



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

**MEETING DATE
OCTOBER 6, 2020**

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT
LARGE-SCALE DEVELOPMENT PLANS – MILL CREEK MANOR SKILLED NURSING FACILITY**

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

REQUEST DETAILS

PROJECT NAME:	Mill Creek Manor Skilled Nursing Facility
ADDRESS/LOCATION:	2029 S Hampton Place
PROPOSED USE:	Convalescent Facilities
CURRENT ZONING:	RMF-6B (Residential Multifamily 6 units per acre, rentals), A-1 (Agricultural)
CGM GROWTH DESIGNATION:	Neighborhood
APPLICANT/REPRESENTATIVE:	Hawkins-Weir Engineers, Inc. – Kyle Salyer
PROJECT OWNER/DEVELOPER:	Central Arkansas Nursing Centers, Inc. – Jerry Sams
PROPERTY OWNER:	Central Arkansas Nursing Centers, Inc. – Jerry Sams
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 85,921-sf building and paved parking lot on 12.47± 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** of Sec. 14-604 Connectivity Standard with the **CONDITION** that the access easement at the south end of the primary entrance drive be extended to the west property line with a stub-out for future site circulation to the west.
2. Deny **WAIVER** of Sec. 14-608 from requiring street trees and require street trees along S Hampton Place.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

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

2. STORMWATER MANAGEMENT:

Stormwater is mitigated in a proposed detention pond. The detention pond discharges to the pre-development drainage path towards W Green Acres. The applicant's project requires a **fee-in-lieu of street improvements in the amount of \$113,000** where the drainage will be discharged to drain over the existing street where the current drainage path is located.

3. WATER QUALITY:

Stormwater treatment requirements are met using a series of water quality best management practices. Deep sump catch basins followed by an extended dry detention basin are designed to treat the required water quality volume. The required Water Quality Volume (WQv) is designed using the City of Rogers Storm Drainage Standards and supporting calculations are provided. The future 24,000 square foot Senior Care Center is included in the water quality volume calculations and the anticipated footprint of the building is shown on the post developed drainage plan.

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:

Street pavement along S Hampton Place is in good condition.

b) Connectivity Standards:

The applicant requests a **WAIVER** from Sec. 14-604 Connectivity standards claiming hardships upon future development plans.

c) Streetscape:

i) Right-of-Way:

1) The right-of-way width for S Hampton Place is 80ft, which exceeds the requirement of a Minor Street.

ii) Sidewalks & Sidepaths:

There is an existing sidepath trail along S Hampton Place.

d) Trails:

The sidepath trail along S Hampton Place is a designated trail and is existing.

e) Streetlights:

S Hampton Place is a Minor Street. Street lights will be on the opposite side of S Hampton Place with future development.

f) Street Trees:

The applicant requests a **WAIVER** from Sec. 14-608 for street tree requirements, with the hardship of Stormwater and utility locations.

6. RECOMMENDATIONS:

- a) Approve **WAIVER** of Sec. 14-604 Connectivity Standard with the **CONDITION** that the access easement at the south end of the primary entrance drive be extended to the west property line with a stub-out for future site circulation to the west.
- b) Deny **WAIVER** of Sec. 14-608 from requiring street trees and require street trees along S Hampton Place. The plans provided do not indicate that the drainage pipes would prevent the installation of the street trees in the center of the greenspace as required.

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

“Convalescent Facilities” is defined as “establishments providing care on a 24-hour basis for persons requiring regular medical attention. Convalescent Facilities does not include facilities providing surgical or emergency medical services,” (Sec. 14-695(b)(2)(f)).

b) Zoning Compliance:

The proposed project is in compliance with RMF-6B zoning regulations.

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:

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)

TAB 1

AERIAL VICINITY MAP





September 23, 2020

Mr. John McCurdy, CNU-A - Director
Department of Community Development
Planning Division
301 W. Chestnut Street
Rogers, Arkansas 72756

Re: Waiver Request
Mill Creek Manor Skilled Nursing Home (East Hampton Estates)
Rogers, Arkansas
HWEI Project No. 2018127

Dear Mr. McCurdy:

Waiver 1:

Per the City of Rogers Typical Street Section, trees are required to be planted within the greenspace between the sidewalk and back of curb. Existing utilities including an 8-inch sanitary sewer line and a 48-inch storm sewer line are located within the limits of the existing greenspace. In order to protect the existing infrastructure and maintain adequate separation between the proposed trees and existing utilities, a waiver is requested to allow the trees to be planted behind the sidewalk in lieu of the greenspace.

Waiver 2:

A waiver from the requirement to provide road improvements to West Green Acres Road per Section 14-608 of the City of Rogers, Arkansas Code of Ordinances is requested as the development does not propose any access connection to the street. The proposed development borders the northern portion of West Green Acres Road; however, the site will be accessed from the north via South Hampton Place.

Per Section 14-608(1), the owner has agreed to dedicate 25 feet of right-of-way measured from the centerline of the road, install a roadside ditch the length of the property, as well as provide a fee towards future drainage improvements. The improvements matching the typical minor street section would require extensive drainage improvements as well as utility relocations. The upgrades are disproportionate to the development as the development will be removing two accesses from the street and decreasing the traffic loading. In addition, the installation of streetlights, curb, gutter, and sidewalks would be out of character for the neighborhood as the closest street containing sidewalks is 0.61 miles east of the site.



Mr. John McCurdy
September 23, 2020
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Waiver 3:

A waiver from the requirement to dedicate right-of-way and provide minor street connectivity within the development a maximum of every 660-feet per Section 14-604 of the City of Rogers, Arkansas Code of Ordinances is requested. The development has been designed as an interconnected medical campus rather than a residential subdivision with lots and blocks. It is believed that enforcing Section 14-604 and requiring the proposed connection to the existing Jamestown Health to be dedicated as a minor street would create developmental hardships, hinder the functionality and traffic flow of the campus, and create safety concerns.

Requiring the owner to dedicate 50-feet of right-of-way for a minor street section in front of the proposed building would likely create hardship for the development. The dedication impedes the owner's ability to develop the remaining 1.8-acres of the subject parcel as intended. The intended future Senior Care Center is to be designed with covered pedestrian access to the skilled nursing facility and ADA compliant parking at the facility entrance. The development is intended to serve memory care patients and residents with physical and mental disabilities. The site has been designed to provide easy and safe access between the facilities for residents and staff. A minor street would promote increased traffic between the two facilities and pose a real hazard to the patients intended to be served by the development.

In addition to hindering future development, the dedication would require the proposed skilled nursing facility to encroach on the building setbacks as currently designed. In order to meet the current City of Rogers building setback requirements, the proposed building would need to be shifted south approximately 50-feet resulting in a complete redesign. The shift would also force the development to encroach upon the 100-foot wide designated A-1 Zoning as required by the Amenity Agreement dated July 10, 2018. A dedicated minor street would also reduce the amount of available parking at the front entrance, potentially causing the need for a parking waiver.



Mr. John McCurdy
September 23, 2020
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We appreciate your consideration of these waiver requests. Please do not hesitate to contact me if you need any additional information or wish to discuss the matter in more detail.

Respectfully Submitted,

HAWKINS-WEIR ENGINEERS, INC.


Elizabeth Heiles, P.E.

ESH/oab

cc: Mr. David Norsworthy, Norsworthy Consulting
Mr. Scott Branton, Scott Branton Architects, PLLC
Mr. Bill Watkins, Watkins, Boyer, Gray & Curry, PLLC
Mr. Kyle Salyer, Hawkins-Weir Engineers, Inc.

February 20, 2020

Mr. Kyle Salyer, PE
Hawkins-Weir Engineers, Inc.
P.O. Box 648
Van Buren, AR 72957-0648

Re: Conditional Approval of Civil Plans
Mill Creek Manor

Dear Mr. Salyer:

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

Utility Plan

1. Provide additional easement where necessary to provide the required 7.5' minimum between the easement boundaries and fire hydrant assemblies, water meters, or other public facilities.
2. Depict on the plans the method used to connect Water Main "A" to the existing main, i.e. 8 x 8" Tapping Sleeve and Valve.
3. Label or otherwise depict the size (8") of the existing water main.
4. Remove the "Testing Notes" from the plans and refer to RWU Standard Specifications instead.

