



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

**PLANNING COMMISSION MEETING AGENDA
AUGUST 2, 2022
5:00 PM**

**DATE: AUGUST 2, 2022
LOCATION: CITY HALL, 301 W. CHESTNUT STREET
COMMITTEE SESSIONS: 4:30 PM
REGULAR SESSION: 5:00 PM
ONLINE VIEWING: https://us02web.zoom.us/webinar/register/wn_xgfcM7h8rxmj_qgvxy8iaa**

COMMITTEE SESSSIONS

DEVELOPMENT REVIEW COMMITTEE - 4:30 PM, COMMUNITY ROOM

- 1. LSDP: BELLVIEW URBAN CENTER**
- 2. PRELIMINARY PLAT: MEADOW BROOKE SUBDIVISION, PHASE 1**

PLANS & POLICIES - 4:30 PM, COMMITTEE ROOM NO. 1

- 1. PUBLIC HEARING REQUEST: LAWSON CGM REVISION**
- 2. CUP: GARAGE SUITES OF ARKANSAS**

REGULAR SESSION 5:00 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. July 19, 2022

REPORTS FROM STAFF:



DEPT. OF COMMUNITY
DEVELOPMENT
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301 W. CHESTNUT
PHONE: (479) 621-1186
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REPORTS OF BOARDS AND STANDING COMMITTEES:

CONSENT AGENDA:

OLD BUSINESS:

PUBLIC HEARING:

1. Rezone: The Fields at Pinnacle

A request by Hatfield Whalen Land, LLC for The Fields at Pinnacle to rezone 29.45 acres at the northwest corner of W. Northgate Rd. and S. Champions Drive from a mix A-1 (Agricultural), C-2 (Highway Commercial), C-3 (Neighborhood Commercial), RMF-31B (Residential Multifamily, 31 units per acre, rentals), U-COM (Uptown Commercial Mixed Use), and U-NBT (Uptown Neighborhood Transition) under a Planned Unit Development to just the U-COM (Uptown Commercial Mixed Use) and U-NBT (Uptown Neighborhood Transition) zoning districts.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Chris Bakunas*

2. CUP: Garage Suites of Arkansas

A request by Garage Suites of Arkansas for a Conditional Use Permit to allow the use "Vehicle Storage" at 5911 W. Venture Park Blvd. in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Chad Caletka*

NEW BUSINESS:

1. LSDP: Bellview Urban Center

A 29,710 sf, two-story building proposed as the final phase of development at 2223 S. Bellview Road on 1.23 acres in the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Ali Karr, Crafton Tull*

2. PRELIMINARY PLAT: Meadow Brooke Subdivision, Phase 1

An 86-lot single-family subdivision proposed on 19.3 acres on the west side of S. Bellview Road at W. Amour Drive in the N-R (Neighborhood Residential) zoning district.

- *STAFF: Amber Long*



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- *REPRESENTED BY: Patrick Foy, Halff*

ADJOURN:



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
August 2, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – THE FIELDS AT PINNACLE
PL202200644

STAFF: NICHOLAS LITTLE, PLANNER II (nlittle@rogersar.gov)

REQUEST DETAILS

ADDRESS/PARCEL:	NW Corner of W Northgate Road and S Champions Drive 02-01671-090, 02-01671-094, 02-01671-093
TOTAL AREA TO BE REZONED:	±29.45 acres
CURRENT ZONING:	Planned Unit Development (U-NBT, U-COM, C-2, C-3, A-1, RMF-31B)
PROPOSED ZONING:	U-COM (Uptown Commercial Mixed Use), U-NBT (Neighborhood Transition)
APPLICANT/REPRESENTATIVE:	Chris Bakunas, PLA – McClelland Consulting Engineers, Inc.
PROJECT OWNER/DEVELOPER:	Hatfield Whalen Land, LLC
PROPERTY OWNER:	Hatfield Whalen Land, LLC
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map. U-COM and U-NBT are allowed zoning districts within the Regional Center Growth Designation at this location. The proposed U-NBT buffer doesn't reach as far east as the Uptown Zoning Plan outlines, but the proposed depth of the U-NBT buffer is adequate for protecting neighboring single-family residential developments from the higher intensity urban development that is allowed in U-COM zoning.

Community Development recommends **tabling** of this request. The applicant did not notify neighbors at least 15 days prior to the public hearing.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:
Regional Center (Uptown).
- b) Growth Designation Character:
Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land (CGM Page 1).
- c) Base Density:
N/A.
- d) Max Density:
N/A.
- e) Allowed Zoning Districts:
COR, COM, IA, NBT, U-COR, U-COM, U-ENT, U-NBT.

2. ZONING:

- a) 1) U-NBT (Neighborhood Transition)
The purpose and intent of the U-NBT zoning district is “to provide medium- to high-density residential infill between the other URDC zones and surrounding existing residential neighborhoods. U-NBT development is typically characterized by residential structures that are single-family, 2- to 3-stories, with very small or zero side setbacks, such as brownstones, townhomes, garden homes, or similar housing types that normally feature front on-street parking and rear- or side-entry garages.” (Sec. 14-732(1.1)(a)(iv))

2) U-COM (Uptown Commercial Mixed Use)
The purpose and intent of the U-COM is “to allow relatively dense, pedestrian-friendly, primarily commercial mixed-use development that retains many of the characteristics of the U-COR zone while allowing more flexibility with respect to building disposition, single-use form, off-street parking options, and increased setbacks. U-COM attains increased density over traditional, single-use (strip mall or office park) form through shared parking and maximum parking requirements, shared access, maximum setbacks, pedestrian connectivity between adjacent properties, the use of boulevards, and public spaces.” (Sec. 14.732(1.1)(a)(ii))
- b) General Findings:
The subject property, which is currently undeveloped greenfield, has multiple zonings, due to a PUD that was approved and adopted in 2017. The property is designated for Regional Center growth, and more specifically, designated for U-COM and U-NBT zoning by the Uptown Regional Center Zoning Plan. The property is flanked on its east side by C2-CU zoning. Directly to the south, U-COM, C-2 and R-O zoning are present. Zoning to the north includes U-NBT and U-COM. The subject property shares its western border with Beau Chene Farms Subdivision, a single-family residential development with A-1 zoning. Staff finds this rezone to be an appropriate request, along with the proposed U-NBT buffer depth, due to its consistency with the CGM and the current neighborhood characteristics.

3. RECOMMENDATIONS:

- a) **Table** request until notification requirements are met.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

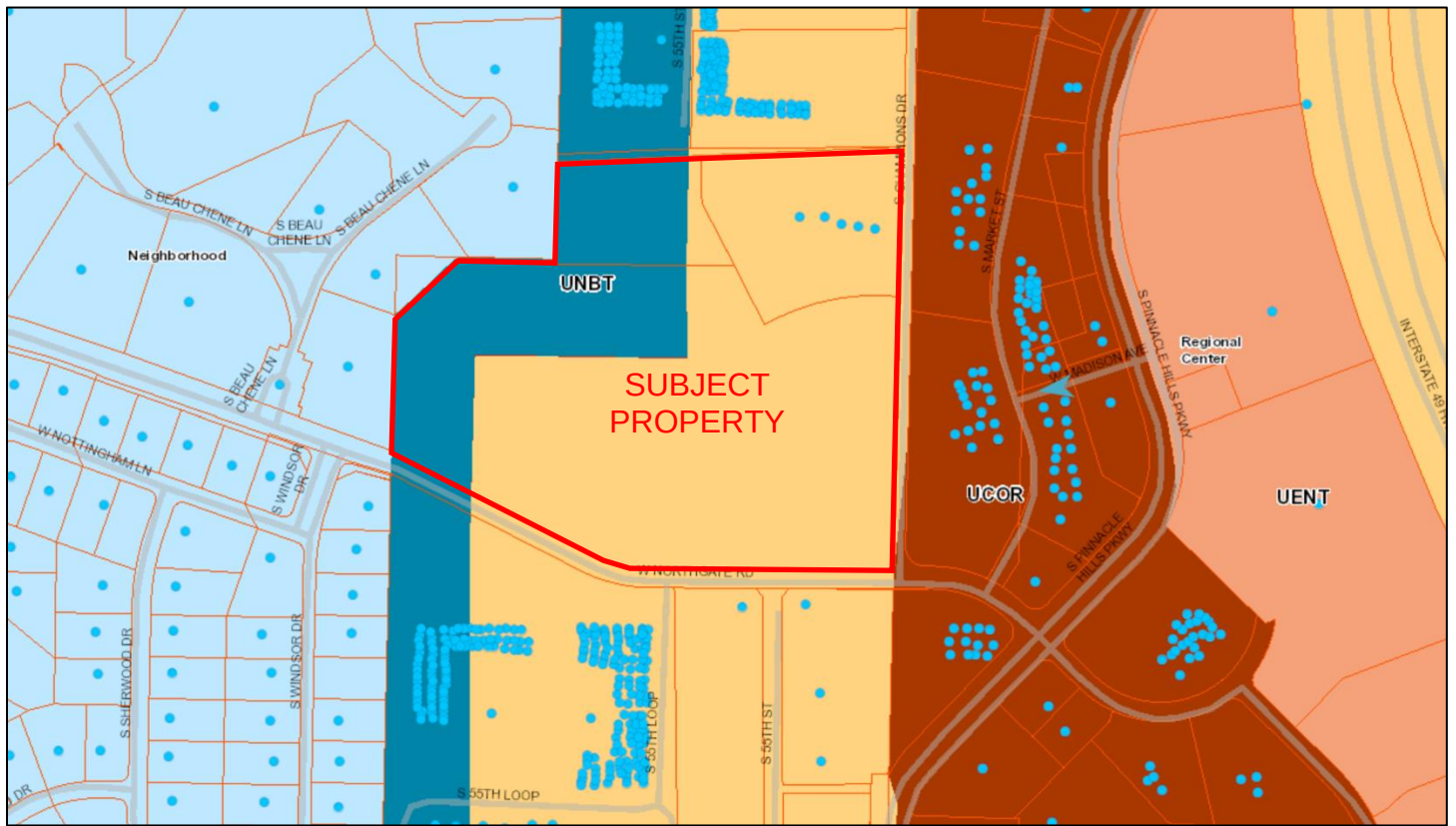
1. IF APPROVING AS PRESENTED:
Move to recommend City Council approval as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to recommend City Council approval subject to [conditions or contingencies].
3. IF DENYING:
Move to deny the request.
4. IF TABLING:
Move to table the request.

SUPPLEMENTS

1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

[illegible]

CGM VICINITY MAP



[illegible]



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

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: C-2, C-3, A-1 to U-COM; U-NBT
Permit Number: 22-33
CityView Application: PL202200644
Date: 7/11/2022

REZONE APPLICATION

APPLICANT: McClelland Consulting Engineers, Inc. The Fields at Pinnacle

ADDRESS: 1580 E. Stearns Street, Fayetteville, AR. 72703 SUITE #: _____

GENERAL LOCATION OF PROPERTY: N.W. corner of W. Northgate Road & S. Champions Drive

PARCEL NUMBER: 02-01671-090, 02-01671-094, and 02-01671-093

PHONE #: (479) 443-2377 EMAIL: cbakunas@mce.us.com

PROPERTY OWNER: Hatfield Whalen Land, LLC. PHONE #: (479) 619-6334

PRESENT USE: Open Field ZONING: PUD (C-3, C-2, U-COM, U-UNBT, RNF-31-B, A-1)

PROPOSED USE: Mixed-Use (Residential, Retail, and Restaurant) ZONING: U-CON & U-NBT

[Signature] 7.8.2022
Applicant Signature Date

Attachment Checklist:

- ☒ Legal description of property
- ☒ Parcel Number for property
- ☒ Applicant Certification
- ☒ Property Owner Affidavit
- ☒ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 7/11/2022 PUBLIC HEARING DATE: 8/2/2022 CERTIFIED MAIL DATE: 7/18/2022

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, HATFIELD WHALEN LAND LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

See attached.

LAYMAN'S DESCRIPTION:

W NORTHGATE RD/CHAMPIONS DR

PRESENT ZONING: A-1, U-NBT, C-3, U-COM, C-2, RMF- 31B

ZONING REQUEST: U-NBT & U-COM

Respectfully Submitted,

By: Chris Holt
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF WASHINGTON

Subscribed and sworn before me this the 25 day of JULY, 2022.

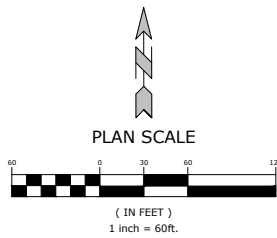
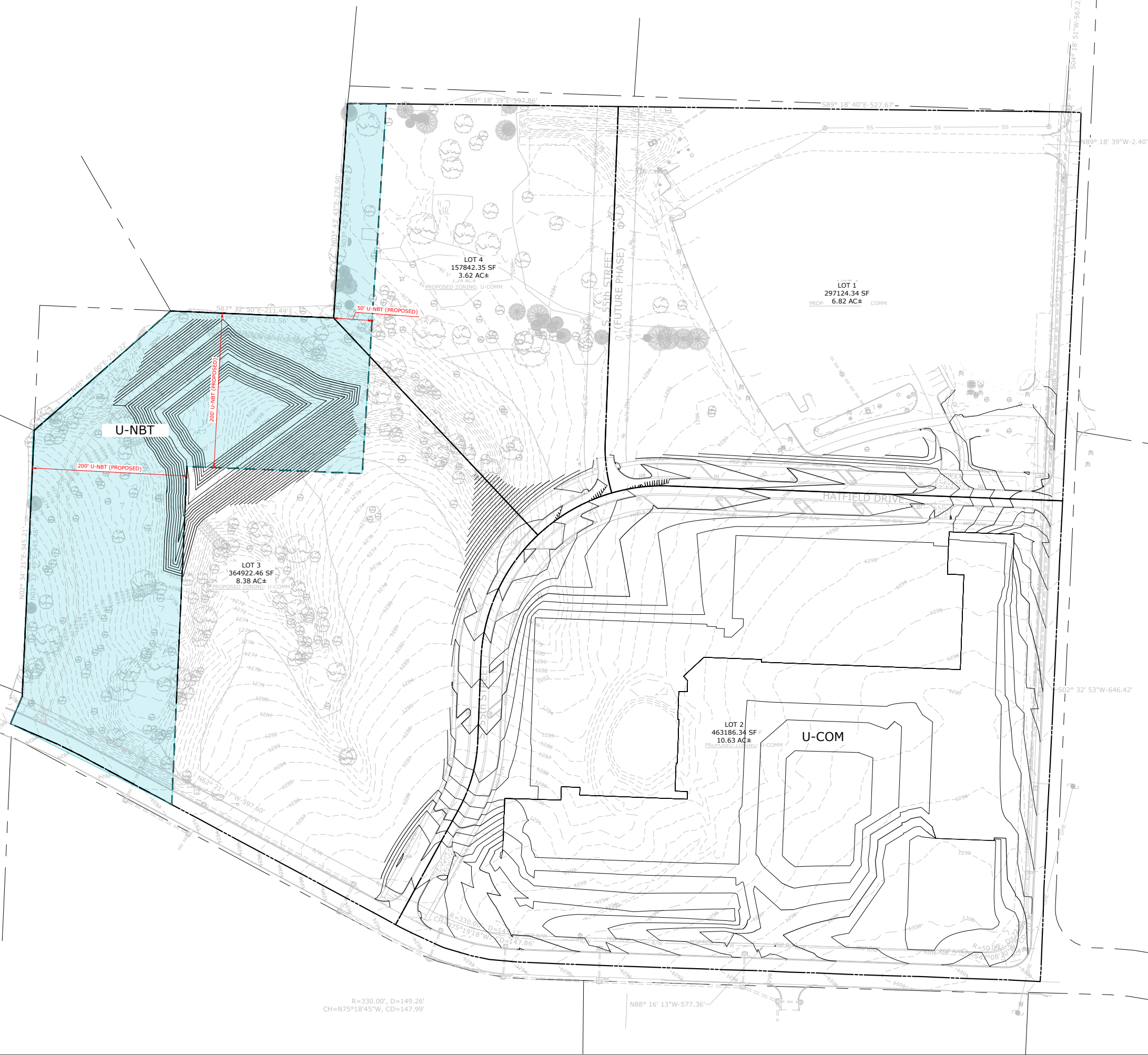



Notary Signature

Justin Taffner
Notary Name Printed

06-01-26
Commission Expires

W:\2022\22-2107 - Rogers, AR City Street And Public Utility Extensions\Design Drawings\Exhibits\Land Area Exhibit.dwg, PRINTED ON: July 8, 2022 @ 12:25 PM



MCE **McCLELLAND**
CONSULTING
ENGINEERS, INC.
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

THE FIELDS AT PINNACLE
STREET & UTILITY EXTENSIONS
W. NORTHGATE RD & S. CHAMPIONS DR.
ROGERS, AR



REVISIONS

REV DATE DESCRIPTION

REZONING
EXHIBIT

DESIGNED BY: JAD
DATE: 7/8/2022
SCALE: AS NOTED
DRAWN BY: JAD
REVISION: REV-1
JOB NUMBER: 22-2107



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 Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **August 2, 2022** at **5:00 p.m.** on the application by **The Fields at Pinnacle** to rezone **±29.45 acres at the NW corner of W. Northgate Rd. & S. Champions Dr.** from a mix of the **A-1** (Agricultural), **C-2** (Highway Commercial), **C-3** (Neighborhood Commercial), **RMF-31B** (Residential Multifamily, 31 units per acre, rentals), **U-COM** (Uptown Commercial Mixed Use), and **U-NBT** (Uptown Neighborhood Transition) zoning districts with a Planned Unit Development to the **U-COM** (Uptown Commercial Mixed Use) and **U-NBT** (Uptown Neighborhood Transition) zoning districts, the property being more particularly described as follows:

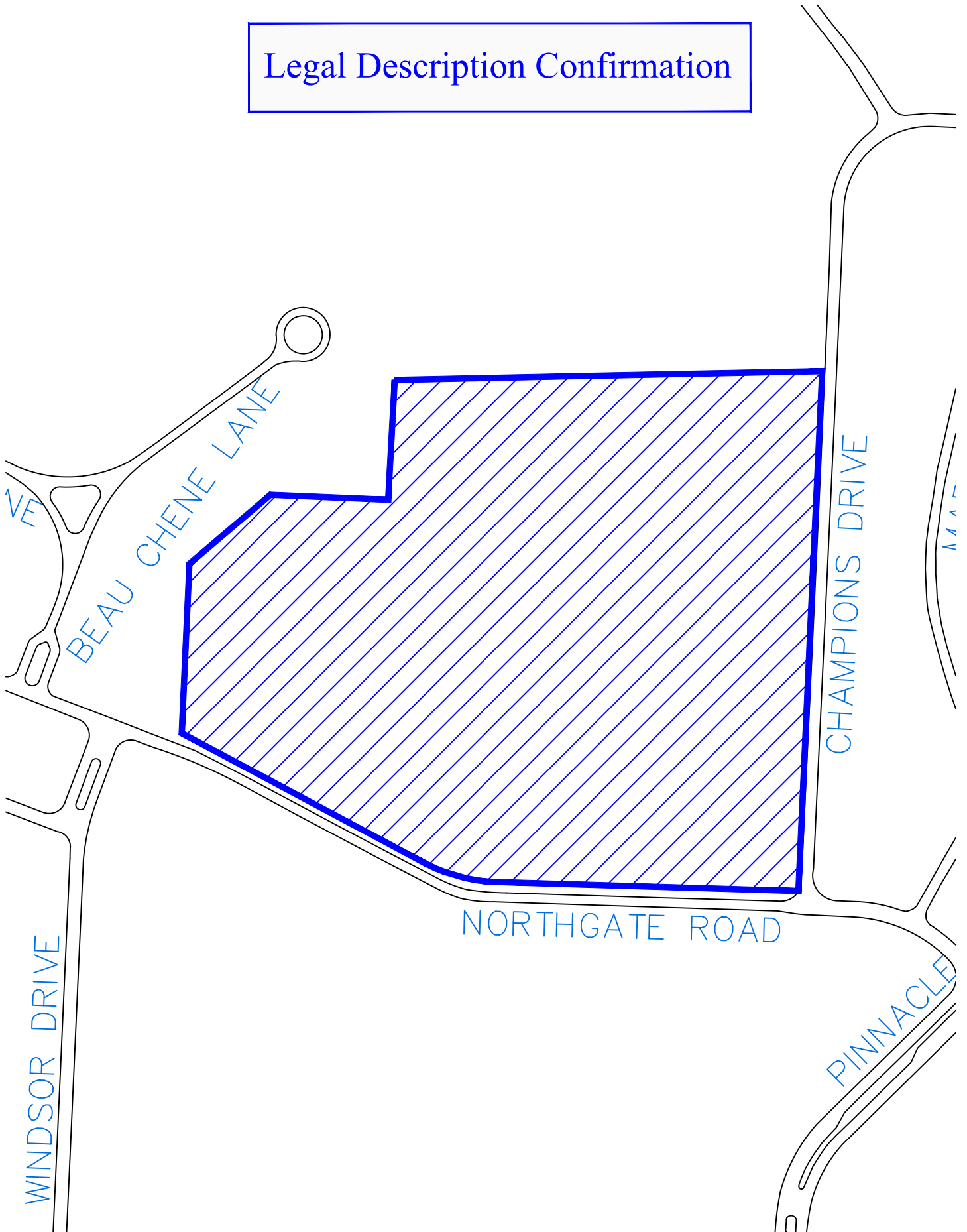
PROPERTY DESCRIPTION:

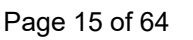
±29.45 acres at the NW corner of W. Northgate Rd. & S. Champions Dr.
Parcel Number: 02-01671-090; 02-01671-094; 02-01671-093

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday July 17, 2022**
BILL THE CITY OF ROGERS

Legal Description Confirmation







COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
AUGUST 2, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
CONDITIONAL USE PERMIT – GARAGE SUITES OF ARKANSAS
PL202200656

STAFF: ZACHERY BIRDSONG, PLANNER I (zbirdsong@rogersar.gov)

REQUEST DETAILS

PROJECT NAME:	Garage Suites of Arkansas
ADDRESS/PARCEL:	5911 West Venture Park Blvd. / 02-20038-000
PROPOSED USE:	Vehicle Storage
CURRENT USE:	Undeveloped
CURRENT ZONING:	C-2 (Highway Commercial)
APPLICANT/REPRESENTATIVE:	Chad Caletka
PROPERTY OWNER:	Venture Park LLC
NATURE OF REQUEST:	Approval of Conditional Use Permit
AUTHORITY:	Sec. 14-723, Rogers Code of Ordinances

SUMMARY

This request is to allow the use “Vehicle Storage,” which is conditional in the C-2 zoning district. The subject property is not zoned correctly per the Neighborhood Center Growth Designation.

