

May 9, 2024

ITEM NO.: 5

FILE NO.: S-1963

NAME: King's Crossing Phase 1 – Preliminary Plat

LOCATION: Southeast of the south end of Copper Drive

DEVELOPER:

Layman Lane 6, LLC
12521 Kanis Road
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Copper Run 6, LLC – Owner
Joe White and Associates, Inc. – Agent

SURVEYOR/ENGINEER:

Joe White and Associates, Inc.
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 4.11 acres NUMBER OF LOTS: 18 FT. NEW STREET: 760 LF

WARD: 5 PLANNING DISTRICT: 18 CENSUS TRACT: 42.07

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 4.11 acres of property into 18 lots for single family residential development. The property is zoned R-2 and will be accessed via White Oak Circle/Copper Drive, through Copper Run Subdivision Phase 6.

B. EXISTING CONDITIONS:

The property is undeveloped and wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property abutting the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
2. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
3. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
4. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
5. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).

7. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
8. Per City Code 31-89 (5) for a preliminary plat, a storm drainage preliminary analysis is required showing drainage data for all watercourses entering and leaving the plat boundaries. The storm drainage analysis shall be prepared in sufficient detail to illustrate the proposed system's capability of accommodating storm events as required by the stormwater management and drainage manual. The preliminary plat shall also show drainage arrows indicating how drainage arrives at the site and drainage arrows how it leaves the site post development. Indicate where the storm sewer pipes and curb inlets are located within the development also. Additionally, provide profile and cross-sectional views of the detention structure outlet/spillway and detention calculations for the 25- and 100-year storm for the proposed detention pond/structure. Delineation of the drainage areas pre and post construction with respective discharges via rational method shall also be shown. The preliminary plat shall also contain all information as outlined in City Code Sec. 31-89 and 31-90.
9. Per City Code 31-434, a 50% maintenance bond for all street and stormwater infrastructure constructed within the public right of way shall be submitted to Department engineering staff prior to recording the final plat. Before the 50% maintenance bond can be accepted, a contract unit bid price for every street and stormwater infrastructure construction item within the public right of way shall be submitted to Department engineering staff for review and approval.
10. Per City Code 31-117, as built stormwater drainage infrastructure information/data shall be submitted prior to recording of the final plat. This information shall include but not limited to: pipe inverts, length of pipe, size of pipe, type of pipe, and type of inlets.
11. Per City Rev. Code 31-403 the Department requires street lighting plans to be submitted to the Department for review and approval before filing and recording of the final plat for the subdivision. The street lighting plans required shall include conduit and pull/junction box locations, street luminaire locations and mounting heights, wire sizes, current photometric data for the proposed fixtures, and subdivision street photometrics using the proposed fixtures that meet AASHTO Roadway Lighting Design Guide standards.
12. Department engineering staff are required to perform a final inspection of all street and stormwater infrastructure construction within the public right of way. City maintenance of the street and stormwater drainage infrastructure within the public right of way cannot officially begin until final acceptance by Department engineering staff. This needs to be completed and accepted by Department engineering staff prior to recording of the final plat.

13. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
14. Street design standards shall comply with the latest version of the *AASHTO A Policy on Geometric Design of Highways and Streets*, City's Master Street Plan (2018), and City's Standard Details for street and drainage facilities improvements (2015).
15. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
16. Street pavement, sidewalks, curb and gutter, curb inlets, junction boxes, accessible ramps, and storm sewer infrastructure shall comply with City's specifications for construction as outlined in City Code Chapters 30.
17. Submit a clearer, legible preliminary plat for staff's review.
18. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Submit the wastewater infrastructure plans to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: No objections to the preliminary plat.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant**. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade**. **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading**. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Master Street Plan:

Copper Dr is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Copper Dr is not shown on the Master Bike Plan Map with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to subdivide 4.11 acres into 18 lots for single family residential development. The property is zoned R-2 and is currently undeveloped and wooded. The property will be accessed via White Oak Circle/Copper Drive, through Copper Run Subdivision Phase 6. This proposed subdivision will be developed in one (1) phase.

The proposed subdivision will have a minimum lot size of 6,000 square feet and average lot sizes of 50 feet by 120 feet and 62.5 feet by 125 feet. The subdivision will contain approximately 760 linear feet of new streets. Sidewalks will be located along White Oak Circle and Ironwood Way. A temporary turn-around will be located at the south end of White Oak Circle.

The applicant proposes the following minimum building setbacks for the subdivision:

Front – 25 feet

Rear – 25 feet

Sides – 10-% of the average lot width

The applicant is requesting no variances with this preliminary plat application.

To staff's knowledge there are no outstanding issues associated with the proposed preliminary plat. Staff is supportive of the proposed preliminary plat. The proposed single family subdivision should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested preliminary plat, subject to compliance with the comments and conditions noted in paragraphs D and E, and the staff analysis, of the agenda staff report.