Water Main Plan & Profile

5. Label Water Main "B" as a Fire Line.
6. Label and show the water valves and reducer on the Water Main "D" profile.

Sewer Main Plan & Profile

7. The cover over the water main crossing on the Sanitary Sewer Line "A" and "B" profiles don't appear to have the required 3' of cover over them. It appears the sewer line may need to be lowered to allow for the water main to have enough cover and still have 18" separation with the sanitary sewer Line.

Landscape Plans

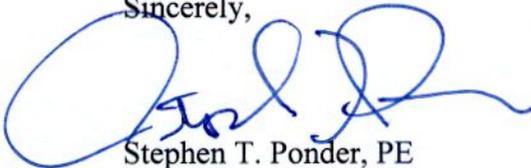
8. There appears to be a proposed tree near Fire Hydrant Assembly #5 on Water Main "A" that has been moved to a point that is less than the required 10' separation from the fire

hydrant.

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

LARGE-SCALE DEVELOPMENT PLANS

MILL CREEK MANOR SKILLED NURSING FACILITY

ROGERS, ARKANSAS

CITYVIEW PROJECT #PL201900125

INDEX

SITE INFORMATION

PARCEL NUMBER: 02-01694-006;030;025
 TOTAL ACREAGE: 12.47
 ZONE: R-MF AND A-1
 BUILDING USAGE: SKILLED NURSING FACILITY
 SITE ADDRESS: 2029 S HAMPTON PL
 ROGERS, AR 72758

Property Description

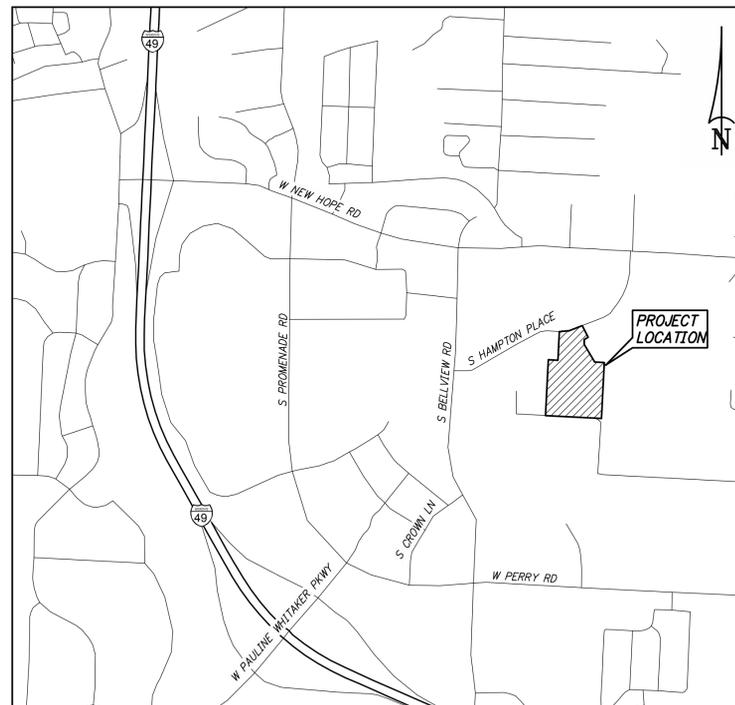
A part of the NW/4 of Section 22, T-19-N, R-30-W, City of Rogers, Benton County, Arkansas, and being more particularly described as follows:

Commencing at the SW Corner of the NW/4 of said Section 22, thence S86°43'56"E 511.90 feet; thence N02°59'04"E 662.50 feet, thence S87°11'36"E 157.45 feet to the Point of Beginning, thence N03°00'21"E 658.75'; thence S87°03'15"E 112.63'; thence N02°56'45"E 282.72' to the South right of way of South Hampton Place; thence along said South right of way S87°02'23"E 33.76'; thence along said right of way along a curve to the left having a central angle of 20°54'53" with a radius of 347.13' to a point subtended by a chord bearing and distance of N82°30'11"E 126.01'; thence continuing along said right of way N68°59'38"E 146.66'; thence leaving said right of way S30°26'06"E 94.17'; thence S59°33'54"W 53.41'; thence S01°50'09"W 55.19'; thence S30°26'06"E 241.78'; thence S87°03'15"E 113.99'; thence S02°58'20"W 657.15'; thence N87°11'36"W 660.03' to the Point of Beginning, containing 543,046 square feet or 12.47 acres more or less.

OWNER/DEVELOPER:
 CENTRAL ARKANSAS NURSING CENTERS, INC.
 415 ROGERS AVENUE
 FORT SMITH, AR 72901
 CONTACT: JERRY SAMS
 PHONE: 479-783-4672
 EMAIL: JSAMS@CANCINC.COM

ENGINEER:
 HAWKINS-WEIR ENGINEERS, INC.
 110 SOUTH 7TH STREET
 VAN BUREN, AR 72956
 CONTACT: KYLE SALYER, P.E., P.S.
 PHONE: 479-474-1227
 EMAIL: KYLE.SALYER@HAWKINS-WEIR.COM

SEPTEMBER 2020



VICINITY MAP
 SCALE: 1"=1000'

for:

CENTRAL ARKANSAS NURSING CENTERS, INC.

C0.0 COVER SHEET AND VICINITY MAP
 C1.0 SURVEY
 C1.1 SURVEY II
 C2.0 DEMOLITION PLAN
 C3.0 EROSION CONTROL PLAN PHASE I
 C3.1 EROSION CONTROL PLAN PHASE II
 C4.0 OVERALL DIMENSIONAL CONTROL AND PAVEMENT PLAN
 C4.1 DIMENSIONAL CONTROL AND PAVEMENT PLAN NORTH
 C4.2 DIMENSIONAL CONTROL AND PAVEMENT PLAN SOUTH
 C5.0 OVERALL GRADING AND DRAINAGE PLAN
 C5.1 GRADING AND DRAINAGE PLAN NORTH
 C5.2 GRADING AND DRAINAGE PLAN SOUTH
 C6.0 OVERALL UTILITY PLAN
 C6.1 UTILITY PLAN NORTH
 C6.2 UTILITY PLAN SOUTH
 C7.0 WATER MAIN "A" PLAN AND PROFILE STA 0+00 TO STA 12+00
 C7.1 WATER MAIN "A" PLAN AND PROFILE STA 12+00 TO END
 C7.2 FIRE LINE "B", WATER MAIN "C", WATER MAIN "D", AND FDC LINE PLAN AND PROFILE
 C7.3 PRIVATE SANITARY SEWER PLAN AND PROFILE
 C7.4 STORM DRAIN MAIN 1 AND LATERAL 1 PLAN AND PROFILE
 C7.5 STORM DRAIN MAIN 2 AND LATERAL 2 PLAN AND PROFILE
 C7.6 RETAINING WALL #1 PLAN AND PROFILE
 C7.7 RETAINING WALL #2 PLAN AND PROFILE
 C7.8 DETENTION POND PROFILE
 C8.0 SIDEWALK PLAN
 C9.0 MISCELLANEOUS DETAILS
 C9.1 MISCELLANEOUS DETAILS II
 C9.2 MISCELLANEOUS DETAILS III
 C9.3 MISCELLANEOUS DETAILS IV
 C10.0 CITY OF ROGERS DETAILS
 C10.1 CITY OF ROGERS DETAILS II
 C10.2 CITY OF ROGERS DETAILS III
 C10.3 CITY OF ROGERS DETAILS IV

PLANS BY OTHER

L0.0 TREE PROTECTION PLAN
 L1.0-L2.5 LANDSCAPE PLANS
 MEP2 SITE LIGHTING PHOTOMETRIC PLAN

GENERAL NOTES:

- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6).
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- THE PROPERTY HERE-IN SURVEYED LIES OUTSIDE OF ANY IDENTIFIED FLOOD HAZARD AREA, BASED ON FIRM, FLOOD INSURANCE RATE MAP FOR ROGERS, BENTON COUNTY, ARKANSAS, MAP NUMBER 05007C0270K, MAP REVISED JUNE 5, 2012.

