



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

January 27, 2020

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LSDP – PINNACLE SPRINGS RETIREMENT COMMUNITY

STAFF: ELIZABETH JOHNSON, PLANNER III
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

PROJECT INFORMATION:

PROJECT NAME:	Pinnacle Springs Retirement Community
PROJECT DESCRIPTION:	74,070-sf retirement facility on 7.70 acres
ADDRESS/LOCATION:	2055 S Bellview Road
GROSS SITE AREA:	7.70 acres
RESIDENTIAL UNITS:	130
REQUESTED WAIVERS:	Driveway Alignment, Connectivity, Typical Street Section requirements
REQUESTED VARIANCES:	N/A
FEES-IN-LIEU:	N/A

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Bowman Consulting
PROJECT OWNER/DEVELOPER:	Cameron General Contractors
PROPERTY OWNER:	Cameron General Contractors
REQUEST:	Large-Scale Development Plan approval

CITY INFORMATION:

CGM 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, and recreation.
ZONING DISTRICT:	C-3 (Neighborhood Commercial)
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

ENGINEERING REVIEW:

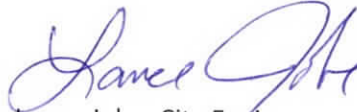
1. **ACCESS MANAGEMENT:** The applicant requests a **WAIVER** from Sec. 14-260(1)d requiring nonresidential driveway centerlines to either align or be offset from each other by at least 75 feet.
2. **STORMWATER MANAGEMENT:** The applicant proposes that Stormwater will be managed by using an underground detention system.
3. **WATER QUALITY:** The applicant proposes a Hydrodynamic Separation Unit to be designed to meet the City of Rogers water quality criteria.
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:** The pavement along S Bellview Road and S Hampton Place are both in good condition.
 - b) **Connectivity Standards:** The applicant requests a **WAIVER** of Sec. 14-604(c) requiring a minor street to allow a North/South connection, and instead proposes a 27.5' Access Easement connecting from the existing access easement at the northwest corner to the northeast corner to allow cross access to the lot to the east.
 - c) **Streetscape:**
 - i. **Right-of-Way:**
 - 1) The project is along S Bellview Road, which has a current right-of-way width of 100ft, as required in the Typical Street Section for a Major Arterial.
 - 2) The project is along S Hampton Place, which has a current right-of-way width of 60ft, which is more than required in the Typical Street Section for a Minor Street.
 - ii. **Sidewalks & Sidepaths:**
 - 1) The applicant requests a **WAIVER** from Sec. 14-482(b)(6) requiring a 10ft sidepath along a Major Arterial, S Bellview Road. The applicant proposes either to (a) approve with the existing 5ft sidewalk or (b) approve a ten foot sidepath which does not comply with the maximum 10% slope requirement between sidepath and greenspace.
 - 2) The applicant requests a **WAIVER** from Sec. 14-256(11) from the 6-foot greenspace along S Bellview Road which is a requirement for a Major Arterial.
 - d) **Trails:** An existing trail is located along the south side of S Hampton Place. No other trails are proposed nor required.
 - e) **Street Lights:** The applicant requests a **WAIVER** from this requirement along both S Bellview Drive and S Hampton Place due to greenspace limitations along S Bellview Drive.
 - f) **Street Trees:** The applicant requests a **WAIVER** from installing street trees within the green space and requests the street trees to be placed outside of the right-of-way on both S Bellview Drive and S Hampton Place due to greenspace limitations along S Bellview Drive.
6. **RECOMMENDATIONS:**
 - a) **Approve WAIVER from Sec. 14-260(1)d** requiring nonresidential driveway centerlines to either align or be offset from each other by at least 75 feet. Due to the location of the existing storm drain, the proposed location is along a Minor Street and the impact would be minimal.
 - b) **Approve WAIVER from Sec. 14-604(c)** requiring a minor street to allow a North/South connection. Due to issues that the applicant raised relative to insurability, Engineering Staff finds the 27.5ft Access Easement for cross connectivity as a suitable alternative in this specific circumstance.
 - c) **Approve WAIVER from Sec. 14-482(b)(6)** requiring a 10ft sidepath along a Major Arterial, S Bellview Road. Due to the hardships presented by Rogers Water Utility to the applicant, Engineering Staff will support this waiver request.
 - d) **Approve WAIVER from Sec. 14-256(11)** requiring 6' greenspace along S Bellview Road due to the hardships defined by the applicant.

- e) **Approve WAIVER from Sec. 14-256(11)** requiring street trees to be placed within the greenspace along S Bellview Road, and allow Street Trees to be placed outside of the right-of-way as proposed due to the hardships defined by the applicant.
- f) **Deny WAIVER from Sec. 14-256(11)** requiring Street Lights to be placed within the greenspace along S Bellview Road and require the decorative street lights be placed abutting the sidewalk within the greenspace. The City Engineer states that the existing green space will accommodate the installation of the street lights.
- g) **Deny WAIVER from Sec. 14-256(11)** requiring street trees and decorative street lights from being installed in the green space along S Hampton Place. No hardship was provided, and the existing greenspace along S Hampton Place is of sufficient size accommodate both Street Trees and Street Lights.

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: Per Sec. 14-695, "Multifamily Residential" is defined as "Buildings that have three or more dwelling units that share common walls, floors, ceilings, or open space on a site."
 - b) Zoning Compliance: The proposed project is in compliance with all C-3 zoning standards.
 - c) CGM Compliance: The proposed project is in compliance with the purpose, character, and goals of the Neighborhood Growth Designation.
2. DEVELOPMENT STANDARDS: The proposed project conforms to all development standards required by Sec. 14-710 and Article III with the exception of any requested waivers and/or variances.
 - a) Building Disposition: On June 18, 2019, the Planning Commission approved a Density Concept Plan for this site with a variance from the requirement for 60% of the building frontage to be located in the build-to-zone. The proposed project has met all other building disposition requirements, as stated in Section 14-710.
 - b) Parking & Loading: On June 18, 2019, the Planning Commission approved a Density Concept Plan for this site with a variance to reduce the required parking from 195 spaces to 140 spaces. The site plan has met all other vehicle parking requirements stated in Section 14-710.
 - c) Screening & Transitions: The site plan has met all screening requirements, as stated in Section 14-710(d).
 - d) 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:
 - a) Consider with regard to land-use compatibility and the health, safety, and general welfare of the public.
 - b) **Approve project.**

STAFF SIGNATURES:



Elizabeth Johnson, Planner III
City of Rogers Planning Division

Ethan Hunter, City Planner
City of Rogers Planning Division

TOTAL REQUESTED WAIVERS:

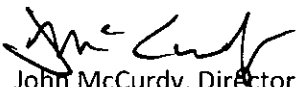
1. Approve the waiver to Sec. 14-260(1)d from requiring nonresidential driveway centerlines to either align or be offset from each other by at least 75 feet.
2. Approve the waiver to Sec. 14-604(c) from requiring a minor street to allow a north/south connection.
3. Approve the waiver to Sec. 14-482(b)(6) from requiring a 10ft sidepath along a Major Arterial, S Bellview Road.
4. Approve the waiver to Sec. 14-256(11) from requiring a 6' greenspace along S Bellview Road.
5. Approve the waiver to Sec. 14-256(11) from requiring street trees within the green space allowing placement outside of the right-of-way along S Bellview Road.
6. Deny the waiver to Sec. 14-256(11) requiring decorative street lights along S Bellview Road within the existing greenspace abutting the sidewalk.
7. Deny the waiver to Sec. 14-256(11) requiring street trees and decorative street lights to be installed within the green space along S Hampton Place.

SUGGESTED MOTIONS:

1. FOR APPROVE: "Move to approve the large-scale development for Pinnacle Springs Retirement Community as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to approve with conditions the large-scale development for Pinnacle Springs Retirement Community subject to [conditions, contingencies, or other actions on requested waivers/variances]."
3. FOR DENY: "Move to deny the requested large-scale development."
4. FOR TABLE: "Move to table the requested large-scale development [indefinitely or date certain]."

