

TO:

DEPT. OF COMMUNITY DEVELOPMENT PLANNING DIVISION 301 W. CHESTNUT

PHONE: (479) 621-1186 FAX: (479) 986-6896

APRIL 10, 2019

PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

#### LSDP – WALK-ON'S STAFF SUMMARY REPORT

LOCATION:	4050 S. JB Hunt Drive	
LAND OWNER:	HSG Holdings LLC and Pinnacle Corner LLC	
DEVELOPER:	Chris McJunkins	
APPLICANT/ ENGINEER:	Walk-On's / Crafton Tull	
ZONING DISTRICT:	C-2 (Highway Commercial)	
PLANNED USE:	Restaurant	
DESCRIPTION: A 7,635-sf restaurant on 1.54± acres		
WAIVERS: Right-of-way dedication per Master Street Plan		
FEES-IN-LIEU:	N/A	
REQUEST: Large-Scale Development Project approval		
AUTHORITY:	Article III of Chapter 14, Rogers Code of Ordinances	

#### VICINITY MAP



This report may not reflect all information, documents, or other materials made available to officials during discussion and public input. Staff recommendations are based on technical review of City code and materials provided by the applicant at time of submittal.

#### **BACKGROUND**

- The developer intends to build a 7,635-sf restaurant on 1.54± acres.
- The site is not located within a PUD. Surrounding properties are zoned C-2 or in accordance with the Uptown Zoning Plan.
- The project has gone through the technical review process, and all revisions requested by staff have been completed and approved with the exception of requested waivers. RWU has issued conditional approval.

#### STAFF REVIEW

#### ENGINEERING REVIEW:

- 1) Access Management: The proposed development meets all City access management standards per Sec. 14-260.
- 2) Stormwater and Water Quality:
  - a) <u>Stormwater Management</u>: The site is served by an existing off-site regional retention facility with adequate capacity for the proposed improvements.
  - b) Water Quality: Water quality will be served by the existing off-site regional retention facility with adequate capacity for the proposed improvements.
- 3) Required Public Improvements:
  - a) <u>Street Pavement and Condition</u>: The site is located on J. B. Hunt Drive and is classified on the Master Street Plan as a collector street and constructed as a 3-lane road with curb and gutter, and streetlights.
  - The roadway pavement is not in substandard condition and does not require improvements.
  - b) Connectivity Standards: No connectivity streets or street stub-outs are required as part of this development.
  - c) Streetscape:
    - i) <u>Right-of-Way</u>: The applicant requests a <u>WAIVER</u> to Sec. 14-608(1) for the requirement to dedicate right-of-way per the Master Street Plan collector street typical section. See applicant's waiver request letter.
    - ii) Sidewalks and Sidepaths: 6' sidewalk with minimum 6' greenspace to be provided.
    - iii) Trails: No trail construction is required on this site.
    - iv) <u>Streetlights</u>: Street lights installed prior to this development along the east half of J.B. Hunt Drive. No additional streetlights are required.
    - v) Street Trees: Street trees to be provided within the right-of-way along J.B. Hunt Drive.
- 4) <u>RECOMMENDATIONS</u>: The proposed project meets all engineering review requirements for a large scale development subject to the following waiver requests:
  - a) Approve waiver to Sec. 14-608(1) for the requirement to dedicate right-of-way per the Master Street Plan collector street typical section. Per Sec. 14-46(c)(3)d. "Other available means or factors indicate an absence of need, including future need." Approximately 68' of right-of-way was dedicated prior to this development, minimum 70' required. All existing streetscape elements are contained within the existing right-of-way and there are no plans for future street improvements by the City. This is also consistent with the right-of-way dedicated along the remaining section of J.B. Hunt Drive.

DEREC BASS, Planning Engineer City of Rogers Engineering Division LANCE JOBE, City Engineer City of Rogers Engineering Division

#### PLANNING REVIEW:

- 1) Land Use:
  - a) Comprehensive Growth Map: The proposed use is consistent with the CGM, though the conventional site layout does not necessarily reflect the goals of encouraging high-intensity growth within the Uptown Regional Center area. However, the proposed use is permitted by-right under C-2 zoning. The large-scale development process does not trigger the requirement to bring the property into zoning compliance with the Uptown Zoning Plan in this case.
  - b) Zoning District: The proposed development meets the intent of the C-2 zoning district per Sec. 14-709(a).
- 2) Development Standards: The site plan conforms to all development standards and requirements per Sec. 14-709 and Article III.
  - a) Landscaping: All landscaping requirements have been met.
  - b) Parking: All vehicle parking requirements have been met.
  - c) Setbacks: All building disposition requirements have been met.
  - d) Screening: N/A since not adjacent to residential use.
- 3) <u>Views of Others</u>: No supporting or opposing comments have been received by the Planning Division.

