



DEPT. OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

**PLANNING COMMISSION MEETING AGENDA
NOVEMBER 1, 2022
6:00 PM
DATE: NOVEMBER 1, 2022
LOCATION: CITY HALL, 301 W. CHESTNUT STREET
COMMITTEE SESSIONS: 5:30 PM
REGULAR SESSION: 6:00 PM
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/84195094635](https://us02web.zoom.us/j/84195094635)**

AGENDA

COMMITTEE SESSIONS:

1. **DEVELOPMENT REVIEW COMMITTEE** – 5:30 PM, Community Room

Online viewing: <https://us02web.zoom.us/j/82730958995>

1. LSDP: Grotto at Osage Creek
2. LSDP: Villages at Pinnacle Hills

2.

PLANS & POLICIES COMMITTEE – 5:30 PM, Council Chambers

Online viewing: <https://us02web.zoom.us/j/87552388285>

1. REZONE/CGM Amendment: JOCOG Ventures Realty

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:



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CONSENT AGENDA:

OLD BUSINESS:

PUBLIC HEARING:

1. **CGM Update: JOCOG Ventures Realty** A request by JOCOG Ventures Realty to update the Regional Center Growth Designation for 615 W. Oak St. to allow COM (Commercial Mixed Use) zoning rather than NBT (Neighborhood Transition) zoning.
 - *STAFF: Christina Moore*
 - *REPRESENTED BY: Will Kellstrom, Watkins Law Firm*

NEW BUSINESS:

1. **LSDP: Grotto at Osage Creek** A proposal to construct a 130-unit multifamily development on 8.0 acres on the west side of S. 28th Street and south of W. Walnut Street in the C-3 (Neighborhood Commercial) zoning district.
 - *STAFF: Zachery Birdsong*
 - *REPRESENTED BY: Conner Threet, Crafton Tull & Assoc.*
2. **LSDP: Villages at Pinnacle Hills**
A proposed multifamily development with 147 units on 20.6 acres south of W. Perry Road and north of W. Ajax Ave, part of an approved mixed-use DCP.
 - *STAFF: Zachery Birdsong*
 - *REPRESENTED BY: Taylor Lindley, Crafton Tull & Assoc.*

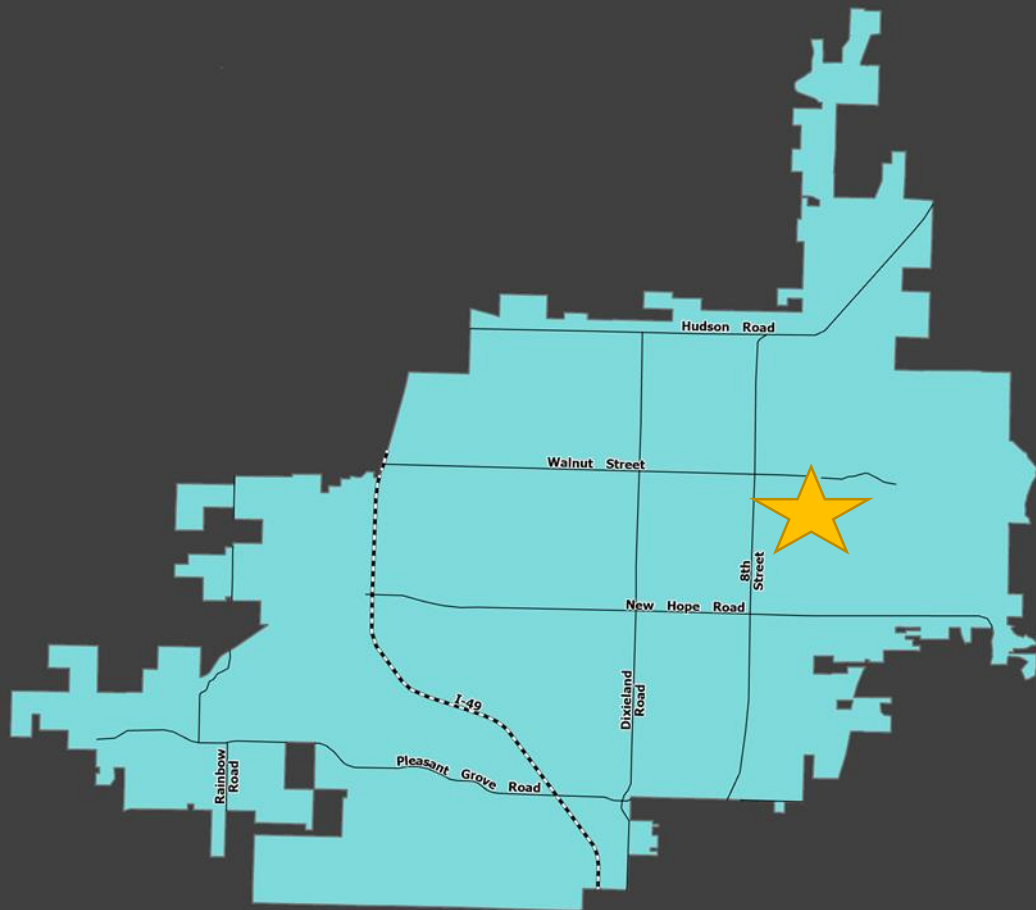
ADJOURN:



CGM Amendment Request

PLANNING

JOCOG Ventures Reality



Vicinity Map

Current CGM Designation

Regional Center - NBT

Proposed CGM Designation

Regional Center - COM

Location

NE Corner of 7th and Oak

615 W Oak Street, 02-04021-000

Representative

Will Kellstrom



CGM Amendment

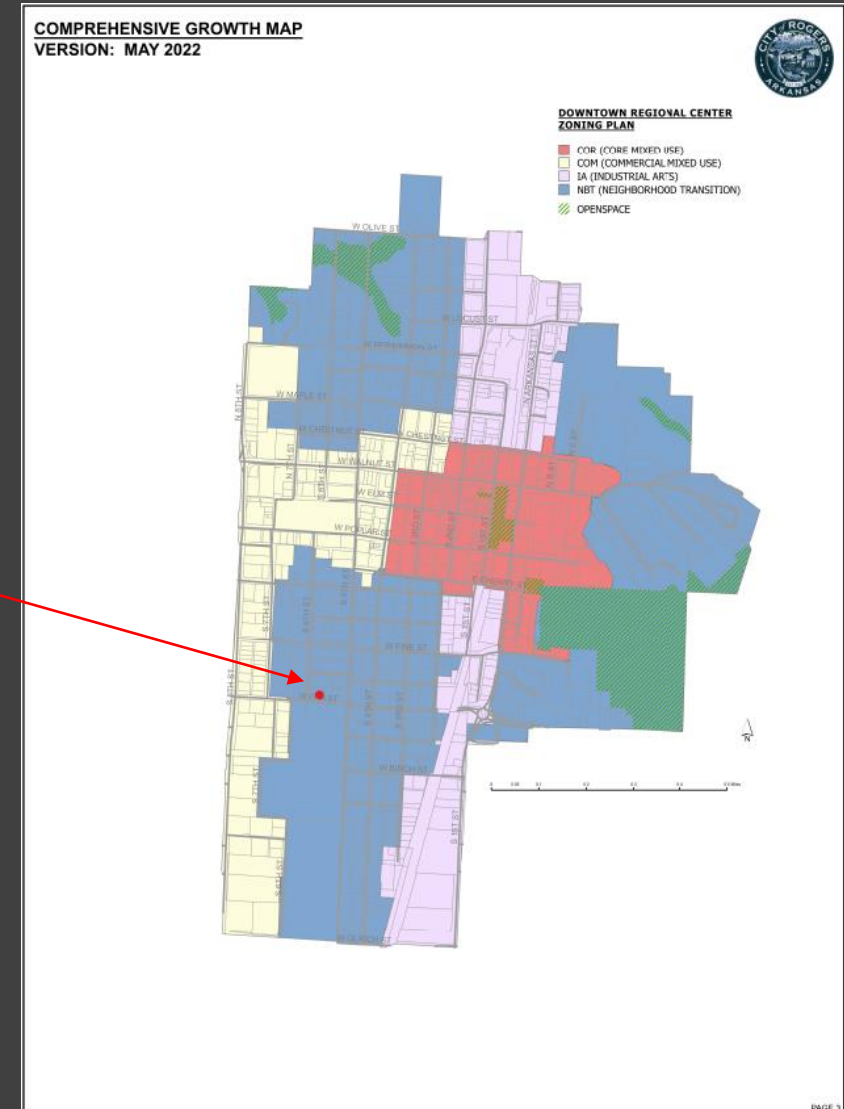
NE Corner of 7th and Oak

PLANNING

Requested Action

- CGM Amendment from NBT to COM
- Would apply to a single parcel at 7th and Oak

SUBJECT LOCATION



Zoning Map



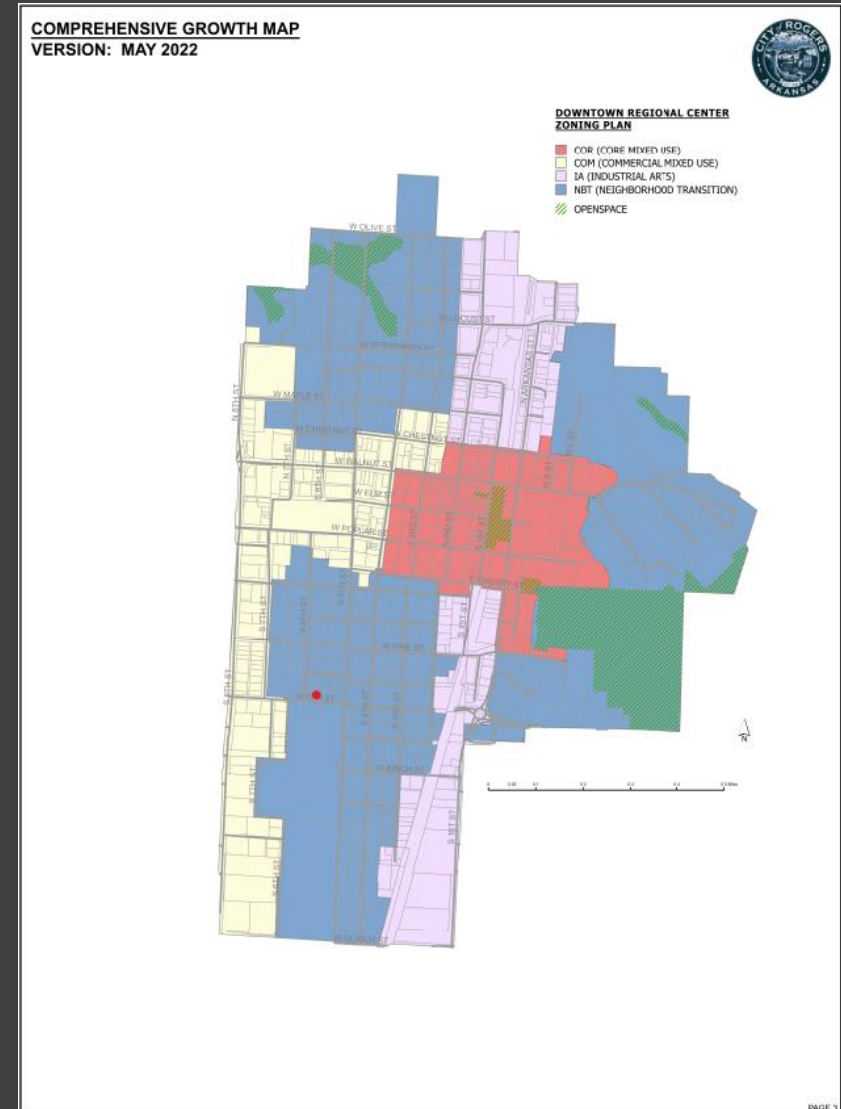
PROCESS

- Initiation by the Applicant
- First review by Plans and Policies (Complete)
- Full staff review
- **Planning Commission action with Public Hearing**
- City Council action with Public Hearing



Current Growth Designation: NBT

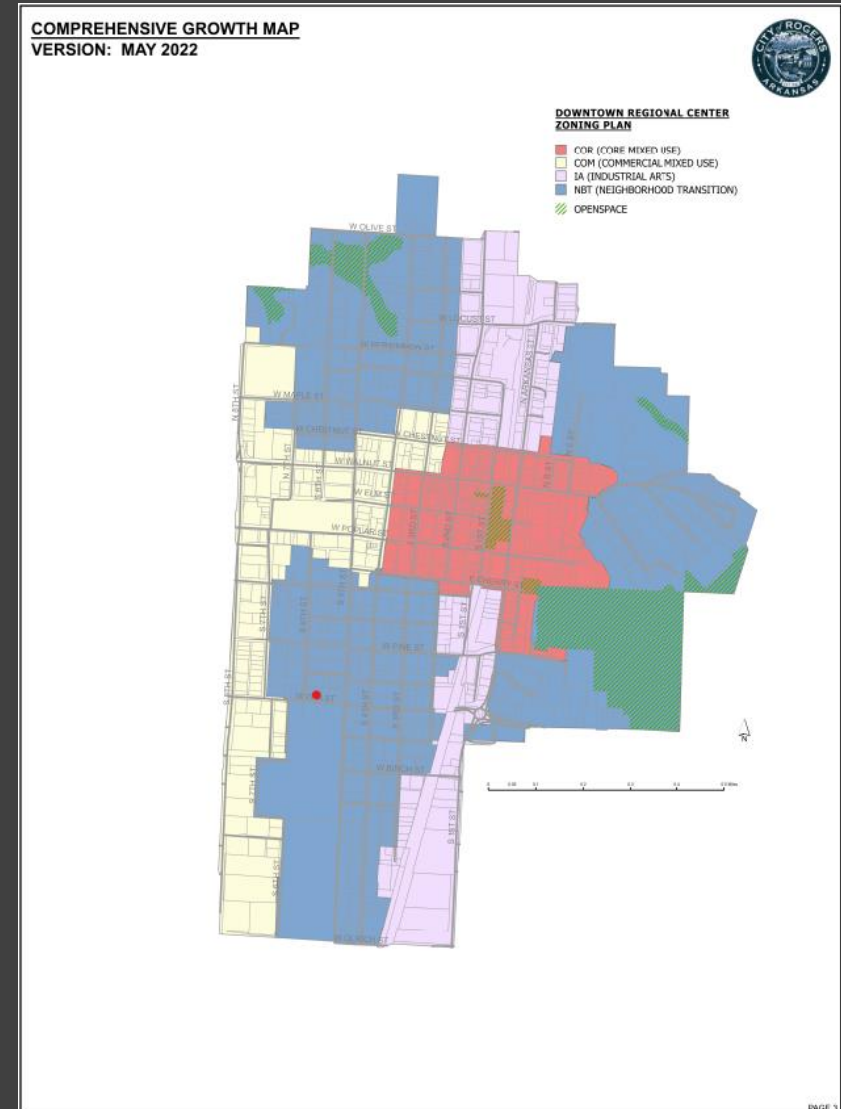
- NBT is the residential-primary Form in DRDC
- “The intent [of NBT] is to support the character of the neighborhoods around downtown”
- NBT abuts every other DRDC zone
- Streets generally define growth areas





Proposed Growth Designation: COM

- The COM growth designation recognizes existing use-primary commercial districts
- “The focus is to transition this area as a more livable location...making this area friendlier to residential uses.”
- COM, therefore, is intended to encourage the addition of residential to existing commercial, not the other way around





NE Corner of 7th and Oak

SUMMARY OF USES

DRDC Zone	Neighborhood Transition (NBT)	Commercial Mixed Use (COM)
Land Use		
Commercial Uses (Office, Retail, Sales and Service Uses)		
Furniture Stores, galleries	P	P
Finance, real estate	P	P
Professional Offices	P	P
Restaurants	-	P
Pet sales and kennels	-	P
Theaters, music venues	-	P
Retail sales or service with no drive through facility	-	P



NE Corner of 7th and Oak

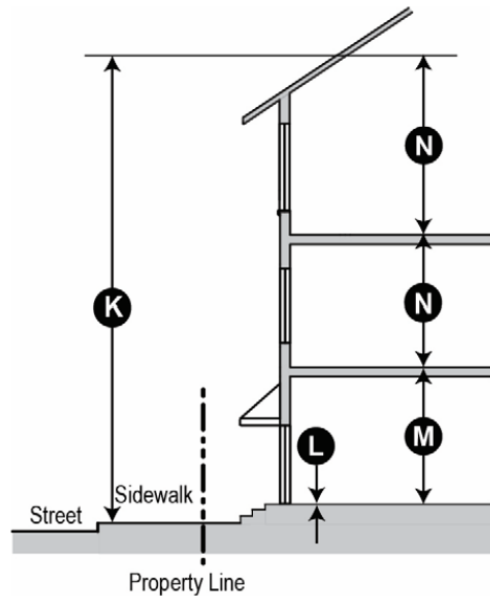
SUMMARY OF BULK STANDARDS

NBT

COM

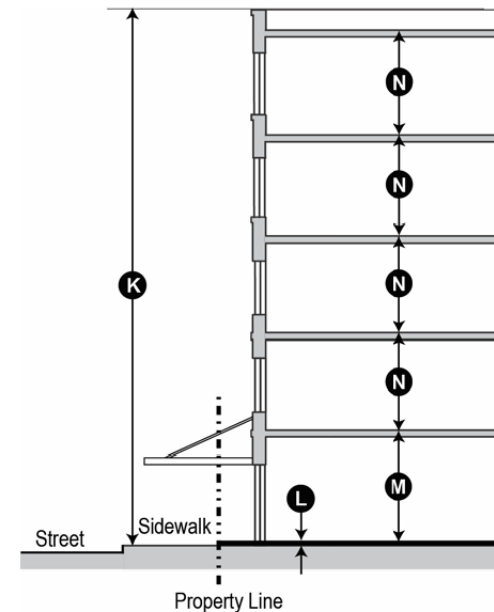
THREE STORIES MAX BY RIGHT

FIVE STORIES MAX BY RIGHT



(i) Principal Building Standards		
Building height	3 stories maximum by right	*
	Transition requirement if adjacent to detached single-family zoned residential (Subsection 4.2 (e))	K
First floor to ceiling height (fin. floor to structure of ceiling)	12' min. for all frontages	M
Ground floor finish level	Maximum 12" rise for commercial ground floor.	L
Upper floor(s) height (fin. floor to structure of ceiling)	9' min.	N
(ii) Accessory Building Standards		
Accessory buildings shall meet the standards for Principal Building standards in the Neighborhood Transition Zone.		

* Principal Building Standard building height is subject to the limitations imposed by the Airport Hazard Zone



(i) Principal Building Standards		
Building height	5 stories maximum by right	*
	Additional floor per Allowable Adjustments (Subsection 2)	
Building height	Transition requirement if adjacent to detached single-family zoned residential (Subsection 4.2 (e))	K
First floor to ceiling height (fin. floor to structure of ceiling)	12' min. for all frontages	M
Ground floor finish level	Maximum 12" rise for commercial ground floor.	L
Upper floor(s) height (fin. floor to structure of ceiling)	9' min.	N
(ii) Accessory Building Standards		
Accessory buildings shall meet the standards for Principal Building standards in the Industrial Arts Zone.		

Accessory buildings shall meet the standards for Principal Building standards in the Industrial Arts Zone.

* Principal Building Standard building height is subject to the limitations imposed by the Airport Hazard Zone



CGM Amendment

NE Corner of 7th and Oak

PLANNING

Immediately north
of the subject
property, looking
north down 7th St





CGM Amendment

NE Corner of 7th and Oak

PLANNING

North of the subject property at 7th and Pine, looking southeast





CGM Amendment

NE Corner of 7th and Oak

PLANNING

From across 7th St to the south, looking north towards the subject property

Note: the business adjacent to the east is only authorized for office use

These uses are consistent with NBT





CGM Amendment

PLANNING

NE Corner of 7th and Oak

The city has immediate plans to create a bike/ped thoroughfare on Oak Street from 2nd to Uptown Rogers

This section will have reduced (10.5') travel lanes, new sidewalk, and a dedicated bike path





NE Corner of 7th and Oak

SUMMARY

- The Comprehensive Growth Map for the Downtown Regional Center almost always maintains block integrity – follows ROW – for the NBT Growth Designation
- NBT is intended to preserve and protect existing neighborhoods
- COM is intended to allow residential uses to be added to existing commercial (use-based) development
- COM is not intended to introduce new, single-use redevelopment to existing neighborhoods
- Although there are some existing commercial uses adjacent to the subject property, all current uses are consistent with NBT

RECOMMENDATION: DENY THE REQUEST TO AMEND THE CGM

PROPERTY OWNER AFFIDAVIT

The petitioner, **JOCOG Ventures Realty, LLC**, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

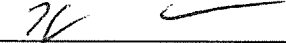
Lot 25, Block 3, Duckworth's Addition to the City of Rogers, Benton county, Arkansas as shown on Plat Record 19 at Page 13.

LAYMAN'S DESCRIPTION: 615 West Oak Street

PRESENT ZONING: NBT–Neighborhood Transition

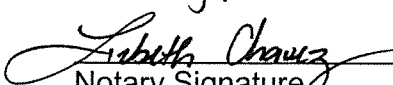
ZONING REQUEST: COM–Commercial Mixed Use

Respectfully Submitted,
JOCOG Ventures Realty, LLC

By: 
Kezie Odunukwe, Manager

STATE OF ARKANSAS)
)
COUNTY OF BENTON)

Subscribed and sworn before me this the 22 day of September, 2022.


Notary Signature

Lizbeth Chavez
Notary Name Printed

April 3, 2032
Commission Expires

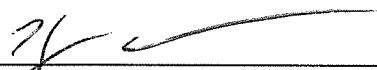


CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 22 day of September, 2022.

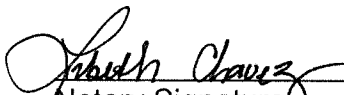
JOCOG Ventures Realty, LLC


By: Rezie Odunukwe, Manager

STATE OF ARKANSAS

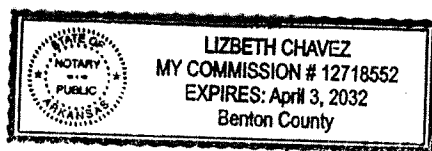
COUNTY OF BENTON

Subscribed and sworn before me this the 22 day of September, 20 22.


Notary Signature

Lizbeth Chavez
Notary Name Printed

April 3, 2032
Commission Expires



BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that **JOCOG Ventures Realty, LLC**, is applying to the Rogers Planning Commission to rezone certain real property at **615 West Oak Street** in Rogers, Arkansas. The property is more particularly described as follows:

LEGAL DESCRIPTION:

Lot 25, Block 3, Duckworth's Addition to the City of Rogers, Benton county, Arkansas as shown on Plat Record 19 at Page 13.

