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

PLANNING COMMISSION MEETING AGENDA
OCTOBER 18, 2022
5:00 PM
LOCATION: CITY HALL, 301 W. CHESTNUT STREET
COMMITTEE SESSIONS: 5:30 PM
REGULAR SESSION: 6:00 PM
ONLINE VIEWING: HTTPS://US02WEB.ZOOM.US/WEBINAR/REGISTER/WN_4CZ4_LSHQAGY8ZONSHLZDW

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEEE - 5:30 PM, COMMUNITY ROOM
1. PRELIMINARY PLAT: MEADOW BROOKE, PHASE II
2. LSDP: SUPERIOR STORAGE

PLANS & POLICIES COMMITTEE - 5:30 PM, COMMUNITY ROOM
1. REZONE/DCP: PATRICK PLACE TOWNHOMES
2. CGM AMENDMENT: JOCOG VENTURES REALTY

REGULAR SESSION

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. October, 4 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Development Review

DEPT. OF COMMUNITY
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301 W. CHESTNUT
PHONE: (479) 621-1186
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2. Plans & Policies

CONSENT AGENDA:

OLD BUSINESS:

1. **REZONE/DCP: Patrick Place Townhomes**
   A request by Kudapa Murali for Patrick Place Townhomes to rezone 3.98 acres south of the intersection at N. 22nd and W. Easy streets from RMF-12B (Residential Multifamily, 12 units per acre, rentals) to the RMF-10.5B (Residential Multifamily, 10.5 units per acre, rentals) zoning district with a Density Concept Plan. *(Tabled 10-4-22)*

   - *STAFF: Kyle Belt*
   - *REPRESENTED BY: Jason Ingalls, ECE*

PUBLIC HEARING:

1. **REZONE: SJC Ventures**
   A request by SJC Ventures to rezone 8.67 acres at the southwest corner of W. Seminole Drive and S. Promenade Blvd. from C-2 (Highway Commercial) to the U-COM (Uptown Commercial Mixed Use) zoning district. *(Tabled 10-4-22)*

   - *STAFF: Nicholas Little*
   - *REPRESENTED BY: Justin Jorgensen, Jorgensen & Assoc.*

2. **REZONE: Elkhead LLC**
   A request by Elkhead LLC to rezone 318 N. C Street from R-DP (Residential Duplex/Patio Home) to the NBT (Neighborhood Transition) zoning district.

   - *STAFF: Kyle Belt*
   - *REPRESENTED BY: Will Kellstrom, Watkins Law Firm*

3. **REZONE: Montgomery Family Trust**
   A request by Montgomery Family Trust to rezone 15.6 acres east of N. 8th Street and south of W. Hudson Road from a mix of R-DP (Residential Duplex Patio Home) and C-2 (Highway Commercial) zoning to the I-1 (Light Industrial) zoning district.

   - *STAFF: Zachery Birdsong*
   - *REPRESENTED BY: Daniel Lazenby, ESI*

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NEW BUSINESS:

1. **LSDP: Superior Storage**
   A proposal to construct four warehouse/storage structures, totaling 25,287 sf, as additions to an existing warehouse facility at 2836 S. 8th Street in the I-1 (Light Industrial) zoning district and the city's Overlay District.

   - *STAFF: Kyle Belt*
   - *REPRESENTED BY: Dan Cole, Sand Creek*

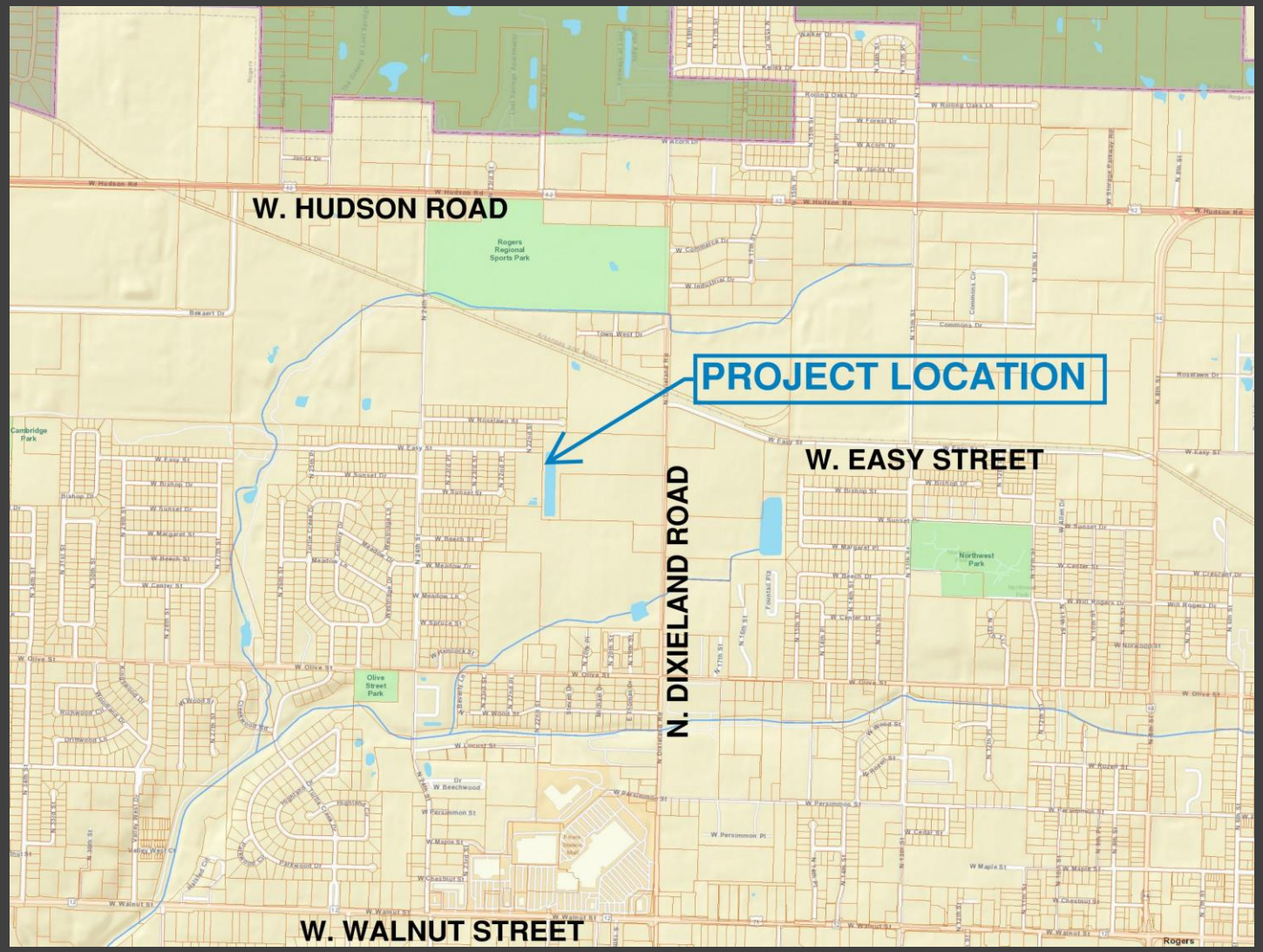
2. **Preliminary Plat: Meadow Brooke, Phase II**
   A proposed 57-lot subdivision on 19.24 acres north of the intersection of S. Bellview and W. Garrett roads in the N-R (Neighborhood Residential) zoning district.

   - *STAFF: Christina Moore*
   - *REPRESENTED BY: Chase Allison, Halff Eng.*

ADJOURN:

Rezone/Density Concept Plan Request:

Patrick Place Townhomes



Aerial Map

Summary

CGM Designation

Neighborhood

Zoning

RMF-12B (Residential Multi-Family, 12 units/acre - rental)

Proposed Zoning

RMF-8.5B with DCP, 12 units/acre - rental

Location

South of intersection of W. Easy and N. 22nd streets

Representative

Jason Ingalls, ECE

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

Rezone/Density Concept Plan Request:

Patrick Place Townhomes

Aerial Imagery

Request

Rezone location from RMF-12B to RMF-8.5B (Residential Multi-Family, rental 8.5/units acre) with a Density Concept Plan

Growth Designation

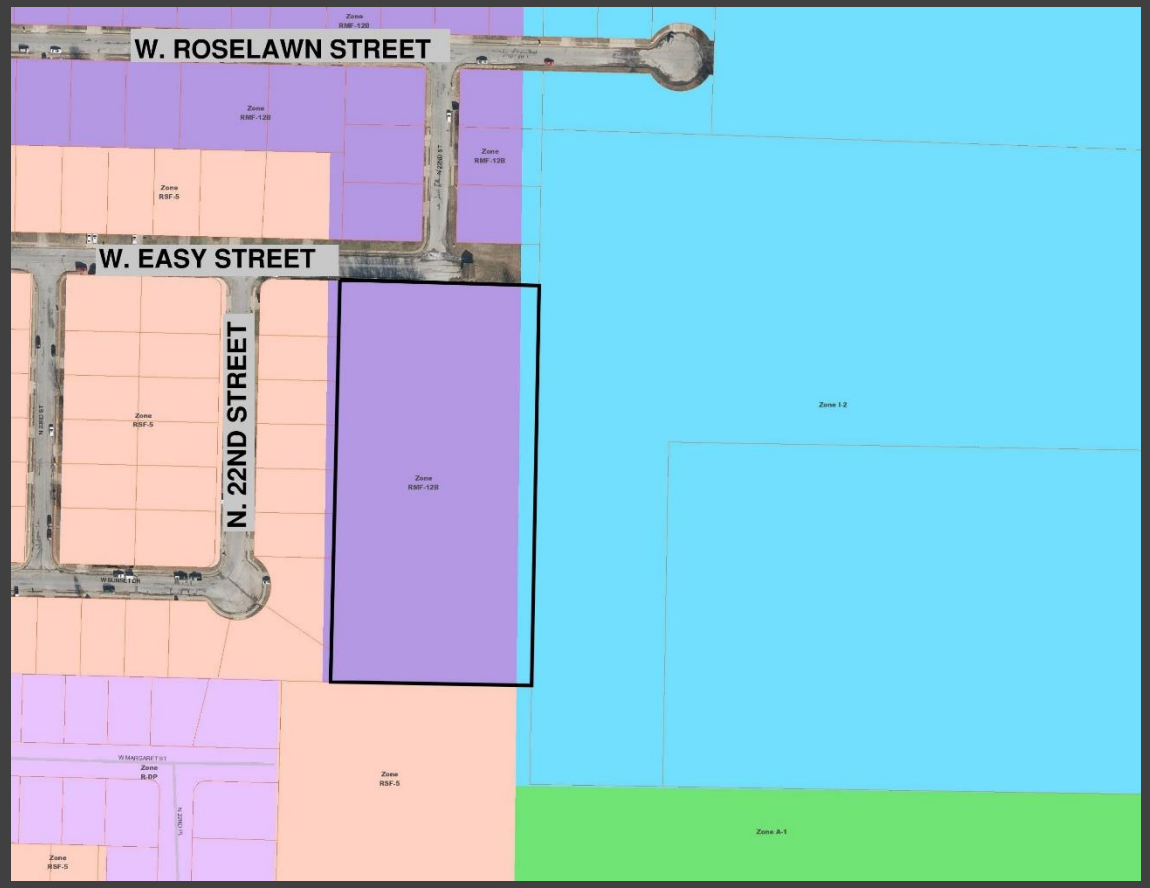
Neighborhood

Recommendation

Deny

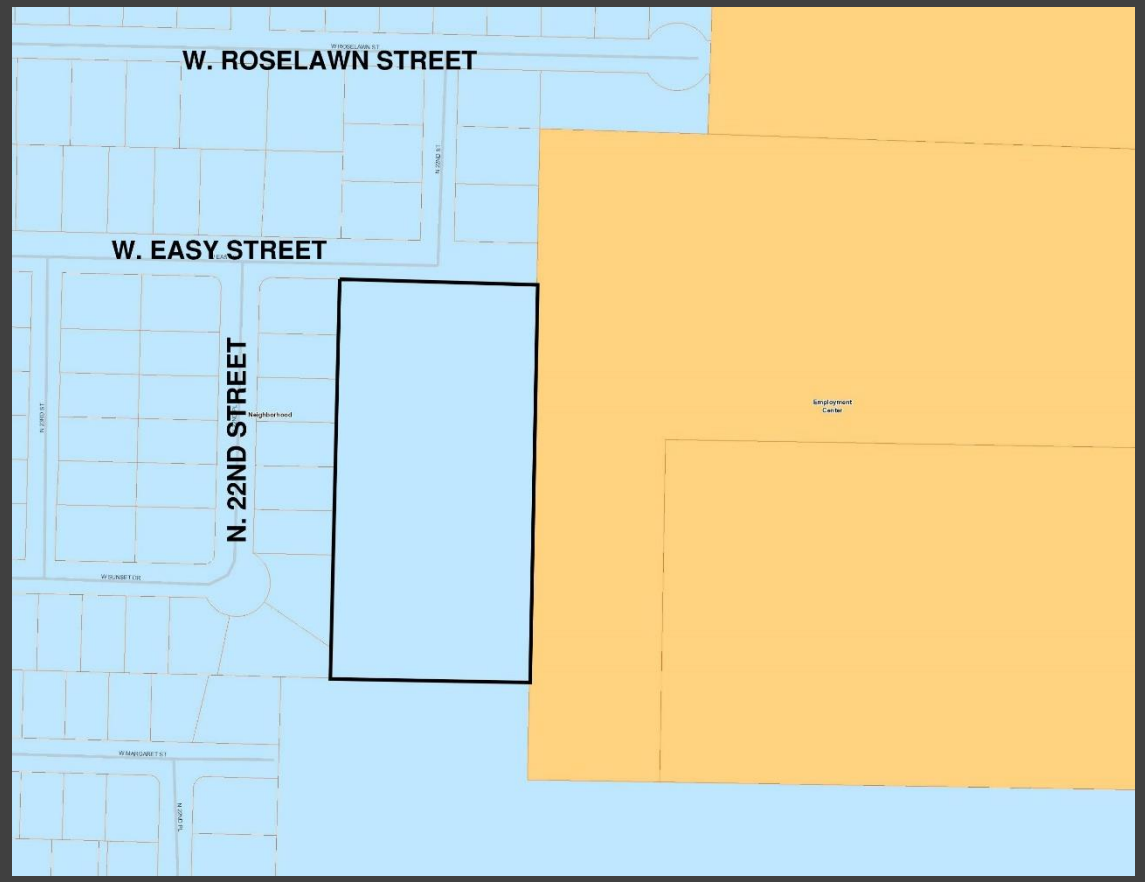
Rezone/Density Concept Plan Request:

Patrick Place Townhomes



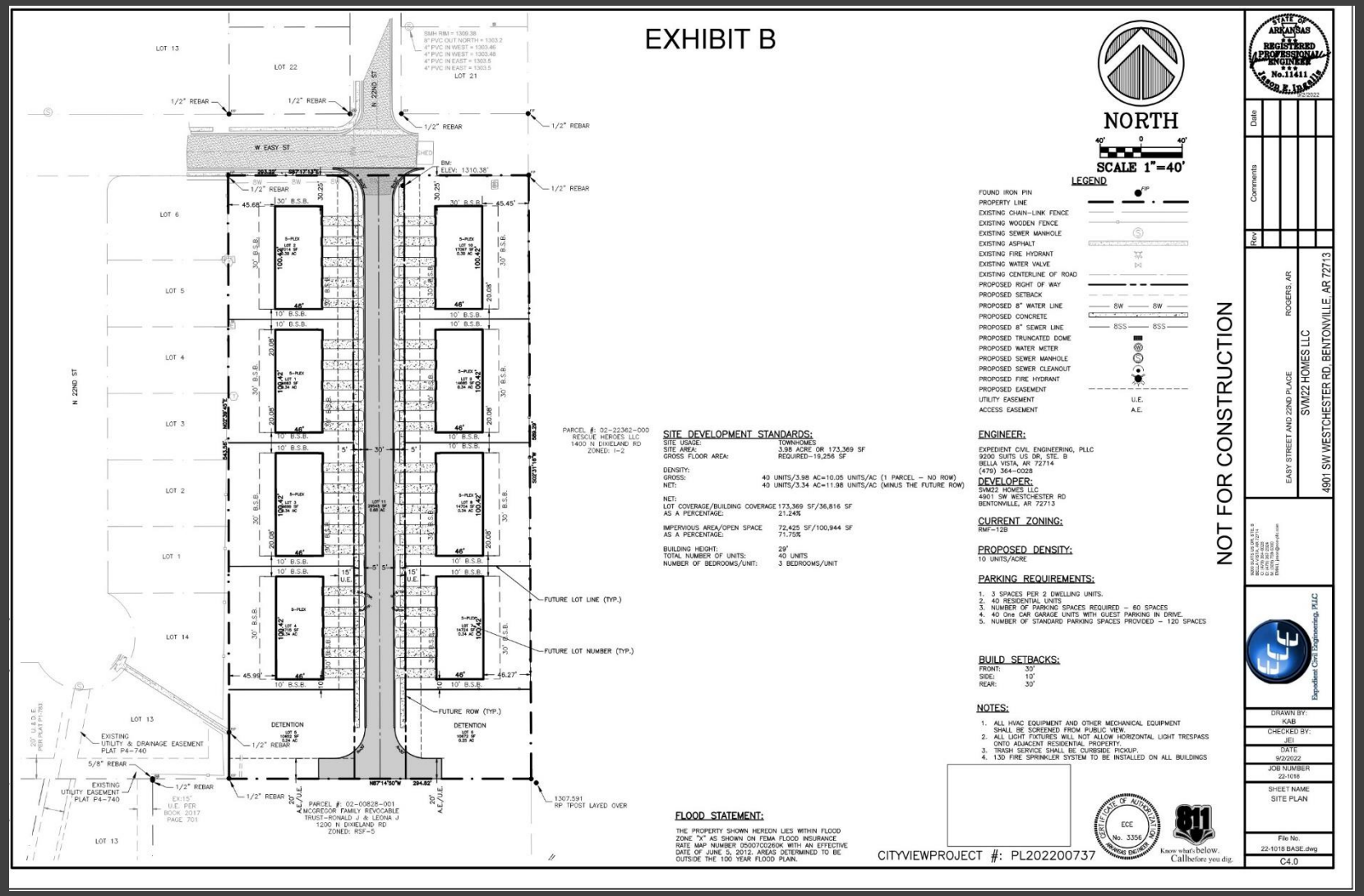
Zoning Map

CGM Map



Rezone/Density Concept Plan Request:

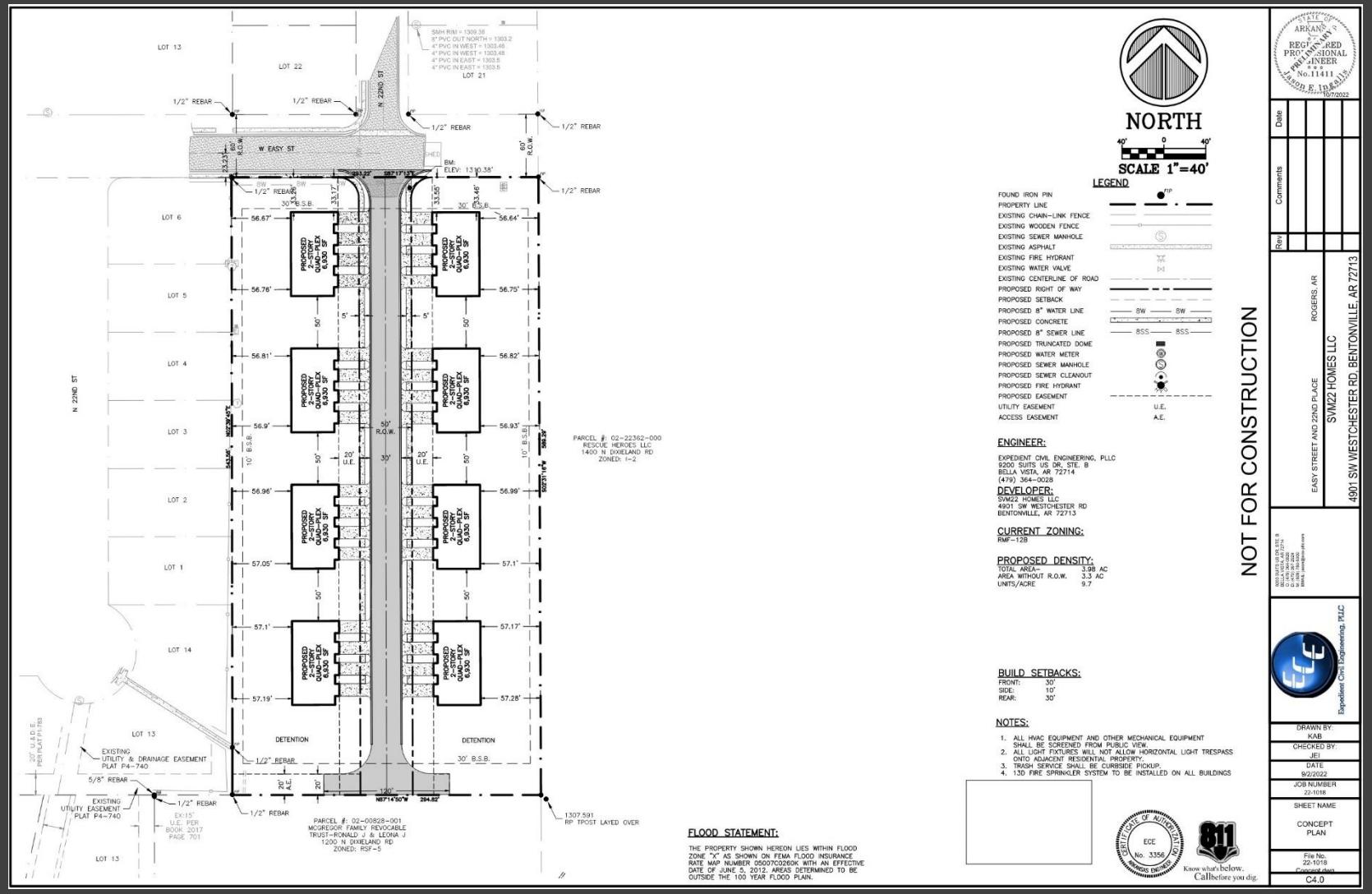
Patrick Place Townhomes



Original Site Plan

Rezone/Density Concept Plan Request:

Patrick Place Townhomes



Updated Site Plan

Rezone/Density Concept Plan Request:

Patrick Place Townhomes

Elevations

Rezone/Density Concept Plan Request:

Patrick Place Townhomes

Staff Review

- **Engineering Comments:**
- A known drainage path exists along the east side of lots 7-10. Calculations, easement dedications, and impacts to structural development will be determined with the Preliminary Plat or LSDP submittal. Note that structures adjacent to high risk
- areas as defined in Sec. 22-105 of the City Code may be required to be constructed 3-ft above a calculated 100-year Water Surface Elevation. Approval of alterations to wetlands requires Corps approval. Wetlands require a 25-ft vegetative buffer between development and the boundary of the wetland.
- The review of the DCP does not represent a full review which will be completed during the Preliminary Plat or Large Scale Development portions of this project.

- **Engineering Comments Cont.:**
- If detention ponds will be placed on Lots 5 & 6, these lots will likely be required to be non-buildable and is not a part of the DCP approval.
- Driveway placement and street design will be reviewed during the Preliminary Plat or Large Scale Development portions of this project and is not a part of the DCP approval.
- Intersection design at the W Easy Street and N 22nd Street intersection will be reviewed during the Preliminary Plat or Large Scale Development portions of this project and is subject to design considerations and requirements from the City Engineer and is not a part of the DCP approval.

Rezone/Density Concept Plan Request:

Patrick Place Townhomes

Staff Review

- **COMPREHENSIVE GROWTH MAP:**
  - *Current Growth Designation*:
    - Neighborhood
  - *Growth Designation Character*:
    - Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development (CGM Page 1).
  - *Base Density*:
    - 6 units/acre
  - *Max Density*:
    - 12/units/acre
  - *Allowed Zoning Districts*:
    - R-SF, N-R, R-DP, R-MF

- ZONING: RMF-12B:
  - The purpose and intent of the R-MF zoning district is "to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter "A" or "B" will follow unit density to designate rental or individual ownership with "A" being individual ownership and "B" being rental. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot-line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district. This zoning district replaces the former R-3 and all former RMF zoning districts." Sec. 14-703(a).

Rezone/Density Concept Plan Request:

Patrick Place Townhomes

Staff Review Cont.

Requested Zoning:

- *RMF-12 with DCP*

General Findings:

- DENSITY CONCEPT PLAN:
- *General Findings:*
  - The request is for 8.5 units/acre under RMF-8.5B zoning. This has been reduced from a previous request for 12 units/acre under RMF-12B zoning.
  - In cases where a residential zoning designation is already in place but the property has not been developed, a DCP is required to accompany a development proposal that exceeds the base density of its Growth Designation Sec.14-737(b)(1)(C).
  - All screening and bufferyard requirements for R-MF will be required during the LSDP process.
  - Staff finds that the Commission should consider the context and character of the surrounding area, which is less dense single-family and duplex style homes. Further development on this site would be better suited as a continuation of the neighborhood to the north and east.
  - This item was tabled at the 10/4/2022 Planning Commission meeting to be heard at the 10/18/2022 meeting with an updated DCP per SEC. 14-737(b)(2)(B). A complete Density Concept Plan was not provided.
  - Staff recommends denial of this request.

Rezone/Density Concept Plan Request:

Patrick Place Townhomes

Staff Review Cont.

General Findings Cont.:

- *Compatibility with Surrounding Environment:*
- Site Layout:

  The proposed development includes eight buildings that each consist of four townhomes. The site plan proposes right-of-way dedication for the extension of N. 22nd Street and the hammerhead at its south end. Public roads are also provided. Sidewalks are shown throughout the development as well. All development requirements will be considered at the time of LSDP review.

- Building Form & Placement:

  The concept plan includes 32 townhome units in four quad-plexes. The proposal is in line with zoning requirements in regard to building form and placement, which would be further reviewed during the LSDP process if this request is approved.

- Architectural Design:

  The applicant has no provided updated building elevations.

General Findings Cont.:

- Use Intensity:

  The original proposed density of 12 units per acre is consistent within the Neighborhood growth designation. The max density allowed within the subject growth designation is 12 units/acre while the minimum is 6 units/acre. The proposed intensity incompatible with adjacent land uses as it is surrounded by lower intensity single-family and duplex homes as well as industrial sites. However, the applicant has modified their proposal to reduce the density to less than 9 units/acre.

- *Capacity of Surrounding Infrastructure:*
- Travel Demand Management:

  The proposed development will extend N 22nd Street southward to a hammerhead emergency turnaround. The development includes proposed right-of-way dedication for public streets and sidewalks.

- Traffic Characteristics:

  The applicant has not provided ITE trip generation estimates with this submittal.

- *Development Waivers and Zoning Variances:*

  There are no requested waivers or variances.

Rezone/Density Concept Plan Request:

Patrick Place Townhomes

Recommended Motion

Deny

DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
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OFFICE USE ONLY

Permit Fee: $200 ($200)
Zoning: RMF-12B to RMF-12B/10 unit
Permit Number: 22-38
CityView Application: PL202200737
Date: 8/25/2022

REZONE APPLICATION

APPLICANT: SVM22 Homes LLC

ADDRESS: 4200 Hollow Brook, Bentonville, AR 72712 SUITE #:

GENERAL LOCATION OF PROPERTY: South of the intersection of North 22nd Street and Easy Street, Rogers, AR

PARCEL NUMBER: 02-00828-002

PHONE #: 479-685-9756 EMAIL: kvdmurali@hotmail.com

PROPERTY OWNER: SVM22 Homes, LLC PHONE #:

PRESENT USE: Vacant ZONING: RMF-12B/6 units/acre

PROPOSED USE: Quad plex development ZONING: RMF-12B/10 units/acre

K.V.D. M. Ramana 8/23/22
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: 8/24/2022 PUBLIC HEARING DATE: 9/20/2022 CERTIFIED MAIL DATE: 9/4/2022

PLANNING COMMISSION ACTION: DATE:

CITY COUNCIL ACTION: DATE:

ORDINANCE NUMBER: COMMENTS:

PROPERTY OWNER AFFIDAVIT

The petitioner, SVM22 Homes 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: South of intersection of Easy Street and 22nd Place

PRESENT ZONING: RMF-12B/6 units/acre

ZONING REQUEST: RMF-12B/10 units/acre

Respectfully Submitted,

By: K.V. & M. Barnacre
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 23rd day of August, 2022.

Notary Signature

Joanna C. Trimble
Notary Name Printed

4.19.2032
Commission Expires

JOANNA C TRIMBLE
COMM. EXP. 04/19/32
NOTARY PUBLIC
COMM. #12718717
BENTON COUNTY, ARKANSAS

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

OFFICE USE ONLY
Approved Density: _____
Application Number: _____
CityView Project: _____
Date Approved: _____

DENSITY CONCEPT PLAN

To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	Patrick Place Townhomes
ADDRESS/LOCATION:	South of the intersection of North 22nd Street and Easy Street
PROPOSED ZONING:	RMF-12B
PROPOSED DENSITY:	10.05 units/acre
GROSS SITE AREA:	3.98 Acres
DWELLING UNITS:	40
BUILDING TYPE:	Townhomes

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Expedient Civil Engineering, PLLC Jason Ingalls	PHONE:	509-759-5300
		EMAIL:	jason@ece-pllc.com
PROJECT OWNER/DEVELOPER:	Kudapa Murali	PHONE:	479-640-8375
		EMAIL:	kvdmurali@hotmail.com
PROPERTY OWNER:	SVM22 Homes, LLC	PHONE:	
		EMAIL:	kvdmurali@hotmail.com
REQUEST:	Increase underlying density from 6 units/ac to 10.05 units/ac		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.
BASE DENSITY:	6 units/ac
MAX DENSITY:	12 units/ac
CURRENT ZONING:	RMF-12B

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: 7/29/2022

ATTACH SITE PLAN AND OTHER DCP DOCUMENTS (Sec. 14-737 Rogers City Code):

MINIMUM REQUIRED INFORMATION:

- Site area
- Building setbacks
- Building height
- Building elevation drawings
- Building materials breakdown
- Lot coverage and open space calculations
- Impervious area calculations
- Physical constraints, easements, encumbrances
- Current and proposed zoning
- Dwelling unit counts
- Gross and net density calculations

ADDITIONAL INFORMATION:

- ITE Trip Generation Manual estimates
- Sightline elevation drawings
- Written project narrative
- Travel demand factors
- Traffic and roadway characteristics
- Landscaping and screening plans

*** LABEL EACH ATTACHMENT "*EXHIBIT A, B, C…*" AND SUBMIT IN COMBINED PDF WITH THIS APPLICATION***

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

EXHIBIT A

July 18, 2022

Lori Ericson
City Planner
City of Rogers
301 W. Chesnut
Rogers, AR 72756

RE: PATRICK PLACE TOWNHOMES
DENSITY CONCEPT PLAN & REZONE
EASY STREET, ROGERS, AR
ECE PROJECT NO. 22-1018

Dear Mrs. Ericson:

SVM22 Homes, LLC is proposing to construct a eight (5) unit townhomes on Benton County tax parcel number 02-00828-002 located on a 3.98 acre parcel located at the northeast corner of the intersection of Easy Street and 22nd Street in Rogers, Arkansas. A new City street will be constructed from Easy Street to the south property line with a hammerhead emergency turnaround. Sidewalk will be added along both sides of the City street. A 6-foot tall screening fence with a row of shortleaf pine trees will be planted along the west boundary line. Trash pickup for the units will be curbside pickup. There is a possibility to connect to an existing detention pond to the west, provided the owners are favorable to accepting runoff from the development and there is sufficient volume. Another alternative for drainage would be to install interconnected detention ponds on the south end of the property.

