

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

> MEETING DATE MAR. 17 2020

TO: PLANNING COMMISSION

DEVELOPMENT REVIEW COMMITTEE

RE: STAFF SUMMARY REPORT

LARGE-SCALE DEVELOPMENT PLANS - SHADOWBROOKE AT THE PEAKS PH. III

STAFF: ELIZABETH JOHNSON, PLANNER III

KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

#### REQUEST DETAILS

request betting	
PROJECT NAME:	Shadowbrooke at the Peaks Ph. III
ADDRESS/LOCATION:	W Kilimanjaro Way and S Everest Road
PROPOSED USE:	Multifamily Residential
CURRENT ZONING:	RMF-9A (Residential Multifamily, 9 units per acre, ownership) with DCP
CGM GROWTH DESIGNATION:	Commerce Corridor
APPLICANT/REPRESENTATIVE:	Bates & Associates, Inc.
PROJECT OWNER/DEVELOPER:	J & M Investments of NWA, LLC
PROPERTY OWNER:	CH Peaks, LLC
NATURE OF REQUEST:	Approval of Large-Scale Development Plans
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

#### SUMMARY

This request is to allow the construction of 70 multifamily dwelling units on 7.82± acres with a density of 9 units per acre. The proposed development plans meet all City requirements (except for requested waivers/variances) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b). See STAFF REVIEW for additional findings.

Community Development recommends approval of this request subject to the following actions:

- 1. Approve <u>VARIANCE</u> to Sec. 14-703(f) to reduce the front setback from 30' to 25' for buildings addressed 2600 to 2607 W Kilimanjaro Way.
- 2. **Approve Condition** that the North/South Street to become S 27<sup>th</sup> Street. The East/West extension shall receive new name.

#### STAFF REVIEW

#### **ENGINEERING REVIEW**

#### 1. ACCESS MANAGEMENT:

The project meets the required Access Management standards.

#### 2. STORMWATER MANAGEMENT:

This project is a part of a larger common plan of development for which the peak discharge for The Peaks provided an overall decrease in previous phases, which meet the requirements for Stormwater management.

#### 3. WATER QUALITY:

Water quality requirements are met through a series of bioretention designs in locations throughout the development.

#### 4. FLOODPLAIN MANAGEMENT:

No portion of this proposed phase of development is within a Special Flood Hazard Area (SFHA). The proposed improvements for Phase 3 of development is within Zone 'X'.

#### 5. MASTER STREET PLAN IMPROVEMENTS:

#### a) Street Pavement and Condition:

The proposed development is along existing streets within the subdivision. The pavement condition for W Kilimanjaro Way and Everest Ave is in good condition. The proposed improvements along these rights-of-way will leave the street in standard condition per the Typical Street Sections.

#### b) Connectivity Standards:

The applicant proposes a north/south connection and an east/west connection by improving the intersection along W Kilimanjaro Way. This will allow connections to the developable lots to the north and to the east and meets connectivity requirements.

#### c) Streetscape:

#### i) Right-of-Way:

There are existing rights-of-way along W Kilimanjaro Way and Everest Ave of 50 feet, which meets the Master Street Plan requirement for a Minor Street.

#### ii) Sidewalks & Sidepaths:

The proposed development meets the requirements of the Typical Street Sections for sidewalk installation.

#### d) Trails:

No proposed trains are requested nor required.

#### e) Streetlights:

The applicant's project proposes replacing the inoperable existing street lights with fully functioning street lights to meet requirements.

#### f) Street Trees:

The applicant's project proposes street trees in the greenspace as required.

#### 6. RECOMMENDATIONS:

a) **Condition of Approval.** Per the Fire Marshall, the North/South Street will become S 27<sup>th</sup> Street. The East/West extension will need to be named something other than Kilimanjaro Way. This will need to be included on the plans prior to final approval.

KRIS PAXTON, Development Compliance Manager

**Engineering Division** 

LANCE JOBE, City Engineer Engineering Division

#### PLANNING REVIEW

#### LAND USE:

a) Use Definition:

"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," (Sec. 14-695).

b) Zoning Compliance:

The proposed project is in compliance with R-MF zoning regulations and the associated Density Concept Plan.

c) CGM Compliance:

The proposed project aligns with the purpose, character, and goals of the Neighborhood Growth Designation.

#### 2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-703 and Article III with the exception of any requested waivers and/or variances.

a) Building Disposition:

The applicant requests a <u>VARIANCE</u> from Sec. 14-703(f) to reduce the front setback from 30' to 25'. The proposed project has met all other building setback and height requirements.

b) Building Design:

N/A

c) Parking & Loading:

All vehicle and bicycle parking requirements have been met.

d) <u>Screening & Transitions</u>:

All screening requirements have been met.

e) Landscaping:

All landscaping requirements have been met.

#### 3. RECOMMENDATIONS:

a) Approve <u>VARIANCE</u> to Sec. 14-703(f) to reduce the front setback from 30' to 25' for buildings addressed 2600 to 2607 W Kilimanjaro Way. Setbacks are measured from property lines, access easement lines, or right-of-way lines, whichever is closest. The proposed buildings fall within the setback of a proposed right-of-way line required by our connectivity ordinance. The variance would not be necessary if we were not requiring the developer to extend the north-south road. Therefore, staff supports the requested setback reduction.

ELIZABETH JOHNSON, Planner III

Planning Division

ETHAN HUNTER, City Planner Planning Division

#### **OTHER REVIEWS**

The proposed development plans have 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, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

#### **DIRECTOR'S COMMENTS**

1. Agree with recommendations.

JOHN C. McCURDY, Director Community Development

#### SUGGESTED MOTIONS

1. IF APPROVING:

Move to approve the Large-Scale Development Plans as presented.

2. IF APPROVING SUBJECT TO OTHER ACTIONS:

Move to approve the Large-Scale Development Plans subject to [conditions, contingencies, waivers/variances].

3. IF DENYING:

Move to deny the request as presented.

4. IF TABLING:

Move to table the request [indefinite or date certain].

#### **TABS**

- 1. RWU conditional approval letter
- 2. Waiver and/or variance request letter
- 3. Vicinity maps (aerial, zoning, CGM)
- 4. Large-Scale Development Plans



February 26, 2020

Mr. Geoffrey Bates, PE Bates & Associates, Inc. 7230 S. Pleasant Ridge Drive Fayetteville, AR 72704

Re: Conditional Approval of Civil Plans Shadowbrook at the Peaks, Ph.3

Dear Mr. Bates:

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

- Locate the water extension to the north along the right-of-way where we required it in our previous review.
- 2. The two sewer services you are not using will need to be capped at the wye (main).
- 3. Provide a re-plat that reflects the changes to the utility easements.
- 4. Label manholes deeper than 14 feet to be six feet in diameter on the profiles. This vertical distance is measured from the top rim to the invert of the out-flowing pipe.
- Label the grade lines on the profiles.
- 6. Replace the word "cap" with the word "plug" at the end of the proposed water main.
- 7. Label the proposed manhole numbers on the plan view of the Sanitary Sewer Plan & Profile.
- 8. There are proposed trees shown directly over the proposed water and sewer mains that will be over 20' tall at maturity. These trees must be located a minimum of 10' horizontally from the proposed mains.
- 9. 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. 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

SP:DG

Attachment(s): Special Contract for Facilities Extension





Civil Engineering & Surveying

7230 S. Pleasant Ridge Drive/ Fayetteville, AR 72703 PH: 479-442-9350 \* FAX: 479-521-9350

February 12, 2020

Lori Ericson City of Rogers 301 W. Chestnut Rogers, AR 72756

Re: Shadowbrooke Phase 3 (CityView #PL201900667)

Dear Mrs. Ericson,

Our client would like to request a building setback variance, and also request that this variance go through Planning Commission instead of the Board of Adjustments. The property is currently zoned RMF-9A, which would normally require 30' front setbacks, and we are requesting 25' setbacks only on one small portion of the project site.

During this large scale development process, the city has asked our client to add connections to both the north and the east property lines. When the project was originally approved, back in 2018, there was no connection required. So, because the city is asking our client to provide these connections with a 30' right-of-way, which include two 10' of driving lanes, and two 5' sidewalks, we feel that it is a hardship to have 30' setbacks, and feel it is more than acceptable to have 25' setbacks. As seen on the site plan, every building being proposed meets setback requirements for the current zoning with the exception of the two buildings surrounding the north connection.

