other the setback requirements, as stated in Section 14-716(4.3).
 - d) Frontage: The applicant requests a **WAIVER** from the maximum allowed building frontage on a general frontage.
 - e) Exterior Building Materials: The applicant request a **WAIVER** from exterior building materials, as stated in Section 14-732(5.6)(a).
 - f) Screening: The site plan has met all screening requirements, as stated in Section 14-716(4.3).
- 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. Approve with the following waiver:
 - i) **Approve waiver to Sec. 14-732(4.1)(c) from required number of bicycle parking spaces.** Staff supports this waiver due to the large number of spaces that this size of building requires. Staff finds the 30 bicycle parking spaces shown on the plan to be a reasonable number.
 - ii) **Approve waiver to Sec. 14-732(4.3)(b) from maximum building frontage for general frontages.** The applicant requests to have 67.85% building frontage along W. Pauline Whitaker Parkway and a 72.89% building frontage along S. Champions Drive, instead of the maximum 60% building frontage. Staff supports this waiver due to compatibility with the intent of the zoning district and the Comprehensive Growth Designation to allow for urban style development.
 - iii) **Consider waiver to Sec. 14-732(5.6)(a) from exterior building materials.** Per Sec. 14-732(a)(iv), accent materials such as cementitious-fiber clapboard (Nichiha Panels) are not allowed to exceed 30%. The code requires at least 70% of the materials to be some form of masonry. The applicant requests that Planning Commission consider the Nichiha Panel in this project to count as masonry.



ELIZABETH JOHNSON, Planner II
City of Rogers Planning Division



LORI ERICSON, Planning Administrator
City of Rogers Planning Division

ADMINISTRATOR'S SUGGESTED MOTION:

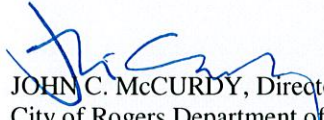
Motion to approve the Large-Scale Development project, contingent upon all conditions listed in the engineer's report, and with the following actions for the requested waivers:

- **Approve waiver to upgrade existing substandard streets to meet current City standards along S. Champions Drive for the section along the parcel containing the proposed retention pond.**
- **Deny waiver for required 10' sidepath with 6' greenspace along W. Pauline Whitaker Parkway.**
- **Approve waiver from required number of bicycle parking spaces.**
- **Approve waiver from the 60% maximum building frontage.**
- **Consider waiver from exterior building materials to allow Nichiha Panels to count as masonry.**

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.

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



December 21, 2018

City of Rogers
Planning Department
301 W Chestnut St.
Rogers, AR 72756

RE: ONE Uptown
Rogers, AR
LSDP # PL201801227

Dear Planning,

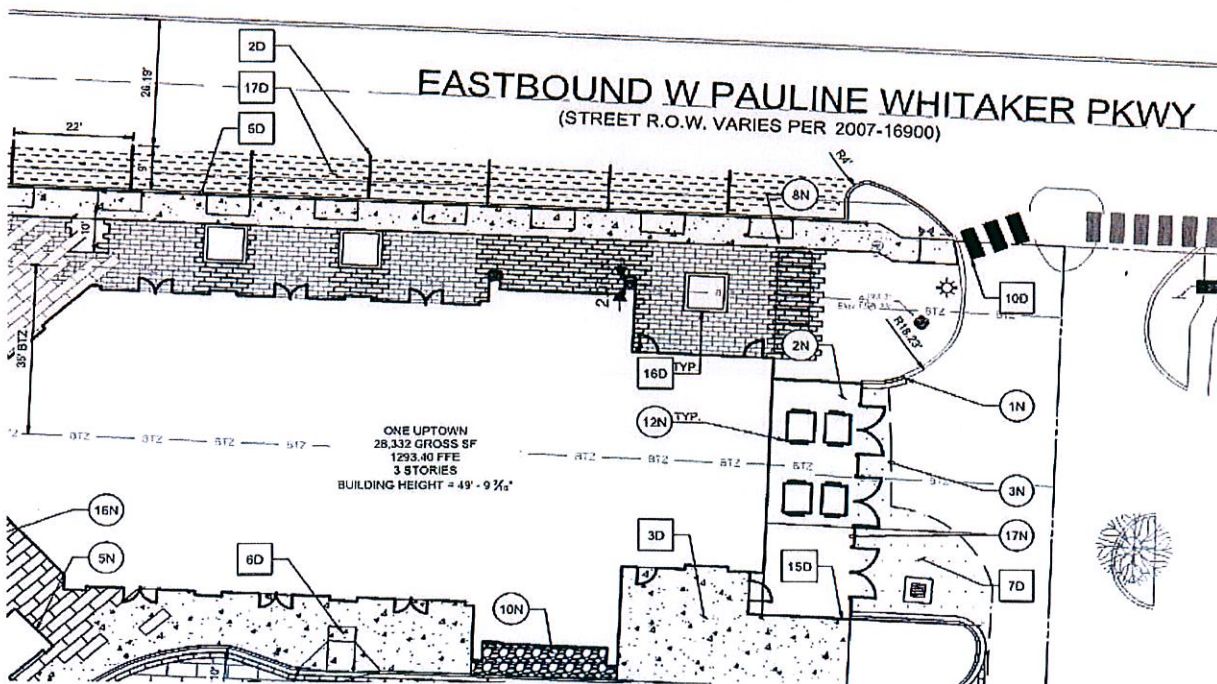
Please find included our Revision 1 submittal for ONE Uptown at the corner of Champions & Pauline Whitaker Pkwy. In addition to the previous waiver requests (below for reference) we request two additional waivers for the following:

Waiver Request 3:

Of the 10' sidepath along Pauline Whitaker Pkwy. With the on-street parking we are proposing on Pauline Whitaker Pkwy., and 10' sidepath along Champions and the pedestrian orientation of this building, we feel the area is well utilized and still provides an area for pedestrian use.

Waiver Request 4: *Allowable Adjustment*

A 2' encroachment into the BTZ. In working with the risk reduction department for fire access and keeping the utilities in mind, our building now falls about 2' into the Build-To-Zone for the two small areas shown below in red. We would like to request a staff adjustment for this as it should not interfere with the site function or usability.



Please let us know if we can provide any additional information for this waiver request.

Sincerely,



Kelsey Kreher
Project Manager

Previous requests:

The first waiver is for bicycle parking. Per code, this site is required to provide 64 bicycle parking spaces ($2 + [(64,454 \text{ SF} - 3,000 \text{ SF}) / 1,000 \text{ SF}] = 64 \text{ spaces}$) and we are proposing to provide 30 bicycle parking spaces instead. If we see the need for more than 30 bicycle spaces, our site design leaves options to add more as needed. Please consider our request.

Our second variance request is for the building frontage. With the "General Frontage" designations of both W. Pauline Whitaker Pkwy. and S. Champions Dr. the building frontage is 60% max. For W. Pauline Whitaker Pkwy., we propose 67.85% frontage and for S. Champions Dr., we propose 72.89% frontage. We believe this frontage will serve as an attribute to the area with all proposed development. I have included a preliminary elevation to support this request. Our goal is for this building to be a unique feature in Uptown Rogers.

Attachment A (Response to #6):

At HFA, we are careful not to push our own design style or material choices on our clients or the AHJ. For ONE Uptown in the newly designate UCOM district, the majority of the facade consist of brick pilasters, exposed structural steel and balconies of the building exude a historic and slightly industrial feel while the curtain wall glazing system and Nichiha Panels balance the facade with a more contemporary expression. The Nichiha clad towers act as book-ends to the more transparent middle of the building, providing a solid termination with modern appeal. The size of the panels proposed help breakup the scale of the building and allows us to bring the color palette of the building together in a contemporary, vertical expression.

In this case, the look was promoted by our client. Originally, the Nichiha sections were to be ACM panels, which we felt being metal would not meet the city's masonry requirement, so we researched and produced a similar look and feel with more durable and potentially compliant cement board which is from Nichiha's Architectural Wall Panel - Designer Series - Illumination™ Series that Nichiha offers. Our goal is to create an experience that is fun, engaging, informative and honest. For each project, our style is tailored by the client's goals and expectations. This allows us to experience and create all sorts of beautiful and varied designs.

Why we ask the City of Rogers to consider this product for more than an accent material?

1. The 3% is slightly over the 30% amount of facade material that is allowed for an accent material.
2. Nichiha panels are widely considered to be allowed as a Masonry Material for most AHJ's beyond an Accent Material and can be used for 100% of a bulding's facade in most jurisdictions both locally and internationally when in a commercial application.
3. We feel that this is a material that should be considered for more than an accent material for the newly created UCOM District it allows the designer to work in a large variety of ways to give a project a modern, contemporary feel and expression in a High-end Commercial application.
4. *I think there is a strong feeling that comes from traditional, time-tested and authentic materials and details. However, low maintenance and durability are important to every project we do. Therefore, we look for products that perform well in our climate and exude a feeling of authenticity. Everyone has style preferences, but it is more effective to let the design be free of preconceptions and let it grow organically. With products, I'm drawn to uniqueness how the products fit in to the overall, organic design of a building to best comply for all scenarios. Nichiha will never need to be re-painted, won't deteriorate in the sun, and is fire resistant. It is contemporary, durable and affordable. Nichiha has a long projected service life nearly equal to traditional masonry units, and its manufacturing process causes little to no environmental harm.*
 - Thomas B. Merritt, HFA Project Architect
5. From Nichiha Website: Product description, technical data and industry testing. See below:

From Nichiha Website:

With an ever-expanding offering of finishes and textures, our AWP product series make it easy to turn design intent into reality. From conception to completion, Nichiha is the perfect partner in bringing your vision to life. Our panels also provide an engineered rainscreen and a simple clip installation system. Nichiha Architectural Wall Panels give a fresh face to fiber cement.