Staff recommends **consideration** of this request subject to the following:

- That the units be for individual sale in a condominium-style fashion, as stated in the applicant’s letter.
- That no commercial sales or commercial vehicle repair be allowed.

STAFF REVIEW

1. CONSIDERATIONS PER SEC. 14-723(a)(3) and FINDINGS:

- a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?
 - The proposed use is conditional in C-2. The property is not zoned correctly per the CGM. The subject location is designated for C-3 zoning per the Neighborhood Center Growth Designation.
- b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?
 - The property is currently zoned C-2 in the Neighborhood Center Growth Designation. Existing zones of neighboring properties are commercial, residential, and agricultural.
 - The proposal states that units will be for individual sale. Owners will have the ability to individualize their unit and will have 24 hour access to their garage suite and the on-site clubhouse.
 - Minimal lighting and noise is expected to come about from this development.
 - This use would not be allowed by right or conditionally if the subject property were zoned correctly per the Comprehensive Growth Map. However, staff agrees with the applicant that the clubhouse provides a social emphasis for owners. The units will be owned rather than rented as well. Staff also finds that this development would add to the character of the neighborhood and provide a space for non-residential activities with a sense of community.
- c) Can all other zoning requirements be met?
 - All zoning requirements can be met.
- d) Will ingress and egress for the proposed use create a traffic hazard?
 - The vehicular traffic impact is not expected to be significant.

2. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:
Neighborhood Center.
- b) Growth Designation Character:
Mixed use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within ½ mile radius of each center and supports efficient multi-nodal transportation network. Goals include creating neighborhood character, conserving opportunity for non-residential opportunities, and providing accessibility to civic facilities, religious assembly, basic commercial services, and recreation (CGM Page 1).
- c) Allowed Zoning Districts:
C-3.

3. ZONING:

- a) C-2 (Highway Commercial):
The purpose and intent of the C-2 zoning district is “for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets,” (Sec. 14-709(a)).
- b) Use Definition:
“Vehicle Storage” is defined as “a secondary use classification encompassing repairs of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts is a secondary use classification encompassing exclusive storage of operative or inoperative vehicles.” Sec. 14-695(3)(nn)(1).

4. RECOMMENDATIONS:

- a) **Deny** request.

SUGGESTED MOTIONS

1. IF APPROVING:
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to approve the request subject to [conditions, contingencies, staff recommendations].
3. IF DENYING:
Move to deny the request.
4. IF TABLING:
Move to table the request.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

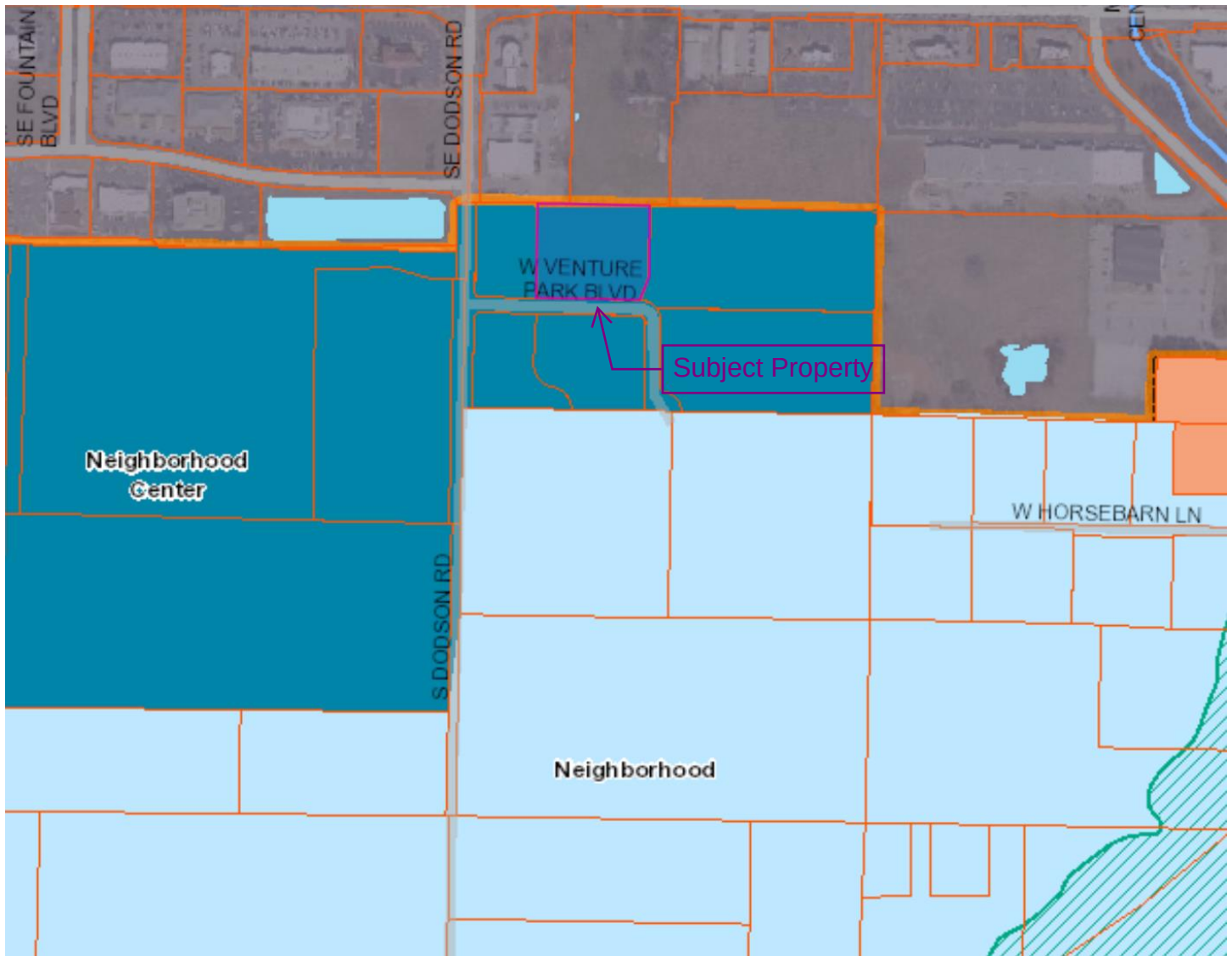
SUPPLEMENTS

1. Vicinity maps (aerial, CGM, zoning)
2. CUP application and required supplements

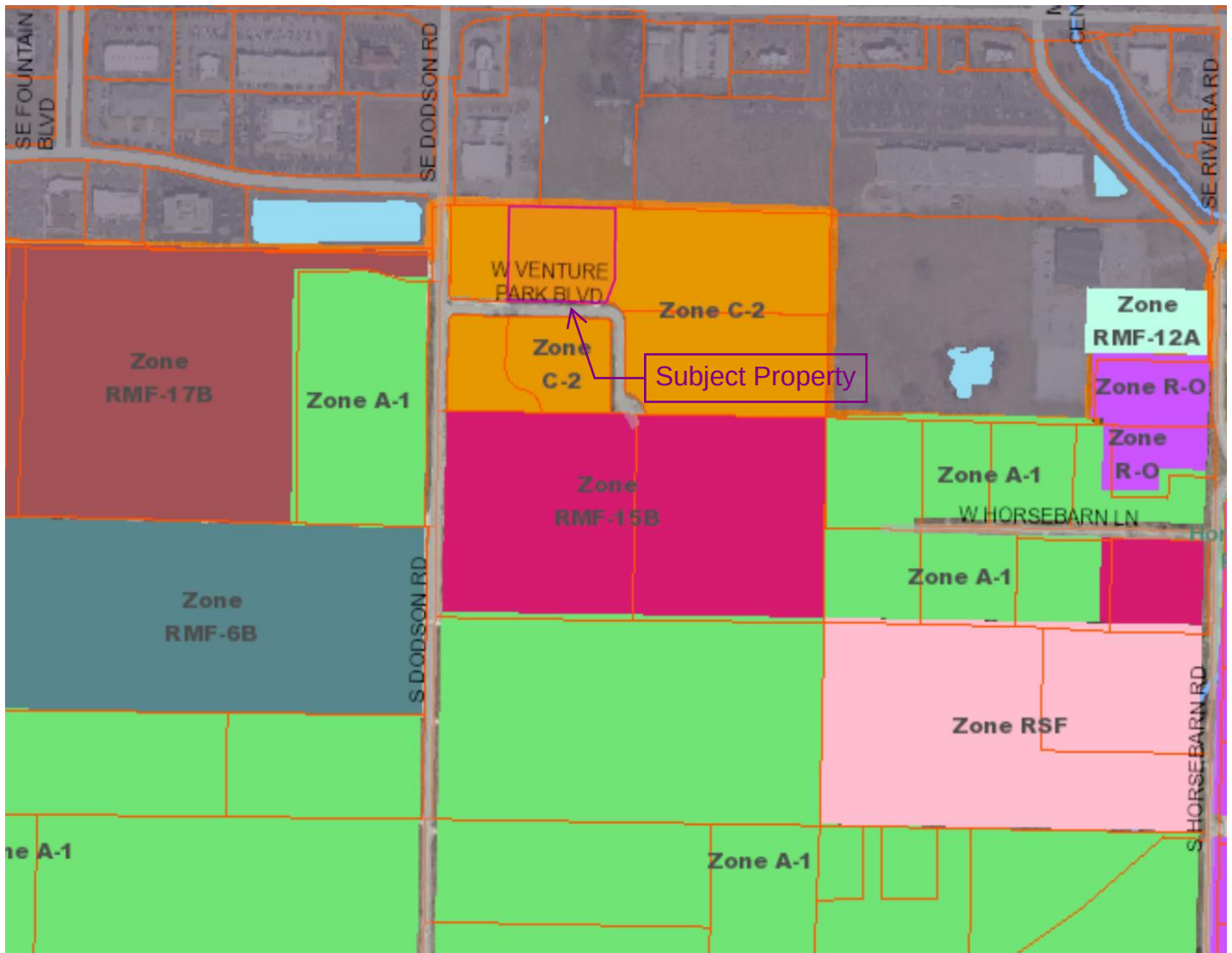
TAB 1
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP





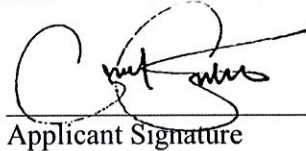
DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: C-2
Permit Number: 22-17
CityView Application: PL202200656
Date: 7/12/2022

CONDITIONAL USE PERMIT

APPLICANT: Garage Suites of Arkansas, LLC (Represented by CEI Engineering)
ADDRESS: 5911 W VENTURE PARK BLVD SUITE #: _____
GENERAL LOCATION OF PROPERTY: Northwest corner of Rogers, S Dodson Rd & W Venture Park Blvd
PARCEL NUMBER: Parcel #02-20038-000
PHONE #: (479) 254-1443 x 1064 EMAIL: ccaletka@ceieng.com
PROPERTY OWNER: Venture Park LLC PHONE #: _____
PRESENT USE: Undeveloped ZONING: C-2
PROPOSED CONDITIONAL USE: Storage
PARKING SPACES AVAILABLE: TBD HOURS OF OPERATION: TBD
IF APPLYING TO OPEN A DAYCARE:
NUMBER OF CHILDREN: NA MOST CHILDREN AT ONE TIME: NA


Applicant Signature

July 11, 2022

Date

Is the property switching from a residential to non-residential use?

- ☐ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.
☒ No

Attachment Checklist:

- ☒ Letter explaining request
☒ Parcel Number
☒ Applicant Certification
☒ Site plan as needed
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: 7/11/2022 PUBLIC HEARING DATE: 8/2/2022 CERTIFIED MAIL DATE: 7/17/2022

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____



*Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management*

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

July 11, 2022

Rogers Planning Commission
301 W. Chestnut Street
Rogers, AR 72756

**RE: Venture Park Storage Conditional Use Permit
5911 W. Venture Park Blvd.
CEI Project # 32759**

Dear Rogers Planning Commissioners,

On behalf of Garage Suites of Arkansas LLC, CEI requests a Conditional Use Permit for the development of land along W. Venture Park Blvd. in Rogers, Parcel #02-20038-000.

Garage Suites of Arkansas LLC, in conjunction with Venture Park LLC, is planning to develop this 2.51-acre site in a single phase for a “garage suite” facility and associated clubhouse. The proposed project is primarily a vehicular storage facility modeled after a condominium project where units are for individual sale with community grounds maintained by a property owners association (POA). The 100% indoor garage suites are intended for automobile and recreational vehicle hobbyists to store vehicles and other recreational equipment such as bicycles, boats, campers, ATVs, and kayaks offsite away from their homes while encouraging a sense of community with similar minded residents; the units are not to be used as commercial vehicle maintenance shops. Individual units are intended to come with a base level of finishing that can be fully finished to the individual preferences of the buyers as may be needed for their hobby. A shared clubhouse will be available to owners for parties and gatherings, and it is anticipated the facility will bring additional visitors from the local area via car and bicycle to Venture Park and the surrounding commercial areas.

Owners will have 24-hour gated access to the facility. The clubhouse is intended to have 24-hour availability to be scheduled via a private owner’s portal, while common areas with restroom facilities will be available 24-hours, similar to a POA for garage suite owners who do not finish their units with restrooms.

External signage is intended to be relatively minimal as privacy and security are key attributes for the facility owners to store their hobby gear. Noise impacts are anticipated to be minimal since commercial production is excluded. Lighting is anticipated around the perimeter and should be dark sky rated with minimal lighting levels required for security and CCTV.

Storage of hazardous materials will be addressed in the facility bylaws and restricted on-site. The units are intended as personal / family hangouts and exclude commercial production and storage of hazardous materials.

The property is located in a *C-2 Highway Commercial* zoning district. As such, the development will require a conditional use permit, as both warehousing/storage and vehicle storage are conditional uses in this zoning district. Thus, we request permission to use this site for storage as proposed by Venture Park LLC.

Per Section 14-723a, the following factors are to be taken into account when considering a conditional use permit:

- a) Whether the use is a conditional use in the district requested and that the property under application is zoned correctly;

Response: The *C-2 Highway Commercial* district does allow for storage uses on a conditional basis.

- b) Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan;

Response: The site of Venture Park LLC's proposed development is bordered by a Walmart Neighborhood Market and estate residence to the north (Bentonville), undeveloped commercial lots to the east and south, and a restaurant to the west. Beyond the undeveloped lots to the east and south are a church and multi-family residential, with more undeveloped commercial to the west. Due to the mixed-use and multi-family residential in this area and the presence of other residential development nearby, a vehicular storage facility with a social emphasis for owners of similar interests would be both useful to and compatible with the adjacent properties.

- c) Whether all other zoning requirements can be met; and

Response: As shown on the included Site Plan, the maximum structure height, minimum yard requirements, and open space requirements can be met. Fencing will be installed around the facility to provide both security and screening for the property. Parking is shown in the Site Plan with spaces outside of individual units plus the visitor parking spaces behind the landscape buffer along W Venture Park.

- d) Whether ingress and egress for the proposed use will create a traffic hazard.

Response: As a storage facility, the traffic impacts from this development are not expected to be significant. The access route for the development, W. Venture Park Blvd., is currently only used as a secondary access route to the gated Parc at Rogers apartment complex and a turnaround, meaning the minimal traffic increases along this road from the proposed development is not likely to create a traffic hazard

We appreciate your consideration of our requests and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: ccaletka@ceieng.com for further discussion as needed.

Respectfully requested,

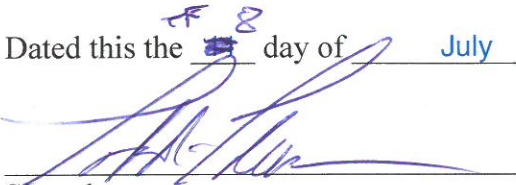


Chad Caletka
CEI Project Manager

PROPERTY OWNER PERMISSION

I, Venture Park, LLC; Todd Fleeman, hereby permit the use of Garage Condos / Suites
(name) (use)
on my property at 5911 W Venture Park Blvd (Parcel 02-20038-000) Rogers, Arkansas.
(address)

Dated this the 8 day of July, 20 22.

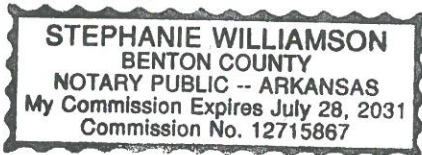

Signed

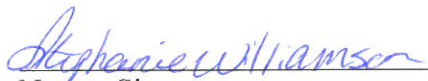
Todd Fleeman
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 8th day of July, 2022.




Notary Signature

Stephanie Williamson
Notary Name Printed

July 28, 2031
Commission Expires

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified Mail **with return receipts requested** at least 15 days prior to the upcoming public hearing.

Dated this the 11 day of July, 2022.



Signed

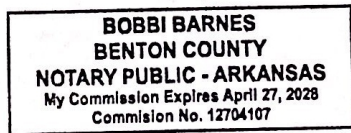
Chad Caletka

Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 11 day of July, 2022.



Bobbi Barnes

Notary Signature

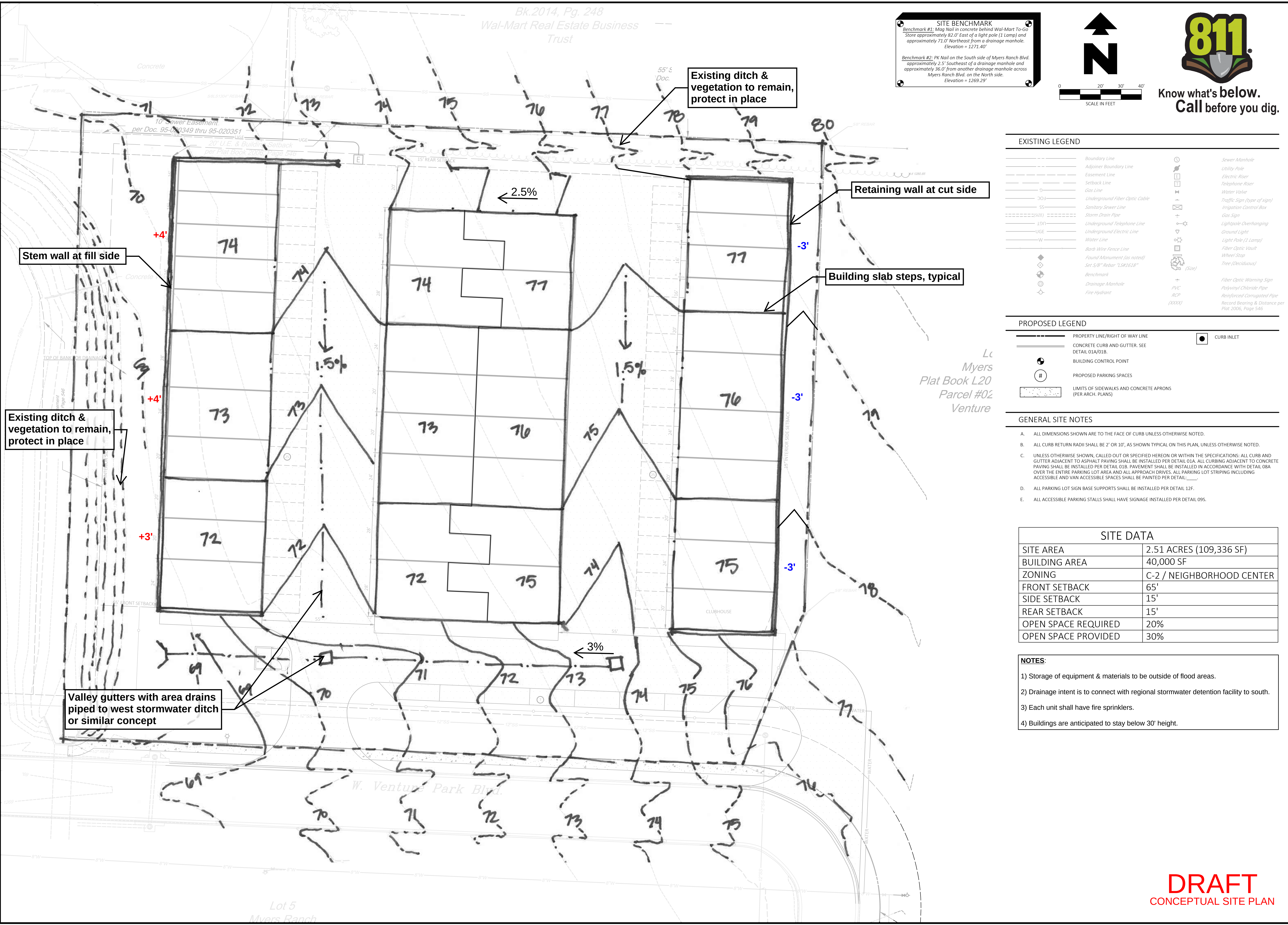
Bobbi Barnes

Notary Name Printed

April 27, 2028

Commission Expires





CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

VENTURE PARK
GARAGE CONDOS
5911 W VENTURE PARK BLVD
ROGERS, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	CAC
DESIGNER	MSF
CEI PROJECT NUMBER	32759
DATE	6/29/2022
REVISION	REV-0

GRADING PLAN
SHEET TITLE
SHEET NUMBER

C1.0



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 Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **August 2, 2022** at **5:00 p.m.** on the application by **Garage Suites of Arkansas** for a **Conditional Use Permit** to allow the use **“Vehicle Storage”** at **5911 W. Venture Park Blvd.** in the **C-2 (Highway Commercial)** zoning district at the following described location:

PROPERTY DESCRIPTION:

5911 W. Venture Park Blvd.

Parcel Number: 02-20038-000

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday July 17, 2022**
BILL THE CITY OF ROGERS



NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT

DESCRIPTION: To allow the use of "Vehicle Storage" at 5811 W. Venture Park Blvd. in the C-2 zoning district.