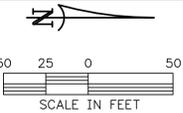
CITY OF ROGERS
 APPROVAL



Prepared By
HAWKINS-WEIR ENGINEERS, INC.
 Van Buren | Fort Smith | Fayetteville | Little Rock
 (479) 474-1227 | (479) 242-4685 | (479) 455-2206 | (501) 374-4846



Z:\18\2018127 MILL CREEK MANOR SKILLED NURSING FACILITY - ROGERS, AR\DRAWINGS\CONST PLANS\04.0 DIM-OVERALL.DWG. 9/3/2020 11:07 AM. JASON WINTERS. LAYOUT



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SKILLED NURSING FACILITY
MILL CREEK MANOR
 BENTON COUNTY
 ROGERS, ARKANSAS

scottbranton architect, PLLC
 PO BOX 43 | FORT SMITH, AR 72901 | sbranton@gmail.com | 479.459.7717

JOB NO. 2018127
 DATE 9/2/20

OVERALL DIMENSIONAL CONTROL AND PAVEMENT PLAN
 SHEET C4.0

LEGEND

- TYPE A CONCRETE CURB & GUTTER
- PROPERTY LINE
- SETBACK
- EASEMENT
- PROPOSED STORM DRAIN
- FLOWLINE
- RETAINING WALL
- CONTROL POINT
- BENCHMARK
- ZONE BOUNDARY
- ACCESS EASEMENT

SITE ANALYSIS TABLE

SITE ACREAGE	12.47
SETBACK (FRONT)	30
SETBACK (SIDE)	10
SETBACK (REAR)	30
ZONE	R-MF
TOTAL BUILDING AREA (SF)	85,921
BUILDING HEIGHT (MAX)	27'-4"
BEDS	140

	REQUIRED	PROVIDED
PARKING SPACES	135	181
ADA SPACES	5	12
TOTAL PARKING SPACES	140	193
BIKE RACK SPACES	20	20

- PAVEMENT CONSTRUCTION NOTES**
1. BASE COURSE MATERIAL SHALL BE CLASS 7 BASE PLACED AND COMPACTED IN NO GREATER THAN 6" LIFTS TO 95 PERCENT MAXIMUM DRY DENSITY.
 2. ASPHALT SHALL BE HMA TYPE II AND COMPACTED TO 92%.
 3. CONCRETE PAVEMENT - SHALL BE 4000 PSI CLASS C AND AIR ENTRAINED TO 4-7 PERCENT AND A SLUMP OF 4 INCHES BEFORE THE ADDITION OF PLASTICIZERS.
 4. CURB AND GUTTER SHALL BE 3500 PSI CLASS B PLACED AND FINISHED IN ACCORDANCE WITH CITY OF ROGERS SPECIFICATIONS.
 5. CONCRETE DRAINAGE INLETS SHALL BE 3500 PSI CLASS B PLACED AND FINISHED IN ACCORDANCE WITH CITY OF ROGERS SPECIFICATIONS.
 6. ALL CURB/ACCESSIBLE RAMPS AND ACCESS ROUTES SHALL COMPLY WITH ADA STANDARDS.
 7. PAVEMENT MARKINGS - SHALL BE STANDARD WHITE REFLECTORIZED PAVEMENT PAINT MEETING CITY OF ROGERS SPECIFICATIONS.

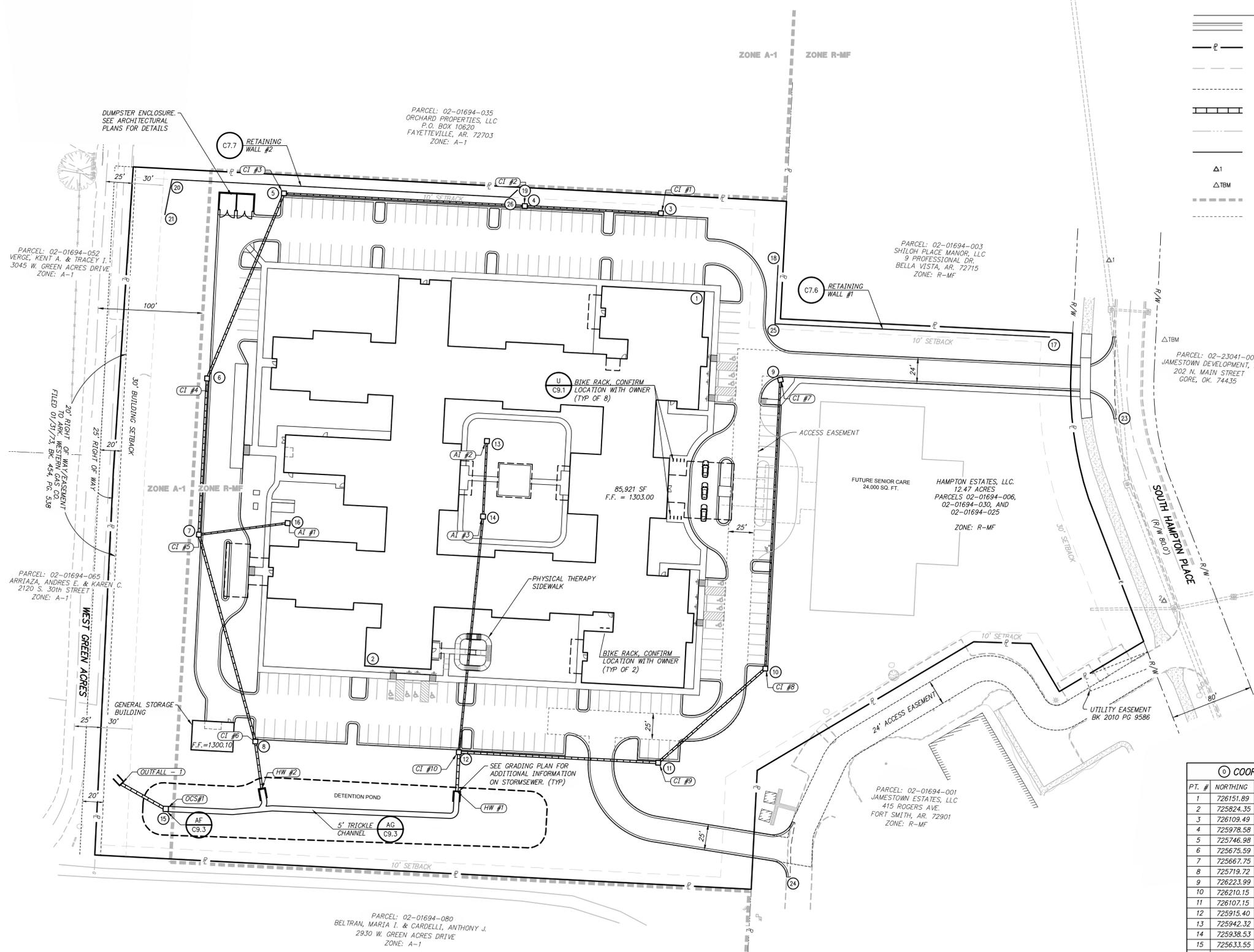
- DIMENSIONAL CONTROL NOTES:**
1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. ALL DIMENSIONS SHOWN ARE MEASURED TO FACE OF SIDEWALK, FACE OF CURB, OR EDGE OF PAVEMENT, U.N.O.
 3. COORDINATES GIVEN FOR DRAINAGE INLETS ARE TO THE CENTER OF DRAINAGE BOXES. ADJUST AS NEEDED TO MATCH CURB LINE.
 4. REFER TO ARCHITECTURAL DIMENSIONAL PLAN FOR ADDITIONAL DIMENSIONS FOR BUILDINGS.
 5. SURVEY CONTROL POINTS ARE SHOWN ON THE PLANS. ALL CONTROL POINTS AND LAND MONUMENTS LOCATED WITHIN AND ADJACENT TO THE CONSTRUCTION AREA SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY DISTURBED MONUMENTATION SHALL BE RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR. THE COST OF RE-ESTABLISHING THE MONUMENTATION SHALL BE BORNE BY THE CONTRACTOR.
 6. ALL RADII ARE 3' UNLESS NOTED OTHERWISE.
 7. ALL HVAC AND OTHER EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 8. BIKE RACK SHALL BE DOUBLE-SIDED CIRCLE BIKE RACK WITH 1-7/8" GALVANIZED STEEL TUBING AS MANUFACTURED BY BARCO PRODUCTS. BIKE RACK SHALL BE INSTALLED WITH MANUFACTURER'S SURFACE MOUNT KIT INCLUDING BRACKETS AND HARDWARE. CONTRACTOR SHALL SUBMIT COLOR SAMPLES TO OWNER FOR APPROVAL AND PROVIDE THE REQUIRED AMOUNT OF SPACES LISTED IN THE SITE ANALYSIS TABLE.
 9. RETAINING WALL TO BE DESIGNED BY OTHERS. PRIOR TO CONSTRUCTION OF THE RETAINING WALL, A DESIGN MUST BE SUBMITTED TO AN APPROVED BY THE CITY OF ROGERS CITY ENGINEER.
 10. CONSTRUCTION PLANS INDICATE THE LOCATION OF CONTROL POINTS/TEMPORARY BENCHMARKS. USE ONLY THOSE BENCHMARKS FOR HORIZONTAL CONTROL AND ELEVATION DATUM. CONSTRUCTION PLANS INCLUDE RIM AND INVERT ELEVATIONS ON EXISTING SANITARY SEWER MANHOLES AND DRAINAGE STRUCTURES FOR INFORMATION PURPOSES ONLY. DO NOT USE THE ELEVATIONS AS BENCHMARKS UNDER ANY CIRCUMSTANCES. PRIOR TO CONSTRUCTION INVOLVING THESE STRUCTURES, CONFIRM ALL EXISTING ELEVATIONS.