LAYMAN'S DESCRIPTION: **615 West Oak Street**

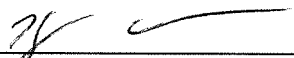
PRESENT ZONING: **NBT–Neighborhood Transition**

ZONING REQUEST: **COM–Commercial Mixed Use**

A public hearing by the Rogers Planning Commission will be held on October 18, 2022 at 6:00 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

JOCOG Ventures Realty, LLC

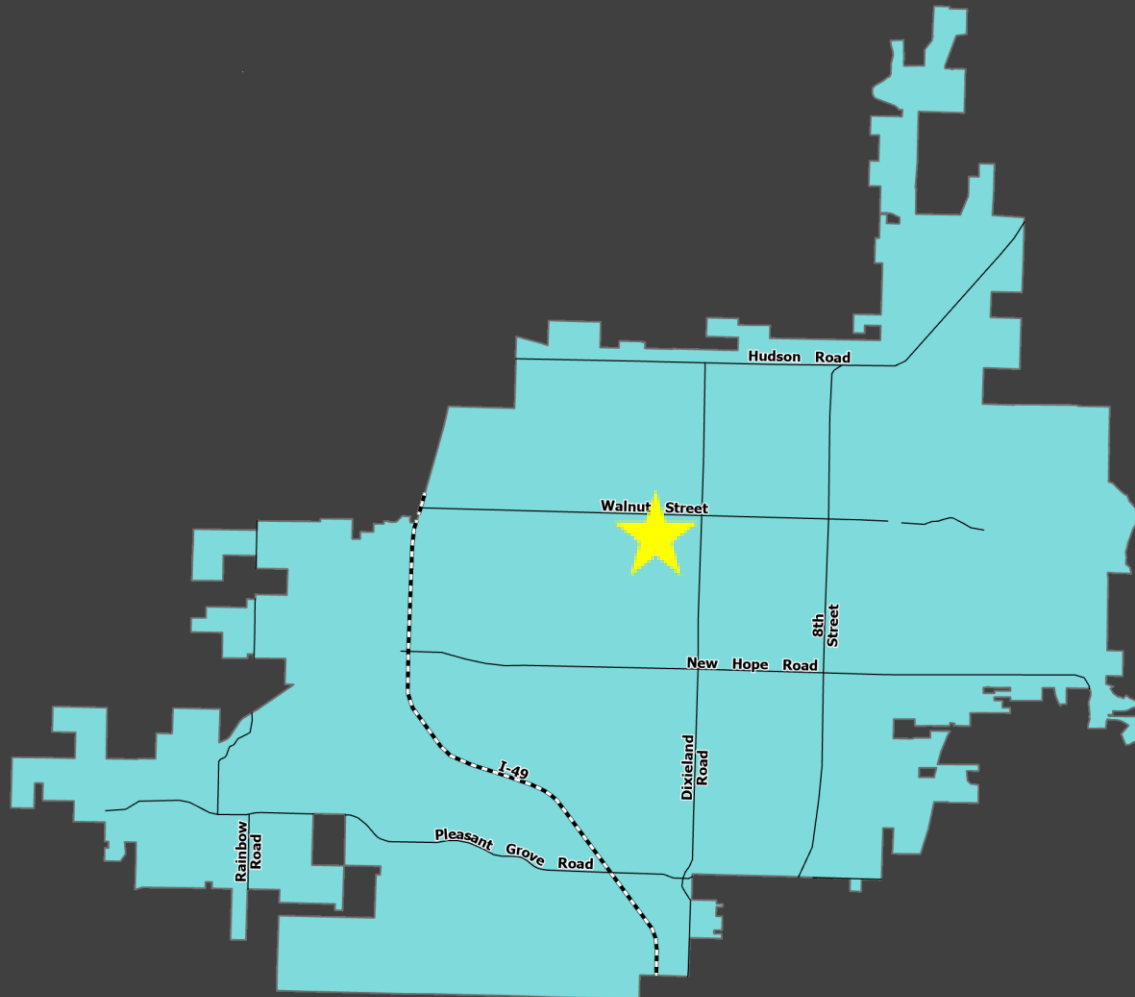
By: 
Kezie Odunukwe, Manager



LARGE SCALE DEVELOPMENT

PLANNING

Grotto at Osage Creek



Vicinity Map

Location

Near the southwest corner of W. Walnut Street and S. 28th Street
02-00898-003

CGM Designation

Neighborhood Center

Zoning

C-3 and Overlay District (Neighborhood Commercial District)

Proposed Use

Multi-family Residential

Representative

Connor Threet, Crafton Tull

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

Ever Villalobos, Project Engineer (evillalobos@rogersar.gov)



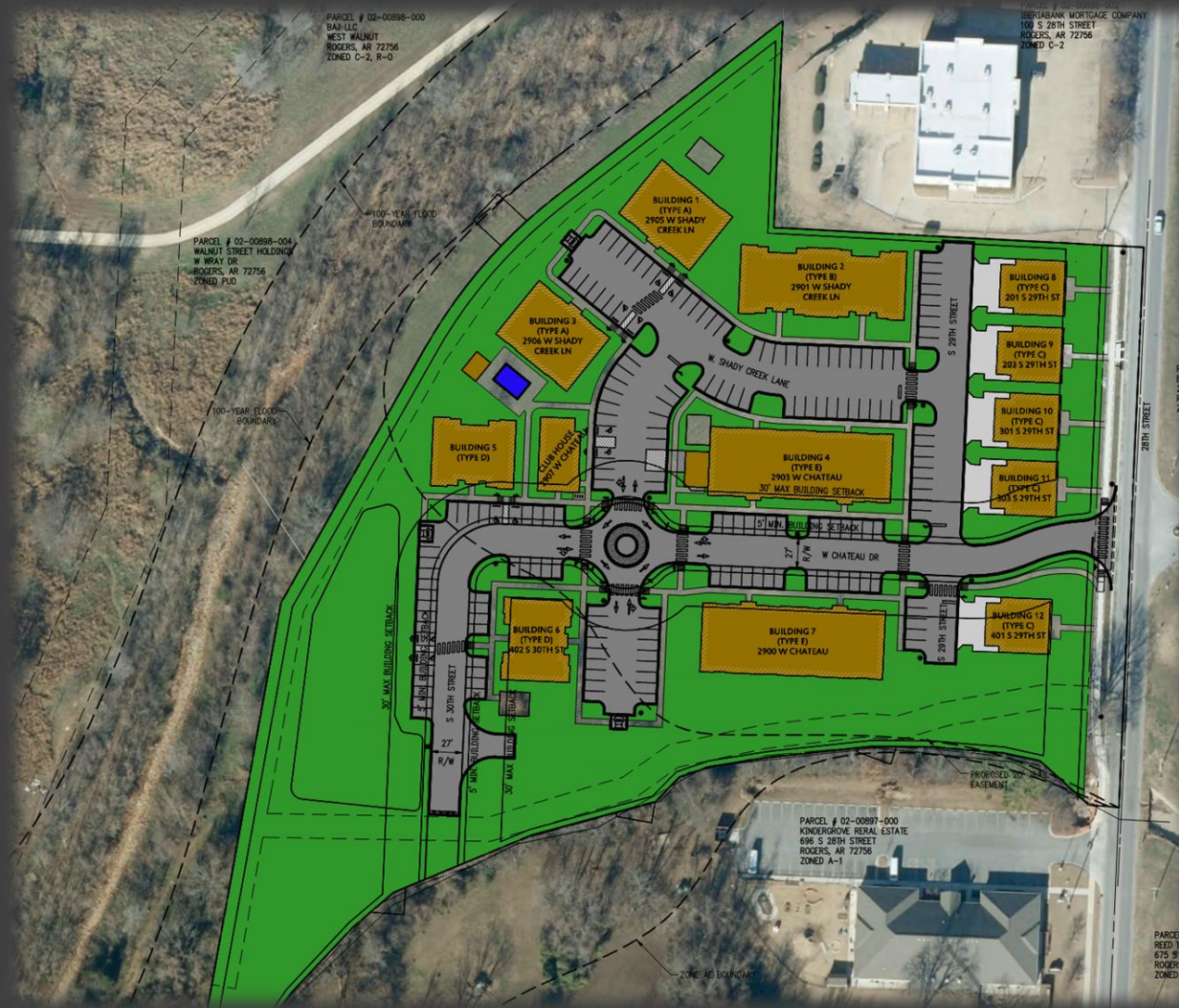
LARGE SCALE DEVELOPMENT

PLANNING

Grotto at Osage Creek

Density Concept Plan

Site density and layout was approved by Planning Commission on 7/19/22



Accepted DCP



Grotto at Osage Creek



Aerial Image

Request

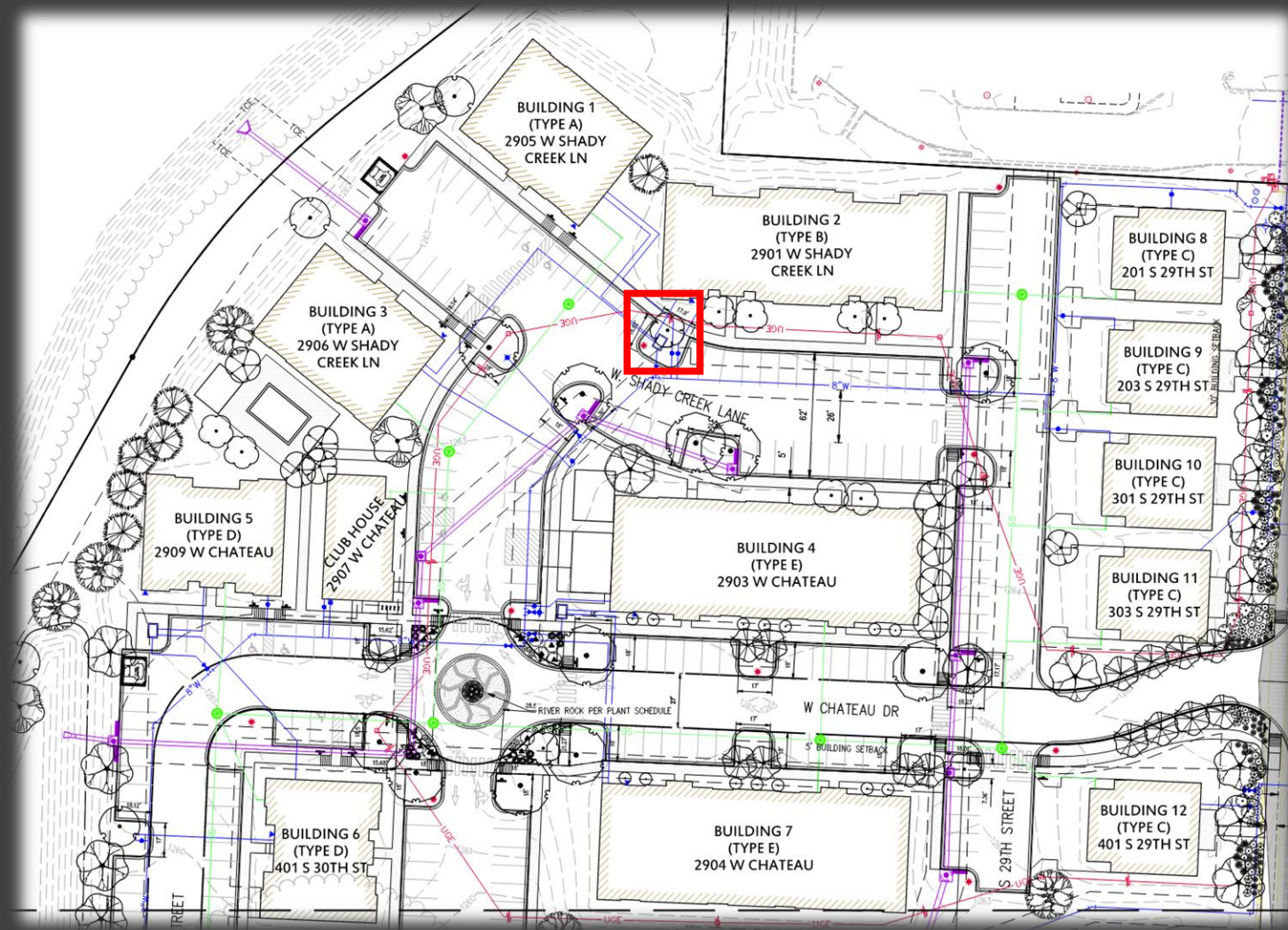
The applicant is proposing to construct 130 units on 8.08 acres totaling 158,054 square-feet of impervious area.

Requested Waiver

1. Sec. 14-256(14)(b)(2) requiring deciduous shade trees on parking lot tree islands



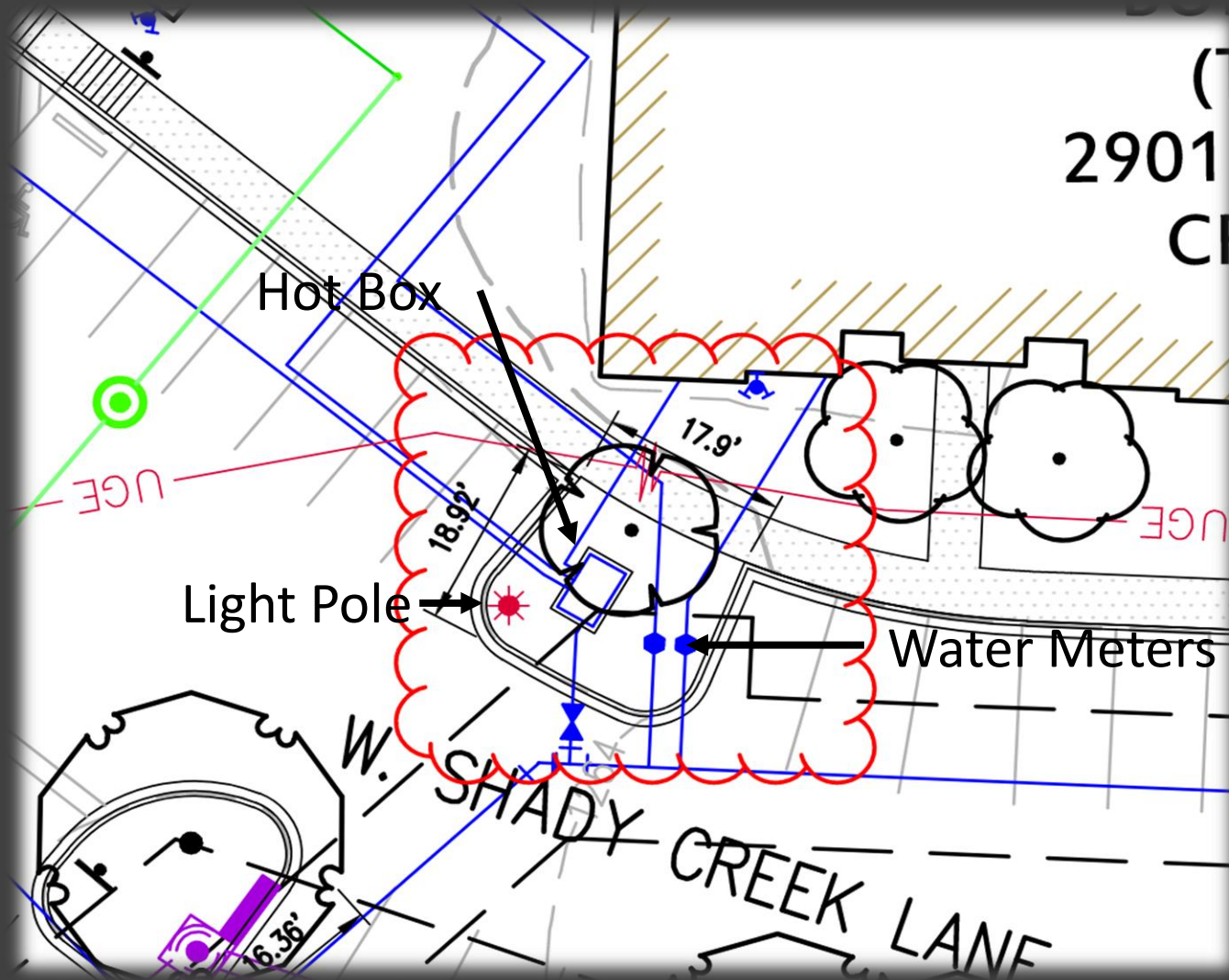
Grotto at Osage Creek



Landscaping Plan (North Side)



Grotto at Osage Creek



Waiver Exhibit

Waiver Request #1

Sec. 14-256(14)(b)(2) requiring deciduous shade trees to be placed on parking lot tree islands.

Stated Hardship

Several utility conflicts prevent planting the required deciduous shade tree. Instead, a smaller ornamental tree is proposed to accommodate utility connections.

Analysis

Staff agrees that due to the conflict it would be inadvisable to plant a deciduous shade tree.

Recommendation

Approve

GROTTO AT OSAGE CREEK

ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT

PLANS #PL202200417

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE (SPECIFY SIZE & TYPE)
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	UNDERGROUND TELEVISION
	OVERHEAD TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	FIBER OPTIC
	UNDERGROUND TELEVISION
	OVERHEAD TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

FLOOD NOTE:
THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0260 K, EFFECTIVE DATE JUNE 5, 2012.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAPS. 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.

GENERAL NOTES

- 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 OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR 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.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
- ENERGIZED ELECTRICAL LINE SAFETY WARNINGS AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE 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.
- 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.
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6)
- IFC 2012 3312.1 -AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- IFC 2012 3310.1 -APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- 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.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL, STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAIL, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS AND ALLEYS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.

VICINITY MAP

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAD 83 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.



SITE INFORMATION:

SITE ADDRESS:
28TH STREET AND CHATEAU DRIVE
ZONING:
C-3 NEIGHBORHOOD COMMERCIAL DISTRICT (WITHIN WALNUT STREET OVERLAY DISTRICT. SITE DOES NOT ABUT WALNUT STREET)
LAYOUT APPROVED BY DCP ON 07/26/2022
BUILDING USE:
MULTI-FAMILY RESIDENTIAL
BUILDING CONSTRUCTION TYPE:
V8
SITE AREA:
SITE AREA: 8.08± ACRES (352,394.6 SQ FT)
IMPERVIOUS AREA: 3.63± ACRES (158,054.6 SQ FT) 45%
PERVIOUS AREA: 4.45± ACRES (194,340.0 SQ FT) 55%
GREENSPACE = 178,681.63/352,394.6 = 51% GREENSPACE
UNITS PER ACRE: 130 UNITS / 8.08 ACRES = 16.1 UNITS PER ACRE
BUILDING SETBACKS:

C-3:
FRONT: 5-30 FEET BUILD TO
INTERIOR SIDE: 5 FEET
EXTERIOR SIDE: 5 FEET
REAR: 10 FEET
OVERLAY DISTRICT FRONT: 75 FEET (DOES NOT ABUT WALNUT STREET)
INTERIOR SIDE: 10 FEET
EXTERIOR SIDE: 30 FEET
REAR: 30 FEET

UNIT CALCULATIONS:

BUILDING A: 2 BUILDING 24 UNITS BUILDING D: 2 BUILDINGS 24 UNITS
BUILDING B: 1 BUILDING 24 UNITS BUILDING E: 2 BUILDINGS 24 UNITS
BUILDING C: 5 BUILDINGS 10 UNITS POOL HOUSE
CLUB HOUSE: 1 BUILDING 0 UNITS MAINTENANCE
TOTAL: 15 BUILDINGS 130 UNITS

BUILDING HEIGHT:

BUILDING A: 30'-4 1/2" BUILDING D: 30'-4 1/2"
BUILDING B: 30'-4 1/2" BUILDING E: 30'-4 1/2"
BUILDING C: 19'-8 3/4" POOL HOUSE 8'-1"
CLUB HOUSE: 27' MAINTENANCE 8'-1"

BUILDING STORIES:

BUILDING A: 3-STORY BUILDING D: 3-STORY
BUILDING B: 3-STORY BUILDING E: 3-STORY
BUILDING C: 2-STORY POOL HOUSE 1-STORY
CLUB HOUSE: 1-STORY MAINTENANCE 1-STORY

BUILDING SQUARE FOOTAGE:

BUILDING A: 4,416 SQ FT (PER FLOOR) 13,248 SQ FT TOTAL
BUILDING B: 7,491 SQ FT (PER FLOOR) 22,473 SQ FT TOTAL
BUILDING C: 3,634 SQ FT TOTAL
CLUB HOUSE: 2,068 SQ FT TOTAL

PARKING CALCULATIONS:

REQUIRED PARKING:

MULTI-FAMILY:

ADA: 3 SPACES FOR EACH 2 DWELLING UNITS
130 UNITS X 1.5 = 195 STALLS
TOTAL REQUIRED: 151-200 = 6 ADA PARKING STALLS
195 PARKING STALLS

BIKE RACKS:

1 RACK PER 30 DWELLING UNITS
130 UNITS/30 = 5 BIKE RACKS

PROVIDED PARKING:

SURFACE STALLS: 178 PARKING STALLS (INCLUDING ADA)
GARAGES: 20 (10-2 CAR)
ADA STALL: 10 ADA STALLS (NOT INCLUDING GARAGES)
TOTAL STALLS: 198 PARKING STALLS

BIKE RACK:

10 BIKE RACKS (5 RACKS HOLDS 2 BIKES EACH)

PROPERTY DESCRIPTION

TRACT 2B-3 OF SURVEY 2003-749, LYING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE SW 1/4, THENCE SOUTH 86°50'46" EAST A DISTANCE OF 518.92 FEET TO A 1/2" IRON PIN FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF TRACTS 2B-1 & 2B-2 (SURVEY 2003-749) AS FOLLOWS:

NORTH 23°38'14" EAST A DISTANCE OF 127.16 FEET,
NORTH 10°15'14" EAST A DISTANCE OF 376.22 FEET,
NORTH 29°27'26" EAST A DISTANCE OF 245.55 FEET,
168.71 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A LONG CHORD OF N40°49'46"E, 167.61'

NORTH 52°12'07" EAST A DISTANCE OF 240.19 FEET;
THENCE LEAVING SAID BOUNDARY SOUTH 02°28'15" WEST A DISTANCE OF 173.48 FEET;
THENCE SOUTH 86°56'01" EAST A DISTANCE OF 280.00 FEET; THENCE SOUTH 02°31'59" WEST A DISTANCE OF 469.53 FEET; THENCE NORTH 85°28'16" WEST A DISTANCE OF 25.37 FEET TO THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK AS FOLLOWS:

NORTH 47°53'12" WEST A DISTANCE OF 55.08 FEET,
NORTH 77°50'16" WEST A DISTANCE OF 31.65 FEET,
NORTH 85°07'02" WEST A DISTANCE OF 60.02 FEET,
NORTH 89°40'29" WEST A DISTANCE OF 50.83 FEET,
SOUTH 83°53'06" WEST A DISTANCE OF 85.64 FEET,
SOUTH 81°07'46" WEST A DISTANCE OF 49.04 FEET,
SOUTH 71°32'42" WEST A DISTANCE OF 27.85 FEET,
SOUTH 44°13'46" WEST A DISTANCE OF 28.87 FEET,
SOUTH 74°50'51" WEST A DISTANCE OF 107.37 FEET,
SOUTH 67°26'04" WEST A DISTANCE OF 125.08 FEET,
SOUTH 49°34'28" WEST A DISTANCE OF 44.57 FEET,
SOUTH 43°07'02" WEST A DISTANCE OF 76.16 FEET,
SOUTH 34°34'11" WEST A DISTANCE OF 99.90 FEET,
SOUTH 27°12'25" WEST A DISTANCE OF 89.01 FEET;

THENCE LEAVING SAID CENTERLINE NORTH 86°50'35" WEST A DISTANCE OF 29.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.08 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT

UTILITY CONTACTS

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

CONTACTS

SITE ENGINEER:
CRAFTON TULL
CONNOR THRETT P.E.
300 NORTH COLLEGE, SUITE 317
FAYETTEVILLE, AR 72701
479-878-2467

SITE DEVELOPER:

LOTS 102 HOLDINGS, LLC
PO BOX 1498
FARMINGTON, AR 72730

SITE OWNER:

RESERVE AT OSAGE LLC
797 N SALEM RD, SUITE 220
FAYETTEVILLE, AR 72704

9/11 ADDRESSES:
BUILDING 1: 2905 W. SHADY CREEK LN
BUILDING 2: 2901 W. SHADY CREEK LN
BUILDING 3: 2906 W. SHADY CREEK LN
BUILDING 4: 2903 W. CHATEAU DR
BUILDING 5: 2909 W. CHATEAU DR
BUILDING 6: 401 S. 30TH ST
BUILDING 7: 2904 W. CHATEAU
BUILDING 8: 201 S. 29TH ST.
BUILDING 9: 203 S. 29TH ST.
BUILDING 10: 301 S. 29TH ST.
BUILDING 11: 303 S. 29TH ST.
BUILDING 12: 401 S. 29TH ST.
CLUB HOUSE: 2907 W. CHATEAU

BUILDING D: 3,737 SQ FT (PER FLOOR) 11,211 SQ FT TOTAL
BUILDING E: 8,849 SQ FT (PER FLOOR) 26,547 SQ FT TOTAL
POOL HOUSE: 300 SQ FT TOTAL
MAINTENANCE: 600 SQ FT TOTAL

Arkansas One Call



Know what's below.