APPLICANT: Garage Suites of Arkansas

BOARD/COMMISSION: Planning Commission

MEETING DATE/TIME: August 2, 2022 at 5:00 PM

MEETING LOCATION: Rogers City Council Chambers 301 W. Chestnut St.

PUBLIC COMMENTS: planningcommission@rogersar.gov
www.rogersar.gov/1181/PUBLIC-HEARING-3003

COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 614-1186
planning@rogersar.gov



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
AUGUST 02, 2022

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – Bellview Urban Center
PL202200436

STAFF: CHRISTINA MOORE, PLANNER I (cmoore@rogersar.gov)
AMARIAH BERRY, DEVELOPMENT COMPLIANCE SPECIALIST

REQUEST DETAILS

PROJECT NAME:	Bellview Urban Center
ADDRESS/LOCATION:	2223 S Bellview Road / 02-23037-004
PROPOSED USE:	Business and Professional Office, Full-Service Restaurant
CURRENT ZONING:	U-COM (Uptown Commercial Mixed Use)
CGM GROWTH DESIGNATION:	Regional Center
APPLICANT/REPRESENTATIVE:	Crafton Tull / Ali Karr
PROJECT OWNER/DEVELOPER:	Bellview Urban Center, LLC
PROPERTY OWNER:	Bellview Urban Center, LLC
NATURE OF REQUEST:	Approval of Large-Scale Development Plans
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

This request is to allow the construction of a 29,710 total SF, 2-story building and paved parking on ± 1.23 acres. The proposed development plans meet all City requirements (except for requested variance) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b).

Community Development recommends **approval** of this request subject to the following actions:

1. Approve **VARIANCE** from Sec. 14-732(4.3)(ii) for not providing the required minimum 60% building frontage along Bellview Road, designated as Pedestrian Friendly by the developer.

Note:

*The City of Rogers has accepted a **FEE-IN-LIEU** of tree mitigation of \$67,750.00.*

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant's proposal meets the City of Rogers' Access Management standards.

2. STORMWATER MANAGEMENT:

The applicant proposes stormwater is collected by a series of inlets and discharged into the 10'x8' culvert that runs through the site. A drainage report has been reviewed to verify the project meets the City of Rogers' stormwater management standards.

3. WATER QUALITY:

The applicant's proposed use of the Pinnacle Hills regional ponds meets water quality requirements.

4. FLOODPLAIN MANAGEMENT:

No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).

5. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

S Bellview Road is not in substandard condition.

b) Connectivity Standards:

The applicant's proposal meets the City of Rogers' Connectivity standards. The applicant proposes a stub-out to the east.

c) Streetscape:

i) Right-of-Way:

i) S Bellview Road is a Major Arterial with an existing 100-feet of right of way, which meets the Typical Street Section requirements.

ii) The applicant proposes an Unnamed Street with 50-feet of right-of-way stubbing to the east.

ii) Sidewalks & Sidepaths:

i) S Bellview Road has an existing 10-feet sidewalk.

ii) The Unnamed Street has an existing 10-feet sidewalk on the north side of the street which stubs to the east for future pedestrian connectivity.

d) Trails:

Trails are neither proposed nor required.

e) Streetlights:

The applicant shows existing street lights along S Bellview Road and one street light at the entrance.

f) Street Trees:

The applicant shows 9 existing street trees which are Oaks and Redbuds. This meets street tree requirements.

6. RECOMMENDATIONS:

a) APPROVE

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

- i) "Business and Professional Office" is defined as "office uses for companies and non-governmental organizations," (Sec. 14-695(b)(3)(z.)(1.)).
- ii) "Full Service Restaurant" is defined as "A bona fide restaurant establishment where the principal business is the sale of food and beverages to guests via table service for consumption on the premises. As used in this definition, a "bona fide" full service restaurant shall have suitable kitchen facilities for cooking of complete meals," (Sec. 14-695(b)(3)(ff.))

b) Zoning Compliance:

The proposed project is in compliance with U-COM zoning, outside of the requested variances.

c) CGM Compliance:

The proposed project does align with the purpose, character, and goals of the Regional Center Growth Designation.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-732(4.3) and Article III with the exception of any requested waivers and/or variances.

a) Building Disposition:

The proposed building within the development does not meet the build-to standards set in place by U-COM zoning, but the building height is within compliance.

b) Building Design:

N/A

c) Parking & Loading:

All vehicle and bicycle parking requirements have been met.

d) Screening & Transitions:

All screening requirements have been met, with the exception of providing three-foot street screens along pedestrian-priority/friendly road frontages.

e) Landscaping:

All landscaping requirements have been met. The City of Rogers has accepted a **FEE-IN-LIEU** of tree mitigation of \$67,750.00.

3. RECOMMENDATIONS:

a) Approve Large-Scale Development plans with the following actions:

- i) Approve **VARIANCE** from Sec. 14-732(4.3)(ii) for not providing the required minimum 60% building frontage along Bellview Road, designated as Pedestrian Friendly by the developer. There are existing utilities, storm structures, utility easements, and drainage easements along the western property frontage in the build to zone that do not allow structures to be placed there.

OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

1. *IF APPROVING:*
Move to approve the request as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*
Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. *IF DENYING:*
Move to deny the request.
4. *IF TABLING:*
Move to table the request.

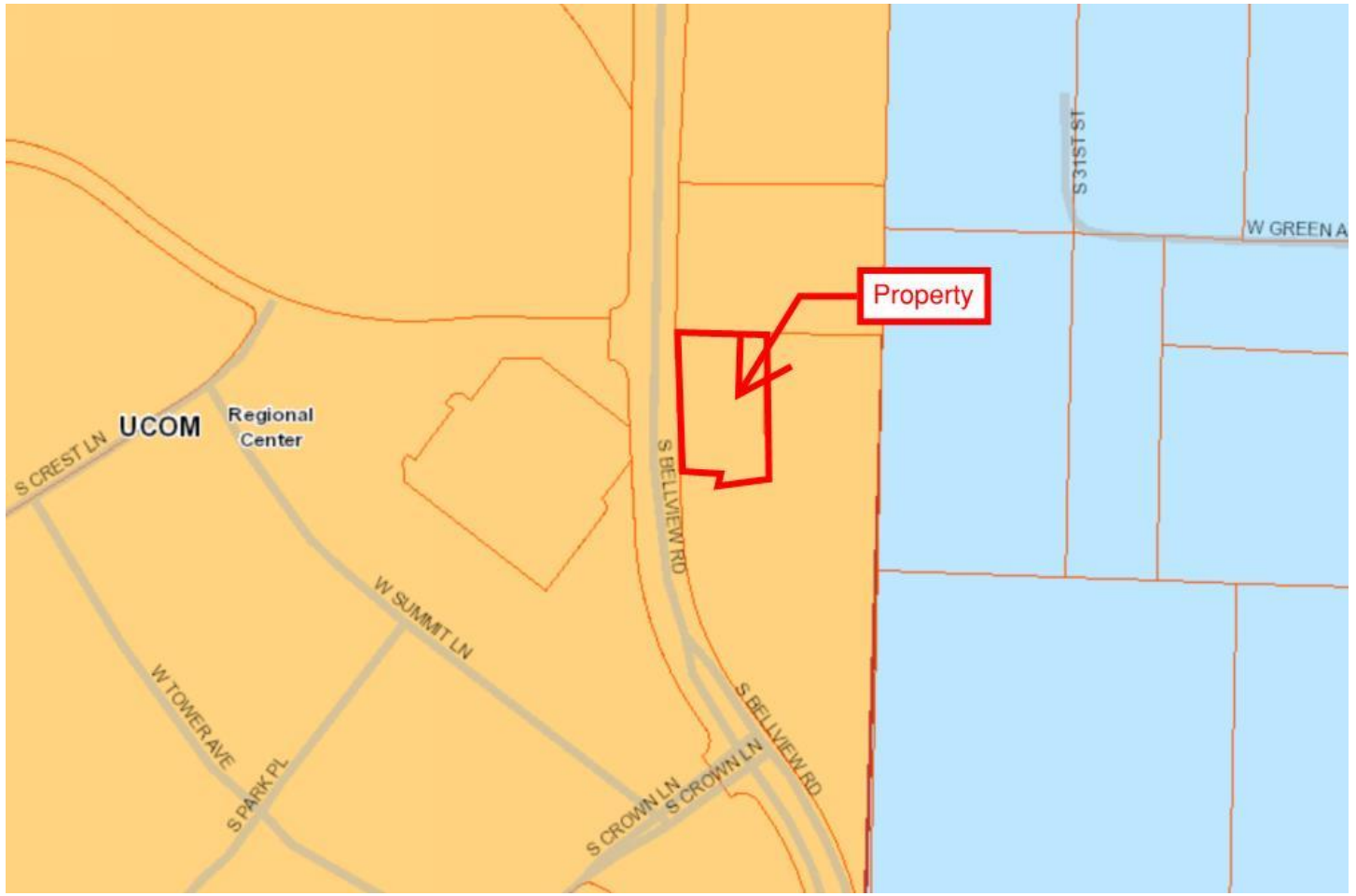
SUPPLEMENTS

1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

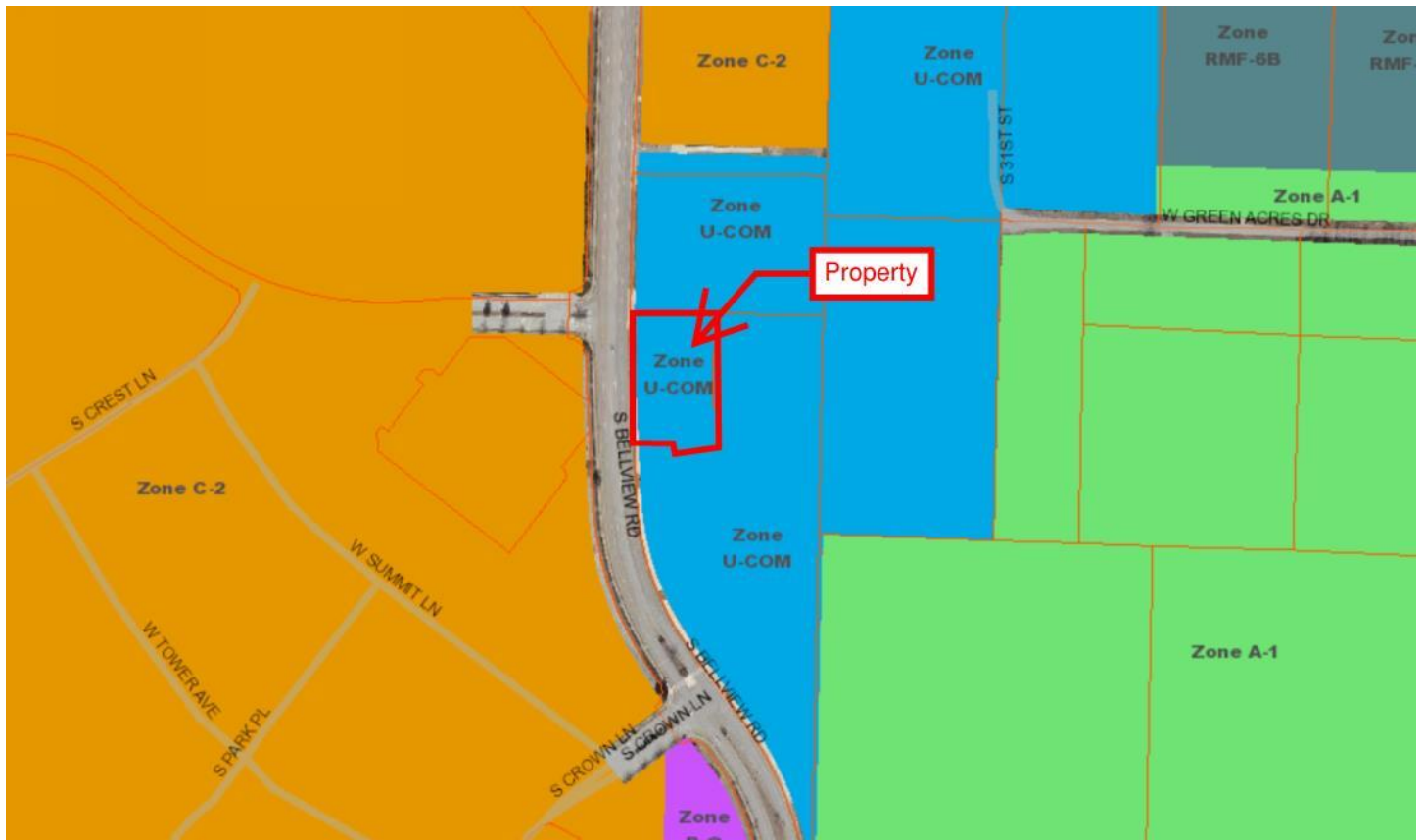
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP





June 1, 2022

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

Re: Conditional Approval of Civil Plans
Bellview Urban Center II

Dear Mr. Ellis:

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

1. Provide green space for the water meter.
2. Show the sewer main in the storm profile. Assure there is access to the sewer main from the east.
3. Coordinate with Amber Owens (amberowens@RWU.org) for sizing of the grease trap.
4. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. Approved offsite easements filed for record if applicable.
 - G. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - H. Performance and payment bonds executed by the utility contractor.
 - I. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Aaron Short", with a long, sweeping horizontal line extending to the right.

Aaron Short, PE



June 3, 2022

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

RE: CTA Project #22103800- Bellview Urban Center

Dear Planning Staff,

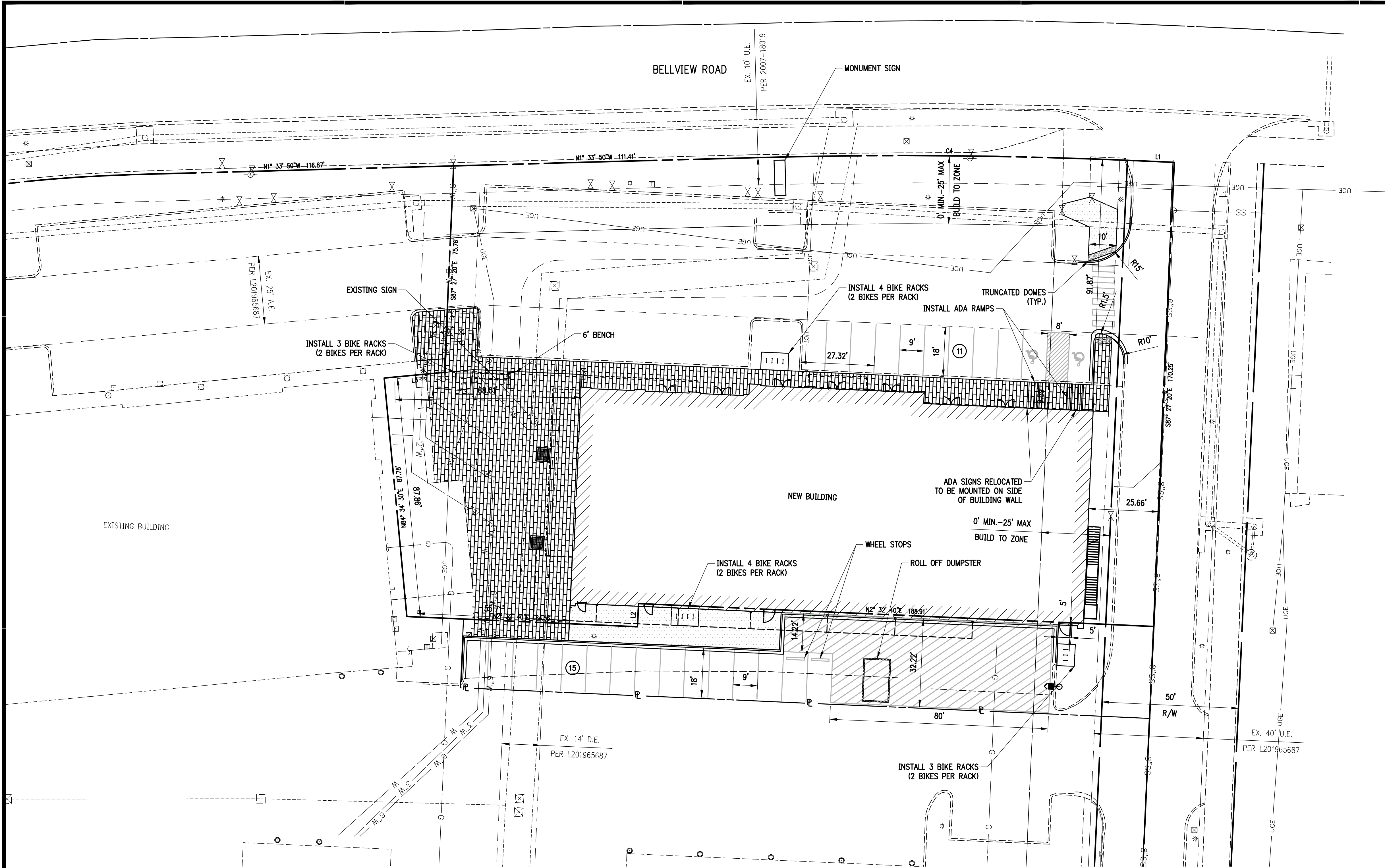
We would like to request a variance on our Large Scale Development for Bellview Urban Center from Section 14-732, 4.3 Uptown Core Mixed Use (U-COM), b), II Building Frontage along Bellview Road. Bellview Road is designated as Pedestrian Friendly, and our frontage is less than the required 60% within the Build to Zone. There are existing utilities, storm structures, utility easements, and drainage easements along the western property frontage that do not allow structures to be placed here. This restricts the building frontage in this area. We have placed the building further back to avoid conflicts with existing utilities and to allow the façade of the proposed building to align with the façade of the existing building directly to the south of this project. This creates uniformity within the development.

We appreciate your consideration of this request and look forward to working with staff on our proposed Large Scale Development.

Thank you,


Courtney Austin, E.I.

DRAWING C-102/1000, BELLVIEW URBAN CENTER CITY OF ROGERS PLANNING
REVISED BY: JAMES BROWN 04/17/2022 12.8' BY 11' CREDIT BY: JON HANCOCK/CDP



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.21'	N2° 33' 48"E
L2	8.50'	N87° 27' 20"W
L3	22.17'	S5° 25' 30"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	47.93'	43.13'	63°40'12"	N25° 40' 57"W	45.50'
C2	445.69'	650.00'	39°17'11"	N14° 57' 23"W	437.01'
C3	317.12'	550.00'	33°02'09"	N18° 04' 58"W	312.75'
C4	140.47'	1950.00'	4°07'38"	N0° 29' 59"E	140.44'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

Crafton Tull
architecture | engineering | surveying
479.636.4838 | 479.631.6224 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

GRAPHIC SCALE IN FEET
20' 0 20'

BELLVIEW URBAN CENTER
ROGERS, AR

Key Plan

SITE NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
- 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.
- ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- SEPARATE SIGN PERMIT IS REQUIRED. APPROVAL OF LSD PLANS DOES NOT GUARANTEE APPROVAL OF SIGN PERMIT.