Each of the 40 units will have a single car garage with two parking spaces outside the garage for a total of 3 spaces per unit. Additional landscaping will be placed in the driveway islands and along the west, east and south property lines. Street trees will be added to both sides of the City street.

There are quite a bit of existing trees located onsite and they will be preserved where feasible and reduce the landscaping required for the site.

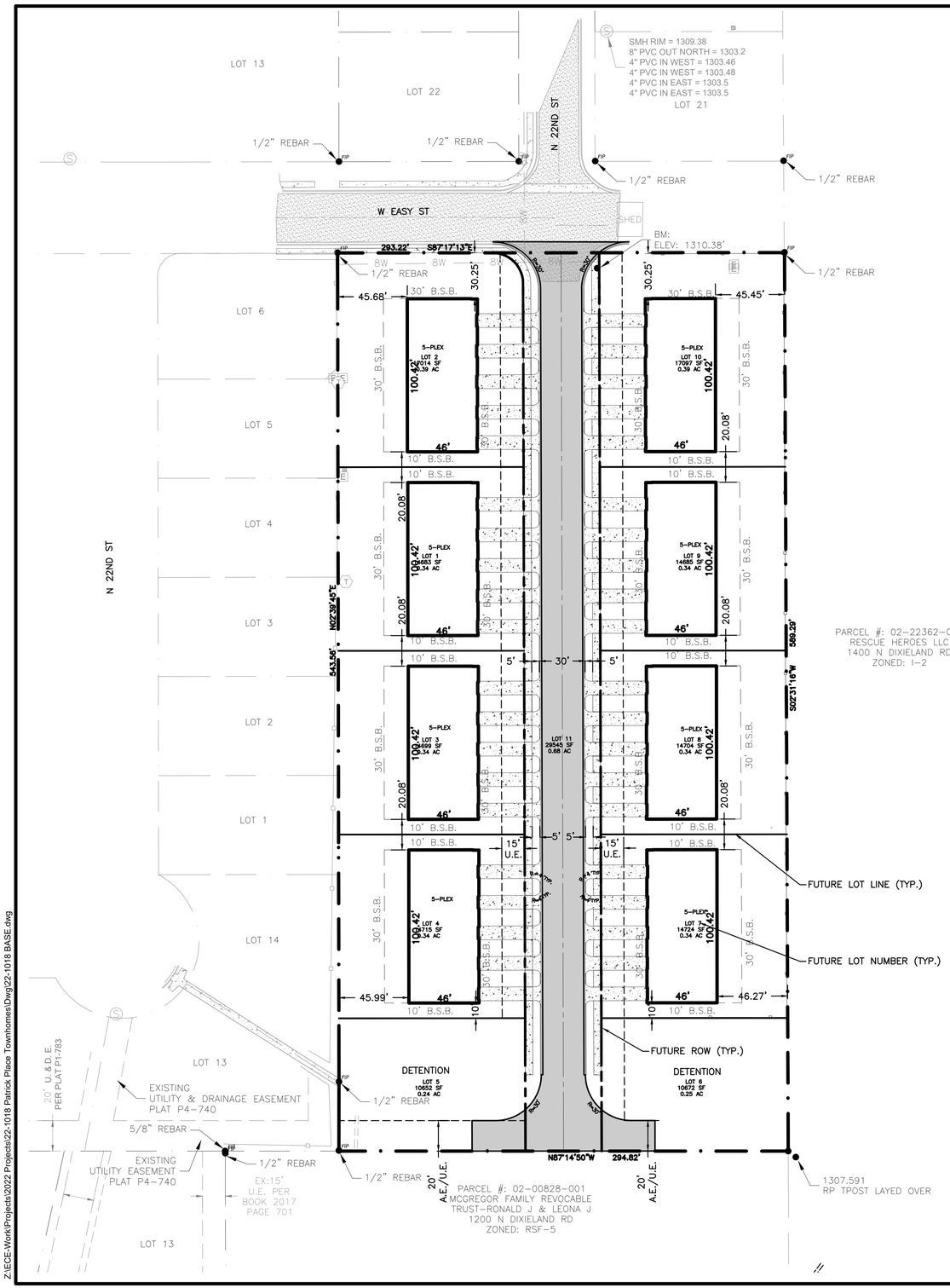
Thank you for your consideration of the density concept plan and we look forward to discussing them further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: SVM22 Homes, LLC

EXHIBIT B



SITE DEVELOPMENT STANDARDS:

SITE USAGE:	TOWNHOMES
SITE AREA:	3.98 ACRE OR 173,369 SF
GROSS FLOOR AREA:	REQUIRED–19,256 SF
DENSITY:	
GROSS:	40 UNITS/3.98 AC=10.05 UNITS/AC (1 PARCEL – NO ROW)
NET:	40 UNITS/3.34 AC=11.98 UNITS/AC (MINUS THE FUTURE ROW)
NET:	
LOT COVERAGE/BUILDING COVERAGE	173,369 SF/36,816 SF
AS A PERCENTAGE:	21.24%
IMPERVIOUS AREA/OPEN SPACE	72,425 SF/100,944 SF
AS A PERCENTAGE:	71.75%
BUILDING HEIGHT:	29'
TOTAL NUMBER OF UNITS:	40 UNITS
NUMBER OF BEDROOMS/UNIT:	3 BEDROOMS/UNIT

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0260K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

NORTH

40' 0 40'

SCALE 1"=40'

LEGEND

FOUND IRON PIN	FIP
PROPERTY LINE	
EXISTING CHAIN–LINK FENCE	
EXISTING WOODEN FENCE	
EXISTING SEWER MANHOLE	
EXISTING ASPHALT	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING CENTERLINE OF ROAD	
PROPOSED RIGHT OF WAY	
PROPOSED SETBACK	
PROPOSED 8" WATER LINE	8W
PROPOSED CONCRETE	
PROPOSED 8" SEWER LINE	8SS
PROPOSED TRUNCATED DOME	
PROPOSED WATER METER	
PROPOSED SEWER MANHOLE	
PROPOSED SEWER CLEANOUT	
PROPOSED FIRE HYDRANT	
PROPOSED EASEMENT	
UTILITY EASEMENT	U.E.
ACCESS EASEMENT	A.E.

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364–0028

DEVELOPER:

SVM22 HOMES LLC
4901 SW WESTCHESTER RD
BENTONVILLE, AR 72713

CURRENT ZONING:

RMF–12B

PROPOSED DENSITY:

10 UNITS/ACRE

PARKING REQUIREMENTS:

1. 3 SPACES PER 2 DWELLING UNITS.
2. 40 RESIDENTIAL UNITS
3. NUMBER OF PARKING SPACES REQUIRED – 60 SPACES
4. 40 One CAR GARAGE UNITS WITH GUEST PARKING IN DRIVE.
5. NUMBER OF STANDARD PARKING SPACES PROVIDED – 120 SPACES

BUILD SETBACKS:

FRONT:	30'
SIDE:	10'
REAR:	30'

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. ALL LIGHT FIXTURES WILL NOT ALLOW HORIZONTAL LIGHT TRESPASS ONTO ADJACENT RESIDENTIAL PROPERTY.
3. TRASH SERVICE SHALL BE CURBSIDE PICKUP.
4. 13D FIRE SPRINKLER SYSTEM TO BE INSTALLED ON ALL BUILDINGS

CITYVIEWPROJECT #: PL202200737

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Inglis 9/2/2022

Rev	Comments	Date

EASY STREET AND 22ND PLACE ROGERS, AR

SVM22 HOMES LLC
4901 SW WESTCHESTER RD, BENTONVILLE, AR 72713

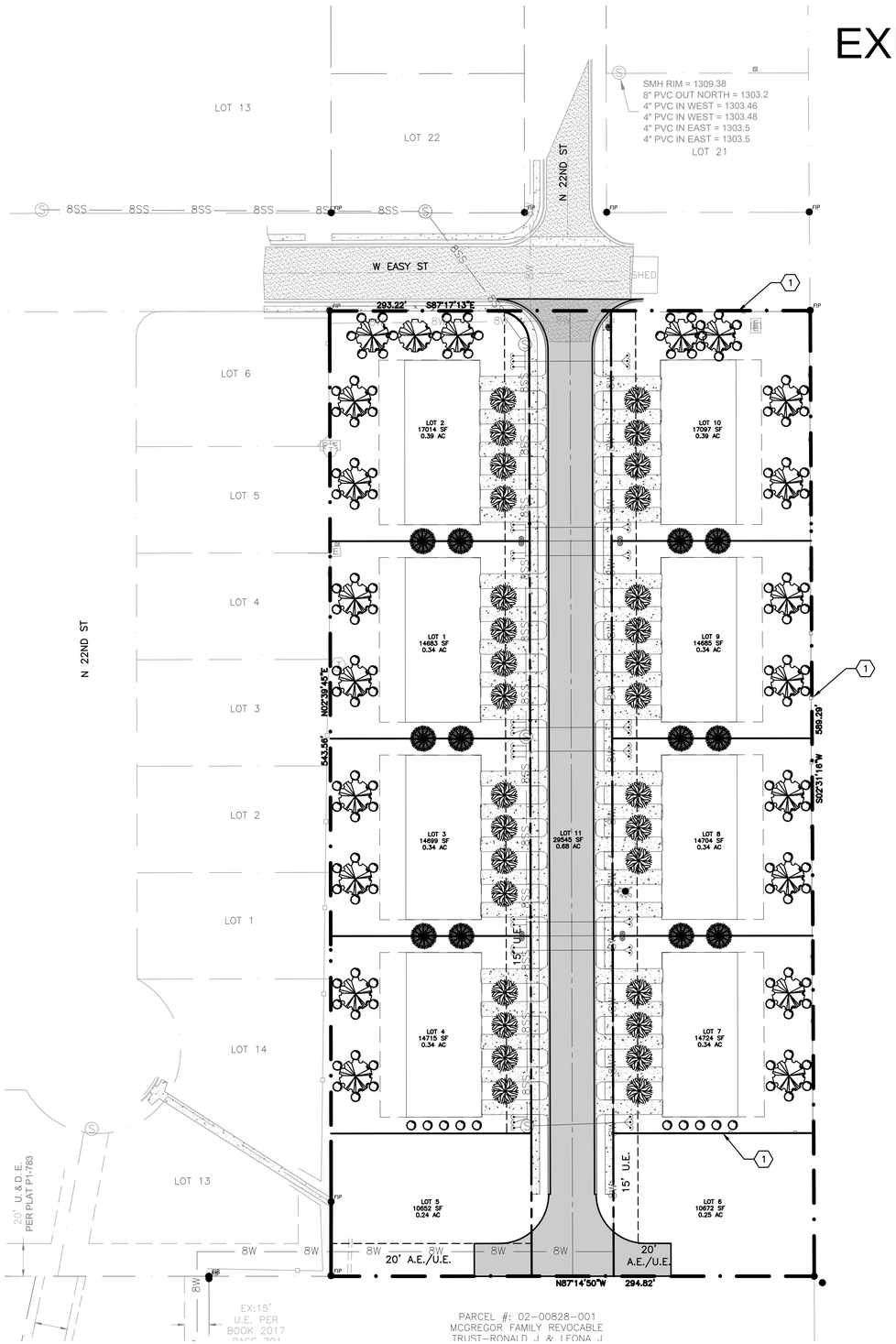
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2303
M: (479) 790-0500
EMAIL: jason@ece-plc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 9/2/2022
JOB NUMBER 22-1018
SHEET NAME SITE PLAN
File No. 22-1018 BASE.dwg
C4.0

Z:\ECE-Work\Projects\2022 Projects\22-1018 Patrick Place Townhomes\Dwg\22-1018 BASE.dwg

EXHIBIT C



LANDSCAPING REQUIREMENTS:

STREET TREES

1. REQUIRED – PUBLIC STREET STREET FRONTAGE:
   1 TREE EVERY 30 LINEAR FEET OR 589 LF FRONTAGE AT 30'
   SPACING = 20 TREES
2. PROVIDED – 31 TREES

SITE LANDSCAPING

1. REQUIRED – 1 TREE OR SHRUB PER 1,000 SF OF DEVELOPMENT
   AREA = 173,191 SF
   OR 174 TREES AND SHRUBS (25% TREES = 44 TREES)
2. PROVIDED –44 NEW TREES AND 130 NEW SHRUBS

GREENSPACE

1. REQUIRED – 10% OF LOT AREA
2. PROVIDED – TOTAL LOT AREA: 173,369 SF
   IMPERVIOUS AREA: 72,425 SF
   PERVIOUS AREA: 100,944 SF
   GREENSPACE: 71.75%

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
2. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE WARRANTED FOR SURVIVAL FOR A PERIOD OF 3 YEARS FROM THE TIME OF INSTALLATION.
3. INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF ROGERS.
4. INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
5. INSTALL A 3/16"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
6. IRRIGATION SYSTEM TO BE DESIGN BUILD.
7. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
8. A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.
9. PERRENIAL TO SHRUB RATIO SHALL BE 20:1.

KEYNOTES:

(1) WOODEN PRIVACY FENCE PER DETAIL **1/C9.0**

NOTES:

PLANTING OF TREES PER DETAIL **2/C9.0**

NORTH

40' 0 40'

SCALE 1"=40'

LEGEND

FOUND IRON PIN	FIP
PROPERTY LINE	
EXISTING CHAIN-LINK FENCE	
EXISTING WOODEN FENCE	
EXISTING SEWER MANHOLE	
EXISTING ASPHALT	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED SETBACK	
EXISTING CENTERLINE OF ROAD	
PROPOSED 8" WATER LINE	8W 8W
PROPOSED CONCRETE	
PROPOSED 8" SEWER LINE	8SS 8SS
PROPOSED TRUNCATED DOME	
PROPOSED WATER METER	
PROPOSED SEWER MANHOLE	
PROPOSED SEWER CLEANOUT	
PROPOSED FIRE HYDRANT	
PROPOSED EASEMENT	
UTILITY EASEMENT	U.E.
ACCESS EASEMENT	A.E.