Sincerely,

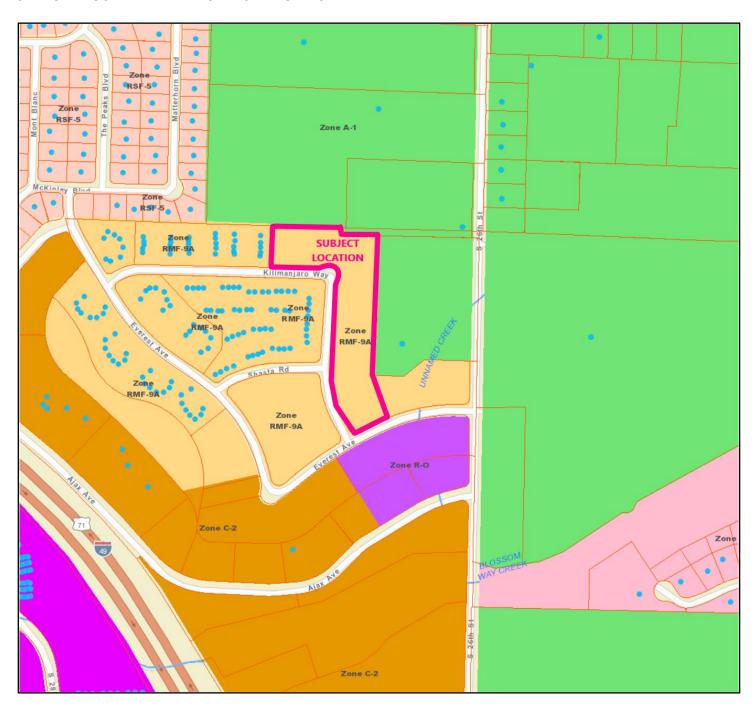
Bates & Associates, Inc.

Jake Chavis, E.I.

#### SHADOWBROOKE AT THE PEAKS PHASE III AERIAL MAP:



#### SHADOWBROOKE AT THE PEAKS PHASE III ZONING MAP:



#### SHADOWBROOKE AT THE PEAKS PH III CGM MAP:



# SHADOWBROOKE AT THE PEAKS PH III

ROGERS, ÅRKANSAS

# GENERAL NOTES TO CONTRACTOR

Development Plan

- RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSEI
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED
- MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- 8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION, FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY
- 9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI. 11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- 13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS 14. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.
- 15. ALL CIVIL PLANS USED ON-SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING
- 16. IF THE PROJECT COSTS EXCEEDS \$20,000, A STATE CONTRACTORS LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6) 17. A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONES AE AND A PORTION IS WITHIN REGULATORY FLOODWAY PER LOMR 18-06-2232P EFFECTIVE

- 1. A COPY OF THE NOTICE OF TERMINATION WITH ADEQ MUST BE PROVIDED IN ORDER TO RECEIVE A CERTIFICATE OF OCCUPANCY (PROJECTS OVER 5
- 2. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
- 3. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS
- 4. A TRUCK WASH DOWN AREA MUST BE SHOWN ON THE PLANS. A TYPICAL DETAIL WILL BE PROVIDED BY THE PLANNING DEPARTMENT AND MUST BE
- 5. IT SHALL BE A VIOLATION OF CITY CODE FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENT MADE PURSUANT TO THE APPROVED LARGE SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF
- OCCUPANCY COULD RESULT IN A CITATION BEING ISSUED.
- 6. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW. 7. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
- 8. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
- 9. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 10. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES AND ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
- 11. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11IN X 17IN) WILL BE REQUIRED.
- 12. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
- 13. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2N B & B, AND FOR
- ORNAMENTAL TREES IT IS 1 1/4N B & B. 14. MUST COMPLY WITH ALL CITY OF ROGERS BUILDING AND FIRE CODES.
- 15. PDF OF APPROVED PLANS AND DRAINAGE REPORT MUST BE SUBMITTED ALONG WITH HARD COPIES PRIOR TO LSDP APPROVAL LETTER
- 16. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 17. SIDEWALKS MUST BE 5/6 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA. INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5/6 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
- 18. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
- 19. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
- 20. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE
- STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
- 21. INDIVIDUAL ROLL-OFF CARTS WILL BE USED FOR TRASH SERVICE. 22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 23. ESTABLISH A POA TO MAINTAIN ALL COMMON AREAS AND PROVIDE THE CITY PLANNER WITH A DRAFT OF THE COVENANTS PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT. RECORDED COVENANTS WILL BE REQUIRED AT THE TIME OF THE CERTIFICATE OF OCCUPANCY.
- 24. APPROVED AND RECORDED EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.

# OWNERSHIP OF DOCUMENTS

THIS DOCUMENT. AND THE IDEAS AND DESIGNS INCORPORATED HEREIN. AS AN INSTRUMENT OF PROFESSIONAL SERVICES. IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED. IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

# SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN. OR NEAR THE CONSTRUCTION SITE.



# ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN. AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

#### BASIS OF ELEVATION: CITY OF ROGERS GIS MONUMENT #7

-BASIS OF BEARING:-GPS OBSERVATION - ARKANSAS NORTH ZONE

# THERE ARE NO EXISTING WETLANDS ON THIS SITE.

-FLOOD CERTIFICATION: NO PORTION OF PHASE 3 IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY,

ARKANSAS. (FIRM PANEL #05007C0265K &

#05007C0270K. DATED JUNE 5, 2012)

# -SURVEYOR NOTES:

CITY OF ROGERS

JOHN MCCURDY

201 N 1ST ST

SOURCE GAS

ROGERS, AR 72956

PHONE: (479) 621-1186

ROGERS FIRE DEPARTMENT.

PHONE: (479) 621-1179

655 E. MILLSAP DRIVE

COX COMMUNICATIONS

ROGERS, AR 72756

FAYETTEVILLE. AR 72703

PHONE: (800) 563-0012

115 N. DIXIELAND STE. 3

PHONE: (479) 273-5644

CONTACT INFORMATION

WATER

WASTE

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

COCCERTIFICE

**PROJECT** 

LOCATION

Western -

WHITEHWAY

Weimen we

WERCADWAYEL

ROGERS WATER UTILITIES

601 S 2ND ST

P.O. BOX 338

479-621-1142

INLAND SERVICES

(479) 878-1384

P.O. BOX 329

**ELECTRIC:** CARROLL ELECTRIC

TELEPHONE: SOUTHWESTERN BELL

3511 N. ARKANSAS ST

707 SE WALTON BLVD

PHONE: (479) 273-2421

FAX: (479) 273-1231

1-800-464-7928

BENTONVILLE, AR 72712-0329

ROGERS, AR 72756

ROGERS, AR 72756

- 2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF SOUTHERN HILL BUSINESS PARK SUBDIVISION ARE SHOWN HEREON.
- 3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
- 4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

PROJECT SITE ADDRESS: W KILIMANJARO WAY / S EVEREST RD ROGERS, AR

7.82 ACRES +/-

CH PEAKS LLC

ZONING CLASSIFICATION: RMF-9A / DCP

MULTIFAMILY CONDOMINIUMS

TOTAL SITE AREA:

SITE + UTILITY PLAN WATER + SEWER PROFILES OWNER:

GRADING + EROSION

LANDSCAPE PLAN

COVER SHEET

INDEX OF DRAWINGS

DETAILS

8-10 RWU STANDARD DETAILS

599 HORSEBARN RD STE 100 ROGERS AR 72758-8711

J & M INVESTMENTS OF NWA. LLC P.O. BOX 3773 FAYETTEVILLE, AR 72702 PHONE: (479) 582-8732 EMAIL: JON@BRITTENUMCONSTRUCTION.COM

> BATES & ASSOCIATES, INC. 7230 N. PLEASANT RIDGE DR FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350 FAX: (479) 521-9350

EMAIL: GEOFF@BATESNWA.COM

SITE INFORMATION: TOTAL SITE AREA: 289,279 sq ft DEVELOPMET AREA: 289,279 sq ft BEDROOMS PER UNIT: GROSS BUILDING AREAS 56,271 sq ft BUILDING HEIGHT: 56,217 sq ft-20% **BUILDING COVERAGE:** OPEN SPACE: 140998 sq ft-49% IMPERVIOUS AREA: 148280 sq ft-51%