<http://www.nichiha.com/products/detail/illumination>

At Nichiha we love big ideas. We find inspiration in phrases like “what if?” and “why not?” That’s because we’re fueled by the power of possibilities. That’s also why we are focused on fiber cement. We have spent nearly 40 years pushing the limits of what can be done with fiber cement. There are so many compelling reasons to consider Nichiha.

Here’s why you should get to know Nichiha...

- Nichiha is a global manufacturing company with more than 13 plants scattered across 3 countries.
- We offer the most complete collection of fiber cement products designed for interior, exterior commercial and residential applications.
- We offer the widest selection of commercial rainscreen styles.
- Our Architectural Wall Panels feature a sophisticated drained and back-ventilated moisture management system.
- Our highly engineered, award-winning installation system saves time and minimizes mistakes.
- With our Color Xpressions system, we give you the ability to apply custom colors to our Illumination Architectural Wall Panels.

Nichiha fiber cement siding products have been earning their stripes in commercial settings for years. Fiber cement is a versatile, sustainable, high-performance product that makes as much sense for a home as it does for commercial building. You’ll be impressed with the many and varied looks of Nichiha products, but the performance will amaze you.

Illumination:

Nichiha’s Illumination delivers sleek sophistication with ease. Sleek, bold, vibrant. These are the words industry professionals are using to describe Nichiha’s Illumination fiber cement panel. Matched with our [Color Xpressions](#) system, Illumination offers a virtually limitless color palate. Illumination’s smooth satin finish, easy installation and custom color capabilities give you a degree of design freedom that most cladding products simply can’t match. But don’t let the pretty face fool you; there’s more than meets the eye. When compared to traditional aluminum composite and phenolic panels, Illumination delivers significantly more bang for far fewer bucks.

Performance produces possibilities:

As versatile and attractive as it is durable, fiber cement cladding has been earning its stripes for decades. Nichiha has taken all that’s great about fiber cement and engineered it into a rainscreen system that stands alone in the commercial construction universe. With the addition of our timesaving clip installation and an ever-expanding offering of finishes and textures, Nichiha gives you the ability to unleash the power of possibilities with fiber cement cladding.

Testimonials on Similar Applications:

So when developers built an apartment complex near a new transportation hub in the city, they wanted a

structure that would marry the historic feel of the area with a modern vibe. "And that's exactly what Nichiha helped us do," said Charlie Baxter, project architect with Leeb Architects. "It helped us bridge the two."

Differentiate their stores in the market and do so with a unique look that would be readily recognizable

"The other panels look more 'suburban;' they use a metal reveal system that encapsulates every panel," he said. "Unfortunately, when the sun hits it just right, you can tell if it's not really square or if the panel doesn't fit flush across the face. But because the Nichiha system is fully integrated with beveled edges, you don't have that problem, especially when the product is applied in a stack bond pattern like this. We also liked that it laps into itself, creating clean, contemporary lines. Plus, material dimensionality is consistent and keeps its form."

Both moisture management and dimensional stability were key considerations. The design team took great care to detail the building joints and transitions from the Nichiha panels to the other siding materials used, which included brick, steel, metal and precast concrete. "All of these products have different dimensions, so flashing everything together was complicated; there was a lot of attention to detail," said Baxter.

He quickly added that they knew they could count on the Nichiha panels to stand up over time. "There's enough 'give' between the panels to allow for expansion and contraction, so they hold their dimensional shape. That was important because Hub 9 has large fields of uninterrupted panels, and we wanted really nice, clean lines."

Installation went smoothly. While this was the first time Leeb Architects had designed with Nichiha, both Holland Construction and Exteriors Design, the installer, had experience with the product, having recently installed it on Tessera, a nearby four-story apartment project.

With Hub 9, Baxter said they wanted to honor the history of the area by creating a building with permanence. "We achieved that by using more traditional materials at the base," he said. "But we also created a contemporary building at the same time, rising up to provide apartments and amenity spaces above. We decided to use Nichiha there because it didn't call more attention to itself than it needed to. Nichiha helped us tie everything together, using a clean palette that allowed us to blend with the other materials."



