



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

FEBRUARY 12, 2020

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT – OLRICH PLAZA

STAFF: ETHAN HUNTER, CITY PLANNER
KRIS PAXTON, DEVELOPMENT COMPLIANCE MANAGER

PROJECT INFORMATION:

PROJECT NAME:	Olrich Plaza
PROJECT DESCRIPTION:	A 2,222-SF building with parking for vehicle sales
ADDRESS/LOCATION:	1532 S. 8 th Street
GROSS SITE AREA:	1.63 ± acres
RESIDENTIAL UNITS:	N/A
REQUESTED WAIVERS:	Curb cut spacing; 10' sidepath
REQUESTED VARIANCES:	N/A
FEES-IN-LIEU:	N/A

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Pinnacle Design Consultants / Dave Bodeen
PROJECT OWNER/DEVELOPER:	Cesar Nieto
PROPERTY OWNER:	Juan's Mobile Car Wash LLC
REQUEST:	Large-Scale Development Plan approval

CITY INFORMATION:

CGM 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.
ZONING DISTRICT:	C-2 (Highway Commercial) and Overlay District
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

ENGINEERING REVIEW:

1. ACCESS MANAGEMENT: The applicant is requesting a **WAIVER** from Sec. 14-260(f) from the requirement of a minimum 250' spacing between curb cuts. The applicant states that there is 335' from the drive to the north of the site to the north curb cut line of W Olrich Street to the south. The applicant states that it would be impossible to place a driveway on this site that would accomplish the required spacing north to south, and that the applicant aligned with the driveway to the east.
2. STORMWATER MANAGEMENT: The applicant proposes a detention pond at the south end of the site which meets Stormwater management requirements.
3. WATER QUALITY: The applicant proposes an extended dry detention basin (EDB) for Water Quality to meet Water Quality requirements.
4. FLOODPLAIN MANAGEMENT: No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).
5. MASTER STREET PLAN IMPROVEMENTS:
 - a) Street Pavement and Condition: W Olrich Street and 8th Street pavement is in good condition.
 - b) Connectivity Standards: Connectivity standards are not applicable on this site.
 - c) Streetscape:
 - i. Right-of-Way:
 - 1) The right-of-way width for W Olrich Street, a Minor Street, is 50ft as required by the Typical Street Section.
 - 2) The right-of-way width for S 8th Street is 80ft, however, the provided plan indicates that 50ft of this is from the centerline of the asphalt to the east property line for this property. Additional right-of-way dedication is not required.
 - ii. Sidewalks & Sidepaths:
 - 1) The applicant requests a **WAIVER** of Sec. 14-482(b)(6) from requiring a 10ft sidepath along S 8th Street. The applicant proposes a 7ft sidewalk in lieu of the 10ft sidepath due to overhead powerline poles that would be within the width of the 10ft sidepath. Engineering staff requests this to be adjusted to a 6ft sidewalk.
 - d) Trails: A 10' wide Multiuse Trail is required along the north side of W Olrich Street.
 - e) Street Lights: Street lights are proposed and should meet the requirements for a Major Arterial street along S 8th Street and Minor Street along W Olrich Street.
 - f) Street Trees: The applicant proposes the required street tree requirements.
6. RECOMMENDATIONS:
 - a) **Approve WAIVER of Sec. 14-260(f)** from the requirement of a minimum 250ft spacing between curb cuts. The site to the north of this is a car wash that is potentially redevelopable in the future. The applicant is providing a stub-out and access easement to the north, and a stub-out and access easement to the west, which will establish a cross connection from two neighboring lots, which is preferable by Engineering Staff.
 - b) **Approve WAIVER of Sec. 14-482(b)(6)** from requiring a 10ft sidepath and allow a 6ft sidewalk along this route due to the location of existing power poles.

STAFF SIGNATURES:



Kris Paxton, Development Compliance Manager
City of Rogers Engineering Division



Lance Jobe, City Engineer
City of Rogers Engineering Division

PLANNING REVIEW:

1. LAND USE:
 - a) Use Definition: "Vehicle/Equipment Sales and Rentals" is defined as "the sale or rental of automobiles, motorcycles, trucks, tractors, construction equipment, agricultural equipment, mobile homes, and similar equipment" and "may include storage and incidental maintenance," (Sec. 14-695(b)(3)(mm)).
 - b) Zoning Compliance: The proposed project is in compliance with C-2 zoning regulations. CUP #19-19 allows the proposed use at this location.
 - c) CGM Compliance: The proposed project does not completely align with the purpose, character, and goals of the Access Corridor Growth Designation, but is allowed by CUP #19-19.
2. DEVELOPMENT STANDARDS: The proposed project conforms to all development standards required by Sec. 14-715 and Article III with the exception of any requested waivers and/or variances.
 - a) Building Disposition: All setback and height requirements have been met.
 - b) Building Design: N/A
 - c) Parking & Loading: All vehicle and bicycle parking requirements have been met.
 - d) Screening & Transitions: All screening requirements have been met.
 - e) Landscaping: All landscaping requirements have been met.
3. REPORTS FROM OTHERS: The proposed project has been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities and Benton County 911 Administration.
4. RECOMMENDATIONS: The Planning Commission should always consider requests with regard to land use compatibility and the health, safety, and general welfare of the public in making their decision.
 - a) **Approve Large-Scale Development.**

STAFF SIGNATURES:



Ethan Hunter, City Planner
City of Rogers Planning Division

TOTAL REQUESTED WAIVERS:

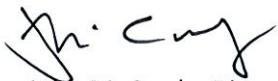
1. A waiver to Sec. 14-260(f) for the requirement of a minimum 250ft spacing between curb cuts.
2. A waiver to Sec. 14-482(b)(6) for the requirement of a 10ft sidepath on S. 8th Street.

SUGGESTED MOTIONS:

1. FOR APPROVE: "Move to approve the Large-Scale Development Plan for Olrich Plaza as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to approve the Large-Scale Development Plan for Olrich Plaza subject to [conditions, contingencies, or actions on waivers/variances/recommendations]."
3. FOR DENY: "Move to deny the request as presented."
4. FOR TABLE: "Move to table the request [indefinite or date certain]."

DIRECTOR'S COMMENTS:

1. Agree with recommendations.



John McCurdy, Director
City of Rogers Community Development

TABS:

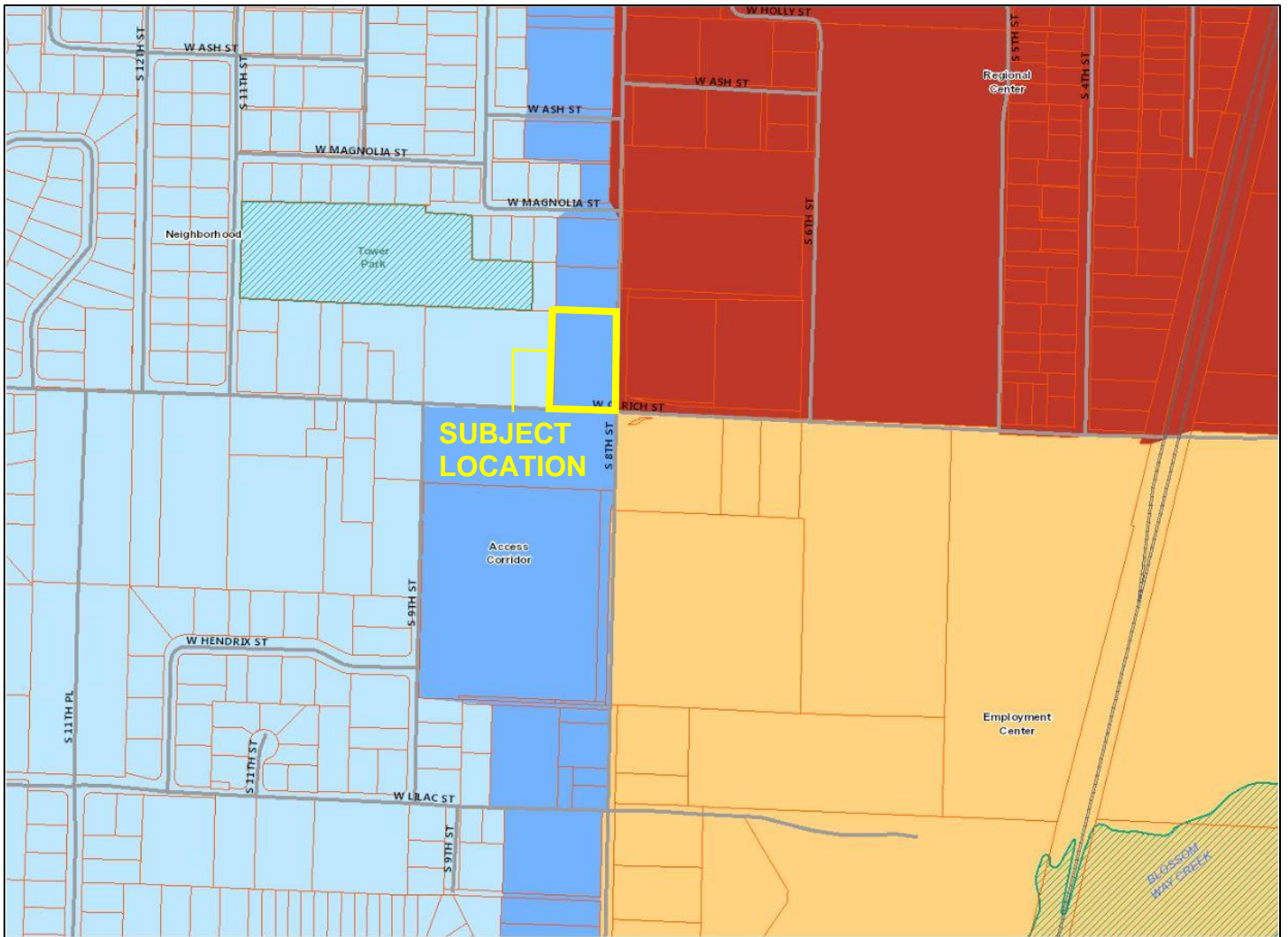
1. Vicinity maps
2. Large-Scale Development Plans
3. RWU conditional approval letter
4. Waiver and/or variance request letter

