



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

BOARD OF ADJUSTMENT MEETING AGENDA

DECEMBER 20, 2022

8:00 PM

DATE: DECEMBER 20TH, 2022

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

REGULAR SESSION: 5:30 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/88150980564](https://us02web.zoom.us/j/88150980564)

AGENDA

CALL TO ORDER:

ROLL CALL:

NEW BUSINESS:

1. (VAR 22-52) A request by Triple Oak Investments, LLC to allow a height increase from 20 feet to 27 feet and 2 and ¼ inches at 4904 S. 44thPlace, in the R-SF (Residential Single Family) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Tim Harrell, Triple Oaks Investments, LLC*
2. (VAR 22-50) A request by Pinnacle Springs for SJ Collins to allow additional building height, reduction of open space requirements, building placement in the build-to-zone, and minimum height of ground floor on 15.11 acres at the NW corner of W. New Hope Rd. and S. Promenade Blvd., in the U-COM (Uptown Commercial Mixed Use) zoning district.
 - *STAFF: Zachery Birdsong*
 - *REPRESENTED BY: Charles Zardin, Jorgensen & Associates*

ACTION ON MINUTES:

ADJOURN:



DEPT. OF COMMUNITY DEVELOPMENT
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Pd in person
OFFICE USE ONLY

Permit Fee: \$10000 (\$100)
Zoning: RSF
App Number: 22-52
CityView Application: PL202201198
Date: 11/28/22

VARIANCE APPLICATION

APPLICANT: Triple Oaks Investments LLC

ADDRESS: 4904 S 44 Pl Rogers SUITE #: _____

GENERAL LOCATION OF PROPERTY: 4904 S. 44 Pl Rogers

PHONE #: 479-877-0299 EMAIL: tim@tripleoaksinvestments.com

PROPERTY OWNER: Ryan Lemoine PHONE #: _____

REQUEST to ALLOW: Height of Structure from 20'-0" to 23'-8"

HARDSHIP JUSTIFICATION to VARY FROM CODE: _____

Height and look of Carriage House to match
the existing structure. Rear setback reduction of
3' 2".

Amuthy A Daniel 11/28/2022
Applicant Signature Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

DATE FILED: 11/28/22 PUBLIC HEARING DATE: 12/20/22

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE

Belt, Kyle

From: Timothy Harrell <tim@tripleoaksinvestments.com>
Sent: Monday, December 5, 2022 1:14 PM
To: Belt, Kyle
Subject: Fwd: FW: Lemoine Carriage House Permit Plans
Attachments: Lemoine Carriage House - Permit Plans 12022022.pdf; IMG_7904.PNG; IMG_7905.PNG; IMG_7907.PNG; IMG_7913.jpg; IMG_7906.PNG; IMG_7916.jpg; IMG_7909.PNG; IMG_7915.jpg; IMG_7908.PNG; IMG_7914.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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CAUTION: This email originated from outside of the City of Rogers and URL's were detected. Do not click links unless you recognize the sender and know the content is safe.

Kyle,
This is for the carriage house in Rogers. We had to redesign it to the POA's requirements and have attached the new plan and approval letter along with numerous other examples of carriage houses in the neighborhood. I will forward a request for the height variance under separate cover. Please give me a call when you receive this email to discuss please.

Thanks,
Tim Harrell
Triple Oaks Investments
479-877-0299

----- Forwarded message -----

From: Ryan Lemoine <rjlemoi@gmail.com>
Date: Sun, Dec 4, 2022 at 2:52 PM
Subject: Fwd: FW: Lemoine Carriage House Permit Plans
To: Tim Harrell <tim@tripleoaksinvestments.com>

Tim,
Attached are the updated plans approved by the Manors POA/ACC. Also, I have attached other detached building within the neighborhood that all exceed 20', most exceeding 25'. Please let me know if you need anything else.

I have also attached images of my house and you can see it is well hidden behind the house and much shorter than the house and neighbors. The neighbor across the street has a very similar sized detached garage that is 25' tall.

 [IMG_7910.jpg](#)

 [IMG_7911.jpg](#)

 [IMG_7912.jpg](#)

 [IMG_7919.jpg](#)

 [IMG_7920.PNG](#)

 [IMG_7921.PNG](#)

----- Forwarded message -----

From: **SKargol** <steve.kargol@gmail.com>

Date: Sat, Dec 3, 2022 at 1:06 PM

Subject: FW: Lemoine Carriage House Permit Plans

To: Ryan Lemoine's <rjlemoi@gmail.com>

Cc: Kurt Puttkammer <kphomes@sbcglobal.net>, Matt Miller <momiller500@gmail.com>, Sherrie Conley <aaa.conley@cox.net>

Ryan-

Thanks for meeting yesterday to review your plans for carriage house.

The attached revised plans are approved by the ACC with the following requirements:

- Building setbacks consistent with The Manors Covenants
- Structure to be all brick and painted the same color as the primary residence
- Dormer color to match the primary residence / carriage house

Good luck with the construction project.

Regards,

The Manors ACC

Sent from [Mail](#) for Windows

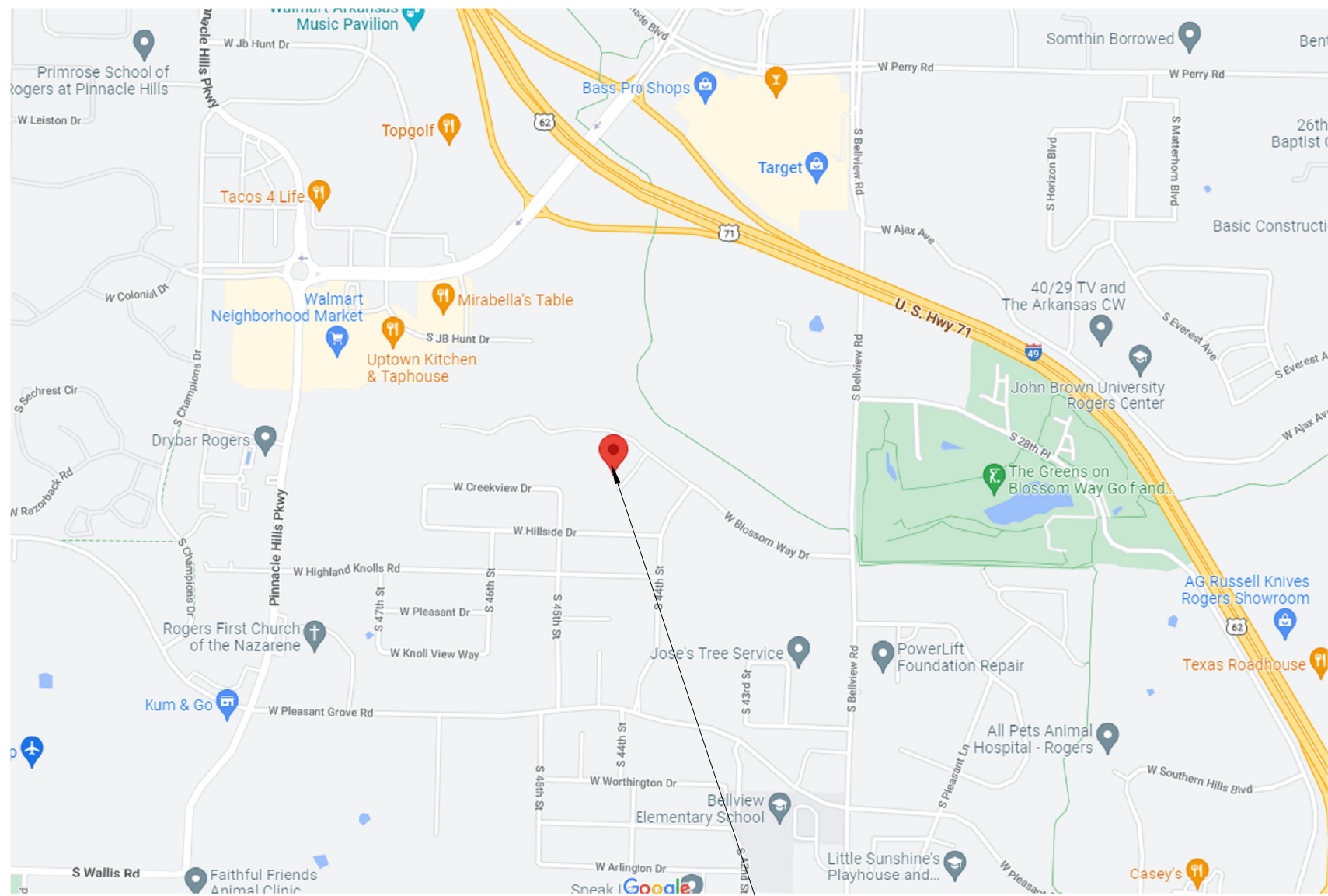
From: [Ryan Lemoine's](#)

Sent: Friday, December 2, 2022 5:04 PM

To: [Steve Kargol](#)

Cc: [Matt Miller](#); kphomes@sbcglobal.net

Subject: Re: Carriage House Permit Plans



Project Location

vicinity map

sheet index:

- A1 Site Plan
- A1.1 Floor Plan
- A1.2 Roof Plan and Section
- A2.1 Elevations

Lemoine Carriage House

Issue Date : 11.20.2022
Project Address:
4904 S 44th Pl.
Rogers, AR, 72758

Client:
Ryan Lemoine
4904 S 44th Pl.
Rogers, AR, 72758

Architect:
Randall Hurban
5413 Fireplace Dr.
Rogers, AR 72758
479.841.5541
randallhurban@outlook.com

rh Designs
5413 Fireplace Dr.
Rogers, AR, 72758
479.841.5541

GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FULLY AWARE OF ANY AND ALL CONDITIONS RELATED TO THE SITE AND EXISTING CONDITIONS THAT MAY EFFECT THE COST OF SCHEDULING CONSTRUCTION ACTIVITIES, PRIOR TO SUBMITTING A BID.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE INCLUDING SOIL CONDITIONS, AND CONDITIONS RELATED TO THE EXISTING UTILITIES AND SERVICES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR SAME. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
- DO NOT SCALE DRAWINGS OR DETAILS — USE GIVEN DIMENSIONS. CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS. DIMENSION ON PLANS ARE TO FACE OF FRAMING OR CENTER LINE OF COLUMNS TYPICALLY. DOOR AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE FOUR (4) INCHES FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS.
- THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED, AS PER MINIMUM MANUFACTURERS RECOMMENDATIONS. NOTIFY THE ARCHITECT OF ANY RESULTING CONFLICTS.
- ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NO EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN.
- PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER(S) OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IN WRITING.
- CARRY ALL FOOTINGS TO SOLID, UNDISTURBED ORIGINAL EARTH. REMOVE ALL UNSUITABLE MATERIAL UNDER FOOTINGS AND SLAB AND REPLACE WITH CONCRETE OR WITH COMPACTED FILL AS DIRECTED BY ARCHITECT.
- ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IRC.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE UNLESS DECAY RESISTANT HEARTWOOD OF CEDAR OR REDWOOD IS USED. FASTENERS FOR PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
- NAIL GYPSUM WALLBOARD TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH COOLER NAILS @ 7 INCHES O.C. MAXIMUM SPACING UNLESS SHOWN OTHERWISE. USE SD FOR 1/2 WALLBOARD, 6D FOR 5/8 INCH WALLBOARD.
- PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS. 18) STRUCTURAL, ELECTRICAL, MECHANICAL AND ENERGY NOTES ARE LOCATED WITHIN THIS SET OF DRAWINGS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES TO THE SITE PRIOR TO BEGINNING ANY SITE IMPROVEMENTS.
- NO MATERIALS FROM THE WORK ARE TO BE STOCK PILED ON PUBLIC RIGHT-OF-WAYS. ALL RUBBISH AND DEBRIS IS TO BE REMOVED FROM THE SITE.
- ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROTECTED FROM DAMAGE AT ALL TIMES.
- ALL DOWNSPOUTS SHALL SURFACE DRAIN.
- ALL DIMENSIONS ARE FACE OF STUD WALL, CENTERLINE OF COLUMN, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGES ORDERS ON THE PREMISES AT ALL TIMES. SAID PLANS ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- THE CONTRACTOR AND/OR THE SUB-CONTRACTORS SHALL APPLY FOR , OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES EXCEPT FOR THE BUILDING PERMIT.
- ALL CONSTRUCTION SHALL COMPLY WITH: THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH STATE OF ARKANSAS AMENDMENTS, THE 2012 ARKANSAS STATE MECHANICAL CODE, THE 2006 ARKANSAS STATE FUEL AND GAS CODE, THE 2006 ARKANSAS STATE PLUMBING CODE, THE 2012 ARKANSAS FIRE PREVENTION CODE, THE 2017 NATIONAL ELECTRICAL CODE (NEC) (NFPA 70), THE 2011 ARKANSAS ENERGY CODE, AND ALL APPLICABLE LOCAL AND MUNICIPAL CODES, ORDINANCES AND STANDARDS.
- CONSTRUCTION HOURS, PER JURISDICTION, ARE TO BE OBSERVED FOR ALL PHASES OF THE PROJECT.
- CLASS "A" ROOFING IS REQUIRED FOR FIRE PROTECTION.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE STEEL AND SHALL HAVE NO OPENINGS IN THE GARAGE.
- REMOVE ALL VEGETATION, ORGANIC MATERIAL AND WOOD FORMWORK FROM UNDER-FLOOR GRADE BEFORE THE BUILDING IS OCCUPIED FOR ANY REASON.
- WALL COVERING PRODUCTS SENSITIVE TO ADVERSE WEATHER SHALL NOT BE INSTALLED UNTIL ADEQUATE WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED. EXTERIOR SHEATHING SHALL BE DRY BEFORE APPLYING EXTERIOR COVER.
- INTERIOR COVERINGS OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH IRC CHAPTER 7 AND TABLES R702.1(1), R702.1(2), R702.1(3) AND R702.3.5.
- UNLESS SPECIFIED OTHERWISE, ALL WALL COVERINGS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R703.4 OR WITH OTHER APPROVED ALUMINUM, STAINLESS STEEL, ZINC-COATED OR OTHER CORROSION-RESISTIVE FASTENERS.
- ASPHALT SHINGLE BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSIONRESISTANT METAL OF .019 INCH NOMINAL THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LBS. OVER 100 SF. CAP FLASHING SHALL BE CORROSIONRESISTANT METAL OF .019 MINIMUM NOMINAL THICKNESS. VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES. SEE IRC R905.2.8.2 FOR VALLEY LINING TYPES ALLOWED.
- ROOFING REQUIRES AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- METAL ROOFING SHALL BE APPLIED TO SOLID SHEATHING. METAL ROOFING OVER STRUCTURAL DECKING SHALL COMPLY WITH TABLE R905.10.3. THE MINIMUM SLOPE FOR STANDING SEAM METAL ROOFING SYSTEMS IS PER IRC905.10.2. INSTALL IN ACCORDANCE WITH IRC905. THE FOLLOWING FASTENERS SHALL BE USED: 1. GALVANIZED FASTENERS FOR GALVANIZED ROOFING 2. STAINLESS STEEL FASTENERS ARE ACCEPTABLE FOR METAL ROOFS

ELECTRICAL NOTES:

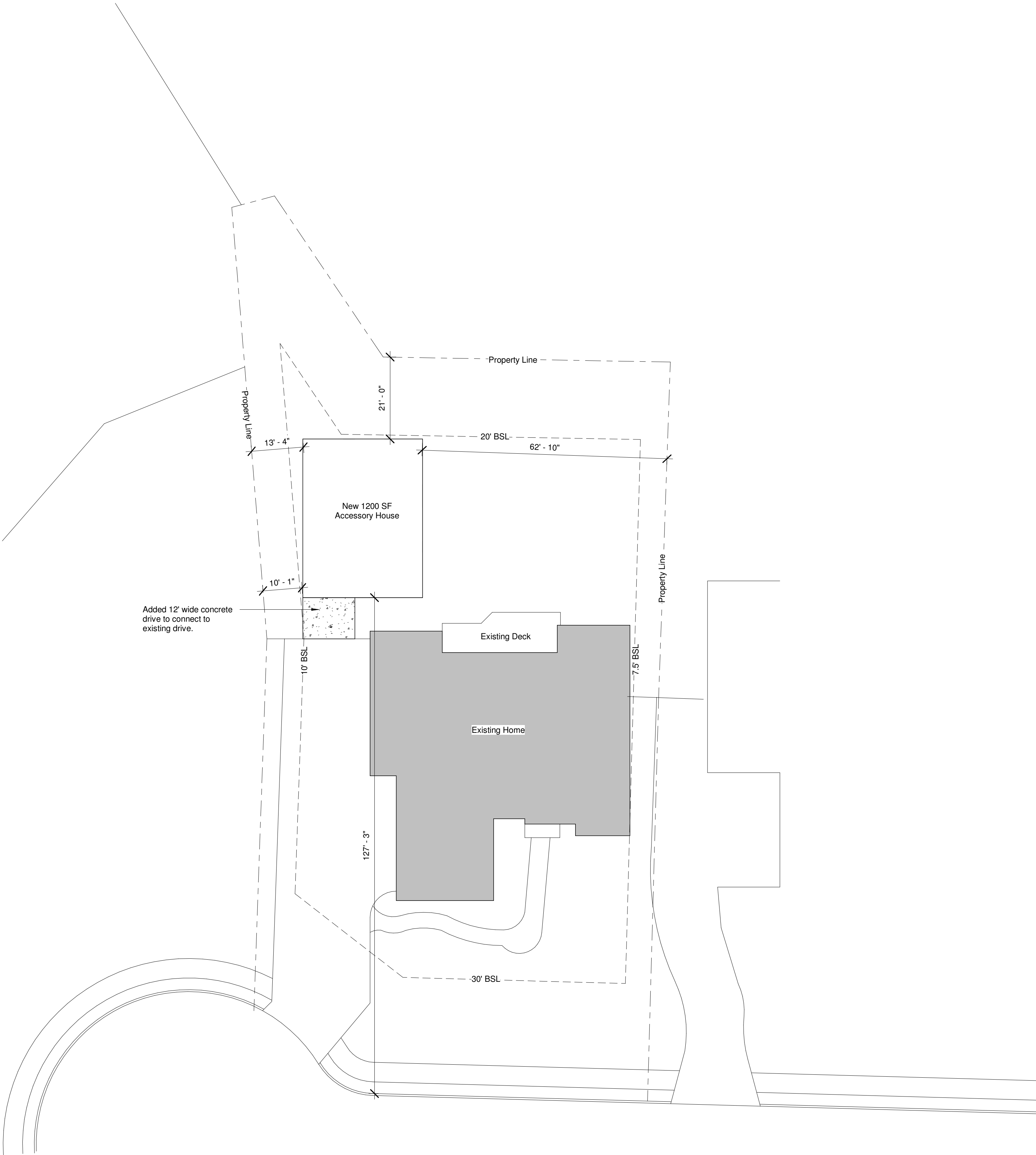
- ALL ELECTRICAL WORK IS TO BE BIDDER DESIGNED. THE FINAL DESIGN SHALL BE BASED ON THE ELECTRICAL DRAWINGS AND SPECIFICATIONS CONTAINED IN THIS SET, AND SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE CODES REFERENCED IN GENERAL NOTES.
- THE ELECTRICAL WORK MUST ADHERE TO ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER(S) OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- EACH CONTRACTOR SHALL OBTAIN HIS/HER ANCILLARY PERMIT(S) AS REQUIRED.
- WIRING METHODS SHALL BE AS PERMITTED BY CODE AND INSTALLATION PER NECA STANDARDS.
- ALL DEVICES TO BE SPECIFICATION GRADE.
- ALL RECEPTACLES SHALL BE AT 15" FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
- ALL SWITCHES SHALL BE AT 42" FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
- VERIFY ALL RECEPTACLE, SWITCH, AND FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- ENSURE ANY EXISTING WIRING, BREAKERS, RECEPTACLES, LIGHTING, ETC. IS IN ACCORDANCE WITH THE LOCAL CODES.