SETBACK REQUIREMENTS:	
FRONT YARD:	30'
INTERIOR SIDE YARD:	10'*
EXTERIOR SIDE YARD:	30'
REAR YARD:	30'
*INTERIOR SIDE SETBACK ALONG ONE SIDE MAY BE ZERO PROV	VIDED
THERE IS A MINIMUM OF 20 FEET OF SEPARATION ALONG THE	
INTERIOR LOT SIDE LOT LINE	
PARKING REQUIREMENTS:	
SINGLE-FAMILY DWELLING: 3 SPACES FOR EACH 2 DWELLING U	INITS
(1.5 spaces per unit)	
NUMBER OF DWELLING UNITS:	54
NUMBER OF SPACES REQUIRED:	81
NUMBER OF UNITS WITH ONE—CAR GARAGES:	24
+DRIVEWAY SPACE FOR ONE CAR:	24
NUMBER OF UNITS WITH TWO-CAR GARAGES:	30
+DRIVEWAY SPACE FOR TWO CARS:	30
TOTAL PARKING SPACES PROVIDED:	168

BICYCLE RACKS REQUIRED/PROVIDED (1 PER 30 UNITS):

# - LEGAL DESCRIPTION:

A PART OF LOT 14 OF THE PEAKS SUBDIVISION, PHASE 2 BEING FILED FOR RECORD AUGUST 2, 2004 AS PLAT RECORD 2004-868 AND BEING LOCATED IN A PART OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 14 AND RUNNING THENCE SO2°17'51"W 465.91' TO AN EXISTING REBAR, THENCE SO7°04'00"W 207.66' TO AN EXISTING REBAR, THENCE S86°18'51"E 149.43' TO AN EXISTING REBAR, THENCE N52°20'21"E 128.34' TO AN EXISTING REBAR. THENCE S87°05'43"E 221.73' TO THE WEST RIGHT-OF-WAY OF SOUTH 26TH STREET, THENCE ALONG SAID RIGHT-OF-WAY SO2°16'34"W 178.38', THENCE CONTINUING ALONG SAID

RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF S47°17'36"W 42.42' TO THE NORTH RIGHT-OF-WAY OF SOUTH EVEREST AVENUE, THENCE LEAVING SAID RIGHT-OF-WAY OF SOUTH 26TH STREET ALONG SAID RIGHT-OF-WAY OF SOUTH EVEREST AVENUE THE FOLLOWING: N87°42'40"W 15.69', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 900.00' FOR A CHORD BEARING AND DISTANCE OF S79°35'09"W 395.82', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1831.33' FOR A CHORD BEARING AND DISTANCE OF S65°00'06"W 120.22', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF N72°55'27"W 41.80' TO THE EAST RIGHT-OF-WAY OF SOUTH KILIMANJARO WAY, THENCE LEAVING SAID RIGHT-OF-WAY OF SOUTH EVEREST AVENUE ALONG SAID RIGHT-OF-WAY OF SOUTH KILIMANJARO WAY THE FOLLOWING: N28°34'21"W 53.92', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00' FOR A CHORD BEARING AND DISTANCE OF N11°33'16"W 278.04', N05°27'48"E 363.86', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00' FOR A CHORD BEARING AND DISTANCE OF N20°35'59"E 31.33', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00' FOR A CHORD BEARING AND DISTANCE OF N40°47'32"W 97.25' TO THE NORTH RIGHT-OF-WAY OF WEST KILIMANJARO WAY, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00' FOR A CHORD BEARING AND DISTANCE OF S77°48'58"W 31.33', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N87°04'17"W 222.50', THENCE LEAVING SAID RIGHT-OF-WAY N02°58'04"E 199.74', THENCE S87°04'29"E 330.12' TO AN EXISTING REBAR, THENCE S01°59'46"W 32.83' TO AN EXISTING REBAR, THENCE S87°06'13"E 177.73' TO THE POINT OF BEGINNING, CONTAINING 7.82 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

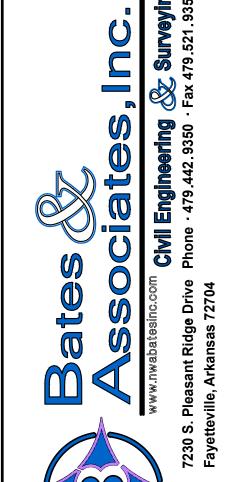
**PROFESSIONAI ENGINEER**  $\star\star\star$ No. 9810

> BATES & (ASSOCIATES, INC.)

> > **#**1335

A DE COVE

SHADOWBROOKE LARGE SCALE D



STRUCTURE HEIGHT: 30.6' MAX.

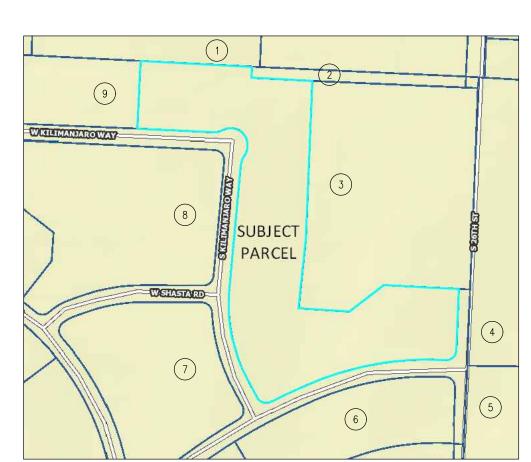
#### **NEW CONSTRUCTION CALCULATIONS:**

BUILDING SQUARE FOOTAGE: 72718.18 CONCRETE DRIVEWAY SQUARE FOOTAGE: 23148.76 ASPHALT DRIVEWAY SQUARE FOOTAGE: 24614.57 SIDEWALK SQUARE FOOTAGE: 8172.43

### ROGERS PLANNING NOTES:

- 1. DEVELOPER IS RESPONSIBLE FOR BRINGING EXISTING ALL NON-COMPLIANT ADA HANDICAP RAMPS INTO COMPLIANCE WITH ADA GUIDELINES.
- . REMOVE ALL EXISTING STREETLIGHTS AND REPLACE WITH UTILITY COMPANY-PROVIDED STREETLIGHTS. 3. SIDEWALKS TO BE 5' IN WIDTH AT RIGHT-OF-WAY. GREENSPACE WILL VARY SLIGHTLY DUE TO VARIATION IN LOCATION OF BACK OF CURB.
- 4. ALL STREETS ARE CURRENTLY IN GOOD CONDITION.

- 1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
- 2. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW. 3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED
- UNDERGROUND. 4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR
- OTHER UTILITIES. 5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
- 6. TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES.
- 7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. 8. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
- 9. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
- 10. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING
- 11. DOMESTIC BACKFLOW PREVENTION DEVICES TO BE LOCATED INSIDE BUILDING. SEE RWU STANDARD DETAILS FOR INSTALLATION REQUIREMENTS.
- 12. IRRIGATION BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED INA HEATED SPACE OR FROST-PROOF ENCLOSURE PRIOR TO ANY TEES OR BRANCHES. 13. RPZA DEVICE SHALL BE WILKINS 975XL, HORIZONTAL ORIENTATION
- 14. RPZA MUST BE INSTALLED 12-30 INCHES ABOVE FINISHED FLOOR ELEVATION AND A MINIMUM OF 12 INCHES FROM ANY WALL OR OTHER OBSTRUCTION.
- 15. WATER AND SEWER SERVICES TO BE ABANDONED BY ROGERS WATER UTILITIES, AT OWNER'S EXPENSE. 16. DO NOT REMOVE COVER OVER EXISTING WATER MAINS.
- 17. WATER SERVICE BANKS HAVE (9) 5/8" METERS SETS IN 4 METER BOXES AND A 1" IRRIGATION METER. SOME BANKS WILL
- NEED ADDITIONAL METERS. 18. EACH WATER METER MUST BE TAGGED BY CONTRACTOR WITH A NON-CORRODING METAL TAG SHOWING THE ADDRESS THAT IT
- 19. EXISTING SEWER SERVICE BANKS HAVE MULTIPLE TAPS AVAILABLE. UNUSED SERVICES SHALL BE ABANDONED.
- 20. A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONES AE AND A PORTION IS WITHIN REGULATORY FLOODWAY PER LOMR 18-06-2232P EFFECTIVE DATE APRIL8, 2019.