January 22, 2019

RE: ONE Uptown
Rogers, AR
LSDP # PL201801227

Dear Planning,

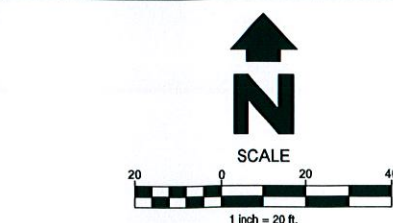
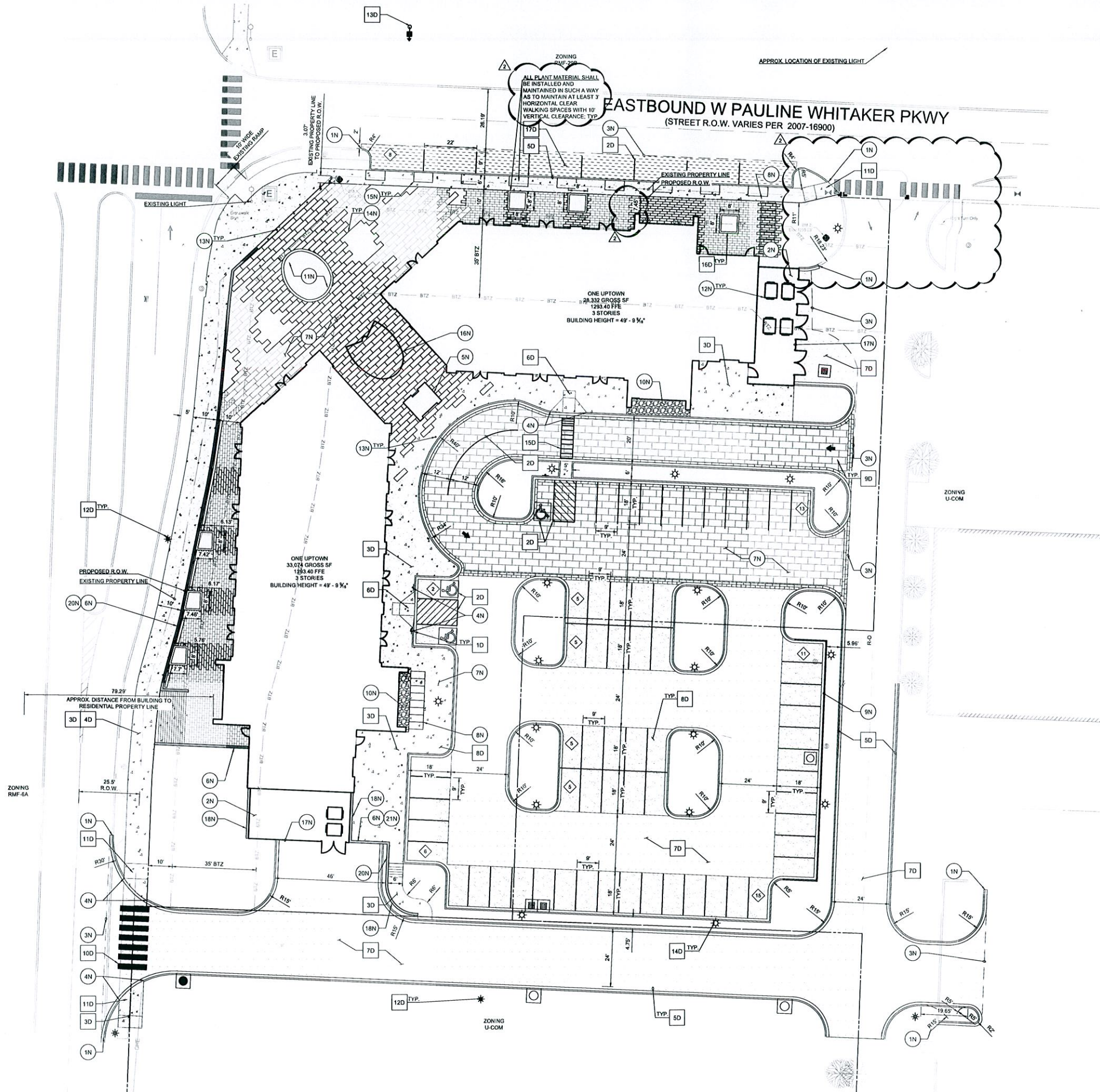
On January 14, 2019 we received a comment to provide road improvements to Champions Drive bordering the parcel where the retention pond for the referenced project is proposed. After discussion with Mr. Cobb we would like to request a waiver of these road improvements due to no rational nexus for this request. We propose the road improvements requested along Champions Drive to be completed as development occurs in the parcels bordering Champions. Please consider our waiver request.

Sincerely,

A handwritten signature in blue ink that reads 'Kelsey Kreher'.