COORDINATE TABLE

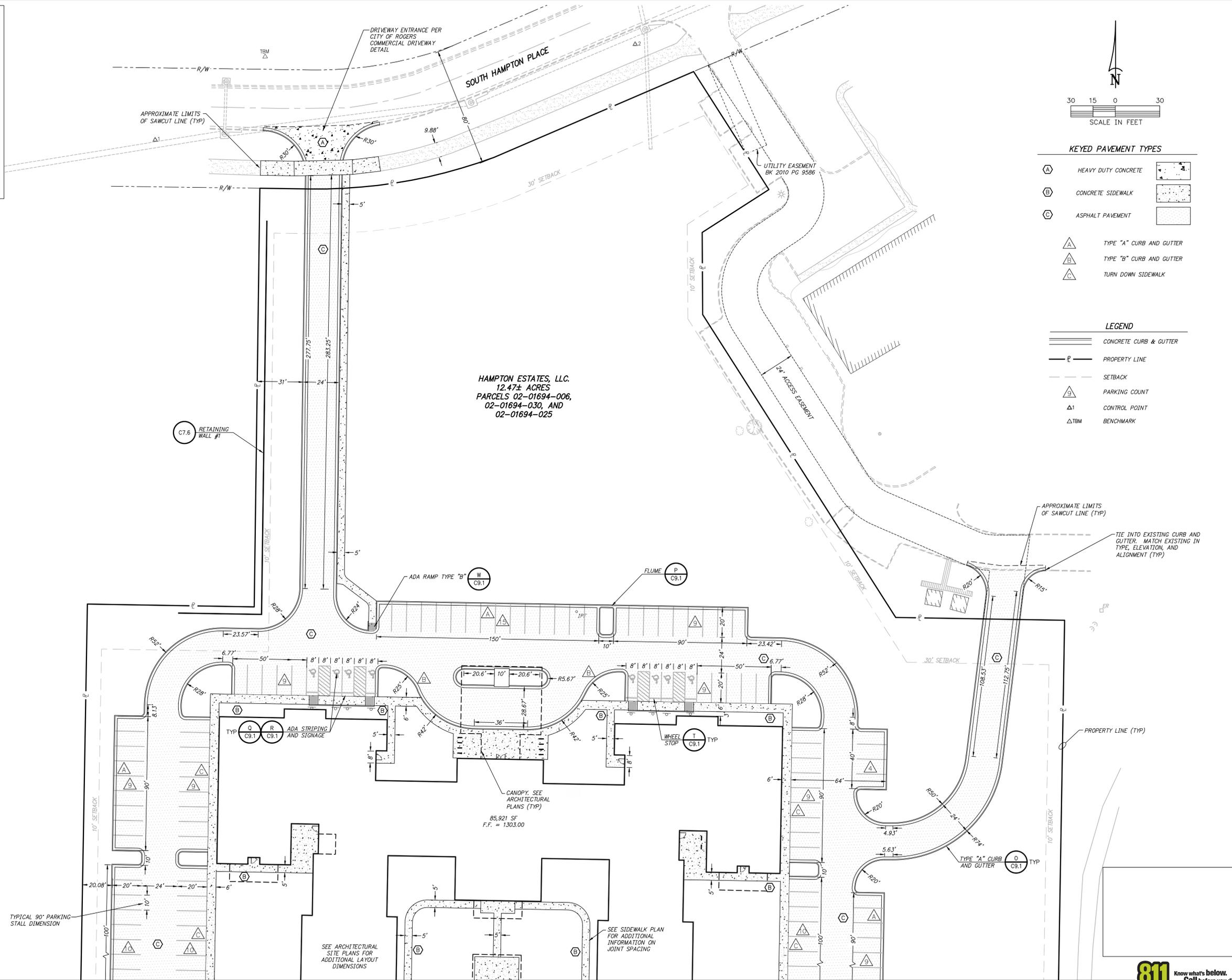
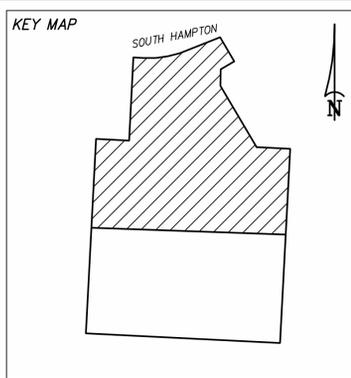
PT. #	NORTHING	EASTING	DESCRIPTION
1	726151.89	673388.63	BLDG. CORNER
2	725824.35	673747.78	BLDG. CORNER
3	726109.49	673316.31	DRAINAGE INLET
4	725978.58	673309.44	DRAINAGE INLET
5	725746.98	673297.26	DRAINAGE INLET
6	725675.59	673472.31	DRAINAGE INLET
7	725667.75	673621.78	DRAINAGE INLET
8	725719.72	673817.39	DRAINAGE INLET
9	726223.99	673471.08	DRAINAGE INLET
10	726210.15	673747.59	DRAINAGE INLET
11	726107.15	673837.74	DRAINAGE INLET
12	725915.40	673827.66	DRAINAGE INLET
13	725942.32	673532.09	DRAINAGE INLET
14	725938.53	673604.34	DRAINAGE INLET
15	725633.55	673883.35	OC
16	725750.63	673610.67	AREA INLET
17	726483.61	673432.54	RETAINING WALL
18	726222.18	673363.60	RETAINING WALL
19	725971.85	673291.51	RETAINING WALL
20	725639.40	673281.53	RETAINING WALL
21	725632.56	673314.91	RETAINING WALL
22	725620.53	673461.32	RETAINING WALL
23	726454.70	673510.95	END OF RADIUS
24	726230.20	673949.58	END OF RADIUS
25	726219.29	673419.77	RETAINING WALL
26	725964.23	673298.63	RETAINING WALL

CONTROL POINT TABLE

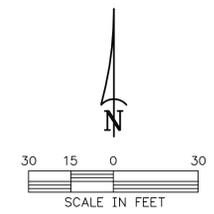
POINT NUMBER	NORTHING	EASTING	DESCRIPTION
CONTROL POINT #1	726540.53	673359.12	7' SOUTH OF BACK OF CURB ON SOUTH HAMPTON PLACE
CONTROL POINT #2	726593.50	673685.15	40' WEST OF JAMESTOWN ENTRY DRIVE
TBM: EL. 1304.48'	726593.92	673435.29	TOP NUT FIRE HYDRANT



Z:\18\2018127 MILL CREEK MANOR SKILLED NURSING FACILITY - ROGERS, AR\DRAWINGS\CONST PLANS\c4.1 DIM-NORTH.DWG. 9/23/2020 11:07 AM. JASON WINTERS. LAYOUT1



