



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

February 4, 2020

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LSDP – RAINBOW ROAD SELF-STORAGE PHASE II

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

PROJECT INFORMATION:

PROJECT NAME:	Rainbow Road Self-Storage Phase II
PROJECT DESCRIPTION:	24,000-sf storage building on 6.40 acres
ADDRESS/LOCATION:	1503 S Rainbow Road
GROSS SITE AREA:	6.40 acres
RESIDENTIAL UNITS:	N/A
REQUESTED WAIVERS:	None
REQUESTED VARIANCES:	N/A
FEES-IN-LIEU:	N/A

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Sand Creek
PROJECT OWNER/DEVELOPER:	Allen Harris
PROPERTY OWNER:	Allen Harris
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-2 (Highway Commercial), W-O (Warehouse Office)
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

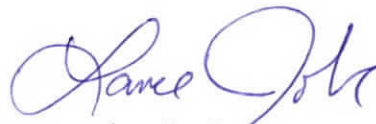
ENGINEERING REVIEW:

1. ACCESS MANAGEMENT: The site meets all requirements for City access management standards per Sec. 14-260.
2. STORMWATER MANAGEMENT: The site is served by a proposed extended dry detention pond. A waiver was previously granted in Phase 1 of development to the DCM Ch. 4 Sec 3.3.1.6 – Minimum Grades for required minimum 3.0ft/sec velocity for the 10-year design storm due to the topography of the site.
3. WATER QUALITY: Water quality will be provided by the proposed detention pond and through a porous landscape detention facility.
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 site is located on Rainbow Road and is classified on the Master Street Plan as a collector street. Rainbow Road is a 2-lane road in substandard condition. A fee in-lieu was previously approved by the Planning Commission during Phase 1 and paid for this requirement.
 - b) Connectivity Standards: This is Phase 2 of an existing approved plan, and within an area approved to be a gated area by the Planning Commission during a previous approval of Phase 1.
 - c) Streetscape:
 - i. Right-of-Way:
 - 1) During Phase 1, it was stated that required min. 35' right-of-way to be dedicated from centerline of Rainbow Road.
 - ii. Sidewalks & Sidepaths:
 - 1) A fee in-lieu was previously approved by the Planning Commission during Phase 1 and paid for this requirement.
 - d) Trails: No trail dedication or improvements are required for this location.
 - e) Street Lights: A fee in-lieu was previously approved by the Planning Commission during Phase 1 and paid for this requirement.
 - f) Street Trees: A fee in-lieu was previously approved by the Planning Commission during Phase 1 and paid for this requirement.
6. RECOMMENDATIONS:
 - a) **Approve project.**

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, "Warehousing and Storage" is defined as "encompassing businesses that provide storage space for household or commercial goods within an enclosed building and for which the individual storage units are accessed via an interior access way or exterior entry to individual units."
- b) Zoning Compliance: The proposed project is in compliance with all W-O zoning standards.
- c) CGM Compliance: The proposed project is not in compliance with the purpose, character, and goals of the Neighborhood Center Growth Designation.

2. DEVELOPMENT STANDARDS: The proposed project conforms to all development standards required by Sec. 14-712 and Article III with the exception of any requested waivers and/or variances.

- a) Building Disposition: The proposed project has met all the building disposition requirements, as stated in Section 14-712.
- b) Parking & Loading: The site plan has met all vehicle parking requirements stated in Section 14-712(h).
- c) Screening & Transitions: The site plan has met all screening requirements, as stated in Section 14-712(g).
- 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. Rogers Water Utilities decided to not issue a conditional approval letter, as it is only the building that is being constructed. 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 & VARIANCES:

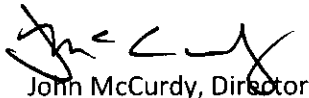
1. N/A

SUGGESTED MOTIONS:

1. FOR APPROVE: "Move to approve the large-scale development for Rainbow Road Self-Storage Phase II as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to approve with conditions the large-scale development for Rainbow Road Self-Storage Phase II 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.