4) <u>RECOMMENDATIONS</u>: The proposed project meets all planning review requirements for a large-scale development subject to the following recommendations:

a) Consider request with regard to land-use compatibility and the health, safety, and general welfare of the public.

b) Approve LSDP.

ETHAN HUNTER, Planner III City of Rogers Planning Division LORI ERICSON, Planning Administrator City of Rogers Planning Division

#### SUGGESTED MOTION:

- 1) Motion to **approve**, **deny**, or **table** the Large-Scale Development Project contingent upon all conditions and recommendations listed in the staff report, and with the following actions for the requested waivers:
  - Approve waiver to Sec. 14-608(1) for the requirement to dedicate right-of-way per the Master Street Plan collector street typical section.

#### **DIRECTOR'S COMMENTS**

1) Agree with recommendations and suggested motion.

JOHN C. McCURDY, Director

City of Rogers Department of Community Development

#### Tabs:

- 1. Large-Scale Development plans
- 2. Waiver letter
- 3. RWU conditional approval letter
- 4. Maps and/or photos





8 April 2019

City of Rogers 301 W Chestnut Rogers, AR 72756

Re:

Walk On.s

Crafton Tull Job # 19101500

Daniel P. Ellis

We are requesting the following waiver for the Walk On's LSDP.

• Dedicate the additional 2'of right-of-way for JB Hunt Drive.

JB Hunt Drive is already an improved collector street and meets the city's current standards. In addition, there are no plans to further improve JB Hunt Drive. The side path/trail section for this street has already been built along the east side.

For these reasons we feel is not necessary to dedicate the additional 2ft of right-of-way.

Should you have any additional questions, please feel free to contact us. Sincerely,

Daniel Ellis, P.E.

Senior. Vice President



### **ROGERS WATER UTILITIES**

"SERVING ROGERS - PROTECTING THE ENVIRONMENT"

March 26, 2019

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

Re:

Technical Advisory Committee Review Conditional Approval of Civil Plans Walk-On's

Dear Mr. Ellis:

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

- An RPZA backflow preventer is required to be installed in a heated space or frost-proof
  enclosure prior to any tees or branches in each irrigation service line. Refer to
  <a href="http://www.usc.edu/dept/fccchr/list.html">http://www.usc.edu/dept/fccchr/list.html</a> for the List of Approved Assemblies. Specify the
  make & model (including all prefixes & suffixes) size and orientation of the approved
  model on the Plans.
- 2. Note on the plans that RWU will construct the water meter service at the developer's expense.
- 3. Depict the tapping sleeve as "8 x 6" at the demarcation valve on Sheet C-103.
- 4. Depict the tapping sleeve as "8 x 6" and label the valve as the demarcation valve on Sheet C-203.
- 5. Remove the 6" gate valve at Stationing 2+05.59 on Sheet C-203.
- 6. Move the water services and fire line connection to a location near the end of waterline 2.
- 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. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
- E. A copy of the executed contract between the developer or general contractor and the utility contractor.
- F. Performance and payment bonds executed by the utility contractor.
- G. Three copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Brian Sartain, PE Utility Engineer

-

BS:VH

Attachment(s): Special Contract for Facilities Extension

# ( LEGEND (EXISTING SYMBOLS)

	SYMBOLS	LINEWORK	
0	FOUND IRON PIN	EASEMENT	
**	LIGHT POLE	=======================================	
Ø	POWER POLE	CURB	
ш	TELEPHONE PEDESTAL	INTERMEDIATE CONTOUR	—1206——  —
	TV PEDESTAL	INTERMEDIATE CONTOUR	
$\bigcirc$	MANHOLE	INDEX CONTOUR	<del></del> 1205 <del></del>
0	SANITARY SEWER CLEANOUT	SS	SS
$\triangle$	GAS METER	CANITADY CEWED LINE	
$\triangleright\!$	GAS VALVE	GAS LINE G - G -	—— —— G —
	STORM SEWER PIPE	W	
	DOWN GUY	WATER LINE (SPECIFY SIZE & TYPE)	
	WATER VALVE		JGT —
	FIRE HYDRANT ASSEMBLY	UNDERGROUND TELEPHONE	A.A.
	AIR RELEASE VALVE	UNDERGROUND ELECTRIC	W
Ą.	FIRE DEPARTMENT CONNECTION	——————————————————————————————————————	
$\bigcirc$	WATER METER	OVERHEAD ELECTRIC	11
$\otimes$	SPRINKLER HEAD	UGTV	—— UGTV ———
E	ELECTRIC PEDESTAL	UNDERGROUND TELEVISION	
	GRATED INLET	OVERHEAD TELEVISION	—— OHTV ——
(E======) F==============================		CHAIN LINK FENCE	
	DROP INLET	WOOD FENCE	//
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Sugar Sugar		BARBED WIRE FENCE	^
£ • 3	TREE		FO
- Ement		FIBER OPTIC	
	TREE TO BE REMOVED	RIGHT OF WAY	
XX		ROAD CENTERLINE	