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE

LEGEND (CONSTRUCT)

LINEWORK

- EASEMENT
- CURB
- CHAIN LINK FENCE
- WOOD FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE
- PROPOSED LOT LINE

SYMBOLS

- FOUND IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- ELECTRIC PEDESTAL
- GRATED INLET
- DROP INLET

LEGEND (EXISTING SYMBOLS)

LINEWORK

- EASEMENT
- CURB
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- RIGHT OF WAY
- ROAD CENTERLINE

PROJECT INFORMATION

- BUILDING SETBACK:** U-COM: PEDESTRIAN FRIENDLY BTZ 0'-25' MAX
SIDE 0'
REAR 0'
1.05± AC. (45,709± SQ.FT.)
- PROJECT AREA:** NEW BUILDING 1 FOOTPRINT: 15,904± SQ.FT.
BUILDING SIZE: NEW BUILDING 1 TOTAL (ALL FLOORS): 29,710± SQ.FT.
- ZONING:** U-COM
- BUILDING HEIGHT:** NEW BUILDING 1: 44' (2-STORY)
- BUILDING TYPE:** NEW BUILDING 1: TYPE IIB
- BUILDING USAGE:** NEW BUILDING 1: 6,028 SQ. FT. RESTAURANT
1,200 SQ. FT. BUSINESS LOBBY
14,080 SQ. FT. BUSINESS
7,206 SQ. FT. UNKNOWN TENANTS
- REQUIRED PARKING:** ALL NON-RESIDENTIAL USES
NO REQUIREMENT PER TABLE 4-1
- PROVIDED BIKE PARKING:** 14 BIKE RACKS X 2 BIKES PER RACK = 28 BIKE SPACES
- PROVIDED PARKING:** STANDARD STALLS: 24 PARKING STALLS
ADA STALLS: 2 ADA STALLS
TOTAL STALLS: 26 PARKING STALLS
- FINISHED FLOOR ELEVATION:** SEE GRADING PLAN
- GREENSPACE REQUIRED:** 5% REQUIRED: 53,576 SQ. FT. X .05 = 2,679± SQ. FT.
- GREENSPACE PROVIDED:** 5,275± SQ. FT. / 53,576 SQ. FT. = 9.8% GREENSPACE

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 22103800

ISSUE DATE: 06/15/2022

CONTACT: A. KARR

DESIGNER: M. LOYE

QC DATE: 05/07/2022

ISSUED FOR REVIEW

No. 21012

4/1 E. KARR

SITE PLAN

C-102



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
AUGUST 2, 2022

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
PRELIMINARY PLAT – MEADOW BROOKE PHASE I

STAFF: AMBER LONG, PLANNER II (along@rogersar.gov)
EVER VILLALOBOS, PROJECT ENGINEER

REQUEST DETAILS

PROJECT NAME:	Meadow Brooke Phase I
ADDRESS/LOCATION:	South of the intersection of S. Bellview Rd. and S. Chanberry Ln. / 02-14175-401
PROPOSED USE:	Single-family residential
CURRENT ZONING:	N-R (Neighborhood Residential)
CGM GROWTH DESIGNATION:	Neighborhood
APPLICANT/REPRESENTATIVE:	Patrick Foy, Halff
PROJECT OWNER/DEVELOPER:	GBS Development, Inc.
PROPERTY OWNER:	GBS Development, Inc.
NATURE OF REQUEST:	Approval of Preliminary Plat
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

This request is to approve the preliminary plat for a new 86-lot subdivision located on ±19.3 acres of land. The proposed preliminary plat meets all City requirements (except for requested waivers/variances) and has been forwarded to the Planning Commission for approval per Sec. 14-580.

Community Development recommends **approval** of this request subject to the following actions:

- Approve **WAIVER** from the Drainage Criteria Manual Chapter 4, Section 3.3.1.6 regarding the storm water pipes slopes. The pipe flow velocities meet the minimum requirements and that is the purpose that a minimum slope serves.
- Approve **WAIVER** from Typical Street Section for a Minor Arterial in Sec. 14-44. Bellview Road was recently reconstructed.

STAFF REVIEW

ENGINEERING REVIEW

2. ACCESS MANAGEMENT:

The applicant's proposal meets the Access Management standards.

3. STORMWATER MANAGEMENT:

This project is split into two phases and the first phase will manage stormwater runoff through the use of a wet retention pond. The wet retention pond will have a perpetual water surface present and will detain and release runoff from the 100-year rain event for a period of 20 hours. The applicant is requesting a **WAIVER** from Sec. 3.3.1.6 of the Drainage Criteria Manual requiring the minimum slope for storm water conduits be 0.4%. The applicant states that the requirement was achieved wherever possible but due to the topography of the site and minimum cover requirements, a slope of at least 0.4% was not achievable.

4. WATER QUALITY:

Water quality will be mitigated through the use of the wet retention pond.

5. FLOODPLAIN MANAGEMENT:

A portion of the project is located within a Special Flood Hazard Area (SFHA). The northwest portion of the project is located in a Zone "AE".

6. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

The applicant is requesting a **WAIVER** from Sec.14-44 requiring a minimum of 6-ft of greenspace between the back of the curb and the edge of the sidewalk for a Minor Arterial. Pavement condition along S Bellview Road is not in substandard condition, therefore improvements were not required.

b) Connectivity Standards:

Connectivity Standards have been met in the proposal.

c) Streetscape:

i) Right-of-Way:

1) All interior streets will be constructed to the Minor Street typical street section with 50-ft of right-of-way.

ii) Sidewalks & Sidepaths:

1) The applicant proposes a 5-ft sidewalk along both sides of all of the interior streets except for the southern side of W Murfield Drive. Sidewalk along the south side of Murfield Drive will be constructed with other developments.

2) The applicant proposes improvements to the 10-ft sidepath along the west side of Bellview Road that fronts this site.

d) Trails:

No trail construction or right-of-way dedication is required other than sidepaths and sidewalks along the streets as proposed.

e) Streetlights:

Additional streetlights will need to be shown along the interior Minor Streets as well as along Bellview Road to meet the maximum 200-ft of distance between light poles.

f) Street Trees:

Proposed street trees meet the requirements of code.

7. RECOMMENDATIONS:

a) **APPROVE** waiver from the Drainage Criteria Manual Chapter 4, Section 3.3.1.6 regarding the storm water pipes slopes. The pipe flow velocities meet the minimum requirements and that is the purpose that a minimum slope serves.

APPROVE waiver from Typical Street Section for a Minor Arterial in Sec. 14-44. Bellview Road was recently reconstructed and built with a 4-ft greenspace along the frontage of this site.

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

Single-Family Residential encompasses “buildings containing one dwelling unit located on a single lot. Single-Family residential includes without limitation tiny houses as defined by Sec. 10-36 of the City Code of Ordinances,” (Sec. 14-695(b)(1)(k)).

a) Zoning Compliance:

The proposed project complies with N-R zoning standards.

b) CGM Compliance:

The proposed project aligns with the purpose, character, and goals of the Neighborhood Growth Designation.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-702 and Article V with the exception of any requested waivers and/or variances.

a) Lot Dimensions:

All minimum lot standards have been met.

b) Building Disposition:

All minimum building setback requirements have been met.

c) Parking & Loading:

All vehicle and bicycle parking requirements have been met.

d) Screening & Transitions:

N/A

e) Landscaping:

All landscaping requirements have been met.

3. RECOMMENDATIONS:

a) Approve Large-Scale Development plans.

OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

1. IF APPROVING:

Move to approve the request as presented.

2. IF APPROVING SUBJECT TO OTHER ACTIONS:

Move to approve the request subject to [conditions, contingencies, waivers/variances].

3. IF DENYING:

Move to deny the request as presented.

4. IF TABLING:

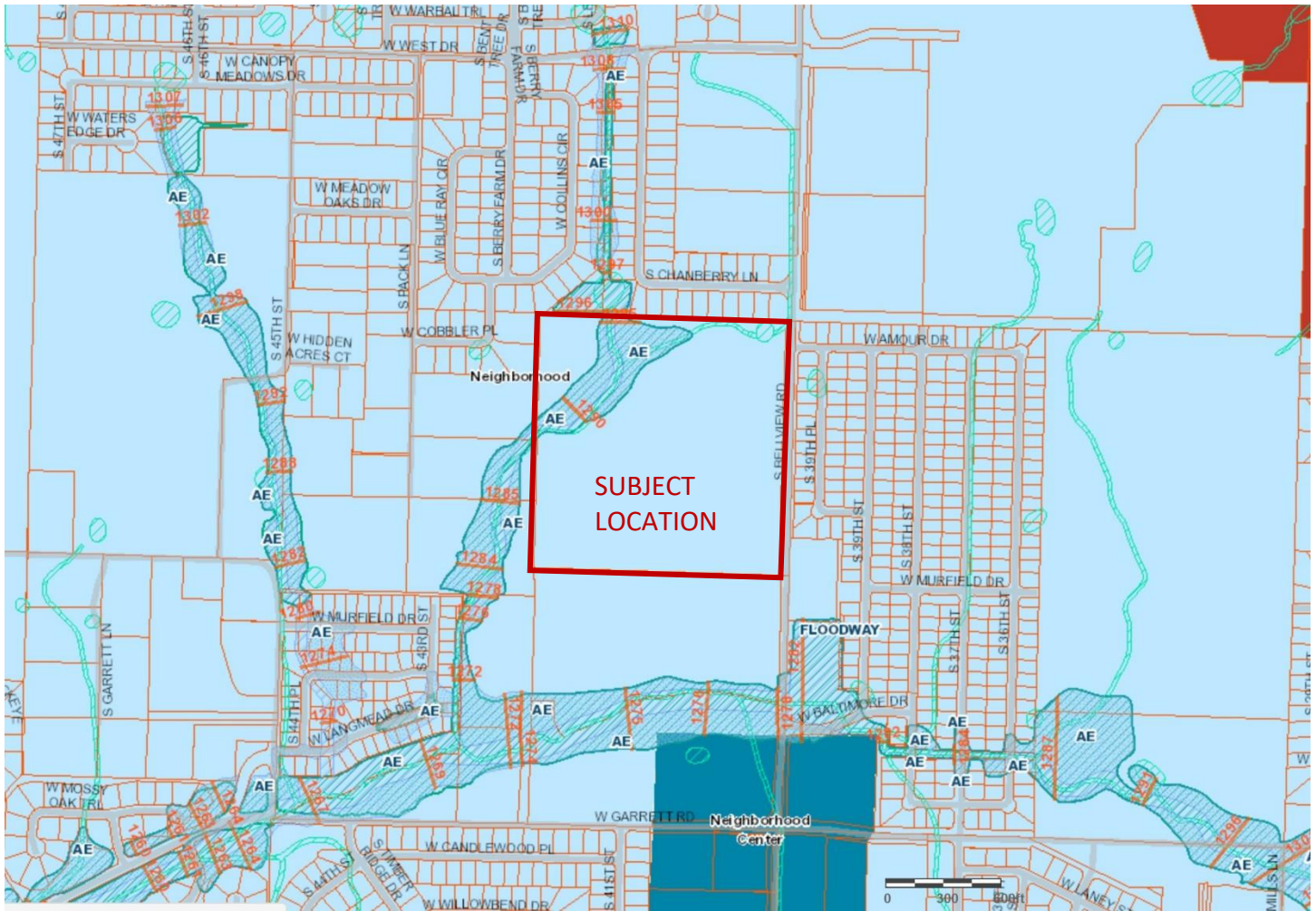
Move to table the request [indefinite or date certain].

1. Vicinity maps (aerial, zoning, CGM)
2. RWU Conditional Approval Letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

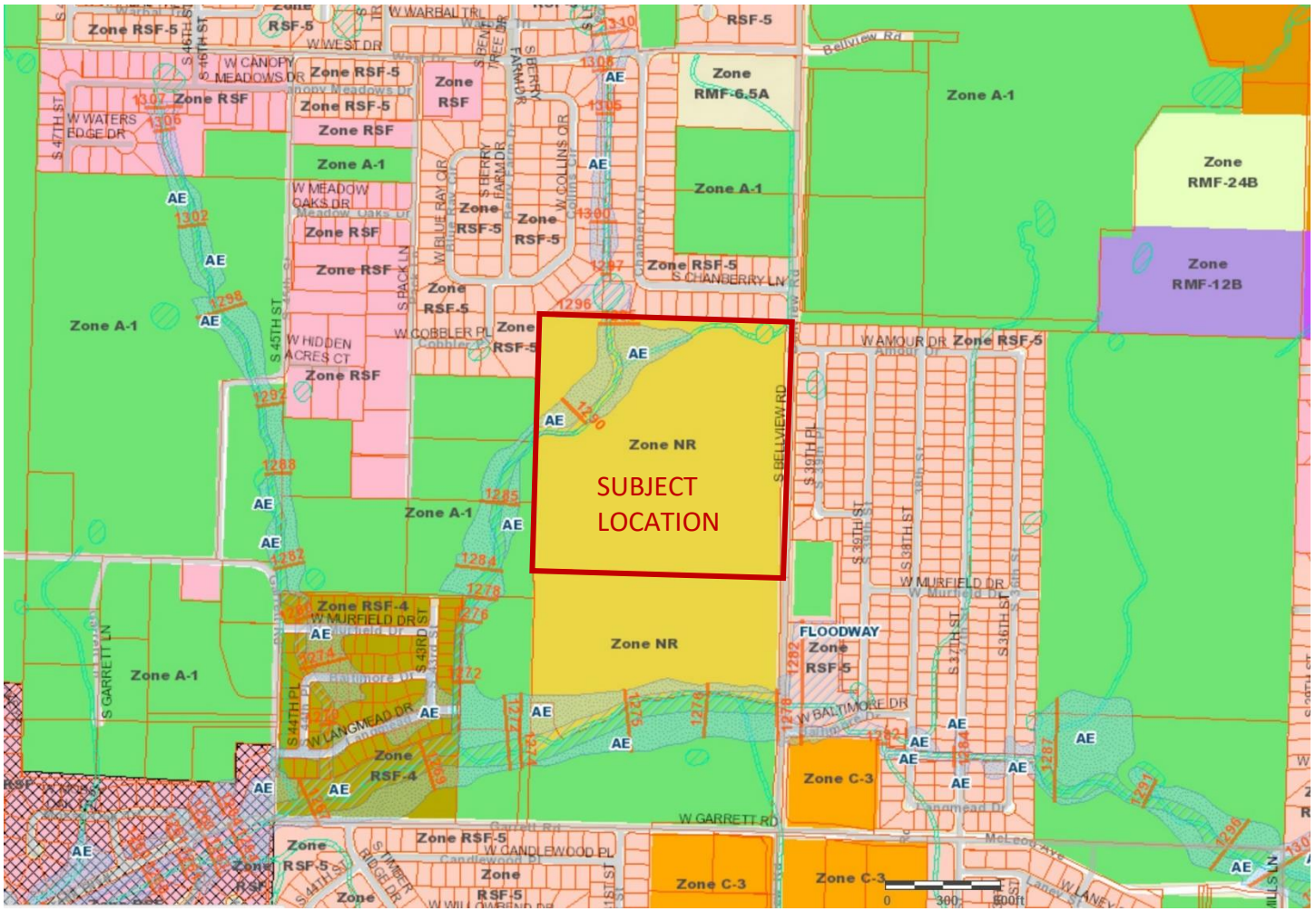
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP





July 25, 2022

Mr. Patrick Foy, PE
Morrison-Shipley I Halff
2407 S.E Cottonwood St. Suite 1
Bentonville, AR 72712

Re: Conditional Approval of Civil Plans
Meadow Brooke Subdivision Ph.1

Dear Mr. Foy:

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

1. The offsite sewer will need to coordinate with the plans for Cottages at Bellview once they are approved by the Utility. The two projects do not presently match.
2. Provide a utility easement for review for the portion of off-site sewer between the existing manhole and Manhole A9.
3. The service wyes on the sewer main for Phase 2 will need to be installed at the time the main is installed.
4. The utility easement boundary lines must be located a minimum distance of 7-1/2 feet or the depth of the main, whichever is greater, from the water or sewer line.
5. Show the storm sewer line on the water or sewer profile when it runs adjacent to the water or sewer main. Verify that water and sewer services will be able to cross the storm sewer. (See previous comment #12.)
6. Install a watertight lid on Manhole A8 since it will be in the flood zone.
7. Depict and label Manhole A4 as a 6' diameter manhole on the profile.
8. RWU will not be able to verify the depth and location of the 12" force main under Bellview like you indicate on the water main profiles. You will need to obtain this information in some other fashion.
9. Water mains shall be designed a minimum of 3.5 feet street centerline or 3 feet below point-of-bury, whichever results in the lowest elevation. (Street centerline should be taken for the street that is immediately adjacent to and abuts utility easement area for the subject water main.) See sheet 45.

10. The following must be submitted prior to scheduling a pre-construction meeting:

- A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
- B. One copy of the revised plans for review.
- C. Written approval from the Arkansas Department of Health.
- D. Fire suppression plans approved by the Utility if applicable.
- E. Architectural and plumbing plans submitted for commercial customers.
- F. Approved offsite easements filed for record if applicable.
- G. 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.
- H. A copy of the executed contract between the developer or general contractor and the utility contractor.
- I. Performance and payment bonds executed by the utility contractor.
- J. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE

SP:DG

Attachment(s): Special Contract for Facilities Extension



April 29, 2022

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

**Re: Meadow Brooke Subdivision Phase 1
S Bellview Road
Rogers, Benton County, Arkansas
City View #: PL202200049**

Dear Planning Commission,

Halff Associates, Inc., on behalf of GBS Development, Inc., is requesting a waiver from the following requirements:

Subdivision Code Sec. 14-44: Minimum greenspace width from back of curb to edge of sidewalk for Minor Arterial Roads is 6 feet.

S Bellview Road was recently constructed with less than 6 feet of greenspace between the back of curb and the edge of sidewalk. In order to gain the proper greenspace requirements per the code, the current sidewalk width would have to be decreased.

DCM Ch. 4 Sect. 3.3.1.6: "The minimum slope for standard construction procedures shall be 0.40 percent."

Minimum slope requirements were achieved when possible, but due to topographic constraints and minimum cover constraints, minimum slope of 0.40% was not achievable in all instances. No proposed pipe slopes are less than 0.30%.

DCM Ch. 4 Sect. 3.3.2: "Whenever possible match the crown of the pipe elevations when the downstream pipe is larger."

Crowns were matched where possible, but due to topographic constraints and minimum cover constraints, matching crowns was not achievable in all instances.

Due to the above listed hardships, we are requesting that waivers from the referenced code be approved. If there are any additional questions or concerns, I can be reached via phone at (479) 273-2209 or via email at callison@halff.com.

Respectfully,
Halff Associates, Inc.

A handwritten signature in black ink that reads "Chase Allison".

Chase Allison, EI
Graduate Engineer

HALFF ASSOCIATES, INC.

2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712

TEL (479) 273-2209

WWW.HALFF.COM

July 2022

Phase I - ±19.3 Acs.
86 Single Family Lots
Density: 4.4 Units Per Acre

Proposed Use:
Single Family Residential

for

Effective Date: June 5, 2012



- 1) 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.
- 2) 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.
- 3) Channels, Detention Ponds, Retention Ponds, Sediment Basins, etc. require sod to the 100-year water surface elevation immediately following installation, and must be installed at the beginning of the project where feasible.
- 4) Where public streets end for future stubouts, install MUTCD Class 3 Barricade with "Future Street Extension" sign centered at the end of the right-of-way.
- 5) Where public sidewalks, trails, or sidepaths end, include "Sidewalk Ends" sign.

S. Bellview Road
Rogers, Benton County, Arkansas



Part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 33, Township 19 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

Part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 33, Township 19 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at the southeast corner of the Southeast Quarter (SE1/4) of Section 33; thence by bearing and distance (basis of bearing, Grid North), North 02°30'46" East along the east line of said Southeast Quarter (SE1/4) a distance of 1,324.71 feet to the southeast corner of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4); thence leaving said east line, North 87°03'02" West along the south line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) a distance of 47.36 feet to a one-half inch (1/2") rebar with PS #1507 cap on the west right-of-way line of Bellview Road established by Warranty Deed, Book 2015, page 63103, and the POINT OF BEGINNING; thence North 87°03'02" West continuing along said south line a distance of 1,274.68 feet to a one-half inch (1/2") rebar with PS #1507 cap at the southwest corner of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4); thence leaving said south line, North 02°27'06" East along the west line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) a distance of 334.91 feet to a one-half inch (1/2") rebar; thence North 02°38'50" East continuing along said west line a distance of 131.82 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said west line, South 87°21'10" East a distance of 170.00 feet; thence South 02°38'50" West a distance of 7.61 feet; thence South 87°03'02" East a distance of 686.09 feet; thence South 02°30'46" West a distance of 10.93 feet; thence South 87°29'14" East a distance of 120.00 feet; thence North 02°30'46" East a distance of 699.81 feet; thence North 01°39'28" East a distance of 50.01 feet; thence North 02°58'04" East a distance of 125.00 feet to a one-half inch (1/2") rebar with PS #1507 cap on the south line of Montroux Subdivision, as filed for record in Plat Book 2002 at page 387; thence North 87°01'56" East along the south line of said Montroux Subdivision a distance of 302.62 feet to a one-half inch (1/2") rebar with PS #1507 cap on said west right-of-way line of Bellview Road; thence along said west right-of-way line of Bellview Road the following five (5) courses,

- (1) South 08°13'19" West 77.84 feet to a one-half inch (1/2") rebar with PS #1507 cap,
- (2) South 03°34'29" West 151.44 feet to a one-half inch (1/2") rebar with PS #1507 cap,
- (3) 62.18 feet along a non-tangent curve to the right, having a radius of 837.00 feet and subtended by a chord bearing and distance of South 04°38'28" West 62.17 feet to a one-half inch (1/2") rebar with PS #1507 cap,
- (4) South 02°30'46" West 733.28 feet to a one-half inch (1/2") rebar with PS #1507 cap,
- (5) 25.11 feet along a curve to the left, having a radius of 837.00 feet and being subtended by a chord bearing and distance of South 01°39'11" West 25.11 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 00°47'37" West and continuing along said west right-of-way line a distance of 275.44 feet to the Point of Beginning.