STREET TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	REDBUD	CERCIS CANADENSIS	31	2.5" CALIPER B & B MIN. 6'	30' MIN.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	RED MAPLE	ACER RUBRUM	21	2" CALIPER B & B MIN. 8'	30' MIN.
	AMERICAN SMOKETREE	COTINUS OBOVATUS	12	2" CALIPER B & B MIN. 8'	30' MIN.
	SHRUB (DESIGN BUILD – MUST MEET CITY OF ROGERS PLANT LIST)		130	5 GALLON	

NOTE:

ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO RWU STANDARD DETAILS AND STANDARD SPECIFICATIONS

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 11411 Jason E. Inzalis PRELIMINARY 5/31/2022

Rev	Comments	Date

PATRICK PLACE TOWNHOMES
PRELIMINARY PLAT
EASY STREET AND 22ND PLACE ROGERS, AR

SVM22 HOMES LLC
4901 SW WESTCHESTER RD, BENTONVILLE, AR 72713

9200 SUITS LA DR, STE. B
BELLA VISTA, AR 72714
O: (479) 944-0009
F: (479) 397-2504
M: (479) 790-3500
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 4/13/2022
JOB NUMBER 22-1018
SHEET NAME LANDSCAPE PLAN
File No. 22-1018 BASE.dwg
L1.0

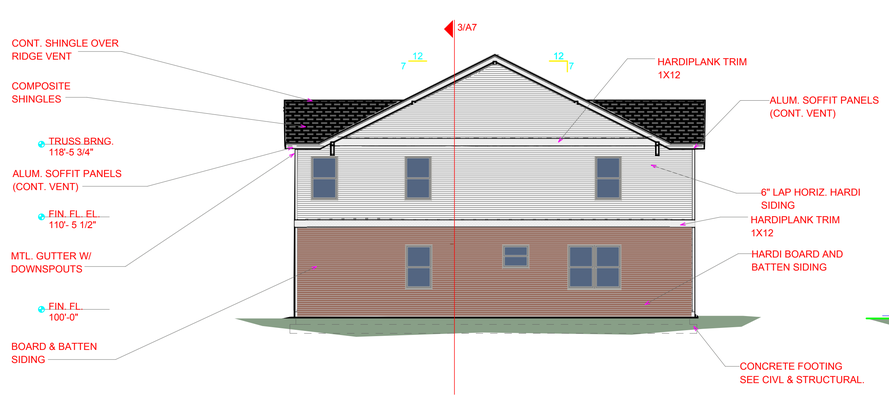
\\ECE\homes\ECE2021\Projects\2022 Projects\22-1018 Patrick Place Townhomes\Dwg\22-1018 BASE.dwg

EXHIBIT D

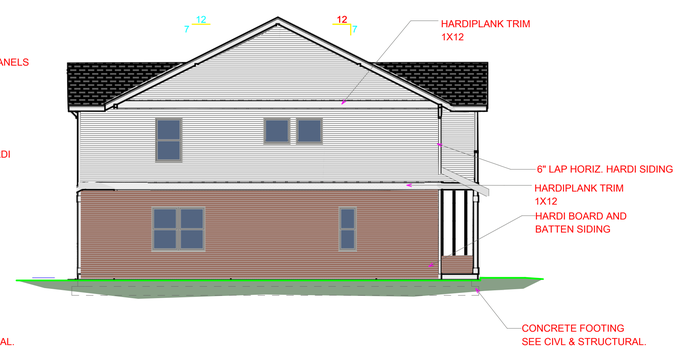
BLDG. FRONT ELEV.

TYPE A FRONT ELEVATION 1/8" = 1'-0"

TYPE A REAR ELEVATION 1/8" = 1'-0"



BLDG. RIGHT SIDE ELEV.



BLDG. LEFT SIDE ELEV.

ARCHITECT

IMA
architecture planning design

Isaac Moran
principal

400 east new hope road
rogers.arkansas 72758

isaac@ima-arch.com
479.445.4595
ima-arch.com

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

PROPOSED NEW 5 PLEXES
FOR :
PATRICK PLACE
xxxxxxxxxx
ROGERS, ARKANSAS

CONSTRUCTION DOCUMENTS

These drawings, specifications, ideas, designs and arrangements presented thereby are and shall remain the property of IMA ARCHITECTURAL DESIGN, INC. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of IMA ARCHITECTURAL DESIGN, INC. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

Any deviation in the Construction Documents that compromise the Life Safety, Structural Integrity, ADA compliance, Violation of Codes or Regulations is the responsibility of the Owner or Contractor.
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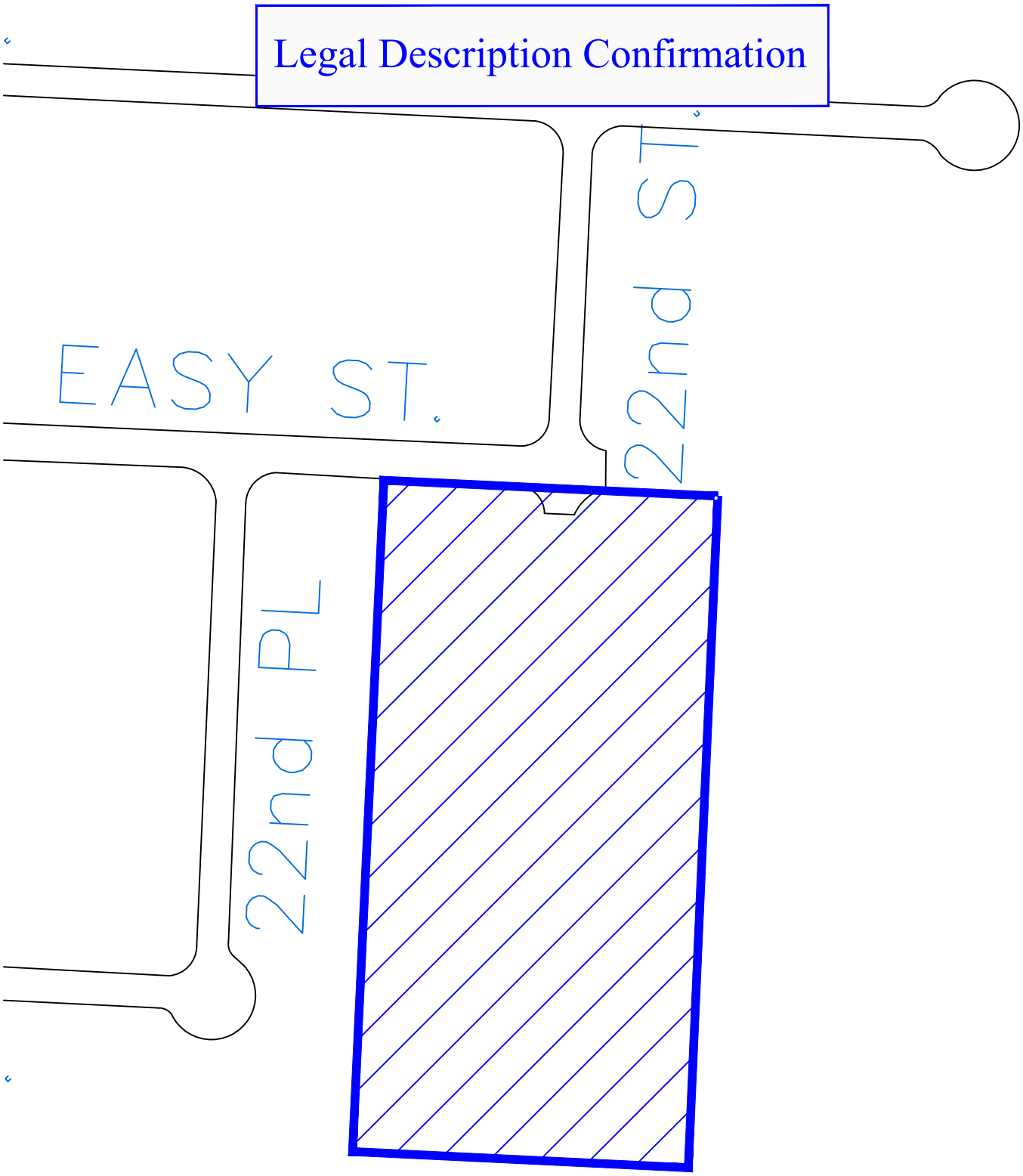
REVISIONS:
6.17.22

SHEET CONTENTS
EXTERIOR ELEVATIONS

SHEET
A5

Legal Description Confirmation



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 **October 4, 2022** at **6:00 p.m.** on the application by **Patrick Place Townhomes** to rezone ±**3.98 acres south of the intersection at N. 22nd St. & W. Easy St.** from the **RMF-12B** (Residential Multifamily, 12 units per acre, rentals) zoning district to the **RMF-10.05** (Residential Multifamily, 10.05 units per acre) zoning district with a Density Concept Plan, the property being more particularly described as follows:

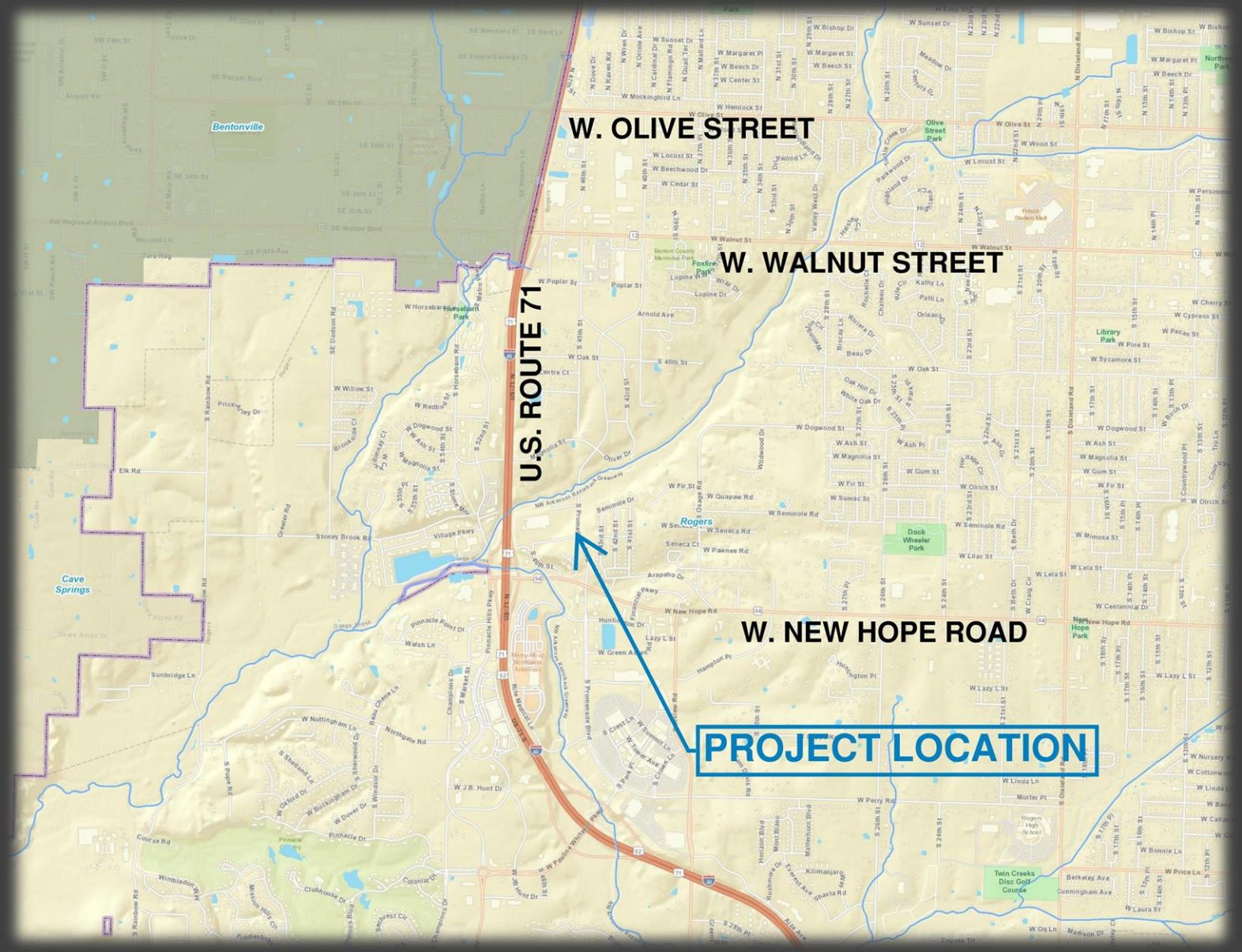
PROPERTY DESCRIPTION:
±3.98 acres south of the intersection at N. 22nd St. & W. Easy St.
Parcel Number: 02-00828-002

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday September 18, 2022**
BILL THE CITY OF ROGERS

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
REZONE & DENSITY CONCEPT PLAN
DESCRIPTION
To rezone ±3.98 acres south of the intersection of N. 22nd St. & W. Easy St. from RMF-12B to the RMF-10.05 zoning district with a Density Concept Plan.
APPLICANT
Patrick Place Townhomes
BOARD/COMMISSION
Planning Commission
MEETING DATE/TIME
October 4, 2022 at 6:00 PM
MEETING LOCATION
Rogers City Council Chambers
301 W. Chestnut St.
PUBLIC COMMENTS
planningcommission@rogersar.gov
www.rogersar.gov/1161/Public-Hearing-Signs
CITY OF ROGERS ARKANSAS
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621.1186
planning@rogersar.gov