DIRECTOR'S COMMENTS:

1. Agree with recommendations.

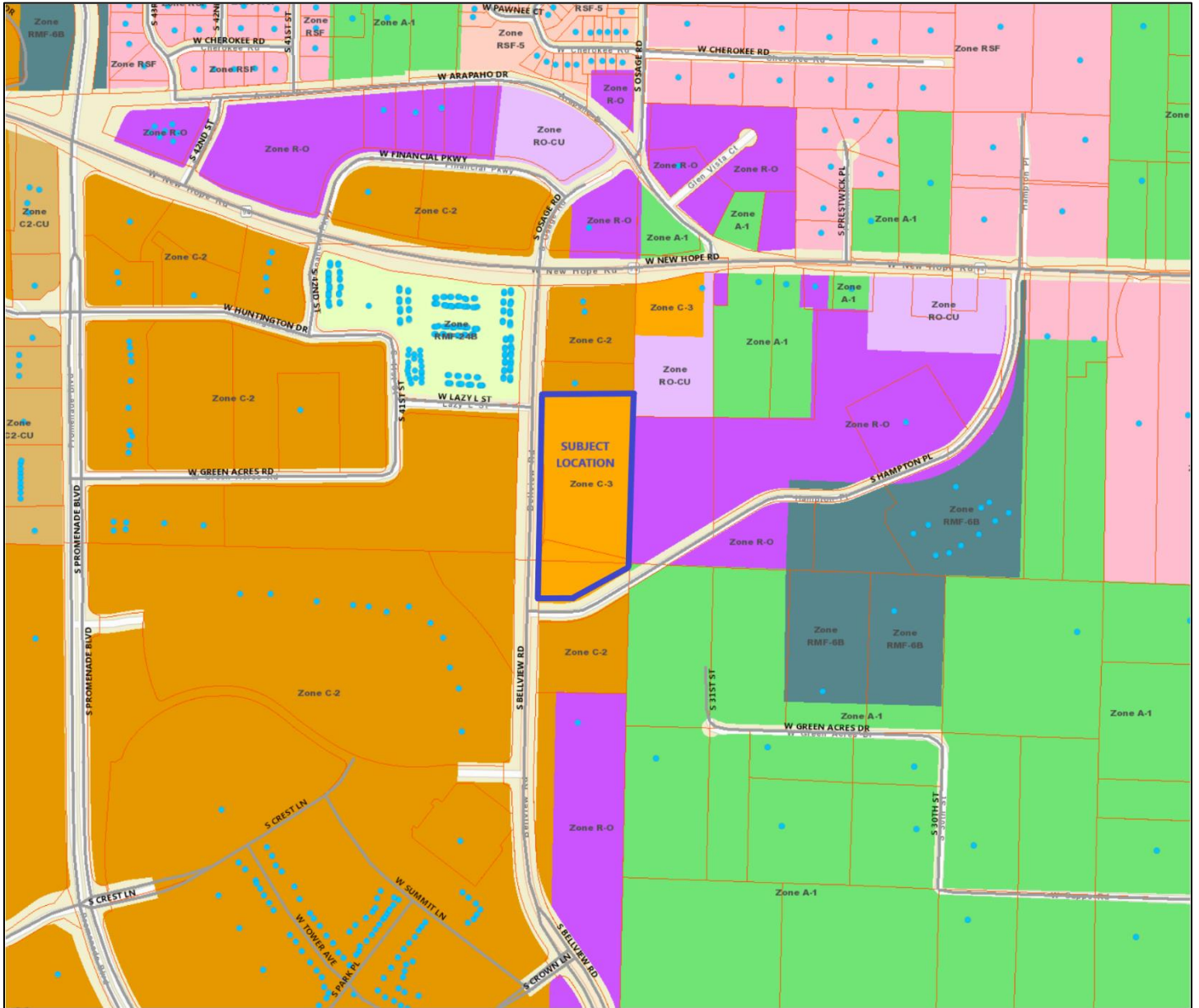


John McCurdy, Director
City of Rogers Community Development

TABS:

1. Vicinity Map
2. Waiver Letter
3. RWU Conditional Approval Letter
4. Site Plan

PINNACLE SPRINGS RETIREMENT COMMUNITY VICINITY MAP:





February 7, 2019

City of Rogers
Planning Commission
Attn: Kevin Jensen, Chair
301 W. Chestnut
Rogers, AR 72756

**RE: Pinnacle Springs Retirement Community Large Scale Development Plan
Variance Request**

Mr. Jensen:

On behalf of Cameron General Contractors, Inc. (the "Applicant"), I respectfully submit the following variance requests for consideration in connection with the Pinnacle Springs Retirement Community Large Scale Development Plan (the "LSDP") pertaining to the property located at 2055 S. Bellview Road, Rogers, Arkansas 72758 (the "Property").

1. 50 Foot Minor Street Dedication Variance

The Applicant requests a variance from the 50 foot Minor Street Dedication requirement in the City of Rogers Code Section 14-604(c)(1) to permit the Applicant to grant a public access easement to the City of Rogers (the "City") over an internal access drive to be constructed on the Property (the "Access Drive") in lieu of dedicating the Access Drive as a public right of way.

A dedication of the Access Drive as a public right of way would cause the Property's northern boundary line to be relocated to the south of the Access Drive and significantly closer to the building to be constructed on the Property, as shown on the LSDP. A building located in such close proximity to the property line and a public right of way would conflict with setback requirements and would cause the Applicant's fire suppression system designed for the building to violate National Building Code standards, making the building uninsurable, all as more particularly described below. Furthermore, the reduction in acreage of the Property caused by such dedication would alter the density of the proposed development, creating a conflict with the approved Density Concept Plan.

Standard insurance requirements mandate that buildings must be in compliance with all fire and building codes. Due to the type of fire suppression system designed to be installed with this building, the Building Fire Code requires a 30 foot fire suppression distance between buildings and property lines or rights of way. The building as shown on the LSDP will be located approximately 69 feet from the existing property line and approximately 20 feet from the Access Drive; therefore, a 50 foot right of way dedication of the Access Drive would place the building less than 30 feet from the new property line and right of way, in violation of fire code requirements.

Accordingly, a requirement to dedicate the Access Drive as a public right of way would render the building uninsurable and would prevent the Applicant from developing the proposed project.

Additionally, dedication of the Access Road as a public right of way would cause the building to violate the City's setback and density requirements, as the project would not be able to achieve a 5-foot side yard setback on the north side of the Property and the reduced acreage of the Property would cause the density of the project to exceed 16.88 units per acre as required by the Density Concept Plan previously approved by the City.

Finally, Applicant notes that connectivity through the Property can be provided by a public access easement over the Access Drive, rendering a dedication of the Access Drive unnecessary to achieve the City's objectives.

For the foregoing reasons, the Applicant requests a variance to permit the Applicant to grant a public access easement to the City over the internal Access Drive to be constructed on the Property in lieu of dedicating the Access Drive as a public right of way.

2. Alignment of Opposing Nonresidential Driveways Variance

The Applicant requests a variance from the requirement that opposing nonresidential driveway centerlines either align or be offset from each other by at least 75 feet to permit the Applicant to construct driveways in the locations depicted on the LSDP.

Alignment of the opposing nonresidential driveway centerlines would create a conflict between the curb of the driveway and the existing curb inlets, while offsetting the driveways by at least 75 feet would require a reduction in the parking ratio approved for the Property, as more fully described below.

The curb inlets and drainage manholes along South Hampton Place were previously constructed in the right of way, adjacent to the southern boundary line of the Property. The alignment of the opposing nonresidential driveway centerlines would cause the western curb of the newly aligned driveway to be situated in the same location as the existing curb inlets and drainage manholes, requiring the City to remove or relocate this existing infrastructure to accommodate the western curb of the driveway.