MECHANICAL AND ENERGY NOTES:

- ALL MECHANICAL WORK IS TO BE BIDDER DESIGNED. THE FINAL DESIGN SHALL BE BASED ON THE MECHANICAL DRAWINGS AND SPECIFICATIONS CONTAINED IN THIS SET, AND SHALL COMPLY WITH ALL APPLICABLE CODES
- THE MECHANICAL WORK MUST ADHERE TO ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
- T SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.
- EACH CONTRACTOR SHALL OBTAIN HIS/HER ANCILLARY PERMIT(S) AS REQUIRED.
- VENTILATION OF ALL AREAS SHALL BE IN CONFORMANCE WITH THE 2012 IRC AND THE CURRENT ARKANSAS STATE AMENDMENTS.
- ALL EXTERIOR JOINTS AROUND WINDOWS AND DOORS, OPENINGS BETWEEN WALLS AND ROOF OR FOUNDATIONS, OPENINGS AT PENETRATIONS, AND ALL OTHER SUCH OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE.
- EXTERIOR DOORS ARE TO BE 1-3/4" INSULATED CORE WITH FULL WEATHER STRIP AND THRESHOLD. ALL GLAZING IN EXTERIOR DOORS IS TO BE INSULATING DOUBLED GLAZED UNITS WITH SAFETY GLASS.
- ALL EXTERIOR GLAZING IS TO BE INSULATING DOUBLE GLAZED UNITS.
- INSULATION "R" & "U" VALUES SHALL COMPLY WITH THE IRC FOR ALL NEW HEATED AREAS.
- SLAB ON GRADE FLOORS SHALL HAVE R-10 PERIMETER RIGID INSULATION. SEE PLANS FOR LOCATION, EITHER INTERIOR OR EXTERIOR. ALL INSULATION INDICATED ON THE EXTERIOR OF THE FOUNDATION, AND EXPOSED TO THE ELEMENTS, SHALL BY FLASHED FROM THE TOP OF THE INSULATION TO 4" BELOW GRADE WITH 24 GALV STL, PAINTED TO MATCH ADJACENT WALL, UNLESS NOTED OTHERWISE.
- ALL FURTHER CALCULATIONS ARE TO BE PROVIDED BY THE MECHANICAL CONTRACTOR WHEN APPLICATION FOR A MECHANICAL PERMIT IS MADE.
- PROVIDE COMBUSTION, VENTILATION, AND DILUTION AIR FOR THE FORCED AIR FURNACE AND OTHER GAS APPLIANCES PER CODE. SHOW ON PLAN SUBMITTAL TO CITY/COUNTY.
- PROVIDE VENTING FOR ALL GAS HEATING APPLIANCES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, THE VENT MANUFACTURER'S RECOMMENDATIONS, AND THE IRC.
- PROVIDE DUCT INSULATION AS REQUIRED BY CODE.
- ALL NEW LIGHTING SHALL COMPLY WITH THE IRC.

PLUMBING NOTES:

- ALL PLUMBING WORK IS TO BE BIDDER DESIGNED. THE FINAL DESIGN SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE CODES REFERENCED IN GENERAL NOTES.
- THE PLUMBING WORK MUST ADHERE TO ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND PERFORMANCE SPECIFICATIONS. ADDITIONAL NOTES ARE CONTAINED IN THE DRAWINGS.
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.
- EACH CONTRACTOR SHALL OBTAIN HIS/HER ANCILLARY PERMIT(S) AS REQUIRED.
- PROVIDE PRESSURE RELIEF VALVE FOR HOT WATER TANK. DRAIN TO THE OUTSIDE OF THE BUILDING WITH DRAIN END NOT MORE THAN TWO FEET NOR LESS THAN 6" ABOVE THE GROUND, POINTING DOWN.
- PROVIDE AN APPROVED BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBS.
- CONTRACTOR SHALL PROVIDE A DWV AND WATER DISTRIBUTION RISER DIAGRAM FOR CITY AND ARCHITECT REVIEW.
- EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL.
- CONTRACTOR TO PROVIDE HORIZONTAL DRAINAGE PIPING THAT MEETS THE PLUMBING CODE FOR SLOPE REQUIREMENTS



Site Plan

scale 1/16" = 1'-0"

+/- 1200 square feet

+ 1200 sf garage



rh Designs

5413 Fireplace Dr.
Rogers, AR 72758
479.841.5541

Lemoine Carriage House

11.20.2022



Site Plan

A1

copyright 2022

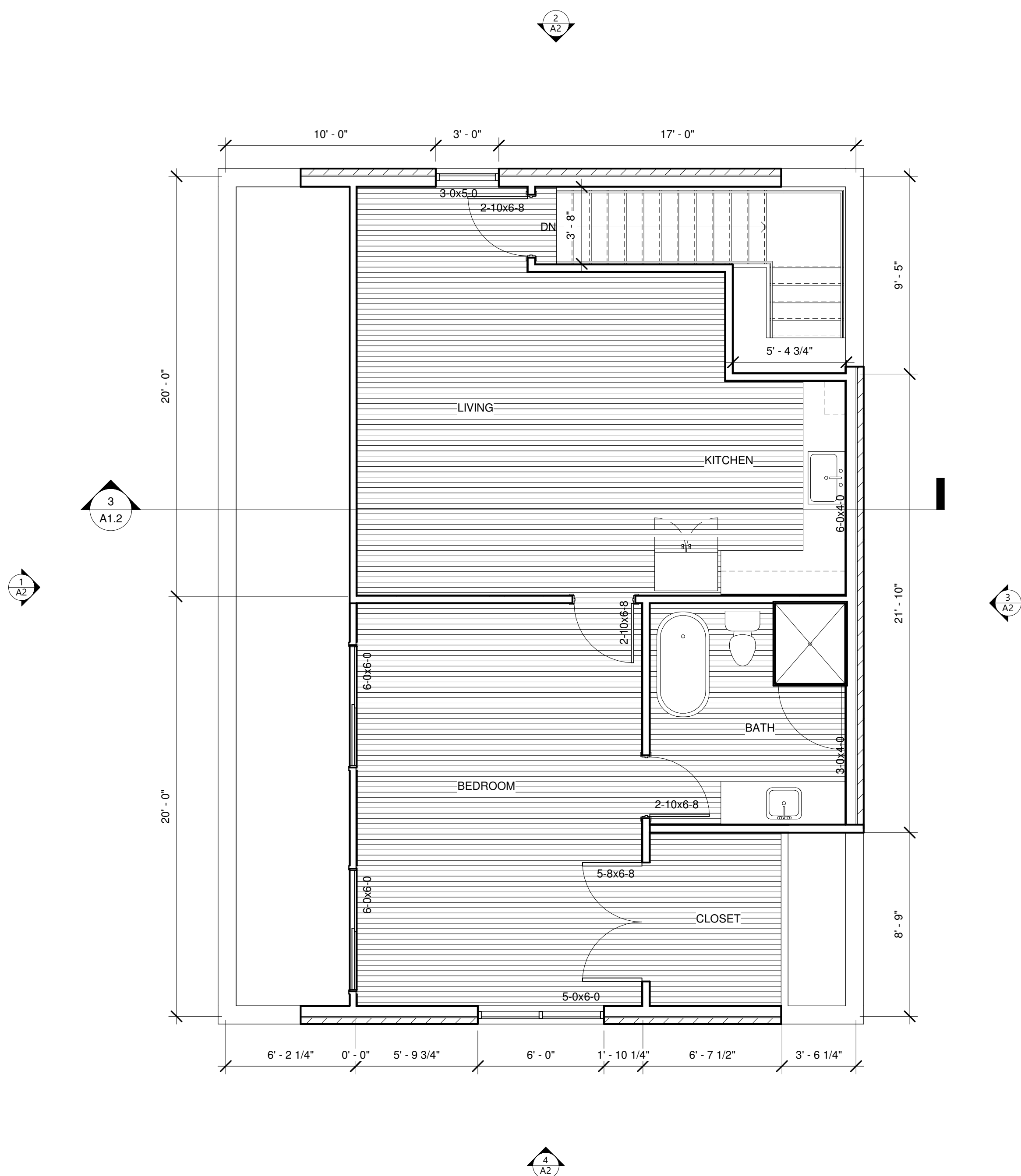
Lemoine Carriage House

11.20.2022

Floor Plans

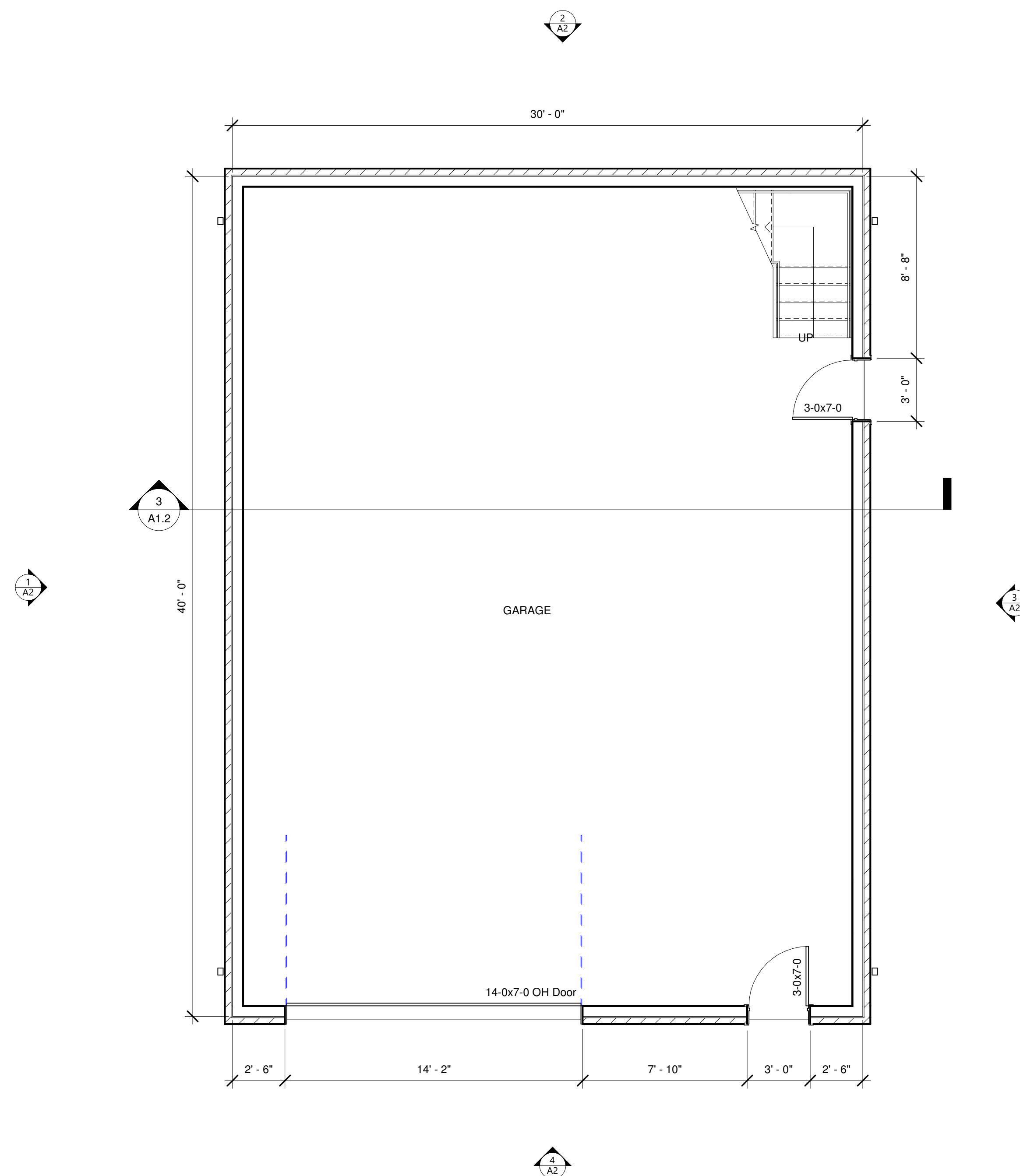
A1.1

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Second Floor Plan

scale 1/4" = 1'-0'



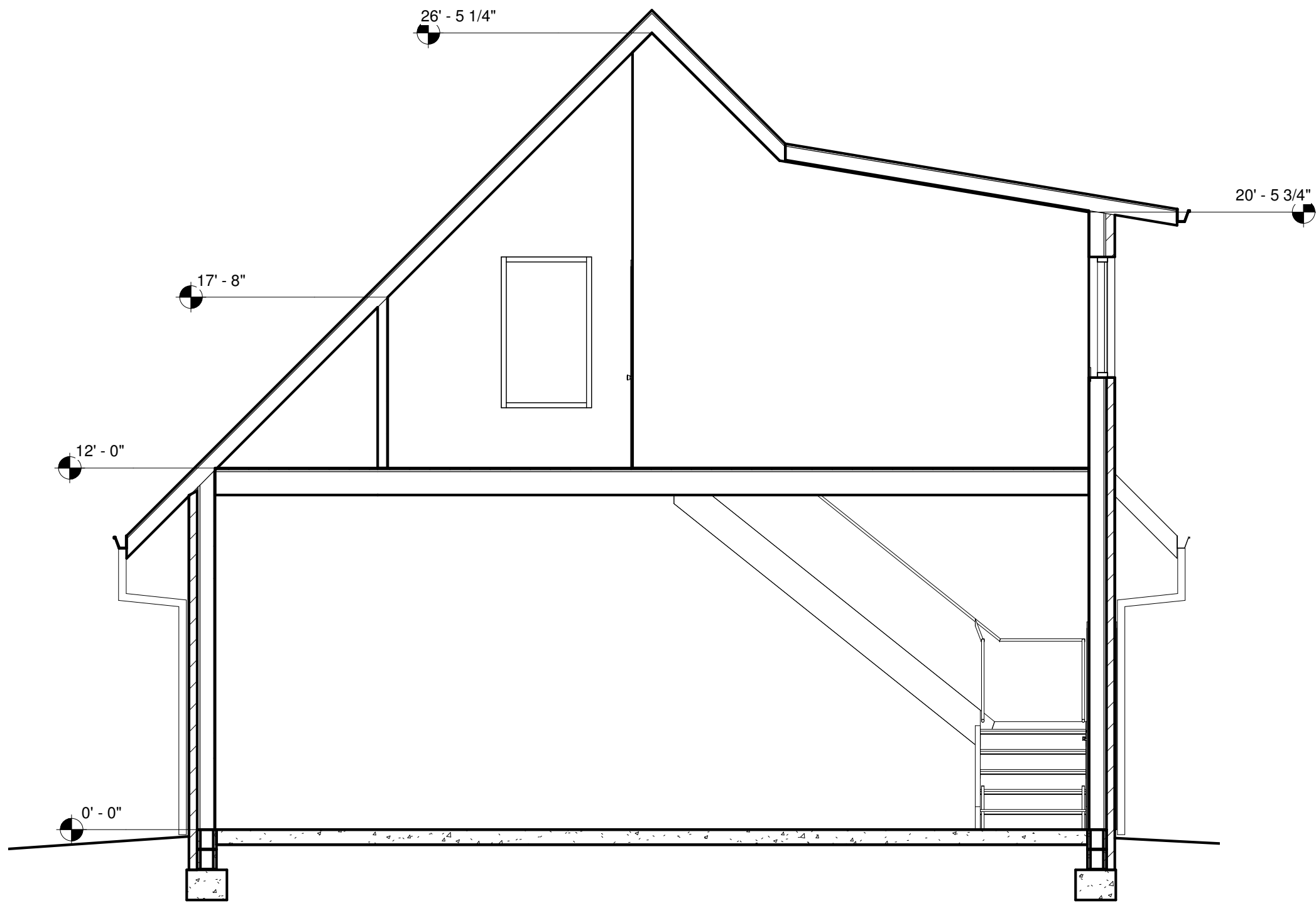
First Floor Plan

scale 1/4" = 1'-0"

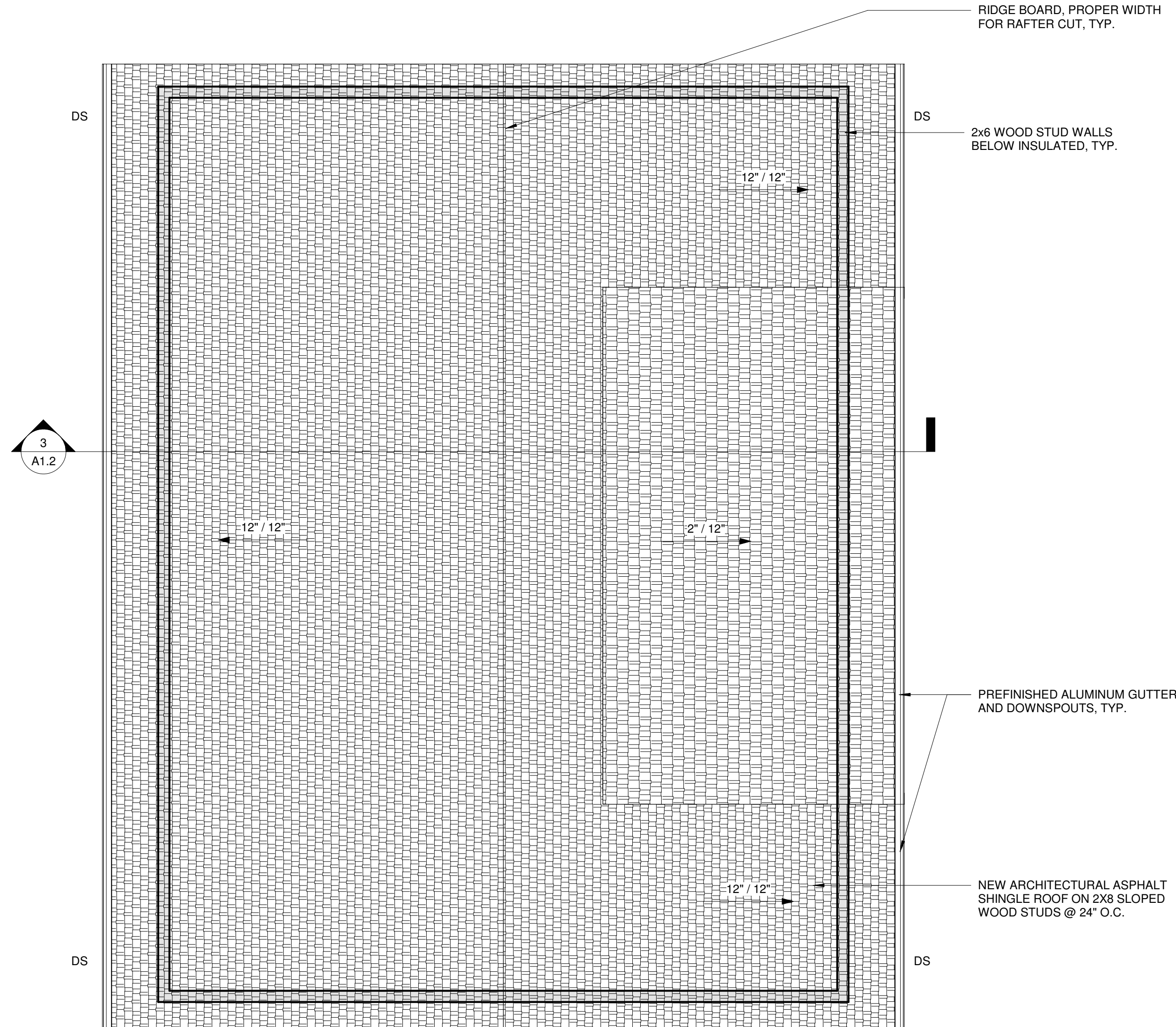
+/- 1200 square feet

+ 1200 sf garage





Building Section
scale 1/4" = 1'-0"



Roof Plan
scale 1/4" = 1'-0"