# ( LEGEND (CONSTRUCT)

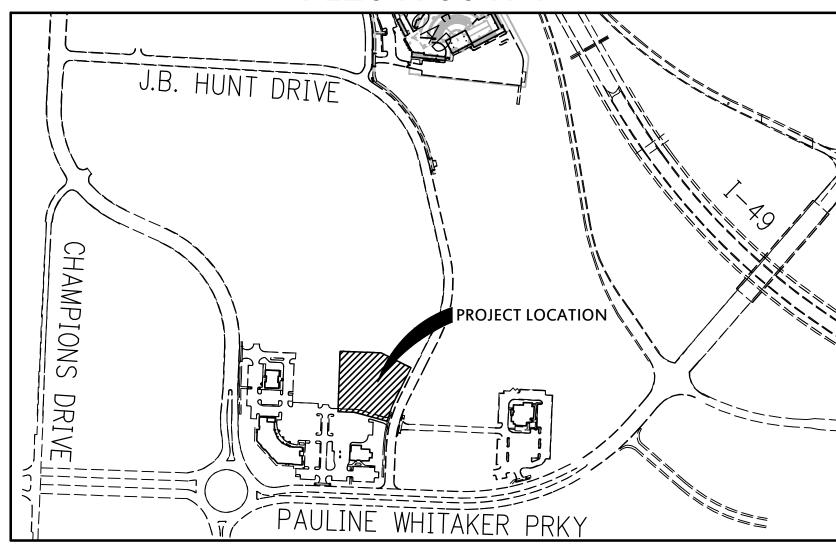
<u>SYMBOLS</u>	LINEWORK
SET IRON PIN LIGHT POLE	EASEMENT
POWER POLE	CURB
TELEPHONE PEDESTAL TV PEDESTAL	INTERMEDIATE CONTOUR  1206  1205
MANHOLE SANITARY SEWER CLEANOUT	INDEX CONTOUR ————————————————————————————————————
GAS METER GAS VALVE	SANITARY SEWER LINE
STORM SEWER PIPE STRUCTURE NUMBER	GAS LINE W-
WATER VALVE FIRE HYDRANT ASSEMBLY	WATER LINE  UGT
AIR RELEASE VALVE	UNDERGROUND TELEPHONE
FIRE DEPARTMENT CONNECTION WATER METER	OVERHEAD ELECTRIC
BACK FLOW PREVENTER REDUCER	FIBER OPTIC
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN	UNDERGROUND TELEVISION UGTV
SHEET)  CIRCULAR DROP INLET,	OVERHEAD TELEVISION OHTV OHTV
GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN	CHAIN LINK FENCE
SHEET)	WOOD FENCE  X X X X X
	BARBED WIRE FENCE
	BUILDING SET BACK
sas One Call	PROPERTY LINE

ROAD CENTERLINE

# WALK-ON'S

# ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS PL201900171







# 🚓 COVER SHEET; GENERAL NOTES

- 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
- 2. 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.
- 4. 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. 6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A

DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR

SPECIFICATIONS. 7. 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.

B. 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 IOTICES: 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
- 10. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 11. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- 12. IF THE PROJECT COST EXCEEDS \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC 14-228(6).

# PROPERTY DESCRIPTION

LOT 3F3 AND PART LOT 3D1 OF PINNACLE HEIGHTS, AS PER PLAT RECORD L201907710 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE SOUTH LINE THEREOF N73°15'41"W 114.00 FEET; THENCE ALONG THE SOUTH LINE THEREOF 28.34 FEET ALONG A CURVE TO SITE DEVELOPER: THE LEFT WITH A RADIUS OF 112.50 FEET AND A LONG CHORD OF

THENCE ALONG THE SOUTH LINE OF SAID LOT 3F3 AND SAID LOT 3D1 N87°41'47"W 71.90 FEET;

THENCE LEAVING SAID SOUTH LINE NO2°18'13"E 256.23 FEET; THENCE S87°41'47"E 172.31 FEET TO THE NORTH LINE OF SAID LOT 3F3; THENCE ALONG SAID NORTH LINE S63°14'26"E 142.24 FEET TO THE

