



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

MEETING DATE
JULY 7, 2020

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – KUM & GO

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

REQUEST DETAILS

PROJECT NAME:	Kum & Go
ADDRESS/LOCATION:	200 W Hudson Road
PROPOSED USE:	Convenience Store with Gas Sales
CURRENT ZONING:	C-3 (Neighborhood Commercial) and Overlay District
CGM GROWTH DESIGNATION:	Neighborhood Center
APPLICANT/REPRESENTATIVE:	Sewell Inspections, Testing & Engineering
PROJECT OWNER/DEVELOPER:	Kum & Go L.C.
PROPERTY OWNER:	Kum & Go L.C.
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 a 5,620-SF gas station and paved parking lot on 2.458± acres. The proposed development plans meet all City requirements (except for requested waivers) 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 WAIVER from Sec. 14-260(1)f distance between curb cuts requiring 250 feet between the driveway along W Hudson Road and the neighboring driveway.
2. Approve WAIVER from Sec. 14-260(1)f. distance between curb cuts requiring 150 feet between the driveway along N 2nd Street and the neighboring driveway.
3. Approve WAIVER from Sec. 14-608(4) requiring street improvements based on the City master street plan and design standards WITH CONDITION that street lights are to be installed by the developer to meet the Typical Street Sections.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

- a) The applicant requests a WAIVER from Sec. 14-260(1)f. Distance between curb cuts requiring 250 feet between the driveway along W Hudson Road and the neighboring driveway to the west approximately 55ft. The applicant is providing a cross access easement to the west for future cross access to share the driveway. The driveway is preferred at this location due to a future roundabout planned at the intersection of W Hudson Road and N 2nd Street.
- b) The applicant requests a WAIVER from Sec. 14-260(1)f. Distance between curb cuts requiring 150 feet between the driveway along W Hudson Road and the neighboring driveway to the south. The applicant proposes a driveway approximately 55ft to the north of a driveway at the US Army Corps Beaver Lake Project office entrance. This is one of two entrances at the Corps property primarily used for the equipment yard on the property. The applicant's proposed driveway is preferred at this location due to a future roundabout planned at the intersection of W Hudson Road and N 2nd Street.
- c) The applicant has agreed to provide a cross access to the southern property. Since the current property to the south is owned by the Corps, Engineering staff has requested the applicant to provide a 20' Access Easement without improvements or a stub-out for the possibility of a future connection to the south.

2. STORMWATER MANAGEMENT: Stormwater at this location is managed through a series of infiltration trenches around the outer edge of the parking lot. The project site contains four watersheds that each drain to an infiltration trench that accommodates storage for water quantity requirements. If infiltration were to fail, the applicant has proposed an HDPE underdrain system to slowly release overflow amounts accordingly until maintenance can be performed.

3. WATER QUALITY: Water quality at this location is managed through the infiltration trenches water quality capture volume using a 24 hour drain time and accounting for sedimentation.

4. FLOODPLAIN MANAGEMENT: No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).

5. MASTER STREET PLAN IMPROVEMENTS:

- a) Street Pavement and Condition: W Hudson Road & N 2nd Street are both ArDOT rights-of-way. A future roundabout project is in early planning stages at the intersection of W Hudson Road & N 2nd Street which will improve the intersection to a multi-lane roundabout.
 - i) The applicant requests a WAIVER from Sec. 14-608(4) requiring street improvements based on the City master street plan and design standards. The applicant requests this waiver from installing new sidewalks, street trees, and street lights on both N 2nd Street and W Hudson Road with the hardship that there is a future roundabout planned and overhead powerlines along both streets.
- b) Connectivity Standards: The applicant proposes providing a 20ft access easement for a cross access connection to the property to the west. Neither north/south nor east/west connectivity is required other than cross access for future driveways along W Hudson Road. The applicant's project proposal meets the City of Rogers requirements for Connectivity.
- c) Streetscape:
 - i) Right-of-Way:
 - 1) The applicant proposes dedication of an additional 10ft of right-of-way along W Hudson Road. W Hudson Road is currently an 80ft right-of-way, 40' from the centerline to the property line at the north. The applicant's proposal is appropriate in size for the 100ft requirement for a Major Arterial, which will result in 50ft from the centerline to the norther property line.
 - 2) N 2nd Street is a Collector Street which would require a 70ft right-of-way. Existing conditions show an 80ft right-of-way exists, 40ft from the centerline to the east property line. This is sufficient right-of-way along N 2nd Street.
 - ii) Sidewalks & Sidepaths:
 - 1) The existing sidewalks along N 2nd Street and W Hudson Road are partially outside of the right-of-way. The applicant has proposed including a Recreation Easement for existing sidewalks where they cross the property line.
- d) Trails: No City of Rogers trails are proposed or required.

- e) Street Lights: The applicant's waiver request includes street lights.
- f) Street Trees: The applicant's waiver request includes street trees.
- 6. RECOMMENDATIONS:
 - a) Approve WAIVER from Sec. 14-260(1)f. distance between curb cuts requiring 250 feet between the driveway along W Hudson Road and the neighboring driveway. Due to the future roundabout installation.
 - b) Approve WAIVER from Sec. 14-260(1)f. distance between curb cuts requiring 150 feet between the driveway along N 2nd Street and the neighboring driveway.
 - c) Approve WAIVER from Sec. 14-608(4) requiring street improvements based on the City master street plan and design standards WITH CONDITION that street lights are to be installed by the developer to meet the Typical Street Sections. One street light being at each driveway location and one at the intersection at W Hudson Road & N 2nd Street. Street lights may be moved and reused with future development. W Hudson Road & N 2nd Street are both state roads, and the intersection is intended to have a new roundabout in the future.

PLANNING REVIEW

1. LAND USE:

- a) Use Definition: "Convenience Store with Gas Sales" is defined as "encompassing retail sales of food, beverage, and small convenience items typically found in establishments with long or late hours of operation that also sell gasoline," (Sec. 14-695(b)(3)(s)).
- b) Zoning Compliance:
The proposed project is in compliance with C-3 zoning regulations. CUP #20-04 allows the proposed use at this location.
- c) CGM Compliance:
The proposed project aligns with the purpose, character, and goals of the Neighborhood Center Growth Designation.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform 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:
All setback and height requirements have been met.
- b) Building Design:
N/A
- c) Parking & Loading:
All vehicle and bicycle parking requirements have been met.
- d) Screening & Transitions:
All screening requirements have been met.
- e) Landscaping:
All landscaping requirements have been met.

3. RECOMMENDATIONS:

- a) Approve Large-Scale Development Plans.

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 request as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*
Move to approve the request 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].