Offsetting the opposing residential driveways by more than 75 feet would require relocation of the driveway to the east, which would infringe upon the intended location of a vehicular parking garage as shown on the LSDP. This would necessitate a reduction in the size of the garage, correspondingly reducing the number of parking spaces in the garage and serving the Property. The City previously approved the specific amount of parking set forth in the LSDP when it approved the Applicant's Density Concept Plan, which was a reduction from the amount of parking typically required for residential uses in the C-3 zoning district. The Applicant desires to avoid further reducing the parking count on the Property.

For the foregoing reasons, the Applicant hereby requests a variance from the requirement that the centerline of opposing nonresidential driveways align or be offset by at least 75 feet, and requests approval of the LSDP with all driveways in the locations depicted on the LSDP.

3. Six-Foot Green Space Variance

The Applicant requests a variance from the six-foot greenspace requirement between a Major Arterial and a sidepath, to permit the retention of the existing sidepath as depicted on the LSDP. Creating a six-foot wide greenspace area to comply with the City's Major Arterial Typical Street Section requirements would force the Applicant to remove and reconstruct the existing sidepath as further discussed below.

A five-foot wide sidepath currently exists on the Property. This existing sidepath, which was permitted and constructed prior to this application, is located approximately three feet from the eastern boundary of South Bellview Road. As discussed in the June 18th Plans and Policies Committee Meeting and as shown on the LSDP, the Applicant plans to create a ten-foot wide sidepath for this development by connecting an additional five feet of pavement to the existing sidepath. This additional pavement will be connected to the eastern side of the existing sidepath so as not to reduce the amount of greenspace area between the existing sidepath and South Bellview Road. Nevertheless, preserving the existing sidepath necessitates a waiver of the six-foot wide greenspace requirement because of the distance between the existing sidepath and South Bellview Road.

For the foregoing reasons, the Applicant hereby requests a variance from the six-foot wide greenspace requirement between a Major Arterial Street and a sidepath and requests approval for the retention and expansion of the existing sidepath on the Property as depicted on the LSDP.

4. Ten Foot Side Path Variance

The Applicant requests a variance from the City's Major Arterial Typical Section requiring a ten-foot sidewalk and proposes either (a) approval of the existing five foot sidepath or (b) approval of a ten foot sidepath which does not comply with the maximum 10% slope requirement between sidepath and green space as required by the City's Major Arterial Typical Section.

As discussed above, a five foot sidepath currently exists on the Property. The existing sidepath is adjacent to an existing 12" ductile iron watermain, which is located approximately three feet below soil grade, which is the minimum cover required by the City of Rogers Water Utility. The linear distance between the watermain and the existing sidepath ranges from zero to two feet to the east of the existing sidepath. In order to construct a ten foot sidepath consistent with the slope requirements of the City's Major Arterial Typical Section, the Applicant would be required to either relocate the watermain deeper in the soil or reduce the soil cover over the watermain to less than three feet. The Rogers Water Utility has informed the Applicant that it is strongly opposed to a reduction in soil cover or movement of the watermain and has recommended that Applicant seek this variance.

In order to comply with the six foot green space requirement above, and maintain the minimum soil cover of three feet over the existing watermain, the Applicant would need to add additional soil to the sidepath location prior to constructing the addition to the five foot sidepath. This additional soil coverage would allow the Applicant to satisfy the Rogers Water Utility; however, the additional soil necessary to construct the new sidepath would increase the elevation of the new sidepath, which would exceed the maximum 10% slope permitted for greenspace adjacent to a sidepath, as required by the City of Rogers Commercial Driveway Detail, which would require an additional variance. Furthermore, this reconstruction would cause the new sidepath to be larger than the adjacent property owner's existing five foot sidepath along South Bellview Road.

Alternatively, the Applicant requests a variance from both the six foot greenspace requirement referenced in item number 3, above, and the City's Major Arterial Typical Section requiring a ten-foot sidewalk, which would not disturb the soil cover over the watermain and would not create the need for an additional variance to permit a slope of greater than 10% for the greenspace adjacent to a sidepath.

For the foregoing reasons, the Applicant hereby requests a variance from the ten foot sidepath required by the City of Rogers Major Arterial Typical Street Section and requests either approval of the existing five foot sidepath or approval of a ten foot sidepath with a further variance for a slope of greater than 10% for greenspace adjacent to a sidepath.

5. **Street Tree Variance**

If variance number three, above, is approved, the Applicant requests a variance of the requirement to locate street trees in the greenspace between the back of the curb and the sidepath, as required by the City of Rogers Major Arterial Typical Street Section.

Approval of variance number three, which is necessary for the reasons set forth in variance requests three and four, above, would facilitate preservation of the existing five foot sidepath and existing three foot greenspace. The typical root radius of a mature tree is greater than three feet, and therefore, planting street trees within a three foot greenspace area would not be sufficient to support the root structure of the street trees.

Therefore, for the forgoing reasons, if variance item number three above is approved, Applicant hereby requests a variance from the street tree placement as required by the City of Rogers Major Arterial Typical Street Section.

Respectfully,

A handwritten signature in cursive script that reads "Bob Lewis".

Bob Lewis
Director of Development
Cameron General Contractors



February 7, 2020

Mr. Nicholas Kehl, PE
Bowman Consulting
1120 S Capital of TX Hwy, Bldg. 3, Ste 220
Austin, TX 78746

Re: Conditional Approval of Civil Plans
Pinnacle Springs Retirement Community

Dear Mr. Kehl:

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

1. We are including a copy of our redlined plans for your convenience. Please revise the plans accordingly.
2. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - E. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - F. Performance and payment bonds executed by the utility contractor.
 - G. Plumbing plans and fire suppression plans submitted for approval.

H. Three copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,



Stephen T. Ponder, PE

Attachment(s): Special Contract for Facilities Extension

LARGE SCALE DEVELOPMENT PLANS FOR
PINNACLE SPRINGS
RETIREMENT COMMUNITY
CITYVIEW PROJECT NUMBER: PL201900636
2055 S BELLVIEW ROAD
ROGERS, ARKANSAS 72758

PINNACLE SPRINGS
CONSTRUCTION PLANS

CITY OF ROGERS

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	SURVEY
4	EXISTING CONDITIONS
5	EROSION & SEDIMENTATION CONTROL PLAN
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	DRAINAGE AREA MAP - INLETS
9	DRAINAGE AREA MAP - CALCULATION
10	SITE PLAN
11	GRADING PLAN - OVERALL
12	GRADING PLAN - 1 OF 2
13	GRADING PLAN - 2 OF 2
14	PAVING PLAN
15	UTILITY PLAN
16	W&WW PLAN & PROFILES 1 OF 2
17	W&WW PLAN & PROFILES 2 OF 2
18	W&WW PLAN & PROFILES 3 OF 4
19	W&WW PLAN & PROFILES 4 OF 4
20	STORM SEWER PLAN
21	PROFILES - STORMSEWER LINES A-F
22	CONSTRUCTION DETAILS - 1
23	CONSTRUCTION DETAILS - 2
24	WATER QUALITY DETAILS
25	UNDERGROUND DETENTION DETAILS - A
26	UNDERGROUND DETENTION DETAILS - B
27	ROGERS WATER UTILITIES DETAILS - 1
28	ROGERS WATER UTILITIES DETAILS - 2
29	ROGERS WATER UTILITIES DETAILS - 3
30	ROGERS WATER UTILITIES DETAILS - 4
31	STREET DETAILS
L4.0	LANDSCAPE PLAN
L4.1	LANDSCAPE PLAN
L4.2	LANDSCAPE PLAN
L6.0	LANDSCAPE NOTES AND DETAILS
E1.0	SITE LIGHTING AND PHOTOMETRIC PLAN
E1.1	SITE LIGHTING DETAILS