GBS Development, Inc.
416 Mt. Hebron Rd.
Lowell, AR 72745
Telephone: (479) 334-5263

SURVEYOR
Keith Sikes, PS, CFedS
Halff Associates, Inc.
2407 SE Cottonwood Street
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Telephone: (479) 273-2209

ENGINEER
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Halff Associates, Inc.
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Bentonville, AR 72712
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BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: KENNETH PETERS
1255 N. 13TH STREET
ROGERS, AR 72756
PHONE: (479) 636-1759 EXT. 6021

TELEPHONE
AT&T
CONTACT: JOHN HILL
627 WHITE ROAD
SPRINGDALE, AR 72766
PHONE: (479) 442-1963

WATER & SEWER
ROGERS WATER UTILITIES
CONTACT: STEPHEN PONDER
601 S. 2ND STREET
ROGERS, ARKANSAS 72756
PHONE: (479) 621-1156

ELECTRIC
AEP-SWPCO
CONTACT: MARK BEASLEY
415 W. STRIBLING DRIVE
ROGERS, AR 72756
PHONE: (479) 986-1004

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: STEVEN THOMPSON
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 871-2430

FIRE DEPARTMENT
CITY OF ROGERS
CONTACT: BILL RUMSEY
201 NORTH FIRST STREET
ROGERS, ARKANSAS 72756
PHONE: (479) 621-1117

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37 4815
W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

WATER & SEWER
CITY OF BENTONVILLE
CONTACT: BEAU THOMPSON
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3140

CITY OF ROGERS
301 W. CHESTNUT
ROGERS, AR 72756

COMMUNITY DEVELOPMENT DEPARTMENT
CONTACT: LORI ERICSON
ENGINEERING: KRIS PAXTON
PHONE: (479) 621-1186

STREET DEPARTMENT
CONTACT: FRANK GUYLL
PHONE: (479) 644-5008

Meadow Brooke Subdivision
Phase I

- **Basis of Bearing:** Grid North, State Plane Coordinate System, Arkansas North Zone (0301), NAD 83 (2011) (Epoch: 2010.0000), based on Real Time Kinematic (RTK) GNSS Observations from NGS OPUS Process solution having published values of: Latitude 36°16'18.20287" N; Longitude 94°10'19.70548" W; Convergence Angle = -01.263967°; and a computed Combined Scale Factor (Grid to Ground) of 1.00004919.

- REFERENCE DOCUMENTS:**

- Other instruments listed in the Schedule B-2 Exceptions and provided with the referenced Title Commitment

Part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 33, Township 19 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

beginning at the southeast corner of the Southeast Quarter (SE1/4) of Section 33; thence by bearing and distance (basis of bearing, Grid North), North 02°30'46" East along the east line of said Southeast Quarter (SE1/4) a distance of 1,324.71 feet to the southeast corner of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4); thence leaving said east line, North 87°03'02" West along the south line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) a distance of 47.36 feet to a one-half inch (1/2") rebar with PS #1507 cap on the west right-of-way line of Bellview Road established by Warranty Deed, Book 2015, page 63103, and the POINT OF BEGINNING; thence North 87°03'02" West continuing along said south line a distance of 1,274.68 feet to a one-half inch (1/2") rebar with PS #1507 cap at the southwest corner of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4); thence leaving said south line, North 02°27'06" East along the west line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) a distance of 334.91 feet to a one-half inch (1/2") rebar; thence North 02°38'50" East continuing along said west line a distance of 659.40 feet to a one-half inch (1/2") rebar at the southeast corner of Lot 85, Berry Farms Subdivision, Phase 2, as filed in Plat Book 2002, page 171; thence North 02°37'30" East continuing along said west line a distance of 329.60 feet to a one-half inch (1/2") rebar with PS #1507 cap at the northwest corner of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), also being on the south line of Lot 19, Berry Farms Subdivision, Phase 1, as filed in Plat Book P4, page 886; thence South 87°14'30" East along the south line of said Berry Farms Subdivision, Phase 1, and along the north line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) a distance of 329.05 feet to a one-half inch (1/2") rebar with PS #1507 cap at the southwest corner of Lot 48, Montroux Subdivision, as filed in Plat Book 2002, page 387; thence South 87°01'56" East along the south line of said Montroux Subdivision a distance of 948.01 feet to a one-half inch (1/2") rebar with PS #1507 cap on said west right-of-way line of Bellview Road; thence along said west right-of-way line of Bellview Road the following five (5) courses,

- (1) South 08°13'19" West 77.84 feet to a one-half inch (1/2") rebar with PS #1507 cap,
- (2) South 03°34'29" West 151.44 feet to a one-half inch (1/2") rebar with PS #1507 cap,
- (3) 62.18 feet along a non-tangent curve to the right, having a radius of 837.00 feet and subtended by a chord bearing and distance of South 04°38'28" West 62.17 feet to a one-half inch (1/2") rebar with PS #1507 cap,
- (4) South 02°30'46" West 733.28 feet to a one-half inch (1/2") rebar with PS #1507 cap,
- (5) 25.11 feet along a curve to the left, having a radius of 837.00 feet and being subtended by a chord bearing and distance of South 01°39'11" West 25.11 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 00°47'37" West and continuing along said west right-of-way line a distance of 275.44 feet to the Point of Beginning.



Part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 33, Township 19 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

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- (4) South 02°30'46" West 73.28 feet to a one-half inch (1/2") rebar with PS #1507 cap,
- (5) 25.11 feet along a curve to the left, having a radius of 837.00 feet and being subtended by a chord bearing and distance of South 01°39'11" West 25.11 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 00°47'37" West and continuing along said west right-of-way line a distance of 275.44 feet to the Point of Beginning.

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We, the undersigned owners of the real estate shown and described herein, do hereby acknowledge that we have the legal right and authority to make the property interest grants contained on and within this document. We, the undersigned owners of the real estate shown and described herein, do hereby establish, grant, and dedicate to the City of Rogers, Arkansas the rights-of-way, easements, streets, and alleys as shown on this plat for public use, benefit, and access. The City of Rogers is further granted the rights of ingress and egress to and from said rights-of-way, easements, streets, and alleys. The City of Rogers is also granted the right and authority to maintain, service, and improve said rights-of-way, easements, streets, and alleys and the improvements contained therein. Any right or authority granted above specifically including maintenance, service, or improvement shall be exercised in a manner chosen at the discretion of the City of Rogers. Said rights-of-way, easements, streets and alleys shall be for the benefit of the City of Rogers and all of its franchised utility providers. The City of Rogers and its franchised utility providers shall have the right and authority to cut, trim, or remove trees, shrubs, and other vegetation within said rights-of-way, easements, streets, and alleys. The City of Rogers and all of its franchised utility providers shall also have the right and authority to prohibit the erection of building, structures, or fences within said rights-of-way, easements, streets, and alleys.

Notary Public: _____

My Commission Expires: _____

I, Keith A. Sikes, hereby certify that this plat correctly represents a boundary survey and plat made by me, or under my direct supervision, and boundary markers and lot corners shown hereon actually exist and their location type and material are correctly shown and that this survey meets the minimum standards of the Arkansas Standards of Practice for Property Boundary Surveys and Plats.

Arkansas Professional Surveyor #1507

Zoning - Neighborhood Residential (N-R)			
Building Setbacks			
Front Yard	Side Yard	Exterior Side Yard	Rear Yard
20'	6'	20'	20'

Zoning Classification:
NR: Neighborhood Residential district

Proposed Use:
Single-Family Residential

- (1) Minimum lot area: 6,000 square feet.
- (2) Minimum lot width: 50 feet.
- (3) Maximum building coverage: 55 percent.
- (4) Minimum open space: Not less than 30 percent of the total lot area shall be devoted to open space. Open space shall not include areas covered by building, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and landscaping materials.

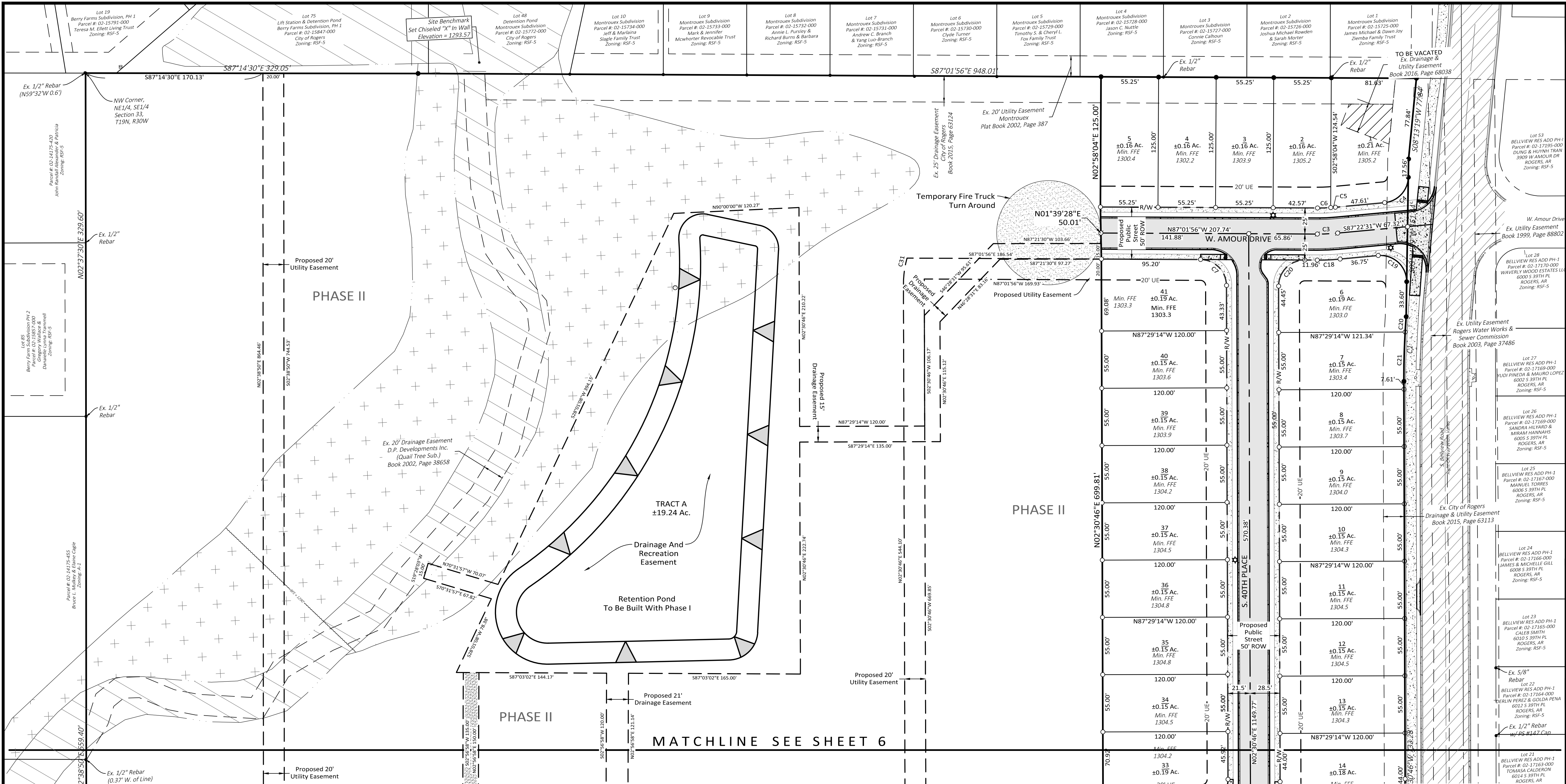
- a. When side yards are less than 15 feet in width: 35 feet or 2 1/2 stories above the finished grade.
- b. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
- c. Accessory structures: 16 feet, except storage buildings which shall not exceed 10 feet.

GBS Development, Inc.
416 Mt. Hebron Rd.
Lowell, AR 72745
Tel: (479) 334-5263

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Drawing Name: P:\SFD-05\DRAWING\SFD-05 PRELIM PLAT.dwg Last Modified: Jul 08, 2022 - 9:25am Plotted on: Jul 22, 2022 - 9:27am by ahs161



LEGEND

	Ex. Section Line		Set 1/2\" Rebar w/ PS# 1507 Cap
	Ex. Quarter Section Line		Set Mag Nail w/ PS# 1507 Washer
	Ex. Quarter Quarter Section Line		Ex. Rebar
	Ex. Boundary Line		Ex. Nail
	Ex. Adjacent Boundary Line		Ex. Monument
	Ex. Right of Way Line		Ex. Television Pedestal
	Ex. Road Centerline		Ex. Water Meter
	Ex. Easement Line		Ex. Fire Hydrant
	Ex. Asphalt		Ex. Water Valve
	Ex. Concrete		Ex. Sewer Manhole
	Ex. Base Flood Elevation Line		Ex. Sewer Clean-Out
	Ex. FEMA Floodway		Ex. Sanitary Sewer Valve
	Ex. FEMA Floodzone \"AE\"		Ex. Gas Meter
	Adjacent To A High Risk Area		Ex. Telephone Pedestal
	Ex. Fence Line		Ex. Fiber Optic Pedestal
			Ex. Electric Pedestal
			Ex. Electric Meter
			Ex. Power Pole
			Ex. Power Pole w/ Guy Wire
			Ex. Light Pole
			Ex. Electric Transformer
			Ex. Mailbox
			Ex. Sign
			Ex. Vault Box
			Ex. Tree
			Ex. Building

PROPOSED STREET LEGEND

	Proposed Asphalt
	Proposed Curb & Gutter
	Temporary Gravel
	Proposed Concrete Apron
	Proposed Concrete Sidewalk By Developer
	Proposed Concrete Sidewalk By Lot Builder
	Proposed Easement Line
	Proposed Light Pole
	Proposed Accessible Ramps By Developer

Zoning - Neighborhood Residential (N-R)

Building Setbacks			
Front Yard	Side Yard	Exterior Side Yard	Rear Yard
20'	6'	20'	20'

Boundary Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	62.18'	837.00'	31.10'	S 04° 38' 28\" W	62.17'
C2	25.11'	837.00'	12.56'	S 01° 39' 11\" W	25.11'

Street Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C3	19.52	200.00	9.77	S89° 49' 43\" E	19.51

Lot Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C4	36.40'	25.00'	22.29'	N 45° 39' 29\" E	33.27'
C5	4.39'	175.00'	2.20'	N 88° 05' 38\" E	4.39'
C6	12.69'	175.00'	6.35'	S 89° 06' 35\" E	12.69'
C7	39.07'	25.00'	24.80'	S 42° 15' 35\" E	35.21'
C20	39.47'	25.00'	25.20'	S 47° 44' 25\" W	35.50'
C20	14.77'	837.00'	7.38'	S 06° 15' 50\" W	14.77'
C21	62.18'	837.00'	31.10'	S 04° 38' 28\" W	62.17'

CITYVIEW #PL202200049



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST., STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

MEADOW BROOKE SUBDIVISION, PHASE I

Rogers, Arkansas

Issued for Review
07.07.2022

PRELIMINARY PLAT

Revisions	
1	02.23.22 - Revised Per City Comments
2	05.06.22 - Revised Per City & RWU Comments
3	06.21.22 - Revised Per City & RWU Comments

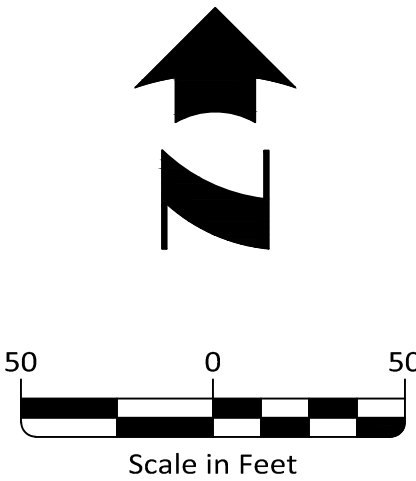
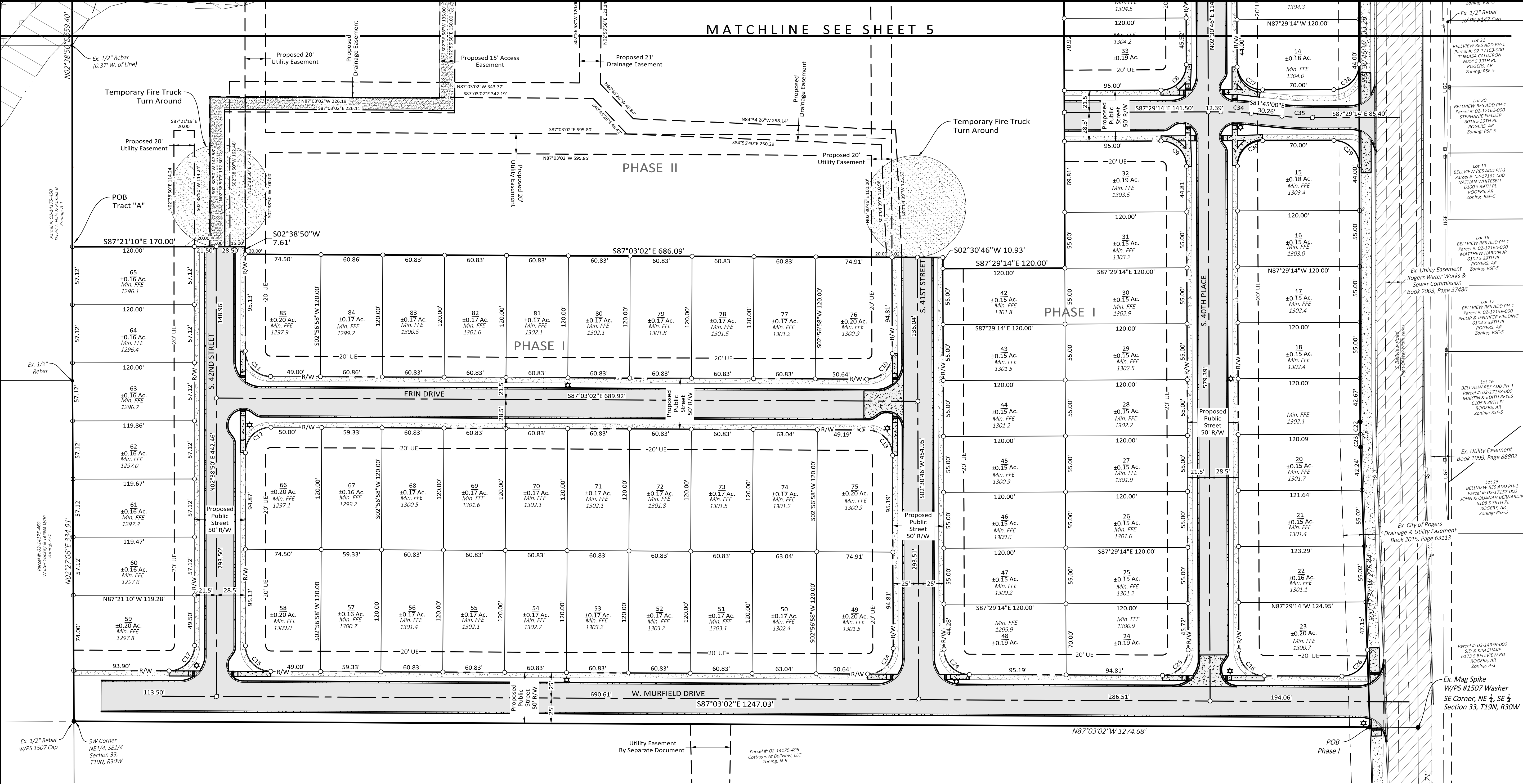
Drawn By:	TJL/RLA	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1\"=50'
Date:	01.21.22	Plot Scale:	1
Project No.:	SFD-05	DWG Name:	

SHEET

5

48

Drawing Name: P:\SFD-05\DRAWING\SFD-05 PRELIM PLAT.dwg Last Modified: Jul 08, 2022 - 9:25am Plotted on: Jul 22, 2022 - 9:28am by ah5161



Lot Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C8	39.27'	25.00'	25.00'	S 47° 30' 46" W	35.36'
C9	39.27'	25.00'	25.00'	S 42° 29' 14" E	35.36'
C10	39.46'	25.00'	25.19'	N 47° 43' 52" E	35.49'
C11	39.14'	25.00'	24.87'	S 42° 12' 06" E	35.26'
C12	39.40'	25.00'	25.13'	S 47° 47' 54" W	35.45'
C13	39.08'	25.00'	24.81'	N 42° 16' 08" W	35.22'
C14	39.46'	25.00'	25.19'	N 47° 43' 52" E	35.49'
C15	39.14'	25.00'	24.87'	S 42° 12' 06" E	35.26'
C17	39.40'	25.00'	25.13'	S 47° 47' 54" W	35.45'
C22	25.11'	837.00'	12.56'	S 01° 39' 11" W	25.11'
C23	25.11'	837.00'	12.56'	S 01° 39' 11" W	25.11'
C24	39.08'	25.00'	24.81'	N 42° 16' 08" W	35.22'
C25	39.46'	25.00'	25.19'	S 47° 43' 52" W	35.49'
C26	40.21'	25.00'	25.96'	N 46° 52' 18" E	36.01'
C27	39.27'	25.00'	25.00'	N 42° 29' 14" W	35.36'
C28	39.27'	25.00'	25.00'	S 47° 30' 46" W	35.36'
C29	39.27'	25.00'	25.00'	N 42° 29' 14" W	35.36'
C30	39.27'	25.00'	25.00'	S 47° 30' 46" W	35.36'
C31	26.05'	95.00'	13.11'	N 10° 22' 08" E	25.97'

Boundary Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C2	25.11'	837.00'	12.56'	S 01° 39' 11" W	25.11'