Exterior Materials

Brick Veneer

Fiber Cement Siding (Vertical)

rh Designs
5413 Fireplace Dr.
Rogers, AR 72758
479.841.5541

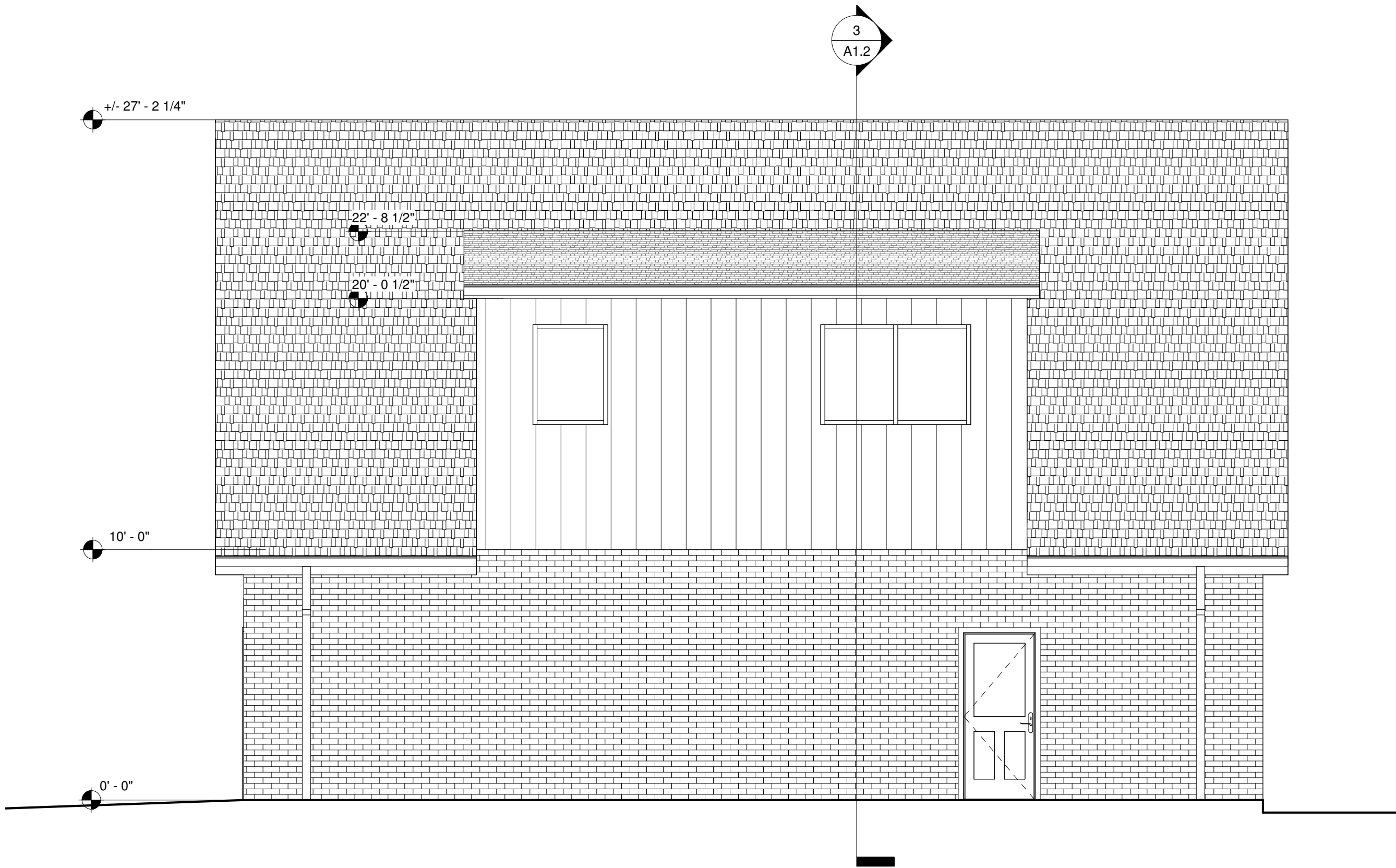
Lemoine Carriage House

11.20.2022

Exterior Elevations

A2

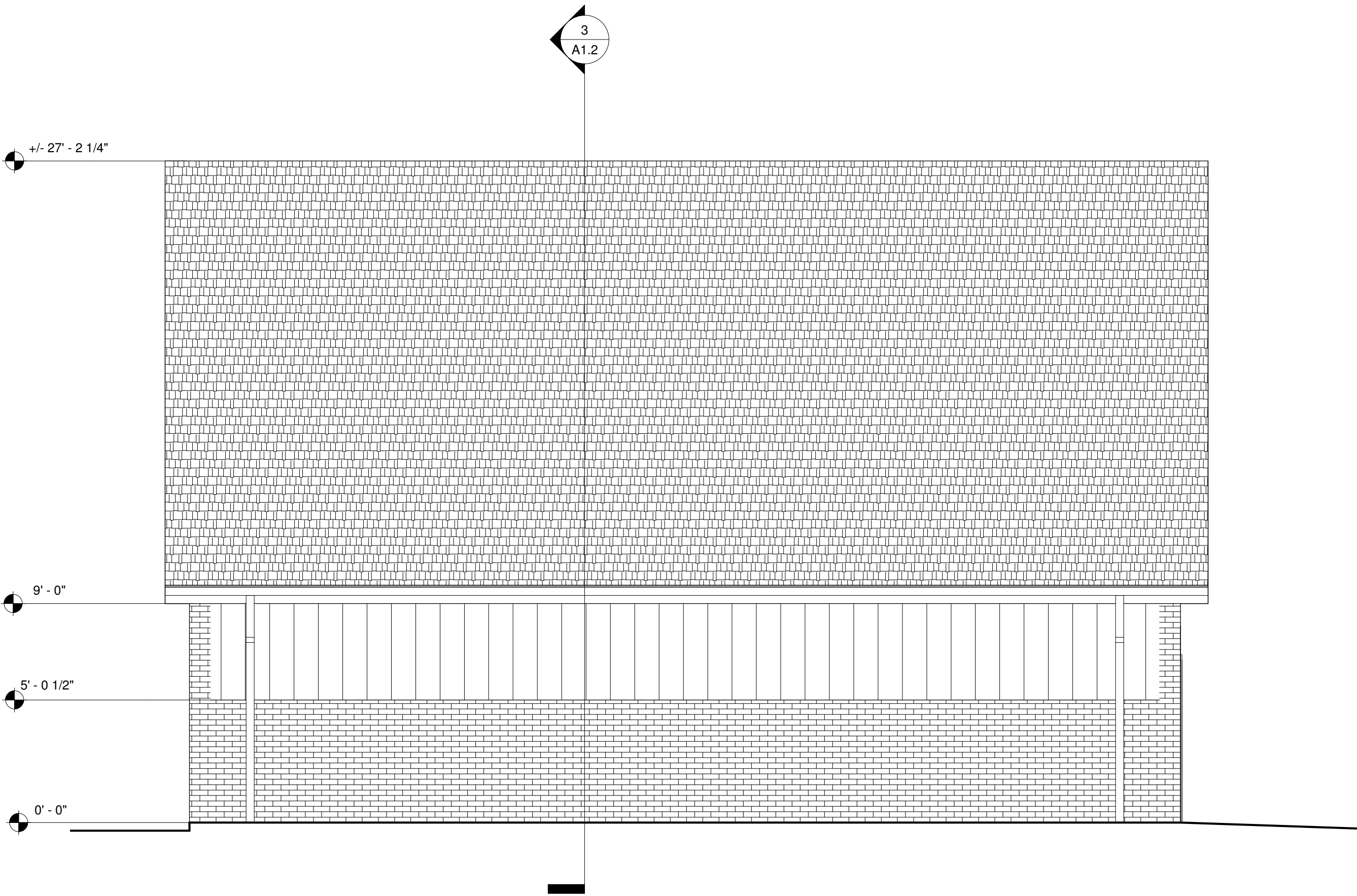
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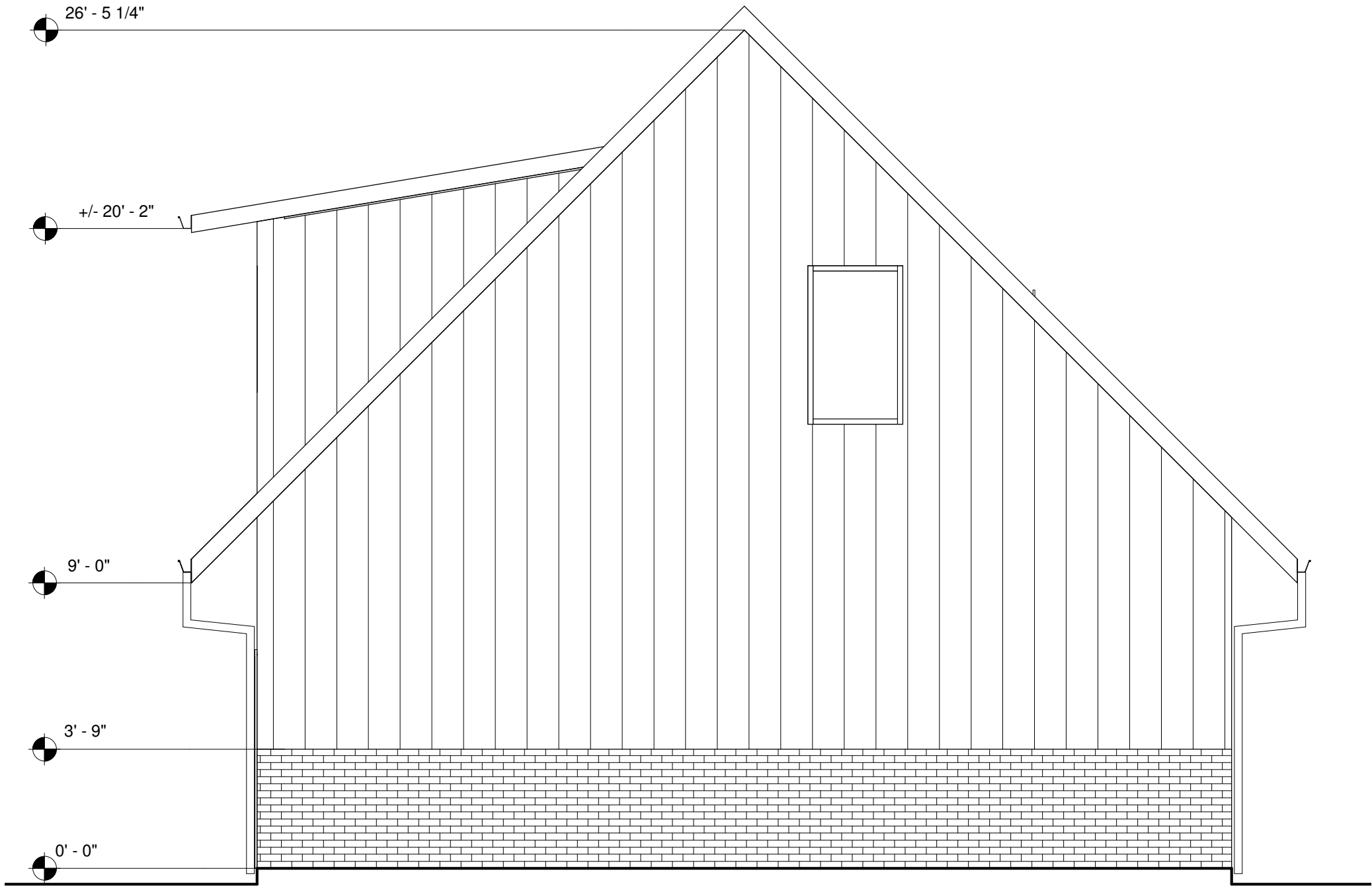
North Elevation
scale 1/4" = 1'-0"



East Elevation
scale 1/4" = 1'-0"



South Elevation
scale 1/4" = 1'-0"



West Elevation
scale 1/4" = 1'-0"



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **December 20th, 2022 at 4:00 p.m.** at Rogers City Hall regarding an application by **Triple Oaks Investments, LLC** under the provisions of the City of Rogers Code of Ordinances, for a variance to **allow a rear setback reduction and an increase in height for an accessory dwelling unit** at **4904 S. 44th Place** in the R-SF (Residential Single Family) zoning district more particularly described as follows:

PARCEL NUMBER:

02-14735-000

LOCATION:

4904 S. 44th Place

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday December 4th, 2022**
BILL THE CITY OF ROGERS

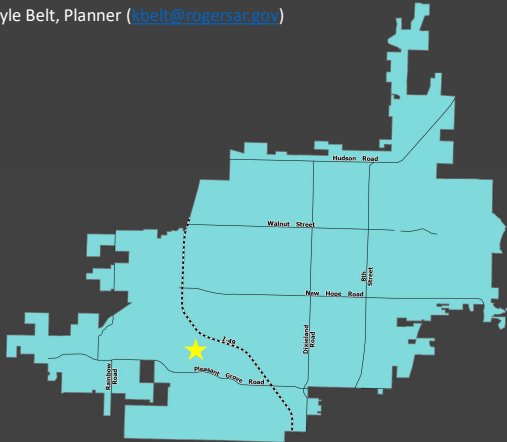


Variance

PLANNING

Triple Oaks Investments, LLC

Staff: Kyle Belt, Planner (kbelt@rogersar.gov)



Vicinity Map

Location

4904 S. 44th Pl.

Nature of Request

Accessory structure height increase

Zoning

R-SF (Residential Single Family)

Current Use

Residential

Representative

Terry Parker, Parker and Associates Architects

Summary:

This project is located in Phase 3 of The Manors on Blossom Way Subdivision, southwest of the interstate and north of West Pleasant Grove Road. Increase the allowable accessory dwelling unit height from 20-feet to 27-feet and 2 and ¼ inches for a carriage house.

Parcel: 02-14735-000

Board of Adjustment Duties Per Sec. 14-724(e)(1):

- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.

Zoning:

R-SF (Residential Single Family): The purpose and intent of the R-SF zoning district is for "single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are

allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of proper functional relationship and arrangement of the different uses permitted in this district.” Sec. 14-706(a).



Variance

PLANNING

Triple Oaks Investments, LLC



Site Plan

Request

Increase the allowable Accessory Dwelling Unit height from 20-feet to 27-feet and 2 and ¼ inches.

Stated Hardship

POA covenants require accessory dwelling units to match the architectural style and material makeup of the main residence. This has resulted in the proposed ADU being taller than the 20-foot allowable height.

Request:

Increase the allowable accessory structure height from 20-feet to 27-feet and 2 and ¼ inches.

The variance from Sec. 14-738(g)(1)(A) includes:

- A maximum height of 20-feet for an Accessory Dwelling Unit (ADU).

Stated Hardship:



Variance

PLANNING

Triple Oaks Investments, LLC



North Elevation

Staff Findings

- Maximum height for an Accessory Dwelling Unit is 20 feet.
- The proposed ADU meets all requirements for an ADU other than the maximum allowable height.
- It meets the purpose and intent, and definition of an ADU.

Findings:

- Maximum height of accessory dwelling units (ADUs) is 20 feet.
- The proposed ADU meets all requirements for an ADU other than the maximum allowable height. Sec. 14-738
- It meets the purpose and intent as well as the definition for an Accessory Dwelling Unit. Sec. 14-738(b); Sec. 14-738(c)
- Due to the following:
 - Existing conditions of multiple ADUs being present in this neighborhood
 - The applicant's proposal having conditional POA and ACC approval
 - The request being consistent with the surrounding neighborhood characteristics and built-environment
 - The fact that disallowing this request would create an undue hardship undermining the purpose and intent of

allowing ADUs

- Staff recommends Approval of this request.

Zoning:

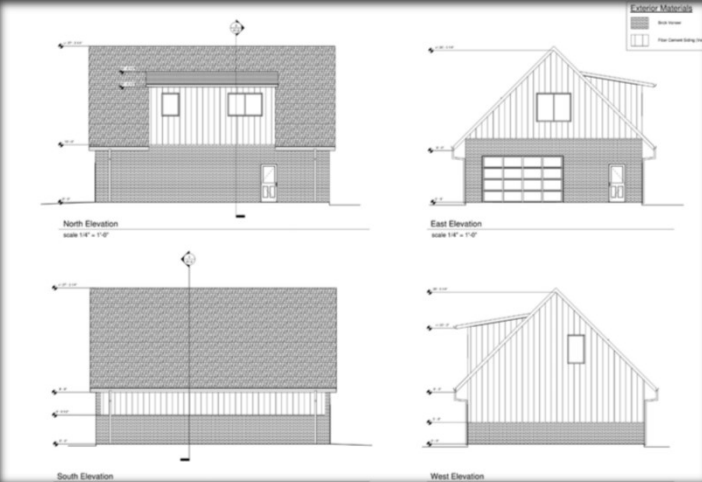
R-SF (Residential Single Family): The purpose and intent of this district is “for single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district..” Sec. 14-699(a).



Variance

PLANNING

Triple Oaks Investments, LLC



All Elevations

Staff Findings

- Due to the following:
 - Existing conditions of multiple ADUs being present in this neighborhood
 - The applicant's proposal having conditional POA and ACC approval
 - The request being consistent with the surrounding neighborhood characteristics and built-environment
 - The fact that disallowing this request would create an undue hardship undermining the purpose and intent of ADU standards

Findings:

- Maximum height of accessory dwelling units (ADUs) is 20 feet.
- The proposed ADU meets all requirements for an ADU other than the maximum allowable height. Sec. 14-738
- It meets the purpose and intent as well as the definition for an Accessory Dwelling Unit. Sec. 14-738(b); Sec. 14-738(c)
- Due to the following:
 - Existing conditions of multiple ADUs being present in this neighborhood
 - The applicant's proposal having conditional POA and ACC approval
 - The request being consistent with the surrounding neighborhood characteristics and built-environment
 - The fact that disallowing this request would create an undue hardship undermining the purpose and intent of

allowing ADUs

- Staff recommends Approval of this request.

Zoning:

R-SF (Residential Single Family): The purpose and intent of this district is “for single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district..” Sec. 14-699(a).



Variance

PLANNING

Triple Oaks Investments, LLC



Additional Examples within Subdivision

Findings:

- Maximum height of accessory dwelling units (ADUs) is 20 feet.
- The proposed ADU meets all requirements for an ADU other than the maximum allowable height. Sec. 14-738
- It meets the purpose and intent as well as the definition for an Accessory Dwelling Unit. Sec. 14-738(b); Sec. 14-738(c)
- Due to the following:
 - Existing conditions of multiple ADUs being present in this neighborhood
 - The applicant's proposal having conditional POA and ACC approval
 - The request being consistent with the surrounding neighborhood characteristics and built-environment
 - The fact that disallowing this request would create an undue hardship undermining the purpose and intent of

allowing ADUs

- Staff recommends Approval of this request.

Zoning:

R-SF (Residential Single Family): The purpose and intent of this district is “for single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district..” Sec. 14-699(a).



Variance

PLANNING

Triple Oaks Investments, LLC



Aerial Map

Staff Recommended Motion:
Approve

Findings:

- Maximum height of accessory dwelling units (ADUs) is 20 feet.
- The proposed ADU meets all requirements for an ADU other than the maximum allowable height. Sec. 14-738
- It meets the purpose and intent as well as the definition for an Accessory Dwelling Unit. Sec. 14-738(b); Sec. 14-738(c)
- Due to the following:
 - Existing conditions of multiple ADUs being present in this neighborhood
 - The applicant's proposal having conditional POA and ACC approval
 - The request being consistent with the surrounding neighborhood characteristics and built-environment
 - The fact that disallowing this request would create an undue hardship undermining the purpose and intent of

allowing ADUs

- Staff recommends Approval of this request.

Public Input Received:

POA/ACC of the Manors Subdivision have provided written approval of the applicant's request.

Recommendation:

Approve

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Neighborhood

Growth Designation Purpose:

To protect and maintain existing residential areas in between other Growth Designations nodes while encouraging low-density infill. (CGM PAGE 1)

Growth Designation Character:

Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development. (CGM PAGE 1)

Allowed Zoning Districts:

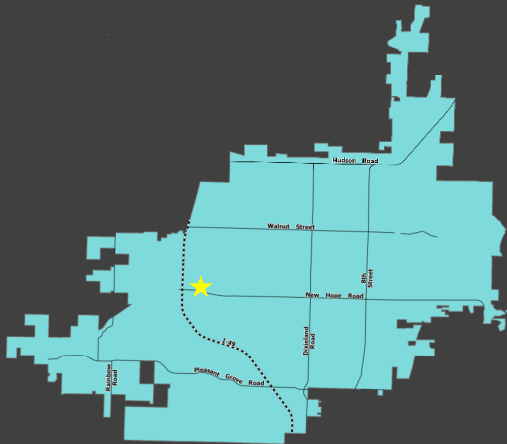
R-SF, N-R, R-DP, R-MF



Variance

PLANNING

Pinnacle Springs (Whole Foods)



Vicinity Map

Location

NW. corner of S. Promenade Boulevard and W. New Hope Road

Nature of Request

1. Allow a reduction in public open space
2. Allow additional building stories
3. Allow less than 12-foot high ceilings for the first floor for some building areas

Zoning

U-COM (Uptown Commercial)

Current Use

Commercial

Representative

Charles Zardin, Jorgensen and Associates

Summary:

This project is located slightly east of the interstate and north of West New Hope Road. It is for a mixed use development containing residential and commercial space. The applicant is requesting three separate variances. These include the following:

1. To allow a reduction in public open space
2. To allow additional building stories
3. To allow less than 12-foot high first floor ceilings for some building areas.

A general context of the site will be provided before getting into each particular variance.

Board of Adjustment Duties Per Sec. 14-724(e)(1):

- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.



Variance

PLANNING

Pinnacle Springs (Whole Foods)



Aerial View

The area outlined in yellow is the site. The interstate can be seen here just west of this property. To the south you can see White Oak Station. There is an existing drainage pond on the southwest side outlined in red. The development is located in close proximity to the Razorback Greenway and Railyard Loop Trails which are shown in green.



Variance

PLANNING

Pinnacle Springs (Whole Foods)



Context

This is taken from West New Hope Road looking north onto the property. Take notice of the topography of the site and the drainage pond there to the west.