ADJOINING PARCEL MAP

CURVE	ARC LENGTH	RADIUS		CHORD BEARING	CHORD LENGT
C1	47.11'	30.00'	89*58'58"	S 47°17'36" W	42.42'
C2	399.08'	900.00'	25*24'23"	S 79°35'09" W	<b>395.82</b> ′
C3	120.24	1831.33	3°45'43"	S 65°00'06" W	120.22
C4	46.24'	30.00'	88 18 29 "	N 72°55'27" W	41.80'
	282.17 <b>'</b>	475.00'	34°02'10"	N 11°33'16" W	278.04
C6	31.70'	60.00'	30°16'07"	N 20°35'59" E	31.33'
C7	133.57	50.00'	153'03'50"		97.25'
C8	31.70'	60.00'	<b>30°16'07</b> "	S 77°48'58" W	31.33'



# LIST OF ADJOINING PROPERTY OWNERS:

**ZONING:** 

ZONING:

ZONING:

1) PARCEL NUMBER:	02-01712-040
OWNER NAME:	MCCRAW, GLORIA MAE TRUSTEE
MAILING ADDRESS:	2430 S 26TH ST
	ROGERS AR 72758-6145
ZONING:	A-1

PARCEL NUMBER:	02-02087-264
WNER NAME:	BRILEY, DERRIEL R & DORIS O, TRUSTEES
MAILING ADDRESS:	2460 S 26TH ST
	ROGERS AR 72758-6145

INSTALL 8"x 6" TEE, & F.H. ASSEMBLY

30' B.S.B. ∞

CONSTRUCTION (SEE NOTE #13 FOR MAKE & MODEL)

CONSTRUCT 1" RPZA W/ HOTBOX/

XISTING METER BANK
TO BE REMOVED

N 87904 77 2222

NSTRUCT 5/8" WATER SERVICES - MAINTAIN 10

PARATION FROM PARALLEL SEWER SERVICE (TYP).

20' U.E. (2004-869)

OF NEW 5'

EXISTING 5' SIDEWALK

END LINE W/ 8" G.V. & PLUG \

20' U.E. (=04-869)

S 87°04′29" E 330.12' FENCE

CONSTRUCT

WATER METERS

STRUCT 1" RPZA W/ HOTBOX/
OTE #13 FOR MAKE & MODEL) PATCH EXISTING WEST KILIMANJARO WAY HYDRANT DOMES

EXISTING 1" STORM BOX WHERE 30 ASPHALT - 50 R/W EXISTING 8" CONSERVED WATER LINE:

S87-01-59" E 230 8" WATER METER EXISTING WEST KILIMANJARO WAY HYDRANT DOMES

WATER METER EXISTING WEST KILIMANJARO WAY HYDRANT DOMES

SEWEF

PROVIDED BY

STREET LIGHTS ANDS 388 B.S. 855 SSS SSS SSS

PROPOSED R/W

PROPOSED SET BACK -25.00' --

LINES PENDING VARIANCE

CLEANOUT (TYP)

TRANSFORMER

sss

≱i MANHOLE #

PROPOSED DE SERVICE BANK

MANHOLE #

CONSTRUCT

SEWER SERVICE

TYP)

#EXISTING SEWER

WATER METERS

IRRIGATION METER+ ≥ (4) EXISTING

IRRIGATION METER+

WATER METERS

W/ HOTBOX (SEE NOTE

#13 FOR MAKE & MODEL)

SEWER MAIN-

STREET LIGHTS AND INSTALL STREETLIGHTS

PROVIDED BY CARROLL

CONSTRUCT 4" SEWER SERVICE (TYF

YREMOVE EXISTING STREET LIGHTS AND
INSTALL STREETLIGHTS
PROVIDED BY

> CONSTRUCT 5/8" WATER METER-

(4) EXISTING

IRRIGATION METER CONSTRUCT 1" RPZA

W/ HOTBOX (SEE NOTE) #13 FOR MAKE & MODEL)

(4) EXISTING WATÉR METERS-

IRRIGATION METE

CONSTRUCT 5/8' WATER METER CONSTRUCT 1" RPZA

W/ HOTBOX (SEE NOTE #13 FOR MAKE & MODEL)

CONSTRUCT STOP SIGN

CONSTRUCT 1" RPZA

W/ HOTBOX (SEE NOTE

#13 FOR MAKE & MODEL)

EXISTI

CABLE PEDESTAL

PROPOSED SET BACK

MANHOLE #7 16.00 ASPHALT DRIVE

S 87°06'13" E 177 73'

PROPOSED D.E.

IVING QUARTERS

PROPOSED R/W

爲CONSTRUCT 5/8"WATER SERVICES — MAINTAIN 10

—sss —sss —sss —sss

SEPARATION FROM PARALLEL SEWER SERVICE (TYP)

20' U.E. (2004-869)

MAINTAIN 10' SEPARATION FROM

PARALLEL SEWER SERVICE (TYP)

POB R-O #1

NE CORNER

THE PEAKS

-E: 675918.63 ELEV: 1303.46

∕PROPOSED 24" HDPE CULVERT

TOTAL ACREAGE

7.82 ACRES +/-

PARCEL #02-16715-01

N: 721414.32 E: 675874.41

ELEV: 1293.00

-(4) EXISTING WATER METERS

TO BE ABANDONED

MANHOLE #3 LINE B

REMOVE EXISTING STREET LIGHTS AND INSTALL
STREETLIGHTS PROVIDED CARS

3) PARCEL NUMBER:	02-02087-267
OWNER NAME:	KEENEN, BEVERLY D TRUSTE
MAILING ADDRESS:	2542 S 26TH ST
	ROGERS AR 72758-6147

4) PARCEL NUMBER:	02-02087-250
ÓWNER NAME:	IMMANUEL BAPTIST CHURCH
	OF ROGERS ARKANSAS INC
MAILING ADDRESS:	2531 S 26TH ST
	ROGERS AR 72758-6147

ZONING:	A-1
5) PARCEL NUMBER: OWNER NAME:	02-02087-260 IMMANUEL BAPTIST CHURC OF ROGERS ARKANSAS IN

NER INAME.	IMIMIANUEL DAPTIST CHURC
	OF ROGERS ARKANSAS IN
LING ADDRESS:	5507 WALSH LN STE 202
	ROGERS AR 72758-8711
IING:	A-1

PARCEL NUMBER:	02-16715-009
NER NAME:	CH PEAKS LLC
AILING ADDRESS:	599 HORSEBARN RD STE 100
	ROGFRS AR 72758-8711

02-16715-006
EMERITROG LLC
3131 ELLIOTT AVE #500
SEATTLE WA 98121 <sup></sup> 1032

PARCEL NUMBER:	02-16715-003
NER NAME:	SHADOWBROOKE HOLDING LLC
ILING ADDRESS:	14034 S 145 E STE 301
	DRAPER UT 84020-5756
NING:	RMF-9A

) PARCEL NUMBER:	02-16715-002
WNER NAME:	J&M INVESTMENTS OF NWA
MAILING ADDRESS:	4034 N OLD WIRE RD
	FAYETTEVILLE AR 72703-47
CALINIC	DME OA

# SANITARY SEWER MANHOLE INFORMATION:

<u>MH 1, LINE P:</u> RIM ELEV: 1285.00 INVERT IN: 1274.72 INVERT OUT: 1274.62

MH 2, LINE P: RIM ELEV: 1288.75 INVERT OUT: 1275.78

MH 5, LINE 0: RIM ELEV: 1281.00 INVERT IN: 1270.90 INVERT OUT: 1270.80

MH 6, LINE 0: RIM ELEV: 1286.00 INVERT IN: 1278.10 INVERT OUT: 1278.00

MH 7, LINE 0: RIM ELEV: 1288.60 INVERT OUT: 1282.00 MH 3, LINE B:

RIM ELEV: 1288.00

INVERT IN: 1274.92

INVERT OUT: 1275.82 MH 4, LINE B: ADJUSTED RIM ELEV: 1287.50 INVERT IN: 1275.91

INVERT OUT (S): 1275.81

MH 5, LINE B: RIM ELEV: 1288.00 INVERT IN (W/N): 1276.58 INVERT OUT (S): 1276.48

MH 6, LINE B: RIM ELEV: 1291.50 INVERT IN (N):1283.35 INVERT OUT (S): 1283.25

MH 7, LINE B: RIM ELEV: 1296.00 INVERT IN (W): 1284.42 INVERT OUT (S): 1284.32

SITE INFORMATION:	
TOTAL SITE AREA:	289,279 sq ft
DEVELOPMET AREA:	289,279 sq ft
BEDROOMS PER UNIT:	3
GROSS BUILDING AREA:	56,271 sq ft
BUILDING HEIGHT:	30'
BUILDING COVERAGE:	56,217 sq ft-20
OPEN SPACE:	140998 sq ft-4
IMPERVIOUS AREA:	148280 sq ft-5