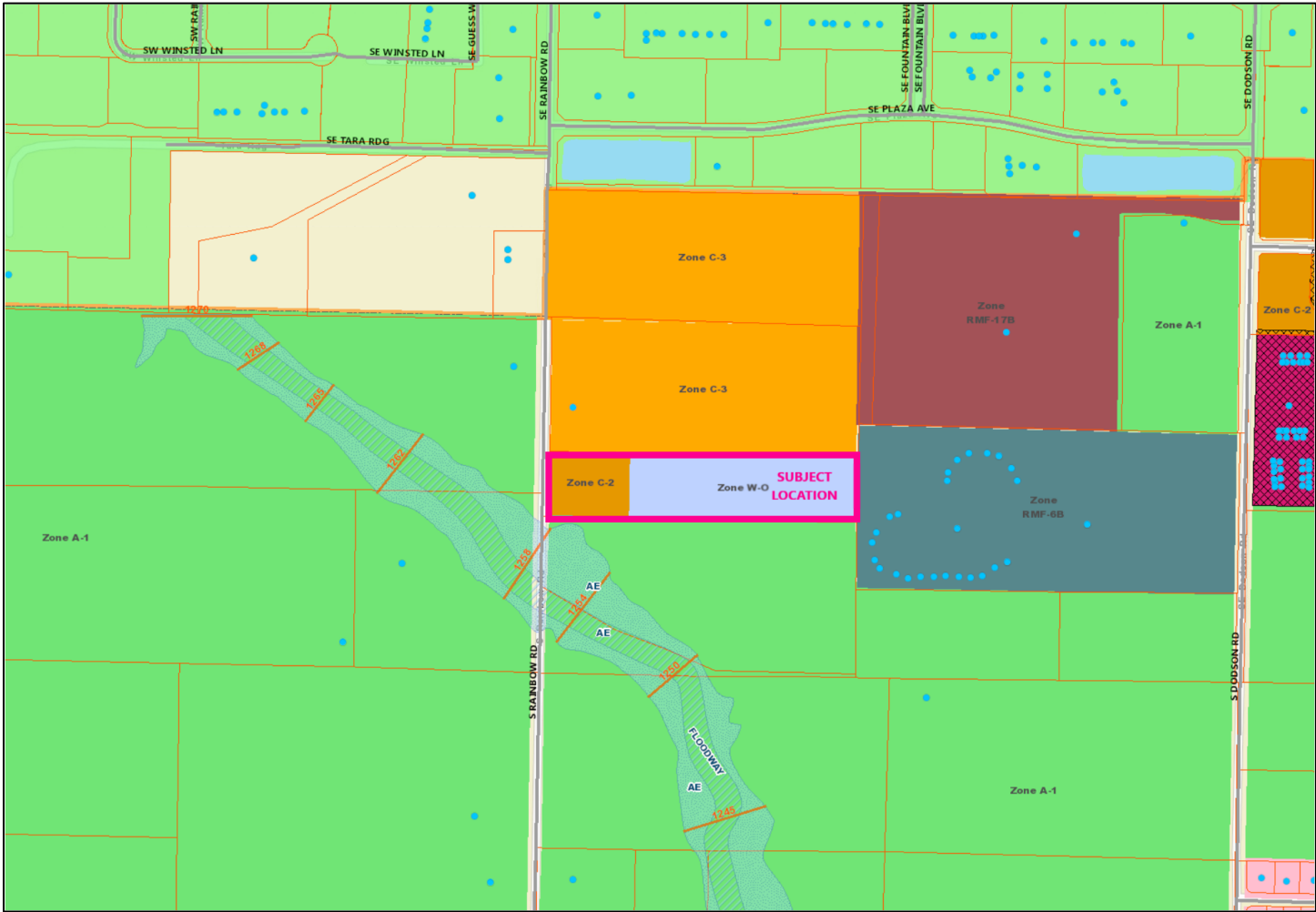


John McCurdy, Director
City of Rogers Community Development

TABS:

1. Vicinity Map
2. Site Plan

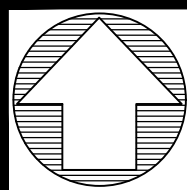
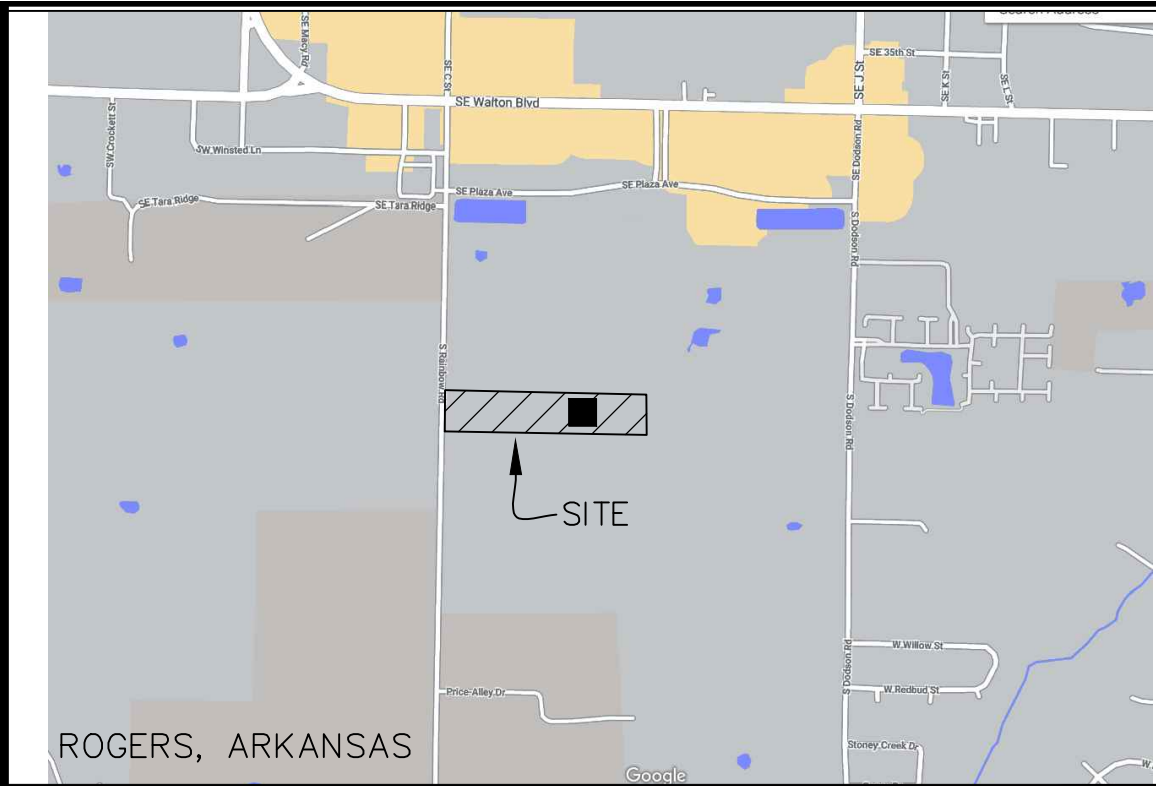
RAINBOW ROAD SELF-STORAGE PHASE II VICINITY MAP:



LARGE SCALE DEVELOPMENT PLANS FOR: RAINBOW ROAD SELF-STORAGE PHASE II

1503 S Rainbow Road
Rogers, Arkansas 72758 City
View Number: PL202000060

CITY APPROVAL STAMP



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. THE OWNER AND ENGINEER ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
3. CALL BEFORE YOU DIG AT 1-800-482-8998 OR BY DIALING 811.
4. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKING ASSOCIATED WITH THE PROJECT.
5. THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUESTS.
6. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING IF NECESSARY, TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE, ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL, ENGINEER ON SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORM WATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED, BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
8. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
9. ALL SITE WORK AND CONSTRUCTION FOR THIS PROJECT SHALL BE IN CONFORMANCE WITH THE CITY OF ROGERS REGULATIONS.
10. ALL PAVEMENT STRIPING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS AND THE DETAILS PROVIDED.
11. CONTRACTOR TO FIELD VERIFY DEPTHS AND SIZES OF EXISTING UTILITIES TO BE CROSSED PRIOR TO LAYING NEW LINES. CONTRACTOR SHALL NOT SUBMIT CLAIM FOR EXTRA WORK PERFORMED FOR LAYING NEW LINES THAT CONFLICT WITH EXISTING UTILITIES WHICH WERE NOT VERIFIED PRIOR TO BEGINNING NEW WORK. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS EXPOSED PRIOR TO LAYING NEW LINES.
12. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR OBTAINING ALL NPDES PERMITS AND FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO MEET THE NPDES STORM WATER DISCHARGE PERMIT REQUIREMENTS AND SPECIFICATIONS. THE OWNER SHALL ALSO BE FULLY RESPONSIBLE FOR ANY PENALTIES FROM THE LOCAL, STATE, OR FEDERAL AUTHORITIES AS A DIRECT OR INDIRECT RESULT OF THE IMPROPER OR INADEQUATE IMPLEMENTATION OF THE SWPPP.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY ROGERS WATER UTILITIES.
14. DESIGN PLANS SHALL NOT BE CONSIDERED CONSTRUCTION/BID DOCUMENTS UNTIL APPROVAL IS OBTAINED FROM ALL APPLICABLE LOCAL AND STATE GOVERNING AGENCIES.
15. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF ROGERS WATER UTILITIES AND ARKANSAS HEALTH DEPARTMENT SPECIFICATIONS.
16. ALL CIVIL PLANS USED ON-SITE MUST INCLUDE MOST CURRENT STAMP FROM ROGERS PLANNING.
17. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

GOVERNING AGENCIES

CITY OF ROGERS COMMUNITY DEVELOPMENT DEPARTMENT
301 W CHESTNUT
ROGERS, AR 72756
CONTACT: JOHN MCCURDY
TEL: (479) 621-1186

