



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

MEETING DATE
SEPTEMBER 15, 2020

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – CULVER’S

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

REQUEST DETAILS

PROJECT NAME:	Culver’s
ADDRESS/LOCATION:	4202 & 4204 W. New Hope Road
PROPOSED USE:	Restaurant, Retail, and Commercial
CURRENT ZONING:	C-2 (Highway Commercial) and Overlay District
CGM GROWTH DESIGNATION:	Regional Center
APPLICANT/REPRESENTATIVE:	Crafton Tull / Daniel Ellis
PROJECT OWNER/DEVELOPER:	Sandhu Food Group, LLC
PROPERTY OWNER:	Sandhu Food Group, 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 a 4,310-SF building and a 3,500-SF building and paved parking lot on 1.66± acres. 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 **WAIVER** from Sec. 14-482(a) requiring a 6 foot greenspace and 10 foot sidepath along W New Hope Road.
2. Approve **VARIANCE** from Sec. 14-285(2) from the Overlay District requirement for a 75’ front setback.
3. Approve **VARIANCE** from Sec. 14-285(4) from the Overlay District requirement to provide a landscape area along the side and rear yards that is no less than ten feet deep from the property line.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant's project meets the City of Rogers' access management standards.

2. STORMWATER MANAGEMENT:

Stormwater is managed at a Regional Detention facility as defined in the Drainage Report for the project.

3. WATER QUALITY:

Water Quality is managed at a Regional Detention facility as defined in the Drainage Report for the project.

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 New Hope Road is a Major Arterial. The pavement is in good physical condition. The street section is substandard because there is not a green space or 10-foot sidepath. The applicant has requested a **WAIVER** from Sec. 14-482(a) from requiring the existing sidewalk to be upgraded to a 10-foot sidepath and greenspace. This will match the existing sidewalk within the area.

b) Connectivity Standards:

Connectivity standards are not applicable at this location.

c) Streetscape:

i) Right-of-Way:

1) W New Hope Road is a Major Arterial with an existing minimum 100-foot right-of-way (actual width varies).

ii) Sidewalks & Sidepaths:

The applicant's waiver request addresses the required sidepath and greenspace.

d) Trails:

No trails are proposed nor required.

e) Streetlights:

The applicant proposes two street lights, one by the driveway onto W New Hope Road, and another approximately 200ft to the east of said driveway, as required.

f) Street Trees:

The applicant proposes the appropriate amount of street trees along W New Hope Road.

6. RECOMMENDATIONS:

- a) Approve **WAIVER** from Sec. 14-482(a) requiring a 6ft greenspace and 10ft sidepath along W New Hope Road. The applicant's proposal to leave the existing sidewalk along W New Hope Road is adequate and preferred by the City Engineer to match the existing sidewalk down W New Hope Road.

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

"Restaurants, Full Service" is defined as "A bona fide restaurant establishment where the principal business is the sale of food and beverages to guests via table service for consumption on the premises. As used in this definition, a "bona fide" full service restaurant shall have suitable kitchen facilities for cooking of complete meals," (Sec. 14-695(b)(3)(ff)).

"Retail Sales" is defined as "the retail sale of merchandise not specifically listed under another use category. Retail Sales includes but is not limited to: Department stores; Clothing stores; Comprehensive home improvement stores; and Furniture stores," (Sec. 14-695(b)(3)(gg)).

b) Zoning Compliance:

The proposed project is in compliance with C-2 zoning regulations.

c) CGM Compliance:

The proposed project does not completely align with the purpose, character, and goals of the Regional Center Growth Designation, but is allowed by its current zoning district.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-709 and Article III with the exception of any requested waivers and/or variances.

a) Building Disposition:

The applicant requests a **VARIANCE** from Sec. 14-285(2) from the Overlay District requirement for a 75' front setback.. All other 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:

The applicant requests a **VARIANCE** from Sec. 14-285(4) from the Overlay District requirement to provide a landscape area along the side and rear yards that is no less than ten feet deep from the property line. All other landscaping requirements have been met.