Call before you dig.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	ADA ROUTE PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN A
C-103	SITE PLAN B
C-104	SITE PLAN CALMING CIRCLE
C-105	OVERALL GRADING PLAN
C-106	GRADING PLAN A
C-107	GRADING PLAN B
C-108	GRADING PLAN CALMING CIRCLE
C-109	OVERALL UTILITY PLAN (C)
C-110	UTILITY PLAN A (C)
C-111	UTILITY PLAN B (C)
C-112	EROSION CONTROL PHASE I
C-113	EROSION CONTROL PHASE II
C-201	WATERLINE 1 P&P (C)
C-202	WATERLINE 1 P&P (C)
C-203	WATERLINE 1 P&P (C)
C-204	FDC VAULT 1, 2 & 3 P&P (C)
C-205	FIRE LINE 1 & 2 P&P (C)
C-206	FIRE LINE 3 & 4 P&P (C)
C-207	FIRE LINE 5, 6 & 7 P&P (C)
C-208	PRIVATE SANITARY SEWER LINE 1 P&P (C)
C-209	PRIVATE SANITARY SEWER LINE 1 & 2 P&P (C)
C-210	PRIVATE SANITARY SEWER LINE 3 P&P (C)
C-211	STORM SEWER LINE 1 P&P (C)
C-212	STORM SEWER LINE 2 & 3 P&P (C)
C-213	STORM SEWER LINE 4 P&P (C)
C-214	STORM SEWER LINE 5 & POND P&P (C)
C-501	ROGERS MUNICIPAL DETAILS 1 OF 2
C-502	ROGERS MUNICIPAL DETAILS 2 OF 2
C-503	EROSION CONTROL DETAILS 1 OF 3
C-504	EROSION CONTROL DETAILS 2 OF 3
C-505	EROSION CONTROL DETAILS 3 OF 3
C-506	STANDARD DETAILS 1 OF 4
C-507	STANDARD DETAILS 2 OF 4
C-508	STANDARD DETAILS 3 OF 4
C-509	STANDARD DETAILS 4 OF 4
C-510	DRAINAGE DETAILS
C-511	DRAINAGE DETAILS
T-101	TREE PRESERVATION PLAN
T-501	TREE PRESERVATION DETAILS
L-101	PLANTING PLAN A
L-102	PLANTING PLAN B
L-501	PLANTING DETAILS 1 OF 2
L-502	CITY OF ROGERS STREET TREE DETAIL
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2
SD-1	RWU SANITARY SEWER DETAILS
WD-1	RWU WATER DETAILS
WD-2	RWU WATER DETAILS

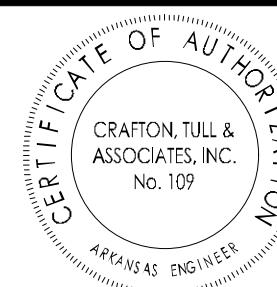
SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701

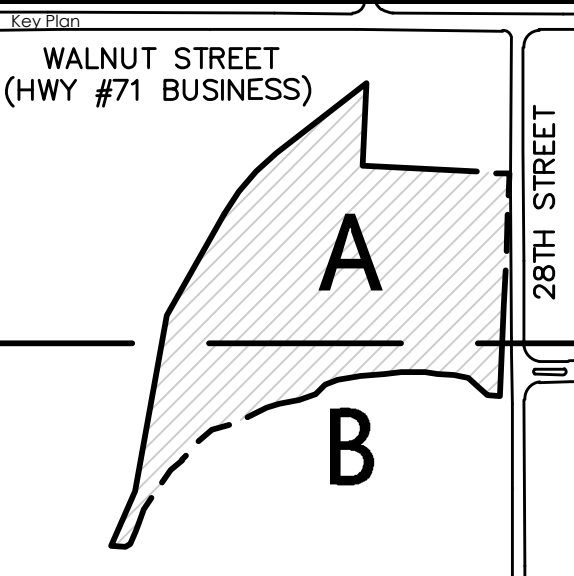
Crafton Tull
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CERTIFICATE OF AUTHORIZATION:



CITY OF ROGERS
STAMP

GROTTO AT
OSAGE CREEK
ROGERS, AR



No.	Description	Date
1	TAC ROUND 1 COMMENTS	05/20/22
2	TAC ROUND 2 COMMENTS	07/18/22
3	TAC ROUND 3 COMMENTS	09/07/22
4	TAC ROUND 4 COMMENTS	09/29/22

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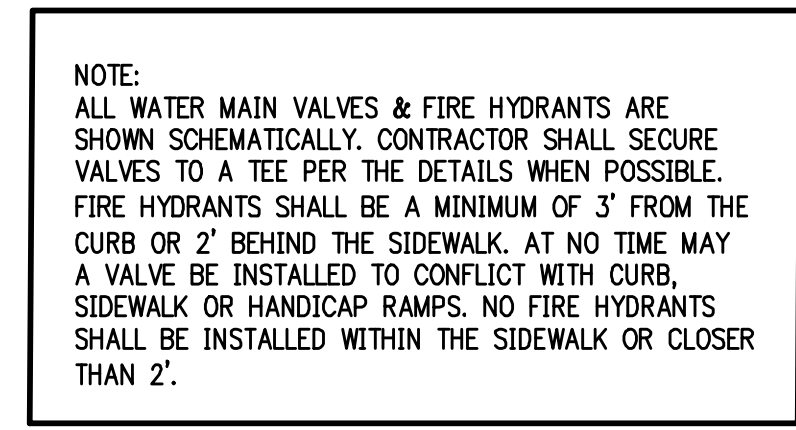
PROJECT NO: 21302700
ISSUE DATE: 10/07/22
CONTACT: C. THRETT
DESIGNER: M. LOVE
CHECKED: 07/13/22
PRELIMINARY PLANS
NOT FOR CONSTRUCTION
REVIEW SET
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

COVER SHEET

C-001



C-101



20. SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR § 11-5-307 AND AR § 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.
21. INSTALL RPZA BACKFLOW PREVENTER FOR DOMESTIC WATER SERVICE LINES. REFER TO MECH PLANS FOR TYPE AND LOCATION (TYP.)
22. INSTALL DDOV BACKFLOW PREVENTER FOR FIRE LINES. INSTALLED BY OTHERS.
23. CONTRACTOR TO CONSTRUCT BUILDING DOWNSPOUT COLLECTION MANIFOLDS AND CONDUITS TO SITE DRAINAGE SYSTEM. COORDINATE WITH ARCHITECT.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY 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. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SODDED.
15. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
16. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS.
17. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
18. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.
23. CONTRACTOR SHALL PROVIDE A THREE (3) YEAR LANDSCAPE REPLACEMENT GUARANTEE TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT. THIS MUST OCCUR BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

UTILITIES AND PLANT MATERIALS

1. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES WHERE POTENTIAL CONFLICTS ARE POSSIBLE.
3. TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 10' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 10' OF UNDERGROUND UTILITIES.
5. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 10' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
6. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

MAINTENANCE NOTES

1. ONCE LANDSCAPING IS INSTALLED, A LETTER OF WARRANTY GUARANTEE FROM THE OWNER MUST BE PROVIDED TO THE CITY OF ROGERS FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION FOR A WARRANTY PERIOD OF THREE YEARS, AND ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED 3 YEAR WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

SEE SHEET L-102 FOR PLANT LEGEND

PLANTING REQUIREMENTS

TREES AND SHRUBS REQUIRED:
MITIGATION TREES: 8 REQUIRED

STREET TREES:
28TH STREET = 470 LF / 50 = 10 TREES
W 30TH STREET = 223 LF / 50 = 5 TREES (BOTH SIDES = 10)
W CHATEAU DR = 544 LF / 40 = 14 TREES (BOTH SIDES = 28)
STREET TREES REQUIRED = 48

TOTAL DEVELOPMENT DISTURBED AREA = 352,394.56± SQ.FT. / 2,000 = 176 PLANTS * 25% = 44 TREES
176 PLANTS * 75% = 132 5 GALLON SHRUBS

GREENSPACE REQUIRED = 20%
TOTAL GREENSPACE = 178,681.63 SF / 352,394.56 SF = 51% GREENSPACE PROVIDED

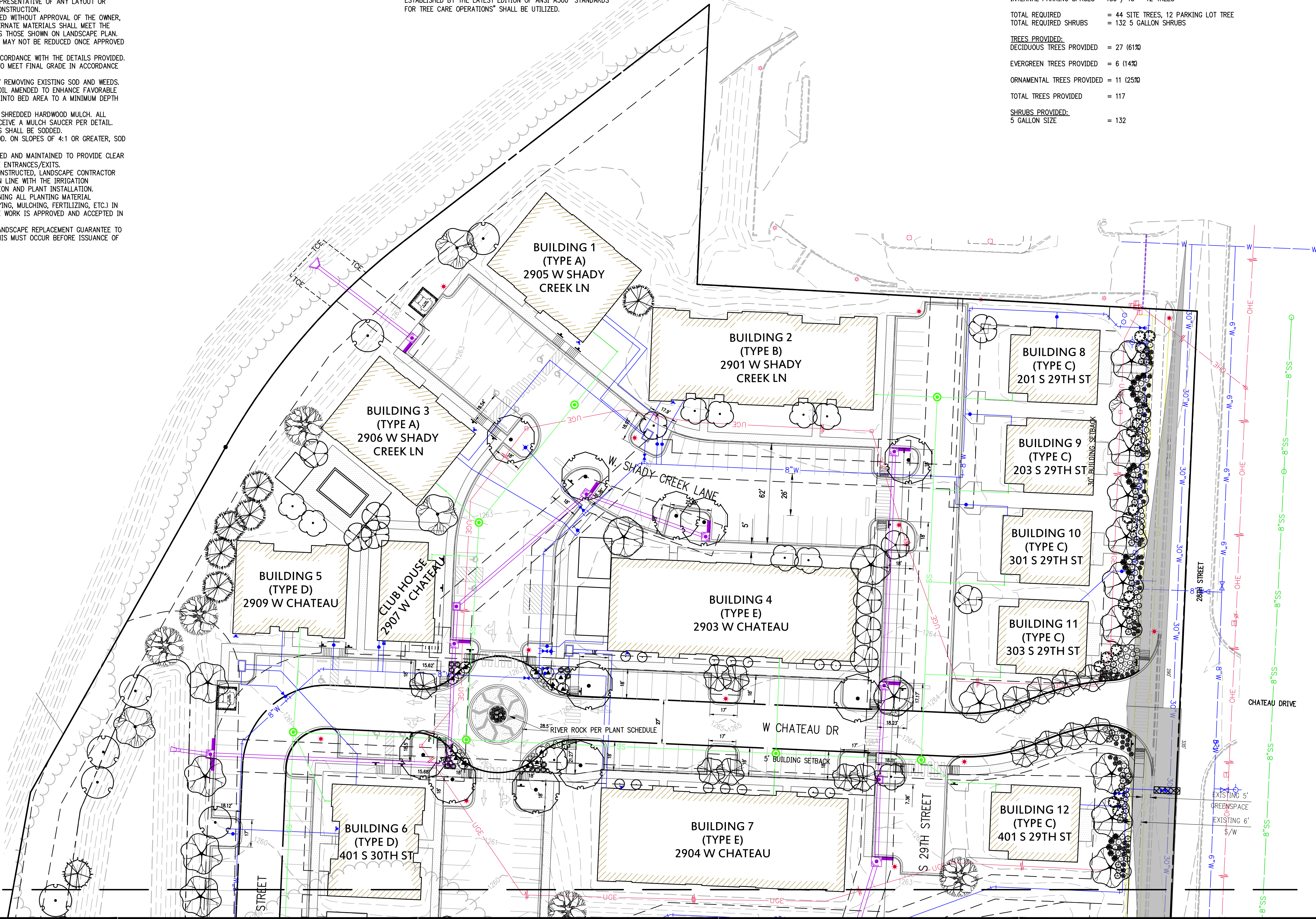
INTERNAL PARKING LOT TREES AT 1 TREE PER 15 SPACES
INTERNAL PARKING SPACES = 180 / 15 = 12 TREES

TOTAL REQUIRED = 44 SITE TREES, 12 PARKING LOT TREE
TOTAL REQUIRED SHRUBS = 132 5 GALLON SHRUBS

TREES PROVIDED:
DECIDUOUS TREES PROVIDED = 27 (61%)
EVERGREEN TREES PROVIDED = 6 (14%)
ORNAMENTAL TREES PROVIDED = 11 (25%)
TOTAL TREES PROVIDED = 117

SHRUBS PROVIDED:
5 GALLON SIZE = 132

DRAWING C:\03\2022\28THSTREET\LANDSCAPE\CONCEPT\PLANTING\PLANTING
NOTES BY TULL & ASSOCIATES, INC. 07/13/22 FOR ANY TIES BY TULL & ASSOCIATES, INC.



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Fayetteville, Arkansas 72701

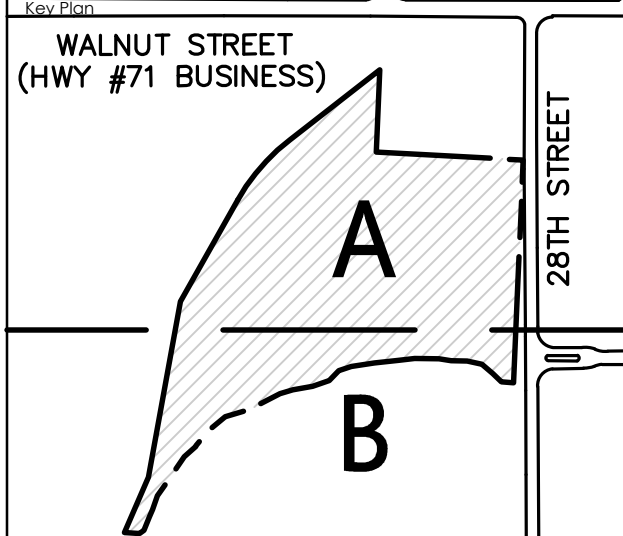
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CERTIFICATE OF AUTHORIZATION
CRAFTON TULL & ASSOCIATES, INC.
No. 109
KANSAS ENGINEER

CITY OF ROGERS
STAMP

GRAPHIC SCALE IN FEET
30' 0 30'

GROTTO AT
OSAGE CREEK
ROGERS, AR



No.	Description	Date
1	TAC ROUND 1 COMMENTS	05/20/22
2	TAC ROUND 2 COMMENTS	07/18/22
3	TAC ROUND 3 COMMENTS	07/07/22
4	TAC ROUND 4 COMMENTS	09/29/22

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PROJECT NO: 21302700
ISSUE DATE: 10/07/22
CONTACT: C. THREET
DESIGNER: M. LOVE
CHECKED: M. LOVE
DATE: 07/13/22

PRELIMINARY
PLANS

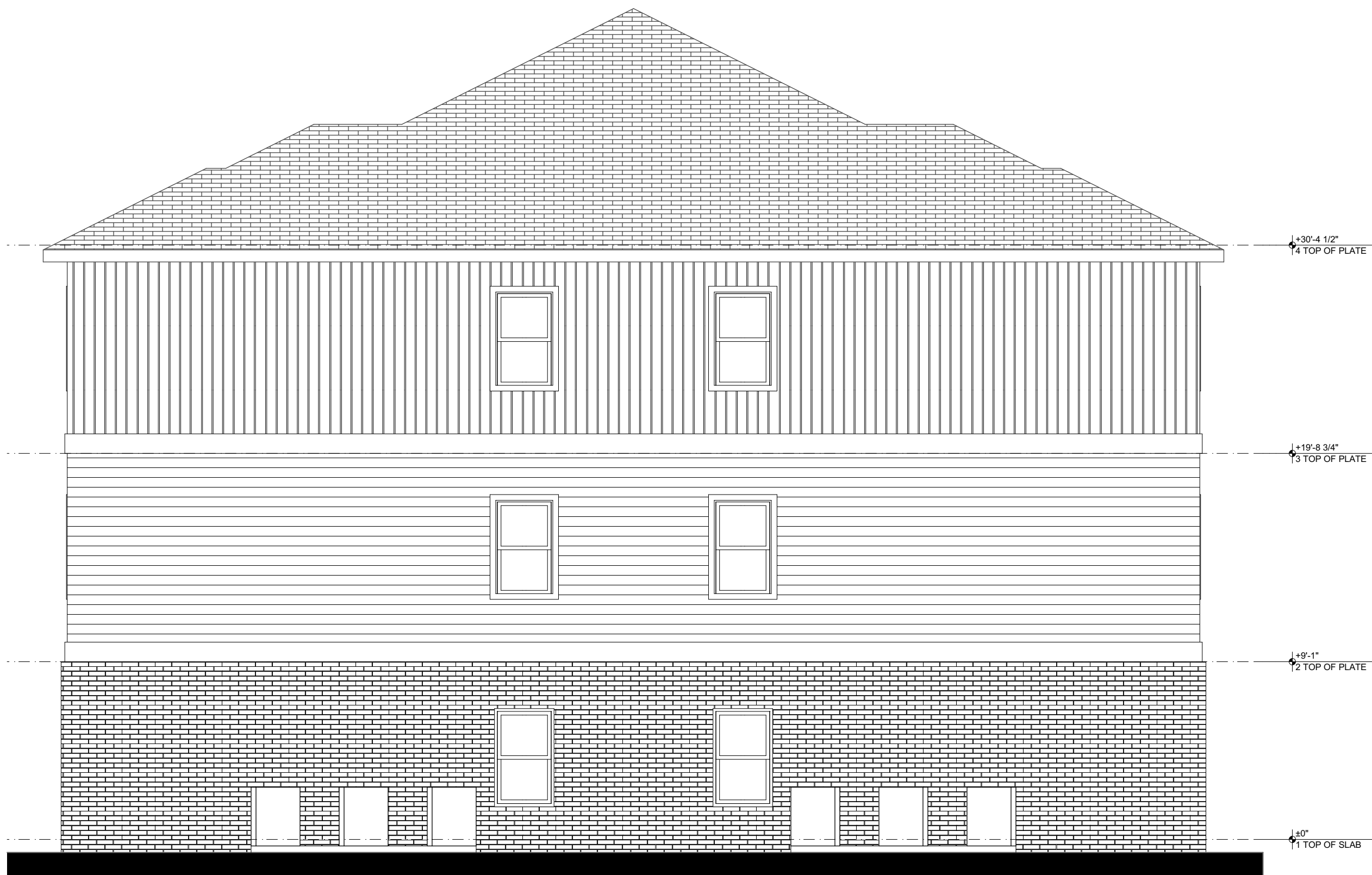
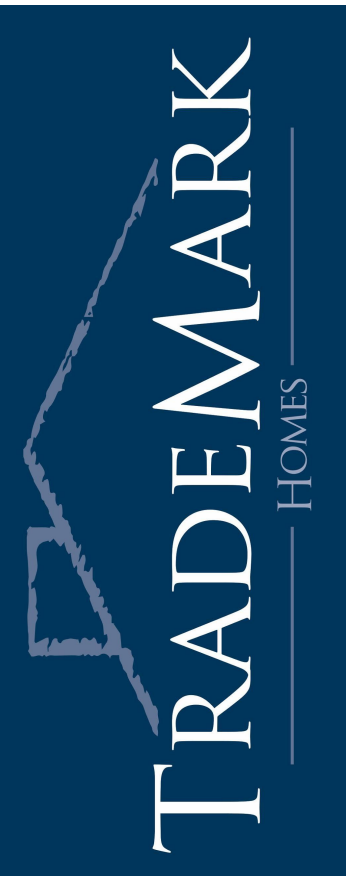
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PLANTING PLAN A

L-101





4 LEFT SIDE ELEVATION
A003 SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
A003 SCALE: 3/16" = 1'-0"

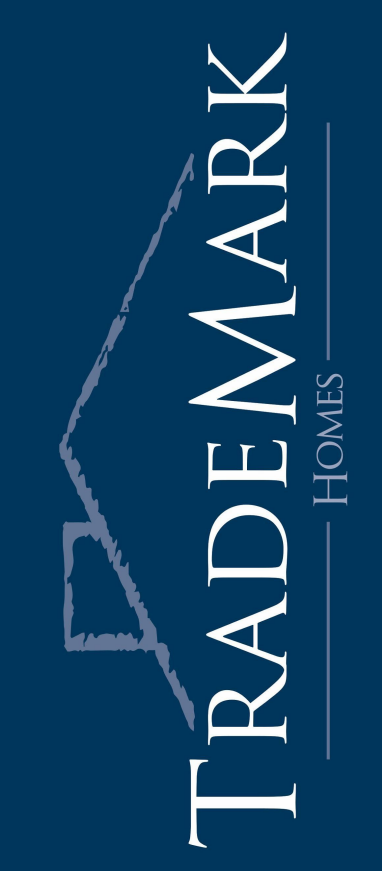


3 REAR ELEVATION
A003 SCALE: 3/16" = 1'-0"

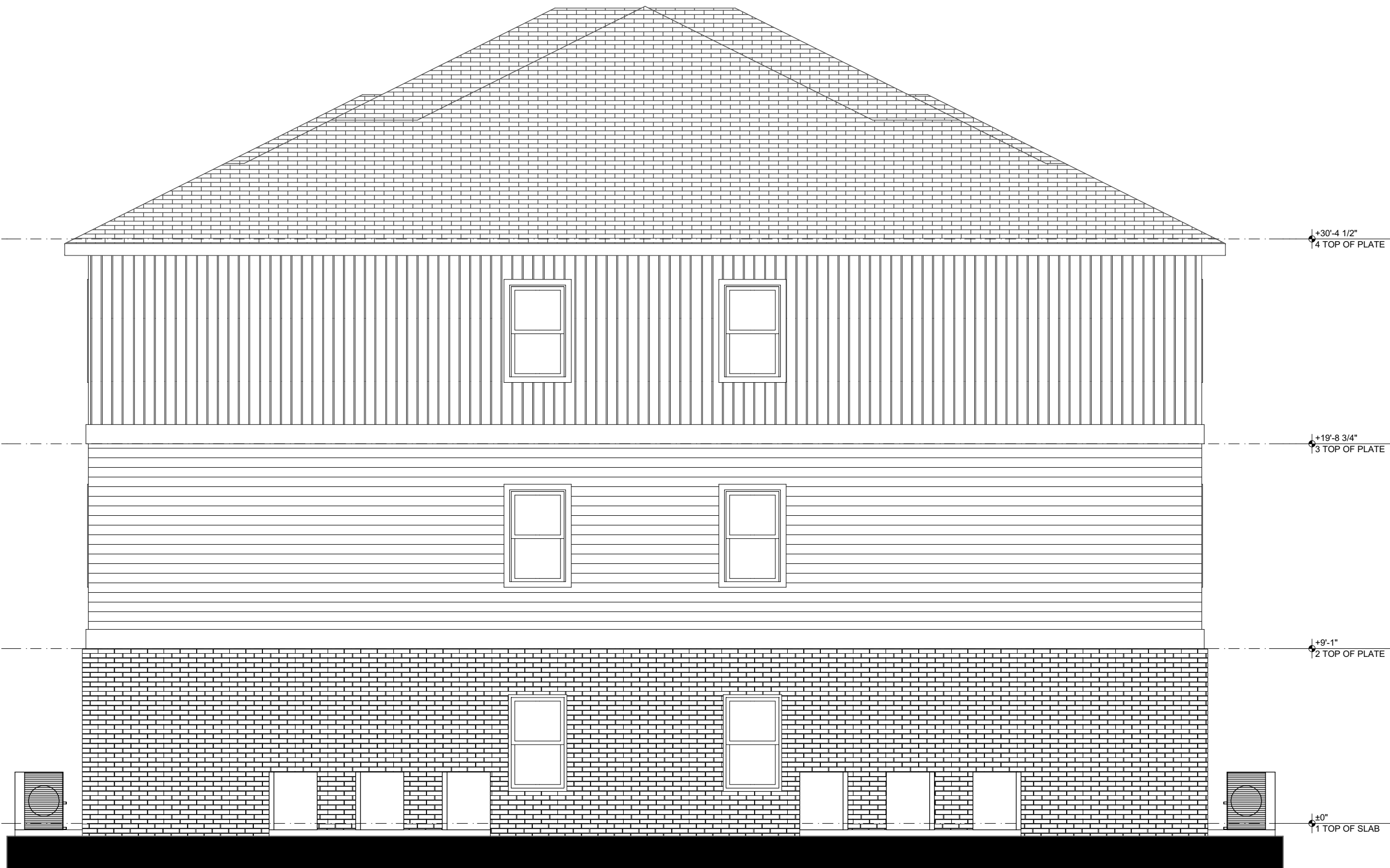


1 FRONT ELEVATION
A003 SCALE: 3/16" = 1'-0"

Development: THE GROTTO AT OSAGE CREEK
Building Scheme: BUILDING ## - TYPE 1A DOUBLE BREEZEWAY