1		
	PARKING REQUIREMENTS: SINGLE-FAMILY DWELLING: 3 SPACES FOR EACH 2 DWELLI (1.5 spaces per unit)	NG UNITS
	NUMBER OF DWELLING UNITS: NUMBER OF SPACES REQUIRED:	54 81
	NUMBER OF UNITS WITH ONE-CAR GARAGES: +DRIVEWAY SPACE FOR ONE CAR:	24 24
	NUMBER OF UNITS WITH TWO-CAR GARAGES: +DRIVEWAY SPACE FOR TWO CARS:	30 30
	TOTAL PARKING SPACES PROVIDED:	168

SETBACK REQUIREMENTS:	
FRONT YARD:	30'
INTERIOR SIDE YARD:	10'*
EXTERIOR SIDE YARD:	30'
REAR YARD:	30'
*INTERIOR SIDE SETBACK ALONG ONE SIDE MAY BE ZERO F	PROVIDED
THERE IS A MINIMUM OF 20 FEET OF SEPARATION ALONG	THE
INTERIOR LOT SIDE LOT LINE	

BICYCLE RACKS REQUIRED/PROVIDED (1 PER 30 UNITS):

O REBAR (PROPERTY CORNER) ASPHALT SURFACE BENCHMARK BOLLARD BOUNDARY BOUNDARY BUILDING CABLE PEDESTAL CONCRETE SURFACE CONDUIT CELECTRIC LINE (OVERHEAD) ELECTRIC PEDESTAL ELECTRIC PEDESTAL ELICTRIC PEDESTAL ELICTRIC PEDESTAL FIRE HYDRANT FLOW LINE FIRE HYDRANT FLOW LINE FIRE FORCE MAIN GAS LINE GAS METER GRAVEL SURFACE  O REBAR (PROPERTY CORNER) ERBAR (PROPERTY CORNER) ERBAR (PROPERTY CORNER) ERBAR (PROPERTY CORNER) SANITARY SEWER CLEANOUT SANITARY SEWER LINE SANITARY SEWER LINE SETING LINE SETING LINE SIGN / FLAGPOLE SETING LINE STORM SEWER MANHOLE STORM SEWER PIPE  STORM SEWER MANHOLE STORM SEWER PIPE  TELEPHONE LINE TELEPHONE LINE TREE CANOPY LINE UTILITY EASEMENT WATER MAIN FDC WATER METER WATER SERVICE WATER SERVICE WATER VALVE	CONSTRUCT	EXISTING	DESCRIPTION
ASPHALT SURFACE BACKFLOW PREVENTON VALVE BENCHMARK BOUNDARY BUILDING CABLE PEDESTAL CONCRETE SURFACE CONDUIT CURB & GUTTER CENTRUINE OF ROAD CELECTRIC LINE (UNDERGROUND) CELECTRIC LINE (UNDERGROUND) CELECTRIC PEDESTAL ELECTRIC PEDESTAL ELECTRIC TRANSFORMER EROSION CONTROL (RIP-RAP) EROSION CONTROL (RIP-RAP) EROSION CONTROL (SILT FENCE) FIRE HYDRANT FLOW LINE FIBEROPTIC LINE FORCE MAIN GAS METER GRAVEL SURFACE CAS METER GRAVEL SURFACE CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT CELECTRIC PEDESTAL ELECTRIC LINE (OVERHEAD) EROSION CONTROL (SILT FENCE) FENCE FIRE HYDRANT FLOW LINE FIBEROPTIC LINE FORCE MAIN GAS METER GRAVEL SURFACE CONDUIT CONDUI	0	•	REBAR (PROPERTY CORNER)
BACKFLOW PREVENTON VALVE BENCHMARK BENCHMARK BOULDARD BOULDARD BOUNDARY BUILDING CABLE PEDESTAL CONCRETE SURFACE CONDUIT CONCRETE SURFACE CONDUIT CONCRETE SURFACE CONDUIT CURB & GUTTER CENTERLINE OF ROAD ELECTRIC LINE (UNDERGROUND) ELECTRIC LINE (UNDERGROUND) ELECTRIC LINE (UNDERGROUND) ELECTRIC TRANSFORMER EROSION CONTROL (RIP-RAP) EROSION CONTROL (SILT FENCE) FENCE FIRE HYDRANT FLOW LINE FORCE MAIN GAS LINE GAS METER GRAVEL SURFACE HOSE BIB POWER POLE REBAR (PROPERTY CORNER) RETAINING WALL RIGHT-OF-WAY LINE SANITARY SEWER CLEANOUT SANITARY SEWER LINE SANITARY SEWER SERVICE LINE SCITION LINE/ADJ. PROP. LINE SETBACK LINE SCITION LINE/ADJ. PROP. LINE STORM SEWER MANHOLE STORM SEWER PIPE STREETLIGHT TELEPHONE LINE TELEPHONE PEDESTAL TREE CANOPY LINE UTILITY EASEMENT WATER MAIN FDC WATER METER WATER MAIN FDC WATER METER WATER SERVICE			ASPHALT SURFACE
BENCHMARK BOLLARD BOUNDARY BUILDING CABLE PEDESTAL CONCRETE SURFACE CONDUIT CURB & GUTTER CENTERLINE OF ROAD DUMPSTER ELECTRIC LINE (UNDERGROUND) ELECTRIC LINE (UNDERGROUND) ELECTRIC LINE (UNDERGROUND) ELECTRIC LINE (UNDERGROUND) ELECTRIC RETR EROSION CONTROL (RIP-RAP) EROSION CONTROL (RIP-RAP) EROSION CONTROL (RIP-RAP) EROSION CONTROL (SILT FENCE) FENCE FIRE HYDRANT FLOW LINE FIBEROPTIC LINE GAS LINE GAS LINE GAS METER GRAVEL SURFACE O REBAR (PROPERTY CORNER) REBAR (PROPERTY CORNER) RETAINING WALL RIGHT-OF-WAY LINE SANITARY SEWER CLEANOUT SANITARY SEWER CLEANOUT SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE STIBACK LINE SIGN / FLAGPOLE STORM SEWER PIPE STREETLIGHT TELEPHONE LINE TELEPHONE LINE TELEPHONE LINE TREE CANOPY LINE TREE TREE CANOPY LINE TREE TREE CANOPY LINE TREE TREE TREE TREE TREE TREE TREE TR		<b>⊕</b>	BACKFLOW PREVENTON VALVE
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BUILDING CABLE PEDESTAL CONCRETE SURFACE CONDUIT CURB & GUTTER CENTERLINE OF ROAD DUMPSTER ELECTRIC LINE (UNDERGROUND) ELECTRIC LINE (UNDERGROUND) ELECTRIC PEDESTAL ELECTRIC TRANSFORMER EROSION CONTROL (RIP-RAP) EROSION CONTROL (SILT FENCE) FIRE HYDRANT FLOW LINE FIBEROPTIC LINE GAS METER GRAVEL SURFACE HOSE BIB POWER POLE REBAR (PROPERTY CORNER) RETAINING WALL RIGHT-OF-WAY LINE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SETBACK LINE SETBACK LINE SETBACK LINE SETBACK LINE STORM SEWER MANHOLE STORM SEWER PIPE TELEPHONE LINE TELEPHONE LINE TELEPHONE LINE TELEPHONE PEDESTAL TREE TREE TREE TREE TREE TREE TREE TRE			
CABLE PEDESTAL  CONCRETE SURFACE  ELECTRIC LINE (OVERHEAD)  ELECTRIC LINE (UNDERGROUND)  ELECTRIC PEDESTAL  ELECTRIC TRANSFORMER  EROSION CONTROL (RIP—RAP)  EROSION CONTROL (SILT FENCE)  FIRE HYDRANT  FLOW LINE  FIBEROPTIC LINE  FORCE MAIN  GAS LINE  GRAVEL SURFACE  HOSE BIB  QUANTIARY SEWER LINE  SANITARY SEWER MANHOLE  SECTION LINE/ADJ. PROP. LINE  SECTION LINE/ADJ. PROP. LINE  SECTION LINE/ADJ. PROP. LINE  SIGN / FLAGPOLE  SECTION LINE/ADJ. PROP. LINE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  TELEPHONE LINE  TELEPHONE PEDESTAL  TREE  TREE CANOPY LINE  TIELEPHONE PEDESTAL  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER LINE  WATER MAIN FDC		7//////////////////////////////////////	
CONCRETE SURFACE CONDUIT  CONDUIT  CONDUIT  CONDUIT  DUMPSTER ELECTRIC LINE (OVERHEAD) ELECTRIC LINE (UNDERGROUND) ELECTRIC METER EROSION CONTROL (RIP—RAP) EROSION CONTROL (SILT FENCE) FENCE FIRE HYDRANT FLOW LINE FORCE MAIN GAS METER GRAVEL SURFACE  O REBAR (PROPERTY CORNER) RETAINING WALL RIGHT—OF—WAY LINE SANITARY SEWER CLEANOUT SANITARY SEWER SERVICE LINE SCHOOL LINE SCHOOL LINE SIGN / FLAGPOLE STORM SEWER MANHOLE STORM SEWER MANHOLE STORM SEWER PIPE STREETLIGHT TELEPHONE LINE TREE CANOPY LINE UTILITY EASEMENT WATER MAIN FOC WATER METER WATER METER WATER METER WATER METER WATER METER WATER MENN FOC WATER METER WATER METER WATER METER WATER METER WATER MENN FOC WATER METER			
CONDUIT  CURB & GUTTER  CURB & GUTTER  CURB & GUTTER  CENTERLINE OF ROAD  DUMPSTER  ELECTRIC LINE (OVERHEAD)  ELECTRIC LINE (OVERHEAD)  ELECTRIC LINE (OVERHEAD)  ELECTRIC PEDESTAL  ELECTRIC TRANSFORMER  EROSION CONTROL (RIP-RAP)  EROSION CONTROL (SILT FENCE)  FIRE HYDRANT  FLOW LINE  FIRE HYDRANT  FLOW LINE  FORCE MAIN  GAS LINE  GAS METER  GRAVEL SURFACE  HOSE BIB  POWER POLE  O  REBAR (PROPERTY CORNER)  RETAINING WALL  RIGHT-OF-WAY LINE  SANITARY SEWER CLEANOUT  SANITARY SEWER MANHOLE  SANITARY SEWER MANHOLE  SANITARY SEWER MANHOLE  SANITARY SEWER MANHOLE  SECTION LINE/ADJ. PROP. LINE  SETBACK LINE  SIGN / FLAGPOLE  STORM SEWER PIPE  TELEPHONE LINE  TELEPHONE LINE  TELEPHONE LINE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC	4.		
CENTERLINE OF ROAD  T  T  DUMPSTER  ELECTRIC LINE (OVERHEAD)  ELECTRIC LINE (UNDERGROUND)  ELECTRIC METER  ELECTRIC PEDESTAL  EROSION CONTROL (RIP-RAP)  FIRE HYDRANT  FILOW LINE  FIBEROPTIC LINE  FORCE MAIN  GAS LINE  GAS METER  GRAVEL SURFACE  HOSE BIB  POWER POLE  REBAR (PROPERTY CORNER)  RETAINING WALL  RIGHT-OF-WAY LINE  SANITARY SEWER LINE  SANITARY SEWER LINE  SANITARY SEWER MANHOLE  SANITARY SEWER MANHOLE  SANITARY SEWER MANHOLE  SETBACK LINE  SETBACK LINE  SETBACK LINE  SETBACK LINE  SETBACK LINE  SETBACK LINE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  TIELEPHONE LINE  WATER MANH FDC  WATER METER  WATER METER  WATER METER  WATER METER  WATER METER  WATER METER			