3. RECOMMENDATIONS:

a) Approve Large-Scale Development Plans subject to the following actions:

- i. Approve a **VARIANCE** from Sec. 14-285(2) from the Overlay District requirement for a 75' front setback. The applicant is instead proposing a 55' front setback. While a site-specific hardship has not been indicated, staff supports this request for better consistency with the front setbacks of adjacent development to the east. Additionally, this property is eligible for U-COM zoning per the Comprehensive Growth Map which would allow smaller setbacks by-right.
- ii. Approve a **VARIANCE** from Sec. 14-285(4) from the Overlay District requirement to provide a landscape area along the side and rear yards that is no less than ten feet deep from the property line. The applicant states that the way this parcel was platted does not allow for this requirement to be met as shared parking along the south side and a private drive along the west side are necessary for the overall development. The applicant is providing more than double the required landscape area on the east side.

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

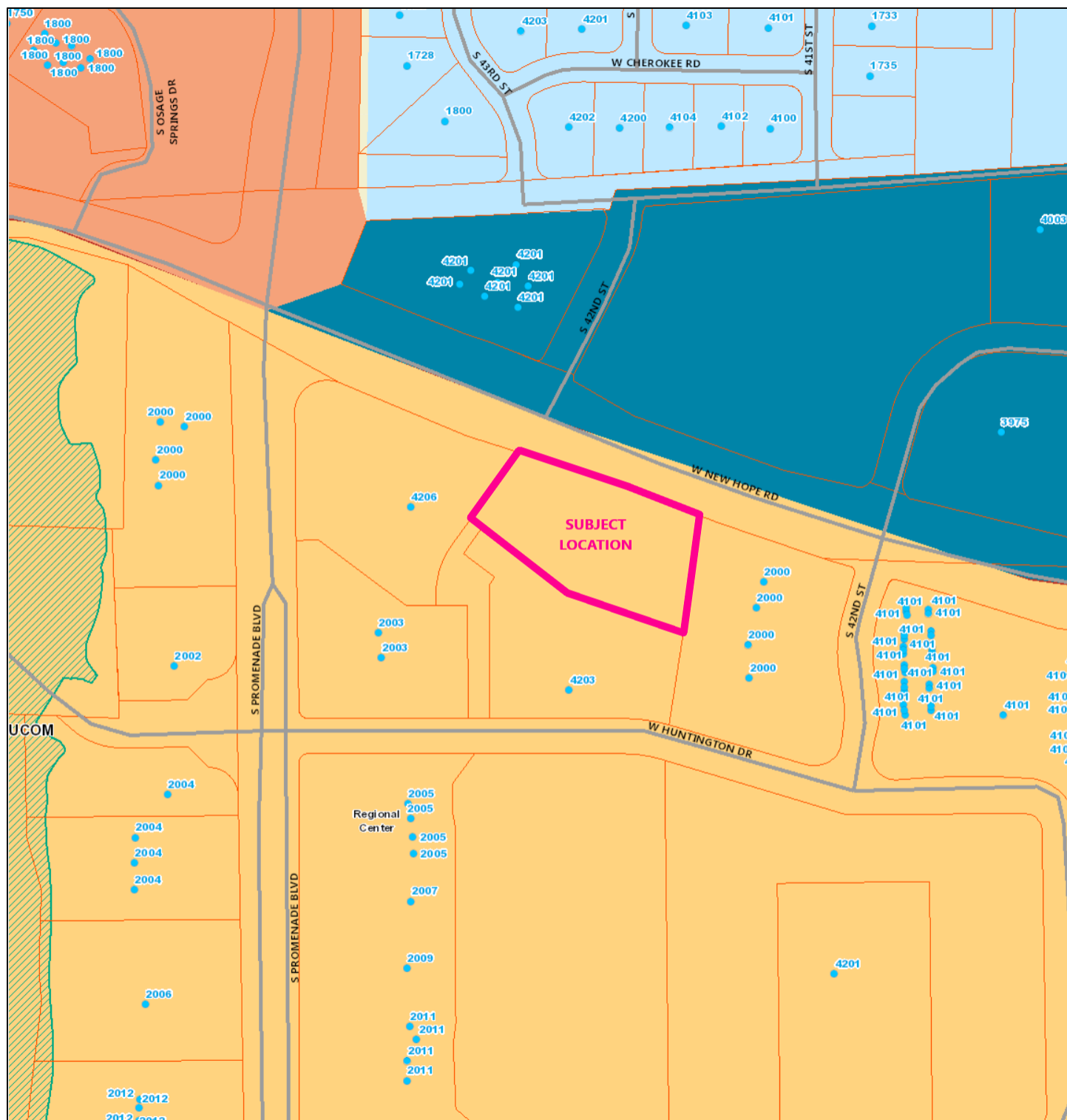
1. IF APPROVING:
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. IF DENYING:
Move to deny the request as presented.
4. IF TABLING:
Move to table the request [indefinite or date 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)