CITY OF ROGERS STREET DEPT.
301 W CHESTNUT
ROGERS, AR 72756
CONTACT: FRANKIE GUYLL
TEL: (479) 644-5008

CITY OF ROGERS FIRE DEPARTMENT
201 NORTH FIRST STREET
ROGERS, AR 72756
CONTACT: JOSEPH JERABECK
TEL: (479) 621-1100

UTILITY AGENCIES

GAS COMPANY
BLACK HILLS ENERGY
1255 N. 13th
ROGERS, AR 72756
CONTACT: KENNETH PETERS
(479) 877-0430

CABLE COMPANY
COX COMMUNICATIONS
4901 S. 48TH ST.
SPRINGDALE, AR 72762
CONTACT: KIP SMITH
(479) 871-8806

TELEPHONE COMPANY
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72762
CONTACT: JOHN HILL
(479) 442-1963

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

ELECTRIC COMPANY
CARROLL ELECTRIC COOPERATIVE
707 SE WALTON BLVD.
BENTONVILLE, AR 72712
CONTACT: DEREK THURMAN
(479) 273-2421 *2690

SURVEYOR'S FLOOD CERTIFICATION:

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATIONS:

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

SURVEY DESCRIPTION:

TRACT 2:

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF THE SW1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF SAID SW1/4 N00°31'05"W 587.61 FEET; THENCE LEAVING SAID WEST LINE N89°40'53"E 30.00 FEET TO THE POINT OF BEGINNING; THENCE N00°31'05"W 240.00 FEET; THENCE N89°40'53"E 1160.31 FEET; THENCE S00°49'34"E 240.01 FEET; THENCE S89°40'53"W 1161.00 FEET TO THE POINT OF BEGINNING, CONTAINING 278,629.11 SQUARE FEET OR 6.40 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

DEVELOPMENT USAGE PLAN

THE EXISTING USAGE IS A SELF-STORAGE FACILITY. THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT THE BUILDING AS SHOWN ON ORIGINAL PLANS. THE NEW BUILDING IS 24,000 SQUARE FEET IN AREA, AND WILL BE A MIX OF CLIMATE CONTROLLED AND TRADITIONAL SELF STORAGE.

ZONING:

THE PROPERTY IS ZONED W-O TO THE REAR (EAST), C-2 IN THE FRONT (WEST)

PARCEL NUMBER:

P.N. 02-00861-107

DRAWING LIST

COVER SHEET	1
SURVEY	2
SITE PLAN	3
GRADING PLAN	4
EROSION CONTROL PLAN	5
UTILITY PLAN	6
DETAILS SHEET	7
ROGER SEWER DETAILS	8
ROGER WATER DETAILS 1	9
ROGER WATER DETAILS 2	10

DEVELOPER:

ALLEN HARRIS
1503 S RAINBOW ROAD
ROGERS, AR
TELEPHONE: (479) 883-0357
allen.harris.67@gmail.com

CIVIL ENGINEER:

SAND CREEK ENGINEERING
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282

SURVEYOR:

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464

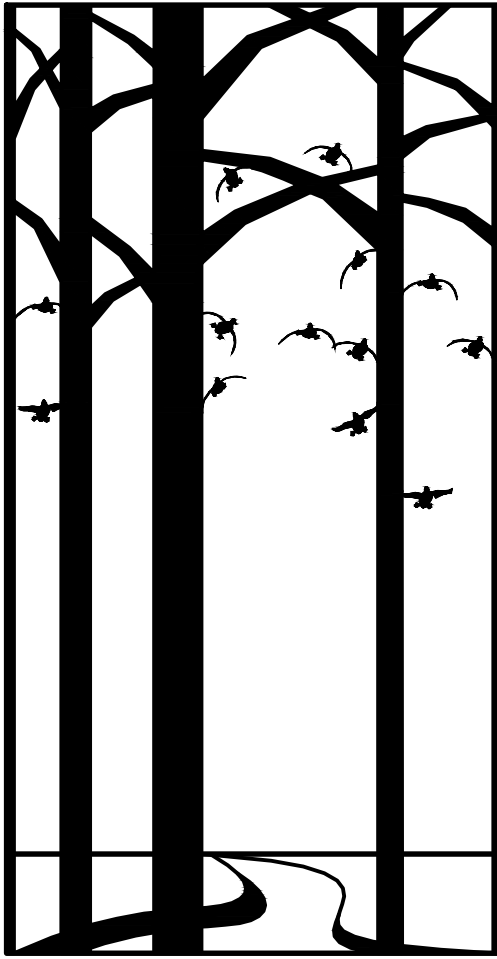
CONTRACTOR:

IF THE PROJECT COST EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED.
OWNER:
ADDRESS:
PHONE:
EMAIL:
STATE CONTRACTOR LICENSE #:



*** CAUTION ***

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



PRELIMINARY

SAND CREEK

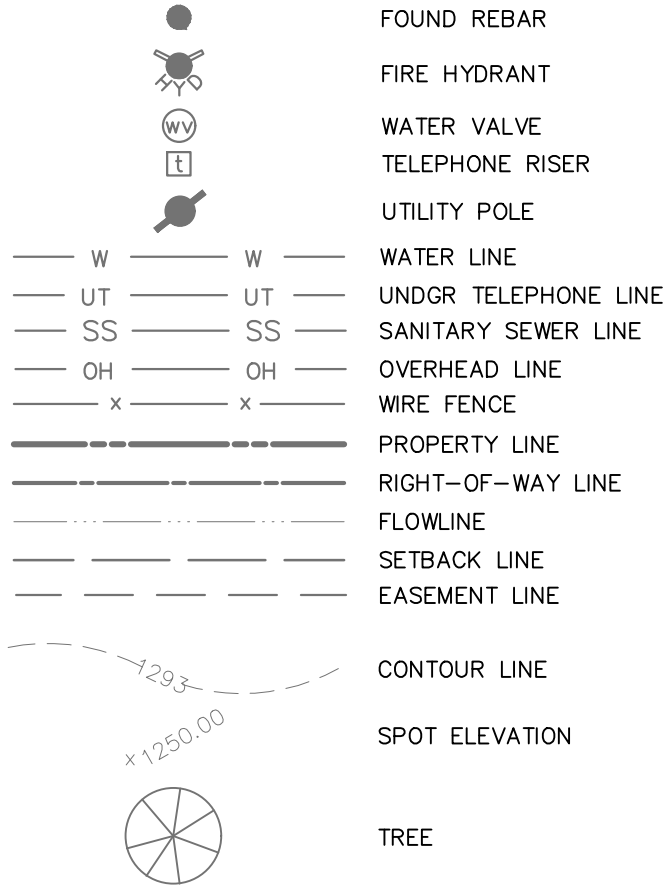
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

LANDSCAPE PER ORIGINAL LSD:
ALL LANDSCAPE ITEMS ARE SOWN PER RAINBOW ROAD
SELF-STORAGE (ROGERS CITY PROJECT # (PL201800228)),
1 PLANT UNIT PER 2000 SF OVER 2 ACRES.
TOTAL SITE AREA: 278,629 SF OR 6.4 ACRES
278,629 S.F. / 2000 = 139.31 PLANT UNITS
140 PLANT UNITS REQUIRED (25% TREES)

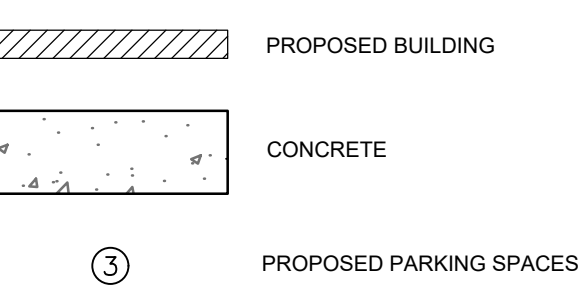
105 SHRUBS
35 TREES
140 TOTAL PLANT UNITS
35 TOTAL TREES (25%)

NOTICE TO CONTRACTOR:
ANY LANDSCAPING DAMAGED DURING
CONSTRUCTION SHALL BE REPLACED IN TYPE AND
SIZE, PRIOR TO FINAL INSPECTION AND CERTIFICATE
OF OCCUPANCY.

EXISTING LEGEND



PROPOSED LEGEND



W-O BUILDING SETBACK CHART:
FRONT BUILDING SETBACK: 60'
SIDE BUILDING SETBACK: 25'
REAR BUILDING SETBACK: 25'



CITY APPROVAL STAMP

TRACT 1
581,636.80 SQ. FT.
OR
13.35 ACRES±
ZONE A-1

TRACT 2
278,629.11 SQ. FT.
OR
6.40 ACRES±
ZONES C-2 & C-3

WILLA LAWSON
REVOCABLE TRUST
P.N. 02-00861-110
ZONE A-1

GENERAL SITE PLAN NOTES:

1. SLOPE FINISH GRADES, SIDEWALKS, AND PAVING AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
2. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS ON SITE AND REPORT ALL MAJOR DISCREPANCIES TO ENGINEER.
3. REMOVE ALL ITEMS AS NOTED. PROTECT ALL EXISTING ITEMS TO REMAIN.
4. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF ROGERS STANDARDS AND SPECIFICATIONS.
5. ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS SHOWN SHALL BE INCLUDED IN BASE BID. COORDINATE WITH LOCAL UTILITY COMPANY.
6. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR DIMENSIONS OF THE BUILDING.
7. ALL SIGNAGE, PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
8. ALL HVAC AND MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
9. THE OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING AT TIME OF CERTIFICATE OF OCCUPANCY

PARKING COUNT:

5 SPACES AND ONE SPACE PER 2,000 SF OF BUILDING UP TO 50,000 SF
48,000 SF / 2000 = 24 SPACES + 5 SPACES = 29 REQUIRED SPACES
PROPOSED PARKING SPACES: 31. 1 OF WHICH IS VAN ACCESSIBLE
2 BICYCLE PARKING REQUIRED (1/20 VEHICULAR SPACES)
3 LOADING SPACES REQUIRED (40,000 - 100,000 SF)