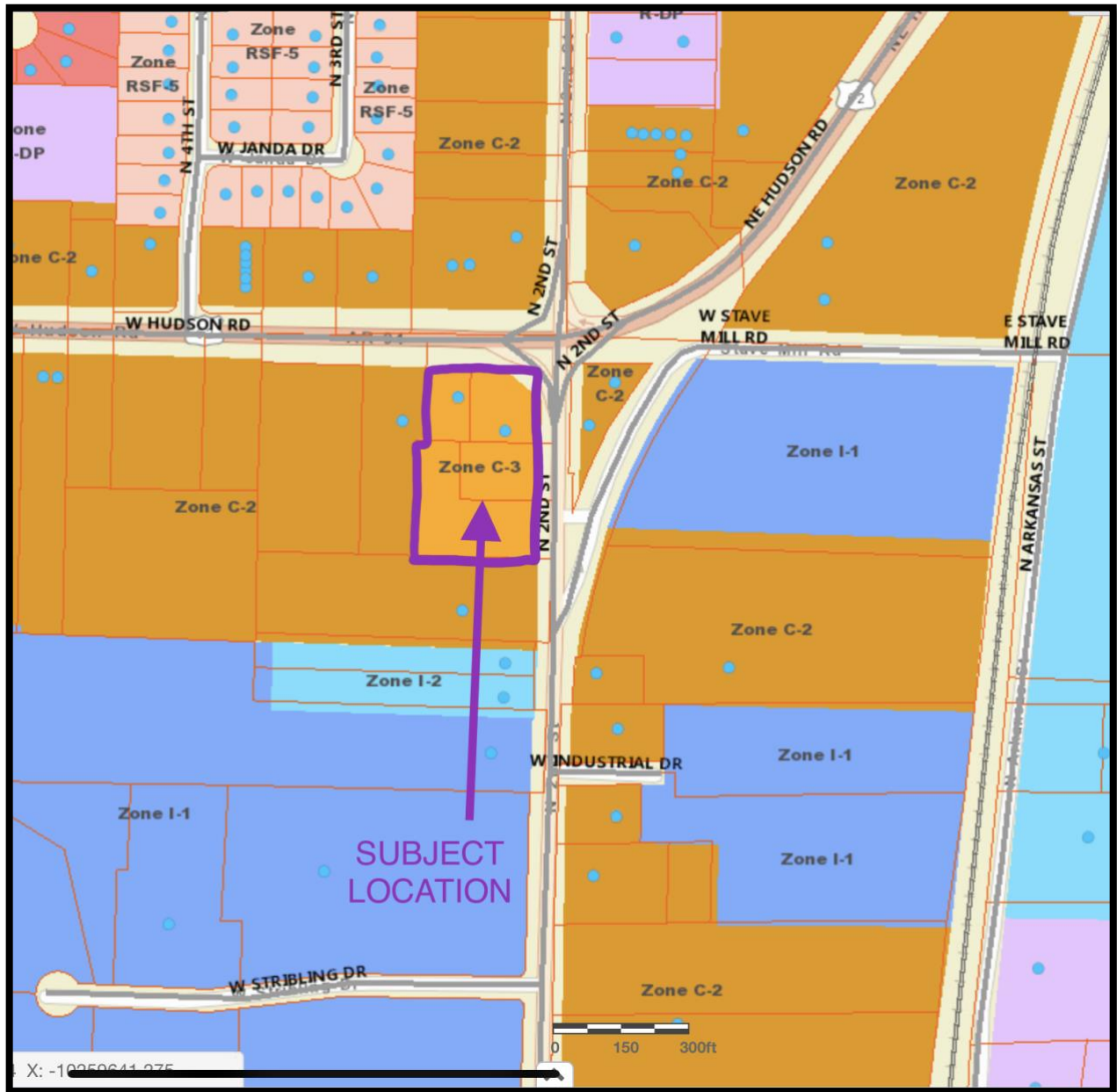
TABS

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

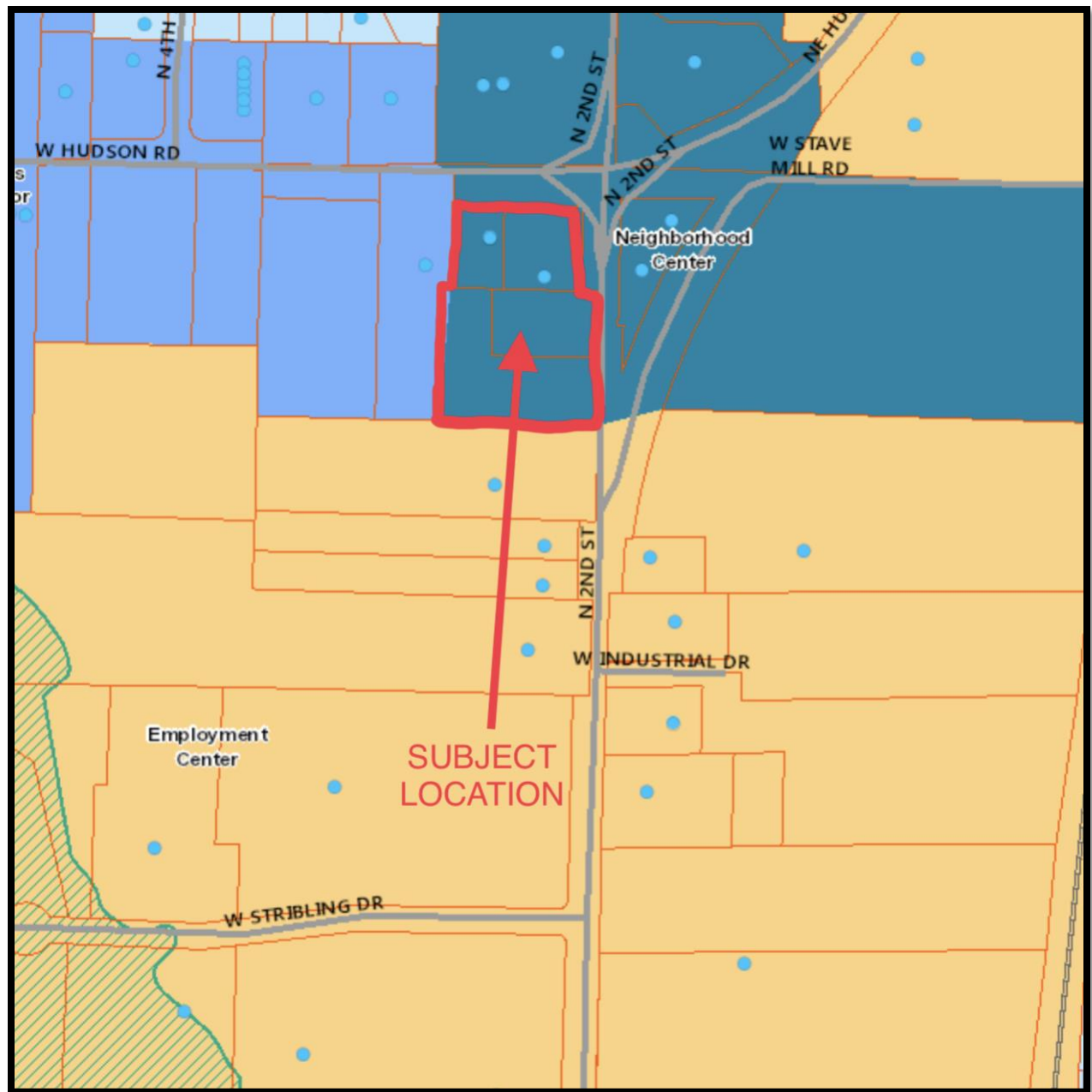
KUM & GO AERIAL MAP:



KUM & GO ZONING MAP:



KUM & GO CGM MAP:





June 15, 2020

Mr. John Sewell, PE
SITE
P.O. Box 22651
Nashville, TN 37202

Re: Conditional Approval of Civil Plans
Kum & Go on Hudson Rd

Dear Mr. Sewell:

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

1. Note on the Utility Plan that the 4" sewer service invert into the existing manhole is 1346.03. Please verify this elevation is correct. This should cause the 4" to match crowns with the existing 8" out-flowing pipe.
2. Include in the note for the irrigation RPZA that it will be located on the private side of the meter.
3. There are some trees that will mature to over 20' that are still too close to the existing sewer main. Please see the two trees located on the south side of the south entrance. Also, it appears there is a tree that will be too close to the sewer service line located near the existing manhole.