A004

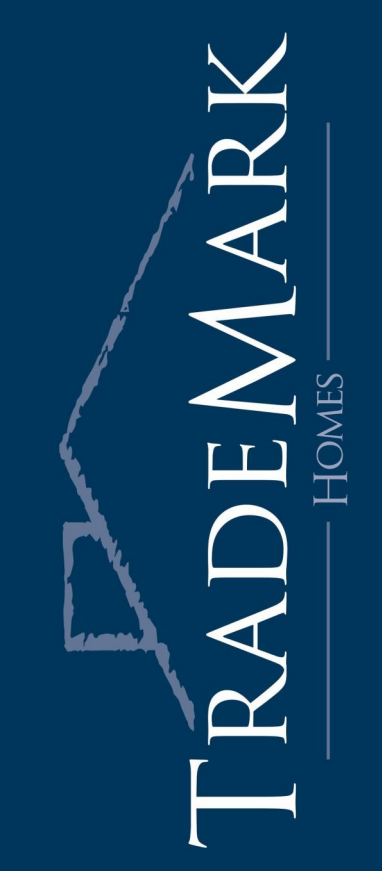


2 RIGHT SIDE ELEVATION
A004 SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
A004 SCALE: 3/16" = 1'-0"

Development: THE GROTTO AT OSAGE CREEK
Building Scheme: BUILDING ## - TYPE 1A DOUBLE BREEZEWAY



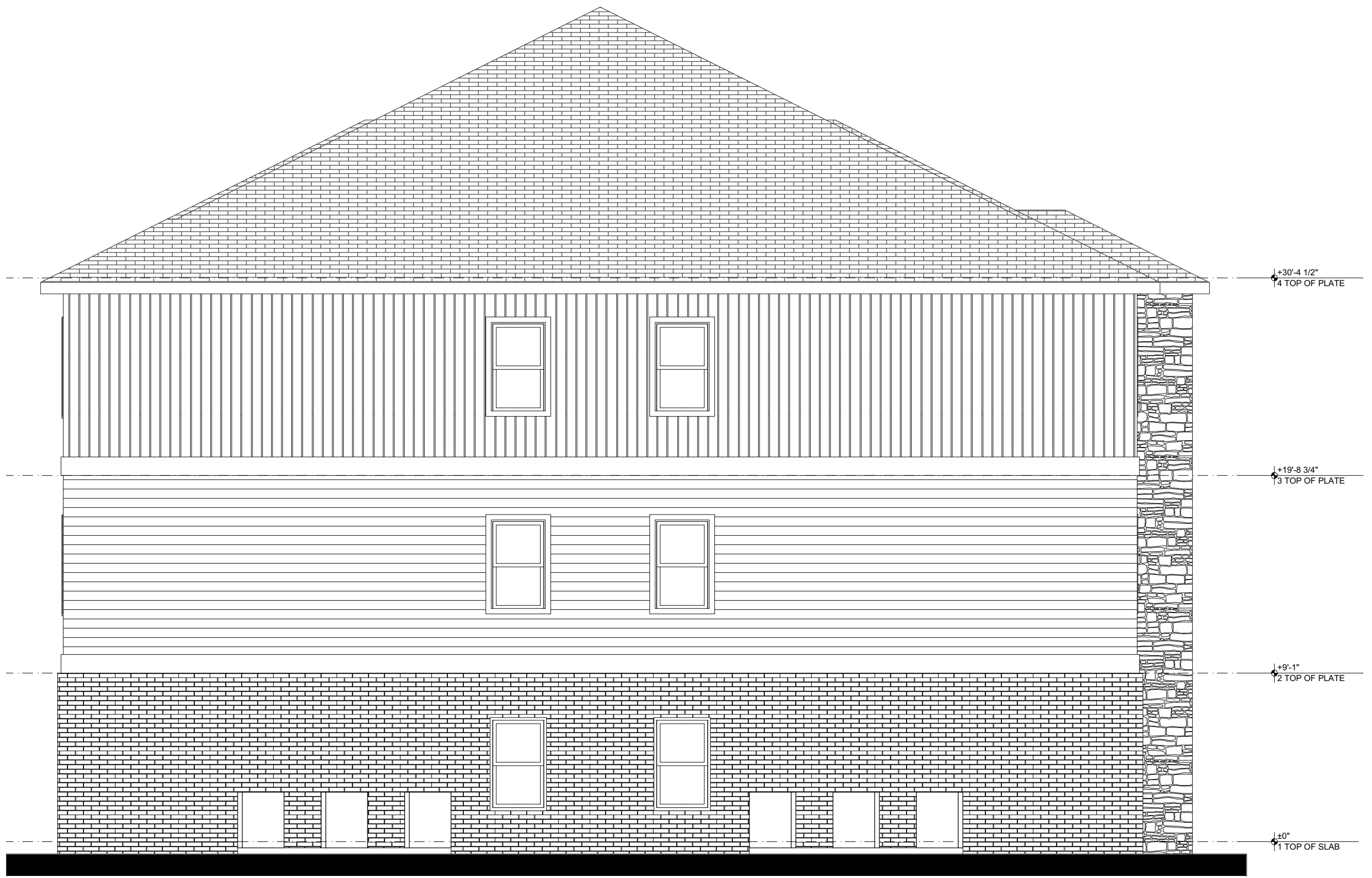
A005



2 LEFT SIDE ELEVATION
A005 SCALE: 3/16" = 1'-0"



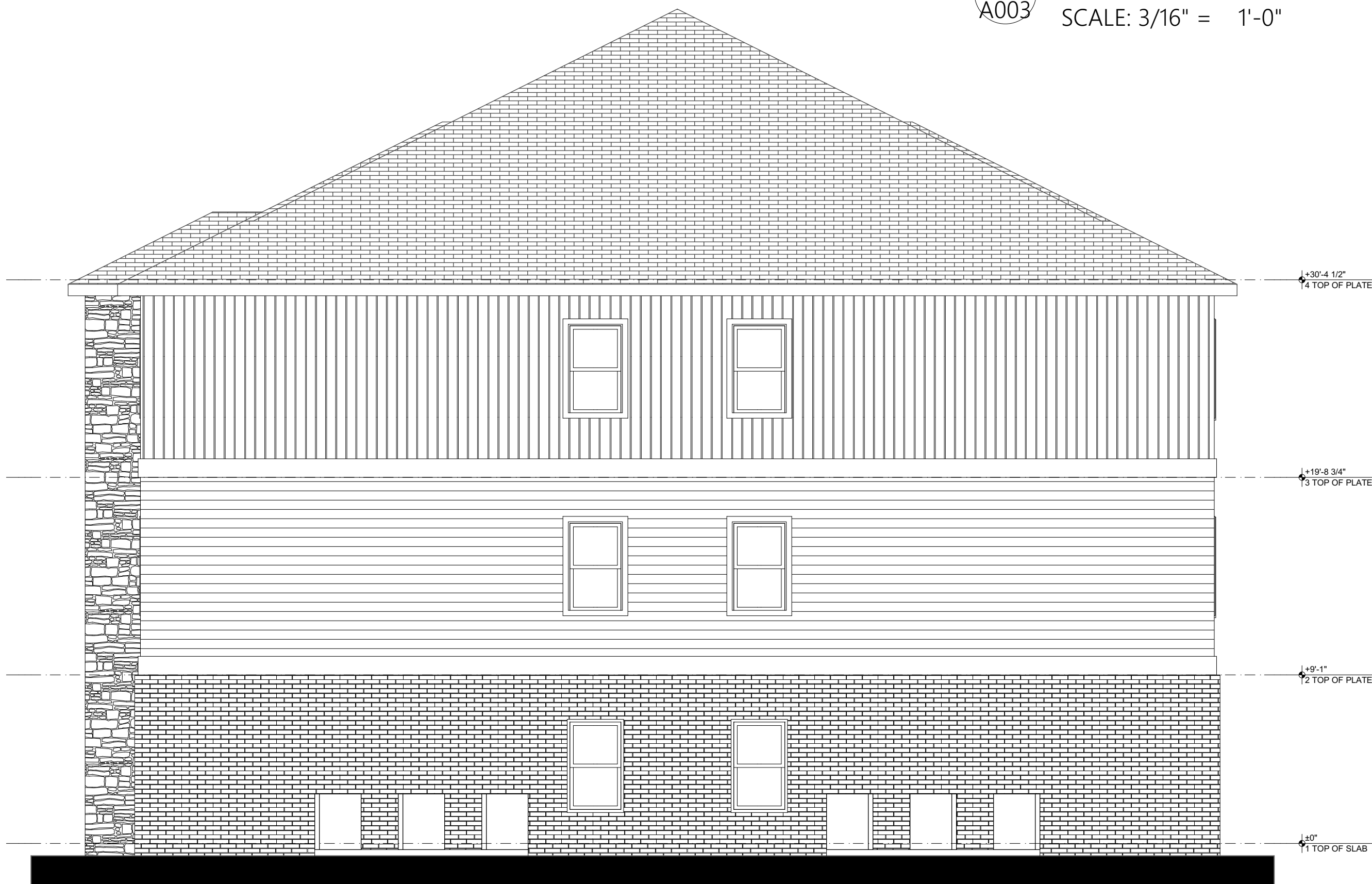
1 REAR ELEVATION
A005 SCALE: 3/16" = 1'-0"



4 LEFT SIDE ELEVATION
A003 SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
A003 SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
A003 SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
A003 SCALE: 3/16" = 1'-0"

Development: THE GROTTO AT OSAGE CREEK
Building Scheme: BUILDING ## - TYPE 2B DOUBLE BREEZEWAY



2
A004

RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

1
A004

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



A004

THE GROTTO AT OSAGE CREEK

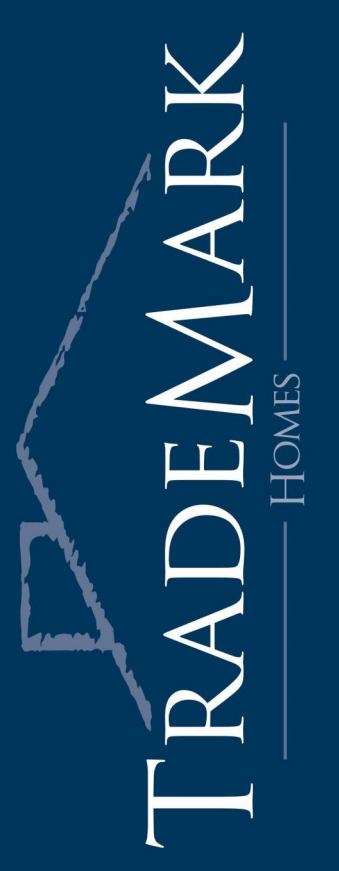
Development:

Building Scheme: BUILDING ## - TYPE 2B DOUBLE BREEZEWAY



2 LEFT SIDE ELEVATION
A005 SCALE: 3/16" = 1'-0"

1 REAR ELEVATION
A005 SCALE: 3/16" = 1'-0"



A005



6 EXTERIOR VIEW 03
A022



5 EXTERIOR VIEW 02
A022



4 LEFT SIDE ELEVATION
A022 SCALE: 1/4" = 1'-0"



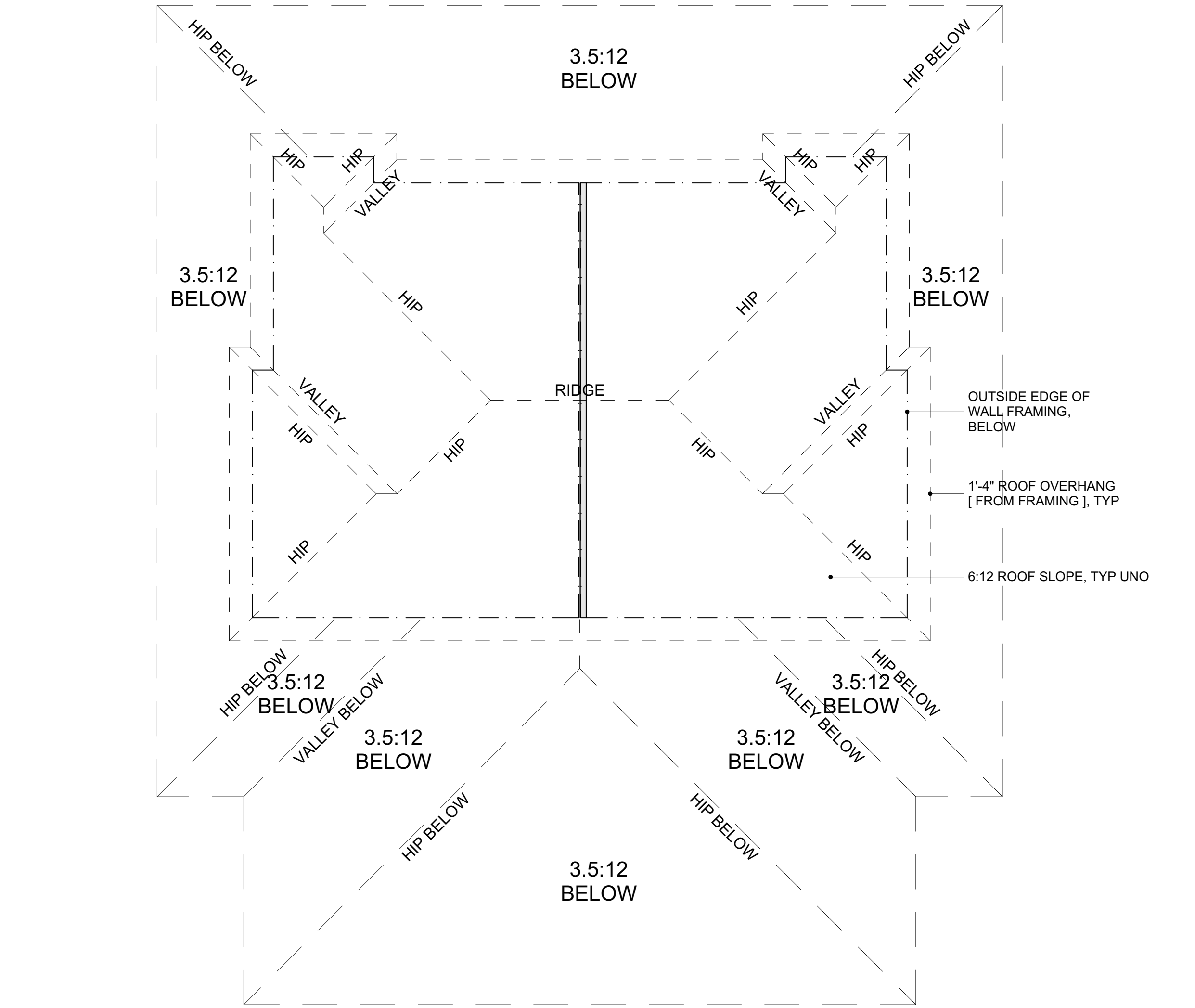
3 REAR ELEVATION
A022 SCALE: 1/4" = 1'-0"



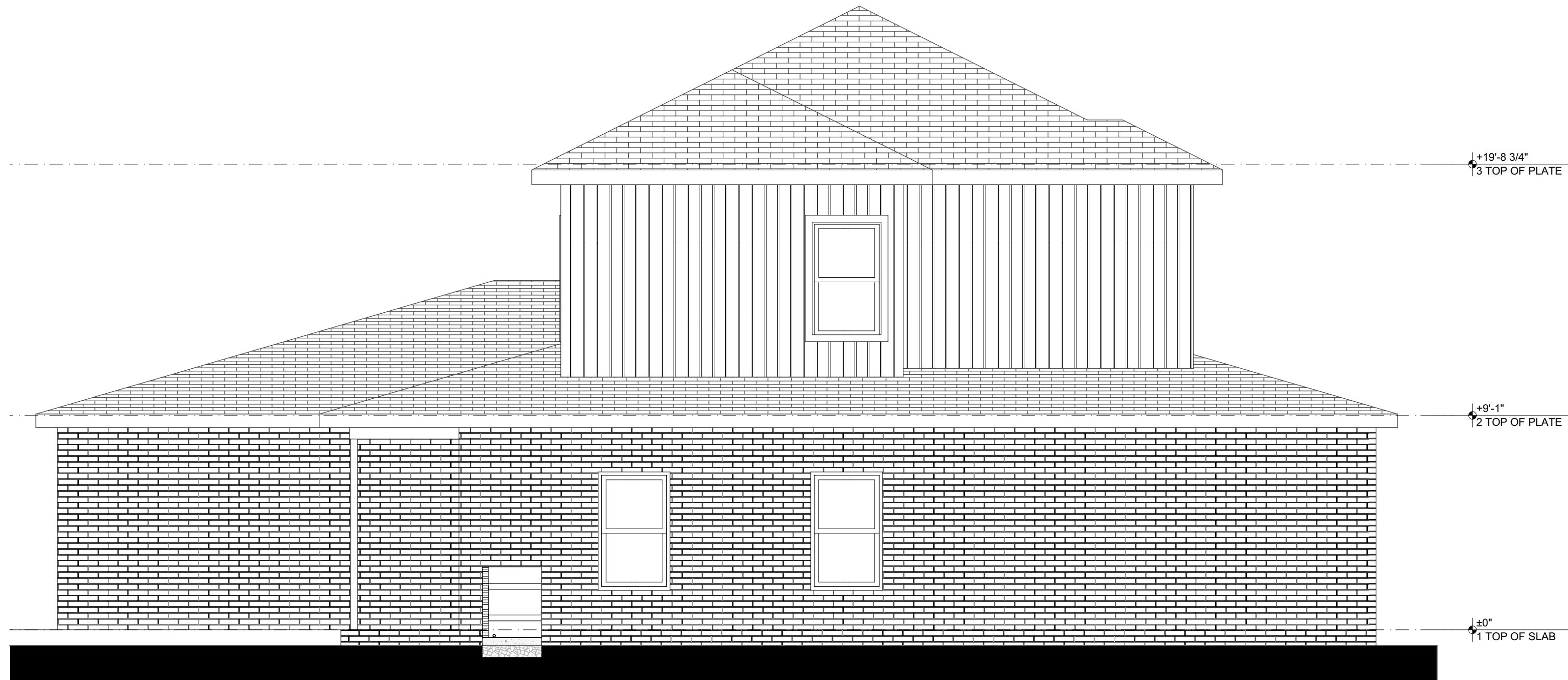
2 RIGHT SIDE ELEVATION
A022 SCALE: 1/4" = 1'-0"



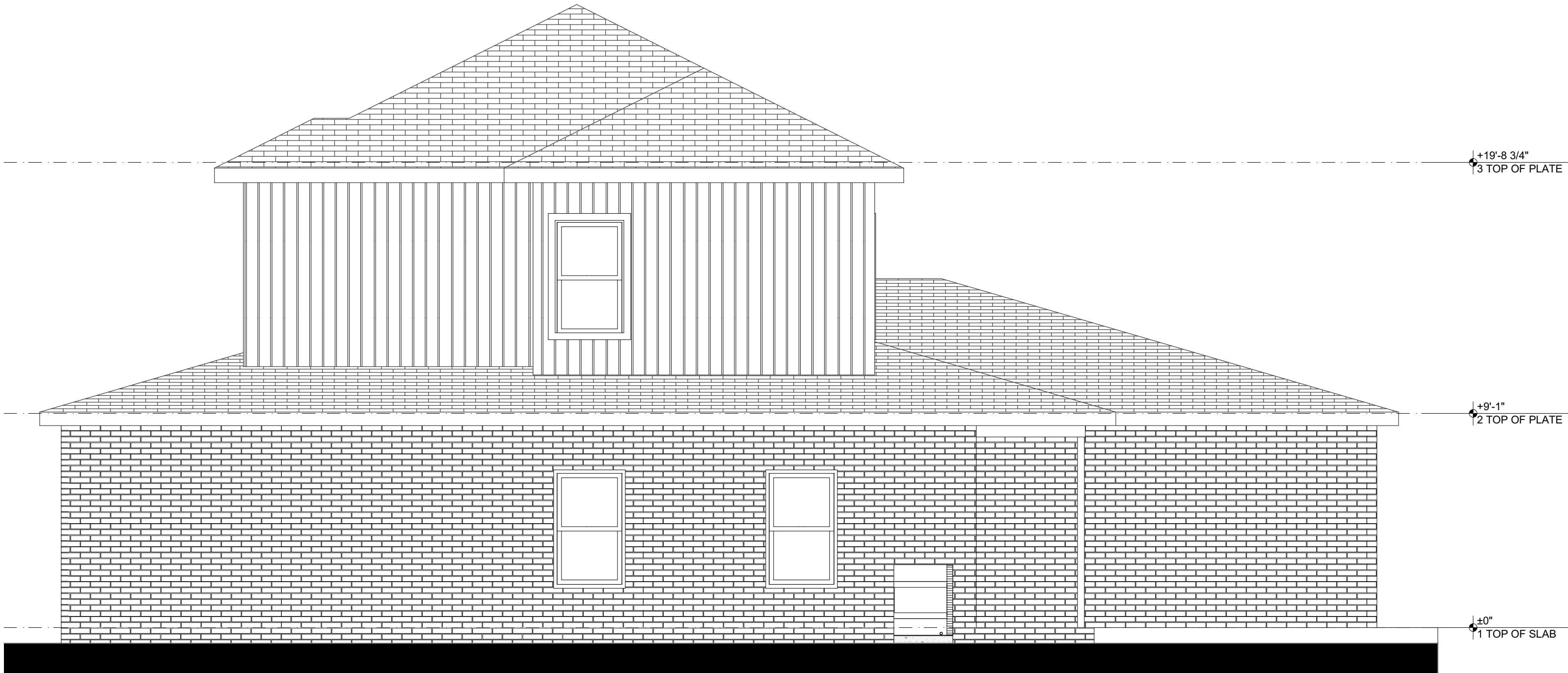
1 FRONT ELEVATION
A022 SCALE: 1/4" = 1'-0"



5 ROOF PLAN
A102 SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
A102 SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
A102 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
A102 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A102 SCALE: 1/4" = 1'-0"

AREA CALCULATIONS:

BUILDING AREA UNDER ROOF: 706 sq ft

TOTAL FRAMED WALLS & COVERED PORCHES: 600 sq ft

HEATED & COOLED AREA TO EXTERIOR FINISH: 187 sq ft

LOWER LEVEL: 187 sq ft

UPPER LEVEL: N/A

HEATED & COOLED AREA TO EXTERIOR FRAMING: 182 sq ft

LOWER LEVEL: 182 sq ft

UPPER LEVEL: N/A

SLAB AREA:

HEATED & COOLED: 182 sq ft

MAINTENANCE SHOP: 418 sq ft

COVERED FRONT PORCH: N/A

COVERED REAR PORCH: N/A

COVERED SIDE PORCH: N/A

GENERAL NOTES:

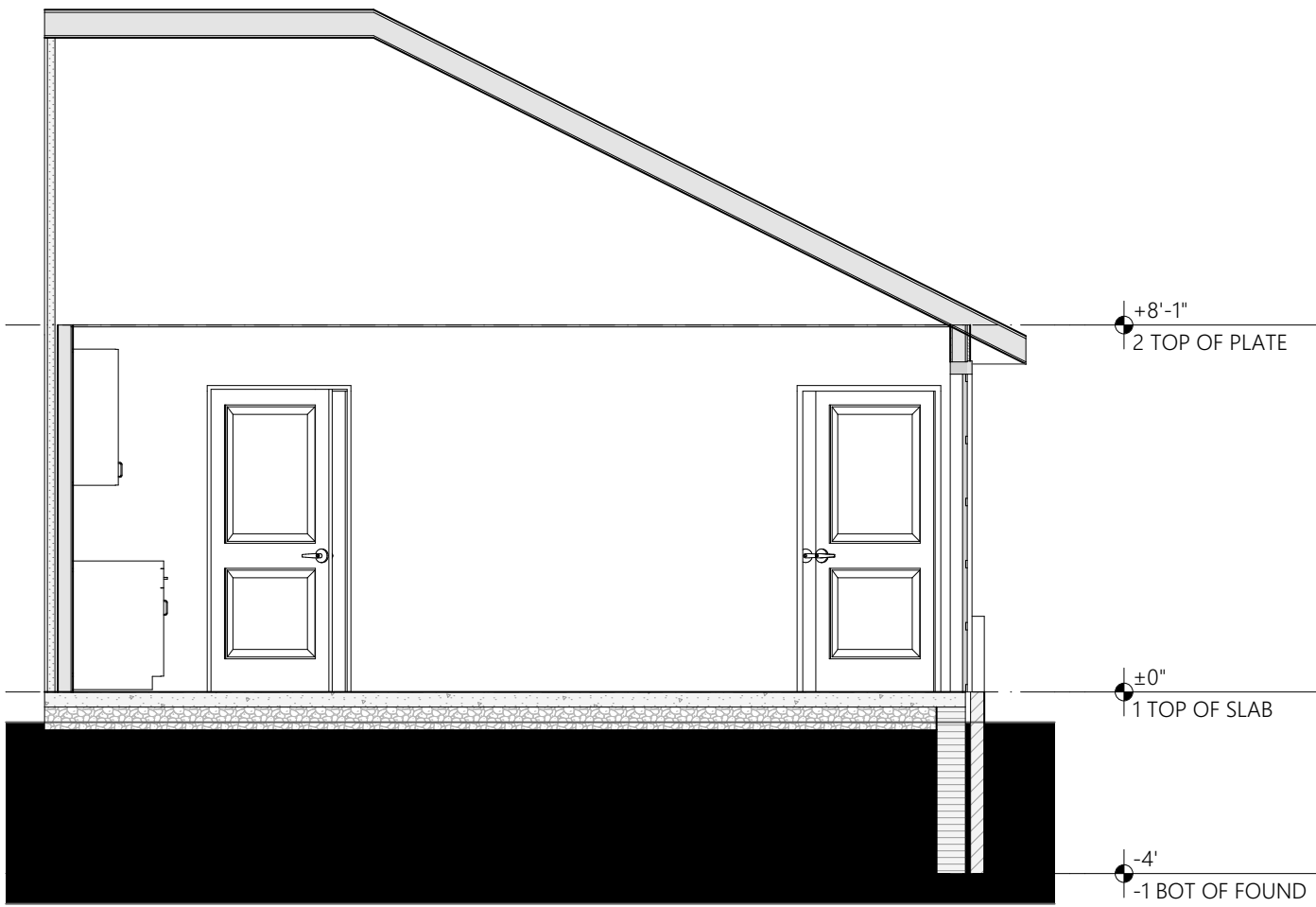
- 1] 2 x 4 FRAME WALLS THROUGHOUT, UNLESS NOTED OTHERWISE.
- 2] 8'-1" PLATE HEIGHT AT GROUND FLOOR, UNLESS NOTED OTHERWISE.
- 3] 8'-1" PLATE HEIGHT AT UPPER FLOOR, UNLESS NOTED OTHERWISE.
- 4] ALL WINDOW HEADS SHALL BE AT 6'-8" AFF, UNLESS NOTED OTHERWISE.
- 5] ALL WINDOWS SHALL BE OPERABLE, UNLESS NOTED OTHERWISE.
- 6] ALL WINDOWS SHALL BE FRAMED INDIVIDUALLY, UNLESS NOTED OTHERWISE.
- 7] ALL WINDOW SILLS SHALL BE AT 1'-6" MIN. AFF, UNLESS NOTED OTHERWISE.



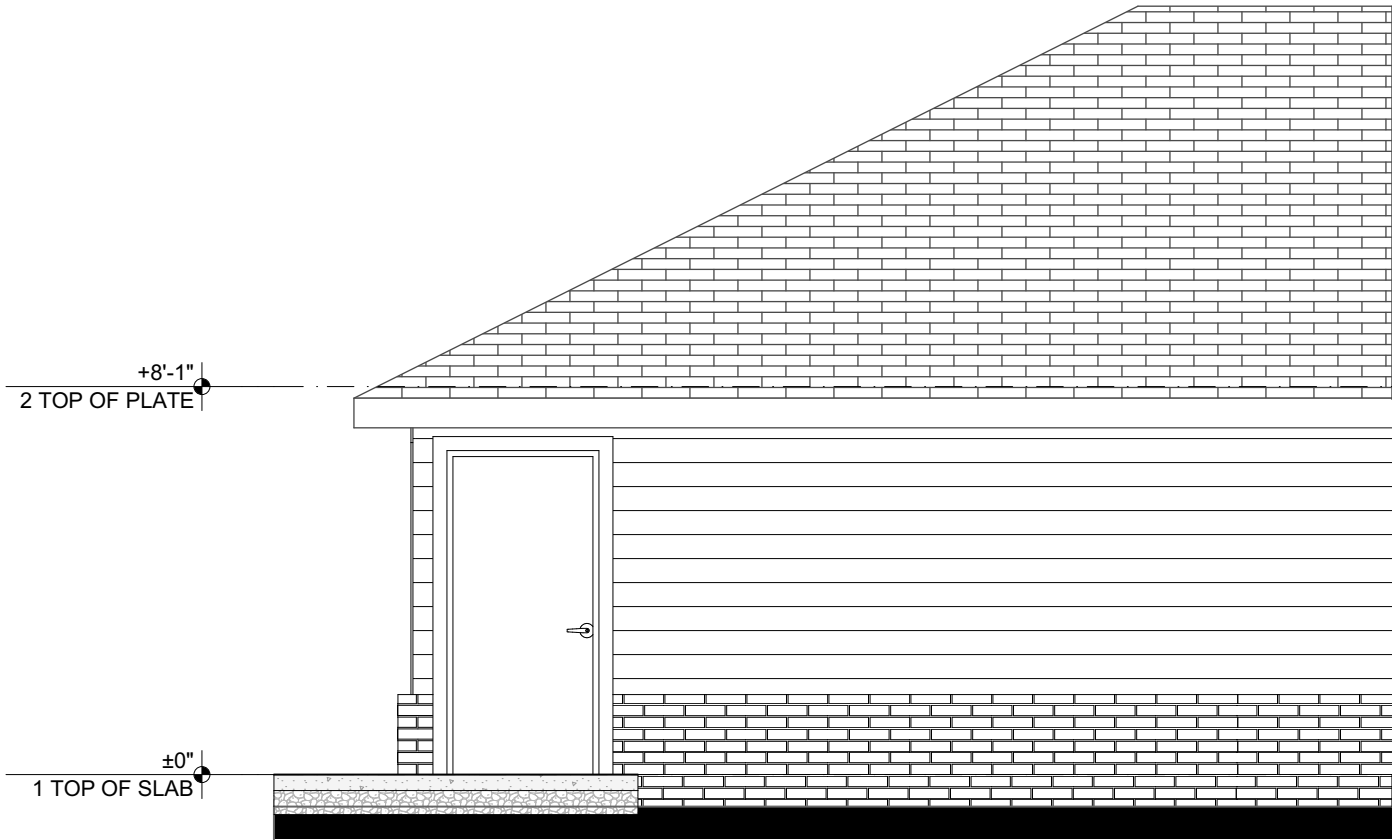
8 EXTERIOR VIEW 01



7 EXTERIOR VIEW 02



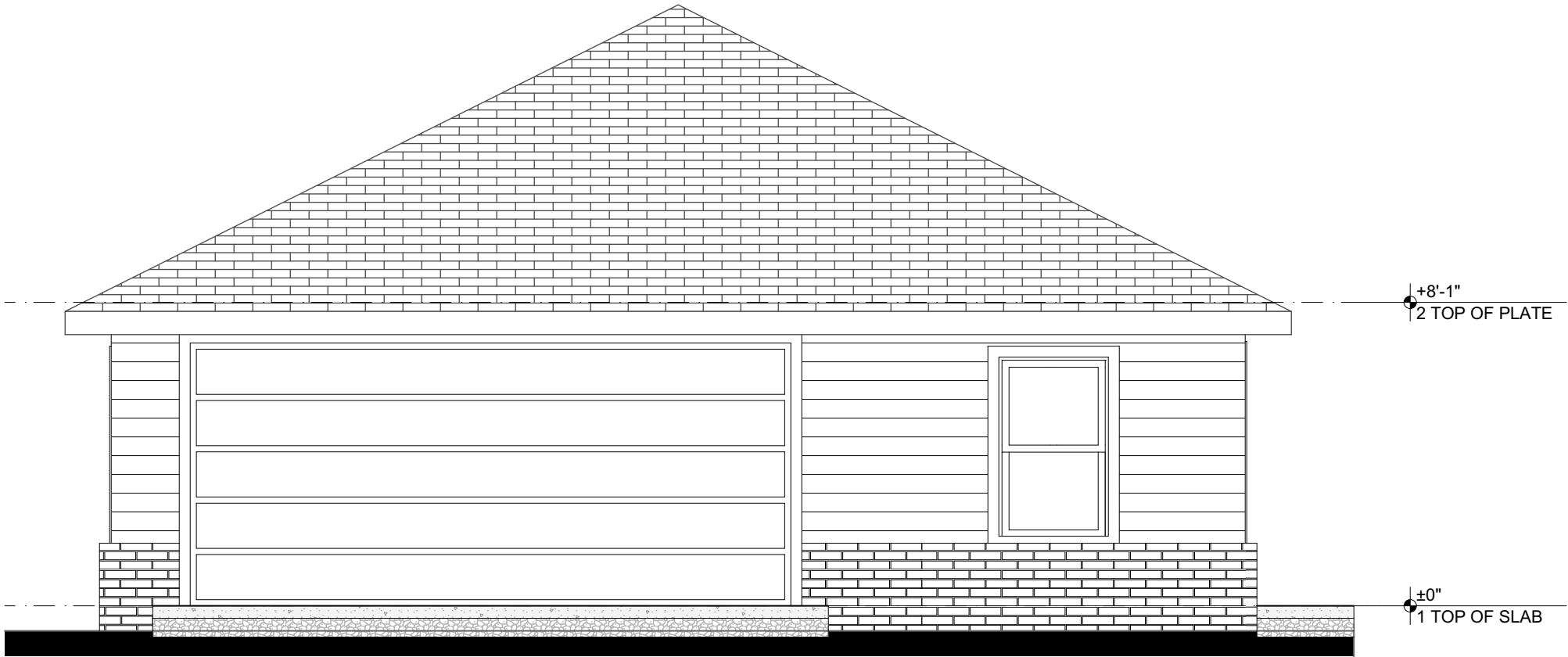
6 BUILDING SECTION



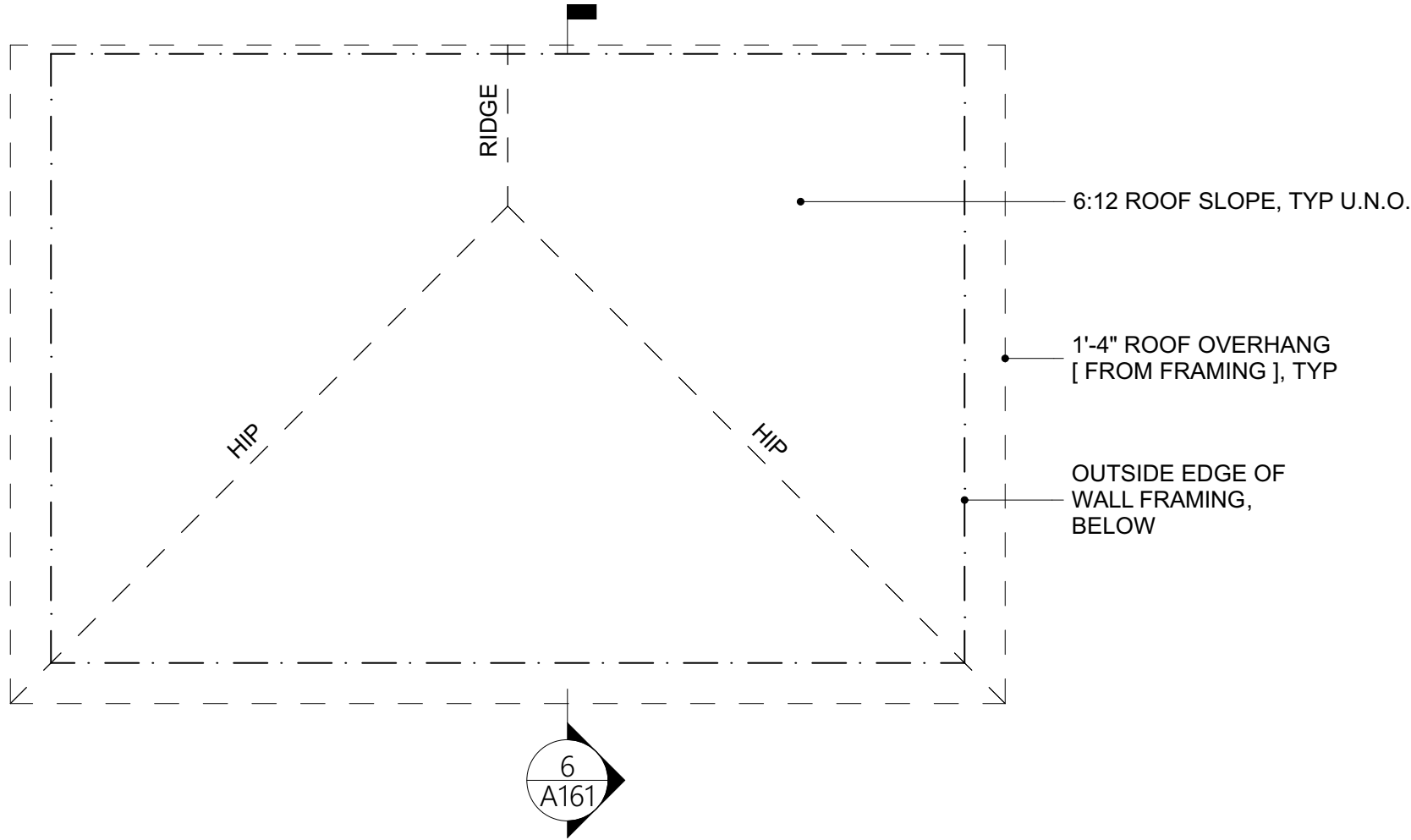
4 RIGHT SIDE ELEVATION



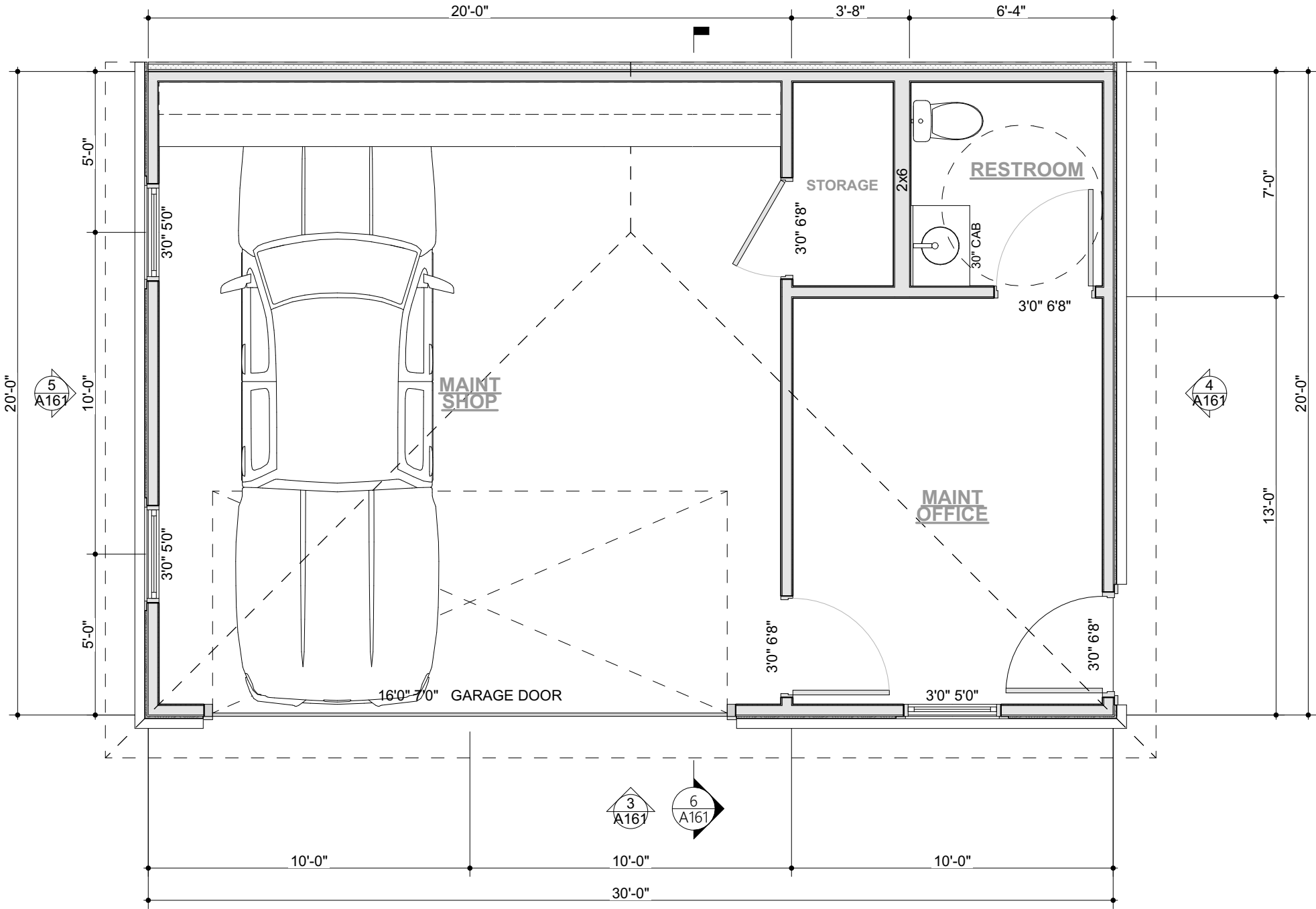
5 LEFT SIDE ELEVATION



3 FRONT ELEVATION



2 ROOF PLAN



1 FLOOR PLAN

AREA CALCULATIONS:

BUILDING AREA UNDER ROOF: 400 sq ft

TOTAL FRAMED WALLS & COVERED PORCHES: 300 sq ft

HEATED & COOLED AREA TO EXTERIOR FINISH: 307 sq ft
LOWER LEVEL: 307 sq ft
UPPER LEVEL: N/A

HEATED & COOLED AREA TO EXTERIOR FRAMING: 300 sq ft
LOWER LEVEL: 300 sq ft
UPPER LEVEL: N/A

SLAB AREA:

HEATED & COOLED: 300 sq ft

GARAGE: N/A

COVERED FRONT PORCH: N/A

COVERED REAR PORCH: N/A

COVERED SIDE PORCH: N/A

GENERAL NOTES:

- 1] 2 x 4 FRAME WALLS THROUGHOUT, UNLESS NOTED OTHERWISE.
- 2] 8'-1" PLATE HEIGHT AT GROUND FLOOR, UNLESS NOTED OTHERWISE.
- 3] 8'-1" PLATE HEIGHT AT UPPER FLOOR, UNLESS NOTED OTHERWISE.
- 4] ALL WINDOW HEADS SHALL BE AT 6'-8" AFF, UNLESS NOTED OTHERWISE.
- 5] ALL WINDOWS SHALL BE OPERABLE, UNLESS NOTED OTHERWISE.
- 6] ALL WINDOWS SHALL BE FRAMED INDIVIDUALLY, UNLESS NOTED OTHERWISE.
- 7] ALL WINDOW SILLS SHALL BE AT 1'-6" MIN. AFF, UNLESS NOTED OTHERWISE.