Kelsey Kreher
Project Manager

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- BUILD TO ZONE WALL
- CURB INLET
- PARKING COUNT
- JUNCTION BOX
- GRATE / COMBINATION INLET

NOTES

- 1N. TAPER CURB TO MATCH EXISTING
- 2N. SERVICE COURT
- 3N. SAWCUT LINE - PROPOSED PAVING TO MATCH EXISTING SURFACE
- 4N. TRANSITION CURB FROM 6" TO 0" OVER 5'
- 5N. ELEVATOR (SEE ARCH PLANS)
- 6N. RETAINING WALL (PER SHEET C4.0)
- 7N. PAVERS (ASSORTED SIZES, SEE LANDSCAPE PLAN)
- 8N. "LOOP" BIKE RACK
- 9N. STEM WALL (PER SHEET C4.0)
- 10N. 3/8" - 1" BLACK EAGLE CHIPS (MINNICK MATERIALS)
- 11N. FOUNTAIN (SEE ARCH PLANS)
- 12N. 6 YARD DUMPSTER
- 13N. BOLLARD LIGHTING (SEE LIGHTING PLAN)
- 14N. AT-GRADE PLANTING AREA (SEE LANDSCAPE PLAN)
- 15N. TREE GRATES (SEE LANDSCAPE PLAN)
- 16N. SPIRAL STAIRCASE (SEE ARCH PLANS)
- 17N. SOLID DUMPSTER ENCLOSURE TO MATCH BLDG (SEE ARCH PLANS)
- 18N. SEGMENTED BLOCK WALL (PER SHEET C4.0)
- 19N. STRUCTURAL WALL (PER STRUCTURAL PLANS)
- 20N. HANDRAIL (PER ARCH)
- 21N. GATE (PER ARCH)

DETAILS

- 1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
- 2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
- 3D. TYPICAL SIDEWALK DETAIL, SEE CITY DETAILS 1 C10.2
- 4D. MULTIUSE TRAIL, SEE CITY DETAILS 1 C10.2
- 5D. CURB AND GUTTER, SEE CITY DETAILS 1 C10.2
- 6D. ADA RAMP IN SIDEWALK, SEE DETAIL 3/C10.1
- 7D. HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL 4/C10.1
- 8D. MEDIUM DUTY ASPHALT PAVEMENT, SEE DETAIL 4/C10.1
- 9D. TRAFFIC FLOW ARROWS, SEE DETAIL 5/C10.1
- 10D. TYPICAL CROSSWALK DETAIL, SEE CITY DETAILS 1 C10.2
- 11D. ACCESSIBLE RAMP DETAILS, SEE CITY DETAILS 1 C10.2
- 12D. MINOR STREET TYPICAL LIGHTING, SEE CITY DETAILS 1 C10.2
- 13D. MAJOR STREET TYPICAL LIGHTING, SEE CITY DETAILS 1 C10.2
- 14D. LIGHT POLE BASE, SEE DETAIL 8/C10.1
- 15D. CROSSWALK MARKING, SEE DETAIL 9/C10.1
- 16D. CONCRETE PLANTERS, SEE DETAIL 10/C10.1
- 17D. HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL 6/C10.1

NOTES

1. ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
2. UNLESS OTHERWISE SHOWN, ALL CURB RADII SHALL BE 5'.

PARKING COUNT	
REQUIRED:	NO CAR PARKING REQUIREMENT 2 BIKE SPACES FOR UP TO 3,000 SF AND 1 SPACE FOR EVERY 1,000 SF ADDITIONAL 2 + [(64,454 SF - 3,000 SF) / 1,000 SF] = 64 BIKE SPACES
PROVIDED:	66 OFF-STREET CAR PARKING SPACES 8 ON-STREET CAR PARKING SPACES 21 BIKE RACKS = 42 BIKE PARKING SPACES

SURFACE PARKING SETBACKS	
GENERAL FRONTAGE	MIN 3' BEHIND THE PROPERTY LINE ALONG THAT STREET
SIDE	5' MIN ONLY IF ADJACENT TO ANY SINGLE-FAMILY DETACHED RESIDENTIAL ZONED LOT; 0' FOR ALL OTHER ADJACENCIES
REAR	5' MIN ONLY IF ADJACENT TO ANY SINGLE-FAMILY DETACHED RESIDENTIAL ZONED LOT; 0' FOR ALL OTHER ADJACENCIES

BUILDING FRONTAGE		
GENERAL FRONTAGE	REQUIRED	PROVIDED
W. PAULINE WHITAKER PKWY	60% MAX	167.85%
S. CHAMPIONS DRIVE	60% MAX	172.89%

BUILDING SETBACKS	
GENERAL FRONTAGE	10' MIN - 45' MAX
SIDE	0' MIN; NO MAX
REAR	0' MIN; NO MAX

LOADING SPACES	
REQUIRED:	0
PROVIDED:	0

CITY OF ROGERS STAMP

HFA
ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH & ASSOCIATES, LTD.