Variance

PLANNING

Pinnacle Springs (Whole Foods)



Context

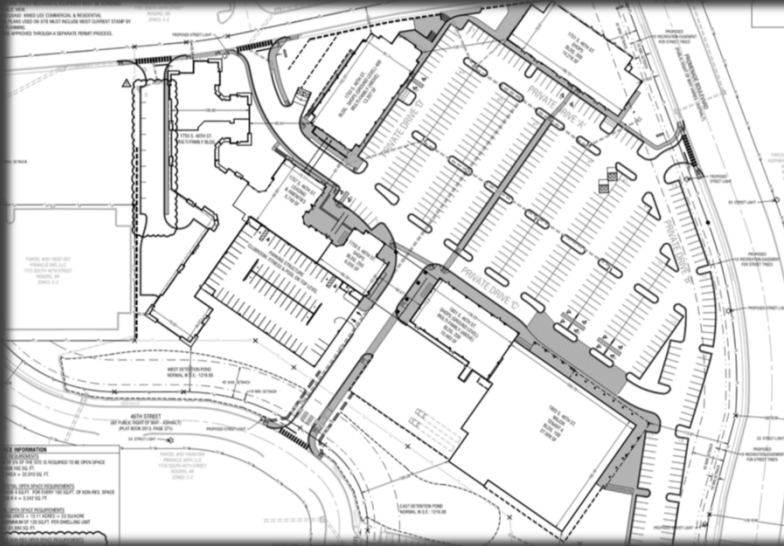
This view is from on the site itself looking west towards the interstate which better shows how the topography is laid out.



Variance

PLANNING

Pinnacle Springs (Whole Foods)



Site Plan

This is the site plan provided by the applicant. There are several proposed buildings as well as a parking structure with a clubroom, fitness room and pool on the top level.



Variance

PLANNING

Pinnacle Springs (Whole Foods)

d) Plaza Standards



A plaza is a public urban open space that offers abundant opportunities for civic gathering. Plazas add to the vibrancy of streets within the more urban zones and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces.

The landscape should have a balance of hardscape and planting. Various types of seating should be provided from planter seat walls, to steps, to benches, to tables, and chairs. Trees should be provided for shade. They should be formally arranged and of appropriate scale. Plazas typically should be located at the intersection of important streets. A minimum of one public street frontage shall be required for plazas.

Typical Characteristics

General Character

Formal open space

A balance of hardscape and planting

Trees important for shade

Spatially defined by building frontages

Location and Size

0.1 – 1 acre

Minimum width – 30'

Minimum pervious cover – 20%

Minimum perimeter frontage on public right of way – 25%

Located at important intersections, at vista termini, or at entrances to public/civic buildings

Typical Uses

Commercial and civic uses

Formal and casual seating

Tables and chairs for outdoor

Variance Request #1

Reduce the requirement to provide open space that meets URDC open space design requirements.

Hardship

Developable area is limited with the existing drainage pond. Adjacent amenities meet the purpose and intent of the open space design requirements.

Variance Explanation:

While the site plan exceeds the total open space requirement (32% provided, 20% required), the provided open space varies from the URDC design “guidelines” (see attachment 2, URDC)

Palette Example (Plaza Standards)

Variance Request #1:

The applicant is requesting to reduce the requirement to provide open space that meets the URDC open space design requirements

Hardship:

The applicant states that the developable area is limited with the existing drainage pond. Adjacent amenities nearby meet the purpose and intent of these requirements.

Variance Explanation:

While the site plan exceeds the total open space requirement (32% provided, 20% required), the provided open space varies from the URDC design “guidelines” (see attachment 2, URDC)

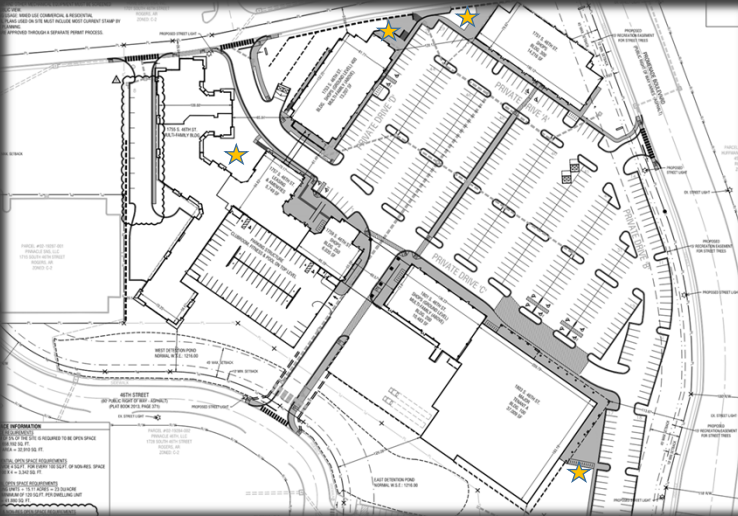
An example of a palette standard is provided on the slide.



Variance

PLANNING

Pinnacle Springs (Whole Foods)



Site Plan

Staff Analysis

- The site is located adjacent to the Railyard Loop and Razorback Greenway.
- The purpose and intent of the open space palette types is to provide access to park-like amenities.
- Given this site's proximity and connectivity to significant existing public amenities, coupled with the terrain challenges associated with development at this location; staff supports accepting the provided open space as presented.

Recommendation

Approve

Staff Analysis:

The site is located adjacent to the Railyard Loop and Razorback Greenway. The purpose and intent of the open space palette types is to provide access to park-like amenities. This site is close in proximity and connected to existing public amenities. There are also terrain challenges associated with this location.

Recommendation

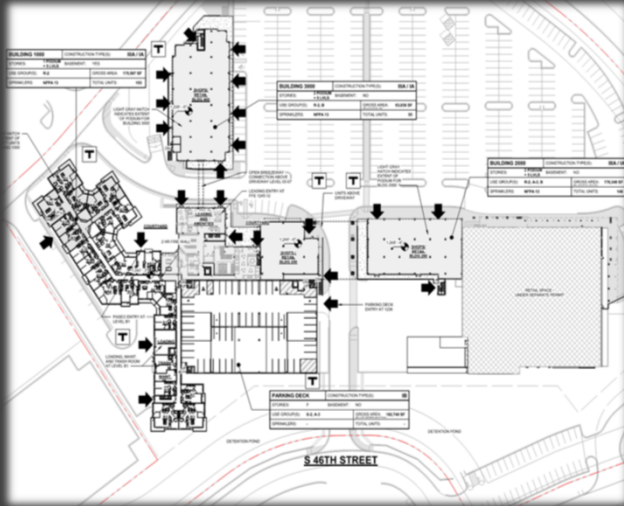
Approve



Variance

PLANNING

Pinnacle Springs (Whole Foods)



Site Plan

Variance Request #2

Allow buildings to have seven stories rather than the max of six allowed (based on open space provision)

Hardship

Developable area is limited with the existing drainage pond. The applicant is seeking to maximize the residential aspect of this area while meeting the purpose and intent of the URDC.

Variance Request #2:

The applicant is requesting to have seven stories, one more than the six permitted.

Hardship:

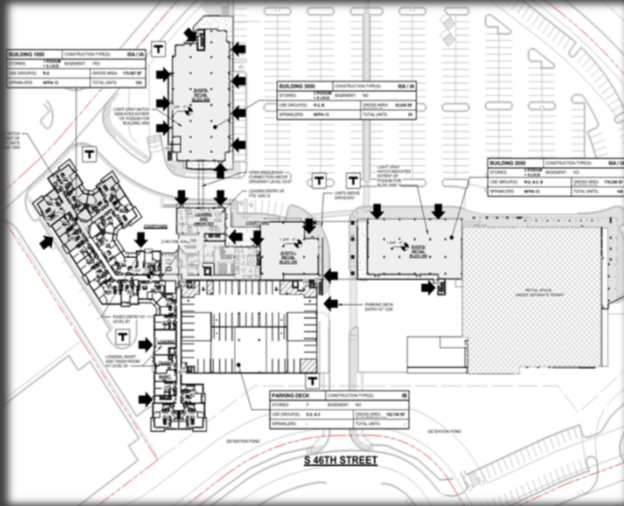
The hardship stated by the applicant is that the area is limited with the existing drainage pond. The applicant is seeking to maximize the residential aspect of this area while meeting the purpose and intent of the URDC.



Variance

PLANNING

Pinnacle Springs (Whole Foods)



Site Plan

Staff Analysis

- The purpose of the Uptown Commercial Mixed Use zone is ... allow retail and commercial as primary uses, but also including high-density residential as a core use to be located within Uptown Rogers.
- Building height limitations are generally imposed to ensure compatibility with immediately adjacent structures.
- This site functions as an “island.”
- Given the lack of adjacency/compatibility concerns, along with the U-COM emphasis on high-density residential, we support the requested variance.

Recommendation

Approve

Staff Analysis:

The purpose of the Uptown Commercial Mixed Use zone is ... allow retail and commercial as primary uses, but also including high-density residential as a core use to be located within Uptown Rogers. Building height limitations are usually to ensure compatibility with immediately adjacent structures. Due to its location and topography, this site functions as an “island.” Because of the lack of adjacency/compatibility concerns, along with the U-COM emphasis on high-density residential, we support the requested variance.

Recommendation:

Approve



Variance

PLANNING

Pinnacle Springs (Whole Foods)

Considerations for Variance # 2 per Sec. 14-732(d)(ii)

"The BOA shall review only the modification that exceeds the allowable adjustment within the URDC and shall rule only in the case that this modification meets the following criteria:"

1. "The goals, intent and vision of the adopted Comprehensive Growth Map and URDC zoning districts"
 - The intent of U-COM is to "allow retail and commercial as primary uses, but also including high-density residential as a core use to be located within Uptown Rogers". The additional stories to be added are all meant for residential use.
2. "The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions"
 - This location is a partially developed area which is isolated, and characterized by traditional commercial form. There are no existing residential uses adjacent to this site.
3. "The extent to which the proposal provides public benefits such as usable public open space, livable streets, affordable housing, structures and/or shared parking, and linkages to transit"
 - This development provides structured parking and sidewalk access to adjacent properties that allow walkability to nearby trails.
4. "The extent to which the proposal does not hinder future opportunities for high intensity development"
 - This proposal is appropriate intensity in and of itself and will not hinder future opportunities.
5. "Consideration of health and welfare of the general public"
 - The development provides connectivity to trails, mixed-use for employees of the development to live nearby and amenities for residents to enjoy.

Considerations for Variances #2 and #3:

Variance number 2 exceeds what is permitted by the allowable adjustments table. The BOA then must take into consideration the following criteria:

1. "The goals, intent and vision of the adopted Comprehensive Growth Map and URDC zoning districts"

The intent of U-COM is to "allow retail and commercial as primary uses, but also including high-density residential as a core use to be located within Uptown Rogers". The additional stories to be added are all meant for residential use.
2. "The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions"

This location is a partially developed area which is isolated, and characterized by traditional commercial form. There are no existing residential uses adjacent to this site.
3. "The extent to which the proposal provides public benefits such as usable public open space, livable streets, affordable housing, structures and/or shared parking, and linkages to transit"

This development provides structured parking and sidewalk access to adjacent properties that allow walkability to nearby trails.
4. "The extent to which the proposal does not hinder future opportunities for high intensity development"

This proposal is appropriate intensity in and of itself and will not hinder future opportunities.
5. "Consideration of health and welfare of the general public"

This development includes sidewalk access to adjacent parcels that connect to nearby trails. It also contains mixed-use for individuals to live and work within the same area. There are also amenities provided for residents and open public spaces to enjoy.



Variance

PLANNING

Pinnacle Springs (Whole Foods)



Elevation Example

Variance Request #3

Allow less than 12-foot high first floor ceilings for some building areas

Hardship

Due to the topography of the site, the only commercially viable section is at the top of the hill facing the internal drives

Staff Analysis

Staff agrees with the hardship. The purpose and intent is met by the 12-foot high first floor ceilings along the buildings fronting the interior drives and the substantial commercial space being provided.

Recommendation

Approve

Variance Request #4:

The applicant is requesting to allow less than 12-foot high first floor ceilings for some building areas.

Hardship:

Due to the topography of the site, the only commercially viable section is at the top of the hill facing the internal drives.

Staff Analysis:

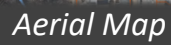
Staff finds the hardship valid. The purpose and intent is being met with the 12-foot high first floor ceilings along the buildings fronting the interior drives in addition to the substantial commercial space being provided.

Recommendation:

Approve



PLANNING



- **Variance 1: Approve**
- **Variance 2: Approve**
- **Variance 3: Approve**

Variance 3: Approve



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

OFFICE USE ONLY

Permit Fee: \$100⁰⁰ (\$100)
Zoning: U-Com
App Number: 22-53
CityView Application: PL202201197
Date: 11/28/22

VARIANCE APPLICATION

APPLICANT: Jorgensen & Associates

Pinnacle Springs for SJ Collins

ADDRESS: 124 W. Sunbridge Drive SUITE #: 5

GENERAL LOCATION OF PROPERTY: Northwest corner of New Hope Rd. & Promenade Blvd.

PHONE #: 479-442-9127 EMAIL: charles@jorgensenassoc.com & justin@jorgensenassoc.com

PROPERTY OWNER: SJC Ventures PHONE #: 561-715-6060

REQUEST to ALLOW: Additional building stories, reduction in open space requirement, reduction in building frontage in the build-to-zone, and reduction in parking lot tree island width.

HARDSHIP JUSTIFICATION to VARY FROM CODE: _____

With the presence of the existing drainage pond, the developable area is limited. This results in the need for the variance requests.

Applicant Signature

Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

DATE FILED: 11/28/22

PUBLIC HEARING DATE: 12/20/22

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



November 29, 2022

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

Attn: Planning Department
Re: Variance Request for Pinnacle Springs LSDP

Lori Ericson, Planning Administrator:

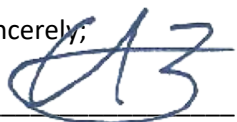
Please accept this request from SJC Ventures, the developer of this Pinnacle Springs LSDP, for a variance from the Code of Ordinances for the City of Rogers, Arkansas, regarding the following items:

- Building Height (§ 14-732 (4.3)(c))
 - 5 stories maximum allowed by right.
 - We are requesting a variance to allow 7 stories. The justification for this request is based on the presence of the existing drainage pond, which limits the developable area, necessitating the need for additional building height.
- Open Space Requirements (§ 14-732 Attachment 2: Open Space Palette)
 - 45,222 sq.ft. of open space is required, based on the Open Space Palette.
 - It is not feasible to provide adequate open space based on the Open Space Palette due to the presence of the existing pond. Therefore, a variance is being requested.
- ~~Building Placement in the Build-to-zone (§ 14-732 (4.3)(b))~~
 - ~~Minimum building frontage in the build-to-zone is 70% for "Pedestrian-Priority"/"Pedestrian-Friendly", and 60% for "General Frontage" designations.~~
 - ~~This development has frontages on 4 exterior streets, which are being designated as "General Frontage". There will also be frontages on 4 private interior street, which will be designated as "Pedestrian-Friendly". We are requesting variances to allow for building frontages below the minimum requirements. The justification for this request is based on the limited developable area, as previously stated. Please see the "Street Frontage Table" on the plans for amount of frontage provided per street.~~
- ~~Parking lot tree island width (§ 14-256 (14)(b)(2))~~
 - ~~Minimum width of 18' allowed.~~
 - ~~We are requesting a variance to allow narrower parking lot islands with widths of 8'. The justification is also based on the limited developable area, as previously stated. Narrower parking lot islands will allow adequate parking spaces to be provided.~~
- Minimum height of Ground Floor (§ 14-732 (5.4)(a)(ii))
 - 12' minimum height required.
 - We are requesting a variance for the ground floors of the Multi-Family Building to allow for heights of 10'-8". The justification for this request is based on the grade of the site. The site slopes down from south to north across the Multi-Family Building, resulting in the need to step down the ground floor of this building.

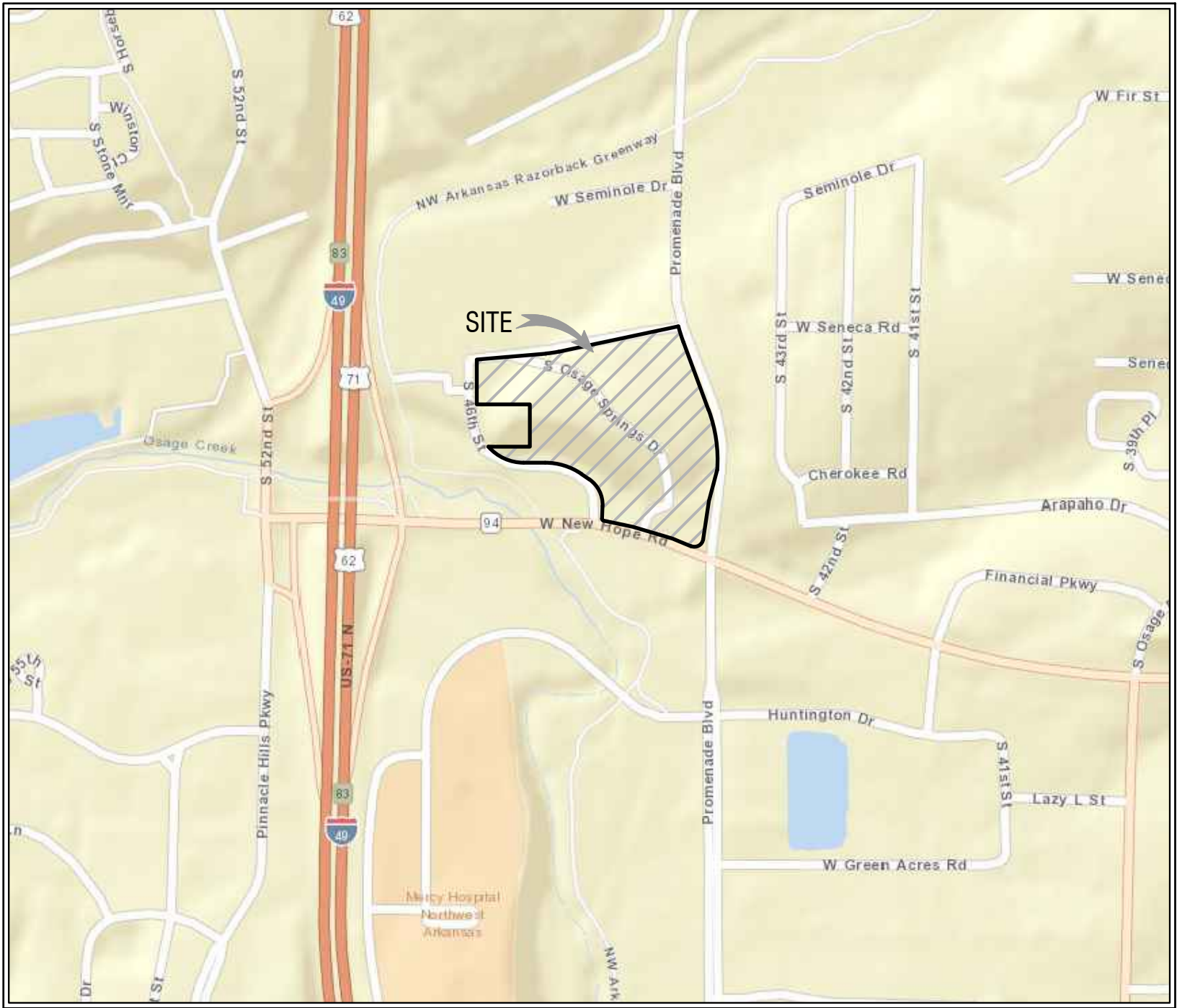
Marked out items were
not required

We thank you for your consideration of this proposal, and please contact us with any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to be 'CAZ', written over a horizontal line.

Charles A. Zardin, PE



VICINITY MAP
ROGERS, ARKANSAS

LEGAL DESCRIPTION PARCEL #02-19283-000:
LOT 13A OF PINNACLE SPRINGS, ROGERS, ARKANSAS, AS SHOWN UPON THE LOT LINE ADJUSTMENT, LOT SPLIT AND BUILDING SETBACK REDUCTION OF LOTS 12 AND 13 FILED FOR RECORD IN PLAT BOOK 2014 AT PAGES 171 AND 172, RECORDS OF BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:
PART OF LOT 13 OF PINNACLE SPRINGS AS RECORDED AT PLAT RECORD 2013-371 IN THE OFFICE OF THE CIRCUIT CLERK FOR BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE ALONG THE SOUTHERLY LINE THEREOF EAST 170.10 FEET TO THE WESTERLY LINE OF SAID LOT 12; THENCE ALONG SAID WESTERLY LINE S55°05'59"E 380.69 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE N35°00'01"E 144.87 FEET; THENCE N54°59'59"W 11.27 FEET; THENCE N35°00'01"E 41.50 FEET TO THE EASTERLY LINE OF SAID LOT 13; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR COURSES: THENCE S54°59'59"E 113.75 FEET; THENCE 109.78 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 187.50 FEET AND A LONG CHORD OF S21°58'01"E 108.21 FEET; THENCE S05°11'40"E 124.85 FEET; THENCE 6.71 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD OF S02°29'26"W 66.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE SOUTH LINE THEREOF S84°48'20"W 85.11 FEET TO THE WESTERLY LINE OF SAID LOT 13; THENCE ALONG SAID WESTERLY LINE N05°11'40"W 46.22 FEET; THENCE ALONG SAID WESTERLY LINE N55°05'59"W 174.69 FEET TO THE POINT OF BEGINNING, CONTAINING 0.96 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED TRACT OR PARCEL BEING THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 22-1785, BEARING AN EFFECTIVE DATE AND TIME OF FEBRUARY 14, 2022 AT 7:00 AM.