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



**SEWELL INSPECTIONS,
TESTING & ENGINEERING**

PO Box 22651
Nashville, TN 37202
270-779-3161

June 26, 2020

TO: Elizabeth Johnson, Planner III
Kris Paxton, Development Compliance Manager

RE: Waiver Request – Kum & Go
CityView Project No. 202000129

FROM: John Sewell, PE - Sewell Inspections, Testing & Engineering

Waiver Request:

The following waivers are being requested for this project.

1. **Streets Trees & Street Lights** -We request that a waiver from Sec. 14-608 requiring the installation of street trees and street lights in the ROW along W. Hudson Rd. and N. Second Street. There are planned intersection improvements by ArDOT to install a roundabout at the intersection of W. Hudson Rd. & N. 2nd Ave.. The construction of the roundabout will widen the road which will remove these items as part of the planned construction. Kum & Go would request to pay a fee in lieu for these items.
2. **10' Sidepath & 6' Greenspace** – We request a waiver from Sec. 14-608 requiring a 6' greenspace and 10' sidepath along W. Hudson Road and N. Second St. There are planning intersection improvements by ARDOT to install a roundabout at the intersection of W. Hudson Rd & N. Second St. The construction of the roundabout would widen the road and remove the green space & sidepath constructed.
3. **Minimum Distance Between Curb Cuts** – We request a waiver from Sec. 14-260 regarding minimum distance between curb cuts. The proposed entrance on W. Hudson Rd. and N. Second St. have been shifted away from the intersection of W. Hudson Rd. & N. Second St. due to the proposed roundabout intersection improvement.



John Sewell

PROJECT TEAM:

OWNER/DEVELOPER/APPLICANT:

KUM & GO L.C.
1459 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: DAN GARNEAU
PH: (515) 457-6392

SANITARY SEWER:

ROGERS WATER UTILITIES
601 S. 2ND STREET
ROGERS, AR 72756
CONTACT: STEVEN PONDER
PH: (479) 621-1142

TELEPHONE:

AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
CONTACT: SCOTT SEAMAN
PH: (479) 442-1977

ENGINEER:

SEWELL INSPECTIONS, TESTING & ENGINEERING
P.O. BOX 22651
NASHVILLE, TN 37202
CONTACT: JOHN SEWELL, PE
PH: (270) 779-3161
E: jsewell.site@gmail.com

ELECTRIC:

AEP-SWPCO
415 W. STRIBLING DRIVE
ROGERS, AR 72756
CONTACT: MARK BEASLEY
PH: (479) 986-1004

CABLE TELEVISION:

COX COMMUNICATIONS
4901 S. 48TH STREET
SPRINGDALE, AR 72766
CONTACT: KIP SMITH
PH: (479) 717-3796

GEOTECHNICAL ENGINEER:

TERRACON CONSULTANTS, INC.
113 S. DIXIELAND ROAD
ROGERS, AR 72758
CONTACT: SABA GEBRETSADKIK, PE
PH: (479) 621-0196

HEALTH DEPARTMENT:

ARKANSAS DEPT. OF HEALTH
DIVISION OF ENGINEERING
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PH: (501) 661-2623

NATURAL GAS:

BLACK HILLS ENERGY
1255 N. 13TH STREET
ROGERS, AR 72756
CONTACT: BRANDON STUBBS
PH: (479) 225-3726

SURVEYOR:

OZARK CIVIL ENGINEERING
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
CONTACT: RICK DALTON
PH: (479) 464-8850

STREETS:

ARKANSAS DEPT. OF TRANSPORTATION
10324 INTERSTATE 30
LITTLE ROCK, AR 72209
CONTACT: ANDREW BREWER, PE
PH: (501) 569-2201

WATER:

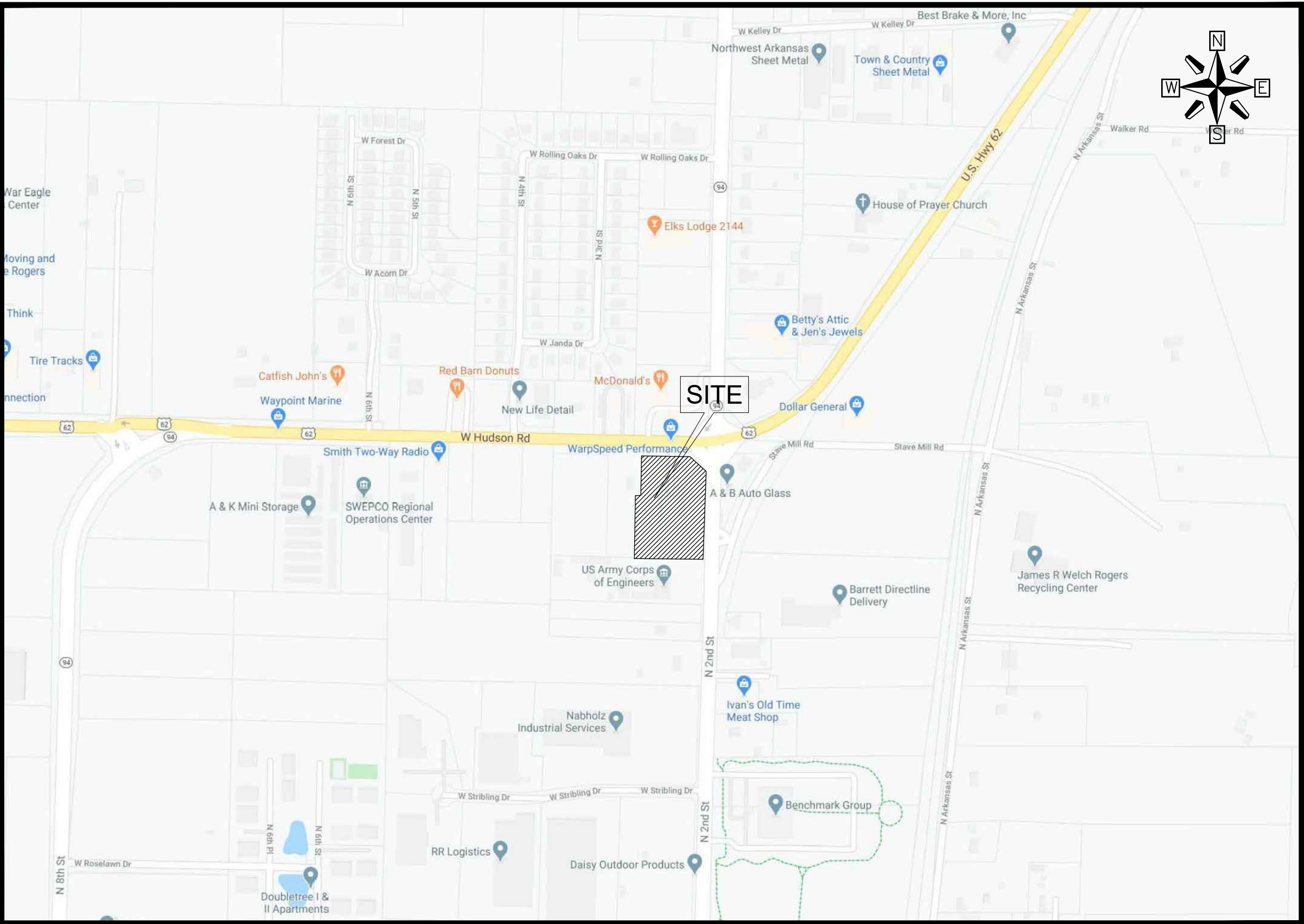
ROGERS WATER UTILITIES
601 S. 2ND STREET
ROGERS, AR 72756
CONTACT: DAN J. GRELLÉ
PH: (479) 936-5492