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ONE UPTOWN - HACHEM

4205 S CHAMPIONS DRIVE & 5102 W PAULINE WHITAKER PKWY
ROGERS, AR 72758

PROJECT NUMBER: 18-19-00119

ISSUE BLOCK		
NO.	TITLE	DATE
1	OTF	11/16/2018
2	REV-1	12/21/2018
3	REV-2	1/4/2019

DOCUMENT DATE:	1/2/2019
CHECKED BY:	HMA
DRAWN BY:	BNH

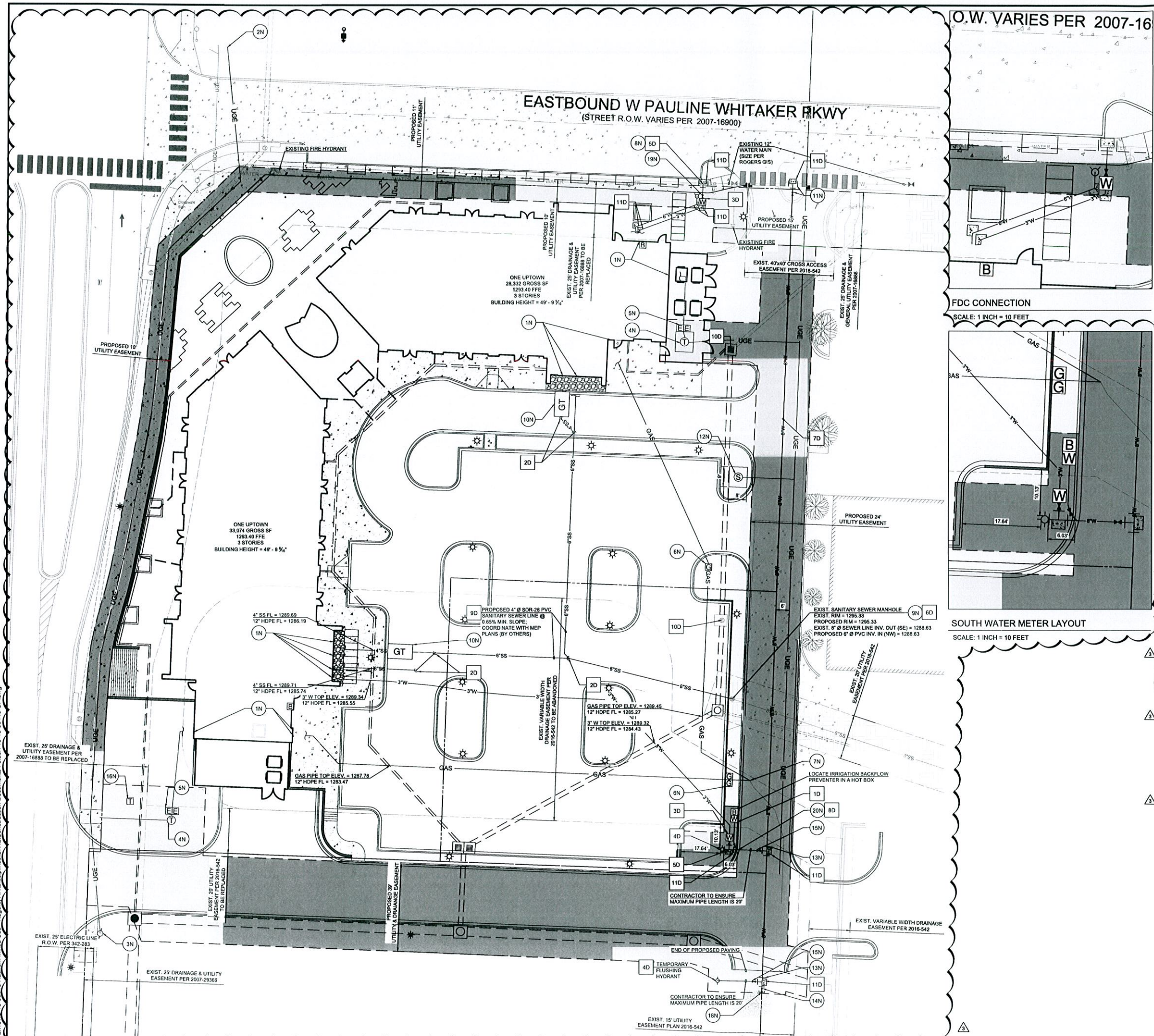
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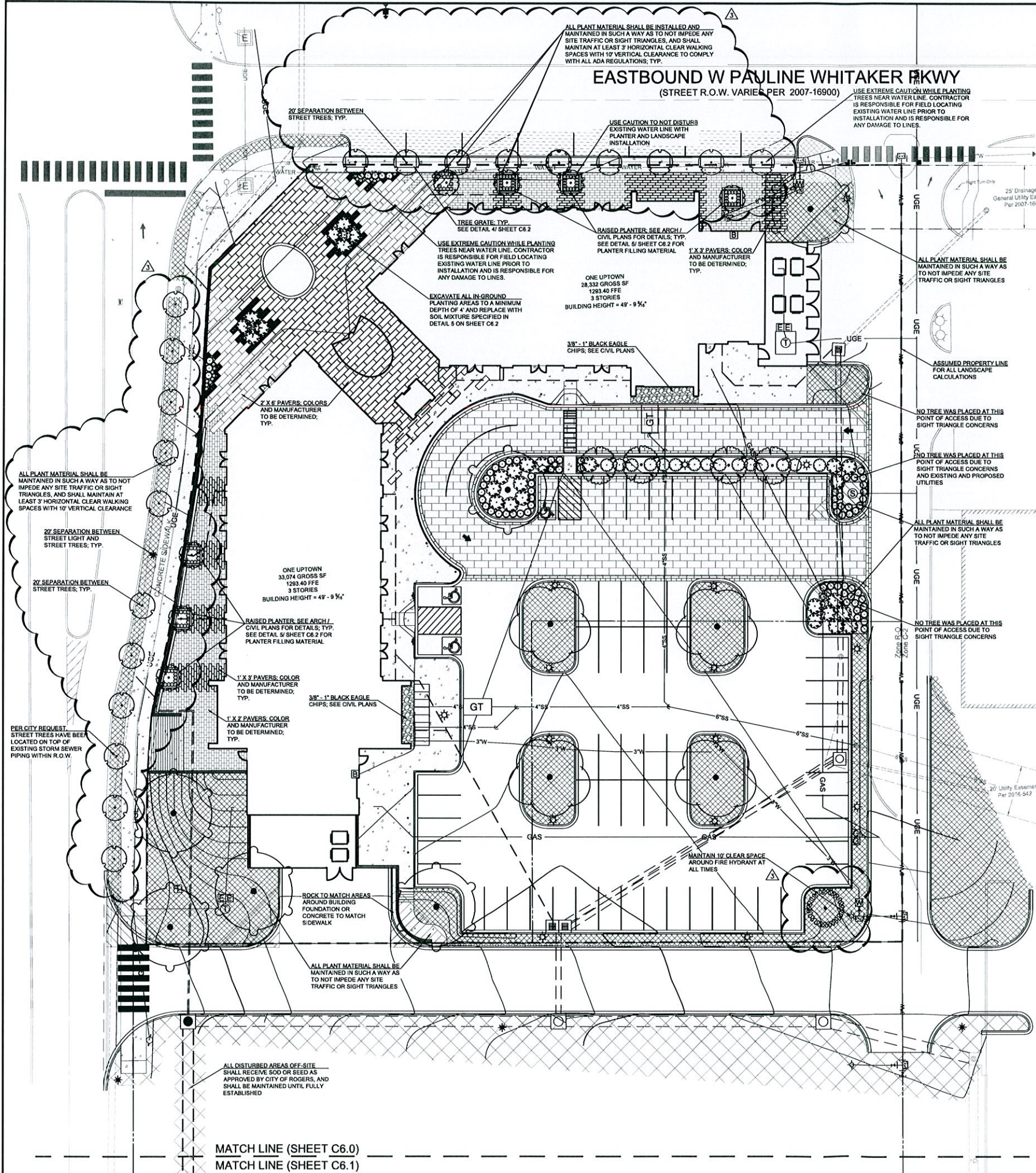
FOR PERMIT