LEGAL DESCRIPTION PARCEL #02-19287-007:
LOT 15 OF PINNACLE SPRINGS, ROGERS, ARKANSAS, AS SHOWN UPON THE LOT LINE ADJUSTMENT AND LOT SPLIT OF LOTS 12 AND 13, FILED FOR RECORD IN PLAT BOOK 2014 AT PAGES 171 AND 172, RECORDS OF BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: PART OF LOTS 12 AND 13 OF PINNACLE SPRINGS AS RECORDED AT PLAT RECORD 2003-371, IN THE OFFICE OF THE CIRCUIT CLERK FOR BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE ALONG THE SOUTHERLY LINE THEREOF EAST 170.10 FEET TO THE WESTERLY LINE OF SAID LOT 12; THENCE ALONG SAID WESTERLY LINE S55°05'59"E 65.86 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE N35°13'11"E 113.37 FEET; THENCE N33°52'47"W 83.52 FEET; THENCE N56°07'13"E 206.00 FEET; THENCE S33°52'47"E 71.92 FEET; THENCE S54°59'59"E 123.97 FEET; THENCE 60.29 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 415.25 FEET AND A LONG CHORD OF S39°09'24"W 60.24 FEET; THENCE S33°00'01"W 104.42 FEET; THENCE S54°59'59"E 11.27 FEET; THENCE S35°00'01"W 144.87 FEET TO A POINT ON THE WESTERLY LINE OF LOTS 12 AND 13; THENCE ALONG SAID WESTERLY LINE N55°05'59"W 104.71 FEET TO THE POINT OF BEGINNING, CONTAINING 1.57 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED TRACT OR PARCEL BEING THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 22-2482, BEARING AN EFFECTIVE DATE AND TIME OF MARCH 3, 2022 AT 7:00 AM.

LEGAL DESCRIPTION PARCEL #02-19287-003:
LOT 12A OF A LOT LINE ADJUSTMENT OF LOTS 12 AND 13 OF PINNACLE SPRINGS, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, SAID LOT LINE ADJUSTMENT BEING FILED OF RECORD IN/AS PLAT BOOK 2014, PAGES 171 AND 172.

LESS AND EXCEPT ALL THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING IN THE EXISTING NEW HOPE ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT BOOK 2014, PAGES 171 AND 172.

THE ABOVE DESCRIBED TRACT OR PARCEL BEING THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 22-2460, BEARING AN EFFECTIVE DATE AND TIME OF MARCH 3, 2022 AT 7:00 AM.

LEGAL DESCRIPTION PARCEL #02-19287-000:
LOT 8 OF THE REPLAT OF LOT 7, PINNACLE SPRINGS, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON THE RECORDED PLAT FILED FOR RECORD IN PLAT BOOK 2008 AT PAGE 114.

AND
PART OF SOUTH 46TH STREET VACATED IN ORDINANCE NO. 06-138 OF THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD NOVEMBER 9, 2006, IN BOOK 2006 AT PAGE 54378 OF THE RECORDS OF BENTON COUNTY, ARKANSAS.

THE ABOVE DESCRIBED TRACT OR PARCEL BEING THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 22-2463, BEARING AN EFFECTIVE DATE AND TIME OF MARCH 3, 2022 AT 7:00 AM.

LEGAL DESCRIPTION PARCEL #02-19287-004:
LOT 14 OF PINNACLE SPRINGS SUBDIVISION, ROGERS, ARKANSAS, AS SHOWN ON PLAT BOOK 2013, PAGE 371 OF THE RECORDS OF BENTON COUNTY, ARKANSAS.

THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND BEING THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO.: 22-4308, BEARING AN EFFECTIVE DATE AND TIME OF JUNE 7, 2022 AT 7:00 AM.

Clarification of Requirements

Water, Sewer, Streets, Drainage, and Inspections

Inspections and Testing Procedures:

1. All field tests required for a project shall be witnessed by the city in the presence of the Engineer and Contractor, or their representative.
2. The City requires a 48-hour notice on all tests. Calls to the City for the purpose of setting test times should be made by 10:00 am for test on the following day. Tests delayed by weather or other factors will be rescheduled on the same basis.
3. It is the responsibility of the Engineer and Contractor to coordinate the scheduling of such tests with the City.
4. All equipment, materials, and labor required for testing shall be furnished by the Contractor at his expense.
5. Prior to final acceptance by the City, the project shall be subject to a joint final inspection by a designated representative of the City Engineer's Office, a representative of the Rogers Water and Sewer Maintenance Department, the Engineer of record for the project, and the Contractor.

Review of these plans is limited to general compliance with city codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The city's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.

LARGE SCALE DEVELOPMENT PLAN FOR: PINNACLE SPRINGS

LOCATION:
1751, 1753, 1755, 1757, 1759, 1801 & 1803 S. 46TH STREET
ROGERS, AR. 72758

OWNER/DEVELOPER:
SJC VENTURES, ATTN DAN MERRILL
1800 S. OSAGE SPRINGS DR
ROGERS, AR. 72758
561-715-6060
DAN@SJCVENTURES.COM

ENGINEERING FIRM:
JORGENSEN & ASSOCIATES
124 W. SUNBRIDGE, STE. 5
FAYETTEVILLE, AR 72703
479-442-9127
CHARLES@JORGENSENASSOC.COM

CITYVIEW # PL202200706

OPEN SPACE INFORMATION

OPEN SPACE REQUIREMENTS
A MINIMUM OF 5% OF THE SITE IS REQUIRED TO BE OPEN SPACE
SITE AREA: 658,192 SQ. FT.
5% OF SITE AREA = 32,910 SQ. FT.

NON-RESIDENTIAL OPEN SPACE REQUIREMENTS
SHALL PROVIDE 4 SQ.FT. FOR EVERY 100 SQ.FT. OF NON-RES. SPACE
83,540 ÷ 100 X 4 = 3,342 SQ. FT.

RESIDENTIAL OPEN SPACE REQUIREMENTS
349 DWELLING UNITS ÷ 15.11 ACRES = 23 DU/ACRE
PROVIDE A MINIMUM OF 120 SQ.FT. PER DWELLING UNIT
349 X 120 = 41,880 SQ. FT.

TOTAL RES & NON-RES OPEN SPACE REQUIREMENTS
3,342 + 41,880 = 45,222 SQ. FT. REQUIRED
20,121 SQ. FT. PROVIDED (FORECOURT/OUTDOOR SEATING)
VARIANCE REQUESTED FOR THIS REQUIREMENT



BUILDING INFORMATION

BUILDING HEIGHT
SEE THE "BUILDING HEIGHT" CHARTS
ON SHEET C1.02A.
(VARIANCE REQUESTED FOR # OF STORIES)

BUILDING CONSTRUCTION TYPE:
TYPE I-A PODIUM WITH 5-STORIES OF
TYPE II-A WOOD FRAME CONSTRUCTION
WITH NFPA 13 SYSTEM. STANDALONE
RETAIL BUILDINGS ARE TYPE II-B.

BUILDING AREA
SEE THE "GROSS FLOOR AREA" CHARTS ON SHEET C1.02A.

RESIDENTIAL UNIT DENSITY
354 RESIDENTIAL UNITS TOTAL ÷ 15.11 ACRES = 23 UNITS PER ACRE

NOTE:
WATER & SEWER CONTRACTOR SHALL CLEARLY MARK ALL WATER & SEWER SERVICE LOCATIONS. FINAL INSPECTION SHALL INCLUDE THESE MARKED SERVICES. FINAL PAYMENT WILL NOT BE MADE UNTIL SERVICES ARE MARKED.



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
2. ALL WATER AND SEWER IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROGERS WATER AND SEWER SPECS AND STREET AND DRAINAGE SHALL CONFORM TO THE CITY OF ROGERS STREET AND DRAINAGE SPECS.
3. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
4. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO ENSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
5. RESTORATION AND CLEAN-UP ON-SITE AS WELL AS OFFSITE PROPERTIES AFFECTED BY IMPROVEMENTS, SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.
7. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
8. EASEMENT PLAT IS REQUIRED TO BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
9. THE CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL & 18" VERTICAL CLEARANCE BETWEEN SEWER LINES AND WATER LINES.
10. PROVIDE 3' MIN. COVER OVER 8" WATER LINES.
11. WATER VALVES & FIRE HYDRANTS SHALL BE PLACED TO AVOID BEING WITHIN THE PROPOSED SIDEWALK LOCATIONS.
12. ALL STORM DRAIN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
13. CONTRACTOR SHALL RESTORE ALL OFFSITE PROPERTIES AFFECTED BY IMPROVEMENTS TO THEIR ORIGINAL CONDITION.
14. IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED PER ROGERS CODE SEC. 14-228(6).
15. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
16. CONTACT THE CITY'S INSPECTOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL AND ACCESS TO STRUCTURE TO ENSURE THAT MAXIMUM SLOPES ARE NOT EXCEEDED.
17. 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.
18. 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.
19. 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.
20. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
21. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
22. PUBLIC STREETS 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.
23. IFC 2012 3310.1 -APPROVED VEHICLE ACCESS FOR FIREFIGHTING 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.
24. BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION
25. 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.

NOTES:

1. CURRENT ZONING = U-COM (UPTOWN COMMERCIAL MIXED USE)
2. PARCEL NUMBER: 02-19287-003, 02-19283-000, 02-19287-007 & 02-19287-000.
3. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0260K DATED JUNE 5, 2012. (ZONE AE, ZONE X)
4. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
5. BUILDING USAGE: MIXED USE COMMERCIAL & RESIDENTIAL
6. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
7. SIGNS ARE APPROVED THROUGH A SEPARATE PERMIT PROCESS.

INDEX OF SHEETS:

- C1.00 COVER SHEET
- 1 OF 3 ALTA SURVEY
- 2 OF 3 ALTA SURVEY
- 3 OF 3 ALTA SURVEY
- V1.00 EASEMENT VACATION
- C1.01 DEMOLITION + EROSION CONTROL PLAN - PHASE 1
- C1.02 OVERALL SITE PLAN
- C1.02A BUILDING INFORMATION
- C1.03 ENLARGED SITE PLAN - NORTH
- C1.04 ENLARGED SITE PLAN - SOUTH
- C1.05 WATER + SEWER PLAN
- C1.06 SEWER PLAN + PROFILE
- C1.07 WATER PLAN + PROFILE
- C1.07A WATER PLAN + PROFILE
- C1.08 EROSION CONTROL PLAN - PHASE 2
- C1.09 OVERALL GRADING PLAN
- C1.10 ENLARGED GRADING PLAN - NORTH
- C1.11 ENLARGED GRADING PLAN - SOUTH
- C1.12 STORM DRAIN PLAN + PROFILE
- C1.13 STORM DRAIN PLAN + PROFILE
- C1.14 PAVING PLAN
- C1.15 DRIVEWAYS PLAN + PROFILE
- L1.00 TREE PRESERVATION PLAN
- L2.00 OVERALL LANDSCAPE PLAN
- L2.01 ENLARGED LANDSCAPE PLAN - NORTH
- L2.02 ENLARGED LANDSCAPE PLAN - SOUTH
- C5.01 EROSION CONTROL DETAILS
- C5.02 SITE + DRAINAGE DETAILS
- C5.03 SITE + DRAINAGE DETAILS
- C5.04 SITE + DRAINAGE DETAILS
- C5.05 SITE + DRAINAGE DETAILS
- C5.06 SITE + DRAINAGE DETAILS
- SD-1 ROGERS SEWER DETAILS
- WD-1 ROGERS WATER DETAILS 1
- WD-2 ROGERS WATER DETAILS 2

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

JORGENSEN
+ **ASSOCIATES**
Civil Engineering + Surveying



LEGEND

- X CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- RETAINING WALL WITH RAILING
- FENCE
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

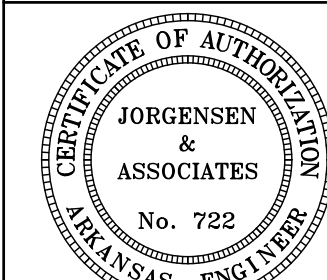
PROJECT TITLE:
LSDP FOR
PINNACLE SPRINGS

PROJECT LOCATION:
ROGERS, AR

REVISIONS

- | | |
|------------|--|
| 8/15/2022 | |
| 9/29/2022 | |
| 11/8/2022 | |
| 11/22/2022 | |
| 11/30/2022 | |
| 12/9/2022 | |

DATE: 7/22/2022
DRAWN BY: CAZ
PROJECT #2022029
FILE PATH: Z:\LSD\2022029\LSD.DWG
SHEET SIZE: 22" x 34"



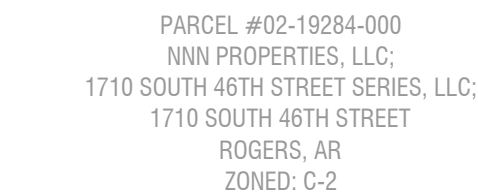
12.9.2022

SHEET TITLE

COVER SHEET

SHEET NUMBER

C1.00



- PARCEL #02-19282-000
HOME DEPOT USA, INC.
1701 SOUTH 46TH STREET
ROGERS, AR
ZONED: C-2

PARCEL #02-19287-002
HUNT SCHYHART GRAHAM II, LLC
1800 SOUTH OSAGE SPRINGS ROAD
ROGERS, AR
ZONED: C-2

PARCEL #02-19281-000
HUFFMAN PROPERTIES, LLC
45TH STREET
ROGERS, AR
ZONED: R-O

PARCEL #02-19281-000
HUFFMAN PROPERTIES, LLC
45TH STREET
ROGERS, AR

PARCEL #02-19281-000
HUFFMAN PROPERTIES, LLC
45TH STREET
ROGERS, AR
ZONED: R-O

CEL #02-19281-000
MAN PROPERTIES, LLC
45TH STREET
ROGERS, AR
ZONED: R-O

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Office: 479.442.9127
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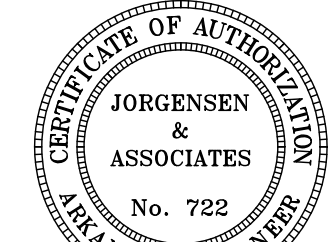


✕ **CALL OUTED POINT**
 ○ FOUND RAILROAD SPIKE
 ○ SET IRON PIN & CAP
 ○ POWER POLE
 ○ SEWER MANHOLE
 ○ FIRE HYDRANT
 ⚙ STREET LIGHT
 — EXISTING 8" SEWER LINE
 EX SS-8
 — PROPOSED 8" SEWER LINE
 SS-8
 — EXISTING WATERLINE
 — PROPOSED 8" WATER LINE
 WL-8
 — CENTERLINE STREET
 — BUILDING SETBACK
 — UTILITY EASEMENT
 — NEW SIDEWALK
 —————
 RETAINING WALL WITH RAILING
 —————
 FENCE
 — X — X —
 —————
 — EXISTING CONTOUR
 —————
 — FINISHED CONTOUR

**PROJECT TITLE:
LSDP FOR
PINNACLE SPRINGS**

1	8/15/2022
2	9/29/2022
3	11/8/2022
4	11/22/2022
5	11/30/2022
6	12/9/2022

DATE: 7/22/2022
DRAWN BY: CAZ
PROJECT #2022029
FILE PATH: Z:\LSD\2022029\LSD.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'



12.9.202

OVERALL SITE PLAN

SHEET NUMBER

C1.02

Page 39 of 50

SITE AREA
15.11 ACRES

PRE-DEVELOPMENT

IMPERVIOUS AREA: 2.88 ACRES (19.1%)
PERVIOUS AREA: 12.23 ACRES (80.9%)
BUILDING COVERAGE: 0.27 ACRES (1.8%)
GREENSPACE PERCENTAGE: 80.9%

POST-DEVELOPMENT

IMPERVIOUS AREA: 9.93 ACRES (65.9%)
PERVIOUS AREA: 5.15 ACRES (34.1%)
BUILDING COVERAGE: 2.70 ACRES (17.9%)
GREENSPACE PERCENTAGE: 34.1%

PARKING INFORMATION

PARKING - RESIDENTIAL: (ZONING: U-COM)
PARKING MINIMUM REQUIREMENT FOR RESIDENTIAL USES:
1 SPACE PER DWELLING UNIT
THERE ARE 354 DWELLING UNITS

THERE ARE 456 PARKING SPACES PROVIDED IN THE PARKING STRUCTURE

ADA PARKING SPACES:
MINIMUM REQUIREMENT: 2% OF TOTAL SPACES
 $456 \times 2\% = 9$
PROVIDED: 11

PARKING - NON-RESIDENTIAL: (ZONING: U-COM)

THERE ARE 452 PARKING SPACES PROVIDED FOR NON-RESIDENTIAL USES

ADA PARKING SPACES:

MINIMUM REQUIREMENT: 9
PROVIDED: 14

<u>TOTAL PARKING</u>	
REQUIRED: 354 TOTAL	PROVIDED: 908 TOTAL
REQUIRED: 18 ADA	PROVIDED: 25 ADA

PARKING SETBACKS
REQUIREMENT FOR SURFACE PARKING SETBACK, GENERAL FRONTAGE:
 MIN. 3' BEHIND THE PROPERTY LINE ALONG THAT STREET
PROVIDED: VARIES, EXCEEDS THE MINIMUM REQUIREMENT

REQUIREMENT FOR STRUCTURED PARKING SETBACK, GENERAL FRONTAGE:
MAY BE BUILT UP TO THE BUILDING FACADE LINE ALONG THAT STREET
PROVIDED: BUILT 2.6' BEHIND THE BUILDING FACADE LINE

BICYCLE INFORMATION

BICYCLE RACKS - NON-RESIDENTIAL
 MINIMUM REQUIREMENT: 2 SPACES FOR UP TO 3,000 SQUARE FEET AND
 1 SPACE FOR EVERY 1,000 SQUARE FEET ADDITIONAL
 $2 + (80950 \div 1000) = \mathbf{(82 \text{ REQUIRED})}$
PROVIDED: 82 BIKE SPACES PROVIDED (41 RACKS WITH 2 SPACES PER RACK)

BICYCLE RACKS - MULTI-FAMILY RESIDENTIAL
MINIMUM REQUIREMENT: 15% OF REQUIRED VEHICULAR PARKING
 $354 \times 15\% = \mathbf{53 \text{ REQUIRED}}$
PROVIDED: 53 PROVIDED WITHIN BIKE STORAGE ROOM

BUILDING HEIGHT SEE THE "BUILDING HEIGHT" CHARTS ON SHEET C1.02A. (VARIANCE REQUESTED FOR # OF STORIES)	BUILDING CONSTRUCTION TYPE: TYPE I-A PODIUM WITH 5-STORIES OF TYPE III-A WOOD FRAME CONSTRUCTION WITH NFPA 13 SYSTEM. STANDALONE RETAIL BUILDINGS ARE TYPE II-B.
--	--

BUILDING AREA
SEE THE "GROSS FLOOR AREA" CHARTS ON SHEET C1.02A.

RESIDENTIAL UNIT DENSITY
354 RESIDENTIAL UNITS TOTAL ÷ 15.11 ACRES = **23 UNITS PER ACRE**

OPEN SPACE INFORMATION

OPEN SPACE REQUIREMENTS
A MINIMUM OF 5% OF THE SITE IS REQUIRED TO BE OPEN SPACE
SITE AREA: 658,192 SQ. FT.
5% OF SITE AREA = 32,910 SQ. FT.

NON-RESIDENTIAL OPEN SPACE REQUIREMENTS
SHALL PROVIDE 4 SQ.FT. FOR EVERY 100 SQ.FT. OF NON-RES. SPACE
 $83,540 \div 100 \times 4 = 3,342$ SQ. FT.

RESIDENTIAL OPEN SPACE REQUIREMENTS
 349 DWELLING UNITS ÷ 15.11 ACRES = 23 DU/ACRE
 PROVIDE A MINIMUM OF 120 SQ.FT. PER DWELLING UNIT
 349 X 120 = 41,880 SQ. FT.