PLANING & ENGINEERING:

CITY OF ROGERS - COMMUNITY DEVELOPMENT
301 WEST CHESTNUT
ROGERS, AR 72756
CONTACT: JOHN MACCOURDY - PLANNING
CONTACT: LANCE JOBE - ENGINEERING
PH: (479) 621-1186

FIRE DEPARTMENT:

CITY OF ROGERS FIRE DEPARTMENT
201 NORTH FIRST STREET
ROGERS, AR 72756
CONTACT: BILL RUMSEY
PH: (479) 621-1117



VICINITY MAP

NOT TO SCALE

LEGEND



WATER METER
BENCHMARK
IRON PIN FOUND
IRON PIN SET
CONCRETE R/W MONUMENT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN OUT
ANCHOR
UTILITY POLE
SIGNAL POLE
ELECTRIC BOX
ELECTRIC METER
GAS VALVE
WATER VALVE
FIRE HYDRANT



GAS METER
TELEPHONE PEDESTAL
STORM SEWER MANHOLE
DROP BOX INLET
CURB BOX INLET
PIPE BOLLARD
GUTTER OUTLET
ROAD SIGN
TREE
MAILBOX
LAMP POLE
BSBL BUILDING SET BACK LINE
ESOL EACH SIDE OF LINE
PUE PUBLIC UTILITY EASEMENT
FFE FINISHED FLOOR ELEVATION

PROPERTY LINE
SETBACK LINE
EASEMENTS
LOT LINE TO BE ABANDONED
CENTERLINE
UNDERGROUND ELECTRIC
GAS LINE
OVERHEAD UTILITIES
BURIED TELEPHONE
SANITARY SEWER LINE
WATER LINE
STORM SEWER LINE
FENCE LINE
DRAINAGE ESMT.

SITE CONSTRUCTION PLANS
STORE #0429
200 W. HUDSON RD.
ROGERS, ARKANSAS 72756
#PL202000129

SHEET INDEX

1	COVER SHEET	C0.0
2	GENERAL NOTES	C0.1
3	ALTA & TOPOGRAPHIC SURVEY	C1.0
4	SITE DEMOLITION PLAN	C1.1
5	SITE PLAN	C2.0
6	ADA COMPLIANCE PLAN	C2.1
7	SITE GRADING & DRAINAGE	C3.0
8	PAVING GEOMETRICS & SPOT ELEVATIONS	C3.1
9-10	EROSION CONTROL	C4.0-C4.1
11	SITE UTILITIES	C4.2
12-20	SITE DETAILS	C5.1 - 5.9
21-23	ROGERS WATER UTILITIES DETAILS	WD1-2, S1
24	LANDSCAPE	L1.0
25-26	IRRIGATION	11.0, 11.1

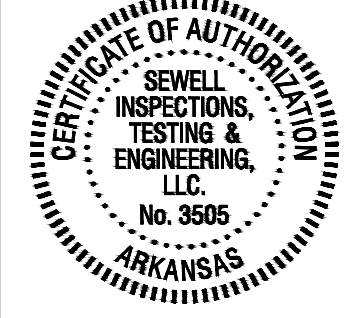
SITE DATA

STORE TYPE		MARKETPLACE
CANOPY / DISPENSER ARRANGEMENT		8 AUTO DISPENSERS (DOUBLE STACK) 3 DIESEL DISPENSERS
TYPE OF USE		CONVENIENCE STORE WITH FUEL (CUP 20-04 APPR. BY PC)
HEIGHT	BUILDING	21'-0"
	TOP OF BLADE WALL	22'-7"
	CANOPY	20'-6"
GROSS FLOOR AREA		5,600 S.F.
GROSS CANOPY AREA		7,307 S.F.
GROSS LOT AREA		± 107,070 S.F. ± 2.458 ACRES
FAR (INCLUDING CANOPY)		0.12
BUILDING COVERAGE		12,907 S.F. (12.05%)
OPEN SPACE COVERAGE		36,798 SF (34.37%)
IMPERVIOUS AREA COVERAGE		70,272 S.F. (65.63%)
BICYCLE PARKING		2 SPACES
REQUIRED PARKING	STANDARD	31
	ADA	2
	TOTAL	33
	TOTAL PARKING REQ. = 33 SPACES	
PROVIDED PARKING	STANDARD	25
	ADA	2
	PUMPS	16
	TOTAL PARKING PROVIDED = 43 SPACES	

ZONING INFORMATION

ZONE	C3 WITH CONDITIONAL USE PERMIT 20-04 APPROVED BY PC & HWY 62 OVERLAY DISTRICT	
	REQUIRED	PROPOSED
FRONT YARD SETBACK (FEET)	75'	78'
SIDE YARD SETBACK (FEET)	5'	83'
SIDE YARD SETBACK (FEET)	5'	79'
REAR YARD SETBACK (FEET)	10'	46'

CITY OF ROGERS
APPROVAL STAMP

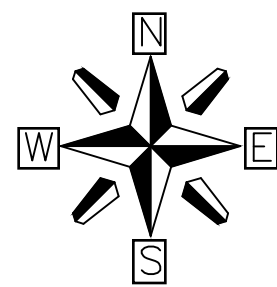


1459 Grand Avenue
Des Moines, IA 50309
P: 515-226-0128
F: 515-223-9873

0429 - ROGERS, AR
200 W. HUDSON RD.
COVER SHEET

KG PROJECT TEAM:
RDM: AS
SDM: DG
CPM: CN

DATE	REVISION DESCRIPTION	DATE	REVISION	DATE	REVISION
5-01-2020	REVISION 01-SPOT ELEV., IRRIGATION				
DATE: 06-26-20					
SHEET NUMBER: C0.0					
1 OF 26					



ADJ. PROPERTY
ZONED C-2

W. Hudson Road
(US Hwy. 62)
80' Public R/W

CONST. 20' WIDE CROSS
CONNECTION ACCESS
DRIVE TO WEST PROPERTY LINE

ACCESS EASEMENT AS SHOWN TO
BE RECORDED ON EASEMENT PLAT.

ADJ. PROPERTY
ZONED C-2

Ex. SSMH
Rim:1350.34
FL:1342.4 (8"W)
FL:1342.5 (8"E)

20' Sewer Esmt
Bk. 533, Pg. 399
20' Gas Esmt
Bk. 554, Pg. 580
20' Ingress/Egress Esmt
Doc. 92-50577
All shown Bk. 2006, Pg. 896
Ex. No. 12, 13, 14, 17, 18, 20, 21

ADJ. PROPERTY
ZONED C-2

ZONING INFORMATION

	REQUIRED	PROPOSED
FRONT YARD SETBACK (FEET)	75'	78'
SIDE YARD SETBACK (FEET)	5'	83'
SIDE YARD SETBACK (FEET)	5'	79'
REAR YARD SETBACK (FEET)	10'	46'

CONFIDENTIAL DOCUMENT:
INFORMATION CONTAINED IN THIS DOCUMENT IS
PROPRIETARY TO KUM & GO, L.C. AND SHALL NOT
BE DISTRIBUTED.