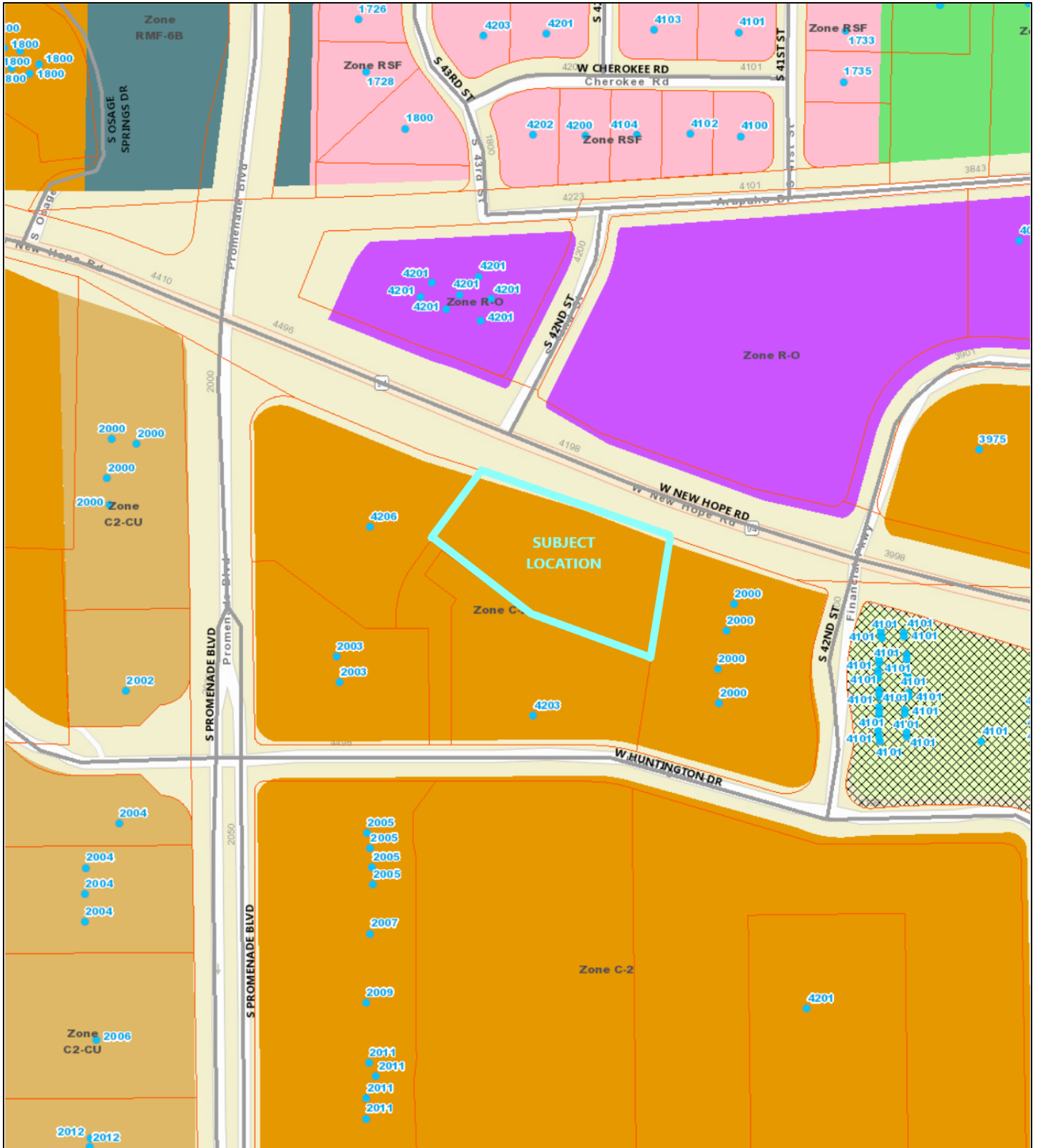
AERIAL VICINITY MAP



CGM VICINITY MAP

TAB 3

ZONING VICINITY MAP





July 2, 2020

Mr. Daniel Ellis, PE
Crafton Tull-Civil
901 North 47th Street, Suite 200
Rogers, AR 72756

RE: Technical Advisory Committee Review/Conditional Re-Approval
Culvers

Dear Mr. Ellis:

We have reviewed the Large Scale Development Plans for Culver's and are conditionally approving them subject to the following comments:

1. The following portions of the project, while not part of the site design, must also be approved by the Utility before water or sewer service is established:
 - a. Provide plumbing plans for review. The plumbing plans must include an approved RPZA for backflow protection. Food service facilities must also include an approved grease interceptor.
 - b. Fire Suppression Plans have been previously approved and will need re-approved.
- Please forward these requirements to the appropriate design firm(s) and to your client.
2. Locate all proposed meters in a green space within the existing utility easement (see Building 2).
3. Depict the proposed monument sign on the Utility Plan.
4. Contact Amber Underwood at 479-273-7378 ext. 301 for guidance in sizing the grease interceptor.
5. The receiving manhole will need to be epoxy-lined and retrofitted with a GMI 24" composite frame and lid. Note this information on the plan.
6. The flowline into the manhole appears to have a typo and is off by 40 feet.
7. Depict the locations of cleanouts in the sewer service line. Provide a detail for cleanouts located in paved areas to have a traffic rated design including metal caps and appropriate concrete pads.

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

Sincerely,

Stephen Ponder, PE



August 21, 2020

Elizabeth Johnson, AICP
City of Rogers – Dept. of Community Development
Planner III
301 W. Chestnut
Rogers, AR 72756

RE: Variance Request – Culvers's Rogers
Crafton Tull Job No. 20105400
PL202000414

I am writing this letter to request the following variances:

1. To allow less than the 75' building setback on front yard in the overlay district.

Sec 14-285(2)- Front yards for all principal and accessory buildings or structures shall be no less than 75 feet from the property line abutting the highways and primary corridors designated in section 14-284(b). All other setbacks for the underlying zone shall apply.