TOTAL RES & NON-RES OPEN SPACE REQUIREMENTS
3,342 + 41,880 = 45,222 SQ. FT. REQUIRED
20,121 SQ. FT. PROVIDED (FORE COURT/OUTDOOR SEATING)
VARIANCE REQUESTED FOR THIS REQUIREMENT

STREET FRONTAGE TABLE		
STREET	DESIGNATION	FRONTAGE IN B.T.Z.
PROMENADE BLVD	GENERAL FRONTAGE	73% (VARIANCE REQUESTED)
NEW HOPE ROAD	GENERAL FRONTAGE	0% (VARIANCE REQUESTED)
46TH STREET	GENERAL FRONTAGE	0% (VARIANCE REQUESTED)
WEST SENECA ROAD (PRIVATE DRIVE)	GENERAL FRONTAGE	33% (VARIANCE REQUESTED)
PRIVATE DRIVE 'A'	PEDESTRIAN-FRIENDLY FRONTAGE	65% (VARIANCE REQUESTED)
PRIVATE DRIVE 'B'	PEDESTRIAN-FRIENDLY FRONTAGE	0% (VARIANCE REQUESTED)
PRIVATE DRIVE 'C'	PEDESTRIAN-FRIENDLY FRONTAGE	100%
PRIVATE DRIVE 'D'	PEDESTRIAN-FRIENDLY FRONTAGE	88%

UPTOWN COMMERCIAL MIXED USE (U-COM)	
BUILDING SETBACK TABLE	
PEDESTRIAN-PRIORITY/ PEDESTRIAN-FRIENDLY FRONTAGE/ OPEN SPACE	0' MIN - 25' MAX
GENERAL FRONTAGE	10' MIN - 45' MAX
SIDE	0' MIN - 0' MAX
REAR	0' MIN - 0' MAX
BUILDING FRONTAGE	
PEDESTRIAN-PRIORITY/ PEDESTRIAN-FRIENDLY FRONTAGE/ OPEN SPACE	70% MIN.
GENERAL FRONTAGE	60% MIN.
BUILDING HEIGHT	
BUILDING HEIGHT	5 STORIES MAX BY RIGHT. ADDITIONAL FLOOR PER ALLOWABLE ADJUSTMENTS (SECTION 2). NOTE: VARIANCE IS BEING REQUESTED

PINNACLE SPRINGS

W NEW HOPE RD, ROGERS, AR 72758

A DEVELOPMENT FOR
SJC VENTURES

DYNAMIK DESIGN

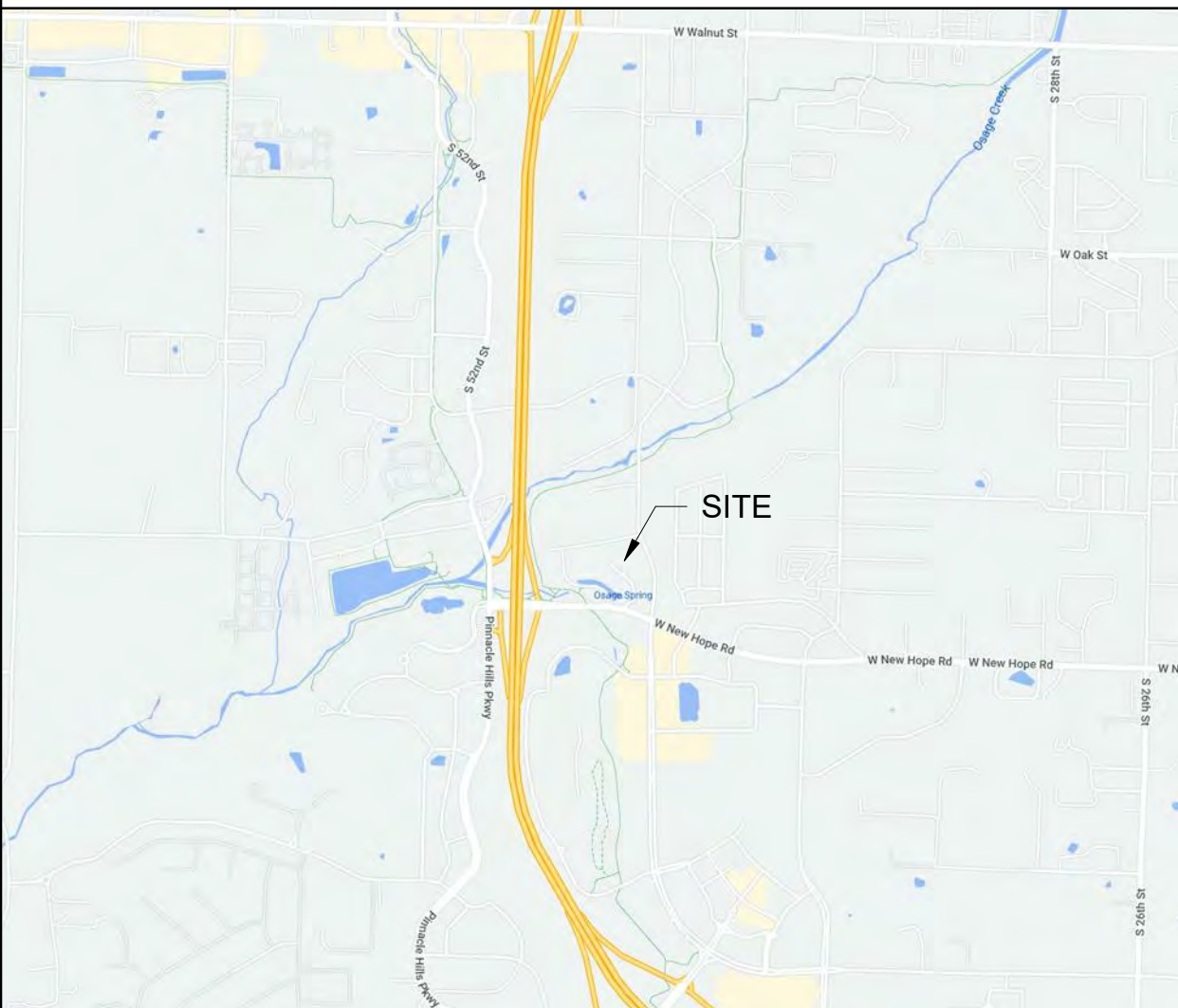
5901 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM



** ABOVE RENDERING IS FOR ILLUSTRATION PURPOSES ONLY

DESIGN DEVELOPMENT 11/04/2022

VICINITY MAP



PROJECT INFORMATION

PROJECT DESCRIPTION:

THE PROJECT IS A MIXED-USE DEVELOPMENT LOCATED NEAR THE INTERSECTION OF SOUTH 46TH STREET AND WEST NEW HOPE ROAD IN ROGERS, ARKANSAS.

THE DEVELOPMENT INCLUDES 354 RESIDENTIAL UNITS AT AN AVERAGE SIZE OF 835 SF AND RETAIL OF APPROXIMATELY 30,000 SF, WRAPPING A 7-LEVEL OPEN PRECAST PARKING DECK WITH +/- 500 PARKING SPACES. A POOL AMENITY AREA AND CLUBROOM IS LOCATED ON TOP OF THE PRECAST DECK. THE PROJECT INCLUDES APPROXIMATELY 9,000 SF OF LEASING AND AMENITY SPACE. THIS PROJECT IS DIVIDED INTO 3 BUILDINGS BY FIREWALLS. BUILDING 1000 HAS 5-STORY TYPE IIIA WOOD FRAME CONSTRUCTION OVER 1-LEVEL CONCRETE PODIUM. THIS BUILDING HAS (7) 2-STORY LOFT UNITS. BUILDING 2000 HAS 5-STORY TYPE IIIA WOOD FRAME CONSTRUCTION OVER 2 LEVELS OF TYPE IA CONCRETE PODIUM. THE PODIUM AREA HOUSES LEASING AND RETAIL FUNCTIONS. BUILDING 3000 HAS 5-STORY TYPE IIIA WOOD FRAME CONSTRUCTION OVER 1-LEVEL OF TYPE IA CONCRETE PODIUM WITH RETAIL FUNCTIONS. BUILDING 2000 AND 3000 ARE CONNECTED BY A FREESTANDING BRIDGE.

THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF DYNAMIK DESIGN. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. DYNAMIK DESIGN ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE AND DATE OF FINAL REVISIONS.

APPLICABLE CODES

THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES (INCLUDING LOCAL AMENDMENTS):

- 2012 ARKANSAS FIRE PREVENTION CODE VOL. 1 (2012 IFC W/- AR AMENDMENTS)
- 2012 ARKANSAS FIRE PREVENTION CODE VOL. 2 (2012 IBC W/- AR AMENDMENTS)
- 2012 ARKANSAS FIRE PREVENTION CODE VOL. 3 (2012 IRC W/- AR AMENDMENTS)
- 2006 ARKANSAS PLUMBING CODE
- 2010 ARKANSAS MECHANICAL CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2006 ARKANSAS FUEL GAS CODE
- 2014 ARKANSAS ENERGY CODE
- 2009 ANSI A117.1

NOTE:

DISCUSSION WITH CITY OF ROGERS ONGOING TO GRABDFATHER IN THE PROJECT UNDER 2021 CODES.

TEAM MEMBERS

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ANJU PHILIP
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zachwhite@blaengineers.com

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LINDSAY SHOCKEY
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D: 479.442.9127
JUSTIN JORGENSEN
justin@jorgensenassoc.com

*INDICATES CONSULTANT IS NOT UNDER A CONTRACT WITH DYNAMIK DESIGN

CONSULTANT:

SEAL:

W NEW HOPE RD,
ROGERS, AR 72758

PROJECT NUMBER: SJC2022-03
PINNACLE SPRINGS

1115 HOWELL MILL RD,
SUITE 330
ATLANTA, GA 30318

CLIENT:
SJC VENTURES

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	08/19/2022
	DESIGN DEVELOPMENT	11/04/2022

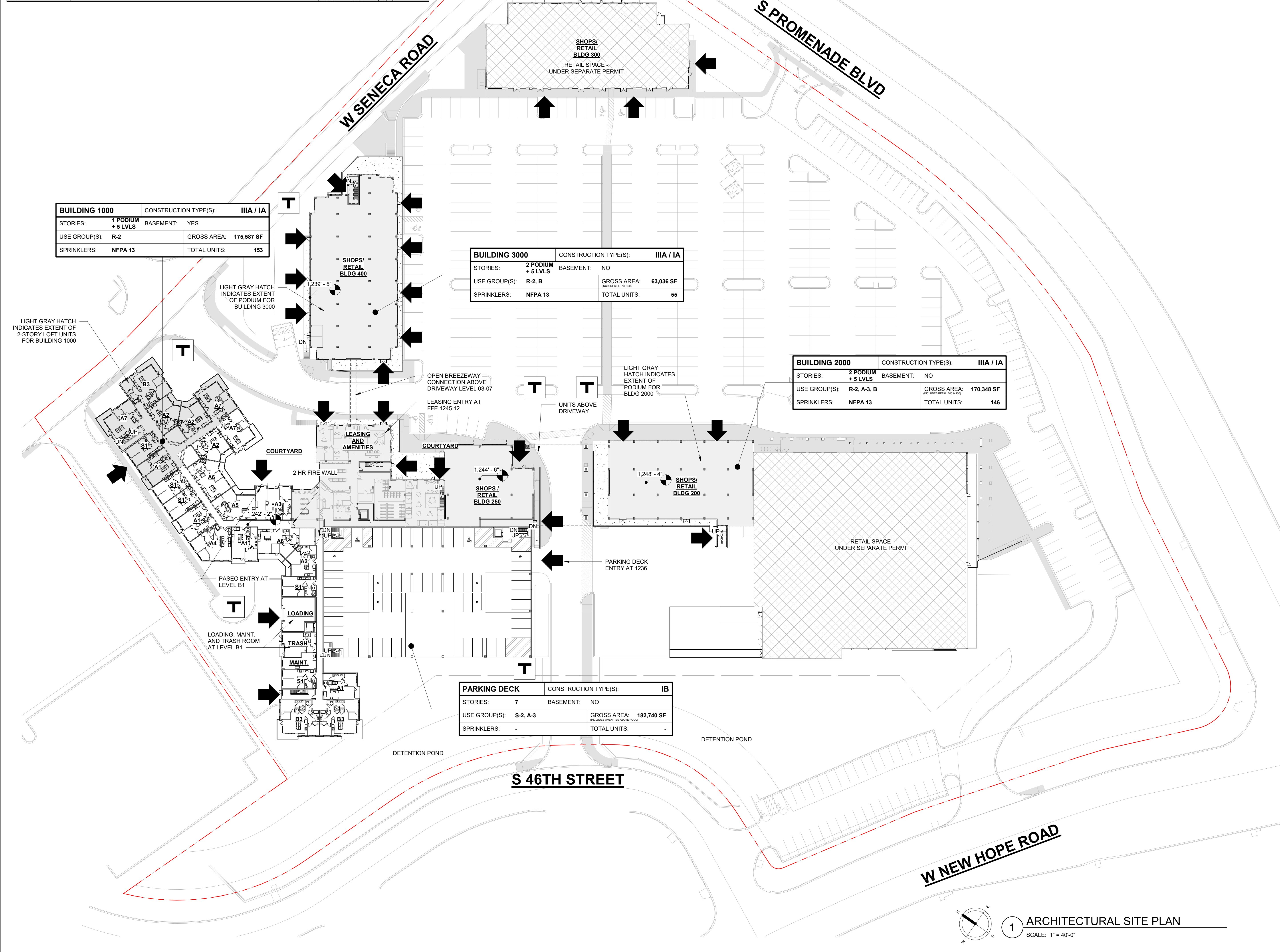
TITLE:

COVER SHEET

SHEET NUMBER:

CS-01

11/4/2022		SIC2022-03 - FINNACLE SPRINGS - MULTI-APPLY UNIT DATA																															
UNIT		BUC1 2000						BUC2 2000						BUC3 2000						QTY	BLTS	HEATS (UNIT AREA INFS)		WAC	NRK PERCENTAGE								
		8	1	181	182	183	184	185	1	181	182	183	184	185	1	181	182	183	184	185	1	181	182	183	184	185			WAC1	WAC2	NRK		
STUDY UNITS																																	
11.00.00	AS10	4	5	5	5	5	5		4	6	5	5	4	6		5	5	5	5	5	1	5	5	5	5	5	60	30	19970	30,000	97	18.3%	
11.00.00	AS11	4	5	5	5	5	5		4	6	5	5	4	6		5	5	5	5	5	1	5	5	5	5	5	60	30	19970	30,000	97	18.3%	
11.00.00	AS12	4	5	5	5	5	5		4	6	5	5	4	6		5	5	5	5	5	1	5	5	5	5	5	60	30	19970	30,000	97	18.3%	
SUBTOTAL		4	5	5	5	5	5		4	7	7	7	7	7		5	5	5	5	5	1	5	5	5	5	5	180	90	59940	89,980	97	54.9%	
1 600 UNITS																																	
11.00.00	AS13	5	4	4	4	4	4		5	5	5	5	5	5		4	4	4	4	4	5	5	5	5	5	5	75	5	25500	25,000	97	22.5%	
11.00.00	AS14	5	4	4	4	4	4		5	5	5	5	5	5		4	4	4	4	4	5	5	5	5	5	5	75	5	25500	25,000	97	22.5%	
11.00.00	AS15	5	4	4	4	4	4		5	5	5	5	5	5		4	4	4	4	4	5	5	5	5	5	5	75	5	25500	25,000	97	22.5%	
11.00.00	AS16	5	4	4	4	4	4		5	5	5	5	5	5		4	4	4	4	4	5	5	5	5	5	5	75	5	25500	25,000	97	22.5%	
11.00.00	AS17	5	4	4	4	4	4		5	5	5	5	5	5		4	4	4	4	4	5	5	5	5	5	5	75	5	25500	25,000	97	22.5%	
11.00.00	AS18	5	4	4	4	4	4		5	5	5	5	5	5		4	4	4	4	4	5	5	5	5	5	5	75	5	25500	25,000	97	22.5%	
11.00.00	AS19	5	4	4	4	4	4		5	5	5	5	5	5		4	4	4	4	4	5	5	5	5	5	5	75	5	25500	25,000	97	22.5%	
11.00.00	AS20	5	4	4	4	4	4		5	5	5	5	5	5		4	4	4	4	4	5	5	5	5	5	5	75	5	25500	25,000	97	22.5%	
11.00.00	AS21	5	4	4	4	4	4		5	5	5	5	5	5		4	4	4	4	4	5	5	5	5	5	5	75	5	25500	25,000	97	22.5%	
11.00.00	AS22	5	4	4	4	4	4		5	5	5	5	5	5		4	4	4	4	4	5	5	5	5	5	5	75	5	25500	25,000	97	22.5%	
11.00.00	AS23	5	4	4	4	4	4		5	5	5	5	5	5		4	4	4	4	4	5	5	5	5	5	5	75	5	25500	25,000	97	22.5%	
11.00.00	AS24	5	4	4	4	4	4		5	5	5	5	5	5		4	4	4	4	4	5	5	5	5	5	5	75	5	25500	25,000	97	22.5%	
SUBTOTAL		55	55	55	55	55	55		4	55	55	55	55	55		4	55	55	55	55	55	4	4	4	4	4	180	90	59940	89,980	97	52.2%	
2 800 UNITS																																	
11.00.00	AS10	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS11	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS12	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS13	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS14	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS15	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS16	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS17	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS18	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS19	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS20	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS21	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS22	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS23	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
11.00.00	AS24	4	5	5	5	5	5		5	4	4	4	5	5		2	2	2	2	2	2	2	2	2	2	2	38	38	15645	46,112	96	19.3%	
SUBTOTAL		2	3	6	6	6	6		6	18	6	6	6	6		6	6	6	6	6	6	6	6	6	6	6	234	117	97,230	177,216	96	25.9%	
2 1000Y 1 800 UNITS																																	
11.00.00	AS10	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS11	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS12	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS13	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS14	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS15	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS16	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS17	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS18	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS19	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS20	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS21	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS22	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS23	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS24	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
SUBTOTAL		1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2 1000Y 2 800 UNITS																																	
11.00.00	AS10	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS11	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS12	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS13	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS14	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11.00.00	AS15	1	1	1	1	1	1		1	1	1	1	1	1		1	1	1	1	1	1	1	1	1									



PROPERTY LINE
 BUILDING SETBACK
 FINISHED FLOOR OR GRADE ELEVATION
 TRANSFORMER
 BUILDING ENTRANCE
 BUILDING ENTRANCE

SITE DATA

- ADDRESS**

W NEW HOPE RD,
ROGERS, AR 72758
- SITE AREA**

~ 15.11 ACRES (658,191 SF)
- ZONING**

EXISTING ZONING: U-COM
SITE ZONING JURISDICTION: ROGERS, AR
- DENSITY SUMMARY**

TOTAL MULTI-FAMILY UNITS:	354 UNITS
SITE DENSITY PROVIDED:	25.97 UNITS/ACRE
- PARKING SUMMARY**

PARKING USE	PARKING REQUIRED (RATIO)	PARKING PROVIDED
MULTIFAMILY	70 SPACES (1.0/STUDIO)	70 SPACES
	186 SPACES (1.0/1BR)	279 SPACES
	97 SPACES (1.0/2BR)	146 SPACES
	1 SPACES (0.0/3BR)	2 SPACES
RETAIL	406 SPACES (5/1000)	411 SPACES
TOTAL	903 SPACES	908 SPACES
- PARKING TYPE SUMMARY**

PARKING DECK:	
STANDARD:	419 SPACES
COMPACT:	26 SPACES
STANDARD HC:	9 SPACES
VAN ACCESSIBLE:	2 SPACES
TOTAL:	456 SPACES
- SURFACE PARKING:**

STANDARD:	438 SPACES
STANDARD HC:	9 SPACES
VAN ACCESSIBLE:	6 SPACES
TOTAL:	452 SPACES

BUILDING DATA		
GROSS FLOOR AREA		
Bldg 1000		
LEVEL B2		7,746 SF
LEVEL B1		28,202 SF
LEVEL 01		27,928 SF
LEVEL 02		27,928 SF
LEVEL 03		27,928 SF
LEVEL 04		27,928 SF
LEVEL 05		27,928 SF
		175,587 SF
Bldg 2000		
LEVEL 01		9,826 SF
LEVEL 02		8,737 SF
LEVEL 03		32,579 SF
LEVEL 04		29,865 SF
LEVEL 05		29,865 SF
LEVEL 06		29,739 SF
LEVEL 07		29,739 SF
		170,348 SF
Bldg 3000		
LEVEL 03		13,635 SF
LEVEL 04		12,375 SF
LEVEL 05		12,375 SF
LEVEL 06		12,375 SF
LEVEL 07		12,375 SF
		63,036 SF
Bridge		
LEVEL 03		370 SF
LEVEL 04		370 SF
LEVEL 05		370 SF
LEVEL 06		370 SF
LEVEL 07		370 SF
		1,849 SF
Clubhouse & Pool Deck		
LEVEL 07		15,470 SF
		15,470 SF
Parking Deck		
LEVEL B1		23,996 SF
LEVEL 01		23,996 SF
LEVEL 02		23,996 SF
LEVEL 03		23,996 SF
LEVEL 04		23,996 SF
LEVEL 05		23,996 SF
LEVEL 06		23,996 SF
		167,270 SF
Retail 200		
LEVEL 01		10,483 SF
		10,483 SF
Retail 250		
LEVEL 01		6,035 SF
		6,035 SF
Retail 400		
LEVEL 01		13,207 SF
		13,207 SF
		623,286 SF