FLAG NOTES:

- 1 BUILDING ENTRY, REFER TO ARCHITECTURAL PLANS
- 2 PROPANE CAGE (9' x 9', 4" CONCRETE PAD.
1.5% SLOPE AWAY FROM SIDE WALL OF
BUILDING)
- 3 MISCELLANEOUS MERCHANDISE
- 4 FIREWOOD
- 5 RED BOX(ES)
- 6 ICE MERCHANDISER
- 7 DOWN SPOUT, INVERT ELEVATION -2.00' F.F.E.
(CONNECT TO 6" STORM DRAIN PIPE)
- 8 40' FLAGPOLE, MAINTAIN Ø24" CLEAR SPACE
ABOVE GRADE
- 9 BOLLARD BIKE RACK ON
5.0' x 6.5' x 4" THICK CONCRETE PAD
- 10 BUILDING CANOPY OVERHANG
- 11A 4" CONCRETE SITE SIDEWALK. (REFERENCE
ARCHITECTURAL DRAWINGS FOR CONTROL
JOINT PLAN)
- 11B 4" CONCRETE SITE SIDEWALK, 1.5% MAX. CROSS
SLOPE. (REFERENCE ARCHITECTURAL
DRAWINGS FOR CONTROL JOINT PLAN)
- 11C BUILDING CONCRETE SIDEWALK, 1.5% MAX.
CROSS SLOPE. (REFERENCE ARCHITECTURAL
DRAWINGS FOR CONTROL JOINT PLAN)
- 11D BUILDING CONCRETE SIDEWALK ADJACENT
TO LANDSCAPE, 1.5% MAX. CROSS SLOPE.
(REFERENCE ARCHITECTURAL DRAWINGS
FOR CONTROL JOINT PLAN)
- 12A STANDARD DUTY CONCRETE PAVEMENT
- 12B HEAVY DUTY CONCRETE PAVEMENT
- 13 4" WIDE YELLOW PAVEMENT MARKING, TYP.
- 14 BOLLARD MOUNTED ADA VAN PARKING SIGN
- 15 BOLLARD MOUNTED ADA PARKING SIGN
- 16 ACCESSIBLE PARKING SPACE
- 17 ADA CURB RAMP

ADJ. PROPERTY
ZONED C-2

- (26) AIR MACHINE LOCATION, 4'x4' CONCRETE PAD, KEEP AT LEAST 0'0" AWAY FROM DISPENSERS AND TANK FILL PORTS
- (27) MONUMENT SIGN
- (28) DIRECTIONAL SIGNAGE
- (30) STOP SIGN AT PUBLIC R.O.W.
- (31B) 14'-8" X 24'-8" TRASH ENCLOSURE WITH NICHIIHA TO MATCH ARCHITECTURE OF BLDG. (REFER TO ARCHITECTURAL PLANS)
- (34) UNDERGROUND FUEL STORAGE TANKS. VERIFY UST LAYOUT AND DESIGNATIONS WITH MASTER FUEL CRITERIA (REFER TO PETROLEUM PLANS)
- (35) 8' X 40' CONCRETE PAD FOR FUEL FILL LIDS. ALL FUEL FILL LIDS SHALL BE 1" ABOVE FINISH GRADE
- (36) TANK OVERDIG LIMITS, WITH APPROVED BACKFILL
- (38) IRRIGATION CONTROLLER TO BE LOCATED IN SUPPORT ROOM. (REFER TO ELECTRICAL PLANS)
- (39) RAIN / FREEZE SENSOR TO BE MOUNTED ON METAL MECHANICAL SCREEN AT REAR OF BUILDING.
- (40) 12'x60' LOADING ZONE, 45° CROSS HATCH, 2" O.C. STRIPING
- (43) INTEGRAL CONCRETE CURB
- (44) 4" DIAMETER BOLLARDS
- (45) HEAVY BROOM FINISH CONCRETE PAVEMENT - 6" MIN PAVEMENT THICKNESS
- (46) AMPERSAND SCULPTURE
- (47) TRANSFORMER LOCATION
- (51) PAINT CURB ALONG FRONT OF TANKS YELLOW
- (52) DRIVEWAY PER ARDOT STANDARD DRAWING DR-1
- (53) TYPICAL DRIVEWAY ENTRANCE MARKINGS
- (54) ARDOT CONCRETE CURB

GENERAL NOTES

1. ALL WORK AND CONSTRUCTION OF THIS PROJECT ON PRIVATE PROPERTY SHALL CONFORM TO KUM & GO STANDARD SPECIFICATIONS CITY OF ROGERS, COUNTY OF ROSS, AND ADOT RESPECTIVE UTILITY PROVIDERS, AND THE SPECIFICATIONS/DETAILS SHOWN ON THESE PLANS.
2. ALL WORK AND CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY AND EASEMENTS SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS, STANDARD DETAILS, AND DESIGN CRITERIA FOR PUBLIC IMPROVEMENT PROJECTS OF THE CITY OF ROGERS, COUNTY OF BENTON, ADOT, AND THE GRANTOR OF THE EASEMENT AS APPLICABLE.
3. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE LATEST STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT, WHICH ARE INCORPORATED BY REFERENCE ON THESE PLANS. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES.
5. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND OWNER. THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND GOVERNING AGENCY.
6. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
8. THE CONTRACTOR SHALL CONTACT 811 A MINIMUM OF 72 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
9. THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN SHOWN FROM AVAILABLE SURVEYS AND/or RECORDS. THERE MAY BE ADDITIONAL UTILITIES PRESENT, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION AND DEPTH, AND TO PROTECT THEM. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING UTILITIES AND STRUCTURES. IF ANY UTILITIES OR STRUCTURES ARE DISCOVERED OR EXPOSED DURING EXCAVATIONS NECESSARY TO LOCATE EXISTING UTILITIES, UTILITIES SHALL BE LOCATED SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REPAIRS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR THE UTILITY OWNER.
10. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
11. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY THE PROPOSED WORK SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE OWNER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
12. THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. DO NOT SCALE DRAWINGS - USE ONLY DIMENSIONS PROVIDED ON THESE PLANS.
13. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES, AND SHALL PROVIDE ALL WORK AND MATERIALS NECESSARY TO CONSTRUCT THE PROJECT IN ITS ENTIRETY.
14. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL, AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
15. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMITS, EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE GOVERNING AGENCY COVERED IN THESE PLANS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANT/SUPPRESSION TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
19. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, DURING ALL HOURS OF OPERATION FOR THE BUSINESS LOCATED ON THOSE PARCELS.
20. FOR ANY CHANGES OR DEVIATIONS FROM THESE PLANS PROPOSED BY THE CONTRACTOR, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.
21. CONTRACTOR MUST COORDINATE ALL CONSTRUCTION WITH THE DESIGNATED KUM & GO CONSTRUCTION PROJECT MANAGER.
22. CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEY CONTROL AND PROPERTY MONUMENTATION. ANY DAMAGED MONUMENTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE PROJECT'S STATE AT THE CONTRACTOR'S EXPENSE.
23. PRIOR TO MOVING OFF THE JOB SITE THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE TO PERFORM THE FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
24. TEMPORARY POWER, TELEPHONE, AND WATER FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
25. CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS. ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDINGS, RAMP, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
26. NO BELOW GRADE WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY, OWNER AND/OR OWNER'S REPRESENTATIVE.
27. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE WORK. ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD, AND ALL REVISIONS THEREIN INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL, PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
28. IF UNANTICIPATED HAZARDOUS MATERIALS OF ANY KIND ARE ENCOUNTERED IN THE WORK, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL CONSTRUCTION OPERATIONS AND NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION.
29. ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.
30. SIDEWALK WITHIN ROW MUST BE BUILT TO CITY OF ROGERS STANDARD DRAWING
31. DRIVES WITHIN ROW MUST BE BUILT TO ADOT STANDARD DRAWING
32. ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW
33. NO FENCING PLANNED FOR THIS DEVELOPMENT
34. NO PHASING PLANNED FOR THIS DEVELOPMENT