BUILDING HEIGHT:
15'-0"

BUILDING AND SITE AREA CALCULATIONS:

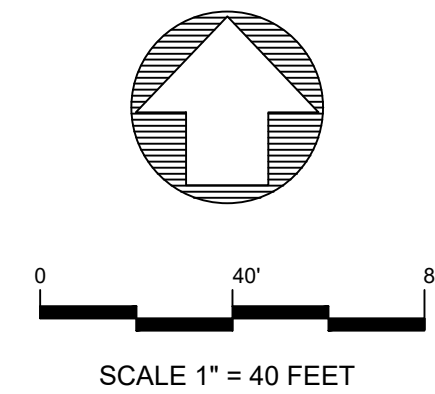
LOT SITE AREA: 278,629 S.F. OR 6.40 ACRES
W-O SITE AREA: 206,148 S.F. OR 4.73 ACRES

MAXIMUM BUILDING AREA ALLOWED: 40% SITE COVERAGE
PROPOSED BUILDING AREA: 1.10 ACRE OR 23% SITE COVERAGE
MAXIMUM IMPERVIOUS AREA ALLOWED: 80%
MAXIMUM IMPERVIOUS AREA ALLOWED: 222,903 S.F.
TOTAL PROPOSED IMPERVIOUS AREA: 187,929 S.F. OR 68%

SITE LIGHTING:
NO PARKING LOT OR DRIVEWAY LIGHTING IS PROPOSED.
NO BLEED-OFF TO RESIDENTIAL AREAS SHALL OCCUR.



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



SITE PLAN

RAINBOW ROAD SELF STORAGE
S RAINBOW ROAD
ROGERS, ARKANSAS

SHEET:

PROJECT:

PRELIMINARY

SAND CREEK
Engineering and Land Survey
Business Office: 1079 S. 44th St., Suite 202
Rogers, AR 72756-4402
Phone: (479) 683-0357
Fax: (479) 683-0357
Email: sandcreek@scs-engineers.com

MANAGER: TRS
DESIGNED BY: TRS
DRAWN BY: AF
CHECKED BY: TRS
SCE PROJECT #: 19109
CURRENT REVISION: REV-1
DATE: 02/03/2020
SHEET: 3 OF 10

WATER NOTES:

- ALL DUCTILE IRON WATER MAINS SHALL COMPLY WITH THE REQUIREMENTS OF ROGERS WATER UTILITIES. ALL FITTINGS, VALVES, METERS, AND OTHER WATER APPURTENANCES SHALL COMPLY WITH ROGERS WATER UTILITIES SPECIFICATIONS AND ARKANSAS DEPARTMENT OF HEALTH REQUIREMENTS.
- ALL WATER MAINS SHALL HAVE A MINIMUM OF 3 FEET OF COVER FROM FINISHED GRADE.
- ALL PUBLIC WATER MAIN PIPES SHALL BE 8" DUCTILE IRON CLASS 350 PER ROGERS WATER UTILITIES SPECIFICATIONS.
- ALL WATER SERVICE LINES INSTALLED UNDER AN EXISTING STREET SHALL BE INSTALLED IN 4" PVC SCHEDULE 40 CASING PIPES PER ROGERS WATER UTILITIES REQUIREMENTS.
- THE CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING WATER MAINS.
- ALL CONNECTIONS TO EXISTING WATER MAINS ARE MADE BY BY ROGERS WATER UTILITIES ON A COST PLUS BASIS. ANY TAP(S)/CONNECTION(S) AT EXISTING WATER MAINS (OR 8" PLUGGED GATE VALVES) SHALL BE MADE BY BY ROGERS WATER UTILITIES AT THE DEVELOPER'S EXPENSE. THE WATER MAIN POINT OF CONNECTION SHALL BE FIELD VERIFIED AND THE CONNECTION SHALL BE COORDINATED WITH ROGERS WATER UTILITIES.
- WATER METERS SHALL BE INSTALLED BY THE CONTRACTOR.
- CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER MAINS. ROGERS WATER UTILITIES OPERATES ALL WATER VALVES.