SITE PLAN

SHEET:
C3.0



Jan13, 2019 5:20pm - User: sarah.bryant
L:\1818-18-00118 Hachem Mixed Use - Rogers, AR\Discipline\Civil\Construction Documents Folder\18-18-00118 - LAND.dwg



CITY OF ROGERS LANDSCAPE NOTES:

THE OWNER/DEVELOPER SHALL PROVIDE A THREE-YEAR REPLACEMENT GUARANTEE FOR ALL LANDSCAPE TO THE CITY OF ROGERS DEPARTMENT OF COMMUNITY DEVELOPMENT STARTING ONCE INSTALLATION IS COMPLETE.

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY SOODED WITH GRASS SEED SPECIFIED ON PLANS.

SODDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION.

MAINTENANCE:
SODDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE. WATERING SHALL CONTINUE FOR ALL SODDED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A50 PARTS 1 THROUGH 6).

ALL TOPSOIL (2" MIN DEPTH IN TREE GRATES, SEE DETAIL 5 SHEET C6.1 FOR EXTRA AMENDMENTS) (2" MIN DEPTH IN RAISED PLANTERS) (4" 5" IN PLANTING BEDS) (2" SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRAGILE SOIL, CONTAINING A MINIMUM OF 15 PERCENT BY DRY WEIGHT ORGANIC MATTER, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SMOOTH 2" RIVER ROCK, GREY IN COLOR, AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12". LANDSCAPE EDGING SHALL BE STEEL AND BLACK IN COLOR.

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.








IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS.