PAVEMENT THICKNESS

- | | |
|--------------------------------|--|
| 1. SIDEWALK | 4" P.C.C. |
| 2. SIDEWALK (STAMPED CONCRETE) | 6" P.C.C. |
| 3. PARKING AND DRIVE AISLES: | 6" P.C.C. |
| 4. TRASH ENCLOSURE | 7" P.C.C. |
| 5. PAVING WITHIN RIGHT-OF-WAY: | 8" P.C.C. MINIMUM OR MATCH EXISTING (WHICHEVER IS GREATER) |

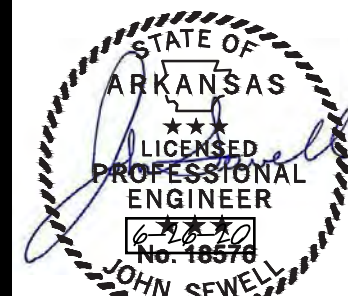
SITE DATA		
STORE TYPE		MARKETPLACE
CANOPY / DISPENSER ARRANGEMENT		8 AUTO DISPENSERS (DOUBLE STACK) 3 DIESEL DISPENSERS
TYPE OF USE		CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING	21'-0"
	TOP OF BLADE WALL	22'-7"
	CANOPY	20'-6"
GROSS FLOOR AREA		5,600 S.F.
GROSS CANOPY AREA		7,307 S.F.
GROSS LOT AREA		± 107,070 S.F. ± 2.458 ACRES
FAR (INCLUDING CANOPY)		0.12
BUILDING COVERAGE		12,907 S.F. (12.05%)
OPEN SPACE COVERAGE		36,798 SF (34.37%)
IMPERVIOUS AREA COVERAGE		70,272 S.F. (65.63%)
BICYCLE PARKING		2 SPACES
REQUIRED PARKING	STANDARD	31
	ADA	2
	TOTAL	33
TOTAL PARKING REQ. = 33 SPACES		
PROVIDED PARKING	STANDARD	25
	ADA	2
	PUMPS	16
	TOTAL PARKING PROVIDED = 43 SPACES	

CITY OF ROGERS
APPROVAL STAMP

1" = 30'

0' 15' 30' 60'

SCALE IN FEET



1459 Grand Avenue
Des Moines, IA 50309
P: 515-226-0128
F: 515-223-9873

29 - ROGERS, AR
200 W. HUDSON RD.

SITE PLAN

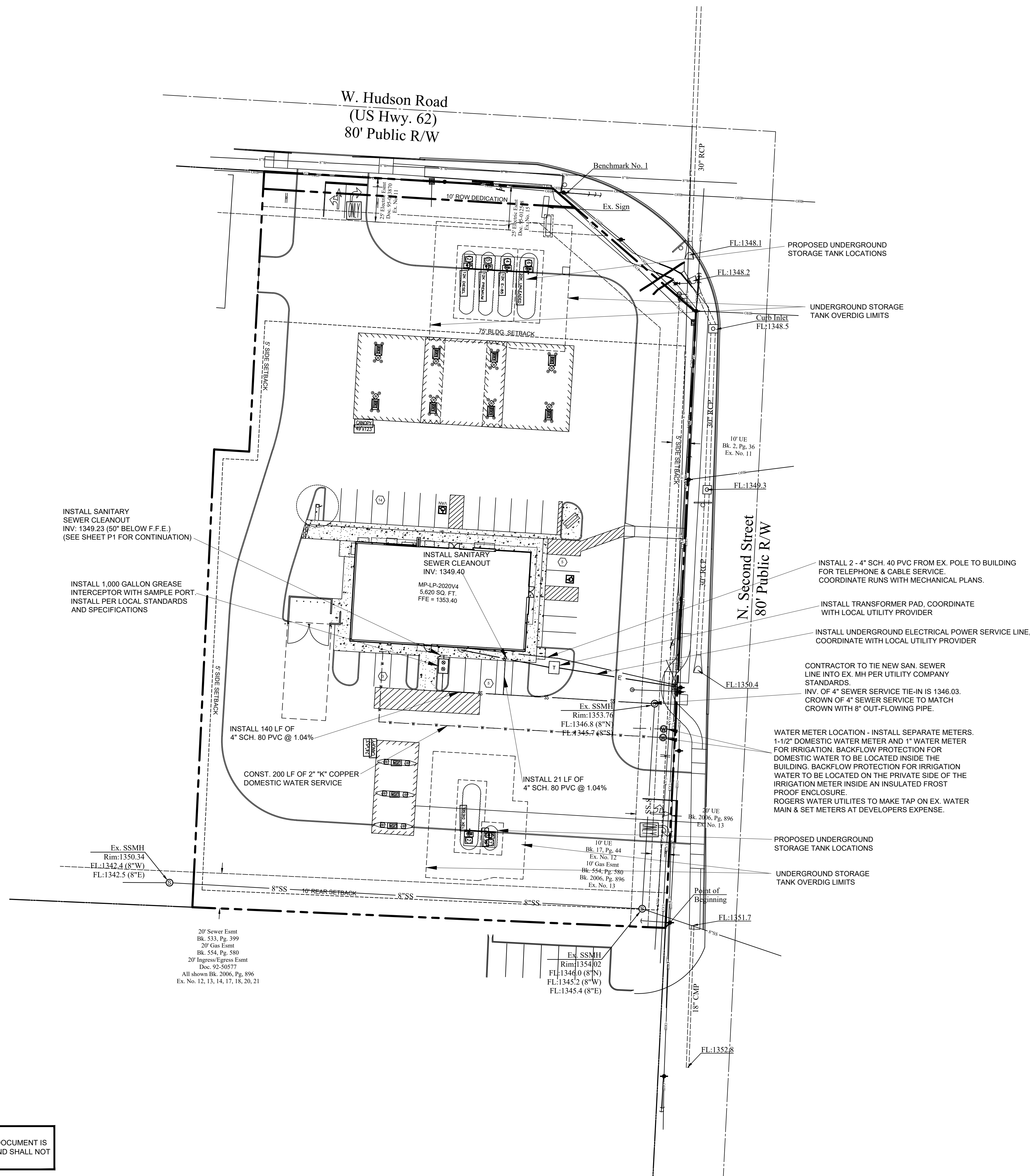
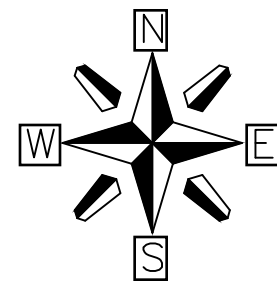
KG PROJECT TEAM
RDM: AS
SDM: DG
CPM: SN