HAMPTON ESTATES, LLC.
12.47± ACRES
PARCELS 02-01694-006,
02-01694-030, AND
02-01694-025



KEYED PAVEMENT TYPES

- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- TYPE "A" CURB AND GUTTER
- TYPE "B" CURB AND GUTTER
- TURN DOWN SIDEWALK

LEGEND

- CONCRETE CURB & GUTTER
- PROPERTY LINE
- SETBACK
- PARKING COUNT
- CONTROL POINT
- BENCHMARK



FW HAWKINS WEIR
ENGINEERS, INC.
Little Rock
Fayetteville
Fort Smith
Van Buren
(479) 242-4666 | (479) 452-2280 | (501) 374-4466
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SKILLED NURSING FACILITY
MILL CREEK MANOR
BENTON COUNTY
ROGERS, ARKANSAS

scottbranton
architect, PLLC
PO BOX 43 | FORT SMITH, AR 72002 | sbranton@gmail.com | 479.469.7717

JOB NO. 2018127
DATE 9/2/20

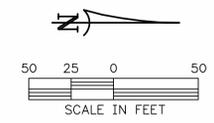
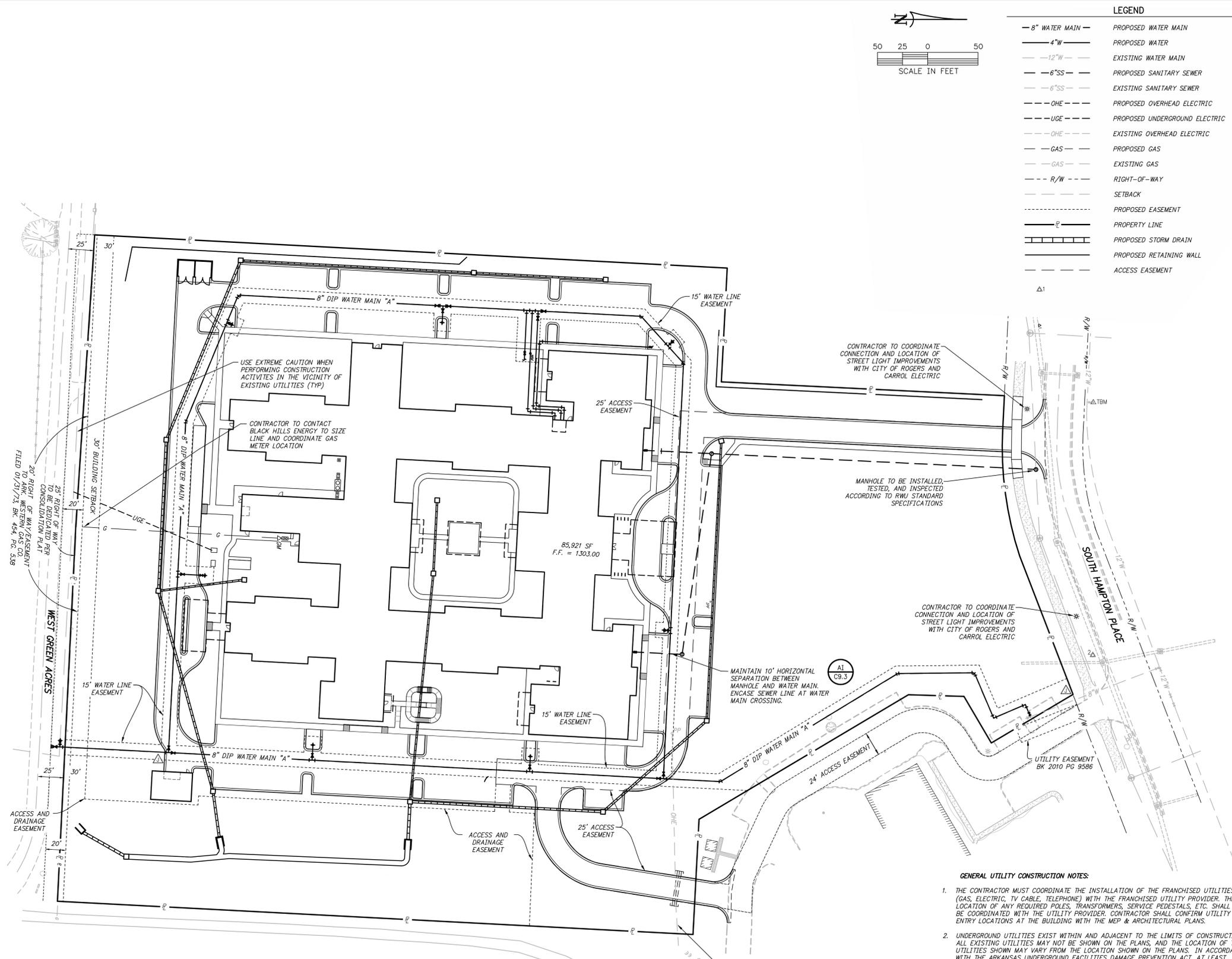
DIMENSIONAL CONTROL AND PAVEMENT PLAN NORTH

SHEET C4.1



MATCHLINE - DIMENSIONAL CONTROL PLAN SOUTH

Z:\18\2018127 MILL CREEK MANOR SKILLED NURSING FACILITY - ROGERS, AR\DRAWINGS\CONSIST PLANS\06.0 UTIL-OVERALL.DWG, 9/27/2020 11:08 AM, JASON WINTERS, LAYOUT



LEGEND

— 8" WATER MAIN —	PROPOSED WATER MAIN
— 4"W —	PROPOSED WATER
— 12"W —	EXISTING WATER MAIN
— 6"SS —	PROPOSED SANITARY SEWER
— 6"SS —	EXISTING SANITARY SEWER
--- OHE ---	PROPOSED OVERHEAD ELECTRIC
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--- GAS ---	EXISTING GAS
--- R/W ---	RIGHT-OF-WAY
---	SETBACK
---	PROPOSED EASEMENT
---	PROPERTY LINE
---	PROPOSED STORM DRAIN
---	PROPOSED RETAINING WALL
---	ACCESS EASEMENT

- WATER AND SANITARY SEWER:**
- THE WATER LINE IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF ROGERS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 - CONTRACTOR SHALL COORDINATE ALL TAPS ON MAIN WITH CITY OF ROGERS UTILITY DEPARTMENT.
 - VALVES SHALL BE AWWA C-500 AND SHALL BE IRON BODY, BRONZE MOUNTED, RESILIENT WEDGE, NON-RISING STEM VALVES DESIGNED FOR 150 PSI MINIMUM WORKING PRESSURE RATING. VALVES SHALL BE O-RING PACKING, OPEN COUNTERCLOCKWISE AND SHALL HAVE MECHANICAL JOINTS FOR CAST IRON PIPE SIZE. VALVES SHALL BE MUELLER MODEL A-2362, OR APPROVED EQUAL.
 - ALL MATERIAL AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION OF THE CITY OF ROGERS, ARKANSAS. CONTRACTOR SHALL FURNISH MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH THE REFERENCED STANDARDS.
 - ALL WATER AND SANITARY SEWER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH ARKANSAS STATE PLUMBING CODES.
 - CONFIRM WATER AND SANITARY SEWER SERVICE BUILDING ENTRANCE POINTS WITH ARCHITECTURAL (PLUMBING) PLANS AND ADJUST AS NEEDED TO COORDINATE.
 - CONTACT CITY OF ROGERS UTILITY DEPARTMENT FOR SCHEDULING TAPS OR SHUT DOWNS.
 - USE SDR-26 PIPE FOR SANITARY SEWER SERVICE, MINIMUM 30 INCHES OF COVER.
 - CONTRACTOR SHALL CONFIRM PROPOSED SANITARY SEWER MANHOLE RIM ELEVATIONS WITH PROPOSED FINAL GRADING AND ADJUST AS NECESSARY.
 - ALL MAIN WATER LINES AND SERVICE LINES BETWEEN THE MAIN AND THE METER SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE JUNCTION BOXES SHALL BE INSTALLED AS SHOWN ON THE CONSTRUCTION PLANS AND ARE DESIGNATED ON THE PLANS BY THE SYMBOL Δ . THE ELECTRICAL CONTINUITY OF THE TRACER WIRE MUST BE DEMONSTRATED TO THE ENGINEER BY THE CONTRACTOR BEFORE FINAL ACCEPTANCE.
 - NO TREE SHALL BE PLANTED WITHIN TEN FEET OF ANY FIRE HYDRANT, COORDINATE WITH LANDSCAPE PLANS ACCORDINGLY.
 - REFER TO ROGERS WATER UTILITIES (RWU) STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION, DISINFECTION, AND HYDROSTATIC TESTING REQUIREMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXPECTED SEPARATION AT EACH CROSSING OF SANITARY SEWER LINES AND POTABLE WATER LINES AS OUTLINED BY ADH ENGINEERING REQUIREMENTS, AS FOLLOWS:

ARKANSAS DEPARTMENT OF HEALTH "RULES AND REGULATIONS PERTAINING TO PUBLIC WATER SYSTEMS", PAGE 25, SECTION XIV, PARAGRAPH A:

THE OPERATING ROUTINE SHALL INCLUDE NECESSARY PROTECTIVE MEASURES TO DETECT AND REMOVE OR DESTROY ANY CONTAMINANT OF CONCERN OR REGULATION THAT MIGHT ENTER THE DISTRIBUTION SYSTEM. EVERY PRECAUTION MUST BE TAKEN AGAINST THE POSSIBILITY OF SEWAGE CONTAMINATION OF THE WATER IN THE DISTRIBUTION SYSTEM. WATER MAIN AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING EASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.
 - DISINFECTION SHALL BE ACCOMPLISHED ACCORDING TO THE LATEST VERSION OF AWWA C651 FOR ANY NEW POTABLE WATER LINES TO THE SHUT OFF VALVE AT THE CITY MAIN PRIOR TO TAKING BACTERIOLOGICAL SAMPLES.
 - ALL WATER SYSTEM COMPONENTS INSTALL FOR SERVICES THAT ARE, OR EXPECTED TO BE, POTABLE SHALL BE "LEAD FREE" AS DETERMINED THROUGH SECTION 1417 OF THE SAFE DRINKING WATER ACT (42 U.S.C 300g-6) AND SHALL BE CERTIFIED AS COMPLIANCE WITH NSF/ANSI 372 OR ANNEX G OF NSF/ANSI 61.
 - TESTING SANITARY SEWER LINES - A DEFLECTION TEST SHALL BE PERFORMED ON ALL PVC SEWER MAINS. THE TEST SHALL CONSIST OF PULLING A RIGID MANDREL THROUGH THE PIPE. THE CROSS SECTION OF THE MANDREL SHALL HAVE A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE, AND THE MINIMUM LENGTH OF THE CIRCULAR PORTION OF THE MANDREL SHALL BE EQUAL TO THE DIAMETER OF THE PIPE.
 - LEAKAGE TEST - SANITARY SEWER LINES - A LOW PRESSURE AIR LEAKAGE TEST SHALL BE PERFORMED ON ALL GRAVITY SEWERS AND GRAVITY PROCESS PIPES. THE CONTRACTOR SHALL TEMPORARILY CAP OR PLUG MAINS AND SERVICE LINES AS REQUIRED FOR TESTING. CAP AND PLUGS SHALL BE SECURED AGAINST BLOW-OFF DURING TESTING. THE USE OF SEALANTS OR OTHER LEAK RETARDING AGENTS WILL NOT BE PERMITTED. THE AIR TEST SHALL BE PERFORMED AFTER THE GRAVITY LINE BACKFILL HAS BEEN PLACED AND COMPACTED. THE GRAVITY LINE EQUIPMENT SHALL INCLUDE ALL CONTROL VALVES AND GAUGES REQUIRED FOR REGULATING THE AIR SUPPLY. THE TEST GAUGE SHALL HAVE MINIMUM DIVISIONS OF 0.10 PSI AND AN ACCURACY OF +/- 0.04 PSI. AIR TEST EQUIPMENT SHALL BE APPROVED BY THE ENGINEER. THE MINIMUM TIME REQUIREMENTS FOR AIR TESTING FOR A 0.5 PSIG PRESSURE DROP FROM 3 PSIG TO 3.0 PSIG SHALL NOT BE LESS THAN THAT SHOWN IN THE FOLLOWING TABLE, BETWEEN MANHOLES:

PIPE SIZE	TIME
4	2.5 MINUTES
6	4.0 MINUTES
8	5.0 MINUTES
10	6.5 MINUTES
12	7.5 MINUTES
15	9.5 MINUTES

MH DEPTH	48" DIAMETER	60" DIAMETER	72" DIAMETER
4 FT.	10 SECONDS	13 SECONDS	16 SECONDS
8 FT.	20 SECONDS	26 SECONDS	33 SECONDS
12 FT.	30 SECONDS	39 SECONDS	49 SECONDS
16 FT.	40 SECONDS	52 SECONDS	67 SECONDS
20 FT.	50 SECONDS	65 SECONDS	81 SECONDS
24 FT.	59 SECONDS	78 SECONDS	97 SECONDS

- GENERAL UTILITY CONSTRUCTION NOTES:**
- THE CONTRACTOR MUST COORDINATE THE INSTALLATION OF THE FRANCHISED UTILITIES (GAS, ELECTRIC, TV CABLE, TELEPHONE) WITH THE FRANCHISED UTILITY PROVIDER. THE LOCATION OF ANY REQUIRED POLES, TRANSFORMERS, SERVICE PEDESTALS, ETC. SHALL BE COORDINATED WITH THE UTILITY PROVIDER. CONTRACTOR SHALL CONFIRM UTILITY ENTRY LOCATIONS AT THE BUILDING WITH THE MEP & ARCHITECTURAL PLANS.
 - UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE PLANS, AND THE LOCATION OF THE UTILITIES SHOWN MAY VARY FROM THE LOCATION SHOWN ON THE PLANS. IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, AT LEAST 48-HOURS PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE ARKANSAS ONE CALL CENTER, (800) 482-8998 OR 811, AND ARRANGE FOR THE LOCATION AND MARKING OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL OBSERVE ANY REQUIREMENTS, INCLUDING REQUIREMENTS TO HAND DIG NEAR EXISTING UTILITIES, OF THE UTILITY OWNER/OPERATOR REGARDING WORK NEAR THEIR FACILITIES AND SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY. THE COST TO REPAIR ANY DAMAGE CAUSED BY THE CONTRACTOR TO PROPERLY MARKED UTILITIES, AS WELL AS ANY FINES OR PENALTIES THAT ARE A RESULT OF THE DAMAGE OR FAILURE TO FOLLOW THE REQUIREMENTS OF THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING TEMPORARY EXCAVATION SUPPORT SYSTEMS, INCLUDING SHEETING, SHORING AND BRACING TO INSURE THE SAFETY OF PERSONNEL AND PROTECT ADJACENT STRUCTURES, PIPING, ETC. (NEW OR EXISTING) IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND REQUIREMENTS.
 - CONTRACTOR TO COORDINATE FRANCHISE UTILITY SERVICES.