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ELECTRIC LINE (OVERHEAD)  ELECTRIC LINE (UNDERGROUND)  ELECTRIC METER  ELECTRIC TRANSFORMER  EROSION CONTROL (RIP-RAP)  EROSION CONTROL (SILT FENCE)  FIRE HYDRANT  FIDEW LINE  FIBEROPTIC LINE  GAS LINE  GAS LINE  GRAVEL SURFACE  HOSE BIB  POWER POLE  REBAR (PROPERTY CORNER)  RETAINING WALL  RIGHT-OF-WAY LINE  SANITARY SEWER CLEANOUT  SANITARY SEWER LINE  SANITARY SEWER MANHOLE  SANITARY SEWER SERVICE LINE  SECTION LINE/ADJ. PROP. LINE  SETBACK LINE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER PIPE  TELEPHONE LINE  TELEPHONE LINE  TELEPHONE LINE  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER METER  WATER MAIN FDC  WATER METER			CENTERLINE OF ROAD
ELECTRIC LINE (UNDERGROUND)  C ELECTRIC METER  ELECTRIC PEDESTAL  ELECTRIC TRANSFORMER  EROSION CONTROL (RIP—RAP)  EROSION CONTROL (SILT FENCE)  FENCE  FIRE HYDRANT  FILOW LINE  FIBEROPTIC LINE  FORCE MAIN  GAS LINE  GAS METER  GRAVEL SURFACE  HOSE BIB  POWER POLE  REBAR (PROPERTY CORNER)  RETAINING WALL  RICHT—OF—WAY LINE  SANITARY SEWER CLEANOUT  SANITARY SEWER SERVICE LINE  SETBACK LINE  SETBACK LINE  SIGN / FLAGPOLE  SECTION LINE/ADJ. PROP. LINE  STORM SEWER MANHOLE  TELEPHONE LINE  TELEPHONE LINE  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC  WATER MAIN FDC  WATER MAIN FDC  WATER METER	(T)	(₸)	DUMPSTER
ELECTRIC LINE (UNDERGROUND)  C ELECTRIC METER  ELECTRIC PEDESTAL  ELECTRIC TRANSFORMER  EROSION CONTROL (RIP—RAP)  EROSION CONTROL (SILT FENCE)  FENCE  FIRE HYDRANT  FILOW LINE  FIBEROPTIC LINE  FORCE MAIN  GAS LINE  GAS METER  GRAVEL SURFACE  HOSE BIB  POWER POLE  REBAR (PROPERTY CORNER)  RETAINING WALL  RICHT—OF—WAY LINE  SANITARY SEWER CLEANOUT  SANITARY SEWER SERVICE LINE  SETBACK LINE  SETBACK LINE  SIGN / FLAGPOLE  SECTION LINE/ADJ. PROP. LINE  STORM SEWER MANHOLE  TELEPHONE LINE  TELEPHONE LINE  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC  WATER MAIN FDC  WATER MAIN FDC  WATER METER			ELECTRIC LINE (OVERHEAD)
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EROSION CONTROL (SILT FENCE)  FIRE HYDRANT  FLOW LINE  FIBREOPTIC LINE  FORCE MAIN  GAS LINE  GAS METER  GRAVEL SURFACE  HOSE BIB  POWER POLE  REBAR (PROPERTY CORNER)  RETAINING WALL  RIGHT-OF-WAY LINE  SANITARY SEWER CLEANOUT  SANITARY SEWER MANHOLE  SANITARY SEWER MANHOLE  SANITARY SEWER MANHOLE  SETBACK LINE  SECTION LINE/ADJ. PROP. LINE  SETBACK LINE  SIGN / FLAGPOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER PIPE  TELEPHONE LINE  TELEPHONE LINE  TELEPHONE PEDESTAL  TREE  TREE CANOPY LINE  WATER MAIN FDC		$\boxtimes$	ELECTRIC TRANSFORMER
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FORCE MAIN  GAS LINE  GAS METER  GRAVEL SURFACE  HOSE BIB  POWER POLE  REBAR (PROPERTY CORNER)  RETAINING WALL  RIGHT-OF-WAY LINE  SANITARY SEWER CLEANOUT  SANITARY SEWER LINE  SANITARY SEWER MANHOLE  SANITARY SEWER SERVICE LINE  SETBACK LINE  WATER LINE  WATER MAIN FDC		—	FLOW LINE
GAS LINE  GAS METER  GRAVEL SURFACE  HOSE BIB  POWER POLE  REBAR (PROPERTY CORNER)  RIGHT-OF-WAY LINE  SANITARY SEWER CLEANOUT  SANITARY SEWER LINE  SANITARY SEWER MANHOLE  SANITARY SEWER SERVICE LINE  SECTION LINE/ADJ. PROP. LINE  SETBACK LINE  SIGN / FLAGPOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  TELEPHONE LINE  TELEPHONE LINE  TREE  WATER MAIN FDC  WATER MAIN FDC  WATER METER  WATER METER			FIBEROPTIC LINE
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GRAVEL SURFACE  HOSE BIB  POWER POLE  REBAR (PROPERTY CORNER)  RETAINING WALL  RIGHT-OF-WAY LINE  SANITARY SEWER CLEANOUT  SANITARY SEWER LINE  SANITARY SEWER MANHOLE  SANITARY SEWER SERVICE LINE  SANITARY SEWER MANHOLE  SANITARY SEWER MANHOLE  SECTION LINE/ADJ. PROP. LINE  SETBACK LINE  SIGN / FLAGPOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  TELEPHONE LINE  TELEPHONE LINE  TELEPHONE LINE  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC  WATER MAIN FDC  WATER METER  WATER SERVICE			GAS LINE
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REBAR (PROPERTY CORNER)  RETAINING WALL  RIGHT—OF—WAY LINE  SANITARY SEWER CLEANOUT  SANITARY SEWER LINE  SANITARY SEWER MANHOLE  SANITARY SEWER SERVICE LINE  SECTION LINE/ADJ. PROP. LINE  SETBACK LINE  SIGN / FLAGPOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER PIPE  STREETLIGHT  TELEPHONE LINE  TELEPHONE LINE  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC  WATER MAIN FDC  WATER METER  WATER METER  WATER METER		Ē	HOSE BIB
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RIGHT-OF-WAY LINE  SANITARY SEWER CLEANOUT  SANITARY SEWER LINE  SANITARY SEWER MANHOLE  SANITARY SEWER SERVICE LINE  SECTION LINE/ADJ. PROP. LINE  SETBACK LINE  SIGN / FLAGPOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER PIPE  STREETLIGHT  TELEPHONE LINE  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC  WATER MAIN FDC  WATER METER  WATER METER	0	•	REBAR (PROPERTY CORNER)
SANITARY SEWER CLEANOUT  SANITARY SEWER LINE  SANITARY SEWER MANHOLE  SANITARY SEWER MANHOLE  SANITARY SEWER SERVICE LINE  SECTION LINE/ADJ. PROP. LINE  SETBACK LINE  SIGN / FLAGPOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER PIPE  STREETLIGHT  TELEPHONE LINE  TREE  TREE  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC  WATER MAIN FDC  WATER METER  WATER SERVICE			
SANITARY SEWER LINE  SANITARY SEWER MANHOLE  SANITARY SEWER SERVICE LINE  SECTION LINE/ADJ. PROP. LINE  SETBACK LINE  SIGN / FLAGPOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER PIPE  STREETLIGHT  TELEPHONE LINE  TELEPHONE LINE  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC  WATER MAIN FDC  WATER METER  WATER SERVICE			RIGHT-OF-WAY LINE
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SANITARY SEWER SERVICE LINE  SECTION LINE/ADJ. PROP. LINE  SETBACK LINE  SIGN / FLAGPOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER PIPE  STREETLIGHT  TELEPHONE LINE  TELEPHONE PEDESTAL  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC  WATER MAIN FDC  WATER METER	ssss		
SECTION LINE/ADJ. PROP. LINE  SETBACK LINE  SIGN / FLAGPOLE  STORM SEWER MANHOLE  STORM SEWER PIPE  STREETLIGHT  TELEPHONE LINE  TELEPHONE PEDESTAL  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC  WATER METER  WATER SERVICE	<u> </u>	<u> </u>	
SETBACK LINE  SIGN / FLAGPOLE  SIGN / FLAGPOLE  STORM SEWER MANHOLE  STORM SEWER PIPE  STREETLIGHT  TELEPHONE LINE  TELEPHONE PEDESTAL  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC  WATER METER  WATER SERVICE	/ <del></del>	/	
SIGN / FLAGPOLE  #Tp=1295.23 SPOT ELEVATION  STORM SEWER MANHOLE  STORM SEWER PIPE  STREETLIGHT  TELEPHONE LINE  TELEPHONE PEDESTAL  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC  WATER METER  WATER SERVICE			•
SPOT ELEVATION STORM SEWER MANHOLE STORM SEWER PIPE STREETLIGHT TELEPHONE LINE TELEPHONE PEDESTAL TREE TREE CANOPY LINE UTILITY EASEMENT WATER MAIN FDC WATER MAIN FDC WATER SERVICE			
STORM SEWER MANHOLE  STORM SEWER PIPE  STREETLIGHT  TELEPHONE LINE  TELEPHONE PEDESTAL  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER LINE  WATER MAIN FDC  WATER METER  WATER SERVICE	<del></del>		•
STORM SEWER PIPE  STREETLIGHT  TELEPHONE LINE  TELEPHONE PEDESTAL  TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER MAIN FDC  WATER METER  WATER SERVICE			
STREETLIGHT TELEPHONE LINE TELEPHONE PEDESTAL TREE TREE CANOPY LINE UTILITY EASEMENT UTILITY EASEMENT WATER MAIN FDC WATER METER WATER SERVICE	•	•	
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TELEPHONE PEDESTAL  TREE  TREE CANOPY LINE  UTILITY EASEMENT  VATER LINE  WATER MAIN FDC  WATER METER  WATER SERVICE	*	₩.	
TREE  TREE CANOPY LINE  UTILITY EASEMENT  WATER LINE  WATER MAIN FDC  WATER METER  WATER SERVICE			
TREE CANOPY LINE  UTILITY EASEMENT  WATER LINE  WATER MAIN FDC  WATER METER  WATER SERVICE	~~ <u>~</u>	Φ	
WATER MAIN FDC  WATER METER  WATER SERVICE	(i)	₩ W	
WATER LINE WATER MAIN FDC WATER METER WATER SERVICE			
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₩ ₩ATER METER WATER SERVICE		v_v_v_v_v_v_v_	
── <b>-</b> ₩ATER SERVICE			
	w		
₩ATER VALVE		×	
	×		WATER VALVE