REVISIONS	DATE	REVISION DESCRIPTION
1	5-01-2020	REVISION 01-SPOT ELEV., IRRIGATION

DATE: 06-26-20

SHEET NUMBER:
C2.0
5 OF 26

EXAMINER REVIEW DATE: 11/05/2023



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILITY SPECIFICATIONS.
2. THE CONTRACTOR IS ADVISED THAT ALL EXISTING UTILITIES SHOWN WERE FIELD SURVEYED BASED ON LOCATIONS PROVIDED BY EACH UTILITY COMPANY. OTHER UTILITIES MAY EXIST THAT ARE UNMAPPED. THE CONTRACTOR IS ADVISED TO FIELD VERIFY ALL UNDERGROUND UTILITIES BY CONTACTING THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO EXCAVATION.
3. ALL UTILITIES TO BE CONSTRUCTED TO WITHIN 5' OF BUILDING.
4. BACK FILL OF ALL TRENCHES BENEATH STRUCTURES AND/OR PAVEMENT SHALL BE CRUSHED STONE OR SIMILAR MATERIAL AS APPROVED BY ENGINEER.
5. CONTRACTORS ARE ADVISED TO COORDINATE INSTALLATION OF ALL BURIED CONDUITS AND LINES SUCH THAT LINES WHICH CROSS ARE LAID BEGINNING WITH DEEPEST LINE FIRST.
6. DEPTH OF WATERLINE SHALL BE ADJUSTED AS REQUIRED TO ALLOW FOR SPECIFIED PLACEMENT OF SANITARY AND STORM SEWERS, BUT IN NO CASE LESS THAN 48 INCHES.
7. TAPPING AND INSPECTION FEES TO BE PAID BY CONTRACTOR, METER FEES TO BE PAID BY OWNER.
8. CONTRACTOR SHALL COORDINATE WATER AND SEWER SERVICES CONSTRUCTION WITH THE LOCAL UTILITY COMPANY. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
9. ALL TRENCHING, PIPE LAYING AND BACK FILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
10. CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL GOVERNING AGENCIES HAVING JURISDICTION OF UTILITY SYSTEMS PRIOR TO INSTALLATION.
11. ALL GATE VALVES SHALL BE PROVIDED WITH VALVE BOX IN ACCORDANCE WITH WATER UTILITY STANDARDS. MAIN WATER VALVES ONLY TO BE OPERATED BY LOCAL UTILITY COMPANY PERSONNEL.
12. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND FIRE HYDRANTS AND SHALL BE CONSTRUCTED ACCORDING TO WATER DEPARTMENT STANDARDS.
13. ALL WATER AND SANITARY SEWER SERVICE LINES TO THE BUILDING(S) SHALL BE PROVIDED WITH A TEMPORARY PLUG (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY). COORDINATE ALL TESTING AND INSPECTION WITH THE LOCAL UTILITY COMPANY.
14. THE CONTRACTOR SHALL FLUSH AND TEST ALL NEW UTILITY LINES ACCORDING TO THE LOCAL UTILITY COMPANY STANDARDS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS DISCOVERED AFTER CONSTRUCTION HAS BEGUN SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
16. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES IS TEN FEET OUTSIDE DIAMETER TO OUTSIDE DIAMETER. THE MINIMUM VERTICAL SEPARATION IS EIGHTEEN INCHES.
17. BEFORE YOU DIG:
CONTRACTOR SHALL NOTIFY DIG SAFELY, 811 48 HOURS PRIOR TO EXCAVATION, TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED SITE.
18. CONTRACTOR SHALL VERIFY LOCATIONS THAT UTILITIES ENTER THE BUILDING FROM THE ARCHITECTURAL PLANS PRIOR TO INSTALLING UTILITY SERVICE LINE.
19. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION AND CONFIRM EXACT LOCATIONS/SIZES OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDING (PER MEP PLANS) PRIOR TO UTILITIES CONSTRUCTION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ONSITE MEETINGS WITH THE CITY, GOVERNING AGENCIES, AND UTILITY OWNERS PRIOR TO THE START OF ANY CONSTRUCTION OR INSTALLATION OF UTILITIES.
21. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY/OWNER, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
22. UTILITY TRENCHES AND STRUCTURE EXCAVATIONS ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
23. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE TRENCHING FOR ALL UTILITY SERVICE LINES.
24. CONTRACTOR TO SET AND ADJUST ALL PROPOSED UTILITY STRUCTURES, CLEANOUTS, VALVES, METER PITS, ETC. TO FINISH GRADE. EXISTING ITEMS AFFECTED BY THE WORK SHALL BE ADJUSTED AS REQUIRED TO MATCH FINISH GRADE.
25. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPARTMENT TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND ADJACENT PROPERTIES. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
26. THE EXISTING WATER AND SEWER SERVICES WILL NEED TO BE ABANDONED BY RWU AT THE DEVELOPER'S/CONTRACTOR EXPENSE.



1459 Grand Avenue
Des Moines, IA 50309
P: 515-226-0128
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0429 - ROGERS, AR
200 W. HUDSON RD.
SITE UTILITIES

KG PROJECT TEAM:
RDM: AS
SDM: DG
CPM: SN

REVISION DESCRIPTION	DATE	REVISIONS

DATE: 06-29-20

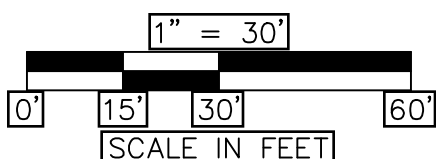
SHEET NUMBER:

C4.2
11 OF 26

CONFIDENTIAL DOCUMENT:
INFORMATION CONTAINED IN THIS DOCUMENT IS
PROPRIETARY TO KUM & GO, L.C. AND SHALL NOT
BE DISTRIBUTED.



CITY OF ROGERS
APPROVAL STAMP



THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY.

W. Hudson Road
(US Hwy. 62)
80' Public R/W

Benchmark No. 1

30' RCP

N. Second Street
80' Public R/W

Point of
Beginning

PERVIOUS / IMPERVIOUS AREA

TOTAL AREA (AFTER ROW DEDICATION):	105,318 S.F.
PERVIOUS:	34.9% / 36,798 S.F.
IMPERVIOUS:	65.1% / 68,520 S.F.

CONFIDENTIAL DOCUMENT:
INFORMATION CONTAINED IN THIS DOCUMENT IS
PROPRIETARY TO KUM & GO, L.C. AND SHALL NOT
BE DISTRIBUTED.

LANDSCAPE NOTES

- PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
- PLANTS & TREES
 - CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE DESIGNER TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATION.
 - IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
- MULCHING
 - MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MINIMUM DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
 - ALL MULCH TO BE ROCK MULCH. NO HARDWOOD MULCH ALLOWED.
- PLANT MAINTENANCE
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS, STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
- ACCEPTANCE AND GUARANTEE
 - ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
- DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
- THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED
- ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
- THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN AS SHOWN IN THE AREA OF THE FOUNDATION.
- MULCH: ALL SHRUBS THAT ARE SHOW IN GROUPINGS, SHALL BE MULCHED IN A PLANT BED WITH ROCK MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.
- NO PERENNIALS SHOWN IN THIS LANDSCAPE PLAN
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
- DEVELOPMENT WILL REMOVE 6 SIGNIFICANT TREES

PLANT SCHEDULE

TREES						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHT	ROOT	TYPE
RB	6	BETULA NIGRA	RIVER BIRCH	2.5" CAL./6'	B&B	ORNAMENTAL
AH	3	ILEX OPACA	AMERICAN HOLLY	2.5" CAL./8'	B&B	EVERGREEN
ZS	19	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5" CAL./6'	B&B	SHADE
SHRUBS						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
BX	15	BUXUS SEMPERVIRENS	BOXWOOD	5 GAL.	CONT.	
SB	25	SPIREA X BULMADA 'GOLDMOUND'	GOLDMOUND SPIREA	5 GAL.	CONT.	
MS	20	MISCANTHUS SINESIS 'ADAGIO'	ADAGIO MAIDEN HAIR	5 GAL.	CONT.	