Street Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C34	30.04	300.00	15.03	S84° 37' 07"E	30.03
C35	30.04	300.00	15.03	S84° 37' 07"E	30.03

Zoning - Neighborhood Residential (N-R)			
Building Setbacks			
Front Yard	Side Yard	Exterior Side Yard	Rear Yard
20'	6'	20'	20'

(Re-established section corner to previous location based on collateral ties to monuments recovered in Bellview Residential Addition, PB 2005, 79, and by collateral ties to control monuments established by Olsson & Associates (McGoodwin, Williams, & Yates), Rogers, AR Bellview Road South Improvements, Contract Section 2, MWV Project R127CS2, July 2017)

CITYVIEW #PL202200049

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MEADOW BROOKE
SUBDIVISION, PHASE I

Rogers, Arkansas

Issued for Review
07.07.2022

PRELIMINARY PLAT

Revisions

1

02.23.22 - Revised Per City Comments

2

05.06.22 - Revised Per City & RWU Comments

3

06.21.22 - Revised Per City & RWU Comments

Drawn By: TJL/RLA

Approved By: PRF

Date: 01.21.22

Project No.: SFD-05

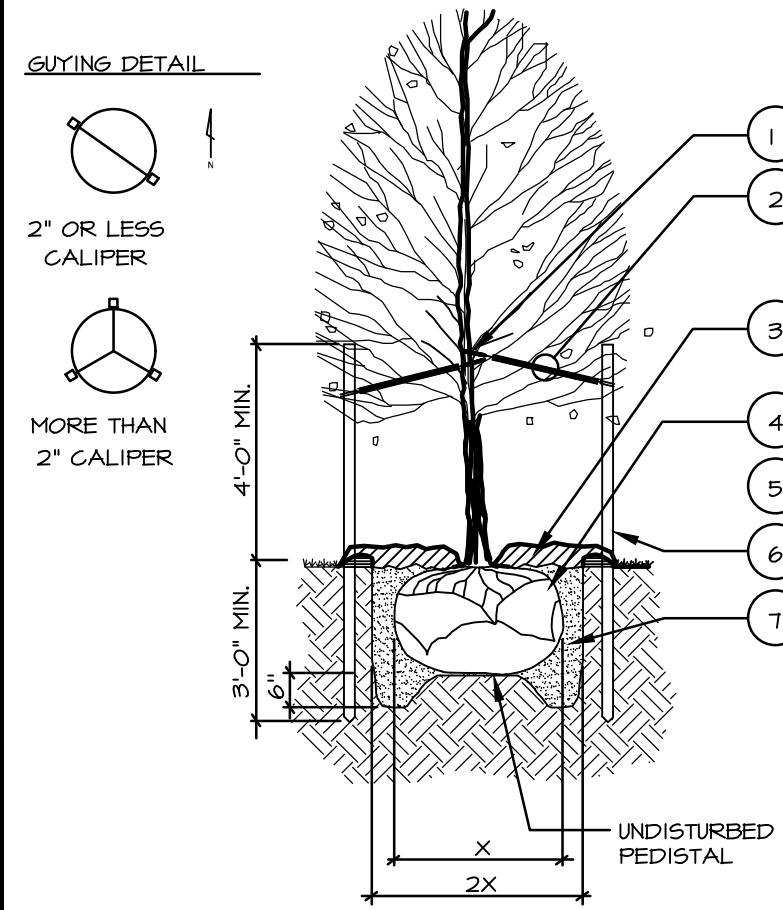
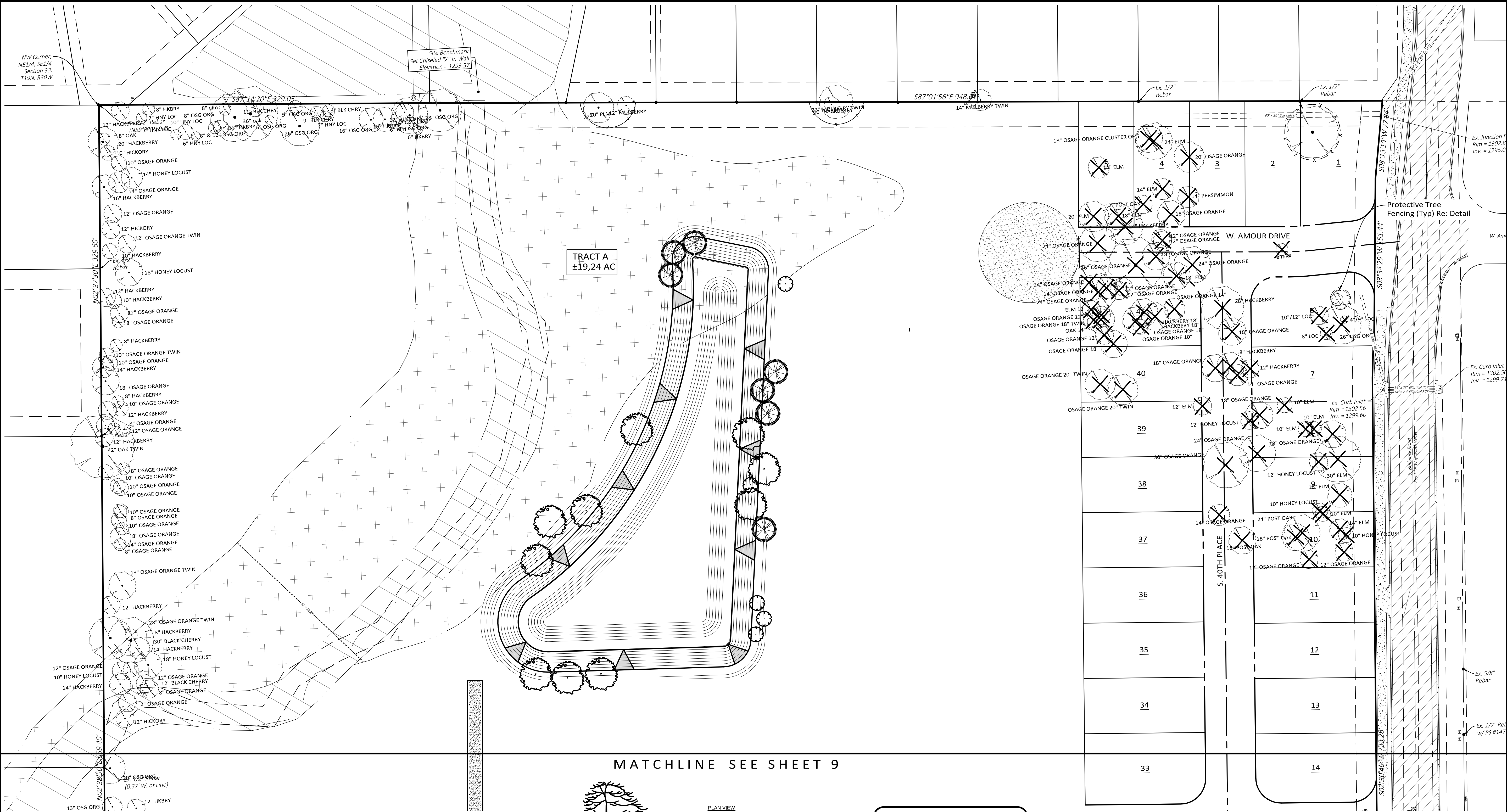
Vert. Scale: N/A

Horiz. Scale: 1"=50'

Plot Scale: 1

DWG Name: PRELIM PLAT

Drawing Name: P:\SFD-05\DRAWINGS\SFD-05 LANDSCAPE & TREE MIT.dwg Last Modified: Jul 19, 2022 - 4:08pm Plotted on: Jul 22, 2022 - 9:49am by ah5161



DECIDUOUS TREE PLANTING LEGEND

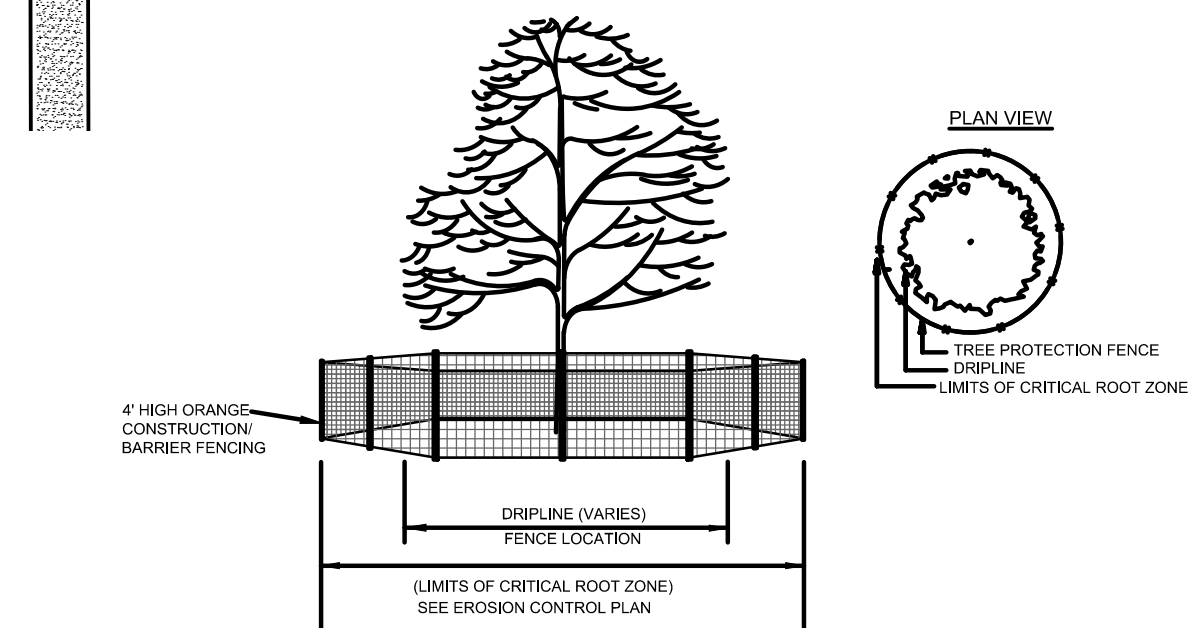
- | SYMBOL | DESCRIPTION |
|--------|--|
| 1 | TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE |
| 2 | 12 GAUGE GALVANIZED WIRE & 1-1/2" PVC PIPE |
| 3 | 4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK |
| 4 | REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/2 OF ROOT BALL |
| 5 | TREE SAUCER (FORMED BY MIN. 4" THICK MULCH) |
| 6 | 8" METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT |
| 7 | PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING. |

PLANTING NOTES

- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
- PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
- TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL

N.T.S.



- Notes For Tree And Natural Area Protection:**
- All Trees And Natural Areas Shown To Be Preserved On This Plan Shall Be Protected During Construction With Temporary 4" High Orange Construction/Barrier Fencing.
 - Protective Fences Shall Be Installed According To Common Standards For Tree Protection.
 - Protective Fences Shall Be Installed Prior To The Start Of Any Site Preparation Work (clearing, grubbing, or grading) And Shall Be Maintained Throughout All Phases Of The Construction Project.
 - Erosion And Sedimentation Control Barriers Shall Be Installed Or Maintained In A Manner Which Does Not Result In Soil Build-up Within Tree Drilines.
 - Protective Fences Shall Surround The Trees Or Group Of Trees, And Will Be Located At The Driline. For Natural Areas, Protective Fences Shall Follow The Limit Of Construction Line In Order To Prevent The Following:
 - Soil Composition In The Root Zone Area Resulting From Vehicular Traffic Or Storage Of Equipment Or Materials;
 - Root Zone Disturbances Due To Grade Changes (Greater Than 6 Inches Of Cut Or Fill) Or Trenching;
 - Hands To Exposed Roots, Trunks, Or Limbs By Mechanical Equipment;
 - Other Activities Detrimental To Trees Such As Chemical Storage, Concrete Truck Cleaning, And Fires.
 - Exceptions To Installing Fences At Tree Drilines May Be Permitted In The Following Cases:
 - Where There Is To Be An Approved Grade Change, Permeable Paving Surface, Tree Well, Or Other Such Site Development;
 - Where Permeable Paving Is To Be Installed Within A Tree's Driline, Erect The Fence At The Outer Limits Of The Permeable Paving Area (Prior To Site grading so That This Area Is Graded Separately) Prior To Paving Installation To Minimize Root Damage);
 - Where Trees Are Close To Proposed Buildings, Erect The Fence To Allow 6 To 10 Feet Of Work Space Between The Fence And The Building;
 - Where There Are Severe Space Constraints Due To Track Size, Or Other Special Requirements.
 - Where Any Of The Above Exceptions Result In A Fence Being Closer Than 4 Feet To A Tree Trunk, Protect The Trunk With Strapped On Planting To A Height Of 8 Feet (or Limits Of Lower Branching) In Addition To The Reduced Fencing Provided.
 - Trees Approved For Removal Shall Be Removed In A Manner Which Does Not Impact Trees To Be Preserved.
 - Any Trenching Required For The Installation Of Utilities Shall Be Placed As Far From Existing Tree Trunks As Possible.
 - No Landscape Topsoil Dressing Greater Than 4 Inches Shall Be Permitted Within The Drilines Of Trees. No Soil Is Permitted On The Root Flare Of Any Tree.
 - Pruning To Provide Clearance For Structures, Vehicular Traffic, And Equipment Shall Take Place Before Construction Begins.
 - Deviations From The Above Notes May Be Considered Ordinance Violations If There Is Substantial Non-compliance Or If A Tree Sustains Damage As A Result.
 - All Pruning Shall Be In Accordance With Certified Arborist Standards And ANSI 300 Pruning Standards.

TREE PROTECTION

N.T.S.

- MITIGATION REQUIREMENTS:**
- Replace With 1 Tree For Every 5 Removed
- 65 Trees Removed NE Corner of Site
13 Mitigated Trees Required
13 Mitigated Trees Provided
- 45 Trees Removed SW Corner of Site
9 Mitigated Trees Required
9 Mitigated Trees Provided

LEGEND					
PLANT SCHEDULE					
SYM	COMMON NAME	Botanical Name	Size	Spacing	Quantity
NO PERENNIALS					
MITIGATED ORNAMENTAL TREES					
○	FOREST PANSY REDBUD	Cercis canadensis 'Forest Pansy'	2" Cal. B&B 8" minimum at planting	As Shown	5
MITIGATED SHADE TREES					
●	WHITE PINE	Pinus strobus	8" B&B 8" minimum at planting	As Shown	7
●	AUTUMN BLAZE MAPLE	Acer x fremian 'Autumn Blaze'	2.5" Cal. B&B 8" minimum at planting	As Shown	10
SHADE TREES					
●	SHUMARD OAK	Quercus shumardii	2.5" Cal. B&B 8" minimum at planting	As Shown	5
ORNAMENTAL STREET TREES (Under Overhead Power Lines)					
○	OKLAHOMA REDBUD	Cercis canadensis var. texensis 'Oklahoma'	2" Cal. B&B 8" minimum at planting	As Shown	36
SHADE STREET TREES					
●	SHUMARD OAK	Quercus shumardii	2.5" Cal. B&B 8" minimum at planting	As Shown	106

Landscape Notes:

- The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
- All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
- All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
- Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing Any Work, Contact 1-800-482-8998, Or By Dialing 811.
- No Changes To Approved Plant Schedule Will Be Allowed Without The Approval Of The Owner.
- All Trees Shall Be Installed, Mulched, Guyed And Staked Per The Details. All Shrubs Shall Be Installed And Mulched Per The Details.
- The Contractor Shall Provide A One Year Minimum Warranty For All Plant Materials And Installation From The Date Of Acceptance.
- The Contractor Shall Spoil And Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import To The Site In Order To Complete The Landscape Operations. The Contractor Shall Perform A Soil Test On The Existing And Imported Topsoil And Apply Lime And Fertilizer As Recommended By The Testing Agency.
- Irrigation To Be Designed And Installed On Site With Hunter PGP Rotary Heads, Hunter "81" Type Spray Heads, Hunter ICC 40 Station Controller, Rain And Freeze Sensors, Rainbird Professional Series Valves. All Proposed Sod And Bed Areas Shall Be Irrigated.
- All Lawn Areas Are To Be Irrigated On Separate Stations As Landscape Beds.
- Contractor Shall Provide A Three Year Warranty On The Irrigation Systems Parts And Labor.
- A Letter From The Owner/ Developer Is Required That Guarantees To Maintain And/ Or Replace The Landscaping For A Period Of 3 Years Starting Once Installation Is Complete.
- Plantings In Excess Of Minimum Requirements May Not Be Reduced Once Approved By Planning Commission.

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MEADOW BROOKE
SUBDIVISION, PHASE I

Rogers, Arkansas

Issued for Review
07.07.2022

TREE MITIGATION PLAN

Revisions

1

02.23.22 - Revised Per City Comments

2

05.06.22 - Revised Per City & RWU Comments

3

06.21.22 - Revised Per City & RWU Comments

Drawn By: TJL/RLA

Approved By: PRF

Date: 01.21.22

Project No.: SFD-05

Vert. Scale: N/A

Horiz. Scale: 1"=50'

Plot Scale: 1

DWG Name: ST & DRG

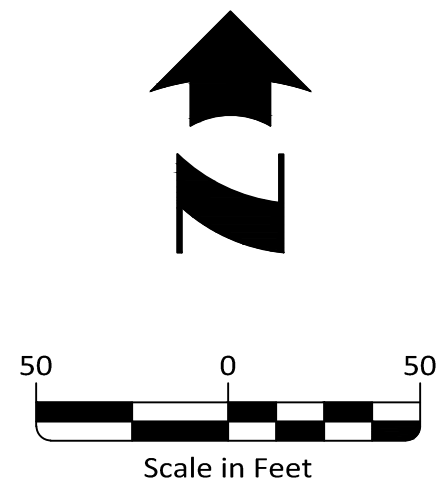
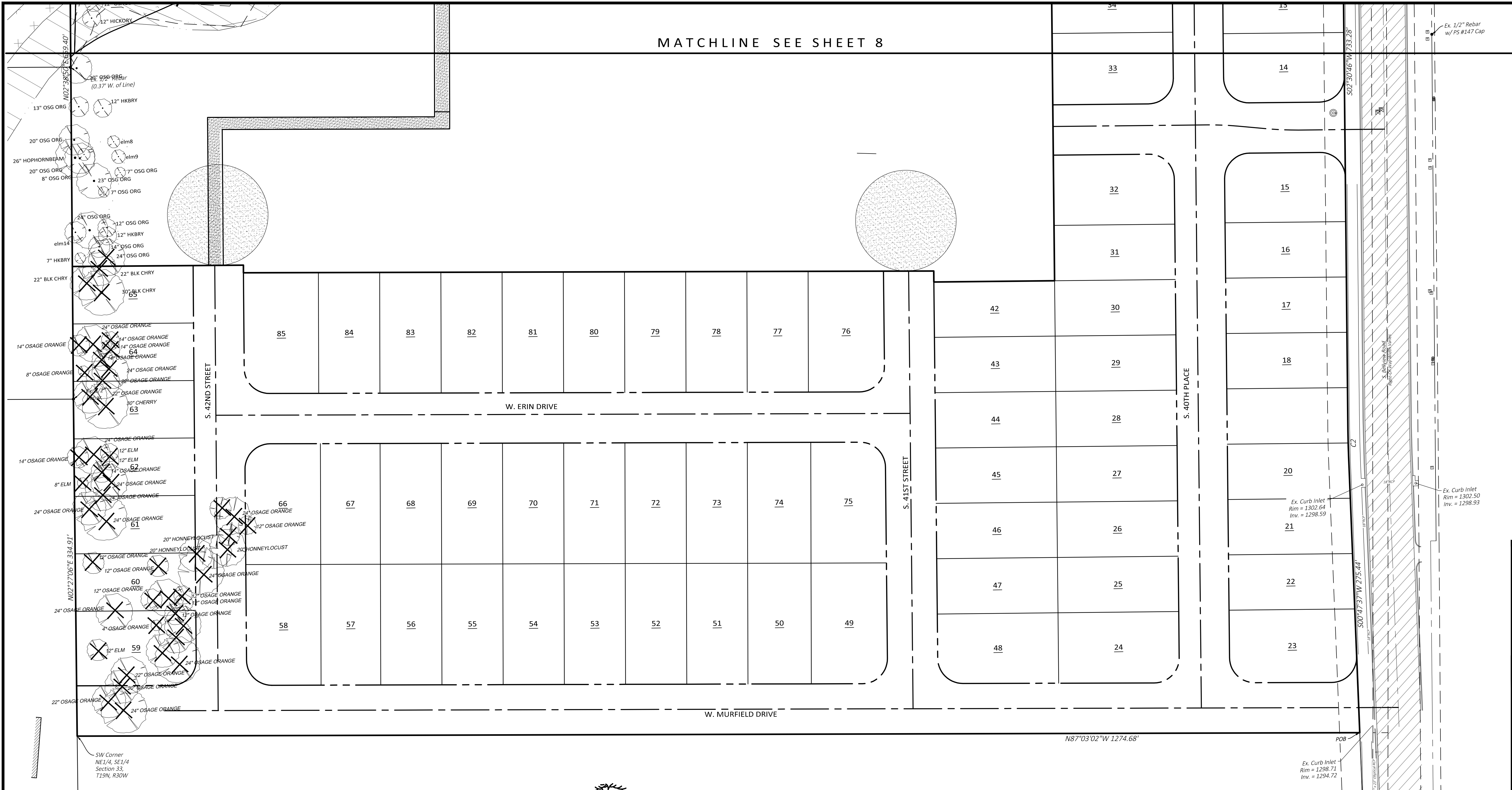
SHEET