ALL SEWER SERVICE LINES TO BE 4" SDR-26 PVC.

TRASH SERVICE WILL BE PROVIDED VIA INDIVIDUAL ROLL-AWAY CARTS

PH AN

REGISTERED **PROFESSIONAL** 

**ENGINEER** 

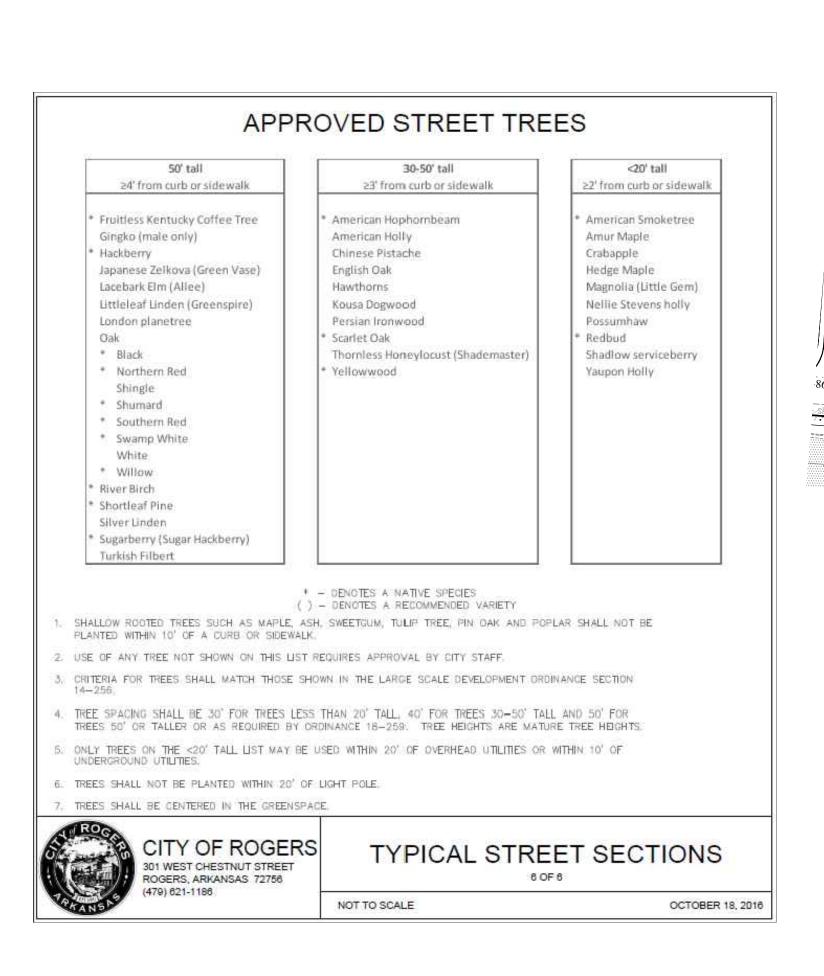
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BATES & (ASSOCIATES, INC.) ≥

**#**1335

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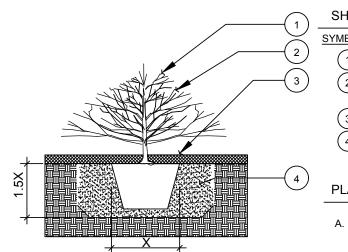
SSHADOWBROOKE LARGE SCALE



## GENERAL LANDSCAPE NOTES

- 1. ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.
- 2. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
- 3. PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT. 4. HOSE BIB IRRIGATION PER CITY OF ROGERS SPECIFICATIONS EVERY 100'
- 5. REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR
- IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.