TAB 1

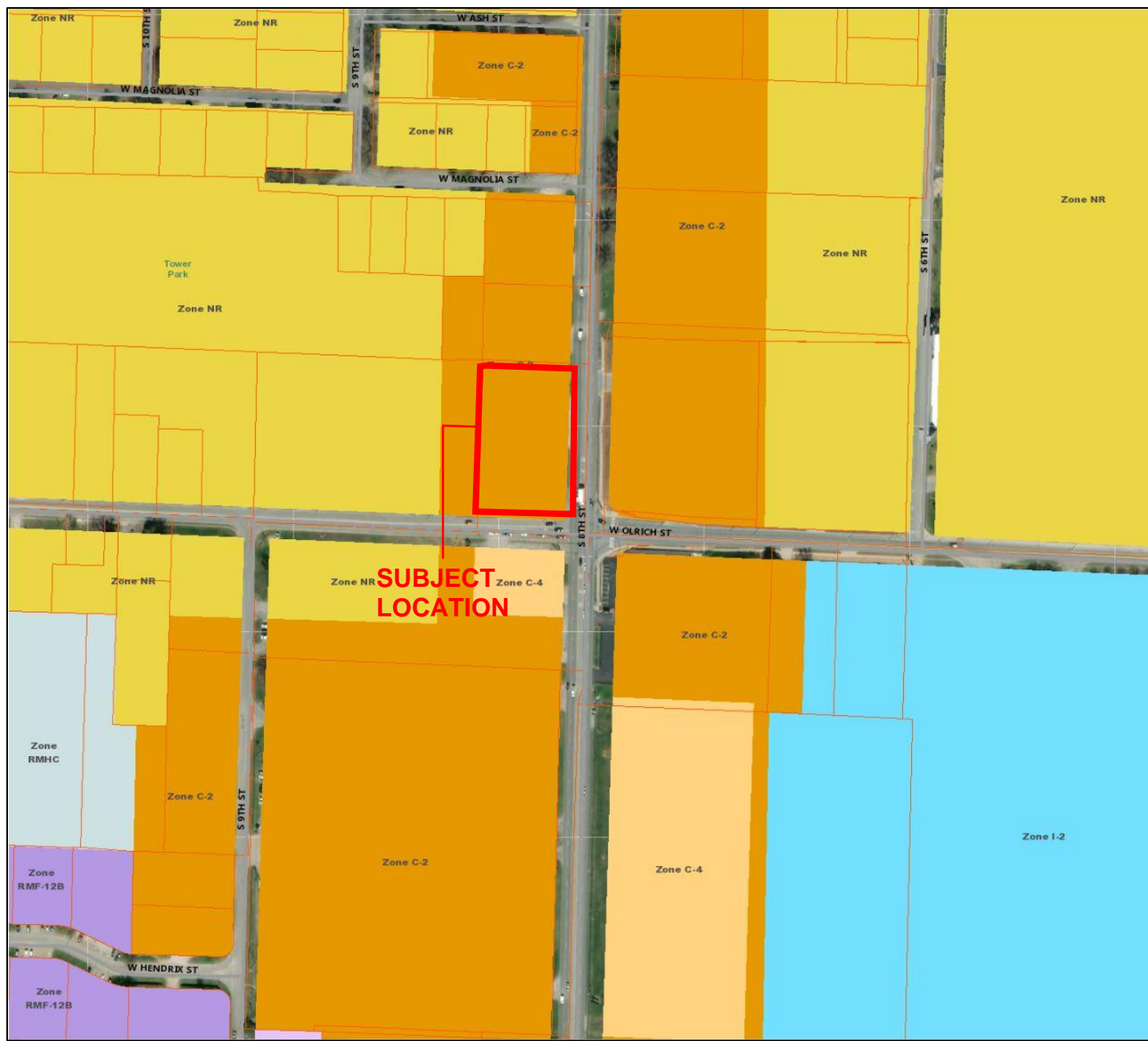
AERIAL VICINITY MAP



CGM VICINITY MAP



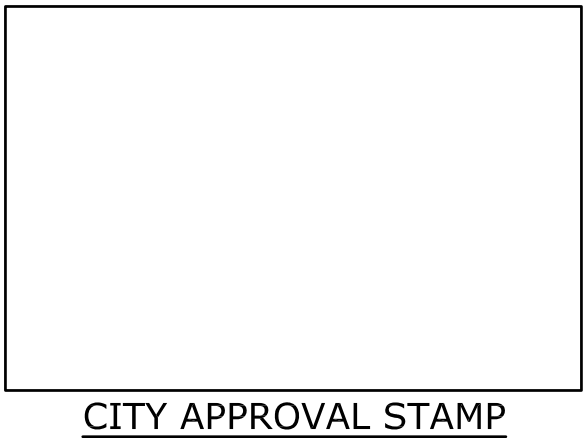
ZONING VICINITY MAP



LARGE SCALE DEVELOPMENT PLANS

OLRICH PLAZA

PL201900371



1532 S. 8th St.

ROGERS, ARKANSAS

OWNER:
JUAN LOPEZ
1710 PRAIRIE CREEK DRIVE
ROGERS, ARKANSAS

PINNACLE

DESIGN CONSULTANTS

Civil • Structural Engineering

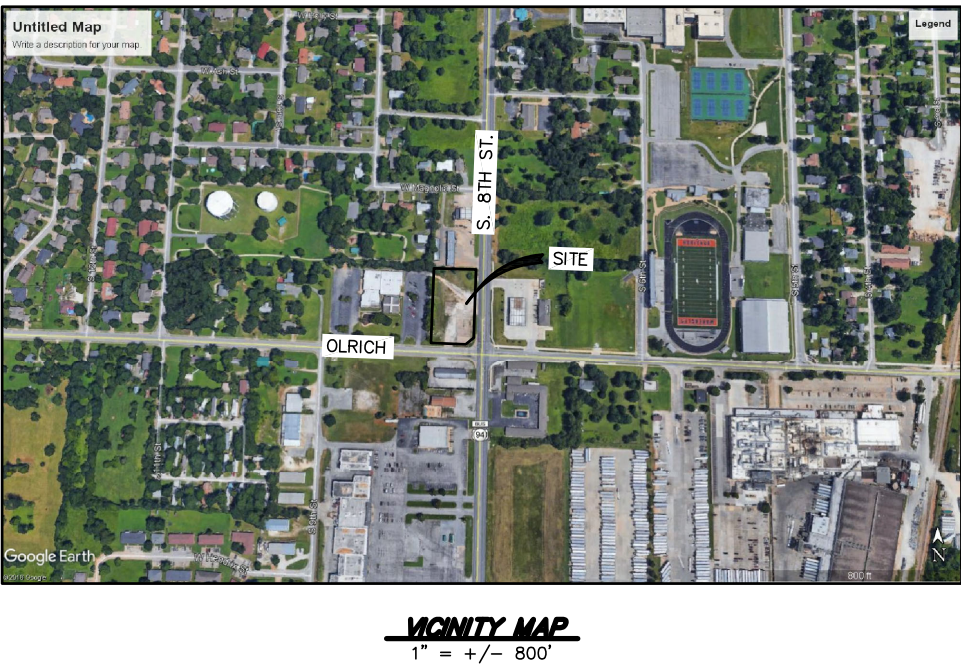
304-B West Erie St. : Springfield, Mo 65807