Rezone: SJC Ventures



Vicinity Map

Summary

C-2 to U-COM

Location

S. Promenade Blvd. and W. Seneca Rd.

Total Area to be Rezoned

8.67 acres

Growth Designation

Regional Center

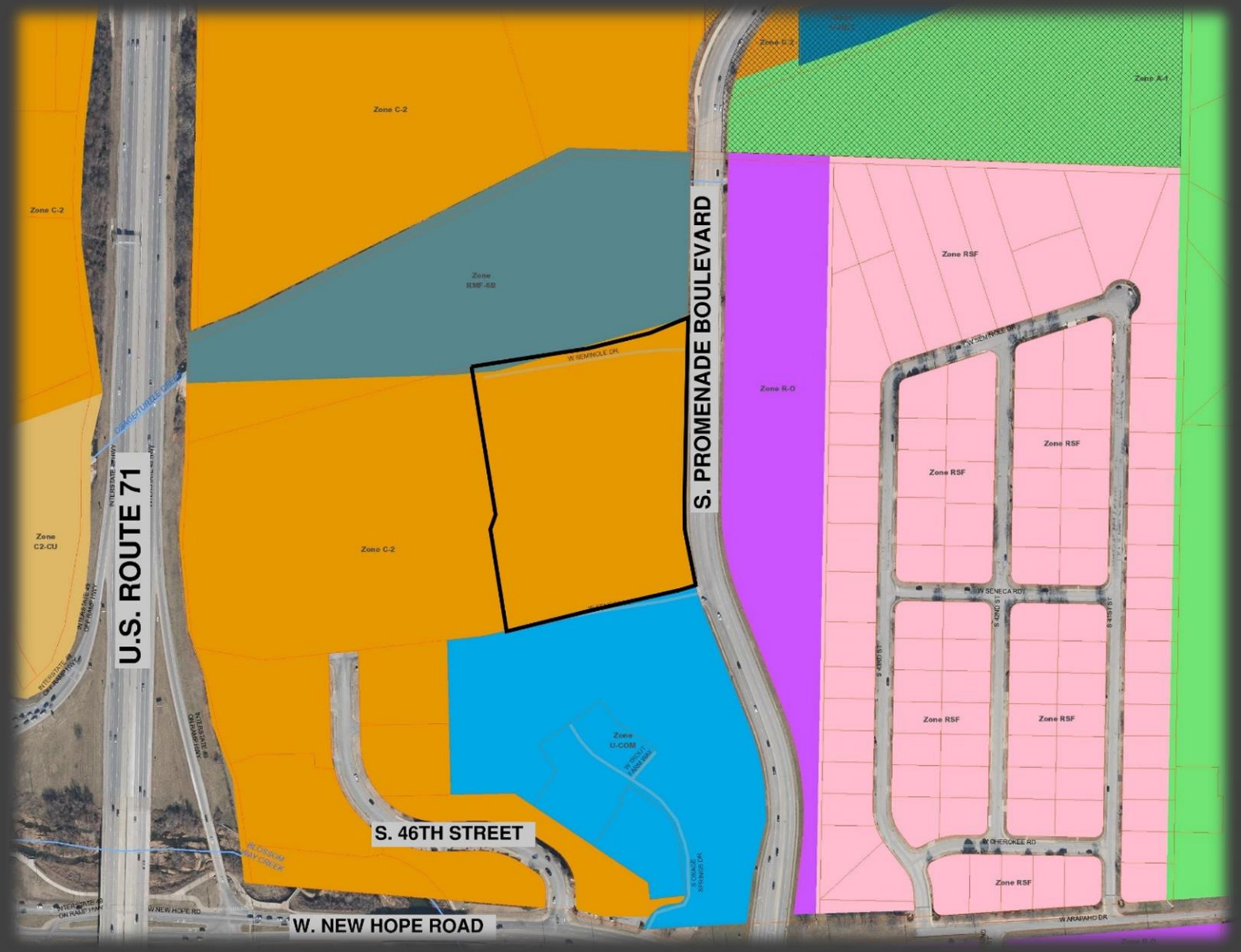
Representative

Justin Jorgensen

Jorgensen and Associates

Staff: Nicholas Little, Planner II - nlittle@rogersarg.gov

Rezone: SJC Ventures

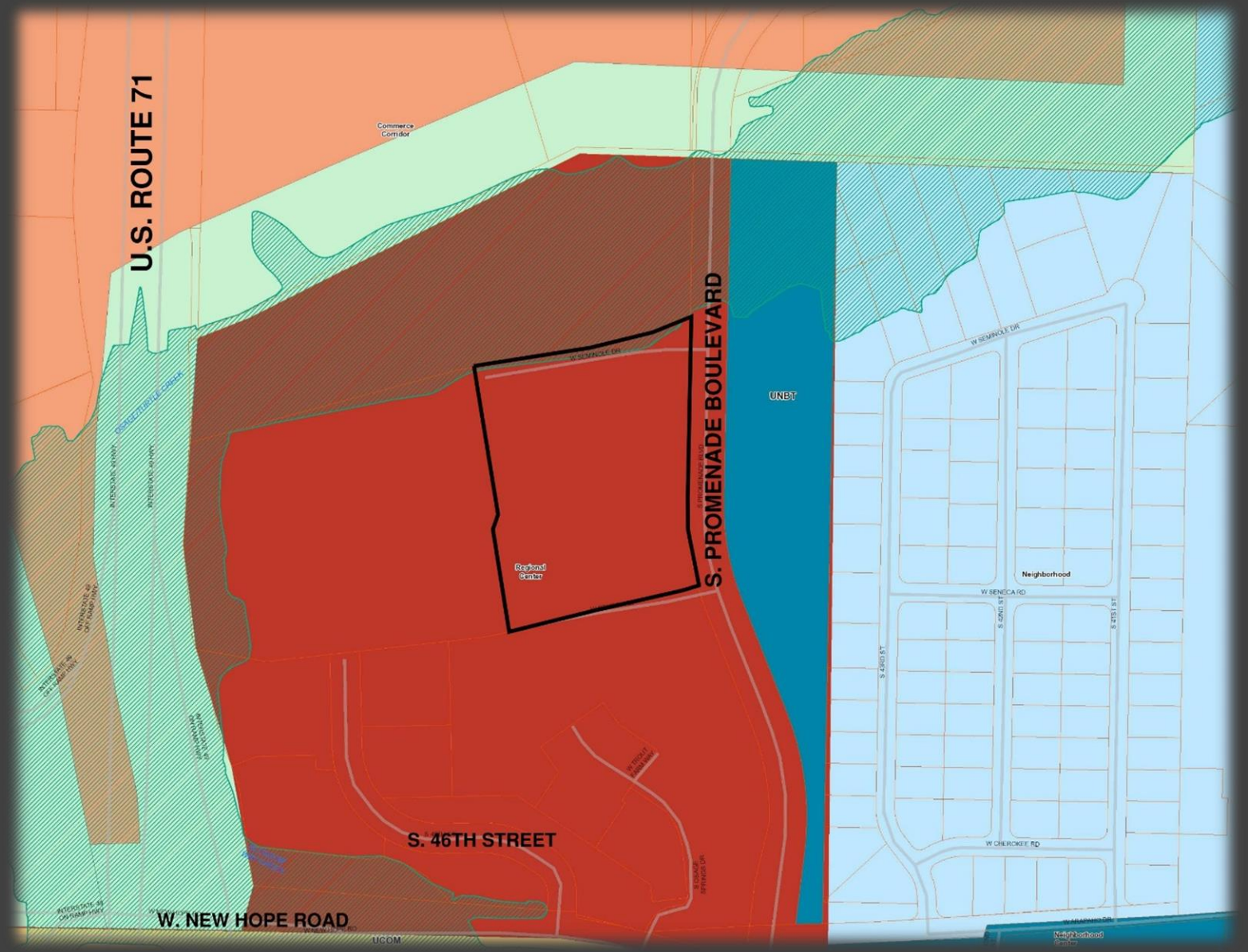


Zoning Map

Current Zoning

C-2 (Highway Commercial)

Rezone: SJC Ventures



Comprehensive Growth Map

Staff Findings

U-COM is allowed within the Regional Center and all Rezone requirements have been met.

Rezone: SJC Ventures

Aerial Map

Summary

C-2 to U-COM

Staff Recommendation

APPROVE

Rezone: SJC Ventures

STAFF REVIEW

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Uptown Regional Center

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)

Base Density:

N/A

Max Density:

N/A

Allowed Zoning Districts:

U-COR, U-COM, U-ENT, U-NBT

Rezone: SJC Ventures

STAFF REVIEW

ZONING:

U-COM (Uptown Commercial Mixed Use)

- The purpose of the Uptown Commercial Mixed Use zone 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.)

General Findings:

- The proposed rezone is reasonable and allowed in the Regional Center growth designation. The subject parcel was redesignated as Regional Center at the 3/1/2022 Planning Commission meeting, and is in a prime area for a true mixed use development, with nearby trails, fairly walkable streetscapes and adjacent existing commercial uses.

Supplements:

- Rezone application with required documentation

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 to V-COM
Permit Number: 22-40
CityView Application: PL202200881
Date: 9/12/2022

REZONE APPLICATION

APPLICANT: SJC Ventures, Attn: Dan Merrill

ADDRESS: 1800 S Osage Springs 02-19287-002 SUITE #:

GENERAL LOCATION OF PROPERTY: S Osage Springs Dr

PHONE #: 561-715-6060 EMAIL: dan@sjcventures.com

PROPERTY OWNER: Hunt Schwyhart Graham II LLC PHONE #: 561-715-6060

PRESENT USE: Vacant Land ZONING: C-2

PROPOSED USE: Mixed use: Commercial & mulit-family ZONING: U-COM

Applicant Signature Date 8/30/22

Attachment Checklist:

- ☐ Legal description of property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 9/12/2022 PUBLIC HEARING DATE: 10/4/2022 CERTIFIED MAIL DATE: 9/19/2022

PLANNING COMMISSION ACTION: DATE:

CITY COUNCIL ACTION: DATE:

ORDINANCE NUMBER: COMMENTS:

PROPERTY OWNER AFFIDAVIT

The petitioner, Pinnacle Springs LLC, petitions the Planning Commission of the city of Rogers, Arkansas to rezone certain real property as set forth herein:

LAYMAN'S DESCRIPTION:

LOT 11 OF PINNACLE SPRINGS, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON LOT LINE ADJUSTMENT AND LOT SPLIT FILED FOR RECORD IN PLAT BOOK 2013 AT PAGES 371 AND 372, OF THE RECORDS OF BENTON COUNTY, ARKANSAS

PRESENT ZONING: C-2

ZONING REQUEST: U-COM

Respectfully Submitted,

By: Kenneth R Sherman - Co-Manager
(Property Owner:)

By: _____
(Property Owner:)

By: _____
(Property Owner:)

STATE OF ARKANSAS
COUNTY OF ~~Washington~~ Benton

Subscribed and sworn before me this the 13 day of September, 20 22.

Gabriela Heath
Notary Signature

GABRIELA HEATH
BENTON COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires April 15, 2023
Commission No. 12393047

Gabriela Heath
Notary Name Printed

4-15-2023
Commission Expires

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

NOTICE OF PUBLIC HEARING

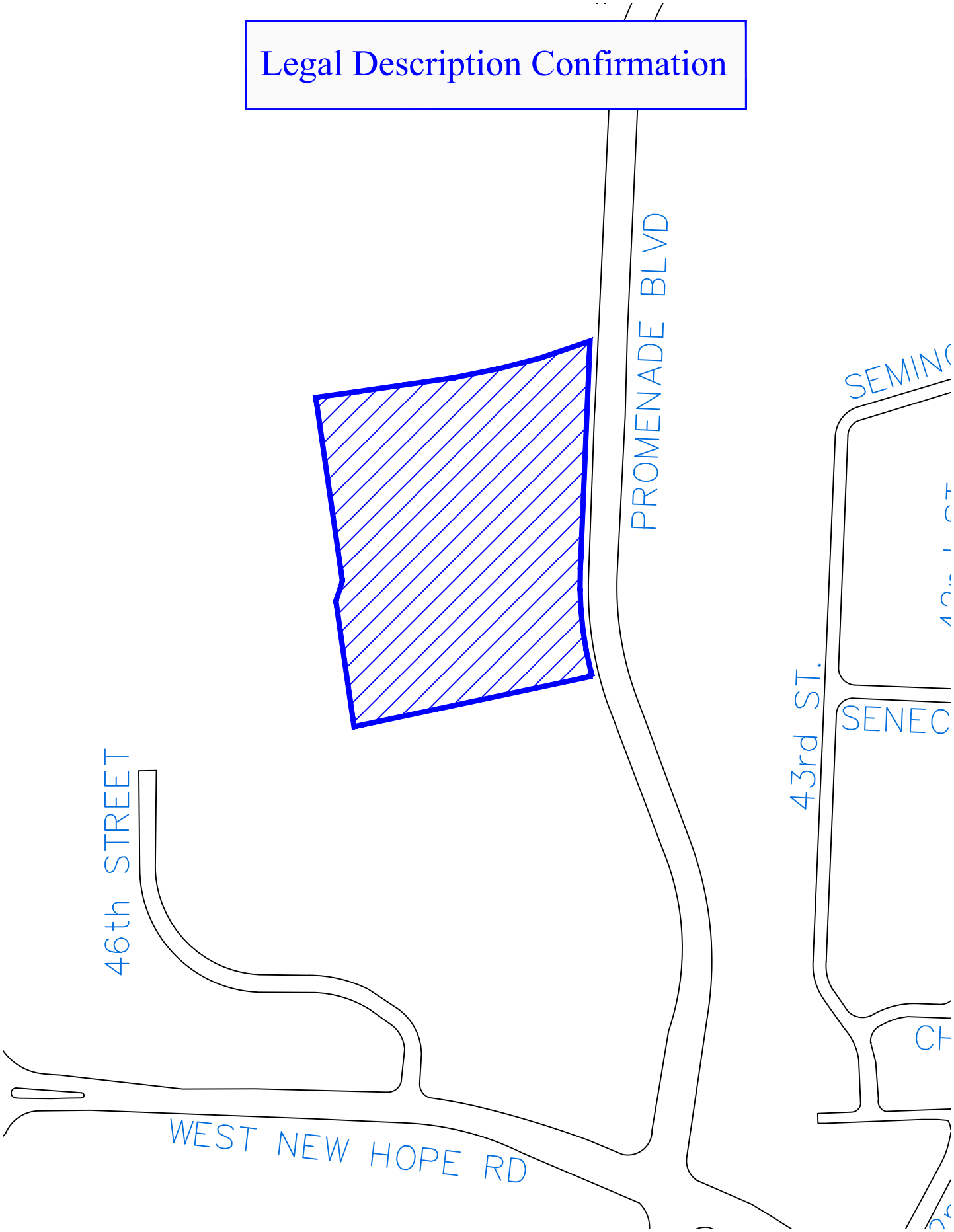
Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **October 4, 2022** at **6:00 p.m.** on the application by **SJC Ventures** to rezone ±**8.67 acres at the SW corner of W. Seminole Dr. & S. Promenade Blvd.** from the **C-2** (Highway Commercial) zoning district to the **U-COM** (Uptown Commercial Mixed Use) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
±8.67 acres at the SW corner of W. Seminole Dr. & S. Promenade Blvd.
Parcel Number: 02-19287-002

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday September 18, 2022**
BILL THE CITY OF ROGERS

Legal Description Confirmation



ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING CERTAIN LANDS FROM C-2 TO U-COM, PROVIDING FOR THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on October 4, 2022, the City Council has found that certain lands hereinafter described are better suited for U-COM zoning.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS:

SECTION 1: That Section 14-675 of the Code of Ordinances, City of Rogers, should be and the same hereby is amended as hereinafter provided.

SECTION 2: That the land hereinafter described should be and the same is hereby zoned as U-COM and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:
LOT 11 OF PINNACLE SPRINGS, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON LOT LINE. ADJUSTMENT AND LOT SPLIT FILED FOR RECORD IN PLAT BOOK 2013 AT PAGES 371 AND 372, OF THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID LOT 11, SAID POINT ALSO BEING LOCATED ON THE
WESTERN RIGHT OF WAY OF SOUTH PROMENADE BOULEVARD, AND RUNNING ALONG SAID RIGHT OF WAY S02°34'51"W 488.32 FEET AND ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 766.20 FEET, AND WHOSE LONG CHORD BEARS S06°06'25"E 231.70 FEET; THENCE LEAVING SAID RIGHT OF WAY S78°02'09"W 521.18 FEET; THENCE N08°03'46"W 273.81 FEET; THENCE N18°21'27"E 44.64 FEET; THENCE N08°06'26"W 397.66 FEET; THENCE N82°10'38"E 90.90 FEET; THENCE N81°56'37"E 100.48 FEET; THENCE N82°00'01"E 108.09 FEET; THENCE N78°40'21"E 97.90 FEET; THENCE N75°45'55"E 89.73 FEET; THENCE N71°25'55"E 114.01 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 8.67 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LAYMAN'S DESCRIPTION:
02-19287-002

SECTION 3: **Zoning**. That the above described lands are better suited for U-COM than C-2 zoning and same should be and are hereby zoned U-COM.

SECTION 4: **Emergency Clause**. That it is necessary to bring proposed uses of the property into conformance with the Rogers City Zoning Ordinances and because of such an emergency is declared to exist and in order to protect the public peace, health, safety and welfare, this ordinance shall be in full force and effect from the date of its passage and approval.

SECTION 5: **Severability Provision**. In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

SECTION 6: **Repeal of Conflicting Ordinances and Resolutions**. All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED THIS _____ DAY OF _____, 2022.