  6. DEVELOPER WILL PROVIDE A 3—YEAR GUARANTEE ON LANDSCAPE REQUIREMENTS STARTING
- ONCE INSTALLATION IS COMPLETE.
- 7. MULCH TO BE 2"-3" AWAY FROM TRUNK. 8. PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.
- 9. ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING. 10. ALL DRAINAGE SWALES ARE TO BE SOLID SODDED.
- 11. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.



#### SHRUB PLANTING LEGEND SYMBOL DESCRIPTION

- PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING
- PLACE PLANT IN VERTICAL, PLUMB POSITION REMOVE CONTAINER PRIOR TO PLACING BACKFILL.
- 3" 4" OF MULCH
- PREPARED BACKFILL. TAMP AND SOAK BACKFILL AFTER PLANTING.
- PLANTING NOTES
- A. AREA OF PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED.

SHRUB PLANTING DETAIL n.t.s.

# SLOPE SIDES 2-3 TIMES 'X'

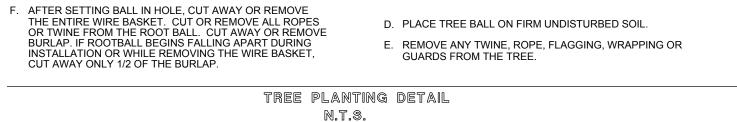
# DECIDUOUS TREE PLANTING LEGEND

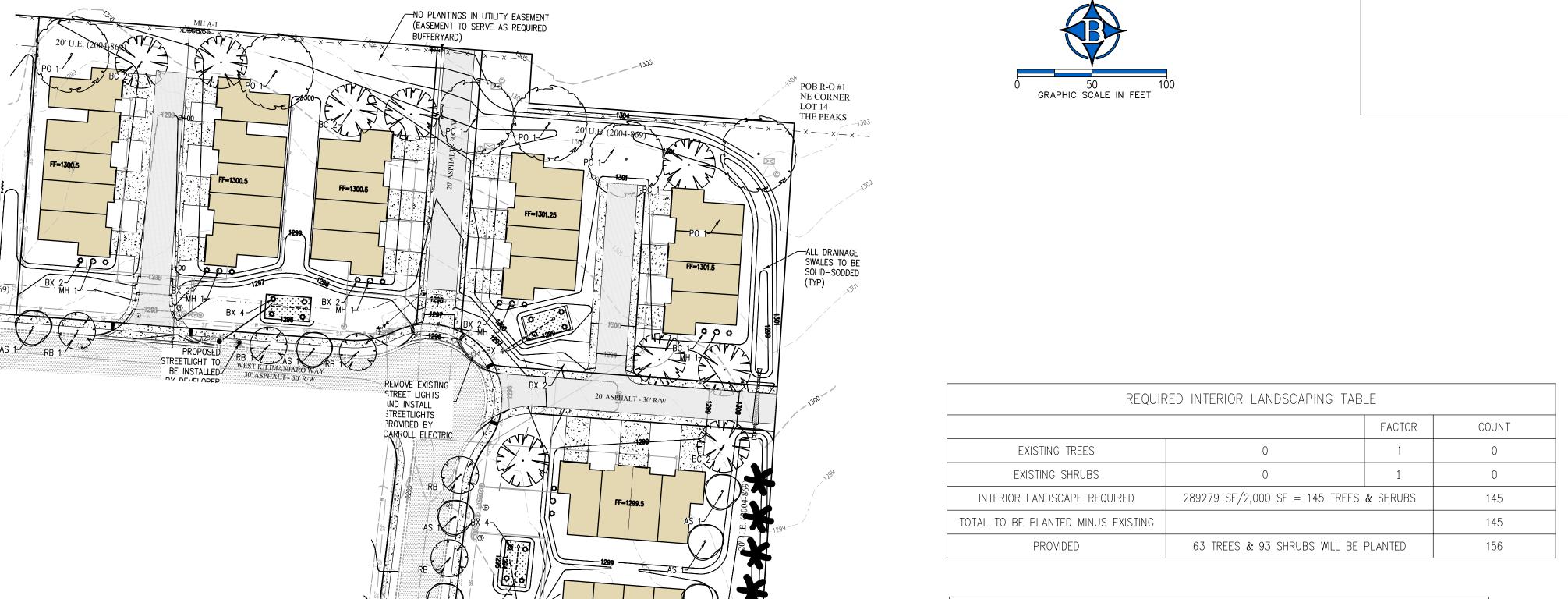
# SYMBOL DESCRIPTION

- (1) 4" ORGANIC MULCH. 3"-4" AWAY FROM TRUNK
- REMOVE BALL WRAP FROM TOP 1/3 OF BALL
- ROOTBALL ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
- TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)
- EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

# PLANTING NOTES

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT
- ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING ROUGHEN EDGES C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.





SOLID-SODDED

SWALES TO BE SOLID-SODDED

STREET LIGHTS

AND INSTALL

STREETLIGHTS

PROVIDED BY

REMOVE EXISTING STREET LIGHTS AND INSTALL STREETLIGHTS

CARROLL ELEÇTRIC

REMOVE EXISTING STREET LIGHTS

PROVIDED BY CARROLL ELECT

● AND INSTALL STREETLIGHTS

PROVIDED BY

TOTAL SITE AREA:  DEVELOPMET AREA:	289,279 sq ft 289,279 sq ft
BEDROOMS PER UNIT: GROSS BUILDING AREA: BUILDING HEIGHT:	3 56,271 sq ft 30'

STREET TREES REQUIRED

REQUIRED STREET TREE TABLE

1/30' (20' TALL) - 1926 OF R/W

LESS DRIVES, SIDEWALKS, & LIGHT

POLE SEPARATION

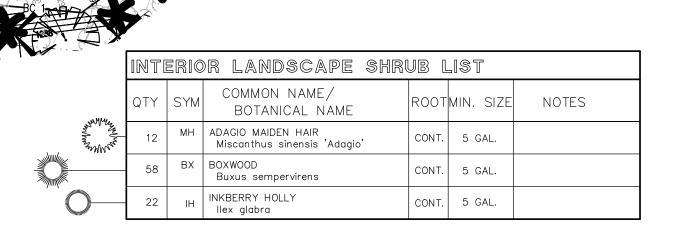
COUNT

29

56,217 sq ft-20%

140998 sq ft-49%

148280 sq ft-51%



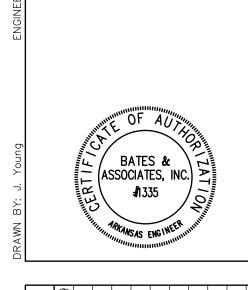
BUILDING COVERAGE:

IMPERVIOUS AREA:

OPEN SPACE:

	INT	ERIC	R LANDSCAPE TRE	E LI	ST	
my	QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
	10	PO	PIN OAK Quercus palustris	B&B	2.5" CAL. / 6' HEIGHT	DECIDUOUS SHADE /60' HEIGHT / 50' SPREAD
	18	вс	BALD CYPRESS Taxodium distichum	B&B	8' HEIGHT	EVERGREEN / 60' HEIGHT / 35' SPREAD
	6	AS	AMERICAN SMOKETREE Cortinus obovatus	B&B	2" CAL. / 6' HEIGHT	DECIDIOUS ORNAMENTAL / 20' HEIGHT / 25' SPREAD
*	28	GG	SHORT LEAF PINE Pinus echinata	B&B	2.5" CAL. 8' TALL	EVERGREEN

		STF	REET	t tree list					1
		QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES	Ш	16 - 01
_ (	` . ´)——	15	RB	EASTERN REDBUD Cercis canadensis	В&В	2" CAL. / 6' HEIGHT	DECIDUOUS ORNAMENTAL / 20' HEIGHT / 25' SPREAD		0 N
$\widehat{}$		12	AS	AMERICAN SMOKETREE Cortinus obovatus	В&В	2" CAL. / 6' HEIGHT	DECIDIOUS ORNAMENTAL / 20' HEIGHT / 25' SPREAD		)JECT



REVISIONS	DATE
1ST SUBMITTAL	10/04/19

THE PEAKS COPMENT F  $\forall$  $\prec$ SHADOWBROOKE LARGE SCALE D NDS