GOVERNING AGENCIES:

CITY OF ROGERS COMMUNITY DEVELOPMENT DEPARTMENT
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72756
TEL: 479-621-1186

CITY OF ROGERS STREET DEPARTMENT
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72756
TEL: 479-644-5008

CITY OF ROGERS FIRE DEPARTMENT
201 NORTH FIRST STREET
ROGERS, ARKANSAS 72756
TEL: 479-621-1117

UTILITY AGENCIES:

GAS COMPANY
BLACK HILLS ENERGY
1255 NORTH 13th STREET
ROGERS, ARKANSAS 72756
TEL: 479-877-0430

CABLE COMPANY
COX COMMUNICATIONS
4901 SOUTH 48th STREET
SPRINGDALE, ARKANSAS 72762
TEL: 479-871-8806

TELEPHONE COMPANY
AT&T
627 WHITE ROAD
SPRINGDALE, ARKANSAS 72762
TEL: 479-442-1963

WATER & SEWER
ROGERS WATER UTILITIES
601 SOUTH 2nd STREET
ROGERS, ARKANSAS 72756
TEL: 479-936-5425

ELECTRIC COMPANY
CARROLL ELECTRIC COOPERATIVE
707 SOUTHEAST WALTON BOULEVARD
BENTONVILLE, ARKANSAS 72712
TEL: 479-273-2421

GENERAL NOTES:

- RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF ROGERS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- ALL CONSTRUCTION SHOULD COMPLY WITH CITY OF ROGERS STANDARD SPECIFICATIONS.
- ALL CONSTRUCTION SHOULD COMPLY WITH THE ROGERS BUILDING DEPARTMENT DETAILS AND CONSTRUCTION NOTES FOR MATERIAL AND INSTALLATION GUIDELINES.
- A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED BEFORE ISSUANCE OF A BUILDING PERMIT.
- A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT IS REQUIRED BEFORE ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE MEETING AND A REDUCED SET OF APPROVED CONSTRUCTION PLANS (11x17) WILL BE REQUIRED.
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- SURVEYOR'S FLOOD CERTIFICATION PROVIDED ON SURVEY SHEET.

PROJECT SITE DATA:

NAME OF DEVELOPMENT - PINNACLE SPRINGS
PROPOSED USE - SENIOR MULTIFAMILY RESIDENTIAL
FUTURE LAND USE DESIGNATION - MULTIFAMILY RESIDENTIAL
EXISTING ZONING DISTRICT - C-3

OVERALL SITE:

GROSS SITE AREA - 7.70 AC
LIVING UNITS - 133
STUDIO UNITS - 8
3 BEDROOM UNITS - 4
2 BEDROOM UNITS - 38
1 BEDROOM UNITS - 85
UNITS PER ACRE - 17
SITE FRONTAGE AT S BELLVIEW DRIVE - 900'
SITE WIDTH - 389.6'
SITE DEPTH - 900'
BUILDING HEIGHT - 44' 7" (WING A & B); 50' 7" (CORE)
GARAGE HEIGHT - 15'
OPEN SPACE - 3.43 AC (45%)
IMPERVIOUS AREA - 4.25 AC (55%)
GROSS BUILDING AREA (MULTI-FAMILY) - 185,000+/- SF
STORIES - 3

OPEN SPACE:

OVERALL PROJECT BOUNDARY - 334,479 SF (7.68 AC)
TOTAL IMPERVIOUS COVER - 185,135.89 SF (4.25 AC)
- PAVED PARKING AND DRIVEWAYS - 75,674.10 SF (1.74 AC)
- SIDEWALKS (INTERNAL) - 24,923.64 SF (0.57 AC)
- ROOFS (MAIN BUILDING) - 74,069.62 SF (1.70 AC)
- ROOF (GARAGES) - 10,468.53 SF (0.24 AC)
TOTAL OPEN SPACE - 149,342.89 SF (3.43 AC)

SETBACKS/ZONING:

(AS APPROVED BY 06.18.19 PLANNING COMMISSION MEETING)
- BUILDING FRONTAGE IN BTZ - 3.0%
- FRONT YARD SETBACK - MIN 5' TO MAX 30'
- REAR YARD SETBACK - 10'
- SIDE YARD SETBACK - 5'

PARKING & ACCESS:

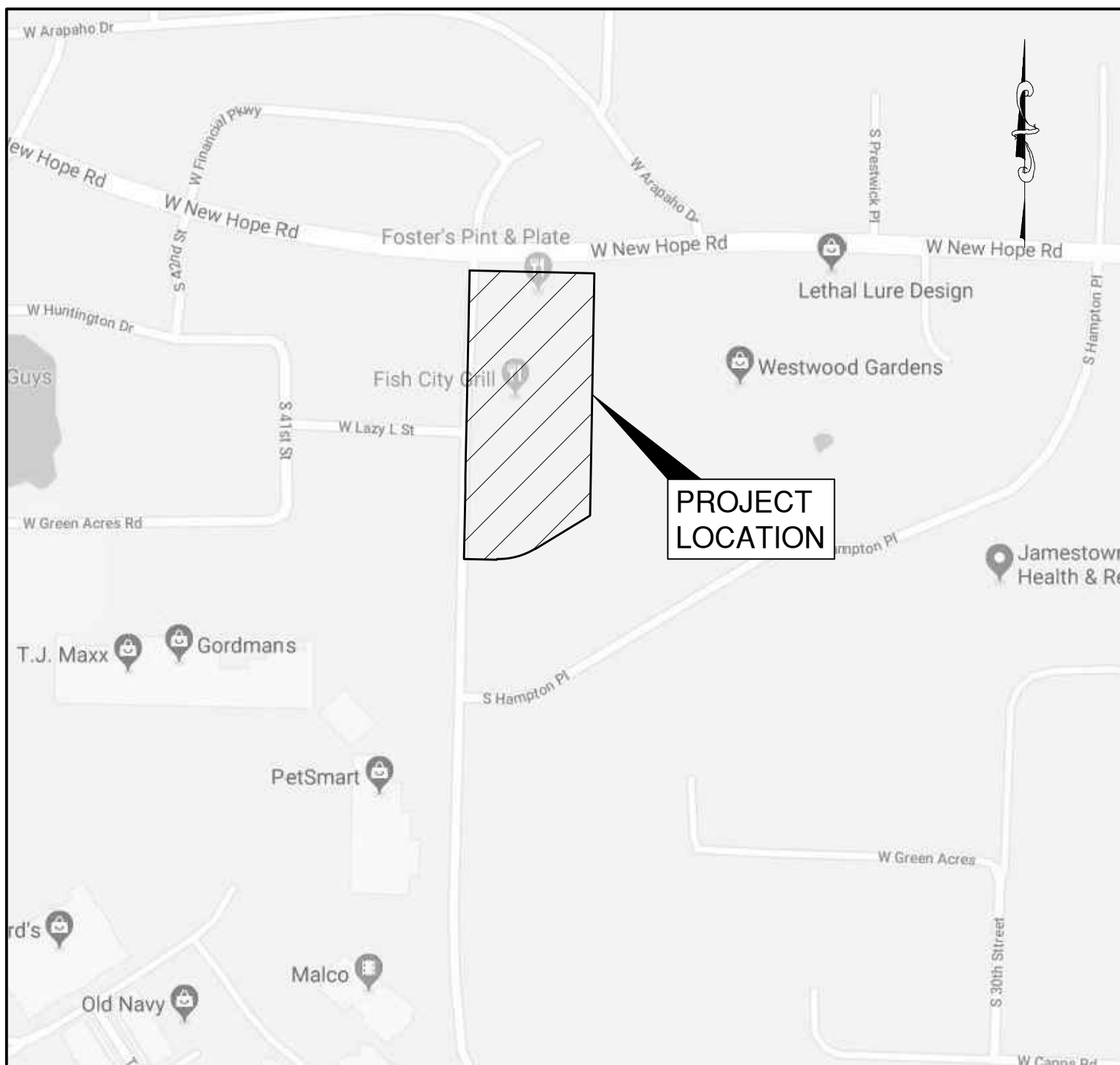
TOTAL PARKING PROVIDED - 141
- STANDARD PARKING - 101
- VAN ACCESSIBLE HANDICAP PARKING - 0
- GARAGE PARKING - 24
- HANDICAP GARAGE PARKING - 8
- ADA PARKING - 8