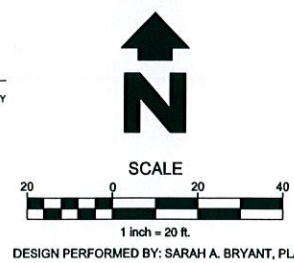
CITY PLANTING REQUIREMENTS:		REQ.	PROV.
OPEN SPACE	URDC ZONING REQUIRES MIN. 5% OF TOTAL SITE AREA BE OPEN SPACE SITE AREA = 86,360 SF X 0.05 = 4,318 SF OF OPEN SPACE REQUIRED	4,318 SF OR 5%	10,465 SF OR 12%
	1 TREE OR SHRUB REQUIRED FOR EVERY 1,000 SF OF SITE AREA SITE AREA = 86,360 SF / 1,000 SF = 86 TREES OR SHRUBS	86 TREES OR SHRUBS	25 TREES 114 SHRUBS 139 TOTAL
INTERIOR PARKING LOT LANDSCAPING	A MIN. OF 25% OF REQUIRED TREES OR SHRUBS SHALL CONSIST OF TREES A MAX. OF 25% OF TREES MAY BE ORNAMENTAL A MIN. OF 10% OF TREES SHALL BE EVERGREEN	22 MIN. TREES 5 MAX. ORNAMENTAL TREES 3 MIN. EVERGREEN TREES	25 TREES 4 ORNAMENTAL TREES 3 EVERGREEN TREES
	ONE TREE REQUIRED EVERY 15 SPACES IF 10 OR MORE SPACES ARE PROPOSED TOTAL SPACES = 74 SPACES / 15 = 5 TREES	5 TREES	5 TREES
STREET TREES	INTERIOR TREES SHALL BE PLACED ON EITHER SIDE OF POINTS OF ACCESS WITHIN TREE ISLANDS	YES	YES*
	TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 30-50' TALL, AND 50' FOR TREES 50' OR TALLER.	YES	YES
	ONLY TREES ON THE 20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.	YES	YES
	TREES SHALL NOT BE PLANTED WITHIN 20' OF A LIGHT POLE TREES SHALL BE CENTERED IN THE GREENSPACE	YES	YES**
MITIGATION TREES	IF MORE THAN 7 SIGNIFICANT TREES ARE REMOVED THEN 1 TREE MUST BE PLANTED FOR EVERY 5 SIGNIFICANT TREES THAT ARE REMOVED.	NO SIG. TREES ARE BEING REMOVED	NO SIG. TREES ARE BEING REMOVED

* THIS HAS BEEN ACHIEVED WHERE POSSIBLE AND NOTED WHY WHEN NOT POSSIBLE

** TREES HAVE BEEN LOCATED IN GRATES ALONG W. PAULINE WHITAKER DUE TO FIRE LANE REQUIREMENTS CAUSING THE GREENSPACE TO BE LOST.

PLANT SCHEDULE OVERALL LANDSCAPE PLAN

EVERGREEN TREES		CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE
	CA	2		Horstmann Blue Atlas Cedar / Cedrus atlantica 'Horstmann'	B & B	2.5" Cal	8' min.
	MG	1		Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'	B & B	2.5" Cal	8' min.
ORNAMENTAL TREES		CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE
	CR2	4		Royal White Redbud / Cercis canadensis 'Royal White'	B & B	2" Cal	6' min.
	AS	6		Fall Fiesta Sugar Maple / Acer saccharum 'Ballista' TM	B & B	2.5" Cal	8' min.
	GB	8		Fastigiata Maidenhair Tree / Ginkgo biloba 'Fastigiata'	B & B	2.5" Cal	8' min.
	GT	4		Shademaster Locust / Gleditsia triacanthos inermis 'Shademaster' TM	B & B	2.5" Cal	8' min.
STREET TREES		CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE
	PS	20		Japanese Flowering Cherry / Prunus serrulata Single Trunk	B & B	2.5" Cal	6' min.
	AG	15		Glossy Abelia / Abelia x grandiflora 'Edward Goucher'	5 gal		
	IC	71		Japanese Holly / Ilex crenata 'Stokes'	5 gal		
	RA	28		Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	5 gal		
PERENNIALS		CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT.		
	CM	241		Variegated Japanese Sedge / Carex morrowii 'Aurea-variegata'	4" pot		
	LN	101		Golden Creeping Jenny / Lysimachia nummularia 'Aurea'	4" pot		
	SS	17		Sage / Salvia x sylvestris 'May Night'	1 gal		
	SOD	96,979		Bermuda Grass / Cynodon dactylon	sod		



DESIGN PERFORMED BY: SARAH A. BRYANT, PLA



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ONE UPTOWN - HACHEM
4205 S CHAMPAIGN DRIVE & 5102 W PAULINE WHITAKER PKWY
ROGERS, AR 72758
PROJ. NUMBER: 18-18-00118

ISSUE BLOCK		
Δ	TITLE	DATE
Δ	OTP	11/16/2018
Δ	REV-1	12/21/2018
Δ	REV-2	1/4/2019
Δ	REV-3	1/14/2019

DOCUMENT DATE: 1/11/2019
CHECKED BY: WRM
DRAWN BY: SAB

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SARAH A. BRYANT
LANDSCAPE ARCHITECT
LICENSE # 8551

LANDSCAPE PLAN

SHEET:
C6.0

CITY OF ROGERS STAMP