WESTERLY RIGHT-OF-WAY OF JB HUNT DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S26°45'34"W 135.67 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY 111.76 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 532.00 FEET AND A LONG CHORD OF S20°44'29"W 111.55 FEET TO THE POINT OF BEGINNING, CONTAINING 1.54 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

# Sheet List Table

	SHOOL LIST TUDIC
SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-101	OVERALL SITE PLAN
C-102	SITE PLAN
C-103	UTILITY PLAN
C-104	GRADING PLAN
C-105	EROSION CONTROL PHASE I
C-106	EROSION CONTROL PHASE II
C-107	PAVING PLAN
C-201	SANITARY SEWER LINE 1 P&P
C-202	STORM SEWER LINE 1 P&P
C-203	WATERLINE 1 P&P
C-204	WATERLINE 2 P&P
C-501	ROGERS MUNICIPAL DETAILS
C-502	STANDARD DETAILS SHEET 1 OF 3
C-503	STANDARD DETAILS SHEET 2 OF 3
C-504	STANDARD DETAILS SHEET 3 OF 3
C-505	EROSION CONTROL DETAILS 1 OF 2
C-506	EROSION CONTROL DETAILS 2 OF 2
WD-1	RWU WATER DETAILS
WD-2	RWU WATER DETAILS
SD-1	RWU SANITARY SEWER DETAILS
L-101	PLANTING PLAN
L-501	LANDSCAPE DETAILS
L-502	IRRIGATION DETAILS
L-503	IRRIGATION DETAILS

( UTILITY CONTACTS

WATER &SANITARY SEWER

ROGERS WATER UTILITIES

PHONE: (479)621-1142

BLACK HILLS ENERGY

1301 FEDERAL WAY

LOWELL, AR 72745

PHONE: (888) 890-5554

CARROLL ELECTRIC CO-OP

707 S.E. WALTON BLVD.

BENTONVILLE, AR 72712

PHONE: (479) 273-2421

FLOOD NOTE:

601 S. 2ND ST.

ROGERS, AR 72756

**TELEPHONE** 

PHONE: (844) 723-0252

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO

LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT

STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE

BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY

THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS

CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM

PANEL NUMBER 05007C0270K, EFFECTIVE DATE JUNE 5, 2012.

AT&T

BUILDING SETBACK:	FRONT SIDE (INTERIOR) SIDE (EXTERIOR) REAR	65' 15' 45' 15'
SITE AREA:	1.54 AC. (66,940	SQ.FT.)
BUILDING SIZE:	7,635 SQ. FT.	
BUILDING HEIGHT:	24'-6 1/4"	
BUILDING TYPE:	RESTAURANT	
FINISHED FLOOR ELEVATION:	1294.5/1296	
ZONING:	C-2	
PROPERTY USAGE:	COMMERCIAL	
ADDRESS:	4044 SOUTH JB ROGERS, AR 7275	

HSG HOLDINGS LLC 3333 PINNACLE HILLS PARKWAY, SUITE 2 ROGERS, AR 72758

SUITE 1000 ROGERS, AR 72758

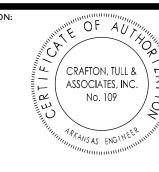
SITE ENGINEER: CRAFTON TULL DANIEL ELLIS P.E. ROGERS, AR 72756 479-636-4838

REQUIRED PARKING:

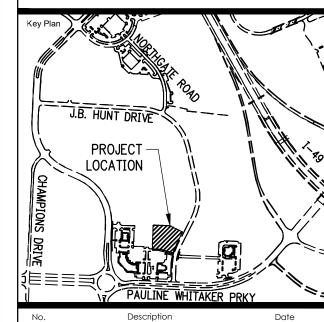
1 SPACE PER EACH 4 OCCUPANTS AT MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT: (293/4) + 23 = 97

PROVIDED PARKING: BIKE RACKS PROVIDED: 3 (HOLDS 6 BIKES) STANDARD STALLS:

901 N. 47th St., Suite 200 Rogers, Arkansas 72756 479.636.4838 † 479.631.6224 f



WALK-ON'S 4044 SOUTH JB HUNT DRIVE ROGERS, AR



  }   ∰	PAULINE WHITAKER PRI	// A (Y
No.	Description	
_		

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.

PRELIMINARY			
CHECKED BY:			
CONTACT: D. ELLIS			
ISSUE DATE: 02/12/19			
PROJECT NO: 19101500			

**DOCUMENT IS** PRELIMINARY IN **NATURE AND IS NOT** A FINAL, SIGNED AND SEALED DOCUMENT 2019 Crafton, Tull & Associates, Inc.

THIS

**COVER SHEET** 

C-001

Arkansas One C Know what's **below**. **Call** before you dig.

