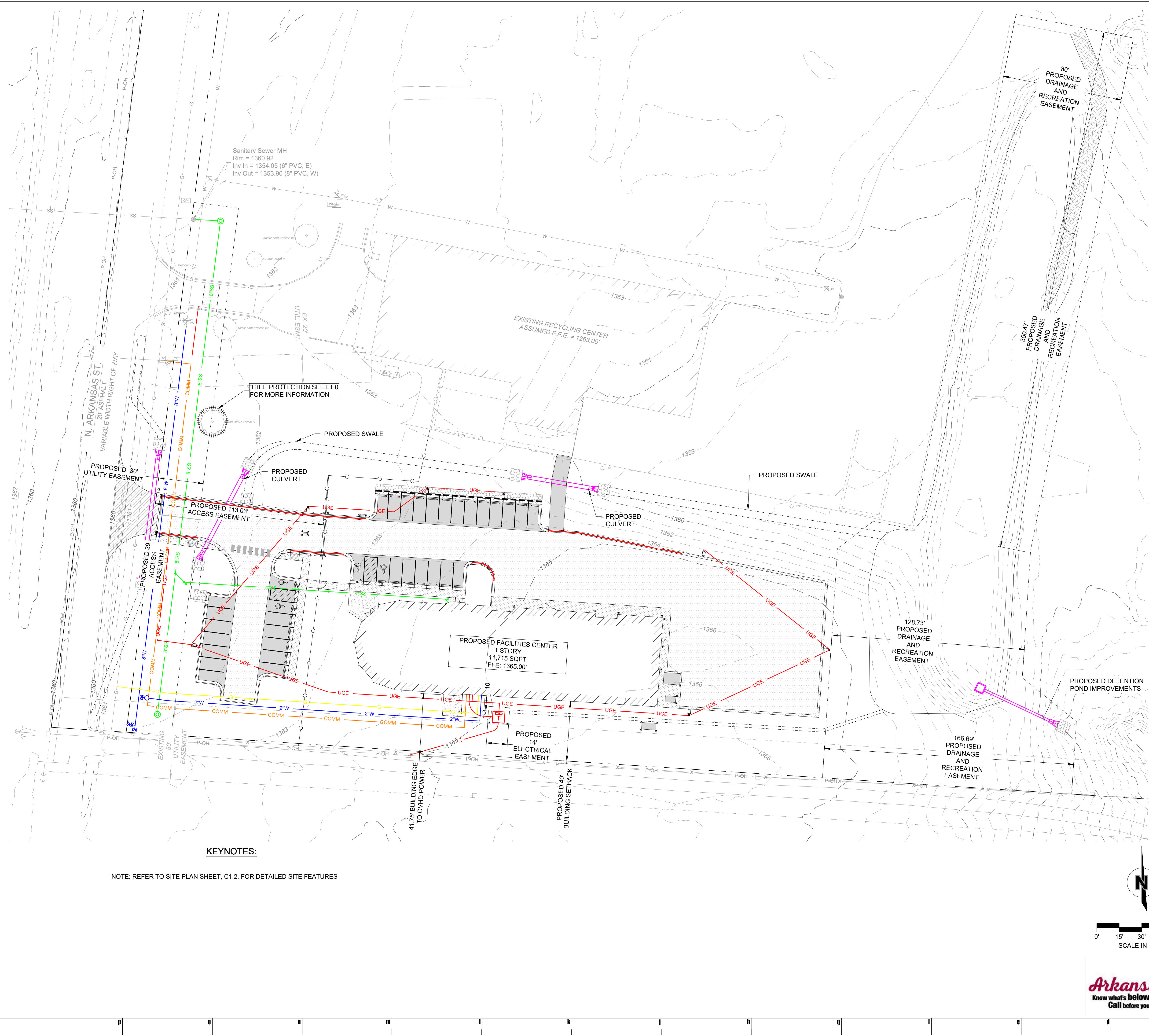




KEYNOTES:

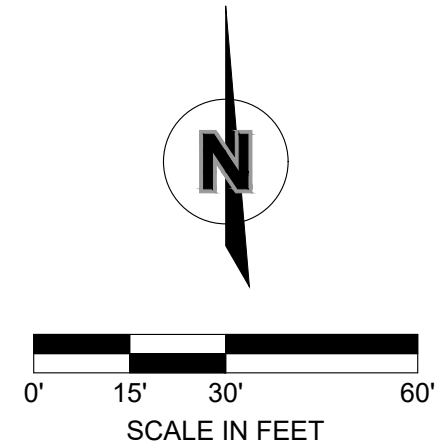
NOTE: REFER TO SITE PLAN SHEET, C1.2, FOR DETAILED SITE FEATURES

LEGEND	
	EXISTING RIGHT-OF-WAY LINE
	PROPERTY LINE
	PROPOSED BUILDING SETBACK
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING ROAD CENTERLINE
	EXISTING STORM LINE
	EXISTING SANITARY SEWER LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING GAS PIPE
	BENCHMARK
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING WATER METER
	EXISTING GRATE INLET
	EXISTING POWER POLE W/ LIGHT
	EXISTING STEEL POST
	EXISTING WATER VALVE
	EXISTING HYDRANT
	PROPOSED FIRE LANE STRIPING
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED FENCE
	PROPOSED STORM LINE
	PROPOSED PUBLIC SANITARY LINE
	PROPOSED SANITARY LATERAL
	PROPOSED PUBLIC WATER MAIN
	PROPOSED PRIVATE WATER SERVICE
	PROPOSED ELECTRICAL LINE
	PROPOSED GAS LINE
	PROPOSED COMMUNICATIONS LINE
	PROPOSED STORM STRUCTURE
	PROPOSED FLARED END SECTION
	PROPOSED PUBLIC SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER METER
	PROPOSED WATER VALVE
	PROPOSED HYDRANT
	PROPOSED TRANSFORMER
	PROPOSED LIGHT POLE

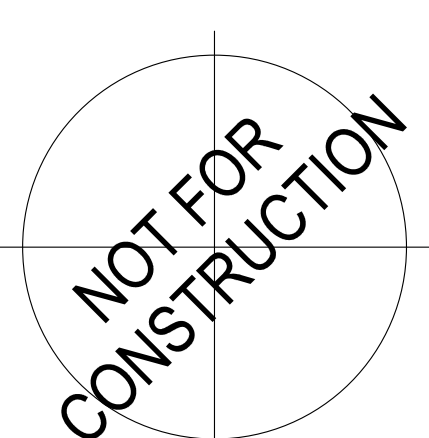
SITE DATA		
EXISTING USE - NON RESIDENTIAL	RECYCLING CENTER	
PROPOSED USE - NON RESIDENTIAL	RECYCLING CENTER / FACILITIES	
EXISTING ZONING	I-2 - LARGE FORMAT INDUSTRIAL	
PROPOSED ZONING	I-2 - LARGE FORMAT INDUSTRIAL	
PARCEL NUMBER	02-00037-002	
TOTAL LAND AREA	±22.81 ACRES ±993,725 SF	
MAX BUILDING HEIGHT	55'-0" / 3 STORIES	
PROPOSED BUILDING HEIGHT	30'-2 1/2" / 1 STORY	
MAX BUILDING COVERAGE	26,833 SF (70%)	
EXISTING BUILDING GROSS FLOOR AREA	18,896 SF	
TOTAL PROPOSED GROSS FLOOR AREA	11,715 SF	
TOTAL ENTRANCES / SERVICE ENTRANCES	7	
PROPOSED PARKING	STANDARD	31 STALLS
	ADA	4 STALLS
	TOTAL	35 STALLS
	ON-STREET	NONE
PAVEMENT/PARKING/SIDEWALK AREA	34,124 SF (3.4%)	
TOTAL IMPERVIOUS AREA	45,993 SF (4.6%)	
TOTAL PERVIOUS AREA	947,732 SF (95.4%)	

BUILDING SETBACKS (ZONE I-2)	
MINIMUM EXTERIOR YARD	30'
MAXIMUM EXTERIOR YARD	20'
MINIMUM INTERIOR YARD	20'

LEGAL DESCRIPTION
PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 29 WEST
AND PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 29 WEST
CITY OF ROGERS, BENTON COUNTY, ARKANSAS



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A NEW BUILDING FOR THE
ROGERS FACILITIES DEPARTMENT

2295 N. ARKANSAS ST, ROGERS, ARKANSAS, 72756

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LAND DEVELOPMENT
PLAN