BICYCLE PARKING:

REQUIRED BIKE RACKS - 1/30 DWELLING UNIT
- REQUIRED BICYCLE SPACES = 5
- TOTAL PROVIDED BICYCLE SPACES = 6

PARKING SPACES REQUIRED:

(VARIANCE FROM REQUIREMENT APPROVED AT 06.18.19 PLANNING COMMISSION MEETING)
- SENIOR LIVING UNITS =195 SPACES
- 1.5 SPACES PER DWELLING UNIT



SITE LOCATION
NOT TO SCALE

OWNER:
CAMERON GENERAL CONTRACTORS
7101 South 82nd Street
Lincoln, Nebraska 68516
[Tel] 402-420-3240
[Email] blewis@camerongeneralcontractors.com

ENGINEER:
BOWMAN CONSULTING GROUP, LTD
1120 S. Capital of Texas Hwy,
Building 3, Suite 220
Austin, Texas 78746
[Tel] 512.327.1180
[Fax] 512.327.4062
[Email] nkehl@bowmanconsulting.com

SURVEYOR:
JAMES LAYOUT SERVICES, LLC
P.O. Box 611
Farmington, Arkansas 72730
[Tel] 479.439.9929
survey@jlsnwa.com

PROJECT ADDRESS:

THIS PROJECT IS LOCATED AT THE INTERSECTION OF SOUTH BELLVIEW ROAD AND SOUTH HAMPTON PLACE IN ROGERS, ARKANSAS IN BENTON COUNTY.

SURVEY DESCRIPTION:

DESCRIPTION PARCEL 02-23036-000:
LOT 1, PINNACLE BELLVIEW SUBDIVISION TO THE CITY OF ROGERS, ARKANSAS, AS SHOWN ON THE LOT SPLIT OF S. BELLVIEW ROAD & S. HAMPTON PLACE RECORDED IN BOOK 2016 AT PAGE 77, RECORDS OF BENTON COUNTY, ARKANSAS.

SURVEY DESCRIPTION TRACT 1 (PARCELS 02-01671-200 & 02-01671-205):
PART OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 30 WEST, ROGERS, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE SOUTH 02°31'23" WEST A DISTANCE OF 575.99 FEET TO A 1/2" REBAR PLS 985 BEING THE POINT OF BEGINNING; THENCE SOUTH 02°31'23" WEST A DISTANCE OF 685.24 FEET TO A 5/8" REBAR PLS 1789; THENCE NORTH 87°20'54" WEST A DISTANCE OF 390.04 FEET TO A 5/8" REBAR PLS 1789; THENCE NORTH 87°48'44" WEST A DISTANCE OF 32.18 FEET TO A NAIL WITH WASHER; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, AND HAVING AN ARCH LENGTH OF 53.57 FEET AND A CHORD BEARING OF NORTH 39°27'28" EAST A CHORD DISTANCE OF 53.54 FEET TO A 5/8" REBAR CRAFTON TULL CAP; THENCE NORTH 02°33'43" EAST A DISTANCE OF 642.07 FEET TO A 60D NAIL; THENCE SOUTH 87°25'40" EAST A DISTANCE OF 389.60 FEET TO THE POINT OF BEGINNING CONTAINING 6.15 ACRES OR 267,684 SQUARE FEET MORE OR LESS.

PARCEL NUMBER:

P.N. 02-23036-000
P.N. 02-01671-200
P.N. 02-01671-205

ACREAGE:

7.70 ACRES

ZONING:

THE PROPERTY IS ZONED C-3 (NEIGHBORHOOD COMMERCIAL DISTRICT)

DEVELOPMENT USAGE PLAN:

THE EXISTING USAGE IS UNDEVELOPED. THE INTENDED USE IS TO BE A RETIREMENT COMMUNITY. THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT THE BUILDING, GARAGES AND ACCESS DRIVES. THE NEW BUILDING IS 64,661 SQUARE FEET IN AREA.

ENGINEER'S FLOOD CERTIFICATION:

(BY GRAPHICAL PLOTTING ONLY)
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER 05007C0270K, REVISED DATE 06/05/2012.

SUBMITTED FOR APPROVAL BY:

Nicholas G. Kehl

NICHOLAS G KEHL, P.E. (#19131)



2/6/2020

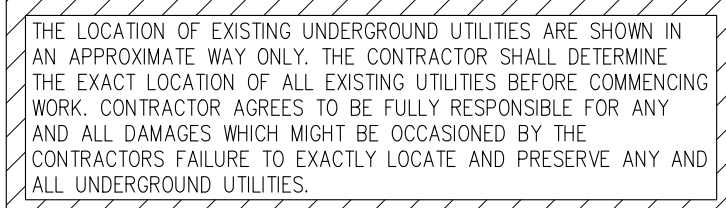
DATE

REVISIONS / CORRECTIONS

NUMBER	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMPERVIOUS COVER (SQ. FT.)	TOTAL IMPERVIOUS COVER (SQ. FT.)%	CITY OF SAN MARCOS APPROVAL DATE	DATE IMAGED

Bowman
CONSULTING





PROJECT SITE DATA

PROJECT SITE DATA:
NAME OF DEVELOPMENT - PINNACLE SPRINGS
PROPOSED USE - SENIOR MULTIFAMILY RESIDENTIAL
FUTURE LAND USE DESIGNATION - MULTIFAMILY RESIDENTIAL
EXISTING ZONING DISTRICT - C-3

OVERALL SITE:
GROSS SITE AREA - 7.70 AC
LIVING UNITS - 133
STUDIO UNITS - 6
3 BEDROOM UNITS - 4
2 BEDROOM UNITS - 38
1 BEDROOM UNITS - 85
UNITS PER ACRE - 17
SITE FRONTAGE AT S BELLVIEW DRIVE - .900'
SITE WIDTH - 389.6'
SITE DEPTH - 900'
BUILDING HEIGHT - 44' 7" (WING A & B); 50' 7" (CORE)
GARAGE HEIGHT - 15'
OPEN SPACE - 3.43 AC (45%)
IMPERVIOUS AREA - 4.25 AC (55%)
GROSS BUILDING AREA (MULTI-FAMILY) - ±185,000 SF
STORIES - 3

OPEN SPACE:
OVERALL PROJECT BOUNDARY - 334,479 SF (7.68 AC)
TOTAL IMPERVIOUS COVER - 185,135.89 SF (4.25 AC)
- PAVED PARKING AND DRIVEWAYS - 75,674.10 SF (1.74 AC)
- SIDEWALKS (INTERNAL) - 24,923.64 SF (0.57 AC)
- ROOFS (MAIN BUILDING) - 74,069.62 SF (1.70 AC)
- ROOF (GARAGES) - 10,468.53 SF (0.24 AC)
TOTAL OPEN SPACE - 149,342.89 SF (3.43 AC)

SETBACKS/ZONING:
(AS APPROVED BY 06.18.19 PLANNING COMMISSION MEETING)
- BUILDING FRONTAGE IN BTZ - 3.0%
- FRONT YARD SETBACK - MIN 5' TO MAX 30'
- REAR YARD SETBACK - 10'
- SIDE YARD SETBACK - 5'