(X-X)

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3F3 OF SAID PINNACLE

N80°28'44"W 28.27 FEET:

PROJECT INFORMATION

FDONT

OWNERS:

PINNACLE CORNER LLC 5100 JB HUNT DRIVE,

901 N. 47TH ST., SUITE 200

DANIEL.ELLIS@CRAFTONTULL.COM CHRIS McJUNKINS 5500 BANKERS AVE BATON ROGUE, LA 70808

MACK@BEAUBOX.COM

ADA REQUIRED STALLS = 4

1 BIKE RACK PER 20 AUTOMOBILE STALLS: 96/20 = 5 BIKE RACKS TOTAL REQUIRED = 101 PARKING STALLS

ADA STALLS: TOTAL STALLS PROVIDED: 121 LOADING SPACES:



## REQUIRED PARKING:

1 SPACE PER EACH 4 OCCUPANTS AT MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT: (293/4) + 23 = 97

ADA REQUIRED STALLS = 4

1 BIKE RACK PER 20 AUTOMOBILE STALLS: 96/20 = 5 BIKE RACKS

TOTAL REQUIRED = 101 PARKING STALLS

### PROVIDED PARKING:

BIKE RACKS PROVIDED: 3 (HOLDS 6 BIKES)
STANDARD STALLS: 117
ADA STALLS: 4
TOTAL STALLS PROVIDED: 121
LOADING SPACES: 1

# BUILDING SETBACKS:

ZONING: C-2
FRONT 65'
SIDE (INTERIOR) 15'
SIDE (EXTERIOR) 45'
REAR 15'

# LEGEND (CONSTRUCT)

ROAD CENTERLINE

## <u>SYMBOLS</u> <u>LINEWORK</u>

● SET IRON PIN

LIGHT POLE

# CURB & GUTTER BUILDING SET BACK

RIGHT OF WAY
PROPERTY LINE

# LEGEND (EXISTING SYMBOLS)

## **SYMBOLS**

FOUND MAG NAIL

☆ LIGHT POLE

● SET MAG NAIL

RIGHT OF WAY

CALCULATED

ROAD CENTERLINE

**LINEWORK** 

CRAFTON, TULL & ASSOCIATES, INC. No. 109

One of the control of th

901 N. 47th St., Suite 200 Rogers, Arkansas 72756

www.craftontull.com

479.636.4838 † 479.631.6224 f

CERTIFICATE OF AUTHORIZATION:

# SITE NOTES

- 1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS
- 2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA
- STANDARDS.

  3. 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.
- 4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- 5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
- 6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO

ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE

- RESTRICTIVE.

  8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED
- PRIOR TO CONSTRUCTION START.

  9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND
- PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.

  10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY

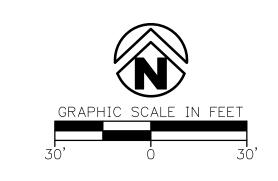
VEHÍCULAR TRAFFIC TO AND FROM THE SITE.

AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND

CURVE TABLE						
	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
	ra	28 34'	112 50'	14°26'06"	N80° 28' 44"W	28 27'

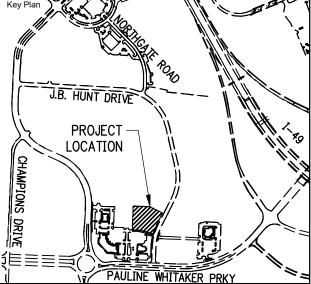
C10 | 111.76' | 532.00' | 12°02'10" | N20° 44' 29"E





WALK-ON'S

4044 SOUTH JB HUNT DRIVE
ROGERS, AR



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PROJECT NO: 19101500
ISSUE DATE: 02/12/19
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY
PLANS