417.501.8820 phone : 417.865. 3033 fax

www.pinnacledc.com

SHEET INDEX:

COVER	COVER SHEET
C1.1	SITE PLAN
C1.2	SITE DETAILS
C1.3	CITY OF ROGERS DETAILS
C2.1	GRADING & DRAINAGE PLAN
C3.1	SITE UTILITY PLAN
C4.1	EROSION CONTROL PLAN



CONTACT INFORMATION:

OWNER/DEVELOPER:
CESAR NIETO

PH: 479-366-2825
cesar_nieto07@yahoo.com

ENGINEER:
DAVID BODEEN, PE
PINNACLE DESIGN CONSULTANTS, LLC
304B W. ERIE ST.
SPRINGFIELD, MO 65807

PH: 417-830-7480
bodeen@pinnacledc.com

PROJECT NOTES:

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

AN EASEMENT PLAT WILL BE REQUIRED FOR CERTIFICATE OF OCCUPANCY.

ANY PROPOSED SIGNAGE MUST OBTAIN A SEPARATE PERMIT.

PROPERTY DESCRIPTION:

Part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 19 North, Range 30 West, Benton County, Arkansas being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of the Northwest Quarter. Thence along the South line of said Forty, North 86 degrees 07 minutes 19 seconds West, 49.93 feet to a set p/k nail and the Point of Beginning. Thence continue along said South line, North 86 degrees 07 minutes 19 seconds West, 165.07 feet. Thence leaving said South line, North 02 degrees 13 minutes 23 seconds East, 330.00 feet to an existing rebar. Thence South 86 degrees 07 minutes 18 seconds East, 165.07 feet to a set rebar with cap on the West right of way of South 8th Street. Thence along said right of way, South 02 degrees 13 minutes 23 seconds West, 330.00 feet to the Point of Beginning, containing 1.25 acres and subject to Road Rights of Way and any Easements of Record.

DEVELOPMENT STANDARDS:

BUILDING USAGE: RETAIL AUTO SALES PER APPROVED CONDITIONAL USE PERMIT

ZONING: C2 OVERLAY DISTRICT

TOTAL SITE AREA: 52,443 S.F.

TOTAL DEVELOPMENT AREA: 27,612 S.F.

BUILDING AREA: 2,222 S.F. (TO EXTERIOR WALLS)

BUILDING SETBACKS:
FRONT - 75'
SIDE - 15'
REAR - 15'

BUILDING HEIGHT: 25'

LOT COVERAGE: 4.2%

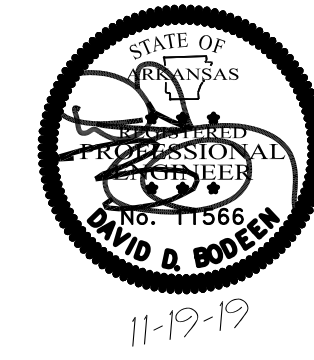
GREEN SPACE: 47.4%

FLOOD CERTIFICATION STATEMENT:

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for the City of Rogers, Arkansas Community Panel No. 05007C0260K Dated: June 05, 2012.



SEAL



DISCLAIMER OF RESPONSIBILITY

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REVISIONS

- ☐ REVISION #1
☐ REVISION #2
☐ REVISION #3

PROPOSED NEW BUILDING:

OLRICH PLAZA

ROGERS, ARKANSAS 72758

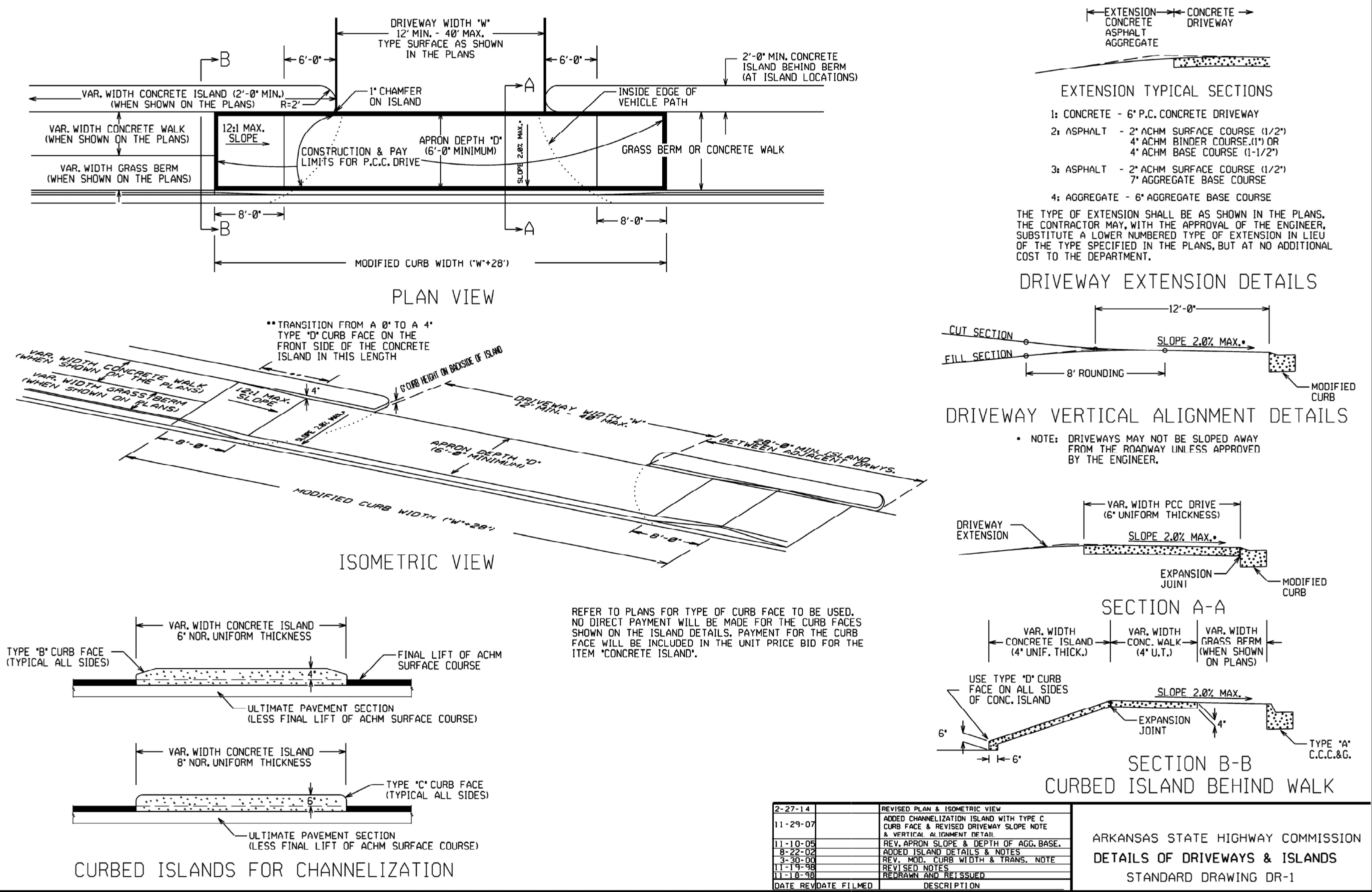
DATE
01/10/2019
COMM. NO.