Due to the shape of the lot and its proximity to New Hope Road, we are requesting a setback reduction from the 75-foot overlay district requirement, to a front setback of 55 feet. This reduction would ensure that the building does not encroach upon the front setback. Additionally, there is a large amount of greenspace between the building and New Hope Road. This space cannot be used, as it is cost prohibitive to move the building back and move parking to this area.

2. To allow less than required Overlay Greenspace Buffer along the East and South property lines.

Sec 14-285(4)- Required landscape areas along the rear and side yards shall be no less than ten feet deep from the property line and locations are to be coordinated with the Department of Community Development.

This particular subdivision and the way it was originally platted does not lend itself to implementation of the full buffer requirements of the overlay district. The shared private drive, the location of the western boundary line, and shared parking all effect the Overlay buffer on the south and west sides of the development. We have placed the full quantity of trees required throughout the project on the site, and we have densely planted the New Hope Road frontage with Overlay District Trees.



3. To leave the existing sidewalk along New Hope Road as is

Sec. 14-482(a) - Sidewalks shall be installed according to City standards and specifications, as adopted by the City Council, along both sides of all streets in all subdivisions platted after January 1, 1990, and along one or both sides of all streets, as is applicable. For the purposes of this section, side paths shall be considered sidewalks except as specifically called out below.

The code requires improvements to developments along roads to improve existing sidewalks. In this case, 6 ft. of greenspace and a 10 ft. side path would be required. We are requesting to leave the existing sidewalk as is: 6ft sidewalk off of the back of the curb. Leaving the sidewalk as it stands is consistent with the other neighboring sidewalks and would not disturb the existing pedestrian path.