8

48

Page 58 of 64

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CITYVIEW #PL202200049



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MEADOW BROOKE SUBDIVISION, PHASE I

Rogers, Arkansas

Issued for Review
07.07.2022

TREE MITIGATION PLAN

Revisions	
1	02.23.22 - Revised Per City Comments
2	05.06.22 - Revised Per City & RWU Comments
3	06.21.22 - Revised Per City & RWU Comments

Drawn By:	TJL/RLA	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1"=50'
Date:	01.21.22	Plot Scale:	1
Project No.:	SFD-05	DWG Name:	ST & DRG

SHEET

9

48

DECIDUOUS TREE PLANTING LEGEND

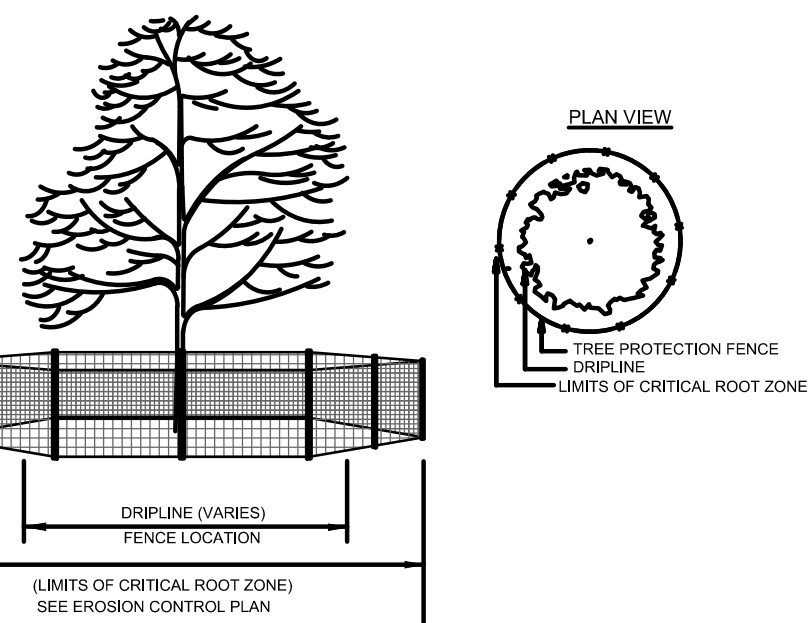
- | SYMBOL | DESCRIPTION |
|--------|--|
| 1 | TREE STRAP LOOP AT FIRST BRANCH, USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE |
| 2 | 12 GAUGE GALVANIZED WIRE & 1-1/2" PVC PIPE |
| 3 | 4" ORGANIC MULCH PER SPECIFICATIONS, DO NOT PLACE MULCH AGAINST TREE TRUNK |
| 4 | REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/4 OF ROOT BALL |
| 5 | TREE SAUCER (FORMED BY MIN. 4" THICK MULCH) |
| 6 | 8" METAL TEE STAKE, KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT. |
| 7 | PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT, SOAK BACKFILL AFTER PLANTING. |

PLANTING NOTES

- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- PRUNE ALL DAMAGED THINGS AFTER PLANTING
- WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
- PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
- TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL

N.T.S.



- Notes For Tree And Natural Area Protection:**
- All Trees And Natural Areas Shown To Be Preserved On This Plan Shall Be Protected During Construction With Temporary 4' High Orange Construction Barrier Fencing.
 - Protective Fences Shall Be Installed According To Common Standards For Tree Protection.
 - Protective Fences Shall Be Installed Prior To The Start Of Any Site Preparation Work (clearing, grubbing, or grading) And Shall Be Maintained Throughout All Phases Of The Construction Project.
 - Erosion And Sedimentation Control Barriers Shall Be Installed Or Maintained In A Manner Which Does Not Result In Soil Buildup Within Tree Drip Lines.
 - Protective Fences Shall Surround The Trees Or Group Of Trees, And Will Be Located At The Drip Line. For Natural Areas, Protective Fences Shall Follow The Limit Of Construction Line In Order To Prevent The Following:
 - Soil Compaction In The Root Zone Area Resulting From Vehicular Traffic Or Storage Of Equipment Or Materials;
 - Root Zone Disturbances Due To grade Changes (Greater Than 6 Inches Of Cut Or Fill) Or Trenching;
 - Wounds To Exposed Roots, Trunks, Or Limbs By Mechanical Equipment;
 - Other Activities Detrimental To Trees Such As Chemical Storage, Concrete Truck Cleaning, And Fires.
 - Exceptions To Installing Fences At Tree Drip Lines May Be Permitted In The Following Cases:
 - Where There Is To Be An Approved Grade Change, Permeable Paving Surface, Tree Well, Or Other Such Site Development.
 - Where Permeable Paving Is To Be Installed Within A Tree's Drip Line, Erect The Fence At The Outer Limits Of The Permeable Paving Area (prior To Site Grading So That This Area Is Graded Separately Prior To Paving Installation To Minimize Root Damage)
 - Where Trees Are Close To Proposed Buildings, Erect The Fence To Allow 6 To 10 Feet Of Work Space Between The Fence And The Building.
 - Where There Are Severe Space Constraints Due To Tract Size, Or Other Special Requirements.
 - Where Any Of The Above Exceptions Result In A Fence Being Closer Than 4 Feet To A Tree Trunk, Protect The Trunk With Strapped Or Plunging To A Height Of 8 Feet (or Limits Of Lower Branching) In Addition To The Reduced Fencing Provided.
 - Trees Approved For Removal Shall Be Removed In A Manner Which Does Not Impact Trees To Be Preserved.
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 - No Landscape Topsoil Dressing Greater Than 4 inches Shall Be Permitted Within The Drip Lines Of Trees. No Soil Is Permitted On The Root Flare Of Any Tree.
 - Pruning To Provide Clearance For Structures, Vehicular Traffic, And Equipment Shall Take Place Before Construction Begins.
 - Deviations From The Above Notes May Be Considered Ordinance Violations If There Is Substantial Non-compliance Or If A Tree Sustains Damage As A Result.
 - All Planting Shall Be In Accordance With Certified Arborist Standards And ANSI B00 Pruning Standards.

TREE PROTECTION

MITIGATION REQUIREMENTS:

Replace With 1 Tree For Every 5 Removed

65 Trees Removed NE Corner of Site
13 Mitigated Trees Required
13 Mitigated Trees Provided

45 Trees Removed SW Corner of Site
9 Mitigated Trees Required
9 Mitigated Trees Provided

LEGEND

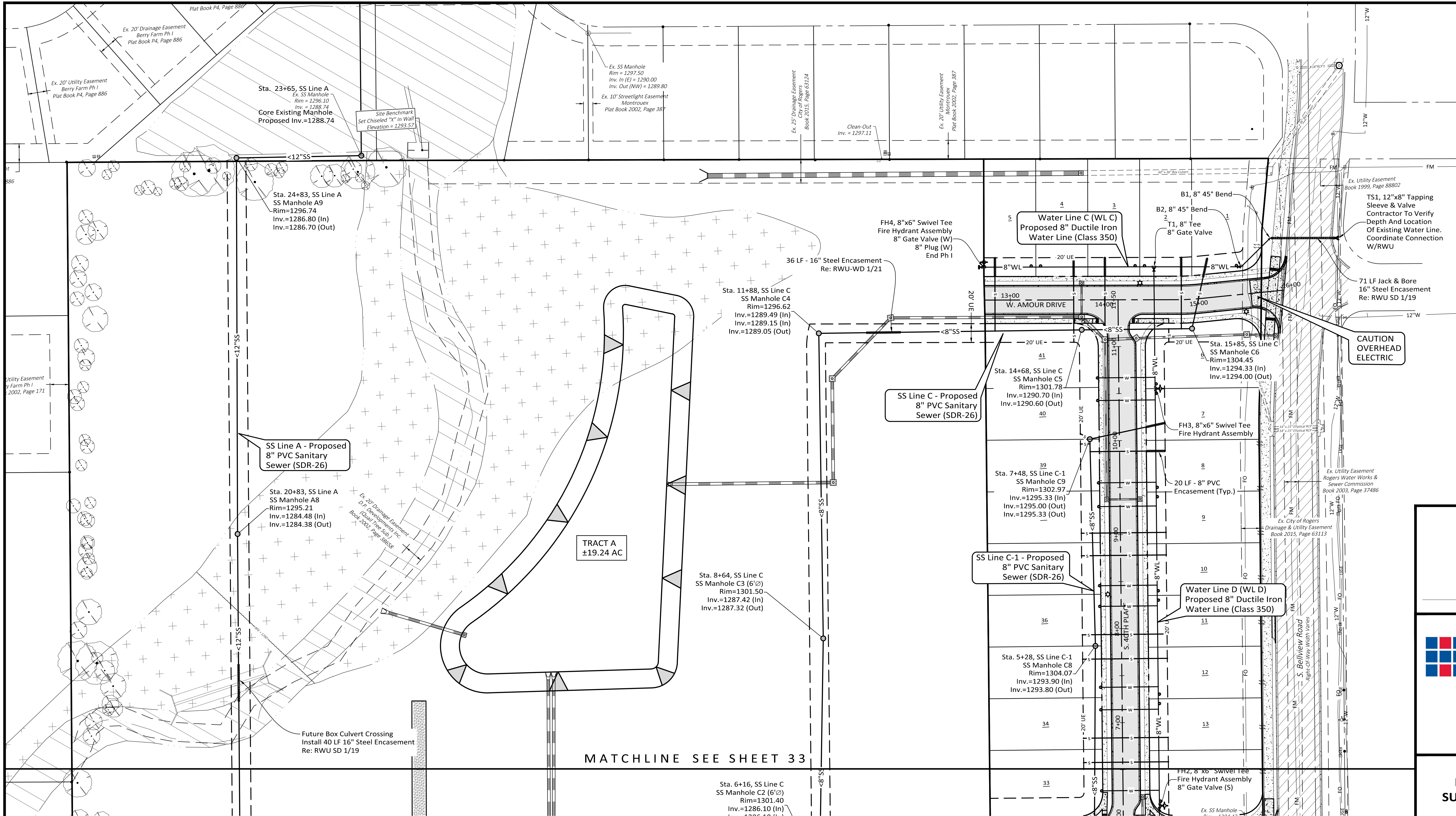
PLANT SCHEDULE

SYM	COMMON NAME	Botanical Name	Size	Spacing	Quantity
NO PERENNIALS					
MITIGATED ORNAMENTAL TREES					
0	FOREST PANSY REDBUD	Cercis canadensis 'Forest Pansy'	2" Cal. B&B 8' minimum at planting	As Shown	5
MITIGATED EVERGREEN TREES					
0	WHITE PINE	Pinus strobus	8' B&B 8' minimum at planting	As Shown	7
MITIGATED SHADE TREES					
0	AUTUMN BLAZE MAPLE	Acer x freemanii 'Autumn Blaze'	2.5" Cal. B&B 8' minimum at planting	As Shown	10
SHADE TREES					
0	SHUMARD OAK	Quercus shumardii	2.5" Cal. B&B 8' minimum at planting	As Shown	5
ORNAMENTAL STREET TREES (Under Overhead Power Lines)					
0	OKLAHOMA REDBUD	Cercis canadensis var. texensis 'Oklahoma'	2" Cal. B&B 8' minimum at planting	As Shown	36
SHADE STREET TREES					
0	SHUMARD OAK	Quercus shumardii	2.5" Cal. B&B 8' minimum at planting	As Shown	106

Landscape Notes:

- The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
- All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
- All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
- Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing Any Work, Contact 1-800-482-8998, Or By Dialing 811.
- No Changes To Approved Plant Schedule Will Be Allowed Without The Approval Of The Owner.
- All Trees Shall Be Installed, Mulched, Guyed And Staked Per The Details. All Shrubs Shall Be Installed And Mulched Per The Details.
- The Contractor Shall Provide A One Year Minimum Warranty For All Plant Materials And Installation From The Date Of Acceptance.
- The Contractor Shall Spoil And Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import To The Site In Order To Complete The Landscape Operations. The Contractor Shall Perform A Soil Test On The Existing And Imported Topsoil And Apply Lime And Fertilizer As Recommended By The Testing Agency.
- Irrigation To Be Designed And Installed On Site With Hunter PGP Rotary Heads, Hunter "8" Type Spray Heads, Hunter ICC 40 Station Controller, Rain And Freeze Sensors, Rainbird Professional Series Valves. All Proposed Sod And Bed Areas Shall Be Irrigated.
- All Lawn Areas Are To Be Irrigated On Separate Stations As Landscape Beds.
- Contractor Shall Provide A Three Year Warranty On The Irrigation Systems Parts and Labor.
- A Letter From The Owner/ Developer Is Required That Guarantees To Maintain And/ Or Replace The Landscaping For A Period Of 3 Years Starting Once Installation Is Complete.
- Plantings In Excess Of Minimum Requirements May Not Be Reduced Once Approved By Planning Commission.

Drawing Name: P:\SFD-05\DRAWING\SFD-05 WATER & SAN SEWER.dwg Last Modified: Jul 07, 2022 - 5:34pm Plotted on: Jul 22, 2022 - 10:29am by ah5161



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MEADOW BROOKE SUBDIVISION, PHASE I

Rogers, Arkansas

Issued for Review
07.07.2022

WATER & SANITARY SEWER PLANS

Revisions	
1	02.23.22 - Revised Per City Comments
2	05.06.22 - Revised Per City & RWU Comments
3	06.21.22 - Revised Per City & RWU Comments

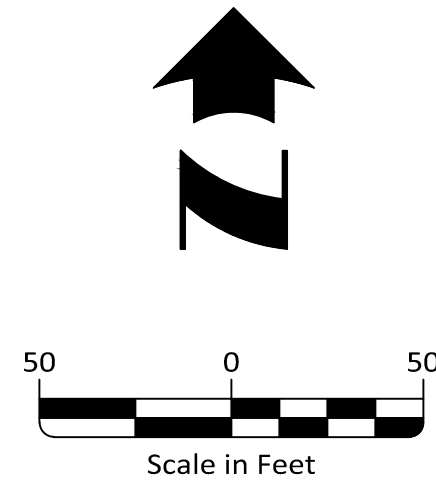
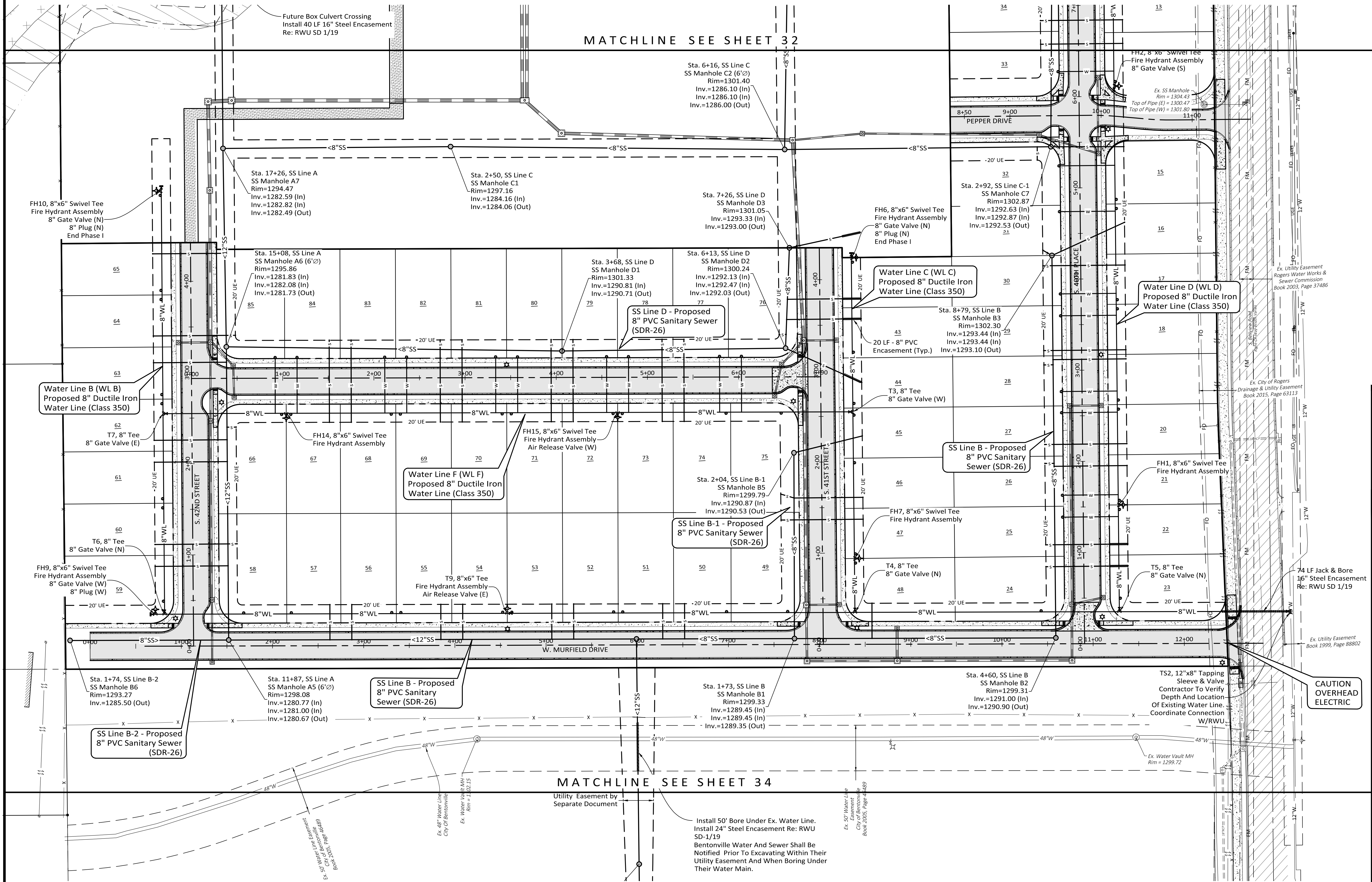
Drawn By:	TJL/RLA	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1"=50'
Date:	01.21.22	Plot Scale:	1
Project No.:	SFD-05	DWG Name:	W & S

SHEET

32

48

Drawing Name: P:\SFD-05\DRAWING\SFD-05 WATER & SAN SEWER.dwg Last Modified: Jul 07, 2022 - 5:34pm Plotted on: Jul 22, 2022 - 10:36am by ah5161



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**MEADOW BROOKE
SUBDIVISION, PHASE I**

Rogers, Arkansas

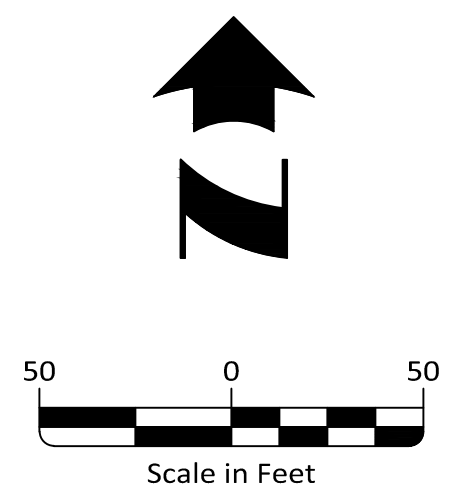
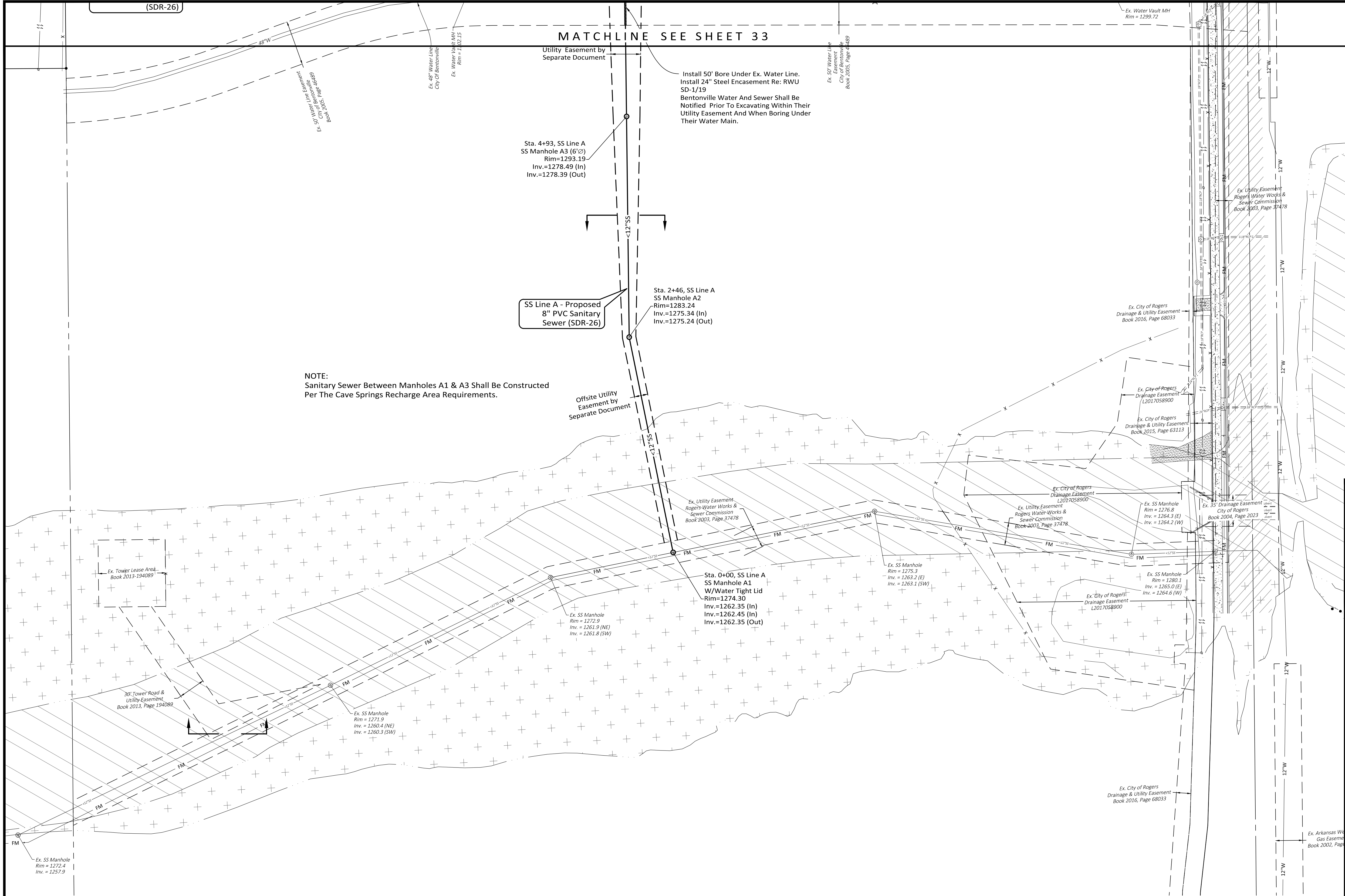
Issued for Review
07.07.2022

**WATER & SANITARY SEWER
PLAN**

Revisions	
1	02.23.22 - Revised Per City Comments
2	05.06.22 - Revised Per City & RWU Comments
3	06.21.22 - Revised Per City & RWU Comments

Drawn By:	TJL/RLA	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1"=50'
Date:	01.21.22	Plot Scale:	1
Project No.:	SFD-05	DWG Name:	W & S

Drawing Name: P:\SFD-05\DRAWING\SFD-05 WATER & SAN SEWER.dwg Last Modified: Jul 07, 2022 - 5:34pm Plotted on: Jul 22, 2022 - 10:30am by ah5161



NOTE:
Sanitary Sewer Between Manholes A1 & A3 Shall Be Constructed
Per The Cave Springs Recharge Area Requirements.