PARKING & ACCESS:
TOTAL PARKING PROVIDED - 141
- STANDARD PARKING - 101
- VAN ACCESSIBLE HANDICAP PARKING - 0
- GARAGE PARKING - 24
- HANDICAP GARAGE PARKING - 8
- ADA PARKING - 8

BICYCLE PARKING:
REQUIRED BIKE RACKS - 1/30 DWELLING UNIT
- REQUIRED BICYCLE SPACES = 5
- TOTAL PROVIDED BICYCLE SPACES = 6

PARKING SPACES REQUIRED:
(VARIANCE FROM REQUIREMENT APPROVED AT 06.18.19 PLANNING COMMISSION PLANNING)
- SENIOR LIVING UNITS = 195 SPACES
- 1.5 SPACES PER DWELLING UNIT

GENERAL KEY

SOD - TALL TURF TYPE FESCUE
(SEE SHEETS L4.1, L4.2, & L4.3
FOR DESIGNATED SOD AREAS)

SEED - TALL TURF TYPE FESCUE
(SEED ALL DISTURBED AREAS NOT
DESIGNATED AS SOD)

STAMPED CONCRETE

LIGHT POLE LOCATIONS
(REFER TO ELECTRICAL PLAN)

MATCHLINES

GENERAL NOTES:

1. LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF THE FIRE HYDRANT. COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN TWO FEET OF ANY BUILDING AROUND ENTIRE EXTERIOR PERIMETER.

2. ALL LANDSCAPING AND SOD TO BE IRRIGATED. OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPE BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY

3. TREES SHALL NOT BE PLANTED WITHIN 20' OF A LIGHT

4. TREES SHALL BE CENTERED IN THE GREENSPACE ONLY TREES LESS THAN 20' TALL MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES

5. FOR MINIMUM SPACING BETWEEN STREET LIGHTS AND SIDEWALKS SEE LIGHTING PLANS.

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

7. SINGLE BAY PARKING TREE ISLANDS ARE A MINIMUM OF 324 SF

PLANTING REQUIREMENTS	REQUIRED	PROVIDED
THE CITY OF ROGERS CODE OF ORDINANCES SECTION 14-256(12) REQUIRES MINIMUM 20% GREEN SPACE WITH AT LEAST ONE NEW TREE OR SHRUB FOR EVERY 1,000 SF OF THE TOTAL CURRENT DEVELOPMENT AREA; OR A MINIMUM OF 15% GREEN SPACE WITH ONE TREE OR SHRUB FOR EVERY 500 SF OF TOTAL CURRENT DEVELOPMENT AREA. SITE AREA: 7.7 AC (335,412 SF) x 0.20 = 1.54 AC (67,082 SF) OF OPEN SPACE REQUIRED	1.54 AC (67,082 SF) OR 20%	3.31 AC (144,126 SF) OR 43%
1 TREE OR SHRUB REQUIRED FOR EVERY 2000 SF OF SITE AREA SITE AREA : 7.7 AC (335,412 SF) / 2000 SF = 168 TREES OR SHRUBS	167 TREES OR SHRUBS	72 TREES & 171 SHRUBS
A MINIMUM OF 25% OF REQUIRED PLANTING MUST CONSIST OF TREES A MAXIMUM OF 25% OF TREES MAY BE ORNAMENTAL A MINIMUM OF 10% OF TREES SHALL BE EVERGREEN PROVIDED PERENNIALS QUALIFY 20 : 1 REPLACEMENT	42 TREES OVERALL : 11 MAX ORNAMENTAL TREES 4 MIN EVERGREEN TREES 0 PERENNIALS	72 TREES OVERALL : 36 SHADE TREES 3 ORNAMENTAL TREES 33 EVERGREEN TREES 0 PERENNIALS
ONE TREE REQUIRED EVERY 15 SPACES IF 10 OR MORE SPACES ARE PROPOSED TOTAL SPACES= 142 SPACES /15 = 9 TREES	9 TREES	11 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' AND TALLER	50'+ TALL TREES SPACED 50' <20' TREES SPACED 30'	50'+ TALL TREES SPACED 50' <20' TREES SPACED 30'
IF MORE THAN 7 SIGNIFICANT TREES ARE REMOVED THEN 1 TREE MUST BE PLANTED FOR EVERY 5 SIGNIFICANT TREES THAT ARE REMOVED	N/A	N/A

PINNACLE SPRINGS RETIREMENT COMMUNITY MINIMUM PLANT SCHEDULE

L4.0 Overall Landscape Plant Schedule

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPACING	NOTES	TYPE	LOCATION
TREES										
CEC	3	<i>Cercis canadensis</i>	Eastern Redbud	B&B	2" CAL.	6' HT. Min	SEE PLAN	ST, Specimen	Ornamental	Street Trees
CJR	12	<i>Cryptomeria japonica 'Radicans'</i>	Japanese Cedar	B&B	2" CAL.	8' HT. Min	8' O.C.	FTG, Specimen	Evergreen	Open Space
GBP	6	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	B&B	2.5" CAL.	6' HT. Min	SEE PLAN	ST, Specimen	Shade	Interior Parking, Open Space
PPF	7	<i>Picea pungens 'Fastigiata'</i>	Columnar Colorado Spruce	B&B		8' HT. Min	8' O.C.	FTG, Specimen	Evergreen	Open Space
QPH	5	<i>Quercus phellos 'Hightower'</i>	Hightower Willow Oak	B&B	2.5" CAL.	6' HT. Min	SEE PLAN	ST, Specimen	Shade	Interior Parking, Open Space
QUS	23	<i>Quercus shumardii</i>	Shumard Oak	B&B	2.5" CAL.	6' HT. Min	50' O.C.	ST, Specimen	Shade	Street Trees
TOE	14	<i>Thuja occidentalis 'Emerald'</i>	Emerald Arborvitae	B&B		8' HT. Min	3.5' O.C.	FTG, Specimen	Evergreen	Dumpster Screening
SHRUBS										
ICB	169	<i>Ilex cornuta 'Nana'</i>	Dwarf Burford Holly	5 GAL Min.		36" Ht. Min.	42" O.C.	FTG		Screening

SOD: +/- 90,140 SQ FT
SEED: +/- 61,440 SQ FT

Key Legend:
Material required by the City of Rogers
Cont= Container; B&B = Balled and Burlapped; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Spacing: Refers to how far apart to plant plantings
(from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants
Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)
2nd Yr. Growth: A plant that has been growing for 2 years before install
FTG (Full to Ground): Plant has foliage from top to bottom
Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmetrical, appearance to be unquestionably and outstandingly superior in form, compactness and shape

ADJACENT ZONING:
R-O

SEE L4.1 FOR LANDSCAPE ENLARGEMENT

SEE L4.2 FOR LANDSCAPE ENLARGEMENT

ADJACENT ZONING:
Z-2

10' REAR YARD SETBACK

60' TRANSMISSION LINE EASEMENT

75' TRANSMISSION LINE EASEMENT

PROPOSED DUMPSTER ENCLOSURE

PROPOSED GARAGE

PROPOSED GARAGE

PROPOSED GARAGE

UNDERGROUND DETENTION B (REF TO UNDERGROUND DETENTION DETAILS)

PROPOSED INDEPENDENT LIVING COMMUNITY

UNDERGROUND DETENTION A (REF TO UNDERGROUND DETENTION DETAILS SHEET 321)

15' MIN. 30' MAX. FRONT YARD SETBACK

PROPOSED ENTRY MONUMENT SIGN

PROPOSED TRANSFORMER

TELEPHONE BOX

SEWER MANHOLE (RM=1277.66, FL. WEST=1268.97, FL. NORTH=1268.16)

UTILITY EASEMENT (DEED 2007, PAGE 16200)

AREA OF GREASE TRAP

CONCRETE SIDEWALK

CONCRETE BOX

ASPHALT (Dedicated per plat 2012, page 17)