8
02
EXTERIOR VIEW 02



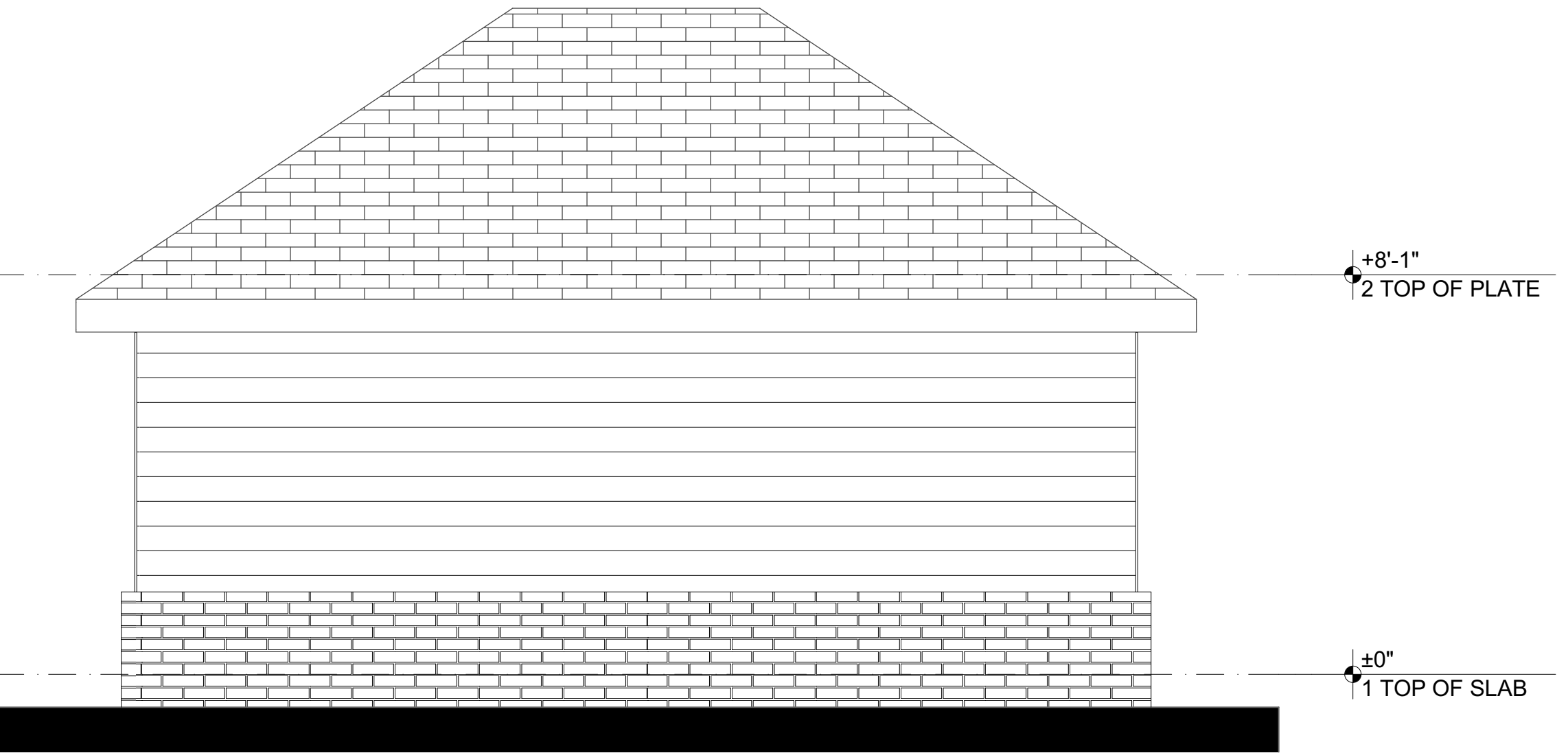
7
02
EXTERIOR VIEW 01



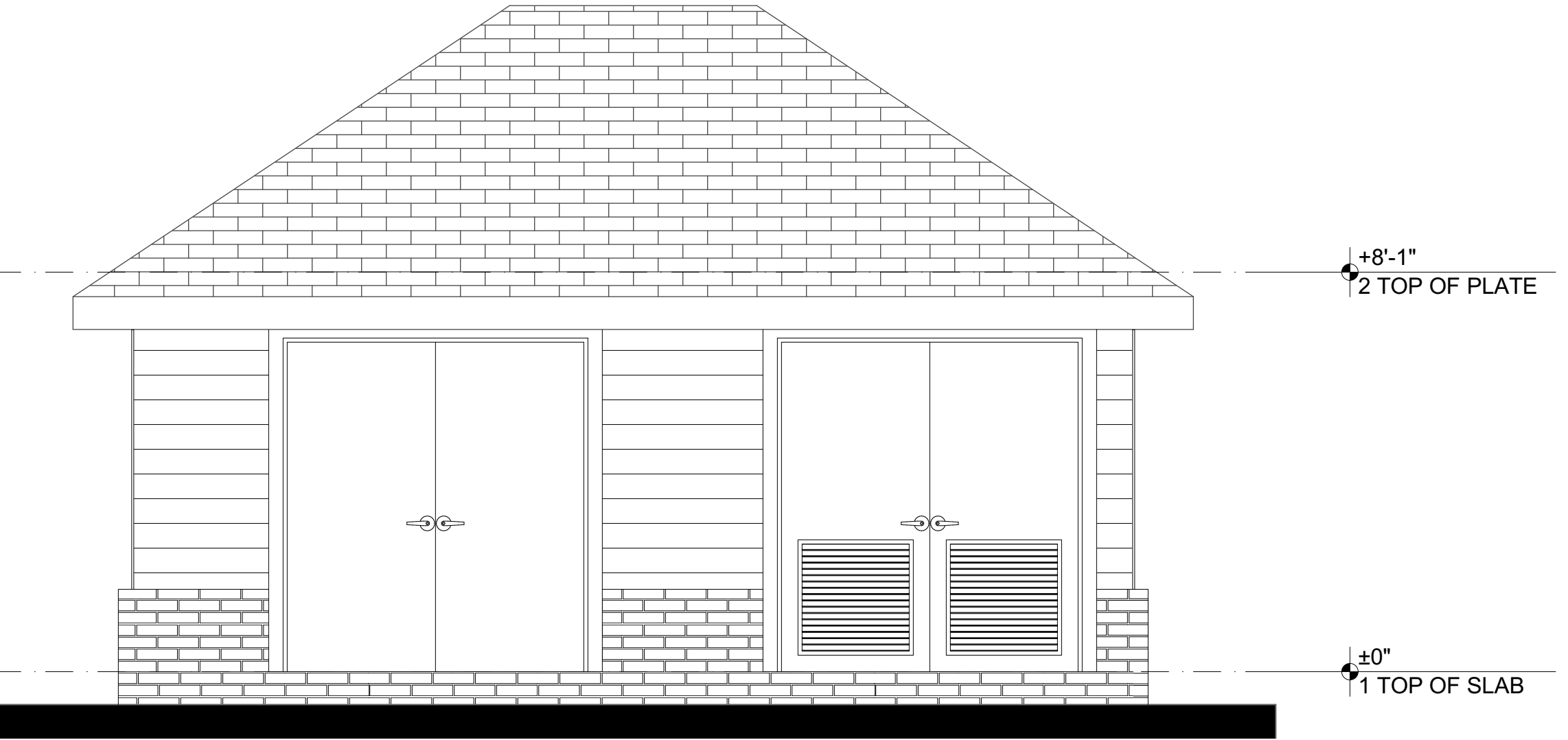
6
02
LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



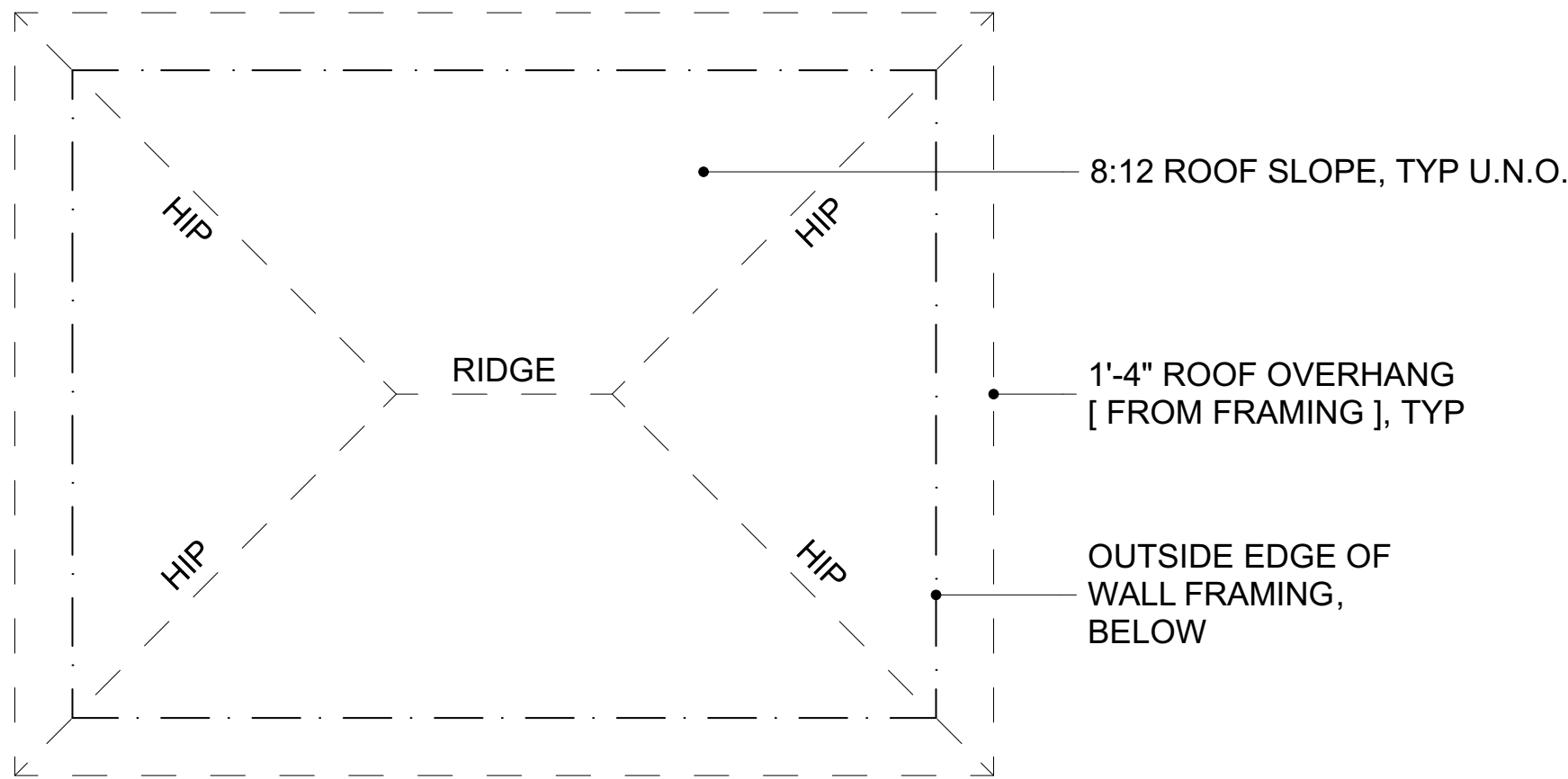
4
02
RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



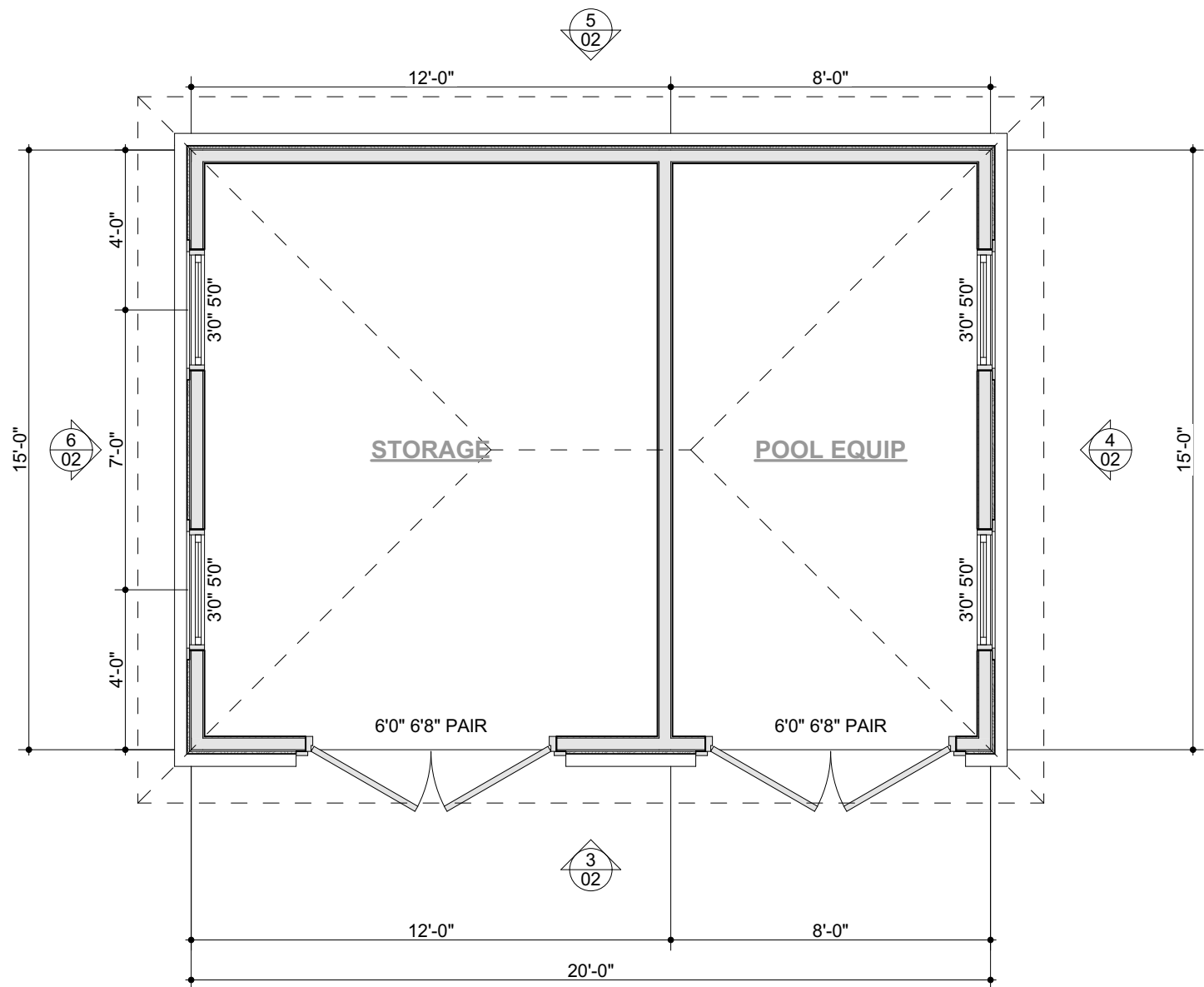
5
02
REAR ELEVATION
SCALE: 3/8" = 1'-0"



3
02
FRONT ELEVATION
SCALE: 3/8" = 1'-0"



2
02
ROOF PLAN
SCALE: 1/4" = 1'-0"



1
02
FLOOR PLAN
SCALE: 1/4" = 1'-0"



September 22, 2022

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

Re: Conditional Approval of Civil Plans
Grotto at Osage Creek

Dear Mr. Threet:

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

1. Provide Plan & Profiles for all Fire Hydrant Lines over 20 feet in length.
2. Show a maximum length of one joint of pipe (20') for any 6" diameter fire hydrant lead in accordance with Detail WD-1/4A. Otherwise, 8" pipe diameter is required in accordance with WD-1/4B.
3. Water mains (including fire lines) shall be designed a minimum of 3 feet below point-of-bury. There are some locations on the profiles where there is less than the required 3 feet of cover.
4. There is still a note referencing a post indicator valve on Sheet C-110.
5. Provide a change in flow direction of less than a 90° from any line into a manhole and the out-flowing main. (See manhole MH 1-2)
6. Large Trees (over 20' tall at maturity in City Code 14-46-paragraph G) must be located at least 10 feet from any water or sanitary sewer main. There are multiple trees on the landscape plan that will be in violation of this code.
7. 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. Fire suppression plans approved by the Utility.
- E. Architectural and plumbing plans submitted for the clubhouse.
- F. Approved offsite easements filed for record.
- G. An executed copy of the Facilities Extensions Contract. Revise the document form with project specific information by replacing the blanks and bracketed phrases with pertinent information. Return the revised document, with supporting attachments, to RWU for review before having your client sign the agreement. Leave the “Track Changes” feature turned on for our review.
- H. A copy of the executed contract between the developer or general contractor and the utility contractor.
- I. Performance and payment bonds executed by the utility contractor.
- J. Two full-sized copies and one half-sized copy 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): Facilities Extension Contract Form



September 9, 2022

Department of Community Development
301 W. Chestnut Street
Rogers, AR 72756

RE: CTA Project #21302700 – Grotto at Osage Creek

Dear Planning Staff,

We would like to request a waiver to use an ornamental tree instead of a shade tree for the parking lot island located near building 1 and building 2. The island houses several water and electrical utility conflicts, which prevent us from planting a large deciduous shade tree. To maintain the intent of code required trees within parking islands separating a run of more than 15 parking stalls, we propose an ornamental tree that should be acceptable to Rogers Water Utilities.

We appreciate your consideration of this request. Please reach out with any questions.

Thank you,

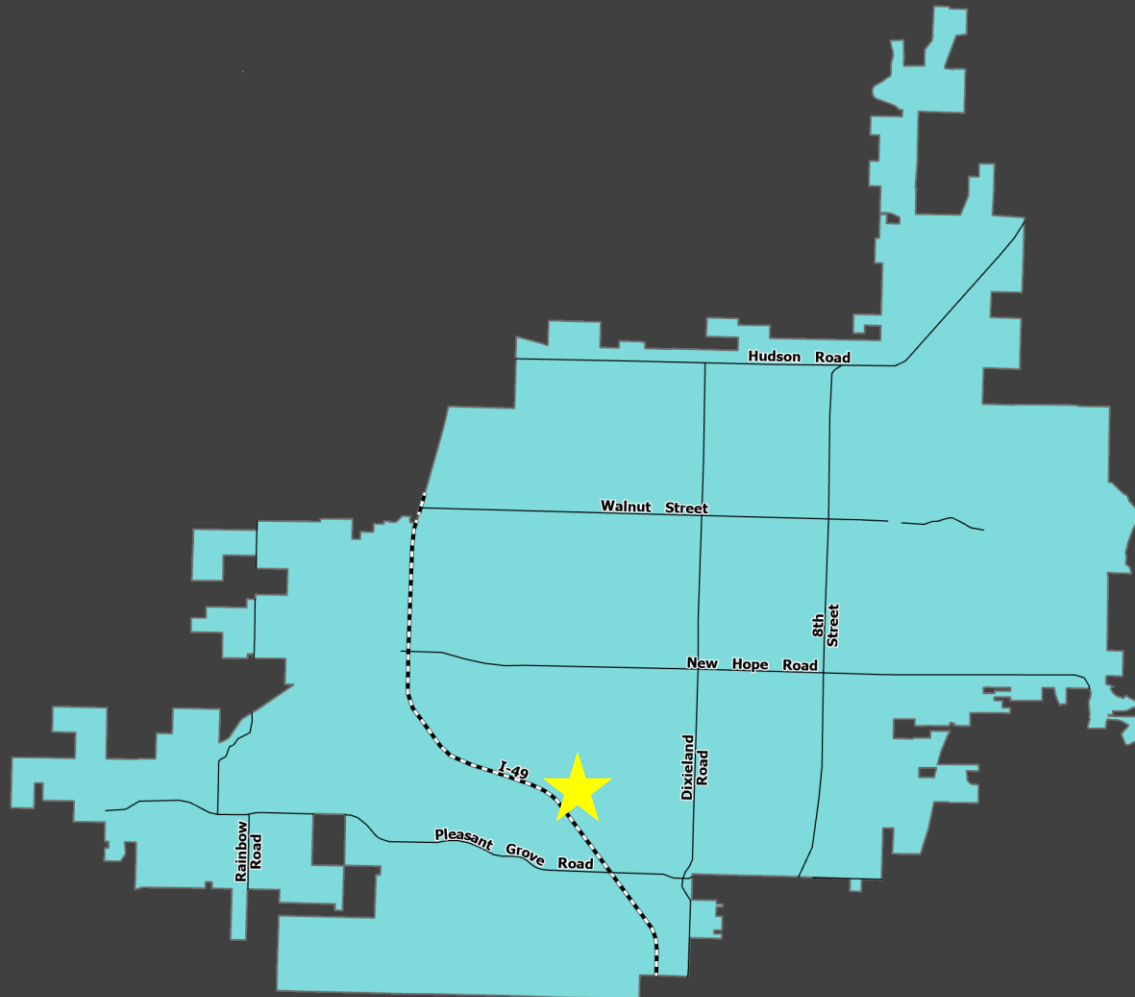
Fallon Henry



LARGE SCALE DEVELOPMENT

PLANNING

Village at Pinnacle Hills



Vicinity Map

Location

South of W. Perry Road and North of Ajax Avenue

CGM Designation

Neighborhood and Commerce Corridor

Zoning

RMF-8A, C-2, and Overlay District (Residential Multi-family, Highway Commercial)

Proposed Use

Multi-family Residential

Representative

Taylor Lindley, Crafton Tull

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

Amariah Berry, Development Compliance Specialist (aberry@rogersar.gov)



LARGE SCALE DEVELOPMENT

PLANNING

Village at Pinnacle Hills



Aerial Image

Request

The applicant is proposing to construct 147 units on 20.6 acres totaling 369,317 square-foot of impervious area.

Requested Waivers

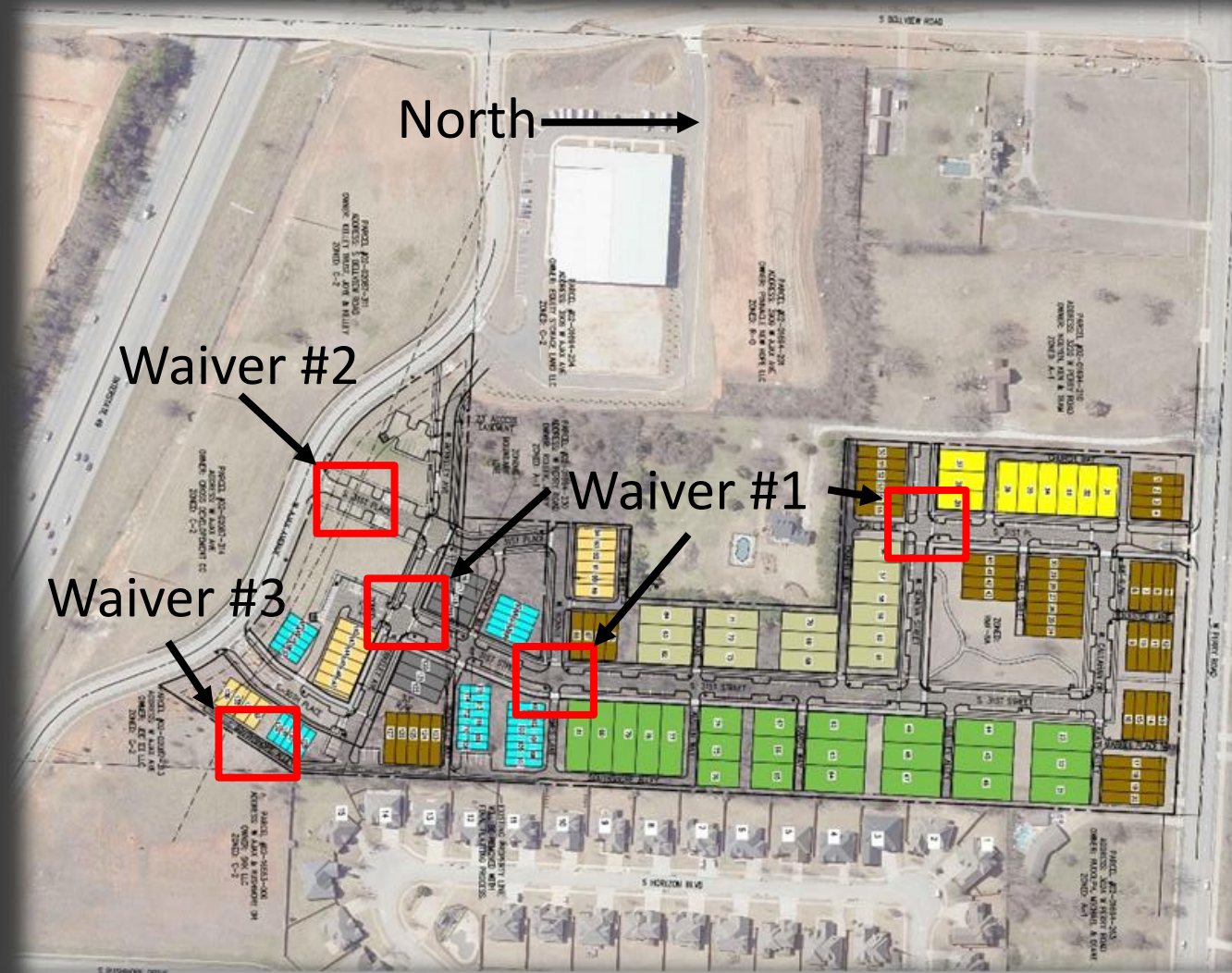
1. Approve WAIVER from sight triangle requirements.
2. Deny WAIVER requiring storm pipe velocities to not exceed 12 feet per second.
3. Approve WAIVER requiring minor street connections at intervals not to exceed 660 feet.



LARGE SCALE DEVELOPMENT

Village at Pinnacle Hills

PLANNING



Site Plan



Village at Pinnacle Hills

Waiver Request #1

Sec. 14-260(3) requiring sight triangle clearance of 25 ft at intersection.