ROGERS, ARKANSAS

ATTEST:

APPROVED:

_____
JESSICA RUSH, CLERK

_____
C. GREG HINES, MAYOR

TICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
REZONE
DESCRIPTION: To rezone ±8.67 acres at the SW corner of W. Seminole Dr. & S. Promenade Blvd. from C-2 to the U-COM zoning district.
APPLICANT: SJC Ventures
BOARD/COMMISSION: Planning Commission
MEETING DATE/TIME: October 4, 2022 at 6:00 PM
MEETING LOCATION: Rogers City Council Chambers 301 W. Chestnut St.
PUBLIC COMMENTS: planningcommission@rogersar.gov
www.rogersar.gov/1181/Public-Hearing-Signs
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621-1186
planning@rogersar.gov

Rezone: Elkhead LLC

Vicinity Map

Summary

R-DP to NBT

Location

318 N. C Street,
Parcel 02-00256-000

Total Area to be Rezoned

0.32 acres

Growth Designation

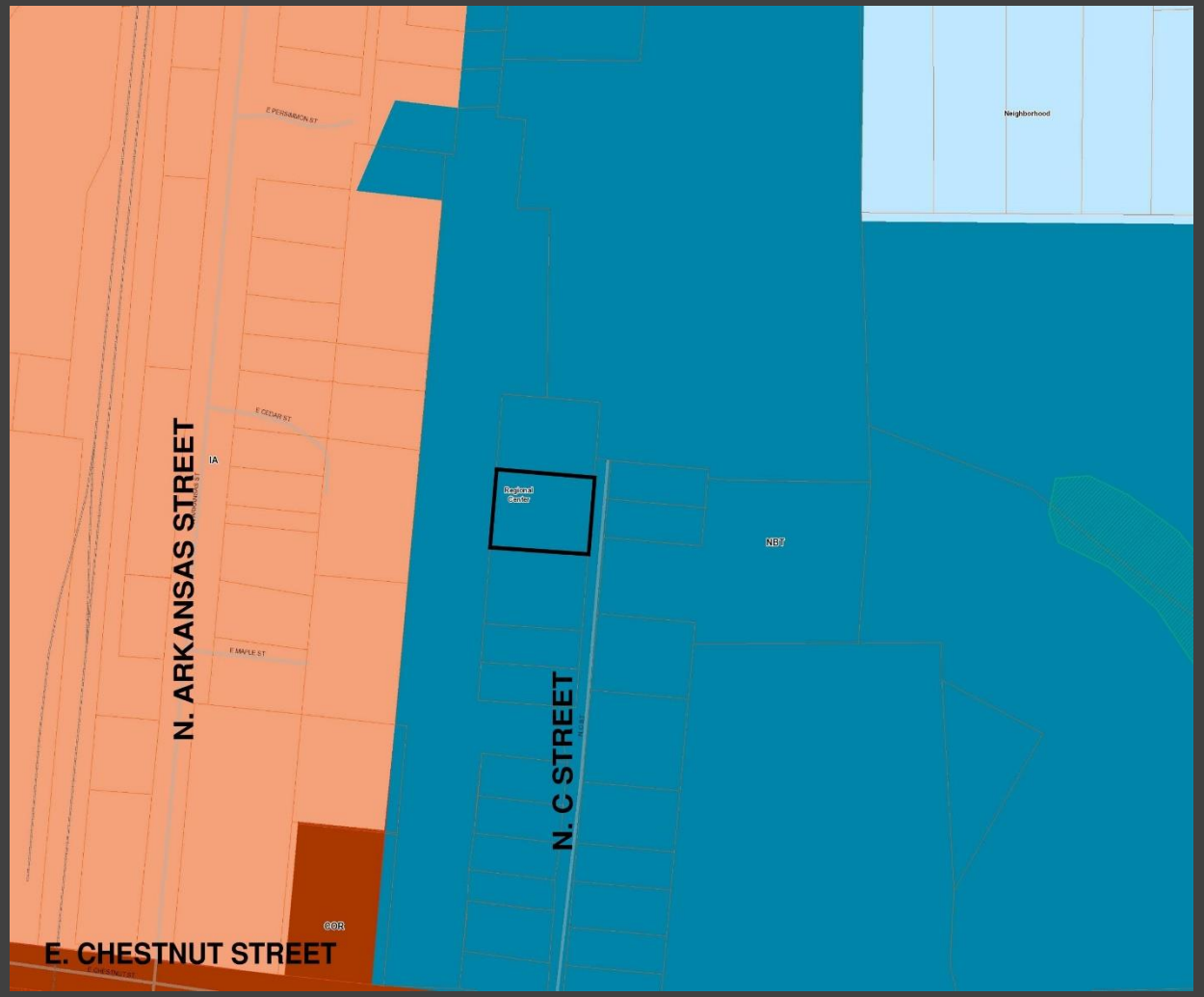
Downtown Regional Center – NBT

Representative

Will Kellstrom

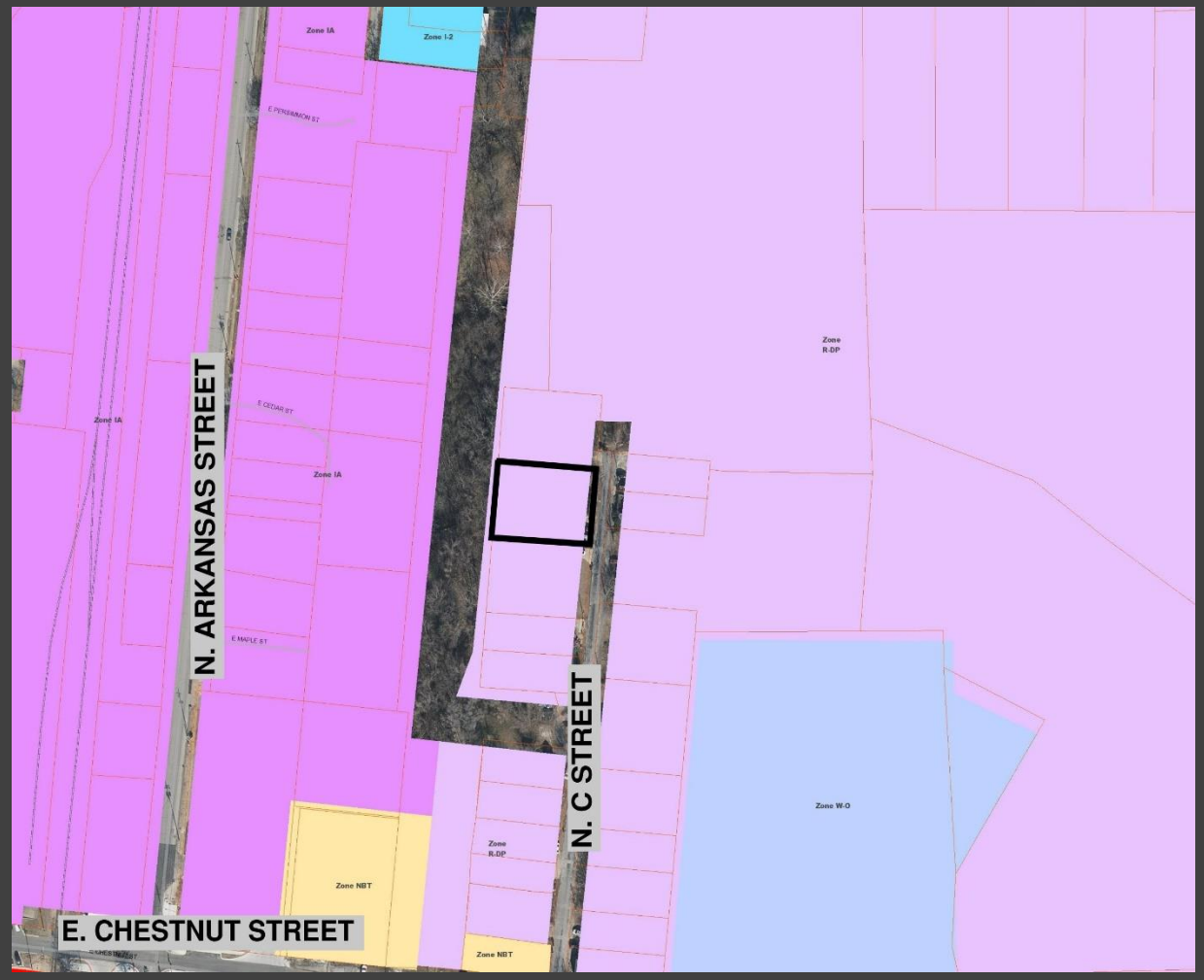
Staff: Kyle Belt, Planner – (kbelt@rogersar.gov)

Rezone: Elkhead LLC

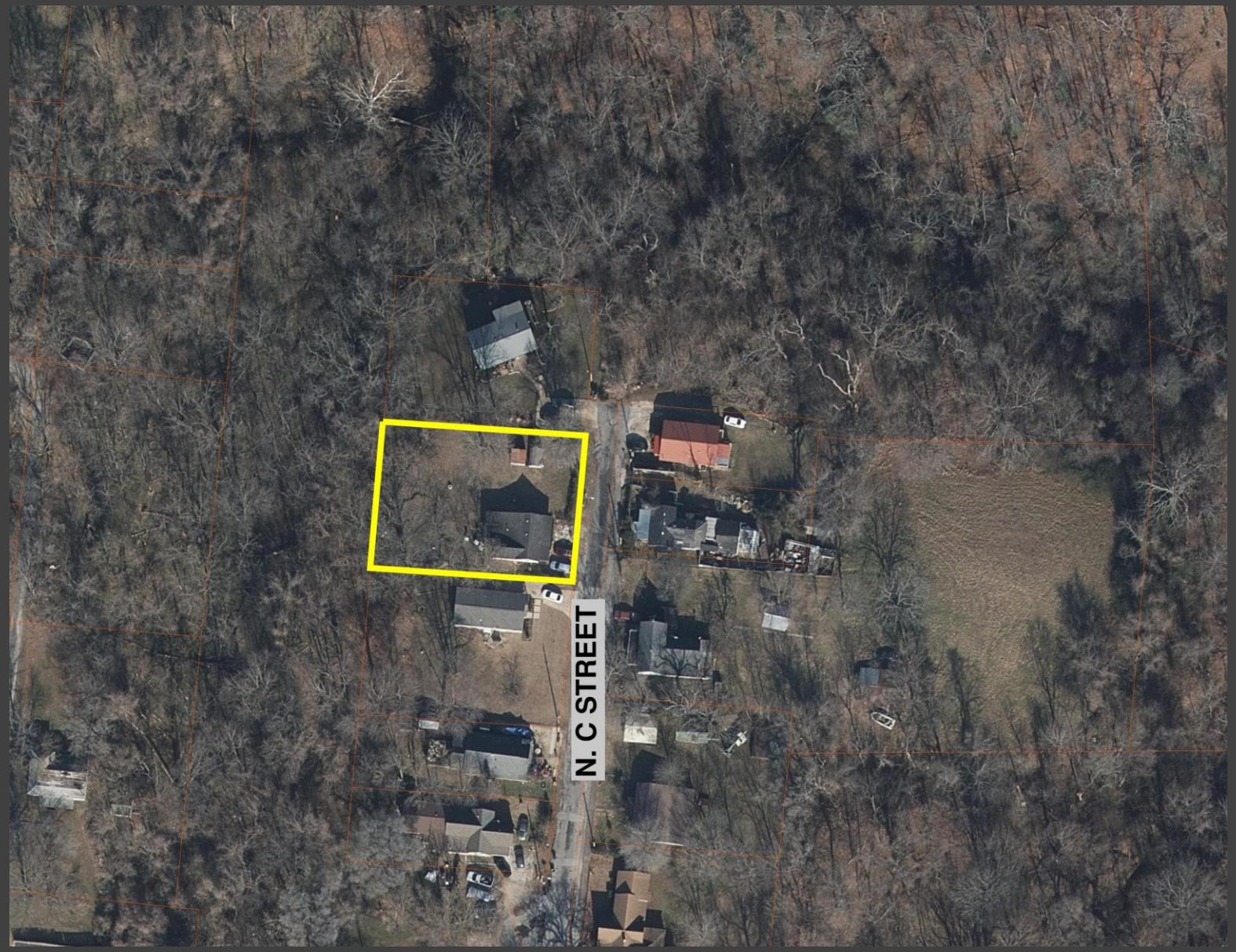


Comprehensive Growth Map

Zoning Map



Rezone: Elkhead LLC



Aerial Map

Summary

R-DP to NBT

Request

Rezone to NBT (Neighborhood Transition)

Findings

NBT is an allowed zoning district within the Downtown Regional Center.

Staff Recommendation

APPROVE

Rezone: Elkhead LLC

STAFF REVIEW

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Downtown Regional Center

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)

Base Density:

N/A

Max Density:

N/A

Allowed Zoning Districts:

COR, COM, ENT, NBT, IA

Rezone: Elkhead LLC

STAFF REVIEW

ZONING:

NBT (Neighborhood Transition)

- The purpose of the Neighborhood Transition Zone is to support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown. Development Standards within this DRDC zone specifically address the unique aspects of redevelopment in this area by retaining the existing development pattern while allowing higher density, pedestrian-oriented development to occur. In addition, the standards allow phasing of redevelopment and encourage the use of existing buildings and parking lots to the extent possible. Sec. 14-715(4.5)(a)

General Findings:

- The subject property is currently zoned R-DP, which is not an allowed zoning district within the Regional Center Growth Designation (CGM Page 1).
- The requested zoning of NBT is an allowed zoning district within the Regional Center Growth Designation (CGM Page 1).
- Based on the character and context of the properties surroundings, NBT zoning is better than R-DP.
- NBT would provide more options for the property owner to appropriately utilize their property and transition into the Downtown Core Area per the purpose and intent of NBT. SEC 14-715(4.5)(a)
- NBT fits the character and context of the surrounding development patterns more appropriately than the
- Staff finds this rezone to be an appropriate request.

Supplements:

- Rezone application with required documentation

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

OFFICE USE ONLY

Permit Fee: $200 ($200)
Zoning: R-DP to NBT
Permit Number: 22-42
CityView Application: PL202200962
Date: 9/27/2022

REZONE APPLICATION

APPLICANT: Elkhead, LLC, c/o Will Kellstrom, Watkins, Boyer, Gray & Curry PLLC

ADDRESS: 318 North C Street SUITE #: n/a

GENERAL LOCATION OF PROPERTY: Downtown

PHONE #: 479-636-2168 EMAIL: wkellstrom@watkinslawoffice.com

PROPERTY OWNER: Elkhead, LLC, c/o Will Kellstrom, Watkins, Boyer, Gray & Curry PLLC PHONE #: 479-636-2168

PRESENT USE: Residential ZONING: R-DP–Residential Duplex and Patio Home

PROPOSED USE: Residential ZONING: NBT–Neighborhood Transition

By: Shawn Dible, Manager of Elkhead, LLC 9.22.2022

Applicant Signature Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 9/27/2022 PUBLIC HEARING DATE: 10/18/2022 CERTIFIED MAIL DATE: 10/3/2022

PLANNING COMMISSION ACTION: DATE:

CITY COUNCIL ACTION: DATE:

ORDINANCE NUMBER: COMMENTS:

CERTIFICATION

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

Dated this the 22nd day of September, 2022.

ELKHEAD, LLC

By: Shawn Dible, Manager

STATE OF ARKANSAS

COUNTY OF BENTON

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

STATE OF ARKANSAS NOTARY PUBLIC
AMY BENSON
MY COMMISSION # 12392434
EXPIRES: April 10, 2023
Benton County

Amy Benson
Notary Signature

Amy Benson
Notary Name Printed

4-10-2023
Commission Expires

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

Part of the Fractional S 1/2 of the NW 1/4 of Section 7, Township 19 North, Range 29 West, described as follows: Beginning 280 feet North of the NE corner of Block 25 in B.F. Sikes Addition to the City of Rogers, run thence North 100 feet, thence West 140 feet, thence South 100 feet, thence East 140.00 feet to the place of beginning, all lines to run on a bearing with the lines of B.F. Sikes Addition to the City of Rogers, Arkansas.