*SUBSTITUTIONS MAY BE MADE FOR SPECIES, PROVIDED THAT THEY ARE APPROVED & HAVE SIMILAR CANOPY SIZE

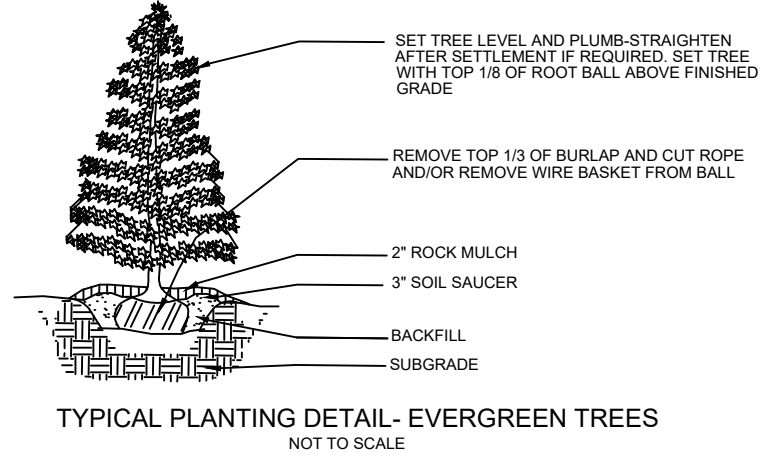
NOTE: QUANTITIES SHOWN FOR THIS SHEET ONLY.

AREA OF SOD: 3,663 SQUARE YARDS FOR ENTIRE SITE. SOD TO BE A LOCALLY GROWN TYPE FESCUE. SOD TO BE PLACED WITHIN 24 HOURS OF HARVEST.

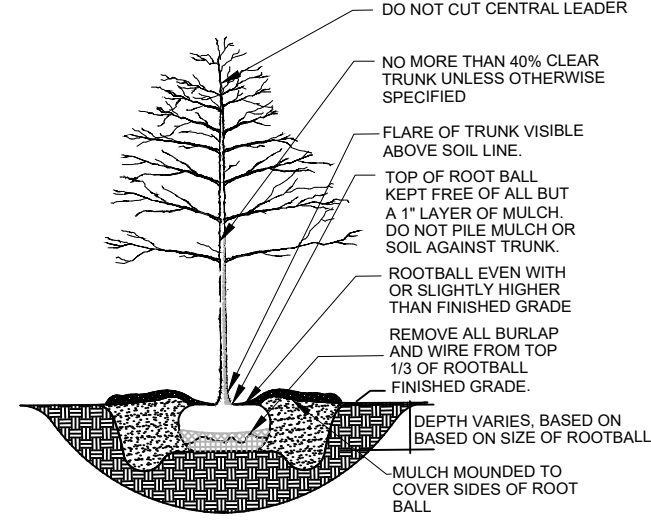
AREA OF STONE MULCH OVER WEED BARRIER: STONE TO BE 1"-1-1/2" IN SIZE STEEL EDGING AROUND ALL STONE MULCH AREAS.

LANDSCAPE SUMMARY

TOTAL AREA (AFTER ROW DEDICATION):	105,318 S.F.
REQUIRED:	20% / 21,063 S.F.
PROVIDED GREEN SPACE:	34.9% / 36,798 S.F.
1 TREE OR SHRUB PER 2,000 S.F. OF TOTAL AREA REQUIRED:	53 TREES OR SHRUBS REQUIRED (25% TREES MIN. = 14 TREES MIN. REQ.) 89 TREES/SHRUBS PROVIDED
TREES PROVIDED:	TREES PROVIDED: 29
SHRUBS PROVIDED:	SHRUBS PROVIDED: 60
TREES ALONG ROW REQUIRED:	22 TREES
TREES ALONG ROW PROVIDED:	22 TREES

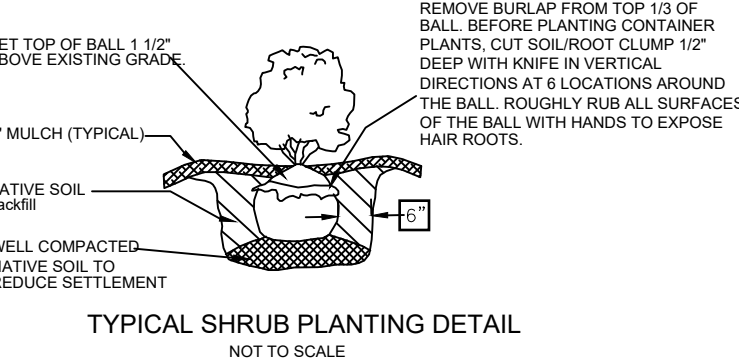


TYPICAL PLANTING DETAIL- EVERGREEN TREES
NOT TO SCALE



TYPICAL PLANTING DETAIL- TREES
NOT TO SCALE

OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

APPROVED STREET TREES

50' tall ≥4' from curb or sidewalk	30-50' tall ≥3' from curb or sidewalk	<20' tall ≥2' from curb or sidewalk
<ul style="list-style-type: none">* Fruitless Kentucky Coffee Tree* Ginkgo (male only)* Hackberry* Japanese Zelkova (Green Vase)* Lacebark Elm (Allee)* Littleleaf Linden (Greenspire)* London planetree* Oak* Black* Northern Red Shingle* Shumard* Southern Red* Swamp White* Willow* River Birch* Shortleaf Pine* Silver Linden* Sugarberry (Sugar Hackberry)* Turkish Filbert	<ul style="list-style-type: none">* American Hophornbeam* American Holly* Chinese Pistache* English Oak* Hawthorns* Kousa Dogwood* Persian Ironwood* Scarlet Oak* Thornless Honeylocust (Shademaster)* Yellowwood	<ul style="list-style-type: none">* American Smoketree* Amur Maple* Crabapple* Hedge Maple* Magnolia (Little Gem)* Nellie Stevens holly* Possumhaw* Redbud* Shadow serviceberry* Yaupon Holly

* - DENOTES A NATIVE SPECIES
() - DENOTES A RECOMMENDED VARIETY

- SHALLOW ROOTED TREES SUCH AS MAPLE, ASH, SWEETGUM, TULIP TREE, PIN OAK AND POPLAR SHALL NOT BE PLANTED WITHIN 10' OF A CURB OR SIDEWALK.
- USE OF ANY TREE NOT SHOWN ON THIS LIST REQUIRES APPROVAL BY CITY STAFF.
- CRITERIA FOR TREES SHALL MATCH THOSE SHOWN IN THE LARGE SCALE DEVELOPMENT ORDINANCE SECTION 14-256.
- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 30-50' TALL AND 50' FOR TREES 50' OR TALLER OR AS REQUIRED BY ORDINANCE 18-259. TREE HEIGHTS ARE MATURE TREE HEIGHTS.
- ONLY TREES ON THE <20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
- TREES SHALL BE CENTERED IN THE GREENSPACE.



CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72756
(479) 621-1186

TYPICAL STREET SECTIONS

6 OF 6
NOT TO SCALE
OCTOBER 18, 2016

CITY OF ROGERS
APPROVAL STAMP

SITE
SEWELL INSPECTIONS,
TESTING AND ENGINEERING
PO BOX 22651
NASHVILLE, TN 37202
PHONE (615) 779-3161



1459 Grand Avenue
Des Moines, IA 50309
P: 515-226-0128
F: 515-223-9873

0429 - ROGERS, AR
200 W. HUDSON RD.
LANDSCAPE PLAN

KG PROJECT TEAM:
RDM: AS
SDM: DG
CPM: SN

REVISION DESCRIPTION	DATE	REVISION
REVISION 01-SPOT ELEV. IRRIGATION	5-01-2020	

DATE: 06-26-20

SHEET NUMBER:
L1.0
24 OF 26