Stated Hardship

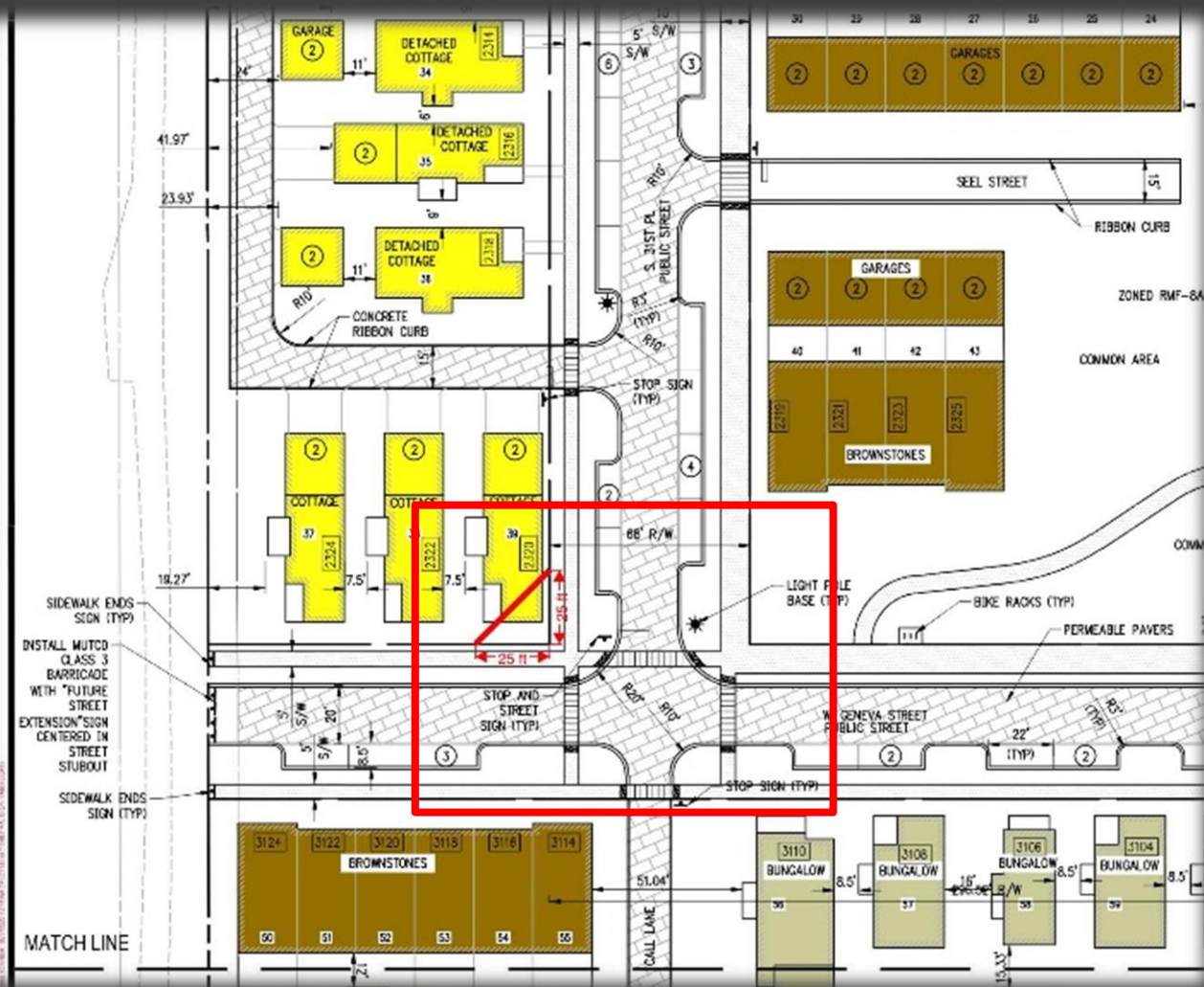
This development was designed to establish an urban feel, with buildings sitting close to the rights-of-way. The applicant states it is not possible to meet the urban design intent and provide the required street trees and other plantings while meeting the sight triangle requirements.

Analysis

Staff finds that the hardship is justified.

Recommendation

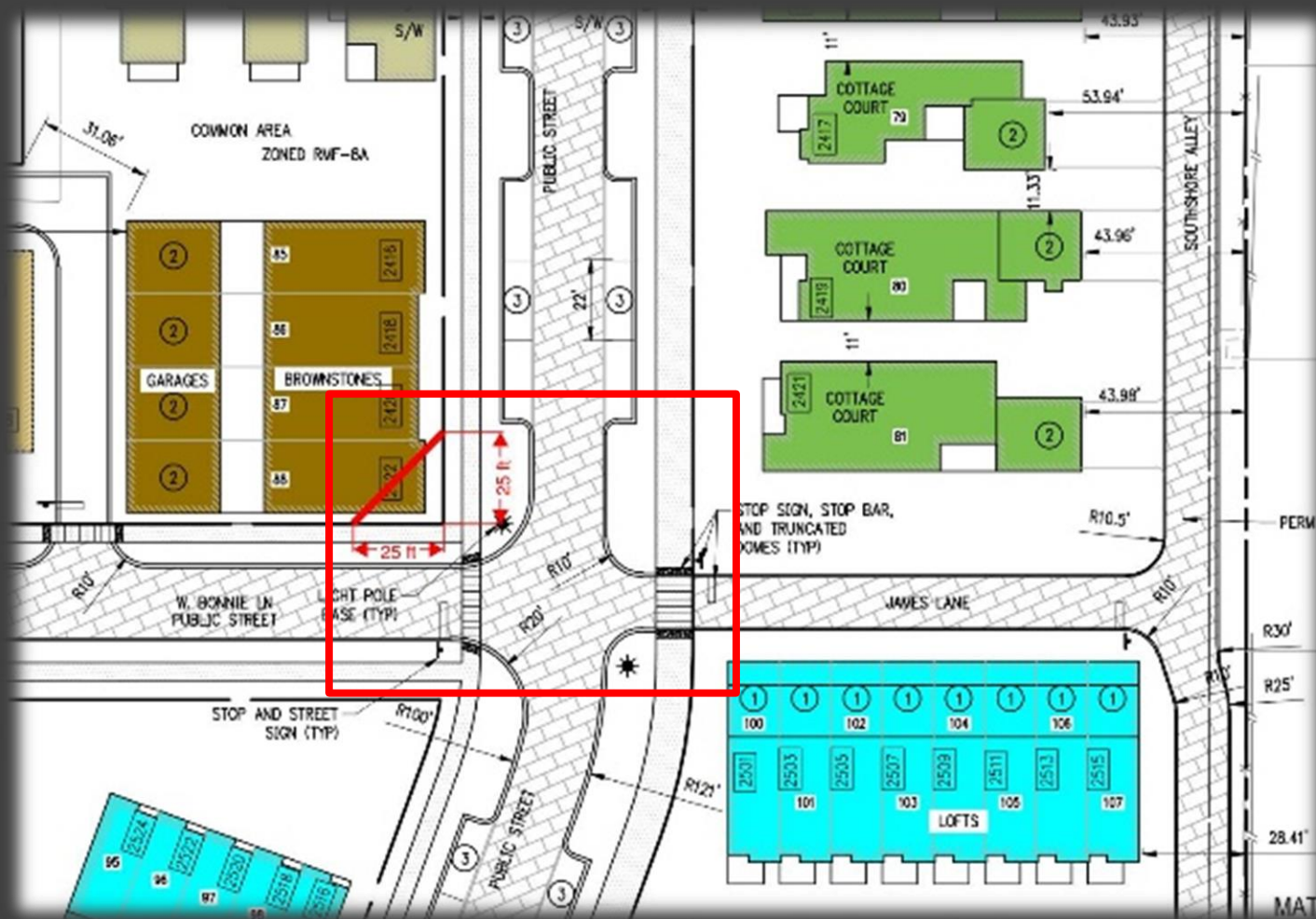
Approve



Waiver Exhibit



Village at Pinnacle Hills



Waiver Request #1

Sec. 14-260(3) requiring sight triangle clearance of 25 ft at intersection.

Stated Hardship

This development was designed to establish an urban feel, with buildings sitting close to the rights-of-way. The applicant states it is not possible to meet the urban design intent and provide the required street trees and other plantings while meeting the sight triangle requirements.

Analysis

Staff finds that the hardship is justified.

Recommendation

Approve

Waiver Exhibit



Village at Pinnacle Hills



Waiver Request #1

Sec. 14-260(3) requiring sight triangle clearance of 25 ft at intersection.

Stated Hardship

This development was designed to establish an urban feel, with buildings sitting close to the rights-of-way. The applicant states it is not possible to meet the urban design intent and provide the required street trees and other plantings while meeting the sight triangle requirements.

Analysis

Staff finds that the hardship is justified.

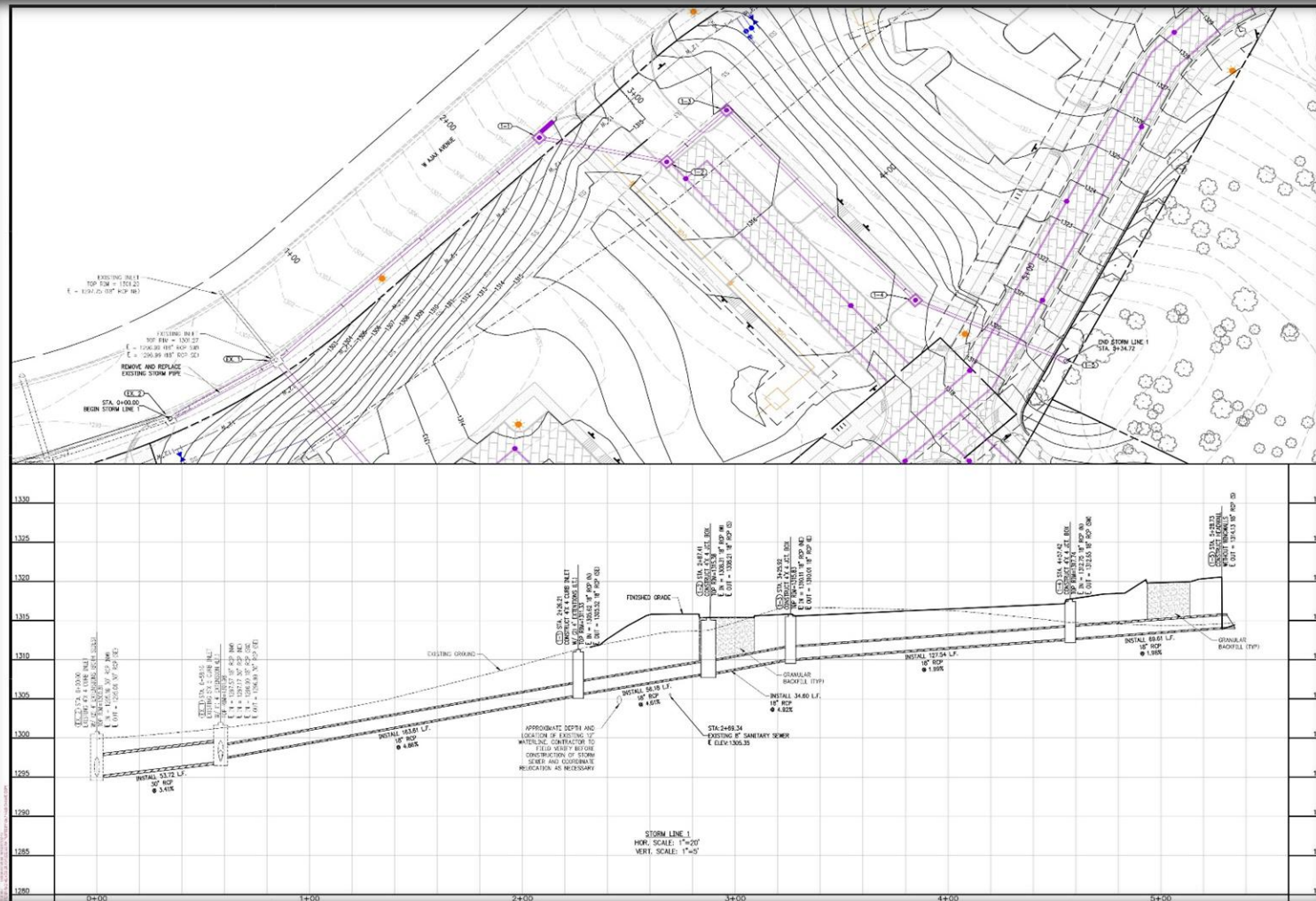
Recommendation

Approve

Waiver Exhibit



Village at Pinnacle Hills



Storm Sewer Line 1 Profile

Waiver Request #2

Drainage Criteria Manual requiring storm pipe velocities to not exceed 12 feet per second.

Stated Hardship

The existing grades create a hardship.

Analysis

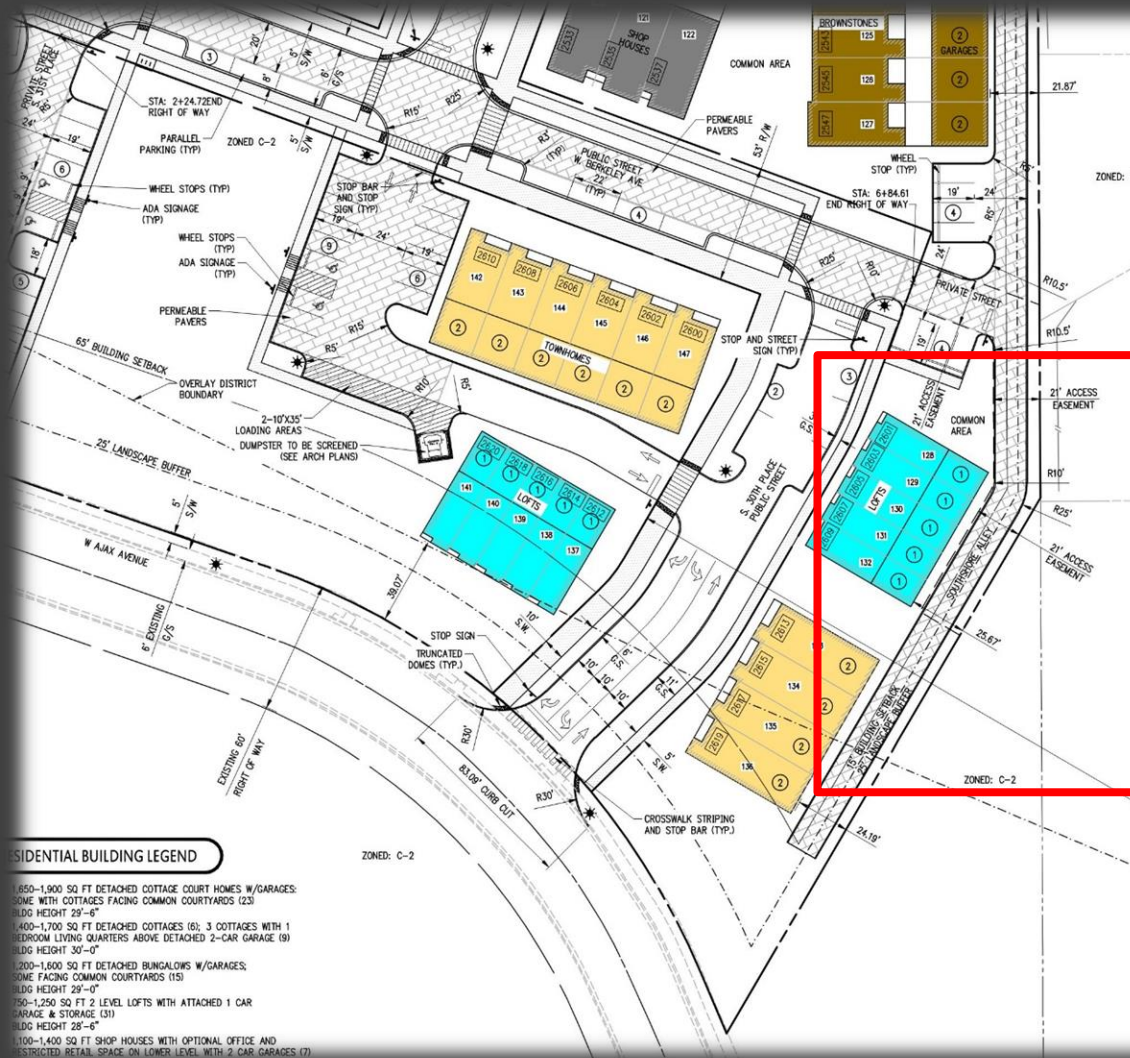
Staff does not find that the hardship is justified. The pipes can be re-configured to meet the requirements.

Recommendation

Deny



Village at Pinnacle Hills



Waiver Request #3

Sec. 14-604(C)(3) requiring minor street connections at intervals not to exceed 660 feet.

Stated Hardship

Site topography to the south prevents construction of a public street connecting to the adjacent parcel. An access easement is proposed along the alley to provide future cross connection.

Analysis

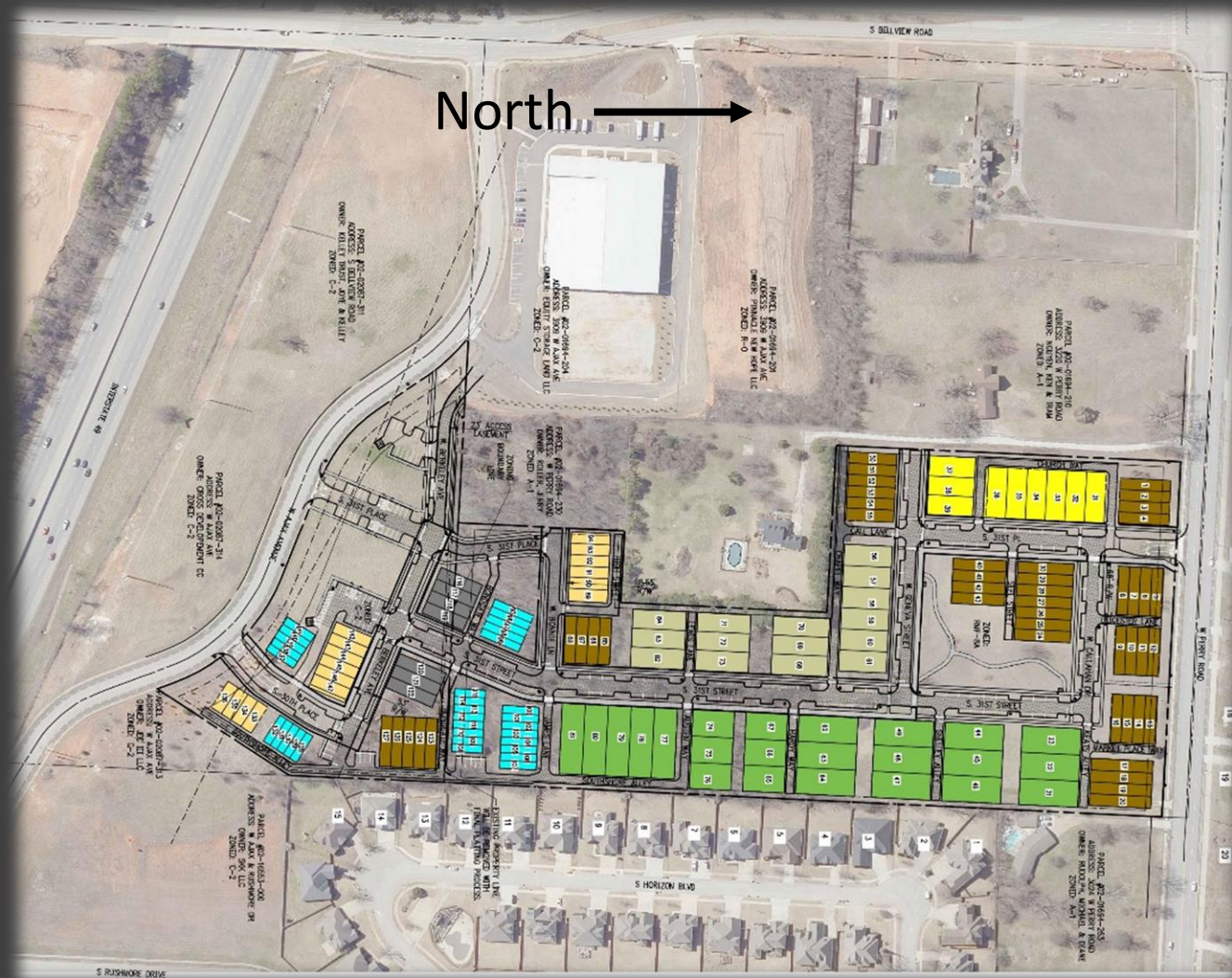
Site topography does prevent construction of a street.

Recommendation

Approve



Village at Pinnacle Hills



Site Plan

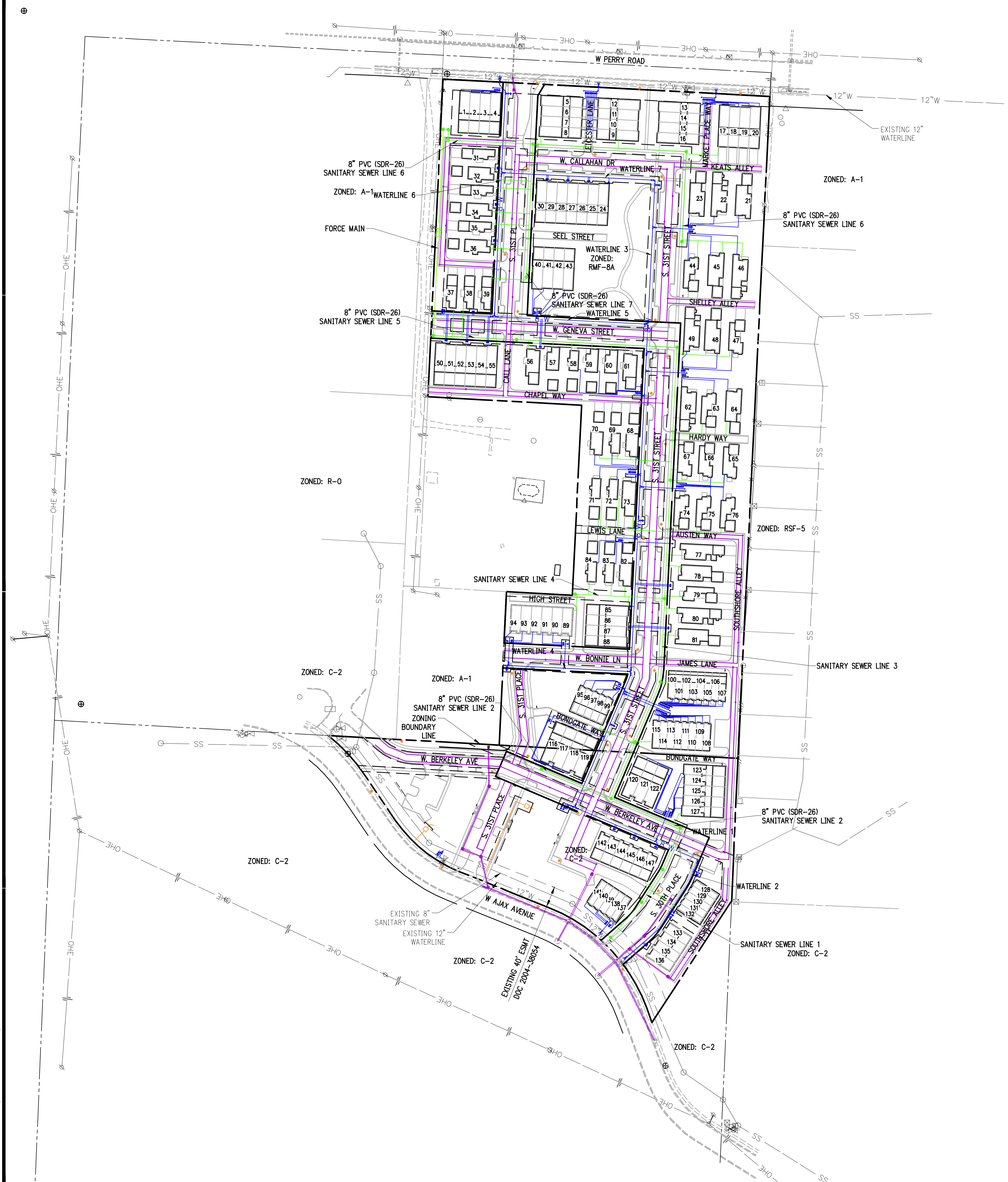
Waivers

1. Approve WAIVER from sight triangle requirements.
2. Deny WAIVER requiring storm pipe velocities to not exceed 12 feet per second.
3. Approve WAIVER requiring minor street connections at intervals not to exceed 660 feet.