LAYMAN'S DESCRIPTION: **318 North C Street**

PRESENT ZONING: **R-DP–Residential Duplex and Patio Home**

ZONING REQUEST: **NBT–Neighborhood Transition**

Respectfully Submitted,
ELKHEAD, LLC

By: _____
Shawn Dible, Manager

STATE OF ARKANSAS)
)
COUNTY OF BENTON)

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

AMY BENSON
MY COMMISSION # 12392434
EXPIRES: April 10, 2023
Benton County

Amy Benson
Notary Signature

Amy Benson
Notary Name Printed

4-10-2023
Commission Expires

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

NOTICE OF PUBLIC HEARING

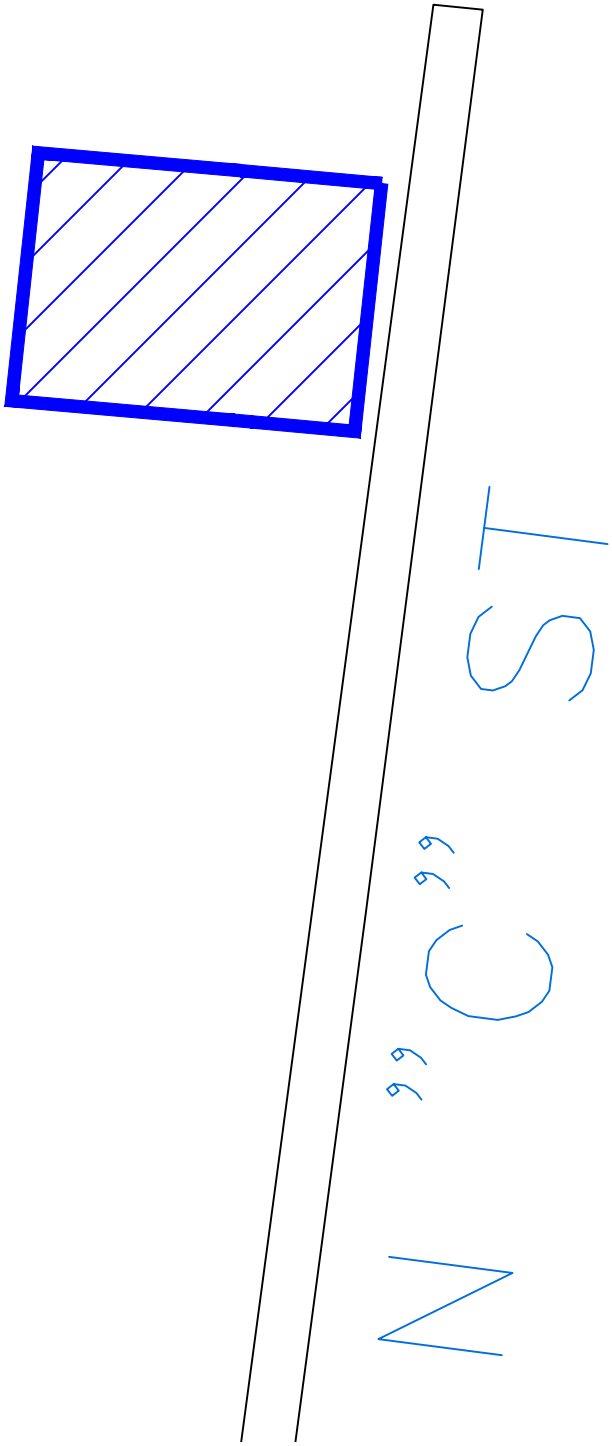
Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **October 18, 2022** at **6:00 p.m.** on the application by **Elkhead LLC** to rezone **318 N. C St.** from the **R-DP** (Residential Duplex Patio Home) zoning district to the **NBT** (Neighborhood Transition) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
318 N. C St.
Parcel Number: 02-00256-000

Kevin Jensen, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday October 2, 2022**
BILL THE CITY OF ROGERS

Legal Description Confirmation



ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING CERTAIN LANDS FROM R-DP TO NBT, PROVIDING FOR THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on October 25, 2022, the City Council has found that certain lands hereinafter described are better suited for NBT zoning.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS:

SECTION 1: That Section 14-675 of the Code of Ordinances, City of Rogers, should be and the same hereby is amended as hereinafter provided.

SECTION 2: That the land hereinafter described should be and the same is hereby zoned as NBT (Neighborhood Transition District) and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:
Part of the Fractional S 1/2 of the NW 1/4 of Section 7, Township 19 North, Range 29 West, described as follows: Beginning 280 feet North of the NE corner of Block 25 in B.F. Sikes Addition to the City of Rogers, run thence North 100 feet, thence West 140 feet, thence South 100 feet, thence East 140.00 feet to the place of beginning, all lines to run on a bearing with the lines of B.F. Sikes Addition to the City of Rogers, Arkansas.

LAYMAN'S DESCRIPTION:
318 N. C Street (Parcel 02-00256-000)

SECTION 3: **Zoning**. That the above described lands are better suited for NBT than R-DP zoning and same should be and are hereby zoned NBT.

SECTION 4: **Emergency Clause**. That it is necessary to bring proposed uses of the property into conformance with the Rogers City Zoning Ordinances and because of such an emergency is declared to exist and in order to protect the public peace, health, safety and welfare, this ordinance shall be in full force and effect from the date of its passage and approval.

SECTION 5: **Severability Provision**. In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

SECTION 6: **Repeal of Conflicting Ordinances and Resolutions**. All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED THIS _____ DAY OF _____, 2022.

ROGERS, ARKANSAS

ATTEST:

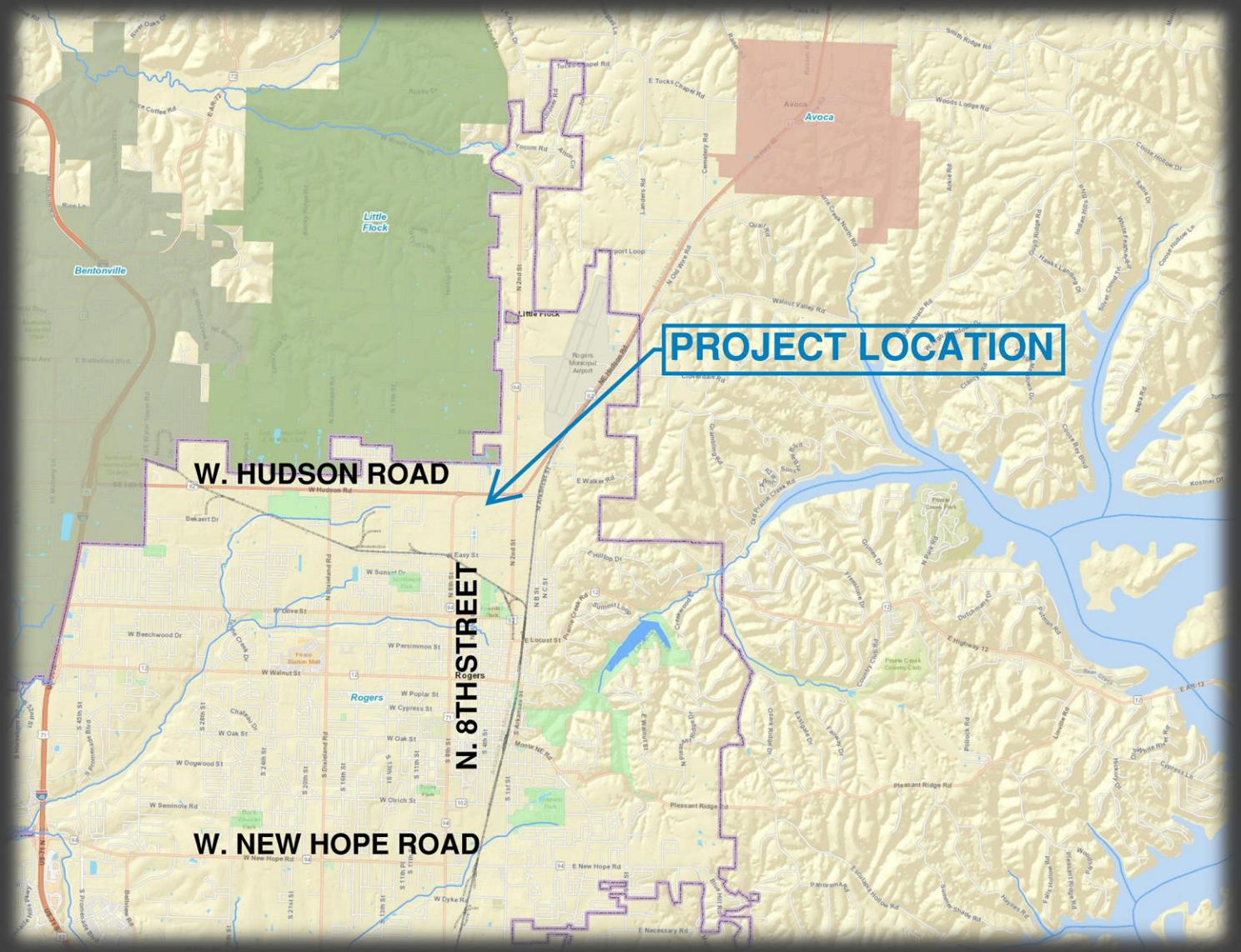
APPROVED:

_____
JESSICA RUSH, CLERK

_____
C. GREG HINES, MAYOR

NOTICE OF PUBLIC HEARING

Rezone: Montgomery Family Trust



Vicinity Map

Summary

C-2 and R-DP to I-1

Location

East of North 8th Street between West Hudson Rd. and West Roselawn Dr.

Total Area to be Rezoned

15.6 acres

Growth Designation

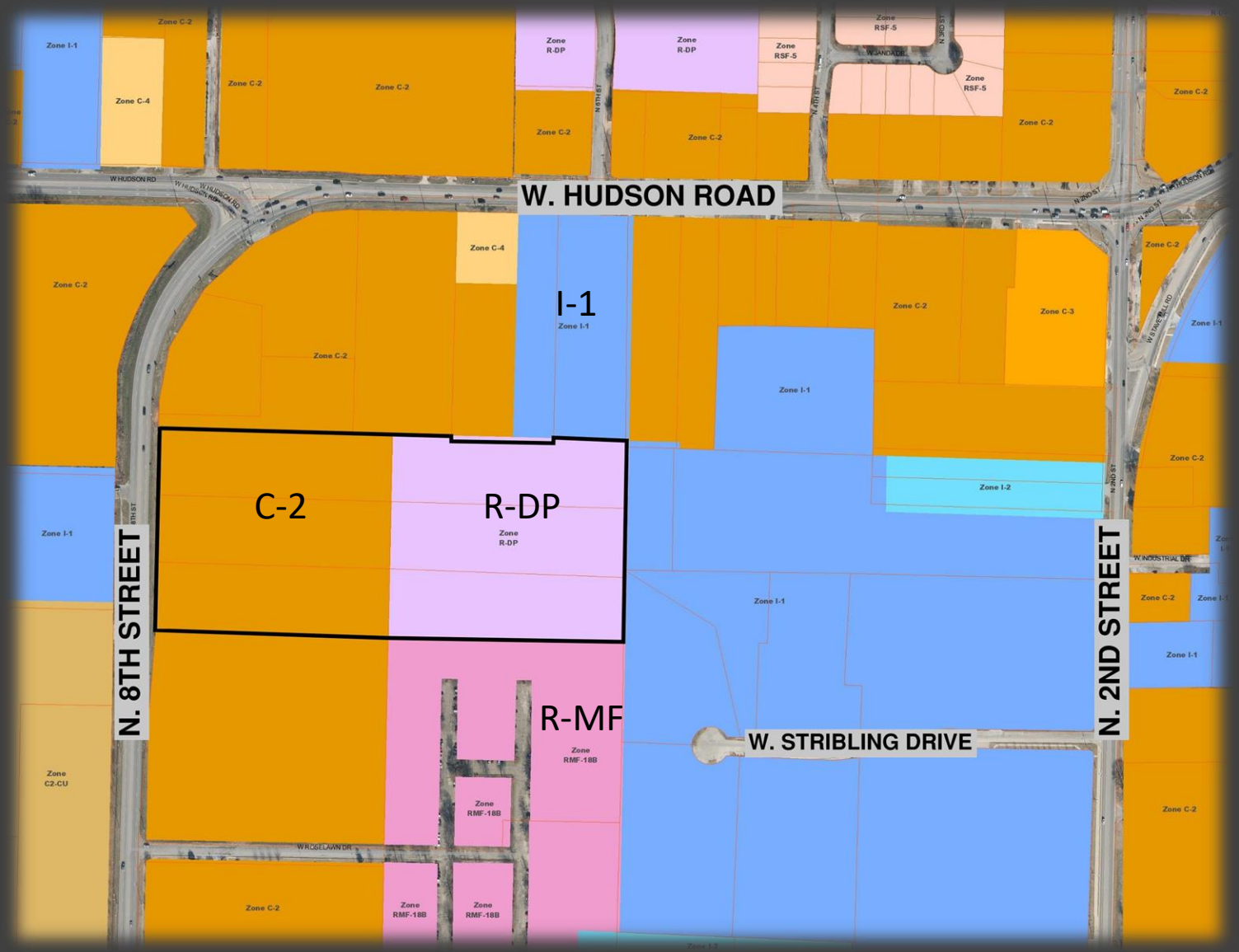
Employment Center

Representative

Daniel Lazenby, ESI

Staff: Zachery Birdsong, Planner - zbirdsong@rogersar.gov

Rezone: Montgomery Family Trust



Zoning Map

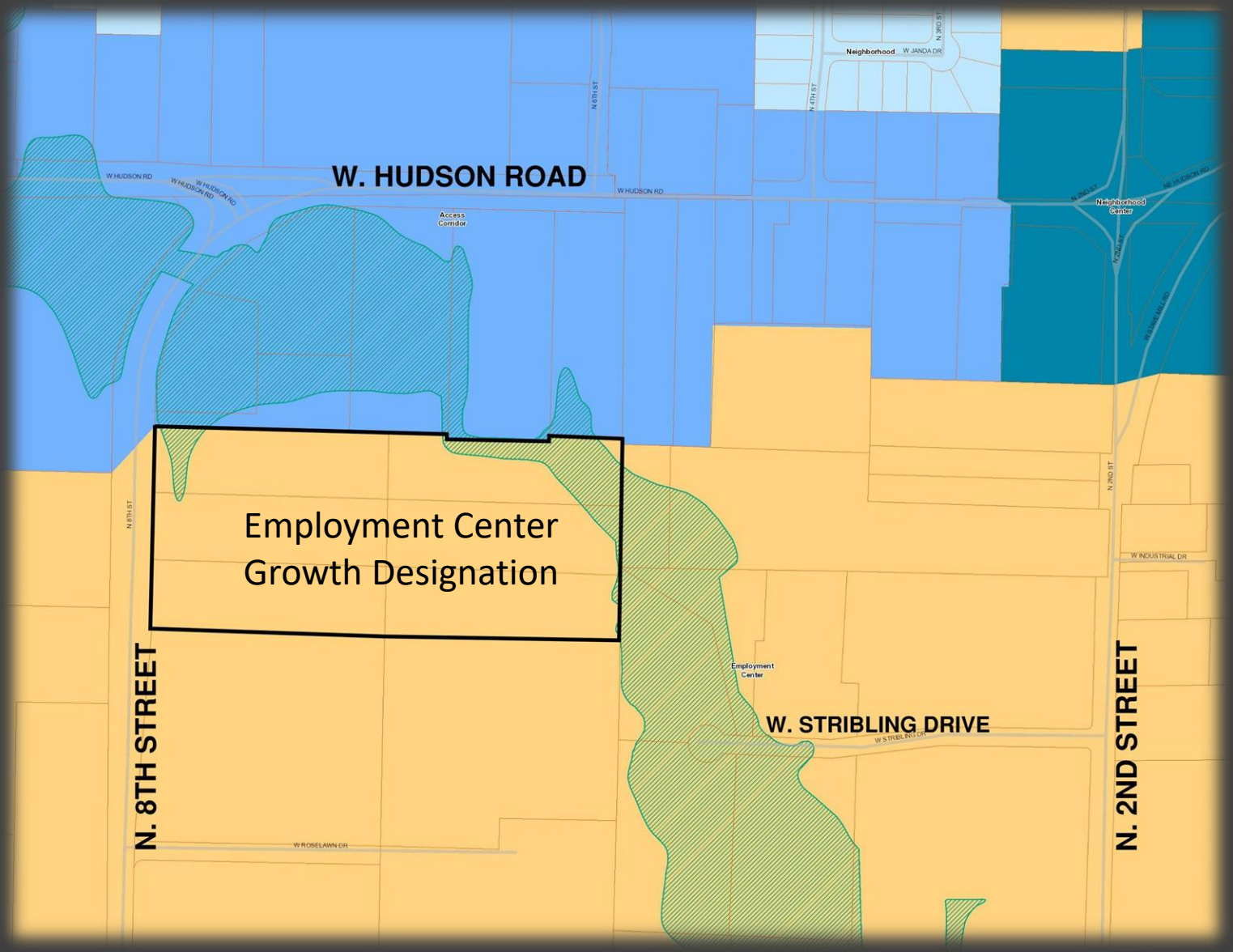
Summary

C-2 and R-DP to I-1

Findings

Fits surrounding context apart from the R-MF zoning to the southeast. I-1 zoning, however, provides precautions to be implemented when located adjacent to residential.