PLANS

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DOCUMENT

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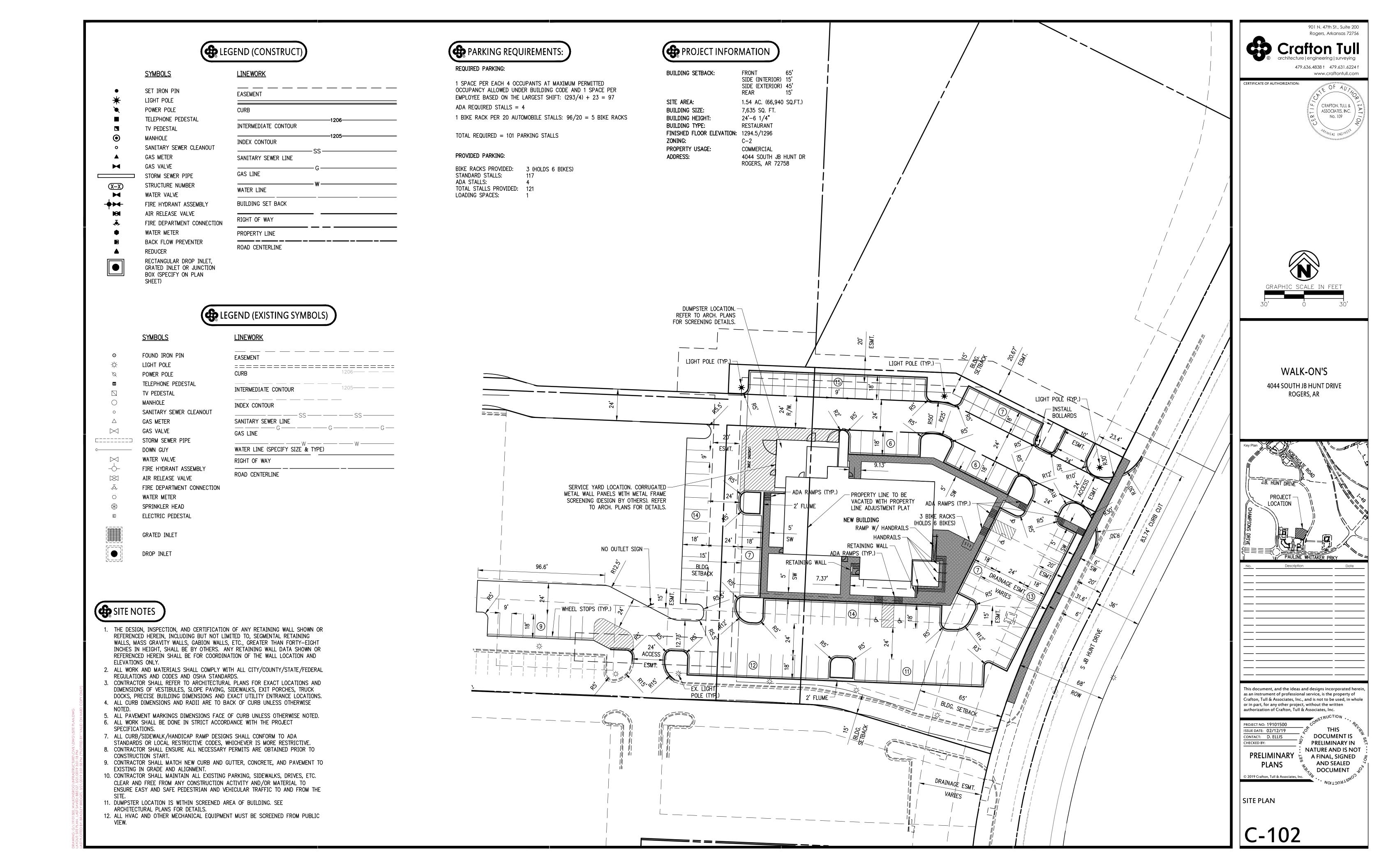