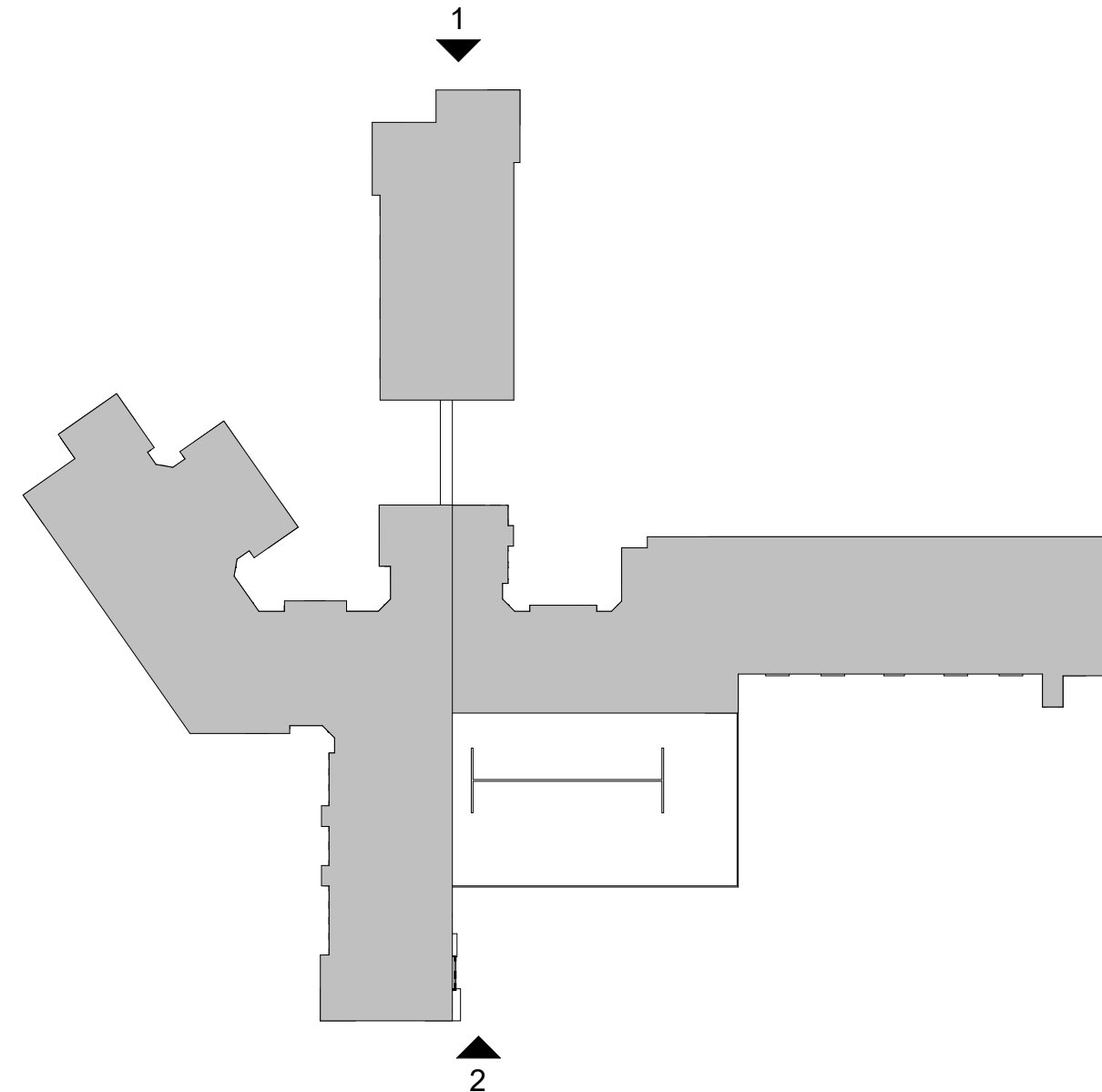
2 SOUTH ELEVATION
SCALE: 1" = 20'-0"



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER	TBD	TBD
CS-1	CULTURED STONE	TBD	GRAY
DIVISION 05			
MR-1	METAL RAILING	TBD	TBD
DIVISION 07			
CP-1	CEMENTITIOUS PANEL	TBD	TBD
CP-2	CEMENTITIOUS PANEL	TBD	TBD
EFS-1	EIFS FIELD COLOR	TBD	TBD
EFS-2	EIFS ACCENT COLOR	TBD	TBD
MC-1	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-1/MP-1/CP-1/ST-1
MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-2/MP-2/CP-2/ST-2
MP-1	COMPOSITE METAL PANEL	TBD	TBD
MP-2	COMPOSITE METAL PANEL	TBD	TBD
DIVISION 08			
AL-1	ALUMINUM WINDOW WALL	SEE SPECIFICATIONS	KYNAR 500
AL-2	ALUMINUM CURTAIN WALL	SEE SPECIFICATIONS	KYNAR 500
AW-1	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
AW-2	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
GL-2	1" INSULATED CLEAR LOW 'E' VISION GLAZING	TBD	TBD
GL-3	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
GL-4	1" INSULATED CLEAR SPANDREL GLAZING	TBD	MATCH GL-3
DIVISION 09			
PT-1	PAINT	TBD	TBD
PT-2	PAINT	TBD	TBD
ST-1	STUCCO FIELD COLOR	TBD	TBD
ST-2	STUCCO ACCENT COLOR	TBD	TBD

KEY PLAN



CONSULTANT:

SEAL:

PROJECT NUMBER: SJC2022-03

PINNACLE SPRINGS

W NEW HOPE RD.
ROGERS, AR 72758

1115 HOWELL MILL RD.
SUITE 300
ATLANTA, GA 30318

CLIENT:
SJC VENTURES

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	08/19/2022
	DESIGN DEVELOPMENT	11/04/2022

TITLE:

OVERALL
ELEVATIONS

SHEET NUMBER:

A4-01



EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER	TBD	TBD
CS-1	CULTURED STONE	TBD	GRAY
DIVISION 05			
MR-1	METAL RAILING	TBD	TBD
DIVISION 07			
CP-1	CEMENTITIOUS PANEL	TBD	TBD
CP-2	CEMENTITIOUS PANEL	TBD	TBD
EIFS-1	EIFS FIELD COLOR	TBD	TBD
EIFS-2	EIFS ACCENT COLOR	TBD	TBD
MC-1	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-1/MP-1/CP-1/ST-1
MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-2/MP-2/CP-2/ST-2
MP-1	COMPOSITE METAL PANEL	TBD	TBD
MP-2	COMPOSITE METAL PANEL	TBD	TBD
DIVISION 08			
AL-1	ALUMINUM WINDOW WALL	SEE SPECIFICATIONS	KYNAR 500
AL-2	ALUMINUM CURTAIN WALL	SEE SPECIFICATIONS	KYNAR 500
AW-1	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
AW-2	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
GL-2	1" INSULATED CLEAR LOW 'E' VISION GLAZING	TBD	TBD
GL-3	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
GL-4	1" INSULATED CLEAR SPANDREL GLAZING	TBD	MATCH GL-3
DIVISION 09			
PT-1	PAINT	TBD	TBD
PT-2	PAINT	TBD	TBD
ST-1	STUCCO FIELD COLOR	TBD	TBD
ST-2	STUCCO ACCENT COLOR	TBD	TBD

STEM WALL LOCATIONS TO BE COORDINATED WITH CIVIL

2 BLDG 1000A - WEST ELEVATION
SCALE: 3/32" = 1'-0"

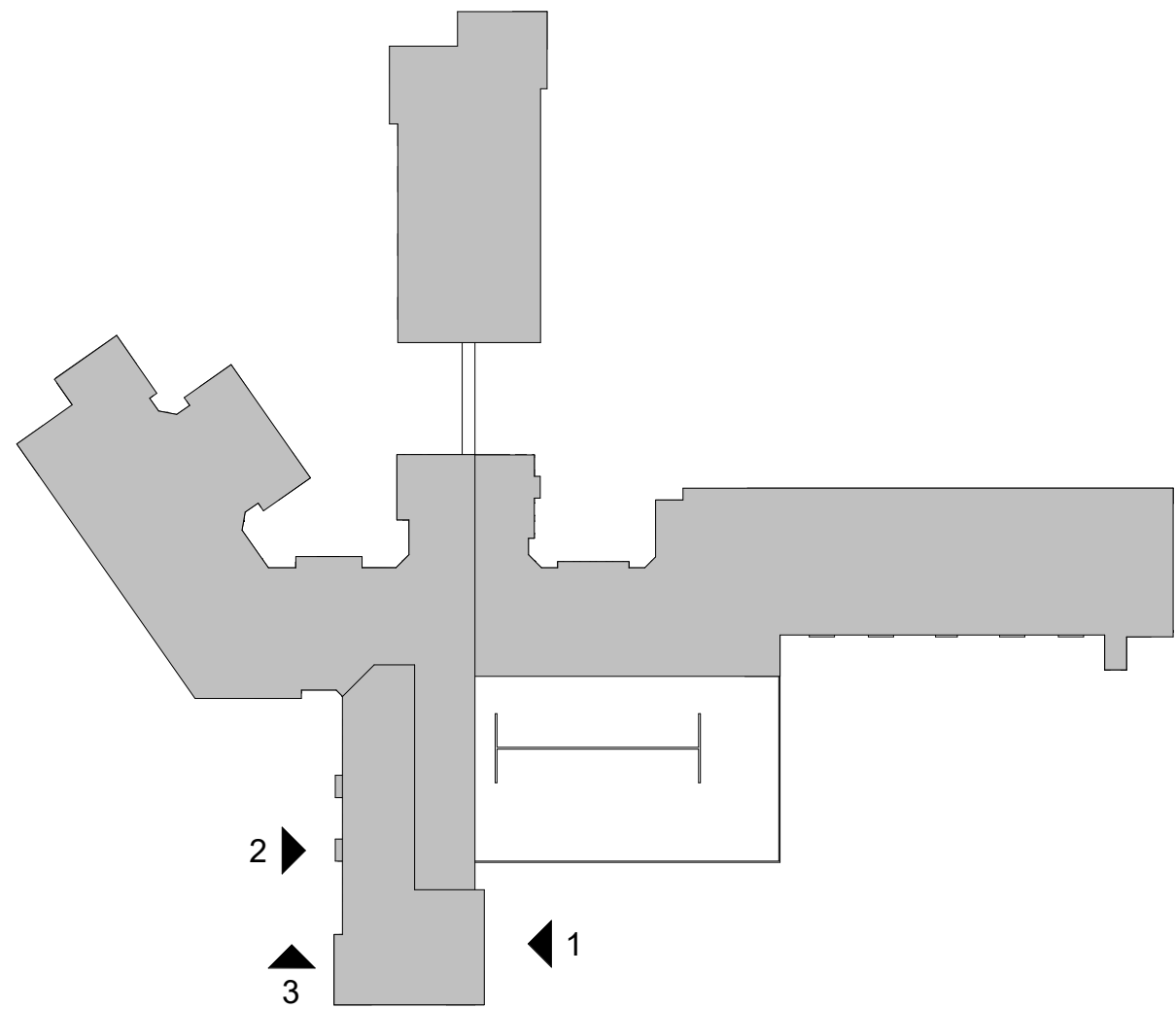


3 BLDG 1000A - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 BLDG 1000A - EAST ELEVATION
SCALE: 3/32" = 1'-0"

KEY PLAN



CONSULTANT:

SEAL:

PROJECT NUMBER: SJC2022-03

PINNACLE SPRINGS

W NEW HOPE RD,
ROGERS, AR 72758

CLIENT:

SJC VENTURES

1115 HOWELL MILL RD,
SUITE 300
ATLANTA, GA 30318

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	08/19/2022
	DESIGN DEVELOPMENT	11/04/2022

TITLE:

ELEVATIONS -
BLDG 1000A

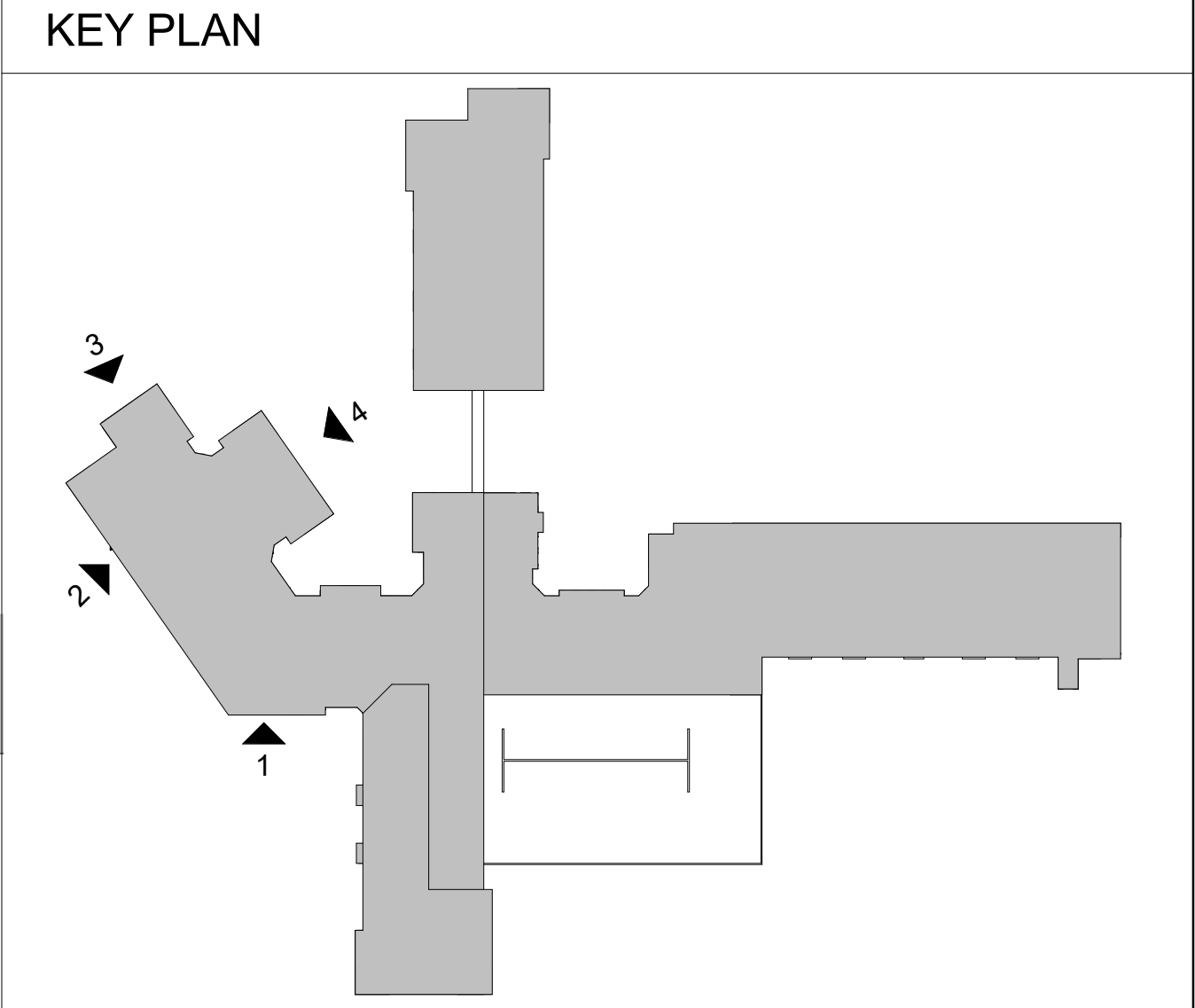
SHEET NUMBER:

A4-10A



EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER	TBD	TBD
CS-1	CULTURED STONE	TBD	GRAY
DIVISION 05			
MR-1	METAL RAILING	TBD	TBD
DIVISION 07			
CP-1	CEMENTITIOUS PANEL	TBD	TBD
CP-2	CEMENTITIOUS PANEL	TBD	TBD
EIFS-1	EIFS FIELD COLOR	TBD	TBD
EIFS-2	EIFS ACCENT COLOR	TBD	TBD
MC-1	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-1/MP-1/CP-1/ST-1
MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-2/MP-2/CP-2/ST-2
MP-1	COMPOSITE METAL PANEL	TBD	TBD
MP-2	COMPOSITE METAL PANEL	TBD	TBD
DIVISION 08			
AL-1	ALUMINUM WINDOW WALL	SEE SPECIFICATIONS	KYNAR 500
AL-2	ALUMINUM CURTAIN WALL	SEE SPECIFICATIONS	KYNAR 500
AW-1	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
AW-2	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
GL-2	1" INSULATED CLEAR LOW 'E' VISION GLAZING	TBD	TBD
GL-3	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
GL-4	1" INSULATED CLEAR SPANDREL GLAZING	TBD	MATCH GL-3
DIVISION 09			
PT-1	PAINT	TBD	TBD
PT-2	PAINT	TBD	TBD
ST-1	STUCCO FIELD COLOR	TBD	TBD
ST-2	STUCCO ACCENT COLOR	TBD	TBD

STEM WALL LOCATIONS TO BE COORDINATED WITH CIVIL



CONSULTANT:

SEAL:

W NEW HOPE RD.
ROGERS, AR 72758

PROJECT NUMBER: SJC2022-03
PINNACLE SPRINGS

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	08/19/2022
	DESIGN DEVELOPMENT	11/04/2022

TITLE:

**ELEVATIONS -
BLDG 1000B**

SHEET NUMBER:

A4-10B



4 BLDG 2000 - WEST ELEVATION 02
SCALE: 3/32" = 1'-0"



3 BLDG 2000A - EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 BLDG 2000A - NORTH ELEVATION 02
SCALE: 3/32" = 1'-0"

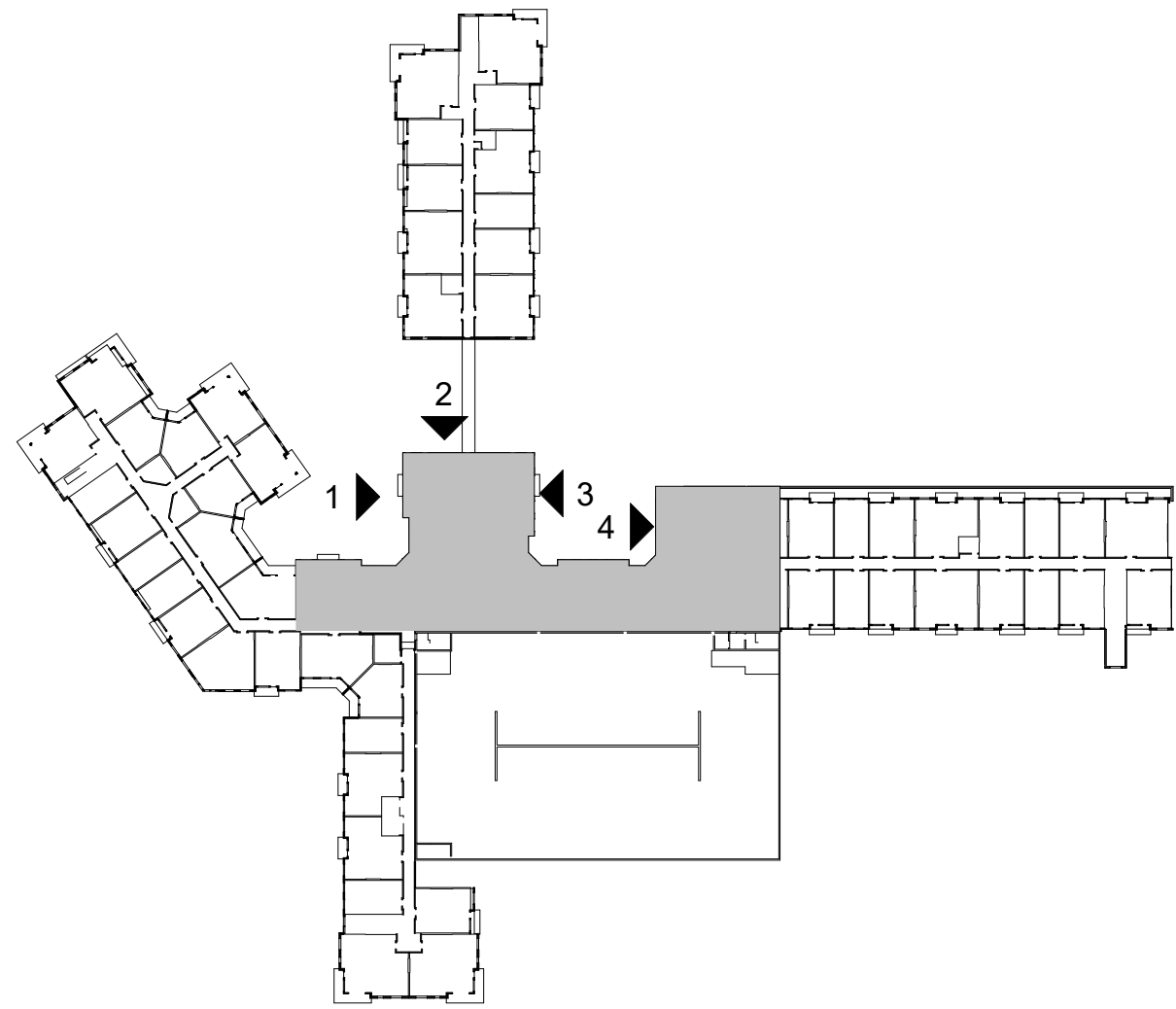


1 BLDG 2000A - WEST ELEVATION 01
SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER	TBD	TBD
CS-1	CULTURED STONE	TBD	GRAY
DIVISION 05			
MR-1	METAL RAILING	TBD	TBD
DIVISION 07			
CP-1	CEMENTITIOUS PANEL	TBD	TBD
CP-2	CEMENTITIOUS PANEL	TBD	TBD
EIFS-1	EIFS FIELD COLOR	TBD	TBD
EIFS-2	EIFS ACCENT COLOR	TBD	TBD
MC-1	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-1/MP-1/CP-1/ST-1
MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-2/MP-2/CP-2/ST-2
MP-1	COMPOSITE METAL PANEL	TBD	TBD
MP-2	COMPOSITE METAL PANEL	TBD	TBD
DIVISION 08			
AL-1	ALUMINUM WINDOW WALL	SEE SPECIFICATIONS	KYNAR 500
AL-2	ALUMINUM CURTAIN WALL	SEE SPECIFICATIONS	KYNAR 500
AW-1	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
AW-2	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
GL-2	1" INSULATED CLEAR LOW 'E' VISION GLAZING	TBD	TBD
GL-3	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
GL-4	1" INSULATED CLEAR SPANDREL GLAZING	TBD	MATCH GL-3
DIVISION 09			
PT-1	PAINT	TBD	TBD
PT-2	PAINT	TBD	TBD
ST-1	STUCCO FIELD COLOR	TBD	TBD
ST-2	STUCCO ACCENT COLOR	TBD	TBD