WATER NOTES CONT.:

- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE PERMANENT CONNECTION OF UTILITY MAINS AND SERVICES.
- ALL INLINE GATE VALVES SHALL BE PLACED NO MORE THAN 5 FEET FROM FIRE HYDRANT.
- ALL FIRE HYDRANTS SHALL BE LOCATED IN ACCORDANCE WITH ROGERS WATER UTILITIES DETAILS AND SPECIFICATIONS.
- ALL VALVES WITH OPERATING NUTS DEEPER THAN 4" BELOW FINISHED GRADE REQUIRE EXTENSIONS IN ACCORDANCE WITH ROGERS WATER UTILITIES REQUIREMENTS.
- ALL WATER SERVICE LINES BETWEEN THE WATER MAIN AND THE WATER METER ARE TO BE SEAMLESS COPPER TUBING (TYPE "K" SOFT COPPER).
- MAINTAIN 10' HORIZONTAL SEPARATION (MINIMUM) BETWEEN WATER MAINS AND SANITARY SEWER MAINS.
- MAINTAIN 10' HORIZONTAL SEPARATION (MINIMUM) BETWEEN WATER SERVICES AND SANITARY SEWER SERVICES.
- ELECTRIC TRANSFORMERS SHALL NOT BE INSTALLED ACROSS WATER MAIN TRENCHES OR SANITARY SEWER MAIN TRENCHES.
- REFER TO WATER MAIN PROFILES FOR VERTICAL SEPARATIONS.
- ALL THRUST BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH ROGERS WATER UTILITIES DETAILS.
- WATER LINES AND HYDRANTS MARKED "PRIVATE," ALONG WITH ALL APPURTENANCES, SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND ARE NOT THE RESPONSIBILITY OF ROGERS WATER UTILITIES. THESE LINES MUST BE MAINTAINED IN OPERABLE CONDITION, IN ACCORDANCE WITH ANY AND ALL APPLICABLE ROGERS WATER UTILITIES RULES AND/OR REGULATIONS REGARDING PRIVATE WATER LINES CONNECTED TO THE SYSTEM, AND IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF HEALTH REGULATIONS. HYDRANTS MUST ALSO BE MAINTAINED IN ACCORDANCE WITH CITY OF ROGERS FIRE PROTECTION REQUIREMENTS.

NOTES TO CONTRACTOR:

ALL THE SITE WATER INFRASTRUCTURE SHOULD HAVE BEEN INSTALLED AS PART OF PHASE I. CONTRACTOR SHALL VERIFY THE LOCATION OF THE STUBBED OUT 6" FIRE LINE AND 4" FDC LINES FOR BUILDING CONNECTION AND INFORM ENGINEER OF ANY DISCREPANCIES.

EXISTING LEGEND

	FOUND REBAR
	FIRE HYDRANT
	WATER VALVE
	TELEPHONE RISER
	UTILITY POLE
	WATER LINE
	UNDGR TELEPHONE LINE
	SANITARY SEWER LINE
	OVERHEAD LINE
	WIRE FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	FLOWLINE
	SETBACK LINE
	EASEMENT LINE
	CONTOUR LINE
	SPOT ELEVATION
	TREE