SHEET

C1.1
OF
6

PARKING CALCULATION:

- 1 SPACE REQUIRED PER 250 S.F.
2222 S.F. / 250 = 9 SPACES REQUIRED FOR CUSTOMER & EMPLOYEE PARKING
SPACES PROVIDED = 13 SPACES PROVIDED (FRONT ROW IS FOR CUSTOMER / EMPLOYEE PARKING).
4 BICYCLE SPACES ARE PROVIDED ON TWO "U" RACKS
1 ACCESSIBLE SPACE IS PROVIDED.



RISK REDUCTION NOTES:

- 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 OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- IFC 20123312.1 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

DEVELOPMENT STANDARDS:

BUILDING USAGE: RETAIL AUTO SALES PER APPROVED CONDITIONAL USE PERMIT
ZONING: C2 OVERLAY DISTRICT
TOTAL SITE AREA: 52,443 S.F.
TOTAL DEVELOPMENT AREA (HARDSCAPE) 31,198 S.F.
BUILDING AREA: 2,222 S.F. (TO EXTERIOR WALLS)
BUILDING SETBACKS:
FRONT - 75'
SIDE - 15'
REAR - 15'
BUILDING HEIGHT: 25'
LOT COVERAGE: 4.2%
GREEN SPACE RATIO: 40.5%

LINE LEGEND:

- PROPERTY & RIGHT-OF-WAY LINE
BUILDING SETBACK LINE
UTILITY EASEMENT
EXISTING CONTOUR
PROPOSED CONTOUR
DISTURBED AREA
EROSION CONTROL BMP
EXIST. WATER LINE
EXIST. SANITARY SEWER LINE
EXIST. GAS LINE
OVERHEAD ELECTRIC LINE

SYMBOL LEGEND:

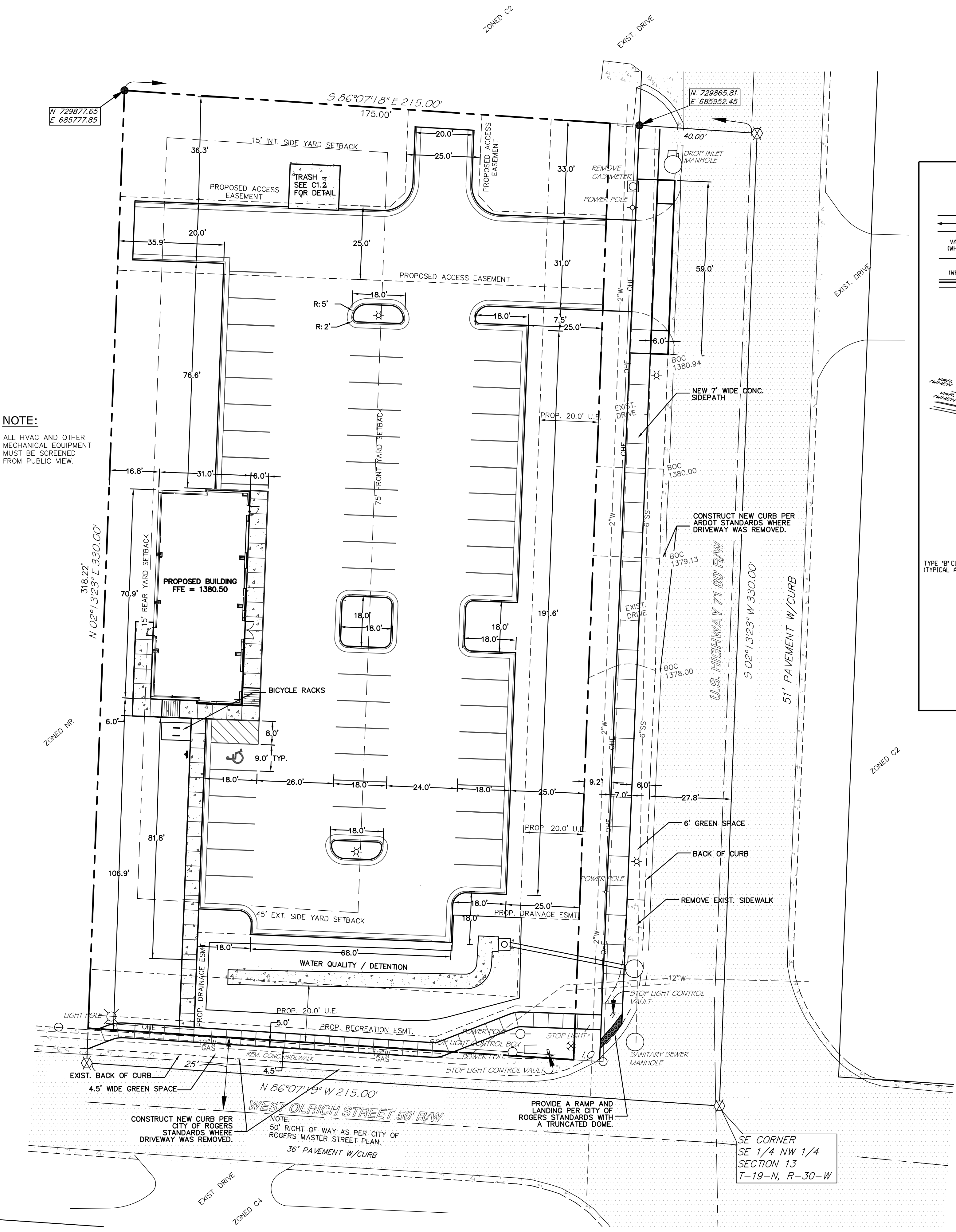
- SANITARY SEWER MANHOLE
STORM WATER DROP MANHOLE
GAS METER
POWER POLE

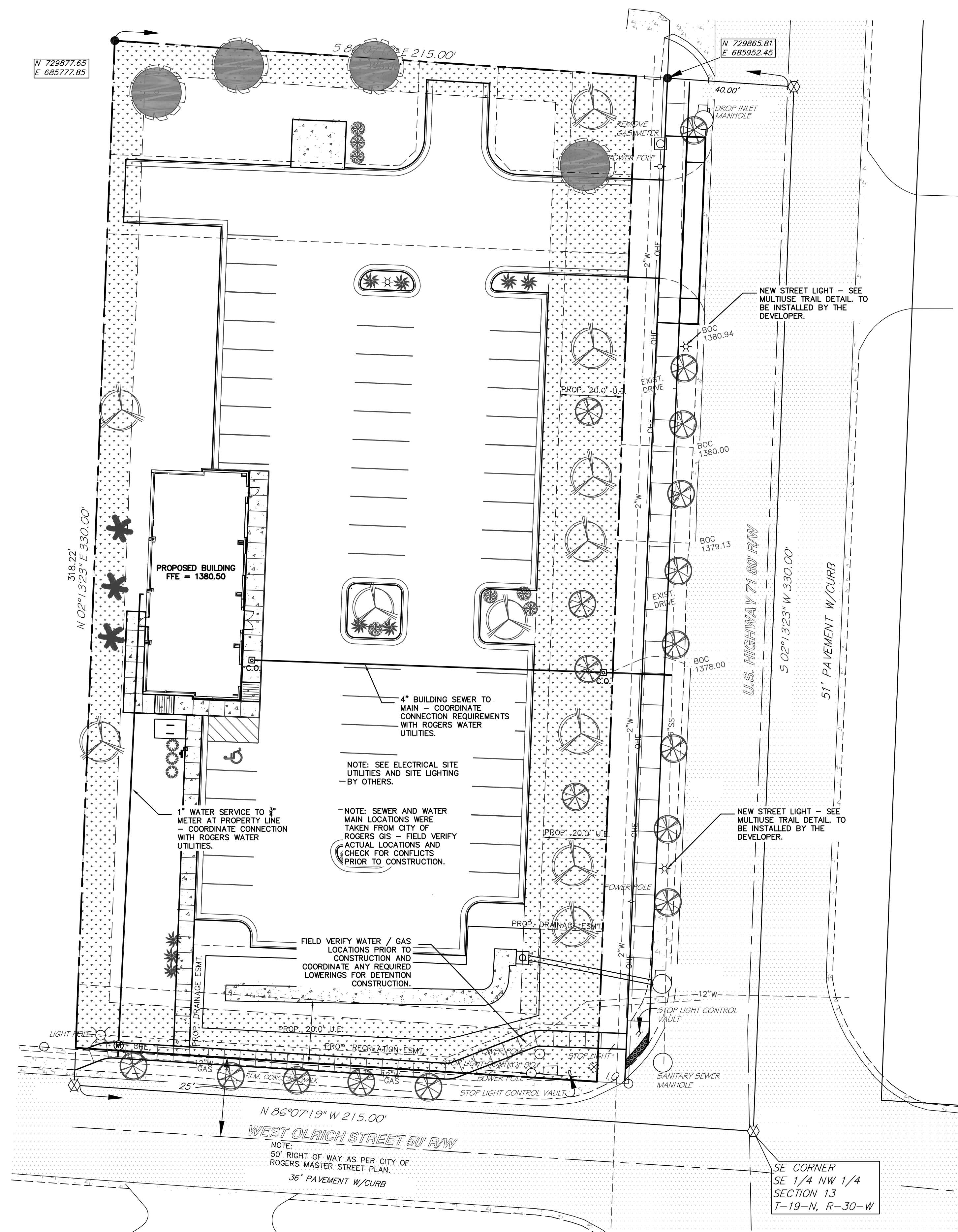
SURVEY LEGEND:

- S.R.B. SET 1/2" REBAR W/ CAP
S.P/K.N. SET P/K NAIL
S.R.R.S. SET RAILROAD SPIKE
S.N. SET NAIL
E.R.B. EXISTING REBAR
E.I.P. EXISTING IRON PIN
E.P/K.N. EXISTING P/K NAIL
E.N. EXISTING NAIL
E.R.R.S. EXISTING RAILROAD SPIKE
= EXISTING GOVERNMENT MONUMENT
= EXISTING STATE MONUMENT
= EXISTING R/W MARKER
= EXISTING FENCE
= COMPUTED POINT
F.C. = FENCE CORNER

1 DIMENSIONED SITE PLAN

C1.1 scale: 1" = 20'-0"





- LINE LEGEND:**
- PROPERTY & RIGHT-OF-WAY LINE
 - BUILDING SETBACK LINE
 - UTILITY EASEMENT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DISTURBED AREA
 - EROSION CONTROL BMP
 - EXIST. WATER LINE
 - EXIST. SANITARY SEWER LINE
 - EXIST. GAS LINE
 - OVERHEAD ELECTRIC LINE
- SYMBOL LEGEND:**
- SANITARY SEWER MANHOLE
 - STORM WATER DROP MANHOLE
 - GAS METER
 - POWER POLE

- UTILITY PROVIDERS**
- GAS COMPANY:** BLACK HILLS ENERGY
1255 N. 13TH
ROGERS, AR 72756
CONTACT: KENETH PETERS
(479) 877-0430
- TELEPHONE COMPANY:** AT&T
627 WHITE ROAD
SPRINGDALE, AR 72762
CONTACT: JOHN HILL
(479) 442-1963
- ELECTRIC COMPANY:** CARROLL ELEC. COOPERATIVE
707 SE WALTON BLVD.
BENTONVILLE, AR 72712
CONTACT: DEREK THURMAN
(479) 273-2421 *2690
- CABEL COMPANY:** COX COMMUNICATIONS
4901 S. 48TH ST.
SPRINGDALE, AR 72762
CONTACT: KIP SMITH
(479) 871-8806
- WATER & SEWER COMPANY:** ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
CONTACT: EARL RAUSCH
(479) 936-5425

GENERAL UTILITY NOTES

CONTRACTOR SHALL CONTACT THE LOCAL UTILITY AND ARRANGE FOR WATER SERVICE AS INDICATED ON DRAWINGS. INCLUDE ALL COSTS, CHARGES, FEES ETC., INCURRED BY LOCAL AUTHORITIES INTO BID. PROVIDE ALL MATERIALS AS REQUIRED BY LOCAL AUTHORITIES FOR WATER SERVICE INSTALLATION. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.

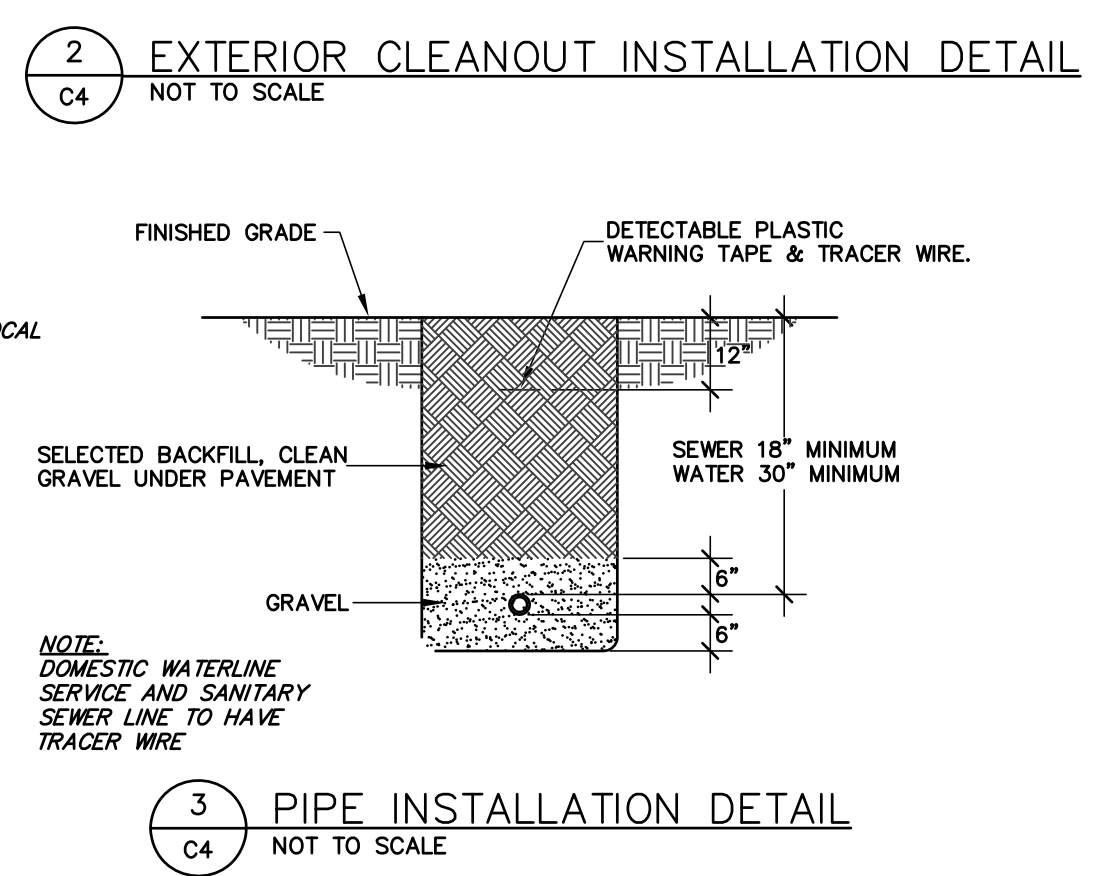
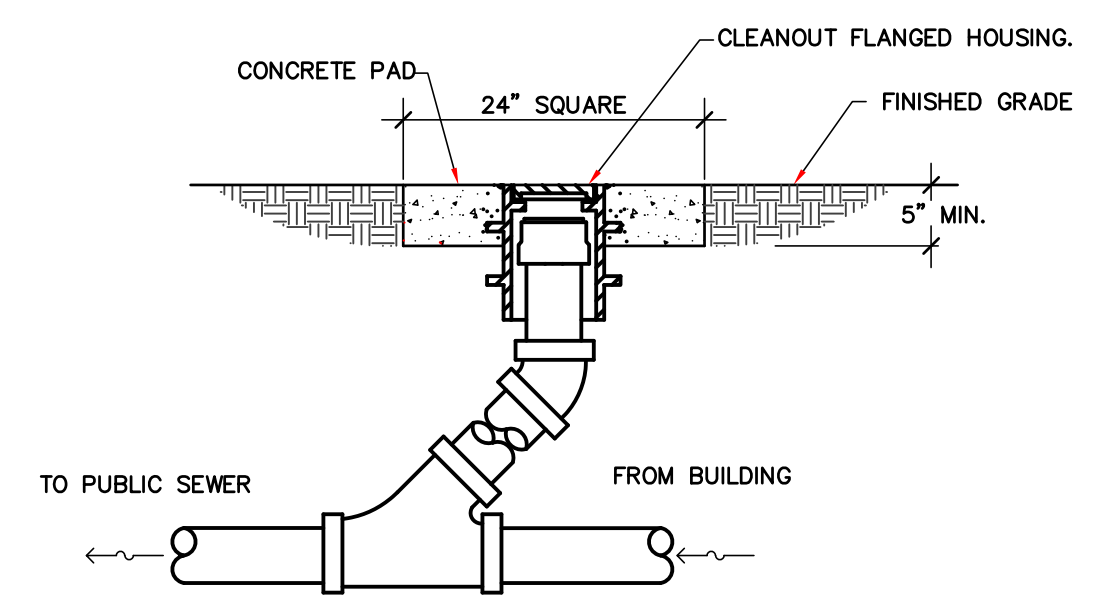
2. CONTRACTOR SHALL CONTACT THE LOCAL PUBLIC WORKS AND ARRANGE FOR SEWER SERVICE AS INDICATED ON DRAWINGS. INCLUDE ALL COSTS, CHARGES, FEES ETC., INCURRED BY LOCAL AUTHORITIES INTO BID. PROVIDE ALL MATERIALS AS REQUIRED BY LOCAL AUTHORITIES FOR SEWER SERVICE INSTALLATION. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.