S. HAMPTON PL. W

S. BELLVIEW RD. ASPHALT - 100 R/W
DEED BOOK 2004, PAGE 28432
DEED BOOK 2006, 12579
PLAT BOOK 2006, PAGES 1356-1364
MAJOR ARTERIAL PER ROGERS MASTER STREET PLAN

0 30 60 90 feet
SCALE: 1" = 40'

Arkansas 811
Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

CITY OF ROGERS

Kiser Vognin Design, LLC
5005 Meridian Blvd.
Ste. 100
Franklin, TN 37067
Phone: (615) 708-0567
www.kiservognin.com

KV+D
KISER VOGGIN DESIGN

REVISIONS
DATE
11/15/19
DESCRIPTION
LSDP RESUBMITTAL
REVISION
1

OVERALL LANDSCAPE PLAN
PINNACLE SPRINGS RETIREMENT COMMUNITY
SOUTH BELLVIEW ROAD
ROGERS, ARKANSAS 72758

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER M. BOGGS
Lic. No. 6944
STATE OF ARKANSAS

02.06.2020

September 20, 2019

DESIGN
MKB
DRAWN
MKB
CHKD
KMR
KVD JOB No. 19001

SHEET
L4.0

ISSUED FOR PERMIT REVIEW PRELIMINARY NOT FOR CONSTRUCTION

PINNACLE SPRINGS RETIREMENT COMMUNITY MINIMUM PLANT SCHEDULE

L4.1 Landscape Plant Schedule

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPACING	NOTES	TYPE	LOCATION
TREES										
CJR	12	<i>Cryptomeria japonica</i> 'Radicans'	Japanese Cedar	B&B	2" CAL.	8' HT. Min	8' O.C.	FTG, Specimen	Evergreen	Open Space
GBP	3	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	B&B	2.5" CAL.	6' HT. Min	SEE PLAN	ST, Specimen	Shade	Interior Parking, Open Space
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QPH	4	<i>Quercus phellos</i> 'Hightower'	Hightower Willow Oak	B&B	2.5" CAL.	6' HT. Min	SEE PLAN	ST, Specimen	Shade	Interior Parking, Open Space
QUS	9	<i>Quercus shumardii</i>	Shumard Oak	B&B	2.5" CAL.	6' HT. Min	50' O.C.	ST, Specimen	Shade	Street Trees

SHRUBS

ICB	107	<i>Ilex cornuta</i> 'Nana'	Dwarf Burford Holly	5 GAL Min.		36" Ht. Min.	42" O.C.	FTG		Screening
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Key Legend:

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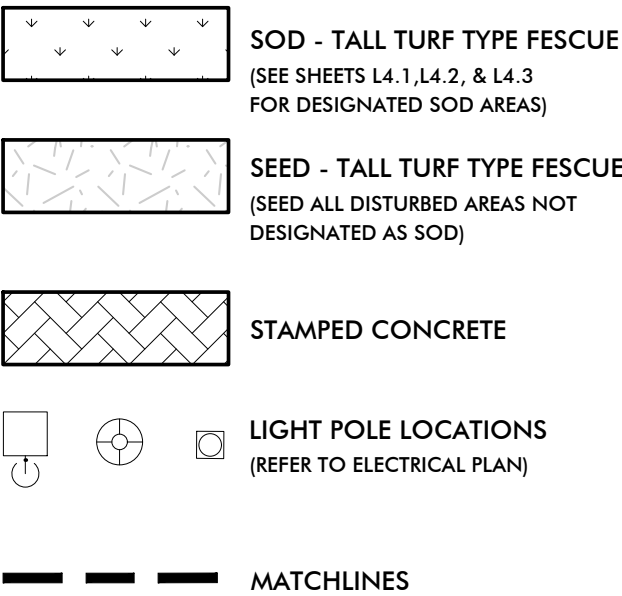
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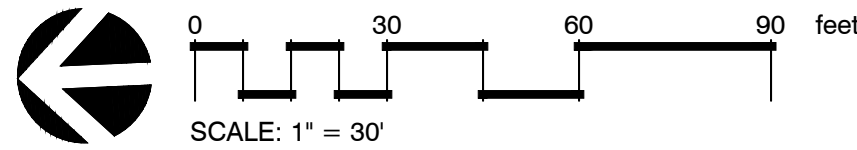
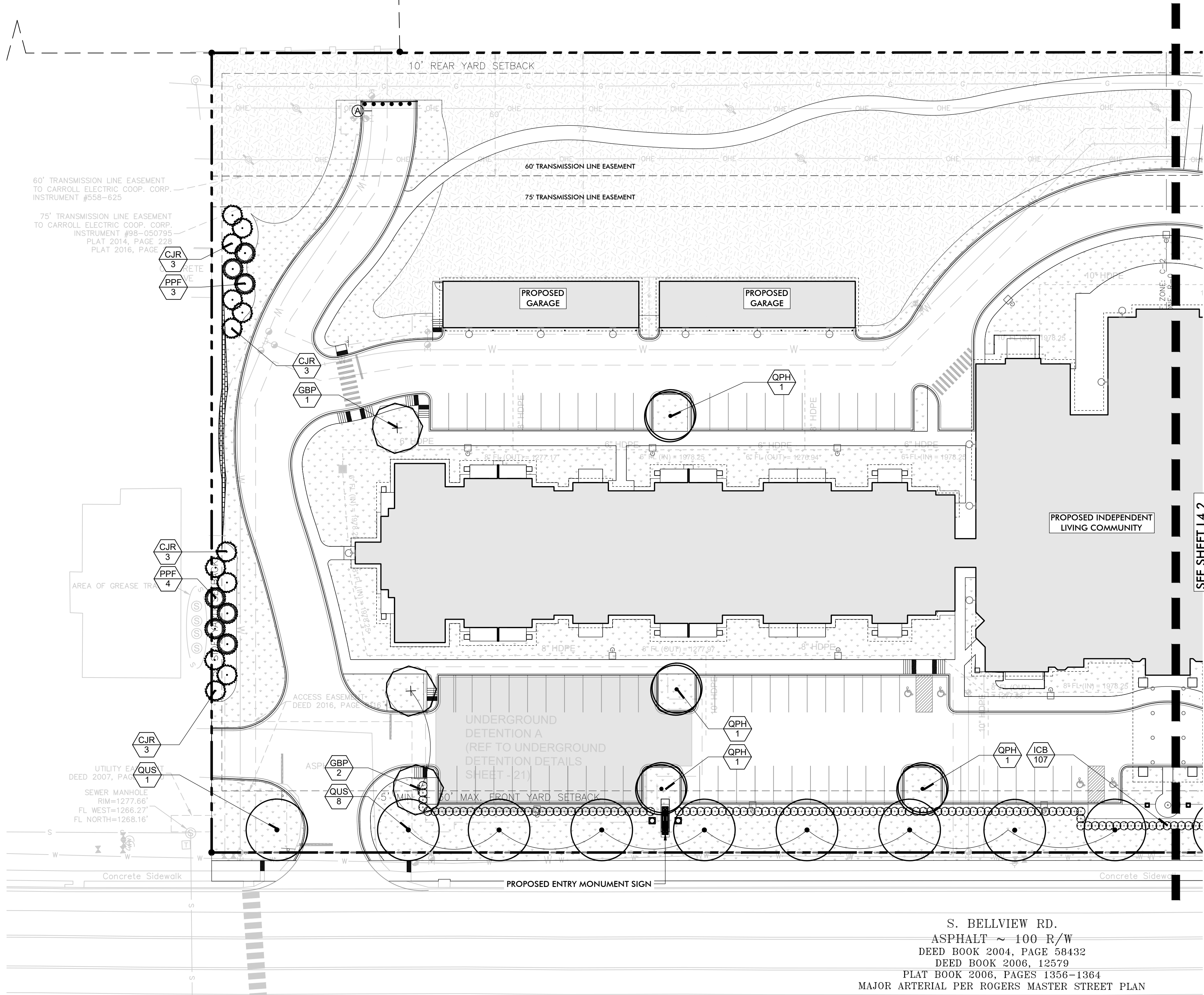
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GENERAL KEY



GENERAL NOTES:

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- TREES SHALL NOT BE PLANTED WITHIN 20' OF A LIGHT.
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- ONLY TREES LESS THAN 20' TALL MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
- FOR MINIMUM SPACING BETWEEN STREET LIGHTS AND SIDEWALKS SEE LIGHTING PLANS.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
- SINGLE BAY PARKING TREE ISLANDS ARE A MINIMUM OF 324 SF.