CITYVIEW #PL202200049



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MEADOW BROOKE
SUBDIVISION, PHASE I

Rogers, Arkansas

Issued for Review
07.07.2022

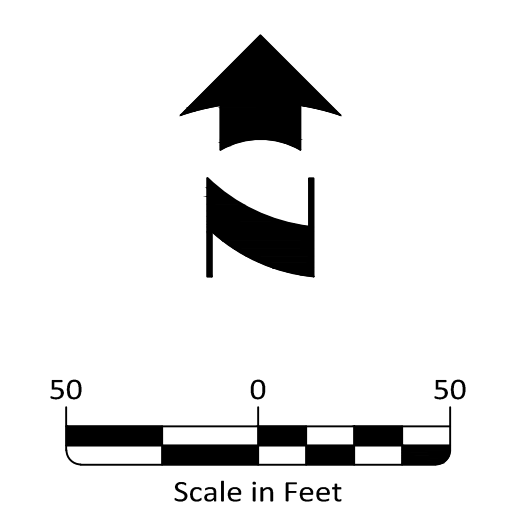
WATER & SANITARY SEWER
PLAN

Revisions

1	02.23.22	- Revised Per City Comments
2	05.06.22	- Revised Per City & RWU Comments
3	06.21.22	- Revised Per City & RWU Comments

Drawn By: TJL/RLA
Approved By: PRF
Date: 01.21.22
Project No.: SFD-05

Vert. Scale: N/A
Horiz. Scale: 1"=50'
Plot Scale: 1
DWG Name: W & S



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**MEADOW BROOKE
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LANDSCAPE PLAN

Revisions	
1	02.23.22 - Revised Per City Comments
2	05.06.22 - Revised Per City & RWU Comments
3	06.21.22 - Revised Per City & RWU Comments

Drawn By:	TJL/RLA	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1"=50'
Date:	01.21.22	Plot Scale:	1
Project No.:	SFD-05	DWG Name:	ST & DRG

SHEET **47** 48

LEGEND PLANT SCHEDULE					
SYM	COMMON NAME	Botanical Name	Size	Spacing	Quantity
NO PERENNIALS					
MITIGATED ORNAMENTAL TREES					
⊗	FOREST PANSY REDBUD	Cercis canadensis 'Forest Pansy'	2" Cal. B&B 8' minimum at planting	As Shown	5
MITIGATED EVERGREEN TREES					
⊗	WHITE PINE	Pinus strobus	8' B&B 8' minimum at planting	As Shown	7
MITIGATED SHADE TREES					
⊗	AUTUMN BLAZE MAPLE	Acer x fremanii 'Autumn Blaze'	2.5" Cal. B&B 8' minimum at planting	As Shown	10
SHADE TREES					
⊗	SHUMARD OAK	Quercus shumardii	2.5" Cal. B&B 8' minimum at planting	As Shown	5
ORNAMENTAL STREET TREES (Under Overhead Power Lines)					
⊗	OKLAHOMA REDBUD	Cercis canadensis var. texensis 'Oklahoma'	2" Cal. B&B 8' minimum at planting	As Shown	36
SHADE STREET TREES					
⊗	SHUMARD OAK	Quercus shumardii	2.5" Cal. B&B 8' minimum at planting	As Shown	106

Site Seeding Note:

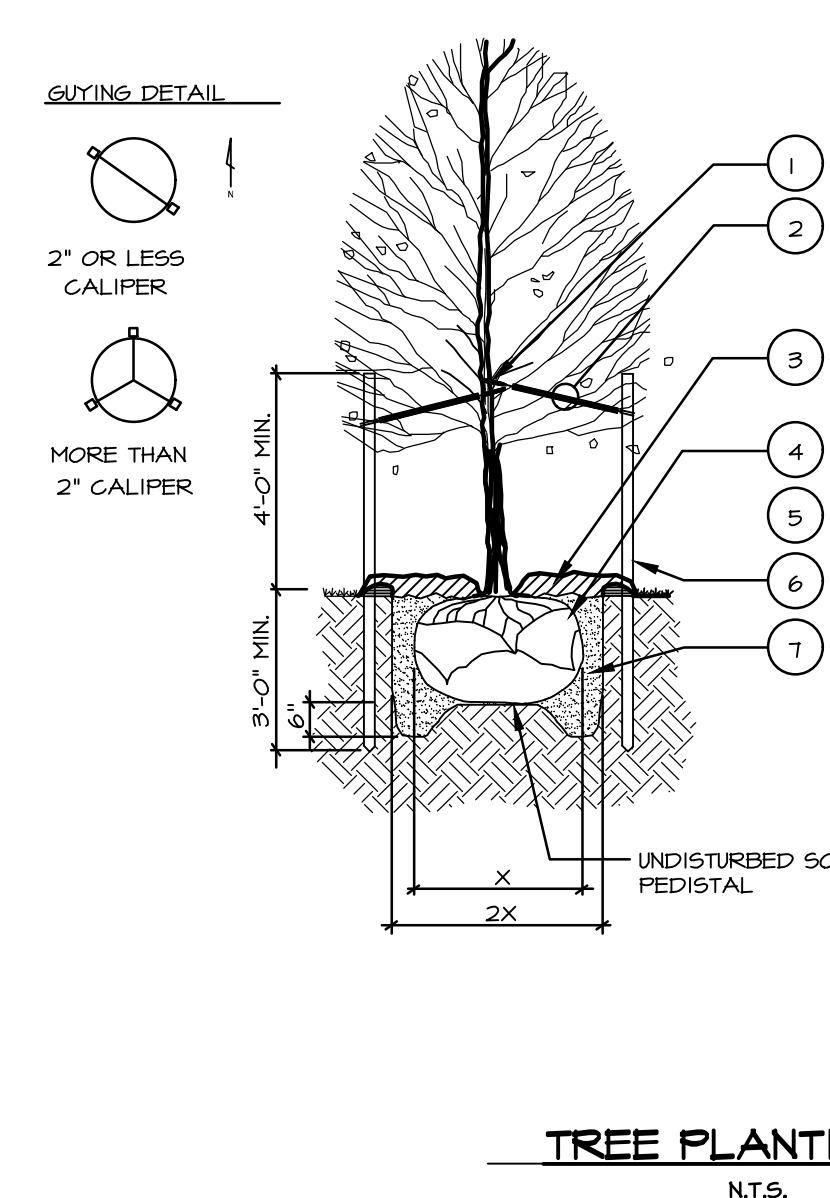
All Disturbed Areas Not To Be Paved, Landscape Beds, Or Sodded Shall Be Topsoiled To Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Seeded With Annual Ryegrass At A Rate Of 3-4 Pounds Per 1000 S.F., And Turf-Type Fescue At A Rate 8 Pounds Per 1000 S.F. The Area Must Also Be Mulched. If The Seeded Areas Are 20% Greater Slope, Erosion Control Mat Shall Be Installed. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

Landscape Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation of Landscape.
2. Plant Material Shall Be Nursery Grown, Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing Any Work, Contact 1-800-482-8998, Or By Dialing 811.
5. No Changes To Approved Plant Schedule Will Be Allowed Without The Approval Of The Owner.
6. All Trees Shall Be Installed, Mulched, Guyed And Staked Per The Details. All Shrubs Shall Be Installed And Mulched Per The Details.
7. The Contractor Shall Provide A One Year Minimum Warranty For All Plant Materials And Installation From The Date of Acceptance.
8. The Contractor Shall Spoil And Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import To The Site In Order To Complete The Landscape Operations. The Contractor Shall Perform A Soil Test On The Existing And Imported Topsoil And Apply Lime And Fertilizer As Recommended By The Testing Agency.
9. Irrigation To Be Designed And Installed On Site With Hunter PGP Rotary Heads, Hunter "8" Type Spray Heads, Hunter ICC 40 Station Controller, Rain And Freeze Sensors, Rainbird Professional Series Valves. All Proposed Sod And Bed Areas Shall Be Irrigated.
10. All Lawn Areas Are To Be Irrigated On Separate Stations As Landscape Beds.
11. Contractor Shall Provide A Three Year Warranty On The Irrigation Systems Parts and Labor.
12. A Letter From The Owner/ Developer Is Required That Guarantees To Maintain And/ Or Replace The Landscaping For A Period of 3 Years Starting Once Installation Is Complete.
13. Plantings in Excess Of Minimum Requirements May Not Be Reduced Once Approved By Planning Commission.

Site Sodding Note:

All Disturbed Areas To Be Sodded Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Sodded With Bermuda Grass. If Located On Slopes 3:1 Or Greater, The Corners Of The Sod Must Be Pinned. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.



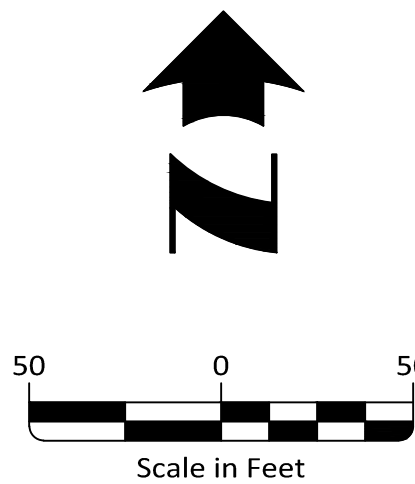
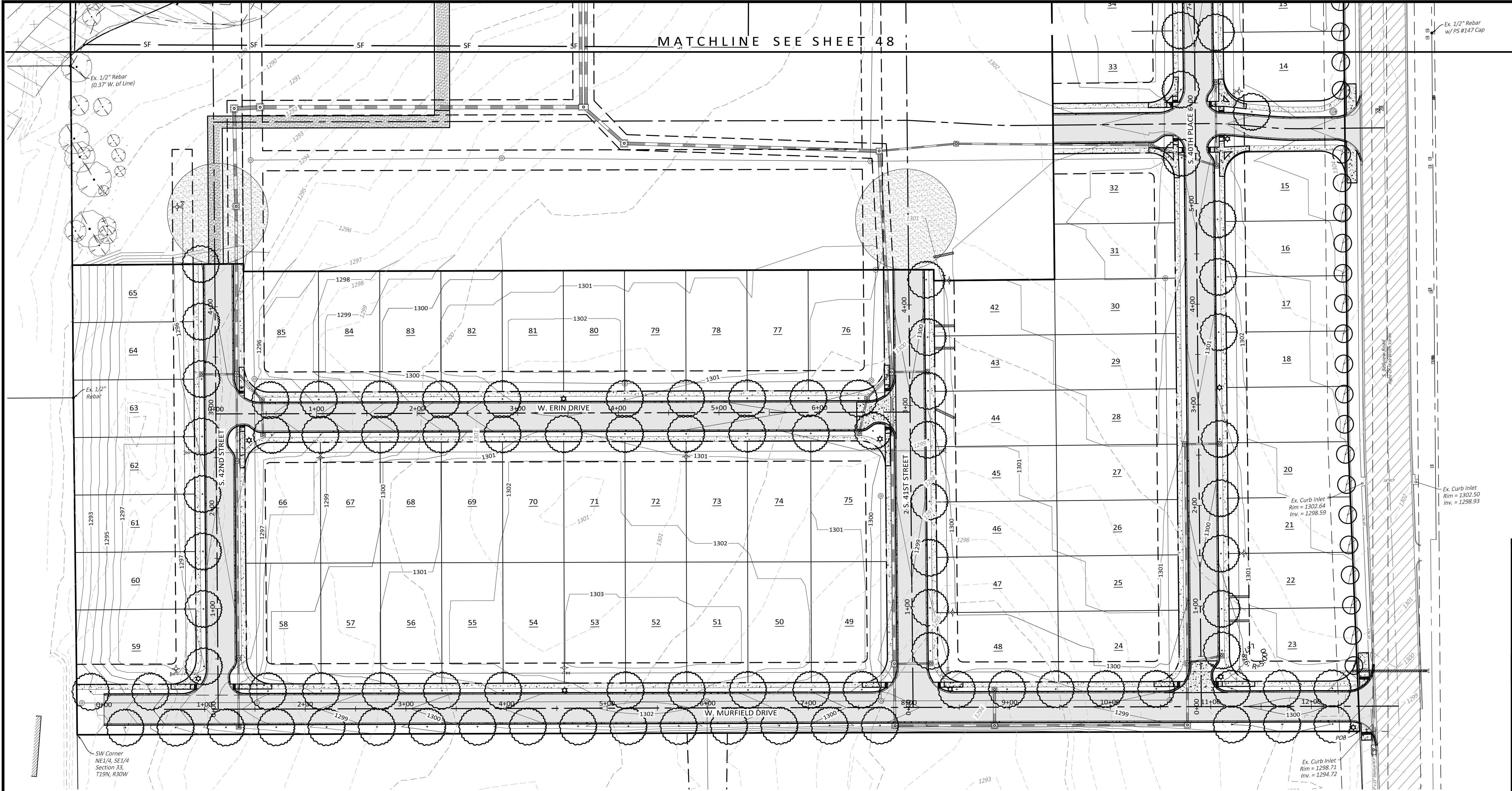
DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
①	TREE STRAP LAMP AT FIRST BRANCH, USE RUBBER HOSE OR APPROVED EQUIV. TO PREVENT DAMAGE TO TREE
②	1/2 GAUGE GALVANIZED WIRE & 1/2-2 PVC PIPE
③	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK
④	REMOVE NEST BASKET AND REMOVE BURLAP & ROPE FROM TOP 3' OF ROOT BALL
⑤	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
⑥	8" METAL TIE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
⑦	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADERS. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
- PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACE NORTH
- TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

Drawing Name: P:\SFD-05\DRAWING\SFD-05 LANDSCAPE & TREE MIT.dwg Last Modified: Jul 19, 2022 - 4:08pm Plotted on: Jul 22, 2022 - 10:47am by ah5161



APPROVED STREET TREES

30' tall 24' from curb or sidewalk	36-50' tall 24' from curb or sidewalk	<60' tall 24' from curb or sidewalk
* Fraxinus Kentucky Coffee Tree * Ginkgo (male only) * Hackberry * Japanese Zelkova (Green Vase) * Locustbark Elm (Allies) * Littleleaf Linden (Greenspire) * London plane tree * Oak * Black * Northern Red * Shingling * Shumard * Southern Red * Swamp White * White * Willow * River Birch * Shortleaf Pine * Silver Linden * Supremacy (Sugar Hackberry) * Turkish Filbert	* American Hophornbeam * American Holly * Chinese Pistache * English Oak * Hawthorn * Kousa Dogwood * Potted Ironwood * Scarlet Oak * Thornless Honeylocust (Shademaster) * Yellowwood	* American Smoketree * Crabapple * Hedge Maple * Magnolia (Little Gem) * Nellie Stevens holly * Poinsettia * Redbud * Shadow lantberry * Toyon Holly

* - DENOTES A NATIVE SPECIES
() - DENOTES A RECOMMENDED VARIETY

- SHALLOW ROOTED TREES SUCH AS MAPLE, ASH, SWEETGUM, TULIP TREE, PIN OAK AND POPLAR SHALL NOT BE PLANTED WITHIN 10' OF A CURB OR SIDEWALK.
- USE OF ANY TREE NOT SHOWN ON THIS LIST REQUIRES APPROVAL BY CITY STAFF.
- CRITERIA FOR TREES SHALL MATCH THOSE SHOWN IN THE LARGE SCALE DEVELOPMENT ORDINANCE SECTION 14-206.
- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 30' TALL, 40' FOR TREES 30-50' TALL AND 50' FOR TREES 50' OR HIGHER OR AS REQUIRED BY ORDINANCE 14-206. TREE HEIGHTS ARE NATURAL TREE HEIGHTS.
- ONLY TREES ON THE <60' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
- TREES SHALL BE CENTERED IN THE GREENSPACE.

CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72758
(479) 621-1180

TYPICAL STREET SECTIONS
8 OF 8
NOT TO SCALE
OCTOBER 18, 2016

LEGEND					
PLANT SCHEDULE					
SYM	COMMON NAME	Botanical Name	Size	Spacing	Quantity
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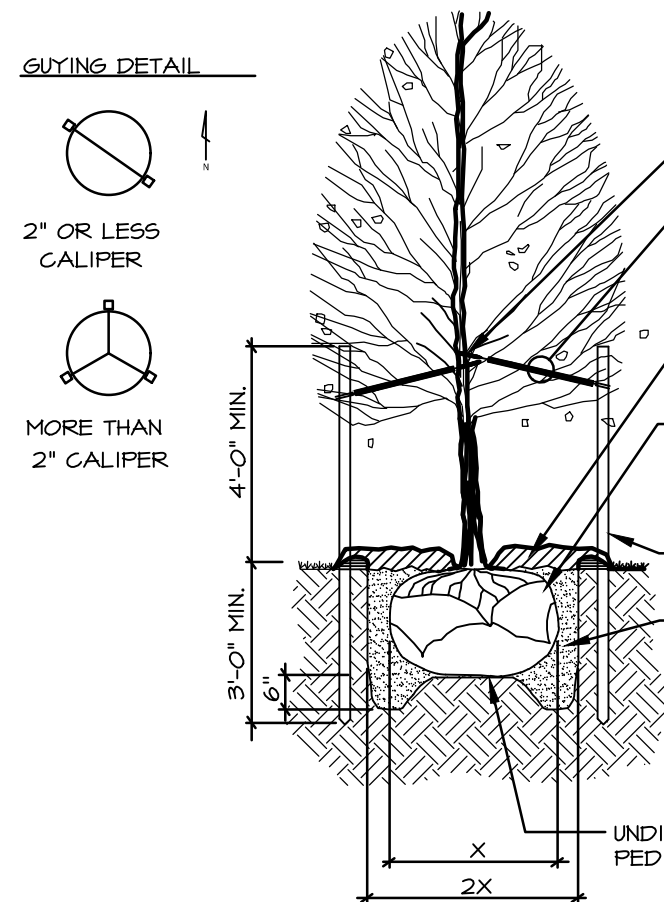
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TREE PLANTING DETAIL
N.T.S.

DECIDUOUS TREE PLANTING LEGEND

- | SYMBOL | DESCRIPTION |
|--------|--|
| 1 | TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE |
| 2 | 12 GAUGE GALVANIZED WIRE # 1-1/2 PVC PIPE |
| 3 | 4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK |
| 4 | REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/3 OF ROOT BALL |
| 5 | TREE SAUCER (FORMED BY MIN. 4" THICK MULCH) |
| 6 | 8" METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT. |
| 7 | PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING. |

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CITYVIEW #PL202200049

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST., STE 1
BENTONVILLE, AR 72712
479.273.2209 • HALFF.COM

**MEADOW BROOKE
SUBDIVISION, PHASE I**

Rogers, Arkansas

**Issued for Review
07.07.2022**

LANDSCAPE PLAN

Revisions

1	02.23.22 - Revised Per City Comments
2	05.06.22 - Revised Per City & RWU Comments
3	06.21.22 - Revised Per City & RWU Comments

Drawn By:	TJL/RLA	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1"=50'
Date:	01.21.22	Plot Scale:	1
Project No.:	SFD-05	DWG Name:	ST & DRG

48

SHEET