3. CONTRACTOR SHALL CONTACT LOCAL UTILITY AND ARRANGE FOR ELECTRIC SERVICE AS INDICATED ON DRAWINGS (BY OTHERS). INCLUDE ALL COSTS, CHARGES, FEES ETC., INCURRED BY LOCAL AUTHORITIES INTO BID. PROVIDE ALL MATERIALS AS REQUIRED BY LOCAL AUTHORITIES FOR ELECTRIC SERVICE INSTALLATION. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.

4. CONTRACTOR SHALL CONTACT THE LOCAL TELEPHONE COMPANY AND ARRANGE FOR TELEPHONE SERVICE AS INDICATED ON DRAWINGS. INCLUDE ALL COSTS, CHARGES, FEES ETC., INCURRED BY LOCAL AUTHORITIES INTO BID. PROVIDE ALL MATERIALS AS REQUIRED BY LOCAL AUTHORITIES FOR PHONE SERVICE INSTALLATION. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.

PURSUANT TO FEDERAL, STATE, AND LOCAL STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48 HOURS PRIOR TO ANY DIGGING, TRENCHING, EXCAVATION, ETC.

INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF SAME AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



- SURVEY LEGEND:**
- S.R.B. SET 1/2\"/>
 - S.P/K.N. SET P/K NAIL
 - S.R.R.S. SET RAILROAD SPIKE
 - S.N. SET NAIL
 - E.R.B. EXISTING REBAR
 - E.I.P. EXISTING IRON PIN
 - E.P/K.N. EXISTING P/K NAIL
 - E.N. EXISTING NAIL
 - E.R.R.S. EXISTING RAILROAD SPIKE
 - EXISTING GOVERNMENT MONUMENT
 - EXISTING STONE
 - EXISTING STATE MONUMENT
 - EXISTING R/W MARKER
 - EXISTING FENCE
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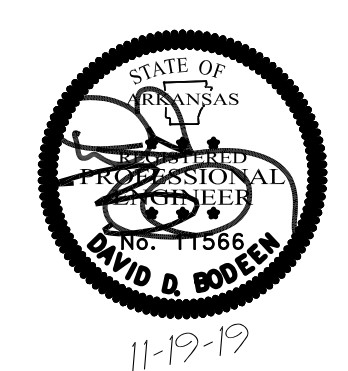


UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES AS SHOWN HEREON HAVE BEEN MAPPED ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO, OR DISCOVERED BY THE SURVEYOR IN THE PREPARATION OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



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DISCLAIMER OF RESPONSIBILITY

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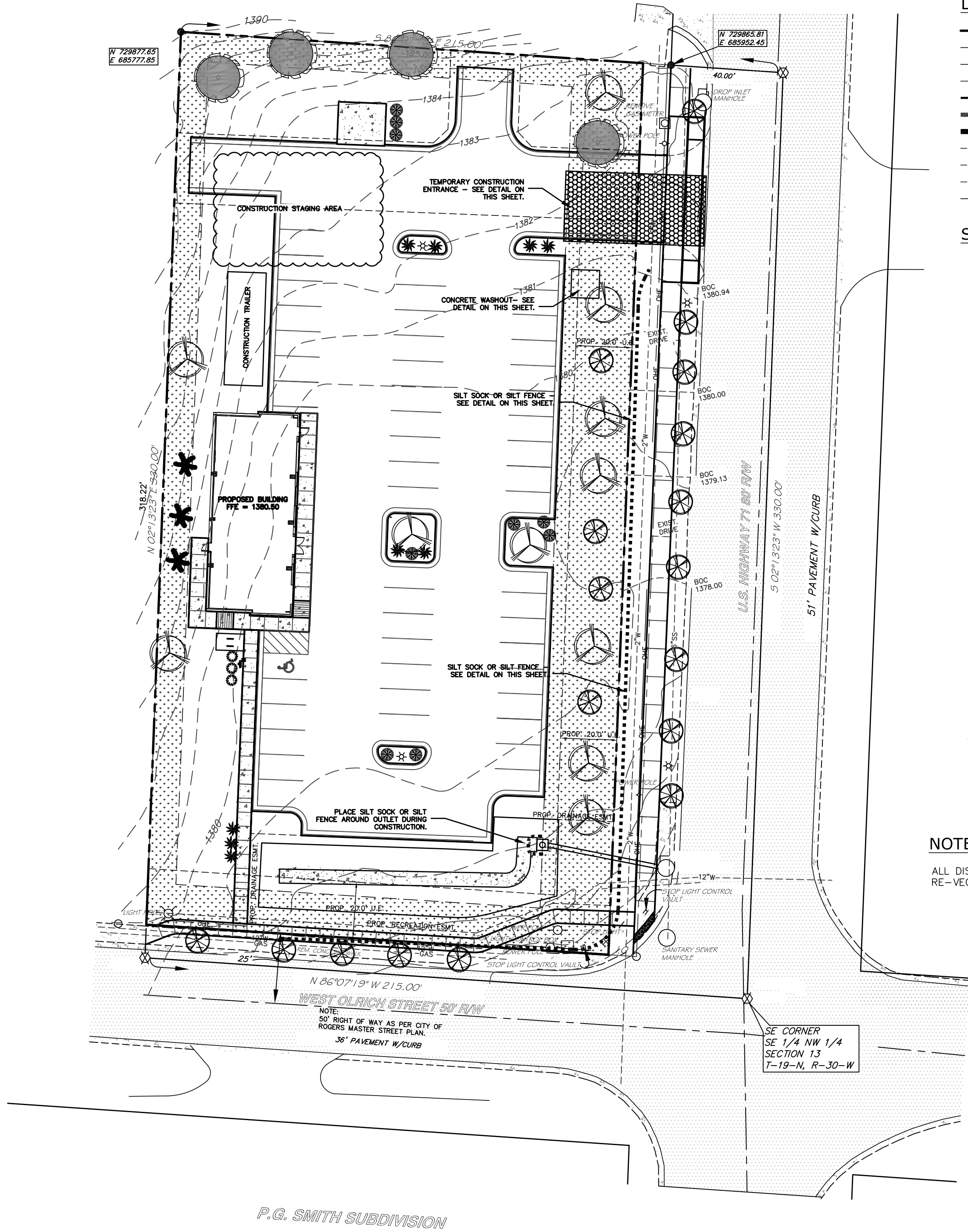
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- REVISIONS**
- REVISION #1
 - REVISION #2
 - REVISION #3

PROPOSED NEW BUILDING:

OLRICH PLAZA

ROGERS, ARKANSAS 72758



LINE LEGEND:

---	PROPERTY & RIGHT-OF-WAY LINE
- - - -	BUILDING SETBACK LINE
- - - -	UTILITY EASEMENT
- - - -	EXISTING CONTOUR
- - - -	PROPOSED CONTOUR
- - - -	DISTURBED AREA
- - - -	EROSION CONTROL BMP
- - - -	EXIST. WATER LINE
- - - -	EXIST. SANITARY SEWER LINE
- - - -	EXIST. GAS LINE
- - - -	OVERHEAD ELECTRIC LINE

SYMBOL LEGEND:

○	SANITARY SEWER MANHOLE
○	STORM WATER DROP MANHOLE
○	GAS METER
○	POWER POLE

SURVEY LEGEND:

○	S.R.B.	SET 1/2" REBAR W/ CAP
○	S.P/K.N.	SET P/K NAIL
○	S.R.R.S.	SET RAILROAD SPIKE
○	S.N.	SET NAIL
●	E.R.B.	EXISTING REBAR
●	E.I.P.	EXISTING IRON PIN
●	E.P/K.N.	EXISTING P/K NAIL
●	E.N.	EXISTING NAIL
●	E.R.R.S.	EXISTING RAILROAD SPIKE
■		= EXISTING GOVERNMENT MONUMENT
■		= EXISTING STONE
▲		= EXISTING STATE MONUMENT
△		= EXISTING R/W MARKER
×		= EXISTING FENCE
×		= COMPUTED POINT
F.C.		= FENCE CORNER

NOTE:

ALL DISTURBED AREAS ARE TO BE STABILIZED AND RE-VEGETATED.