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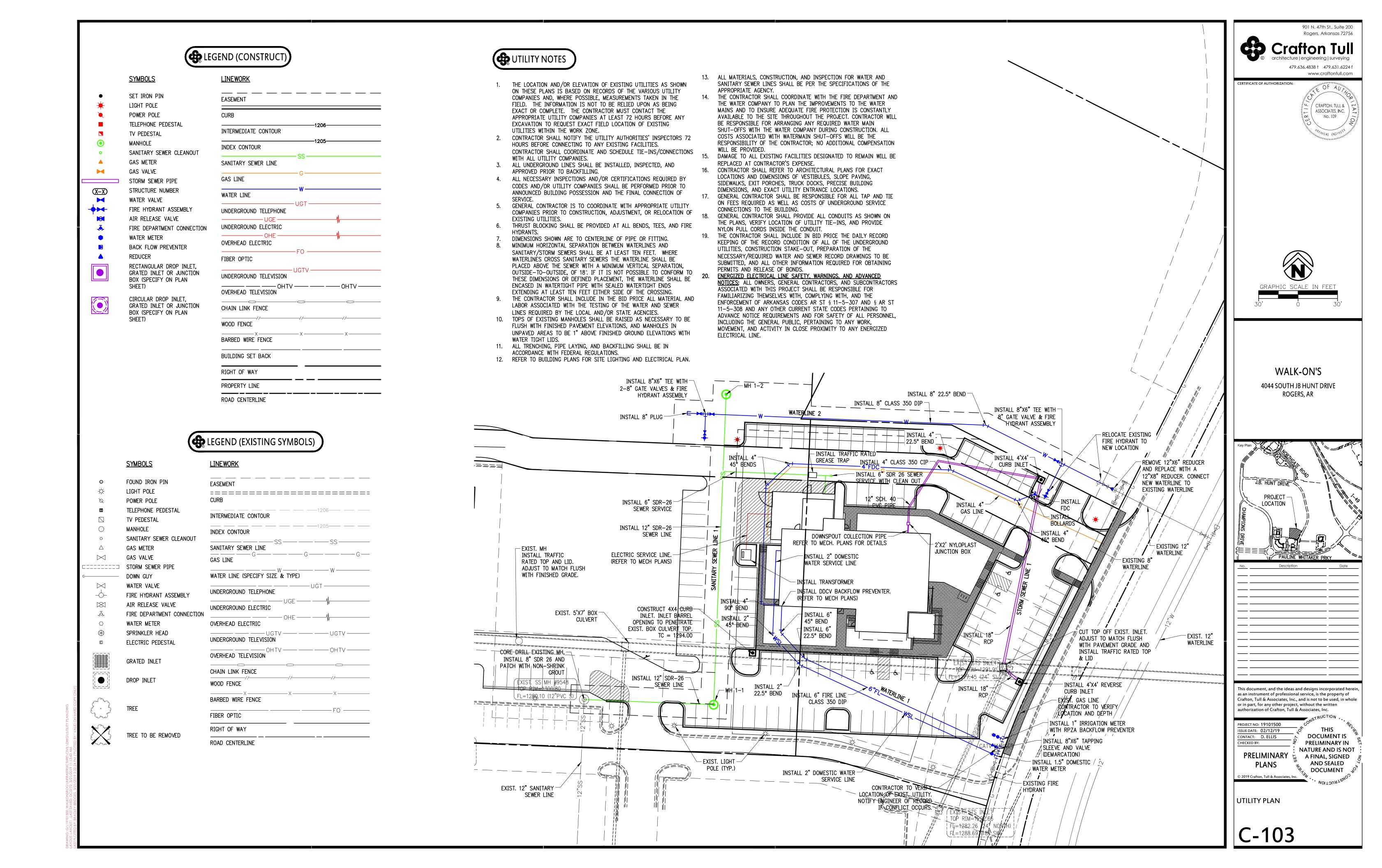
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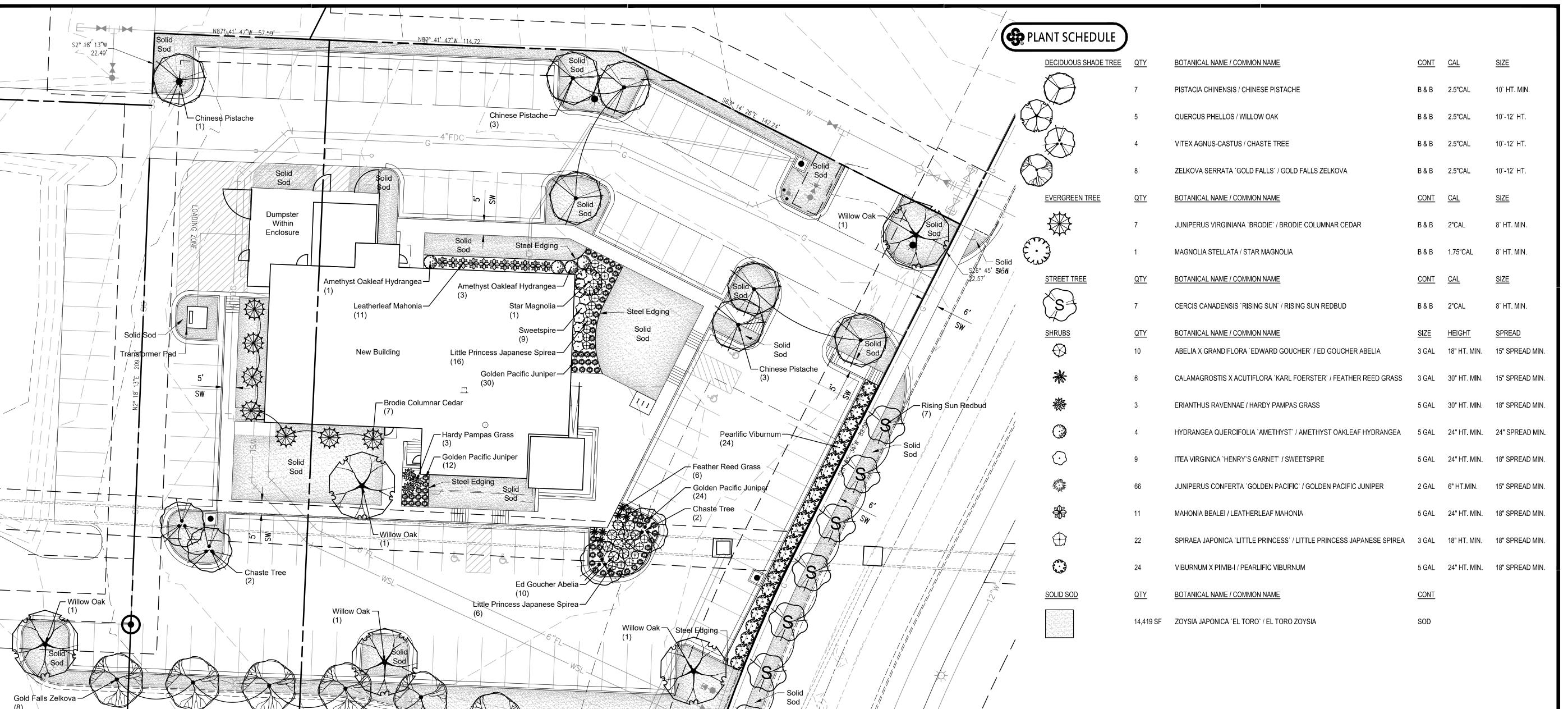
OVERALL SITE PLAN