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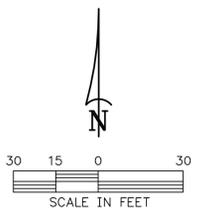
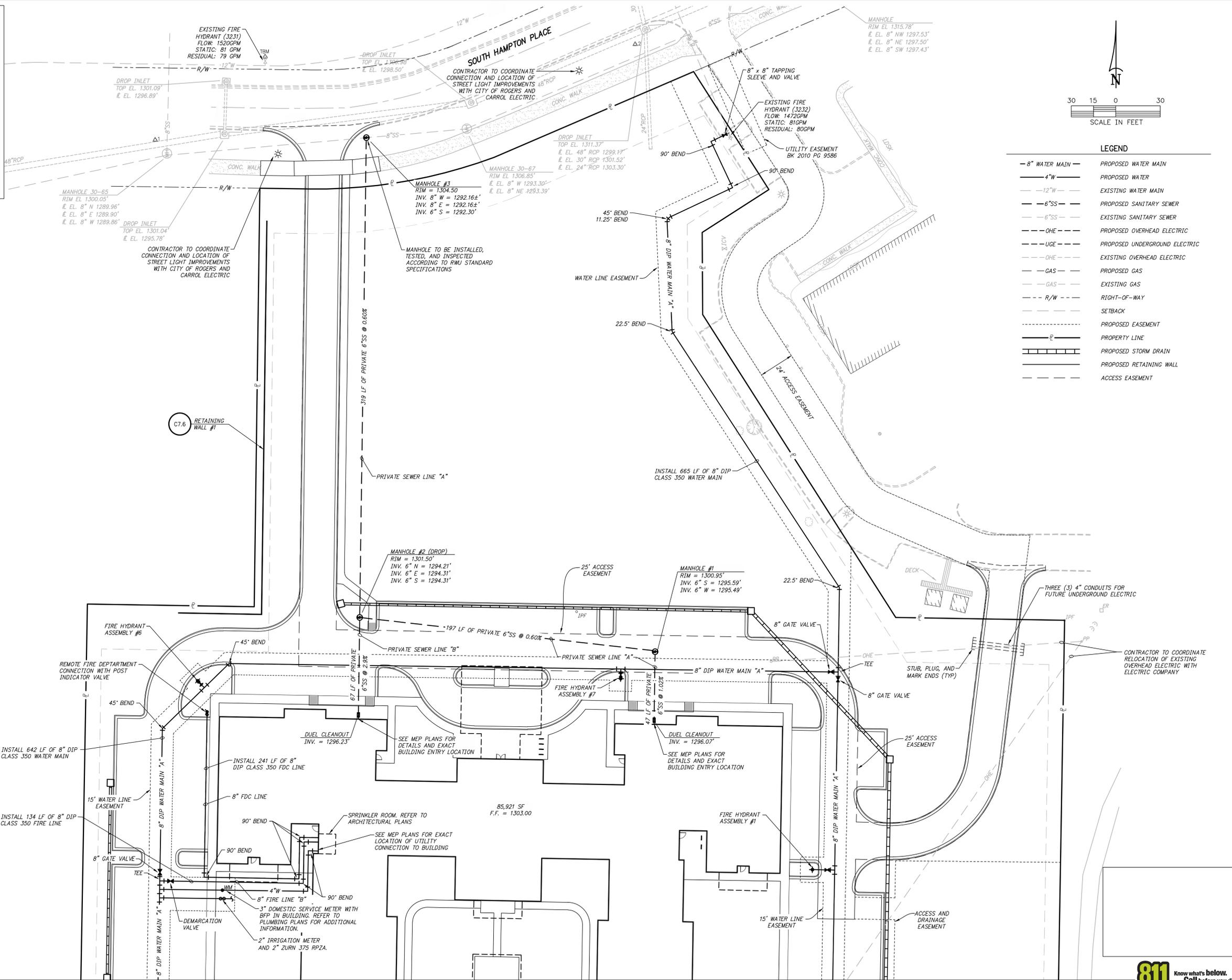
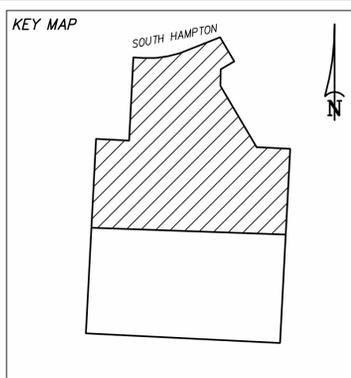
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2018127
 DATE: 9/2/20

OVERALL UTILITY PLAN
 SHEET
 C6.0



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LEGEND

8" WATER MAIN	PROPOSED WATER MAIN
4"W	PROPOSED WATER
12"W	EXISTING WATER MAIN
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ACCESS EASEMENT	ACCESS EASEMENT



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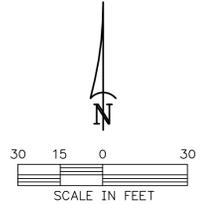
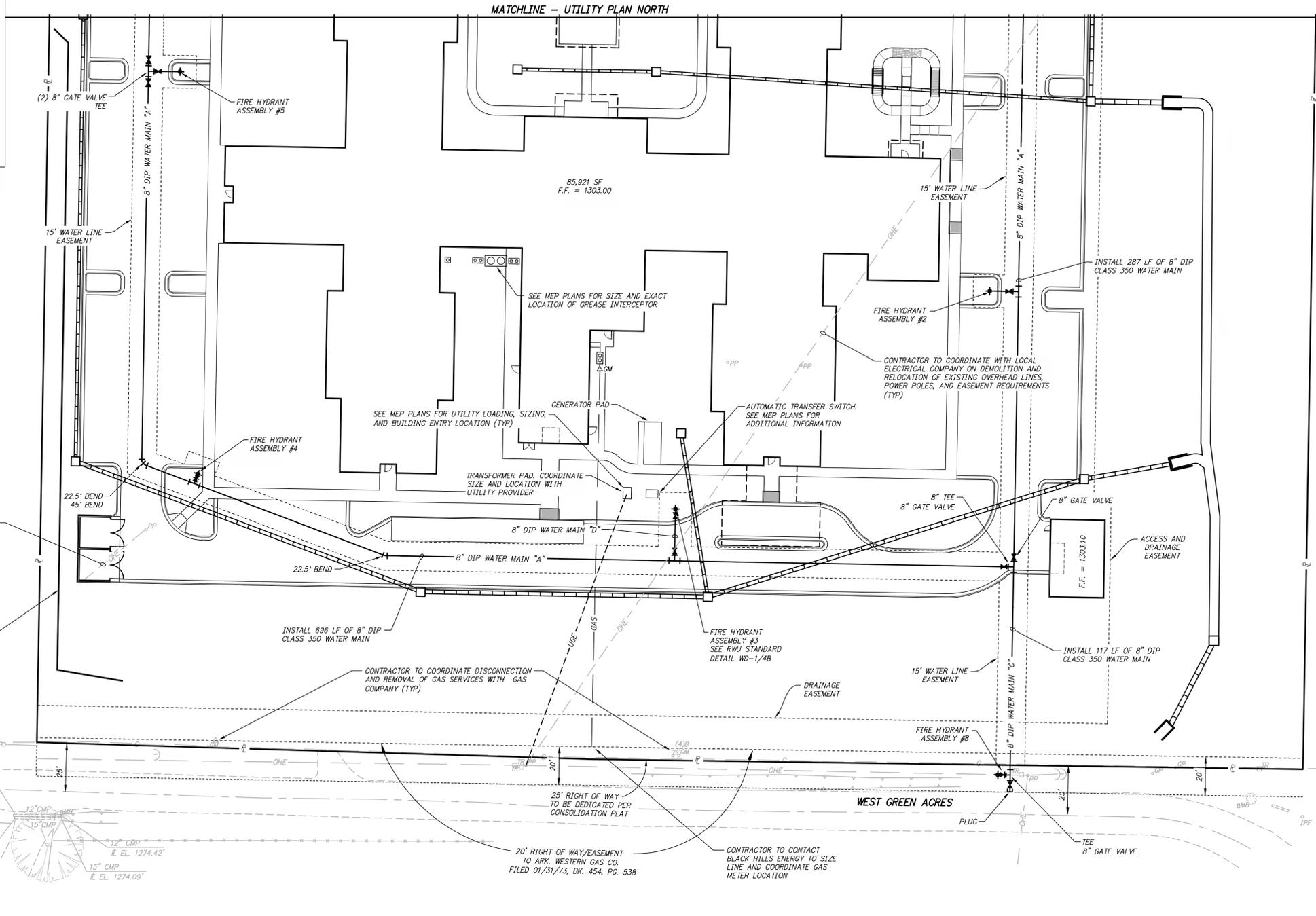
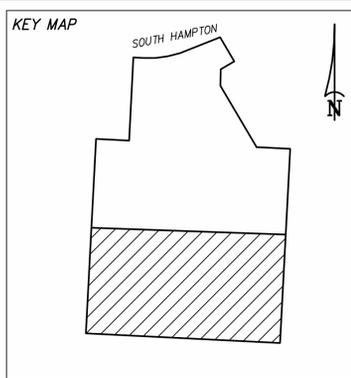
UTILITY PLAN NORTH

SHEET C6.1



MATCHLINE - UTILITY PLAN SOUTH

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LEGEND

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--- R/W ---	RIGHT-OF-WAY
---	SETBACK
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— P —	PROPERTY LINE
---	PROPOSED STORM DRAIN