VEGETATION REQUIREMENTS:

TOPSOIL REQUIREMENTS

PERMANENT AND TEMPORARY SEEDING - LOOSEN COMPACTED SOILS TO A DEPTH OF 4 INCHES. IF RAINFALL CAUSES THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING. SLOPES STEEPER THAN 3:1 GRADE SHOULD BE GROOVED OR FURROWED ON THE CONTOUR BEFORE SEEDING. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE, AND UNIFORM.

FOR PERMANENT SEEDING - A MINIMUM OF 4 INCHES OF LOOSE TOPSOIL SHOULD BE SPREAD ON AREAS TO BE SEEDDED.

LIME REQUIREMENTS:

PERMANENT AND TEMPORARY SEEDING - LIME SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH OF THE SOIL IS UNKNOWN, LIME SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT A RATE OF 1500 LBS EFFECTIVE NEUTRALIZING MATERIAL (ENM) PER ACRES. SOILS WITH A PH OF SIX OR HIGHER NEED NOT BE LIMED.

FERTILIZER REQUIREMENTS:

PERMANENT SEEDING - FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE, A 13-13-13 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 500 LBS. PER ACRE.

TEMPORARY SEEDING - FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE, A 10-10-10 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 200 LBS. PER ACRE.

SEEDING REQUIREMENTS:

PERMANENT SEEDING - SEED MIX SHALL CONSIST OF 90% TALL FESCUE AND 10% ANNUAL RYEGRASS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 400 LBS PER ACRE.

TEMPORARY SEEDING - SEED MIX SHALL CONSIST OF ANY COMBINATION OF TALL FESCUE, ANNUAL RYEGRASS, SUDAN, MILLET, WHEAT, OR OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 200 LBS. PER ACRE.

DORMANT SEASON SEEDING - SEED MIX SHALL CONSIST OF 80% TALL FESCUE, 10% ANNUAL RYEGRASS, AND 10% SPRING OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 600 LBS PER ACRE.

MULCH:

PERMANENT AND TEMPORARY SEEDING - WHERE SLOPES ARE LESS THAN 4:1 GRADE, CEREAL GRAIN MULCH IS REQUIRED AT A RATE OF 100 LBS PER 1000 SQ. FT. CEREAL GRAIN MULCH SHALL MEET THE REQUIREMENTS OF SECTION 802 OF THE MISSOURI STATE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR TYPE 1 MULCH. WHERE SLOPES ARE GREATER THAN 4:1, TYPE 3 MULCH (HYDROMULCH) MEETING THE REQUIREMENTS OF SECTION 802 OF THE STATE SPECIFICATIONS.

DATES FOR SEEDING:

PERMANENT SEEDING - MARCH 1 TO JUNE 1 AND AUGUST 15 TO NOVEMBER 1.

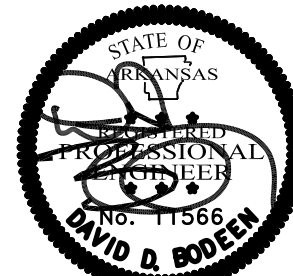
TEMPORARY SEEDING - CAN OCCUR DURING ANY SEASON, HOWEVER WINTER IS THE LEAST TOLERANT.

DORMANT SEASON SEEDING - DECEMBER 15 TO FEBRUARY 29.

CITY APPROVAL STAMP



SEAL



DISCLAIMER OF RESPONSIBILITY

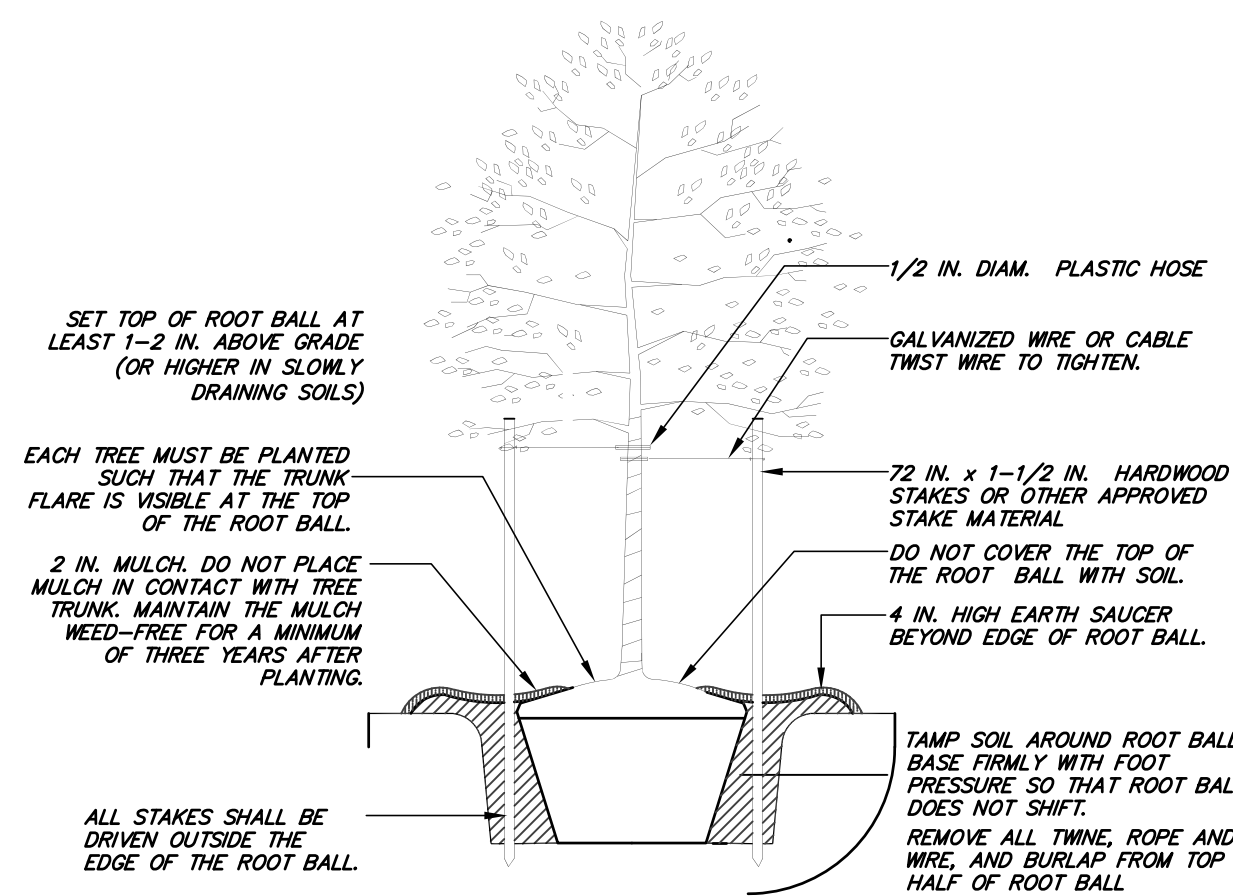
I hereby specify, that this document is authenticated by my seal. I hereby disclaim any responsibility for all other plans, specifications, estimates, reports, or other documents, or instruments relating to be used for any part or parts of the architectural or engineering project or survey.