LSDP Staff Recommendation

APPROVE

DRAWING C-109 (CRAFTON TULL & ASSOCIATES, INC.)
PROJECT NO. 21106400
DATE: 09/22/2022
BY: T. LINDLEY
CHECKED BY: J. H. HARRIS
DATE: 09/22/2022
SCALE: AS SHOWN
CITY OF ROGERS, ARKANSAS



UTILITY NOTES

- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
- ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
- THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATER TIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
- THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
- THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL

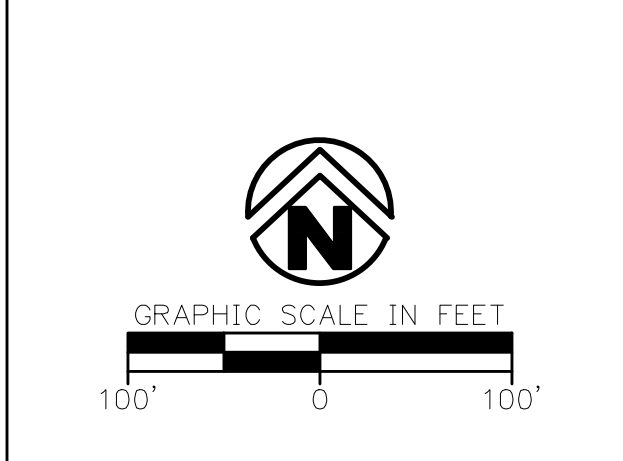
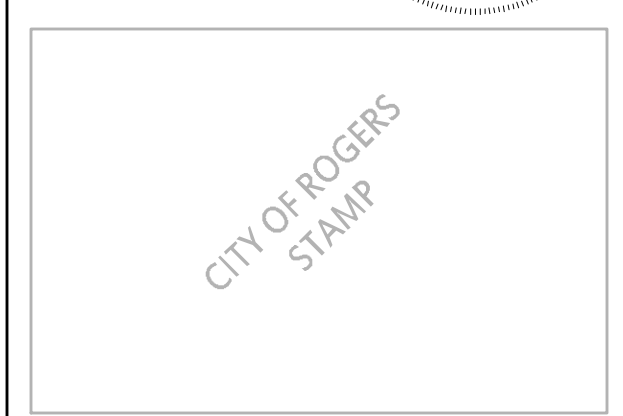
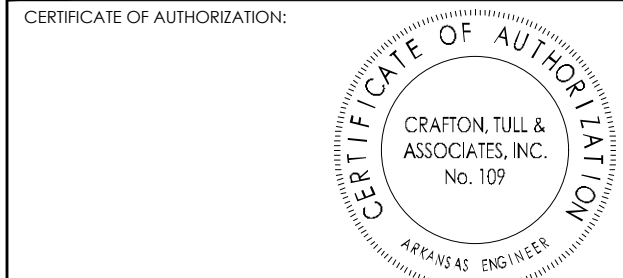
- BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
 - GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
 - THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
 - ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE 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.
 - ALL WATER AND SEWER PUBLIC IMPROVEMENTS TO BE INSTALLED PER RWJ SPECIFICATIONS DATED AUGUST 15, 2017.
 - THE PROPOSED LIFT STATION SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - SEWER MAINS FLOWING INTO THE LIFT STATION SHALL BE PRIVATELY OWNED AND MAINTAINED AND CONSIDERED A COMMON ELEMENT OF THE DEVELOPMENT PROPERTY UNTIL SUCH A TIME THAT GRAVITY SEWER BECOMES AVAILABLE. RWJ WILL ASSUME MAINTENANCE RESPONSIBILITY OF THIS PORTION OF SANITARY SEWER WHEN THIS PORTION OF DEVELOPMENT IS CONNECTED TO GRAVITY SEWER AND THE LIFT STATION IS REMOVED.
 - ALL LIGHT POLES SHALL BE CONSTRUCTED TO MAINTAIN A MINIMUM OF 5' SEPARATION BETWEEN LIGHT POLE FOUNDATION AND ADJACENT WATER OR SEWER LINES.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
○ FOUND IRON PIN	EASEMENT
⊙ LIGHT POLE	CURB
⊕ POWER POLE	SANITARY SEWER LINE SS
⊗ TELEPHONE PEDESTAL	GAS LINE G
⊙ TV PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE) W
○ MANHOLE	UNDERGROUND TELEPHONE UGT
○ SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC UGE
○ GAS METER	OVERHEAD ELECTRIC OHE
○ GAS VALVE	UGTV
○ STORM SEWER PIPE	UNDERGROUND TELEVISION
○ DOWN GUY	OHTV
○ WATER VALVE	OVERHEAD TELEVISION
○ FIRE HYDRANT ASSEMBLY	FIBER OPTIC FO
○ AIR RELEASE VALVE	RIGHT OF WAY
○ FIRE DEPARTMENT CONNECTION	ROAD CENTERLINE
○ WATER METER	
○ SPRINKLER HEAD	
○ ELECTRIC PEDESTAL	
○ DROP INLET	

LEGEND (CONSTRUCT)

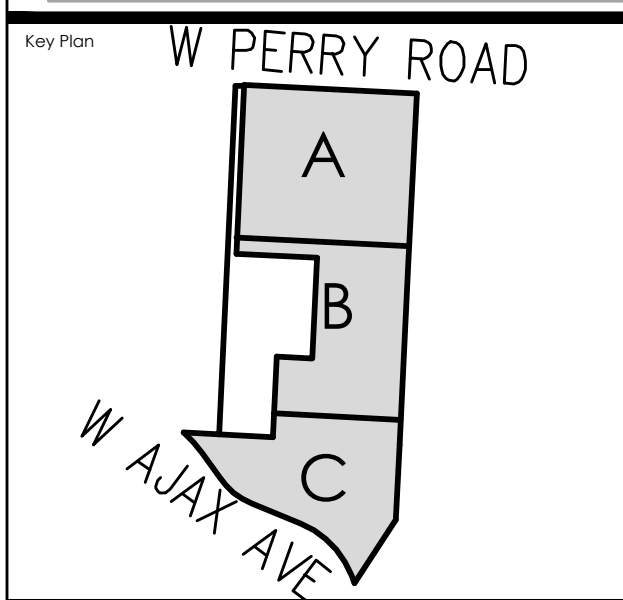
SYMBOLS	LINEWORK
● SET IRON PIN	EASEMENT
⊙ LIGHT POLE	CURB
⊕ POWER POLE	SANITARY SEWER LINE SS
⊗ TELEPHONE PEDESTAL	GAS LINE G
⊙ TV PEDESTAL	WATER LINE W
○ 3 PHASE JUNCTION BOX	UNDERGROUND TELEPHONE UGT
○ MANHOLE	UNDERGROUND ELECTRIC UGE
○ SANITARY SEWER CLEANOUT	OVERHEAD ELECTRIC OHE
○ GAS METER	FIBER OPTIC FO
○ GAS VALVE	UNDERGROUND TELEVISION
○ STORM SEWER PIPE	OHTV
○ PERMEABLE PAVEMENT	OVERHEAD TELEVISION
○ INSPECTION PORT	RIGHT OF WAY
○ STRUCTURE NUMBER	PROPERTY LINE
○ WATER VALVE	
○ FIRE HYDRANT ASSEMBLY	
○ AIR RELEASE VALVE	
○ FIRE DEPARTMENT CONNECTION	
○ WATER METER	
○ BACK FLOW PREVENTER	
○ REDUCER	



THE VILLAGE AT PINNACLE HILLS

ROGERS, ARKANSAS

"THIS PROJECT IS WITHIN THE CAVE SPRINGS RECHARGE AREA. CONTRACTOR SHALL USE ASSOCIATED BEST MANAGEMENT PRACTICES."



No.	Description	Date
1	CITY COMMENTS	07/22/2022
2	CITY COMMENTS	08/18/2022
3	CITY COMMENTS	08/31/2022

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: 21106400
ISSUE DATE: 09/22/2022
CONTACT: T. LINDLEY
DATE: 09/22/2022
BY: T. LINDLEY
CHECKED BY: J. H. HARRIS
DATE: 09/22/2022

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11825
DANIEL P. ELLIS

OVERALL UTILITY PLAN (C)



The Village at Pinnacle Hills



CAFE, COFFEE SHOP,
PROFESSIONAL OFFICES
7500 SF (approx.)

 LARRY W. GARNETT, FAIBD, CNU-a
DESIGN & PLANNING

PRODUCT TYPE

COMMERCIAL

The Village at Pinnacle Hills



1650 - 1900 S.F.
ATTACHED 2-CAR GARAGE (Rear Lane)
COMMON COURTYARDS

 LARRY W. GARNETT, FAIBD, CNU-a
DESIGN & PLANNING

PRODUCT TYPE

COTTAGE COURTS

The Village at Pinnacle Hills



1200 - 1600 S.F.
DETACHED 2-CAR GARAGE (Rear Lane)

LARRY W. GARNETT, FAIBD, CNU-a
DESIGN & PLANNING

PRODUCT TYPE

DETACHED BUNGALOWS

The Village at Pinnacle Hills



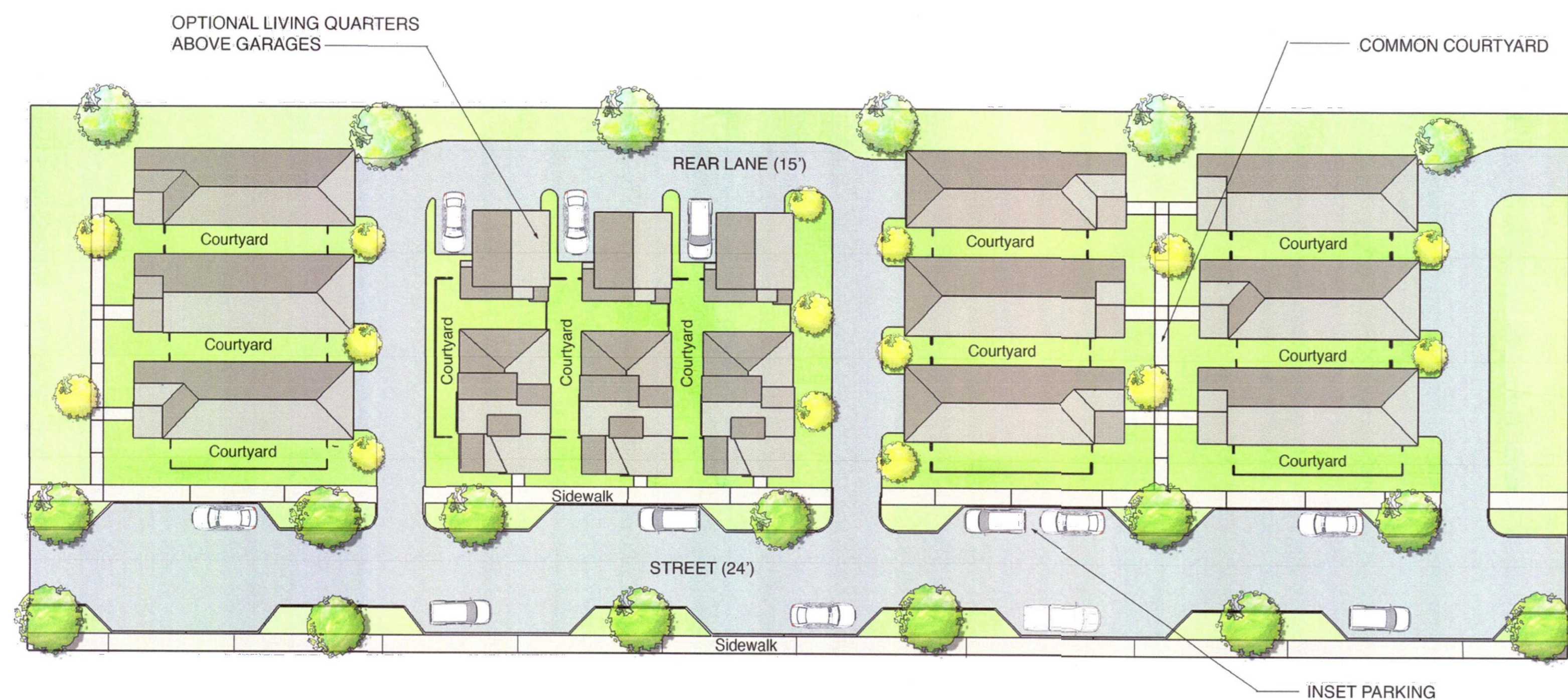
PROPOSED HOMES

PLAN ONE:

- 2 car attached garage
- 1200 to 1395 sq. ft.

PLAN TWO:

- 2 car detached garage with 525 sq. ft. living quarters above
- 1400 to 1700 sq. ft.



1400 - 1700 S.F.
ATTACHED 2-CAR GARAGE (Rear Lane)
OPTIONAL GUEST QUARTERS ABOVE DETACHED

 LARRY W. GARNETT, FAIBD, CNU-a
DESIGN & PLANNING

PRODUCT TYPE

DETACHED COTTAGES

The Village at Pinnacle Hills



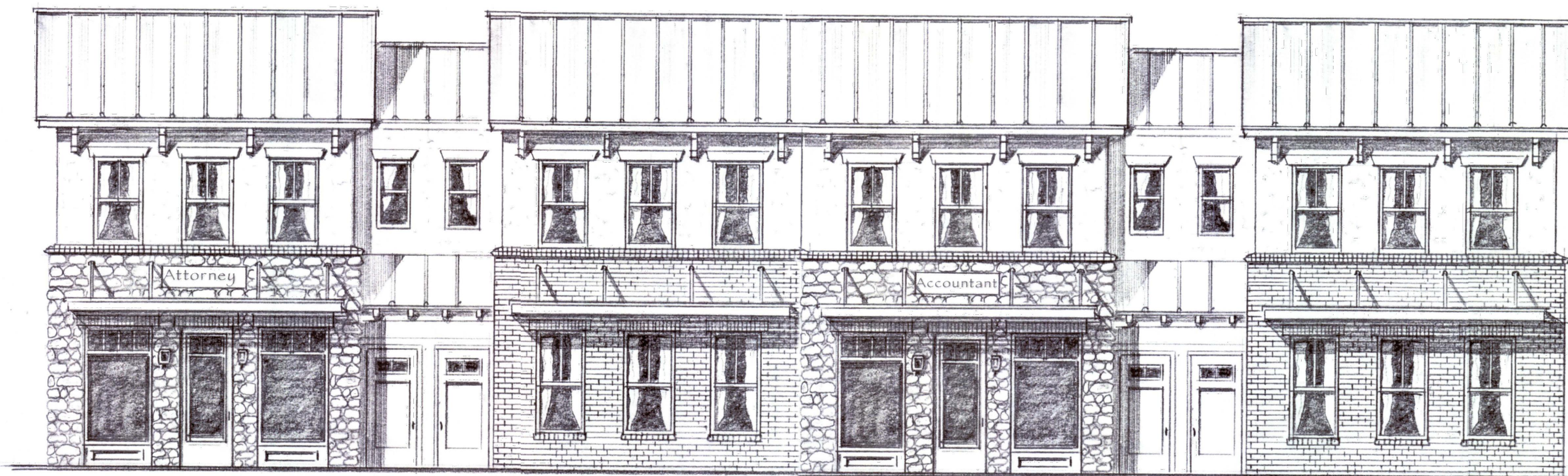
LOFTS
600 - 800 SF

 LARRY W. GARNETT, FAIBD, CNU-a
DESIGN & PLANNING

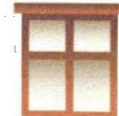
PRODUCT

LOFTS above Shops

The Village at Pinnacle Hills



1100 - 1200 SF 2 BEDROOMS
OPTIONAL FIRST FLOOR
GUEST ROOM or "SHOP" (office / retail)

 LARRY W. GARNETT, FAIBD, CNU-a
DESIGN & PLANNING

PRODUCT TYPE

SHOP HOUSES

The Village at Pinnacle Hills



750 - 1250 SF
ATTACHED 1-CAR GARAGE

 LARRY W. GARNETT, FAIBD, CNU-a
DESIGN & PLANNING

PRODUCT TYPE

THE LOFTS

The Village at Pinnacle Hills



1000 - 1250 SF 2 BEDROOMS
ATTACHED 2-CAR GARAGE S (Rear Lane)

 LARRY W. GARNETT, FAIBD, CNU-a
DESIGN & PLANNING

PRODUCT TYPE

TOWNHOMES



September 2, 2022

City of Rogers
Community Development
301 W Chestnut St.
Rogers, AR 72756

RE: Village at Pinnacle Hills
CTA No. 21106400
Rogers Planning No. PL202200161

Dear Planning Staff,

~~We would like to request a waiver from the typical street section requirements for Cecily Street, Huxley Avenue, Copse Hill Street, Fosse Street, Henry Street, and Lisburn Street, which are to be publicly dedicated. The streets will be constructed of permeable pavers with adjacent parallel parking of concrete, with greenspaces varying from 3.5' to 6' and 5' sidewalk or 10' sidepaths on each side. The permeable pavers will function to meet the site stormwater detention and water quality requirements, and a maintenance agreement will be provided prior to project closeout. This agreement will ensure perpetual maintenance and cleaning of the paver system per the manufacturer's specifications.~~

We would also like to request a waiver from Section 14-604(c)(3), requiring minor street connections at intervals not to exceed 660 feet and not less than 200 feet along existing streets. Stub streets are provided as required along the western property line. Along the eastern property line, the existing development to the east has no streets provided for connection, and topography on the south side of the site prohibits construction of a public street connecting to the C-2 property to the south east of the project site. In lieu of a public street stub, an access easement is proposed along this portion of the adjacent alley to provide future connection with development of the C-2 parcel.

~~Our third waiver request is to allow a rate of vertical curvature (K value) of 10 for the vertical curve connecting Henry Street to the existing stub from Equity Storage at the southwest corner of our site. The low K value is required in order to match the existing street stub out while accommodating the steep topography of our site. According to AASHTO's "A Policy on Geometric Design of Highways and Streets," a K value of 7 or greater is acceptable for streets with a speed limit of 20 mph. Because Henry Street is connecting to a parking lot drive aisle, the speed limit in this area should be no greater than 20 mph, and we are exceeding the requirement by AASHTO.~~



Our fourth request is to waive sight triangle requirements at intersections on the subject site. In keeping with the approved density concept plan for this site, the development was planned and designed to establish an urban feel, with buildings sitting close to the rights-of-way. The development encourages walkability / connectivity for its residents, also in keeping with the DCP. In order to meet the sight triangle requirement listed in Sec. 44-6(b), multiple buildings and street trees would require removal, decreasing the urban feel of the development and lowering the project below the approved density. It is not possible to meet the urban design intent and provide the required street tree and other plantings while meeting the sight triangle restrictions. Every pedestrian crossing includes a change in materials to encourage driver awareness, and speed limits will be low because this is a residential development. This should promote vehicular and pedestrian safety while maintaining the established design objectives.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Rachael Koehler, E.I.
Project Engineer



July 22, 2022

City of Rogers
Planning
301 W. Chestnut
Rogers, AR 72756

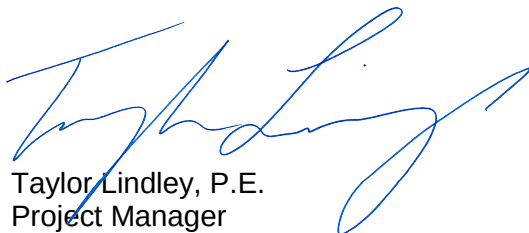
RE: Village at Pinnacle Hills

Dear Planning Staff

We would like to request a waiver from the Drainage Criteria Manual requirement for storm pipe velocities not to exceed 12 feet per second. There is a hardship created by the existing grades of the property and along Ajax Avenue. In order to meet the requirement, Storm Lines 1, 3 and 4 would be excessively deep with Line 4 potentially conflicting with existing utilities. We believe the depths will create both a construction burden as well as a future maintenance burden on both the developer and the city. With the storm pipes at the slopes proposed, mostly matching the road slopes they follow, we do not foresee future maintenance concerns or unsafe conditions created by this waiver.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,



Taylor Lindley, P.E.
Project Manager



October 14, 2022

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

RE: The Village at Pinnacle Hills, Conditional Approval

Dear Mr. Lindley:

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

1. Modify water services as outlined below and depicted on attached markups. For water taps on existing mains, it should be noted that the contractor will build the service and RWU will provide the tap at the developer's or contractor's expense.
 - Units 1-4: Tap directly off Waterline 6 between the two fittings.
 - Units 5-20: Tap directly off of the existing 12" water main along Perry Rd., grouping meters to minimize the length of service lines.
 - Units 40-43: Tap directly off of the proposed "Waterline 5".
 - Units 58-61, 68-70, and 95-99: Tap directly off of the proposed "Waterline 3".
 - Units 95-99: Tap directly off of the proposed "Waterline 3".
 - Units 100-115: Use a single meter array (also see note 7 herein regarding the number of services that can be provided with a single array).
 - Units 116-119: Extend "Waterline 1" to provide service taps across W. Berkeley Ave.
 - Units 128-132: Tap directly off of the proposed "Waterline 1".
 - Units 137-141: Tap directly off of the existing 12" water main along Ajax Ave.
 - For all other meter bank locations, reference the meter bank detail on the Utility Plan sheets.
2. Extend Sewer Main 2 to the west side of S. 31st Pl. at 0.50% to allow for future connection without the necessity of boring the street. A previous review comment required separation between the manhole and retaining wall, however it appears that the retaining wall has been lowered and is no longer a concern.
3. On Utility Plan C, note the existing and proposed rim elevations for the existing sewer manholes along Ajax Ave. Any manhole in excess of 14' depth after raising will be required to be reconstructed as a 6' diameter manhole, which appears to be the case with the existing sewer manhole near Storm Sewer 2.

4. Call out all sewer services as “private”, noting the size of each service line on the Utility Plan sheets. Specifically, note the size of the sewer service line for units 100-107.
5. Adjust the locations of sanitary sewer services as follows:
 - Move the sanitary sewer service for Unit 39 to the south (connect to sewer line 5).
 - Move the sanitary sewer service line for Units 21-23 to the south side of the units (out of detention area).
 - Move the sanitary sewer service line for Units 74-76 to the north side of the units (out of detention area).
6. Amend the Note 23 on the Overall Utility Plan to state that all sewer service lines noted as “private” and serving more than one unit shall be considered a common element of the development property and shall be maintained by the HOA or governing authority of the development.
7. On Sheet C-502, modify the Meter Array Detail as follows:
 - Specify the “Kupferle Eclipse No.2 Post Flushing Hydrant w/ 4” MJ Inlet” in place of the Mueller post hydrant.
 - Depict a 6”x4” reducer upstream of the hydrant and eliminate the 3” DIP.
 - Delete Note #1 limiting the array to 8 meters. RWU will allow up to 20 units to be served from a single feed.
8. The following comments apply to the proposed private lift station and force main:
 - Provide hydraulic calculations and pump curves to support pump selection and sump volume.
 - The lift station and force main shall be noted as “private” on all sheets where they are called out.
 - Depict the lift station sump in all sanitary sewer profiles.
 - The private lift station is proposed at a location where the edge of the wet well is located 2’ from the property line with the wet well at a depth of 17’. A temporary construction easement will need to be provided from the adjacent property owner.
 - Provide additional utility easement adjacent to Unit 1 at the northwest corner of the site to provide for future extension of the sewer main. The easement shall extend from the manhole a distance at least equal to the depth of the manhole.
 - Note the flowline elevation of the proposed force main at MH 5-2. The crown of the 2” pipe shall match the crown of the outgoing 8” pipe.
 - Provide epoxy lining at MH 5-2 and MH 6-2.
 - On Sheet C-512, elevations in the table and section view do not match.
 - Wet well is described as a “typical” 5’ diameter manhole. RWU does not provide a standard detail for a 5’ manhole so one will need to be provided.
 - The aluminum lid appears to be too small to cover the wet well.
9. Depict all underground electric conduit and transformers on the Utility Plan, providing a minimum of 5’ separation from water/sewer utilities, and 30’ separation between meters and transformers.

10. In all areas where sanitary sewer mains cross a pavement detention area, depict a clay layer in the sanitary sewer profile to prevent detained stormwater from infiltrating the aggregate pipe backfill.
11. 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. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. Approved offsite easements filed for record if applicable.
 - G. An executed copy of the Facilities Extensions Contract. Return the completed document, with supporting attachments, to RWU for review before having your client sign the agreement.
 - H. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - I. Performance and payment bonds executed by the utility contractor.
 - J. Two full-sized copies and two half-sized 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,

Brian T. Sartain, PE
Utility Engineer