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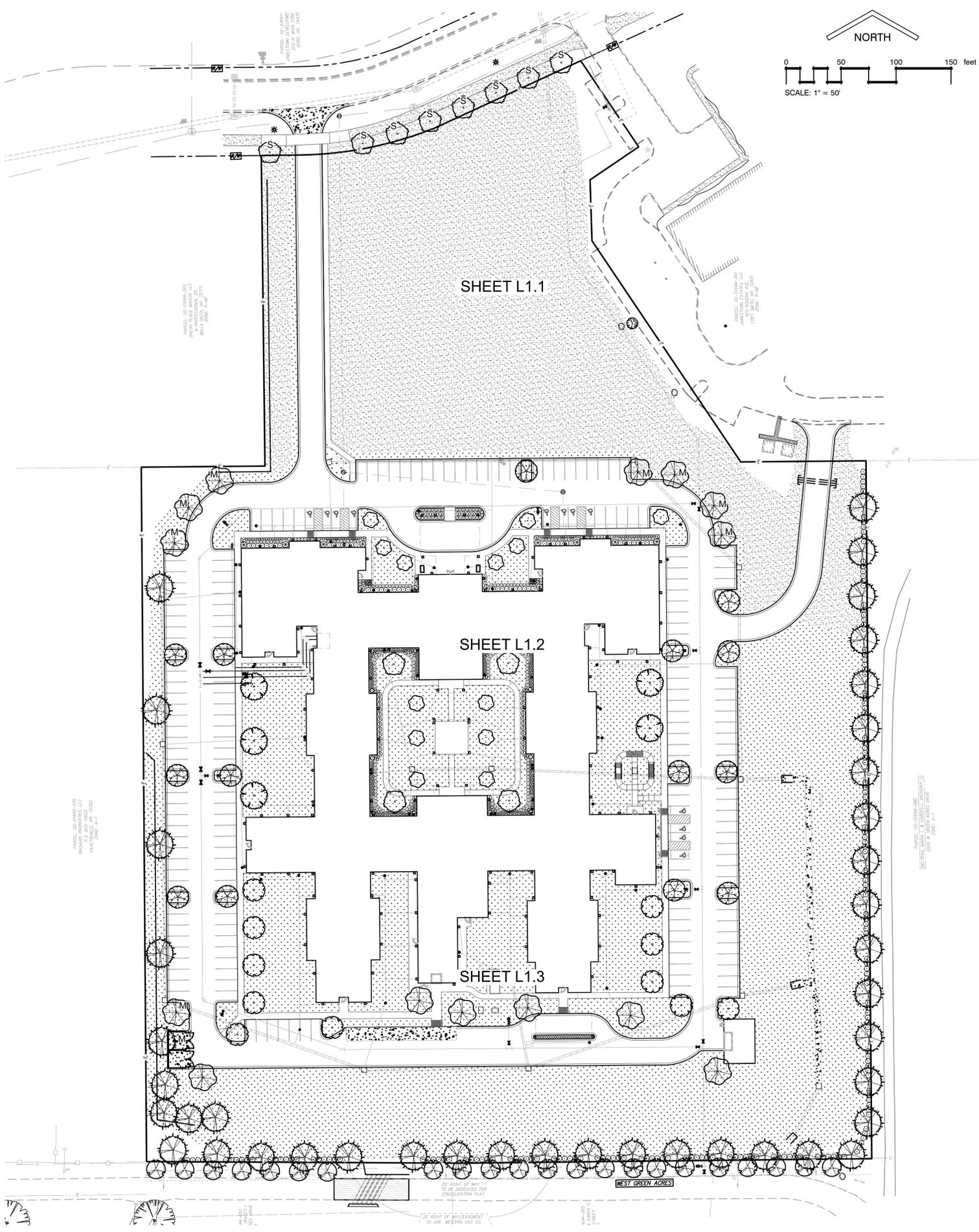
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UTILITY PLAN SOUTH
 SHEET C6.2





STREET TREES

SHADE TREE	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	ZS	Zelkova serrata / Sawleaf Zelkova	B & B	2.5"Cal	8' minimum	8
	MA	Malus x 'Adams' / Crab Apple	B & B	2.5"Cal	8' minimum	22

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	8' minimum	40

ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
	PK	Prunus serrulata 'Kwanzan' / Flowering Cherry	B & B	2"Cal	6' min.	13

SHADE TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
	AS	Acer saccharum / Sugar Maple	B & B	2"Cal	8' minimum	5
	GI	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Thornless Honey Locust	B & B	2.5"Cal	8' minimum	11
	QU	Quercus macrocarpa / Bur Oak	B & B	2.5"Cal	8' minimum	14
	RO	Quercus rubra / Red Oak	B & B	2.5"Cal	8' minimum	14
	ZS	Zelkova serrata / Sawleaf Zelkova	B & B	2.5"Cal	8' minimum	12

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	BA4	Berberis thunbergii 'Aurea Nana' / Japanese Barberry	3 gal	30" o.c.	40
	GM	Buxus x 'Green Mountain' / Boxwood	5 gal	48" o.c.	50
	CA2	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	5 gal	36" o.c.	74
	FB	Fothergilla gardenii 'Blue Mist' / Blue Mist Fothergilla	3 gal	36" o.c.	106
	HA2	Hydrangea macrophylla 'Ayesha' / Ayesha Hydrangea	5 gal	48" o.c.	44
	IN	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	10 gal	72" o.c.	12
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 gal	36" o.c.	30
	JP	Juniperus chinensis 'Pfitzeriana Glauca' / Blue Pfitzer Juniper	7 gal	60" o.c.	180
	JW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	3 gal	30" o.c.	12
	NF	Nandina domestica 'Flirt' / Heavenly Bamboo	3 gal	24" o.c.	102
	RR	Rosa x 'Knockout' TM / Rose	5 gal	48" o.c.	34
	TH2	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	3 gal	36" o.c.	89
	TT	Thuja occidentalis 'Techny' / Techny Arborvitae	10 gal	48" o.c.	12

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	CC2	Cynodon dactylon Common / Bermuda Grass	Seed or Hydromulch		106,254 sf
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod		178,638 sf

CITY LANDSCAPE REQUIREMENTS

TOTAL SITE AREA = 542,732 SF
 TOTAL GREENSPACE PROVIDED = 285,679 = .53/1 SF OF GREENSPACE PER SF OF THE TOTAL SITE AREA

1 TREE OR SHRUB PER 2,000 SF OF TOTAL SITE AREA
 542,732 / 2,000 = 271 TREE OR SHRUBS
 25% MUST BE TREES
 271 x 0.25 = 68 TREES
 10% MUST BE EVERGREEN
 68 x 0.1 = 6.8 (7 EVERGREEN TREES)
 271 - 69 = 203 SHRUBS REQUIRED

68 TREES PROVIDED
 7 EVERGREEN TREES PROVIDED
 203 SHRUBS PROVIDED

STREET TREES
 1 TREE PER 40' OF STREET FRONTAGE
 307 LF / 40' = 7.6 (8)

8 TREE PROVIDED
 (STREET TREES DENOTED BY AN 'S')

PARKING LOT LANDSCAPING
 1 TREE PER 15 PARKING SPACES REQUIRED
 194 SPACES / 15 = 12.9 (13) TREES

13 TREES PROVIDED

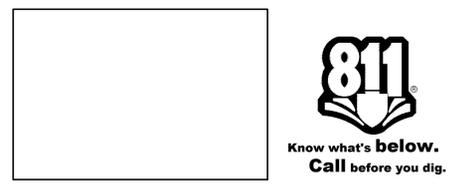
TREE MITIGATION
 TOTAL SIGNIFICANT TREES REMOVED* = 44
 TOTAL REPLACEMENT TREES = 44 / 5 = 9

9 SHADE TREES PROVIDED
 (MITIGATION TREES DENOTED BY AN 'M')

*SEE TREE PRESERVATION PLAN FOR LOCATION OF REMOVED TREES

NOTE: A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.

THERE ARE NO PERENNIALS PLANNED FOR THIS PROJECT.



NOTE:
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. LANDTEK STUDIOS NOR BATES ENGINEERING DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



SKILLED NURSING FACILITY
MILL CREEK MANOR
 BENTON COUNTY
 ROGERS, ARKANSAS

18-15
 1/29/19

OVERALL LANDSCAPE PLAN

L1.0