Thank you for your consideration in approving this variance request. Should you have any questions, please contact us at your earliest convenience.

Sincerely,
Crafton Tull & Associates, Inc.



Barry Williams, ASLA
Project Manager

A map of the area around the project location. The map shows several roads: Interstate 49 (vertical, left side), S Pinnacle Hills Pkwy (vertical, left side), S Promenade Blvd (vertical, center-left), S Bellview Road (vertical, center-right), W Seminale Drive (horizontal, top), W New Hope Road (horizontal, middle-right), S 26th Street (vertical, right side), and W Perry Road (horizontal, bottom). A black arrow points to the intersection of S Promenade Blvd and S Bellview Road, which is labeled 'PROJECT LOCATION'.

EASEMENT

=====

CURB

-----1206-----

INTERMEDIATE CONTOUR

-----1205-----

INDEX CONTOUR

SS-----SS

SANITARY SEWER LINE

G-----G-----G

GAS LINE

W-----W

WATER LINE (SPECIFY SIZE & TYPE)

UGT-----

UNDERGROUND TELEPHONE

UGE-----

UNDERGROUND ELECTRIC

-----OHE-----

OVERHEAD ELECTRIC

UGTV-----UGTV

UNDERGROUND TELEVISION

-----OHTV-----OHTV

OVERHEAD TELEVISION

CHAIN LINK FENCE

WOOD FENCE

X-----X-----X

BARBED WIRE FENCE

-----FO-----

FIBER OPTIC

RIGHT OF WAY

=====

ROAD CENTERLINE

The diagram illustrates various utility lines and easements, each with a specific symbol and label:

- EASEMENT**: Represented by a double line.
- CURB**: Represented by a single line.
- INTERMEDIATE CONTOUR**: Represented by a line with a short vertical tick mark. Example elevation: 1206.
- INDEX CONTOUR**: Represented by a line with a short vertical tick mark. Example elevation: 1205.
- SANITARY SEWER LINE**: Represented by a line with a cross symbol.
- GAS LINE**: Represented by a line with a cross symbol.
- WATER LINE**: Represented by a line with a cross symbol.
- UGT**: Represented by a line with a cross symbol.
- UNDERGROUND TELEPHONE**: Represented by a line with a cross symbol.
- UGE**: Represented by a line with a cross symbol.
- UNDERGROUND ELECTRIC**: Represented by a line with a cross symbol.
- OHE**: Represented by a line with a cross symbol.
- OVERHEAD ELECTRIC**: Represented by a line with a cross symbol.
- FO**: Represented by a line with a cross symbol.
- FIBER OPTIC**: Represented by a line with a cross symbol.
- UGTV**: Represented by a line with a cross symbol.
- UNDERGROUND TELEVISION**: Represented by a line with a cross symbol.
- OHTV**: Represented by a line with a cross symbol.
- OVERHEAD TELEVISION**: Represented by a line with a cross symbol.
- CHAIN LINK FENCE**: Represented by a line with a cross symbol.
- WOOD FENCE**: Represented by a line with a cross symbol.
- BARBED WIRE FENCE**: Represented by a line with a cross symbol.
- BUILDING SET BACK**: Represented by a line with a cross symbol.
- RIGHT OF WAY**: Represented by a line with a cross symbol.
- PROPERTY LINE**: Represented by a line with a cross symbol.
- ROAD CENTERLINE**: Represented by a line with a cross symbol.