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S. BELLVIEW RD.
ASPHALT ~ 100' R/W
DEED BOOK 2004, PAGE 58432
DEED BOOK 2006, 12579
PLAT BOOK 2006, PAGES 1356-1364
MAJOR ARTERIAL PER ROGERS MASTER STREET PLAN

Kiser Vogrin Design, LLC
5005 Meriden Blvd.
Ste. 100
Franklin, TN 37067
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www.kiservogrin.com



S BELLVIEW RD ENLARGED LANDSCAPE PLAN

PINNACLE SPRINGS RETIREMENT COMMUNITY
SOUTH BELLVIEW ROAD
ROGERS, ARKANSAS 72758



02.06.2020

September 20, 2019

DESIGN MKB DRAWN MKB CHKD KMR

KVD JOB No. 19001

SHEET

L4.1

ISSUED FOR PERMIT REVIEW PRELIMINARY NOT FOR CONSTRUCTION

PINNACLE SPRINGS RETIREMENT COMMUNITY MINIMUM PLANT SCHEDULE

L4.2 Landscape Plant Schedule

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPACING	NOTES	TYPE	LOCATION
TREES										
CEC	3	<i>Cercis canadensis</i>	Eastern Redbud	B&B	2" CAL.	6' HT. Min	SEE PLAN	ST, Specimen	Ornamental	Street Trees
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QPH	1	<i>Quercus phellos</i> 'Hightower'	Hightower Willow Oak	B&B	2.5" CAL.	6' HT. Min	SEE PLAN	ST, Specimen	Shade	Interior Parking, Open Space
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(SEE SHEETS L4.1, L4.2, & L4.3
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DESIGNATED AS SOD)

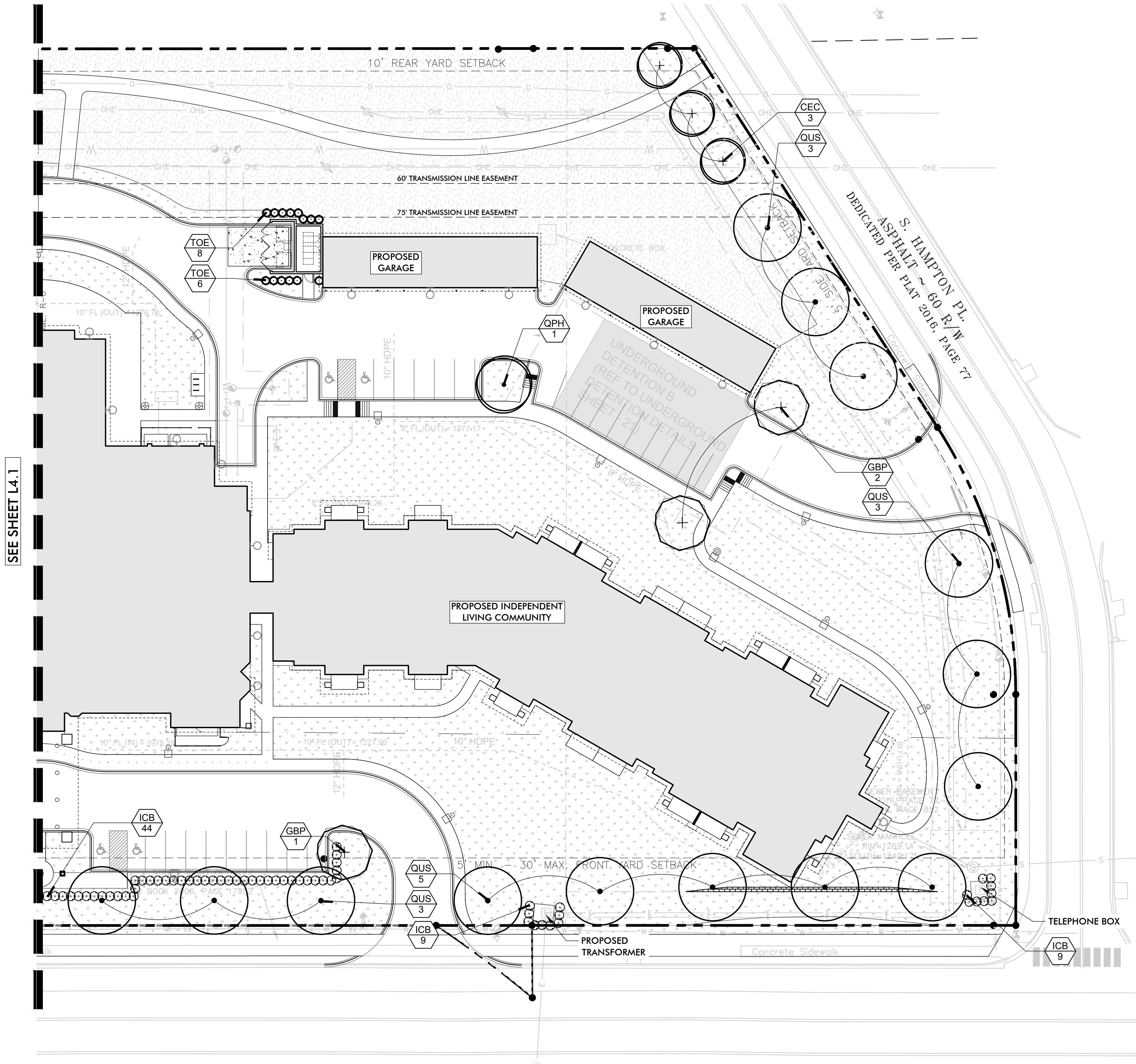
STAMPED CONCRETE

LIGHT POLE LOCATIONS
(REFER TO ELECTRICAL PLAN)

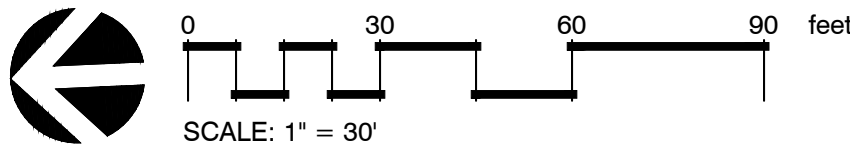
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- SINGLE BAY PARKING TREE ISLANDS ARE A MINIMUM OF 324 SF



SEWER MANHOLE
RIM=1269.86'
FL E=1248.44'
FL S=1248.44'
FL N=1248.49'



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CITY OF ROGERS

S HAMPTON PLACE ENLARGED LANDSCAPE PLAN

PINNACLE SPRINGS RETIREMENT COMMUNITY
SOUTH BELLVIEW ROAD
ROGERS, ARKANSAS 72758



02.06.2020

September 20, 2019

DESIGN MKB DRAWN MKB CHKD KMR

KVD JOB No. 19001

SHEET

L4.2

ISSUED FOR PERMIT REVIEW PRELIMINARY NOT FOR CONSTRUCTION

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5005 Meriden Blvd.
Ste. 100
Franklin, TN 37067
Phone: (615) 708-0567
www.kiservogrin.com

KV+D
KISER VOGGRIN DESIGN

REVISIONS	DESCRIPTION	DATE
1	LSDP RESUBMITTAL	11/15/19