C-101

LAYOUT: OVERALL SITE PLAN , LAST SAYED: DC5172, 3/21/2019 11:07:11 AM LAST PLOTTED BY: BRADLEY BRIDGES, 3/21/2019 3:20:42 PM ("PLOTTED BY:" VALID ON HARD COPY ONLY)







( LANDSCAPE NOTES

CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE

N87° 41′ 47″W 71.90′

- AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
- 4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
- 5. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON
- 6. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
- 7. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" DOUBLE GROUND SHREDDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
- 8. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED. 9. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR
- INSTALLATION. 10. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERMUDA GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE: IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
- 11. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.

12. ALL SOD ON 4:1 SLOPES OR GREATER SHALL BE STAPLED IN PLACE.

13. LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED. LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.

14. ALL TREES MUST BE PLANTED AT LEAST 10' FROM ANY UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, AND DRAINAGE LINES. LINES MUST BE FIELD LOCATED TO INSURE THERE IS NO CONFLICT.

15. NO PLANTINGS SHALL BE WITHIN 10' OF THE DOORS OF GROUND MOUNTED TRANSFORMERS AND ELECTRICAL GEAR.

# MAINTENANCE NOTES

- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER FOR A <u>WARRANTY PERIOD OF THREE YEARS</u>. A LETTER OF WARRANTY GUARANTEE FROM THE OWNER MUST BE PROVIDED TO THE CITY OF ROGERS FOR FINAL APPROVAL AND CERTIFICATE OF
- AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING
- CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST
- EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. 4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE
- 5. LIVING MATERIALS, SUCH AS LAWN. GRASS OR HERBACEOUS GROUNDCOVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

# PLANTING REQUIREMENTS

JB HUNT DRIVE = 222 LF / 30 = 7 TREES

TOTAL DEVELOPMENT DISTURBED AREA = 66,942 SQ.FT. / 1000 = 67 PLANTS

= 32

67 PLANTS \* 25% = 17 TREES 67 PLANTS \* 75% = 50 SHRUBS

TOTAL TREES REQUIRED

TOTAL SHRUBS PROVIDED

INTERIOR PARKING SPACES = 96 / 15 = 7 TREES

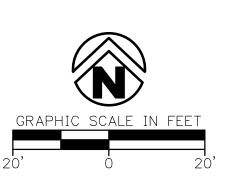
TOTAL REQUIRED SHRUBS = 50 TREES PROVIDED: STREET TREES PROVIDED SITE TREES PROVIDED DECIDUOUS **EVERGREEN** PARKING TREES PROVIDED =15 TOTAL TREES PROVIDED SHRUBS PROVIDED: 5 GALLON SIZE =51 =104 SMALLER SIZE

**Arkansas One Call** 

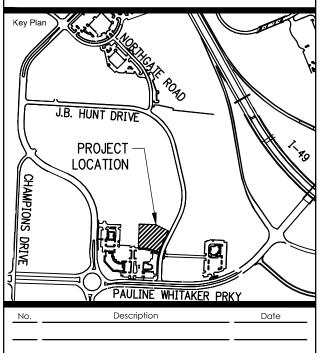
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WALK-ON'S 4044 SOUTH JB HUNT DRIVE ROGERS, AR



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**DOCUMENT IS** CONTACT: D. ELLIS **PRELIMINARY** PLANS

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PLANTING PLAN

L-101