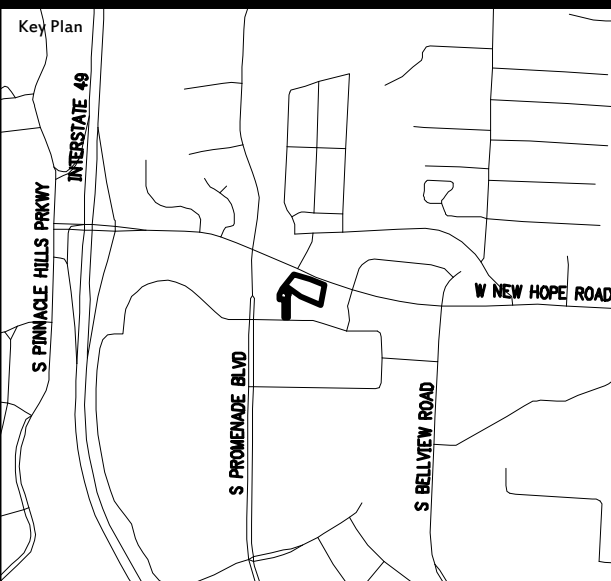
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMOLITION PLAN
C-101	OVERALL SITE PLAN (COLOR)
C-102	SITE PLAN
C-103	GRADING PLAN
C-104	INTERSECTION PLAN
C-105	UTILITY PLAN (COLOR)
C-106	PAVING PLAN (COLOR)
C-107	EROSION CONTROL PLAN - PHASE 1
C-108	EROSION CONTROL PLAN - PHASE 2
C-501	EROSION CONTROL DETAILS 1 OF 3
C-502	EROSION CONTROL DETAILS 2 OF 3
C-503	EROSION CONTROL DETAILS 3 OF 3
C-504	STANDARD DETAILS
C-505	STANDARD DETAILS
C-506	STANDARD DETAILS
C-507	CITY OF ROGERS STANDARD DETAILS
WD-1	RWJ STANDARD WATER DETAILS
WD-2	RWJ STANDARD WATER DETAILS
SD-1	RWJ STANDARD SEWER DETAILS
L-101	PLANTING PLAN (COLOR)
L-501	LANDSCAPE DETAILS
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS
XX	BUILDING ELEVATION - CULVER'S (COLOR)
XX	BUILDING ELEVATION - CULVER'S RETAIL CENTER (COLOR)

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OBTAINING ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF HIS KNOWLEDGE, THERE ARE NO EXISTING UTILITIES, EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. 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 THE PERFORMANCE OF THE WORK. THIS OBLIGATION WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL PERSONS WORKING WITH OR NEAR ANY ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. IF THE PROJECT COSTS EXCEED \$20,000.00, A STATE CONTRACTOR'S LICENSE IS REQUIRED PER ROGERS CODE SEC. 14A-228(6).
11. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO C OF O.
12. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
13. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
14. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS SOIL STOCKPILES, MUST BE REMOVED FROM THE SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.

CULVER'S
ROGERS, ARKANSAS

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 20105400
ISSUE DATE: 07/15/2019
CONTACT: B. WILLIAMS
CHECKED BY:

PROFESSIONAL
ENGINEER
No. 11825
DANIEL P. ELLIS
August 21, 2020

COVER SHEET

C-001

C-101



TOTAL SHRUBS PROVIDED = 212

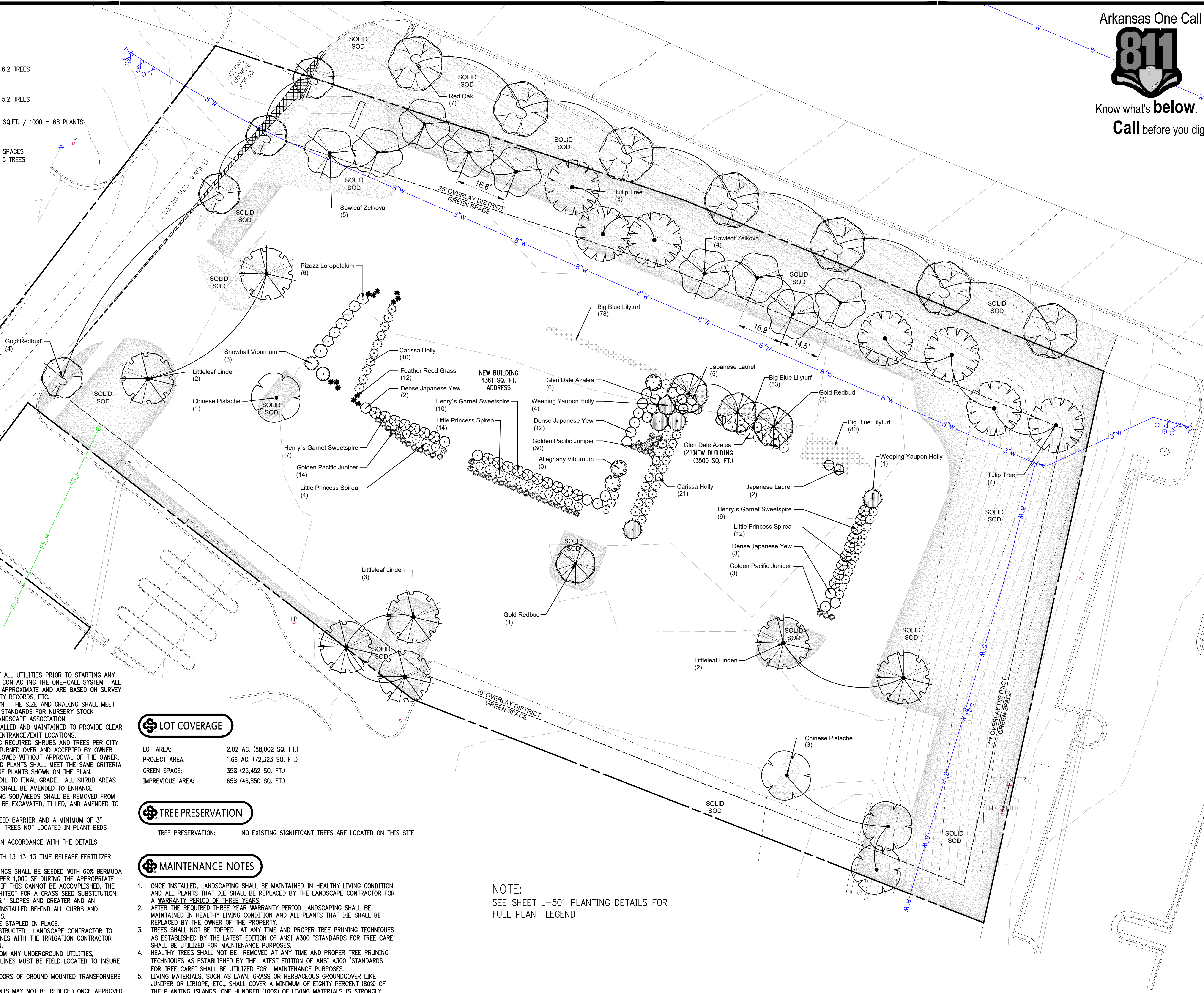
1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
5. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
6. ALL LAWN AREAS ARE TO RECEIVE "4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE "6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
7. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" DOUBLE LAYER MULCH/REDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
8. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
9. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
10. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDDED WITH 60% BERBERIS GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME FRAME FOR THE SEED TO GERMINATE. IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
11. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
12. ALL SOD ON 4:1 SLOPES OR GREATER SHALL BE STAPLED IN PLACE.
13. LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED. LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.
14. ALL TREES MUST BE PLANTED AT LEAST 10' FROM ANY UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, AND DRAINAGE LINES. LINES MUST BE FIELD LOCATED TO INSURE THERE IS NO CONFLICT.
15. NO PLANTINGS SHALL BE WITHIN 10' OF THE DOORS OF GROUND MOUNTED TRANSFORMERS AND ELECTRICAL GEAR.
16. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.

LOT AREA:	2.02 AC. (88,002 SQ. FT.)
PROJECT AREA:	1.66 AC. (72,323 SQ. FT.)
GREEN SPACE:	35% (25,452 SQ. FT.)
IMPREVIOUS AREA:	65% (46,850 SQ. FT.)

TREE PRESERVATION: NO EXISTING SIGNIFICANT TREES ARE LOCATED ON THIS SITE

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR FOR A WARRANTY PERIOD OF THREE YEARS
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE ORDER OF THE PROJECT
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. ALL MATERIALS, SUCH AS LAWN, GRASS OR HERBICIDE, GROUND COVER LIKE JUNCER, LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

NOTE:
SEE SHEET L-501 PLANTING DETAILS FOR
FULL PLANT LEGEND



Call before you dig.