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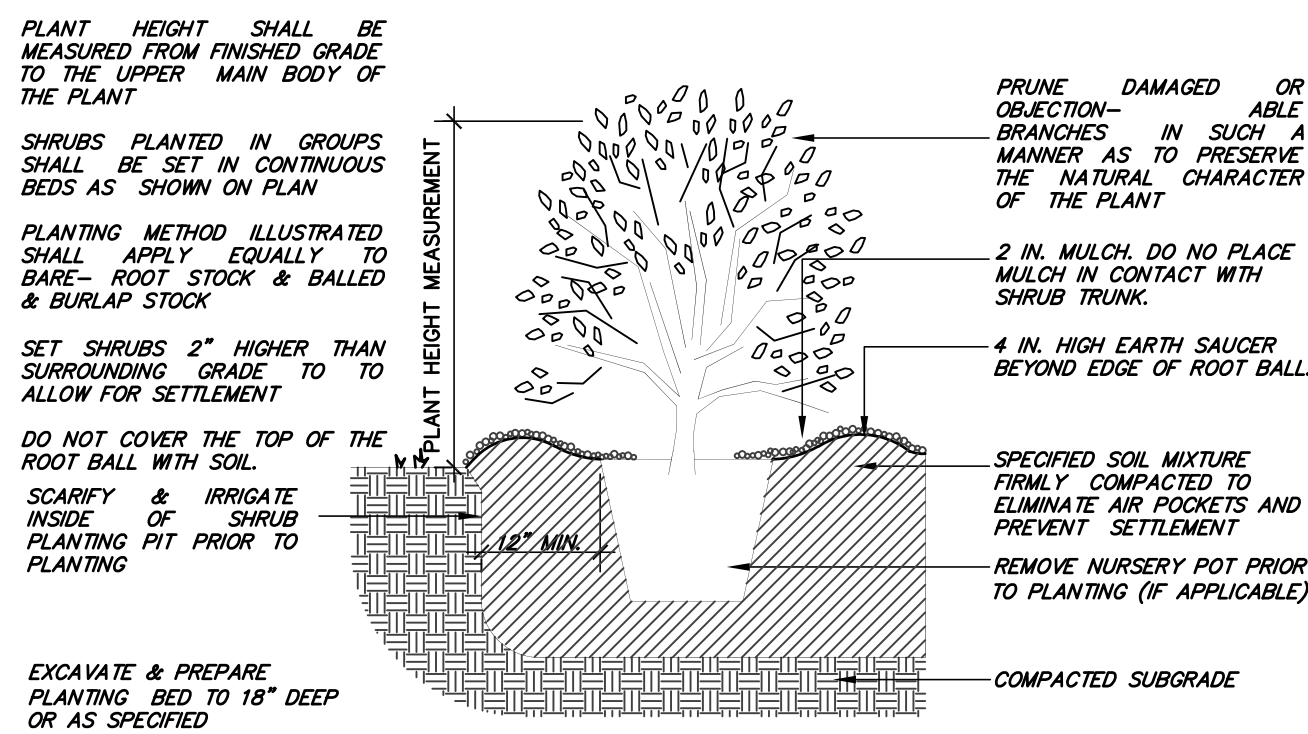
REVISIONS

□	REVISION #1	
□	REVISION #2	
□	REVISION #3	

1 EROSION CONTROL / LANDSCAPING PLAN
C4.1 scale: 1" = 30'-0"



2 TREE PLANTING DETAIL
C4.1 N.T.S.



3 SHRUB PLANTING DETAIL
C4.1 N.T.S.

PLANT UNIT CALCULATIONS:

1 PLANT UNIT / 2000 S.F. REQUIRED

55,620 S.F. / 2000 = 28 PLANT UNITS REQUIRED
28 * 25% = 7 REQUIRED TREES
21 REQUIRED SHRUBS

0 EXISTING SHRUBS

4 EXISTING TREES TO REMAIN (NOT COUNTED TOWARDS CREDIT)

-OVERLAY DIST. HWY FRONTAGE LANDSCAPE BUFFER: 11 TREES PROVIDED;

-PARKING LOT ISLAND TREES PROVIDED: 2

-EVERGREEN & SHADE TREES PROVIDED (WEST OF BUILDING): 5

-21 SHRUBS PROVIDED

OVERLAY DISTRICT LANDSCAPE BUFFER

FRONT - 25' WITH ONE TREE PLACED EVERY 20'.

SIDE (OLRICH) - 15'

BACK AND NORTH SIDE - 10'

GREENSPACE RATIO: 40.5%

STREET TREES

S. 8TH ST. TREES REQUIRED: 9

S. 8TH ST. TREES PROVIDED: 9

NOTE: ALL TREES SELECTED WERE ORNAMENTAL TREES DUE TO EXIST. OVERHEAD ELECTRIC LINES ABOVE.

W. OLRICH ST. TREES REQUIRED: 5

W. OLRICH ST. TREES PROVIDED: 5

PLANT SIZE:

DECIDUOUS ORNAMENTAL TREES MUST BE BALLED-AND-BURLAPPED, AT LEAST 2 INCH CALIPER, AND AT LEAST 6 FEET TALL.

DECIDUOUS SHADE TREES MUST BE BALLED-AND-BURLAPPED, AT LEAST TWO AND ONE-HALF-INCH CALIPER BY AT LEAST SIX FEET TALL.

EVERGREEN TREES MUST BE BALLED-AND-BURLAPPED AND AT LEAST 8 FEET IN HEIGHT ABOVE NATURAL GRADE.

SHRUBS ARE TO BE FIVE GALLON SIZE, MINIMUM.

PLANT LEGEND:

NO.	SYMBOL	TYPE	COMMON NAME	BOTANICAL NAME
9	✱	DECIDUOUS GRASS	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS
9	✱	EVERGREEN SHRUB	BLUE PACIFIC JUNIPER	JUNIPERUS CONFERTA BLUE PACIFIC
3	✱	EVERGREEN SHRUB	AUTUMN CARNIVAL ENCORE AZALEA	RHODODENDRON CONLET
18	✱	ORNAMENTAL TREE	HOLLY POSSUMHAW SERVICEBERRY	ILEX DECIDUA AMELANCHIE
3	✱	EVERGREEN TREE	BLUE ATLAS CEDAR	CEDRUS ATANTICA
11	✱	SHADE TREE	OCTOBER GLORY MAPLE	ACER RUBRUM OCTOBER GLORY
4	✱	EXISTING MATURE TREE		

PROPOSED NEW BUILDING:

OLRICH PLAZA

ROGERS, ARKANSAS 72758

DATE

01/10/2019

COMM. NO.

SHEET

C4.1
OF
6

February 6, 2020

Mr. David Bodeen, PE
Pinnacle Design Consultants
304-B West Erle Street
Springfield, MO 65807

Re: Conditional Approval of Civil Plans
Olrich Plaza

Dear Mr. Bodeen:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. Depict the easement created in Benton County Public Record 20010140954 and also the easement that is referenced from Book 358, Page 373 in this easement. (Attached is a copy of the easement for your convenience.)

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,



Stephen F. Ponder, PE



November 19, 2019

TO: Ethan Hunter
RE: Olrich Plaza Waiver Requests

Mr. Hunter:

The purpose of this letter is to request the two following waivers and to outline the hardships associated with both requests.

1. We are requesting a waiver from the requirement of a minimum of 250' spacing between curb cuts on a major arterial road to the location indicated in the drawings (Section 14-260(f)).
Hardship: With 335' from the drive to the north of the site to the north curb line of W. Olrich St., it would be impossible to place a driveway on this site that would accomplish the required spacing to the north and south. The driveway was placed directly across the street from the existing driveway serving Casey's General Store. It is my professional opinion, that this is the logical location for this approach.
2. We are requesting a waiver from the requirement of a 10' sidepath (standard detail for Major Arterial Street – Typical Street Sections 1 of 6) to a 7' wide sidepath.
Hardship: There are major existing overhead power lines that would fall into a 10' wide sidepath given a 6' wide green space. I believe that it would be more visually appealing to maintain the 6' of green space rather than having the sidepath location jog back and fourth to avoid utilities and existing obstructions.

Should you have any questions regarding this request, please let me know.

Sincerely:

ddl

David Bodeen, PE
Pinnacle Design Consultants, LLC