STEM WALL LOCATIONS TO BE COORDINATED WITH CIVIL

KEY PLAN



CONSULTANT:

SEAL:

W NEW HOPE RD.
ROGERS, AR 72758

PROJECT NUMBER: SJC2022-03
PINNACLE SPRINGS

1115 HOWELL MILL RD.
SUITE 300
ATLANTA, GA 30318

CLIENT:
SJC VENTURES

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	08/19/2022
	DESIGN DEVELOPMENT	11/04/2022

TITLE:

**ELEVATIONS -
BLDG 2000A**

SHEET NUMBER:

A4-20A



2 BLDG 2000 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

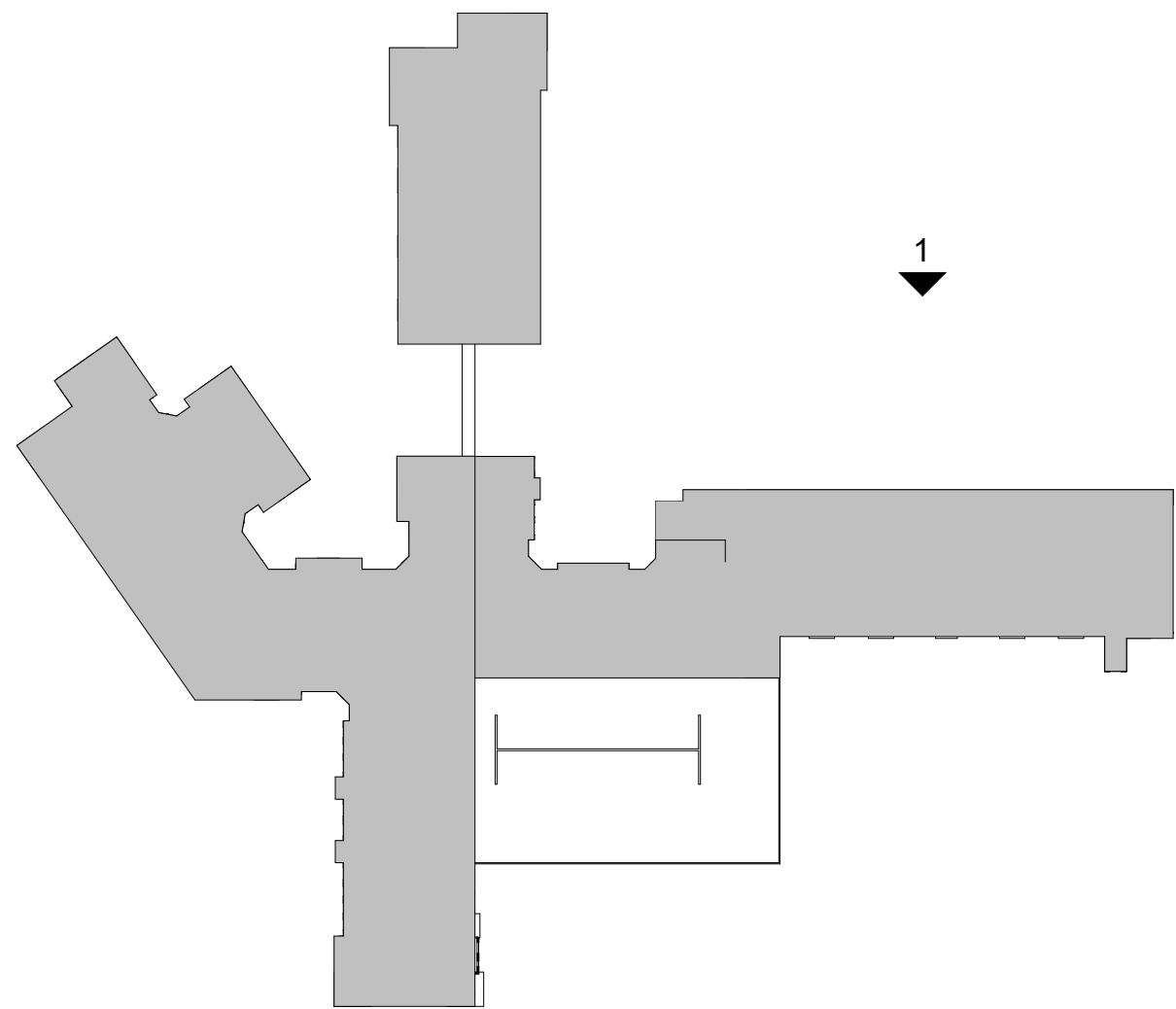


1 BLDG 2000B - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER	TBD	TBD
CS-1	CULTURED STONE	TBD	GRAY
DIVISION 05			
MR-1	METAL RAILING	TBD	TBD
DIVISION 07			
CP-1	CEMENTITIOUS PANEL	TBD	TBD
CP-2	CEMENTITIOUS PANEL	TBD	TBD
EIFS-1	EIFS FIELD COLOR	TBD	TBD
EIFS-2	EIFS ACCENT COLOR	TBD	TBD
MC-1	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-1/MP-1/CP-1/ST-1
MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-2/MP-2/CP-2/ST-2
MP-1	COMPOSITE METAL PANEL	TBD	TBD
MP-2	COMPOSITE METAL PANEL	TBD	TBD
DIVISION 08			
AL-1	ALUMINUM WINDOW WALL	SEE SPECIFICATIONS	KYNAR 500
AL-2	ALUMINUM CURTAIN WALL	SEE SPECIFICATIONS	KYNAR 500
AW-1	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
AW-2	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
GL-2	1" INSULATED CLEAR LOW 'E' VISION GLAZING	TBD	TBD
GL-3	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
GL-4	1" INSULATED CLEAR SPANDREL GLAZING	TBD	MATCH GL-3
DIVISION 09			
PT-1	PAINT	TBD	TBD
PT-2	PAINT	TBD	TBD
ST-1	STUCCO FIELD COLOR	TBD	TBD
ST-2	STUCCO ACCENT COLOR	TBD	TBD

STEM WALL LOCATIONS TO BE COORDINATED WITH CIVIL

KEY PLAN



DYNAMIK

DESIGN

5801 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

W NEW HOPE RD.
ROGERS, AR 72758

PROJECT NUMBER: SJC2022-03
PINNACLE SPRINGS

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	08/19/2022
	DESIGN DEVELOPMENT	11/04/2022

TITLE:

ELEVATIONS -
BLDG 2000B

SHEET NUMBER:

A4-20B



2 BLDG 3000 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

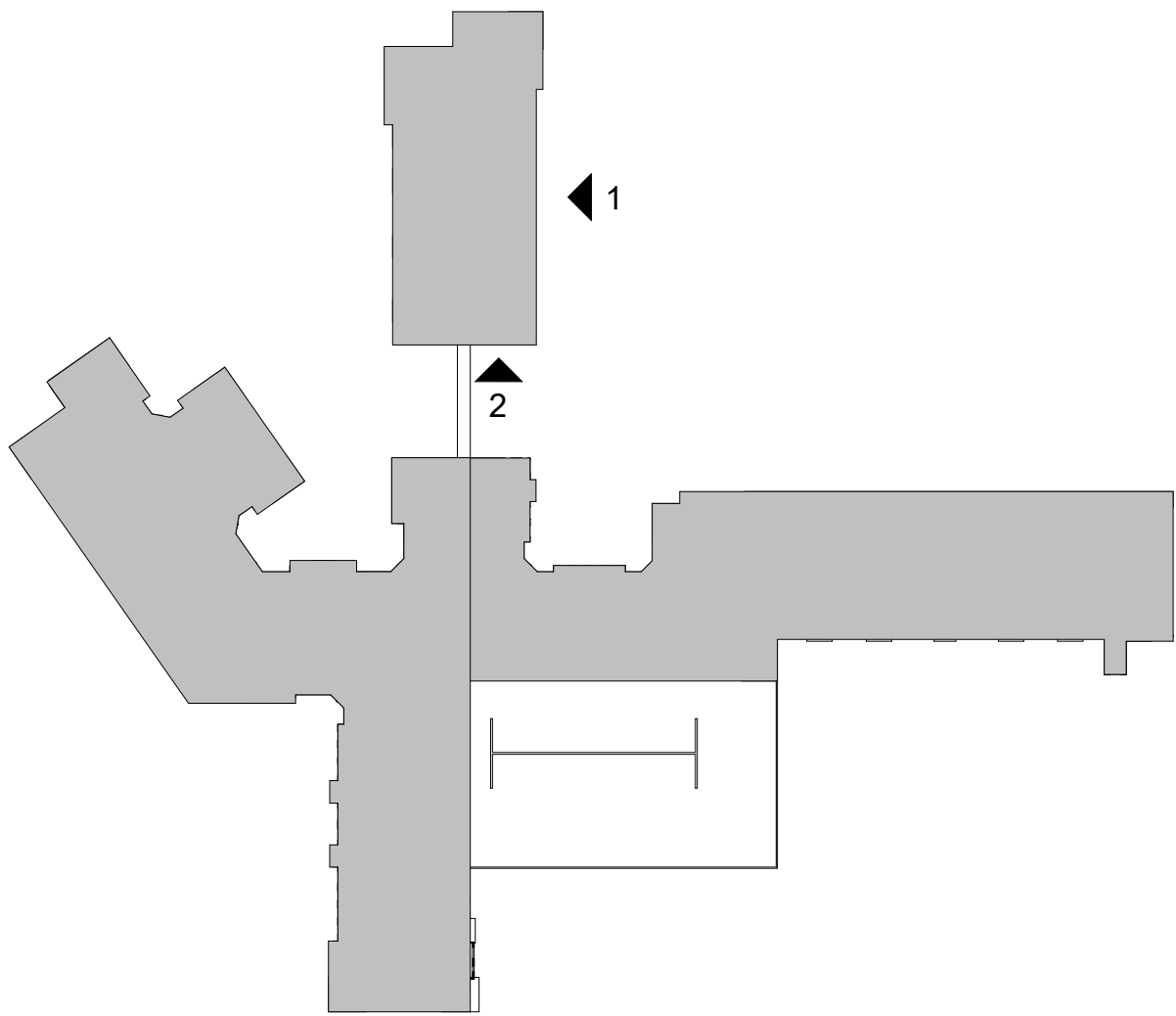


1 BLDG 3000 - EAST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER	TBD	TBD
CS-1	CULTURED STONE	TBD	GRAY
DIVISION 05			
MR-1	METAL RAILING	TBD	TBD
DIVISION 07			
CP-1	CEMENTITIOUS PANEL	TBD	TBD
CP-2	CEMENTITIOUS PANEL	TBD	TBD
EIFS-1	EIFS FIELD COLOR	TBD	TBD
EIFS-2	EIFS ACCENT COLOR	TBD	TBD
MC-1	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-1/MP-1/CP-1/ST-1
MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-2/MP-2/CP-2/ST-2
MP-1	COMPOSITE METAL PANEL	TBD	TBD
MP-2	COMPOSITE METAL PANEL	TBD	TBD
DIVISION 08			
AL-1	ALUMINUM WINDOW WALL	SEE SPECIFICATIONS	KYNAR 500
AL-2	ALUMINUM CURTAIN WALL	SEE SPECIFICATIONS	KYNAR 500
AW-1	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
AW-2	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
GL-2	1" INSULATED CLEAR LOW 'E' VISION GLAZING	TBD	TBD
GL-3	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
GL-4	1" INSULATED CLEAR SPANDREL GLAZING	TBD	MATCH GL-3
DIVISION 09			
PT-1	PAINT	TBD	TBD
PT-2	PAINT	TBD	TBD
ST-1	STUCCO FIELD COLOR	TBD	TBD
ST-2	STUCCO ACCENT COLOR	TBD	TBD

STEM WALL LOCATIONS TO BE COORDINATED WITH CIVIL

KEY PLAN



CONSULTANT:

SEAL:

W NEW HOPE RD.
ROGERS, AR 72758

PINNACLE SPRINGS

11115 HOWELL MILL RD.
SUITE 300
ATLANTA, GA 30318

CLIENT:
SJC VENTURES

PROJECT NUMBER: SJC2022-03

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	08/19/2022
	DESIGN DEVELOPMENT	11/04/2022

TITLE:

ELEVATIONS -
BLDG 3000

SHEET NUMBER:

A4-30A



2 BLDG 3000 - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

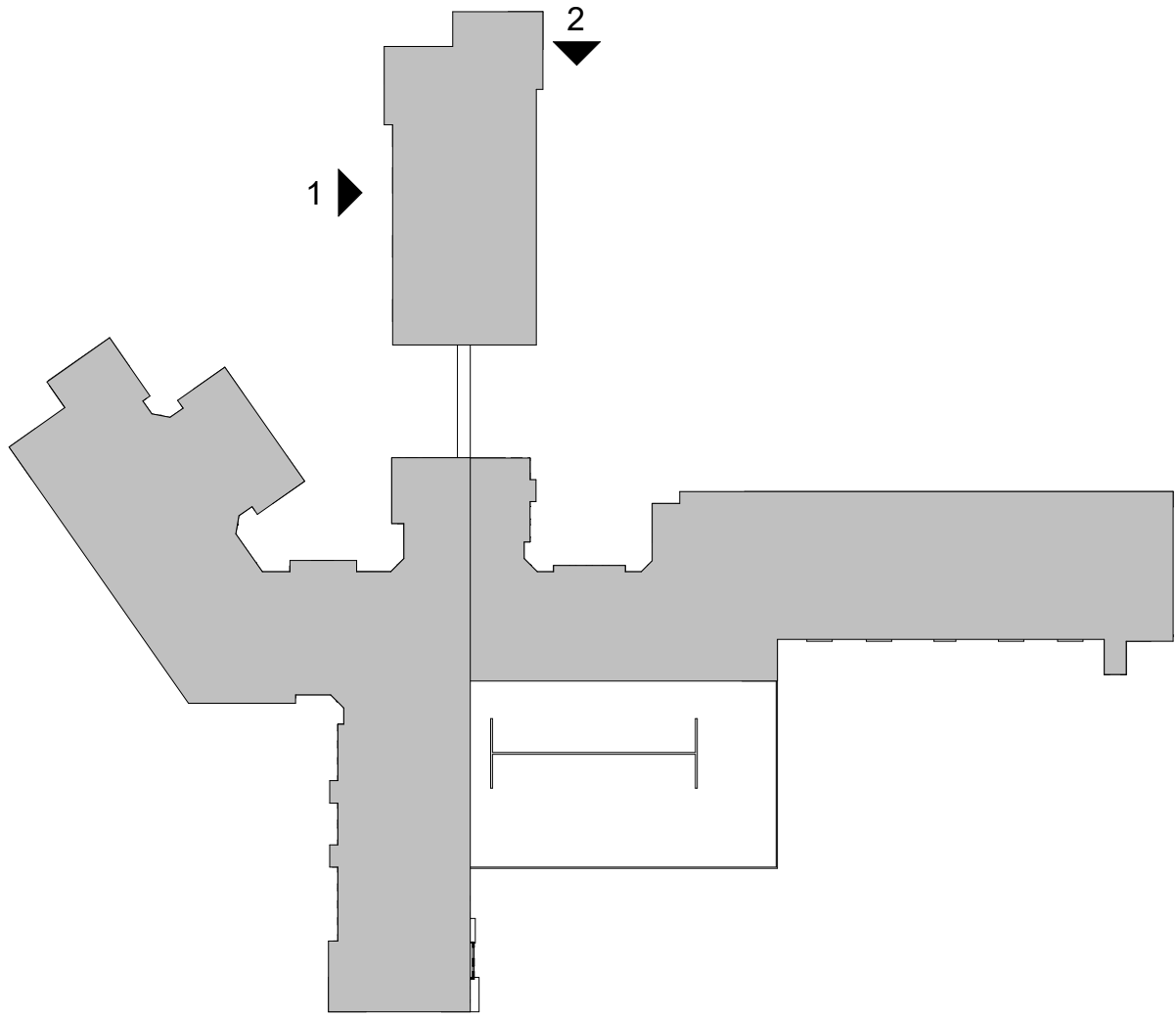


1 BLDG 3000 - WEST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER	TBD	TBD
CS-1	CULTURED STONE	TBD	GRAY
DIVISION 05			
MR-1	METAL RAILING	TBD	TBD
DIVISION 07			
CP-1	CEMENTITIOUS PANEL	TBD	TBD
CP-2	CEMENTITIOUS PANEL	TBD	TBD
EIFS-1	EIFS FIELD COLOR	TBD	TBD
EIFS-2	EIFS ACCENT COLOR	TBD	TBD
MC-1	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-1/MP-1/CP-1/ST-1
MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-2/MP-2/CP-2/ST-2
MP-1	COMPOSITE METAL PANEL	TBD	TBD
MP-2	COMPOSITE METAL PANEL	TBD	TBD
DIVISION 08			
AL-1	ALUMINUM WINDOW WALL	SEE SPECIFICATIONS	KYNAR 500
AL-2	ALUMINUM CURTAIN WALL	SEE SPECIFICATIONS	KYNAR 500
AW-1	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
AW-2	ALUMINUM WINDOW	SEE SPECIFICATIONS	KYNAR 500
GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
GL-2	1" INSULATED CLEAR LOW 'E' VISION GLAZING	TBD	TBD
GL-3	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
GL-4	1" INSULATED CLEAR SPANDREL GLAZING	TBD	MATCH GL-3
DIVISION 09			
PT-1	PAINT	TBD	TBD
PT-2	PAINT	TBD	TBD
ST-1	STUCCO FIELD COLOR	TBD	TBD
ST-2	STUCCO ACCENT COLOR	TBD	TBD

STEM WALL LOCATIONS TO BE COORDINATED WITH CIVIL

KEY PLAN



CONSULTANT:

SEAL:

W NEW HOPE RD.
ROGERS, AR 72758

PROJECT NUMBER: SJC2022-03
PINNACLE SPRINGS

DRAWING RELEASE DATE
SCHEMATIC DESIGN 08/19/2022
DESIGN DEVELOPMENT 11/04/2022

TITLE:

**ELEVATIONS -
BLDG 3000**

SHEET NUMBER:

A4-30B



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **December 20th, 2022 at 4:00 p.m.** at Rogers City Hall regarding an application by **Pinnacle Springs for SJ Collins** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow additional building height, reduction in open space requirements, building placement in the build-to-zone, and minimum height of ground floor** at **15.11 acres at the NW corner of W. New Hope Rd. & S. Promenade Blvd.** in the U-COM (Uptown Commercial Mixed Use) zoning district more particularly described as follows:

PARCEL NUMBER:

02-19283-000; 02-19287-003; 02-19287-000; 02-19287-007

LOCATION:

15.11 acres at the NW corner of W. New Hope Rd. & S. Promenade Blvd.

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday December 4th, 2022**
BILL THE CITY OF ROGERS