PROPOSED LEGEND

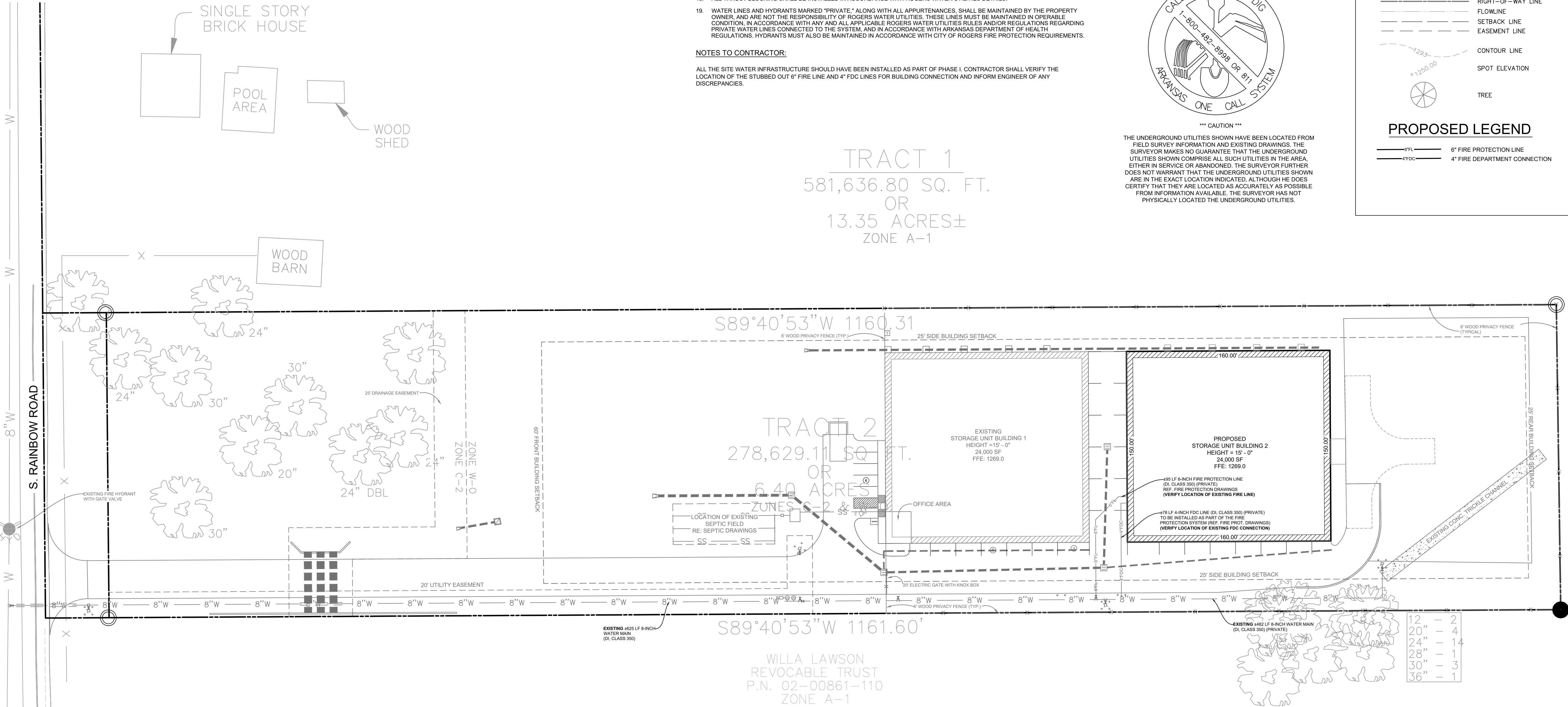
	6" FIRE PROTECTION LINE
	4" FIRE DEPARTMENT CONNECTION

CITY APPROVAL STAMP



*** CAUTION ***

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



GENERAL UTILITY NOTES:

- NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING UTILITY SERVICES AND MAINS. ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY MENTION WORK WHICH IS REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THE CONTRACTOR SHALL CALL ARKANSAS ONE CALL SYSTEM AT 1-800-482-8998, OR 811, AT LEAST 48 WORKING HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- ALL PUBLIC WATER AND SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH ROGERS VILLAGE POA WATER UTILITIES SPECIFICATIONS AND STATE OF ARKANSAS REQUIREMENTS.
- ALL PRIVATE WATER AND SANITARY SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL PLUMBING CODE.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT ENGINEER TO REPORT ANY DISCREPANCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL UNDERGROUND UTILITIES ASSOCIATED WITH THE PROJECT.

GENERAL UTILITY NOTES CONT.:

- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER MAINS AS REQUIRED BY ROGERS WATER UTILITIES AND THE ARKANSAS DEPARTMENT OF HEALTH.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO FINAL CONNECTION OF UTILITY SERVICES.
- ALL WATER AND SANITARY SEWER TRENCHING AND BEDDING SHALL BE PER ROGERS WATER UTILITIES STANDARDS AND SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO OBTAIN ALL UTILITY EASEMENTS THAT ARE NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF ALL PROPOSED UTILITIES. THE EASEMENTS MUST BE OBTAINED PRIOR TO BEGINNING ANY PUBLIC UTILITY INSTALLATION.
- COORDINATE NUMBER, SIZE, AND LOCATION OF ELECTRIC CONDUIT & PULL STRINGS WITH ELECTRIC COMPANY.
- COORDINATE SIZE AND LOCATION OF GAS METERS AND SERVICE LINES WITH ARKANSAS WESTERN GAS.
- FOR CONTINUATION OF ALL BUILDING UTILITIES REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
- EACH CONTRACTOR TO COORDINATE INSTALLATION OF SITE AND BUILDING UTILITIES WITH ALL SUB-CONTRACTORS, UTILITY COMPANIES, AND OWNERS SUB-CONTRACTORS.
- IRRIGATION PLANS TO BE PROVIDED BY OTHERS.
- ALL PROPOSED UTILITIES SHALL HAVE A MINIMUM 18-INCH CLEARANCE BETWEEN ANY TWO UTILITIES.
- ALL UTILITIES EXCEPT STORM SEWER ARE BEING SERVICED THROUGH THE EXISTING BUILDING'S CONNECTIONS.

UTILITY PLAN

RAINBOW ROAD SELF STORAGE
S RAINBOW ROAD
ROGERS, ARKANSAS

SHEET:

PROJECT:

PRELIMINARY

SAND CREEK
Engineering and Land Survey
Bureau of Land Management
Bureau of Reclamation
Bureau of Indian Affairs
Bureau of Land Management
Bureau of Reclamation
Bureau of Indian Affairs



MANAGER: TRS

DESIGNED BY: TRS

DRAWN BY: AF

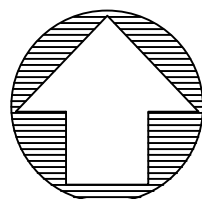
CHECKED BY: TRS

SCE PROJECT #: 19109

CURRENT REVISION: REV-1

DATE: 02/03/2020

SHEET: 6 OF 10



0 40' 80'
SCALE 1" = 40 FEET