Rezone: Montgomery Family Trust



Comprehensive Growth Map

Summary

C-2 and R-DP to I-1

Findings

I-1 is allowed within the Employment Center.

Rezone: Montgomery Family Trust

Aerial Map

Summary

C-2 and R-DP to I-1

Staff Recommendation

APPROVE

Rezone: Montgomery Family Trust

STAFF REVIEW

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Employment Center

Growth Designation Character:

Single-use areas in proximity to major arterials and rail intended for industrial and commercial uses with substantial site activity. Physical separation and landscape screening necessary for compatibility with adjacent areas. Goals include responsibility organizing uses with like impacts and maintaining capacity for industry and service. (CGM Page 1)

Base Density:

6 units/acre

Max Density:

12 units/acre

Allowed Zoning Districts:

C-4, W-O, I-1, I-2

Rezone: Montgomery Family Trust

STAFF REVIEW

ZONING:

I-1 (Light Industrial)

- The purpose of the Light Industrial Use zone is "to allow industrial operations and activities that do not create appreciable nuisances or hazards. It also is to provide areas within the City for the storage and transfer of goods. All industrial operations and activities are permitted provided they are conducted inside a building, although related outdoor storage and display are permitted. This district is situated close to heavy commercial and industrial areas and is intended to be located along rail lines and arterial and collector streets as identified by the master street plan." Sec. 14-713(a)

General Findings:

- The proposed rezone is allowed within the Employment Center Growth Designation.
- The subject property is located along a minor arterial. It is adjacent to C-2, I-1, and R-MF zoning. A rezone to I-1 is consistent with the surrounding context apart from the R-MF zoning. However, zoning requirements for I-1 includes precautions that can be implemented when adjacent to residential zoning. The precautions include not allowing any outdoor storage to be closer than 100 feet to any residential district. Planning Commission is also given the power to require additional bufferyard.
- Staff recommends approval.

Supplements:

- Rezone application with required documentation

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; R-DP to I-1
Permit Number: 22-43
CityView Application: PL202200968
Date: 9/27/2022

REZONE APPLICATION

APPLICANT: Engineering Services, Inc. - Daniel Lazenby Montgomery Family Trust

ADDRESS: P.O. Box 282, Springdale, AR 72765 SUITE #:

GENERAL LOCATION OF PROPERTY: East side of N. 8th St. between Roselawn Dr. & Hudson Rd.

PARCEL NUMBER: 02-00744-010, 02-00744-011, 02-00744-012, 02-00744-013, 02-00744-014, & 02-00744-015

PHONE #: (479) 751-8733 EMAIL: dlazenby@engineeringservices.com

PROPERTY OWNER: Wiley K. Montgomery, Sr. Family Trust PHONE #: (479) 619-5000

PRESENT USE: Vacant ZONING: C-2 & R-DP

PROPOSED USE: Light Industrial (Warehousing/Storage) ZONING: I-1

Applicant Signature 09/27/2022 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: 9/27/2022 PUBLIC HEARING DATE: 10/18/2022 CERTIFIED MAIL DATE: 10/3/2022

PLANNING COMMISSION ACTION: DATE:

CITY COUNCIL ACTION: DATE:

ORDINANCE NUMBER: COMMENTS:

PROPERTY OWNER AFFIDAVIT

The petitioner, Wiley K. Montgomery, Sr. Family Trust, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: TRACTS 3D, 3E, 3F, 3G, 3H, AND 3I OF THE "BOUNDARY SURVEY – LINDSEY, SEXTON, BALL & MONTGOMERY TRACTS – HIGHWAY 62 & 102 – ROGERS ARKANSAS" AS RECORDED IN BOOK 6, PAGE 271, BENTON COUNTY, ARKANSAS.

LAYMAN'S DESCRIPTION: Approx. 15.6 acres along the east side of N. 8th Street (Hwy 94). Property is located across the street from 2250 N. 8th Street and 600 feet north of W. Roselawn Dr. Includes Benton Co. parcels 02-00744-010, 02-00744-011, 02-00744-012, 02-00744-013, 02-00744-014, & 02-00744-015.

PRESENT ZONING: C-2 (Highway Commercial) and R-DP (Residential Duplex and Patio Home)

ZONING REQUEST: I-1 (Light Industrial)

Respectfully Submitted,

By: Charlotte Montgomery
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 19th day of September, 20 22.

Liz Amos
Notary Signature

Liz Amos
Notary Name Printed

5/22/28
Commission Expires

Liz Amos
Notary Public
Benton County, Arkansas
Commission #12704722
Commission Expires May 22, 2028

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

NOTICE OF PUBLIC HEARING

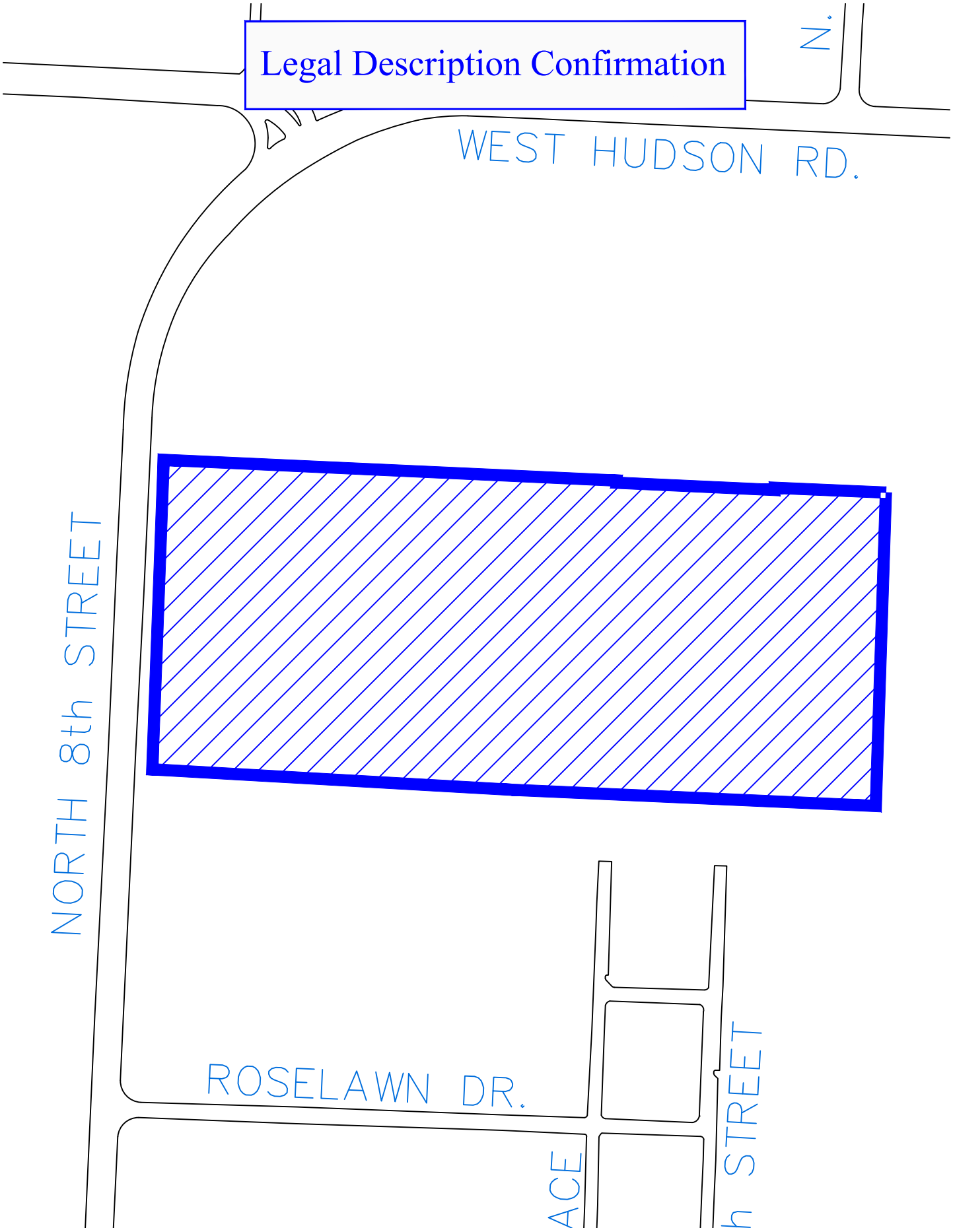
Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **October 18, 2022** at **6:00 p.m.** on the application by **Montgomery Family Trust** to rezone **15.6 acres east of N. 8th St. & south of W. Hudson Rd.** from the **R-DP** (Residential Duplex Patio Home) and **C-2** (Highway Commercial) zoning districts to the **I-1** (Light Industrial) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
15.6 acres east of N. 8th St. & south of W. Hudson Rd.
Parcel Numbers: 02-00744-010; 02-00744-011; 02-00744-012; 02-00744-013; 02-00744-014; 02-00744-015

Kevin Jensen, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday October 2, 2022**
BILL THE CITY OF ROGERS

Legal Description Confirmation



ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING CERTAIN LANDS FROM C-2 and R-DP TO I-1, PROVIDING FOR THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on October 18, 2022, the City Council has found that certain lands hereinafter described are better suited for C-4 zoning.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS:

SECTION 1: That Section 14-675 of the Code of Ordinances, City of Rogers, should be and the same hereby is amended as hereinafter provided.

SECTION 2: That the land hereinafter described should be and the same is hereby zoned as I-1 (Light Industrial) and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:
TRACTS 3D, 3E, 3F, 3G, 3H, AND 3I OF THE "BOUNDARY SURVEY – LINDSEY, SEXTON, BALL & MONTGOMERY TRACTS – HIGHWAY 62 & 102 – ROGERS ARKANSAS" AS RECORDED IN BOOK 6, PAGE 271, BENTON COUNTY, ARKANSAS.

LAYMAN'S DESCRIPTION:
East of North 8th Street between West Hudson Road and West Roselawn Drive. Parcels: 02-00744-010, 02-00744-011, 02-00744-012, 02-00744-013, 02-00744-014, and 02-00744-015.

SECTION 3: **Zoning**. That the above described lands are better suited for I-1 than C-2 and R-DP zoning and same should be and are hereby zoned I-1.

SECTION 4: **Emergency Clause**. That it is necessary to bring proposed uses of the property into conformance with the Rogers City Zoning Ordinances and because of such an emergency is declared to exist and in order to protect the public peace, health, safety and welfare, this ordinance shall be in full force and effect from the date of its passage and approval.

SECTION 5: **Severability Provision**. In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

SECTION 6: **Repeal of Conflicting Ordinances and Resolutions**. All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED THIS _____ DAY OF _____, 2022.

ROGERS, ARKANSAS

ATTEST:

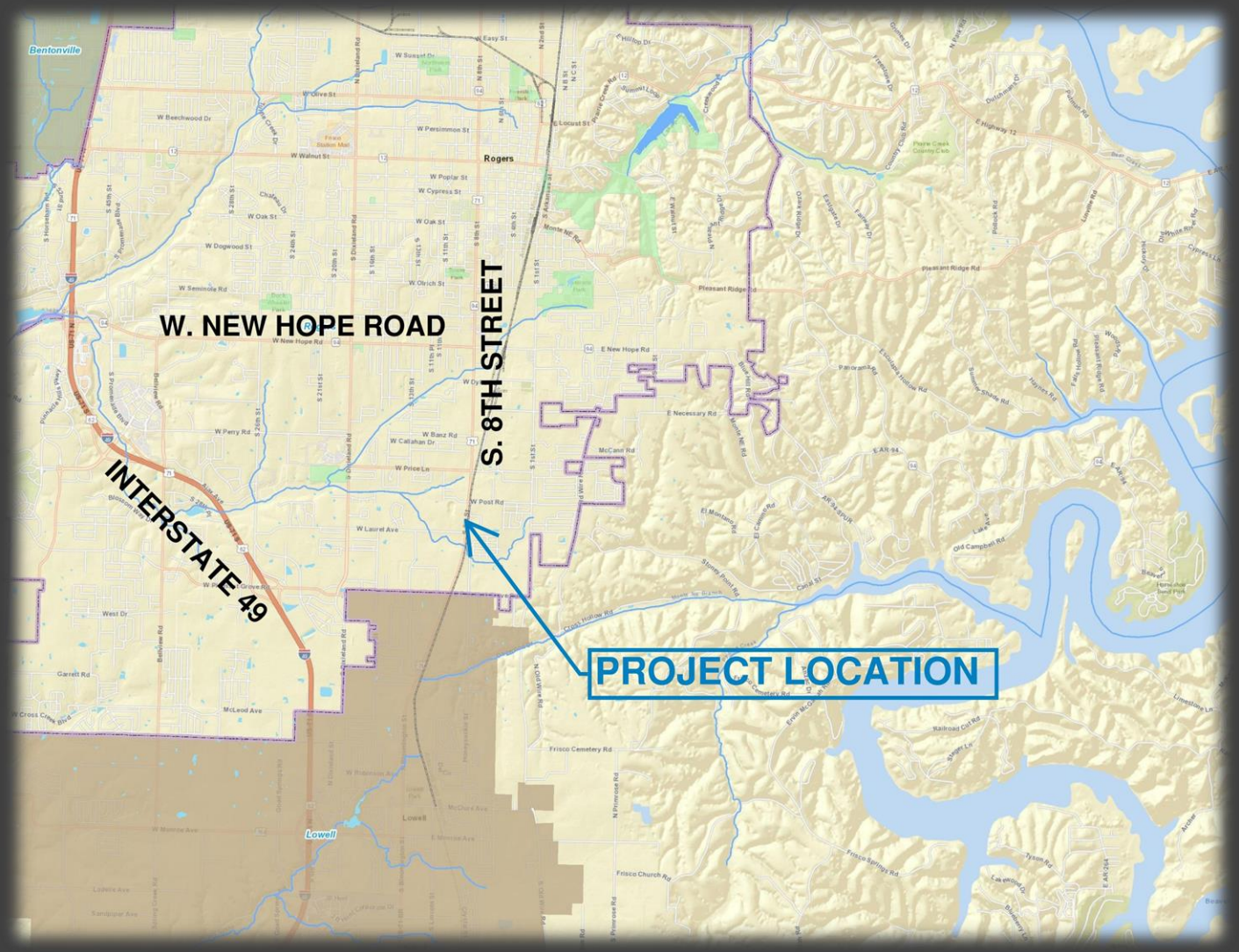
APPROVED:

_____
JESSICA RUSH, CLERK

_____
C. GREG HINES, MAYOR

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
REZONE
DESCRIPTION: To rezone 15.6 acres east of N. 8th St. & south of W. Hudson Rd. from R-DP to the C-2 zoning district
APPLICANT: Montgomery Family Trust
BOARD/COMMISSION: Planning Commission
MEETING DATE/TIME: October 18, 2022 at 6:00 PM
MEETING LOCATION: Rogers City Council Chambers, 301 W. Chestnut St.
PUBLIC COMMENTS: planningcommission@rogersar.gov
www.rogersar.gov/181/Public-Hearing-Signs
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621.1186
planning@rogersar.gov

Large Scale Development: Superior Storage



Vicinity Map

Location

2836 S. 8th Street

02-22937-000, 02-22937-001, 02-02066-000

CGM Designation

Employment Center

Zoning

I-1 (Light Industrial, Overlay District)

Proposed Use

Warehousing and Storage, Limited

Representative

Dan Cole, Sand Creek Eng.

Staff:
Kyle Belt, Planner (kbelt@rogersar.gov)
Amariah Berry, Development Compliance Specialist (aberry@rogersar.gov)

Large Scale Development: Superior Storage

Aerial Image

Request

The applicant is proposing to construct four buildings totaling 25,287 sf for the use Warehousing and Storage on ± 2.39 acres.

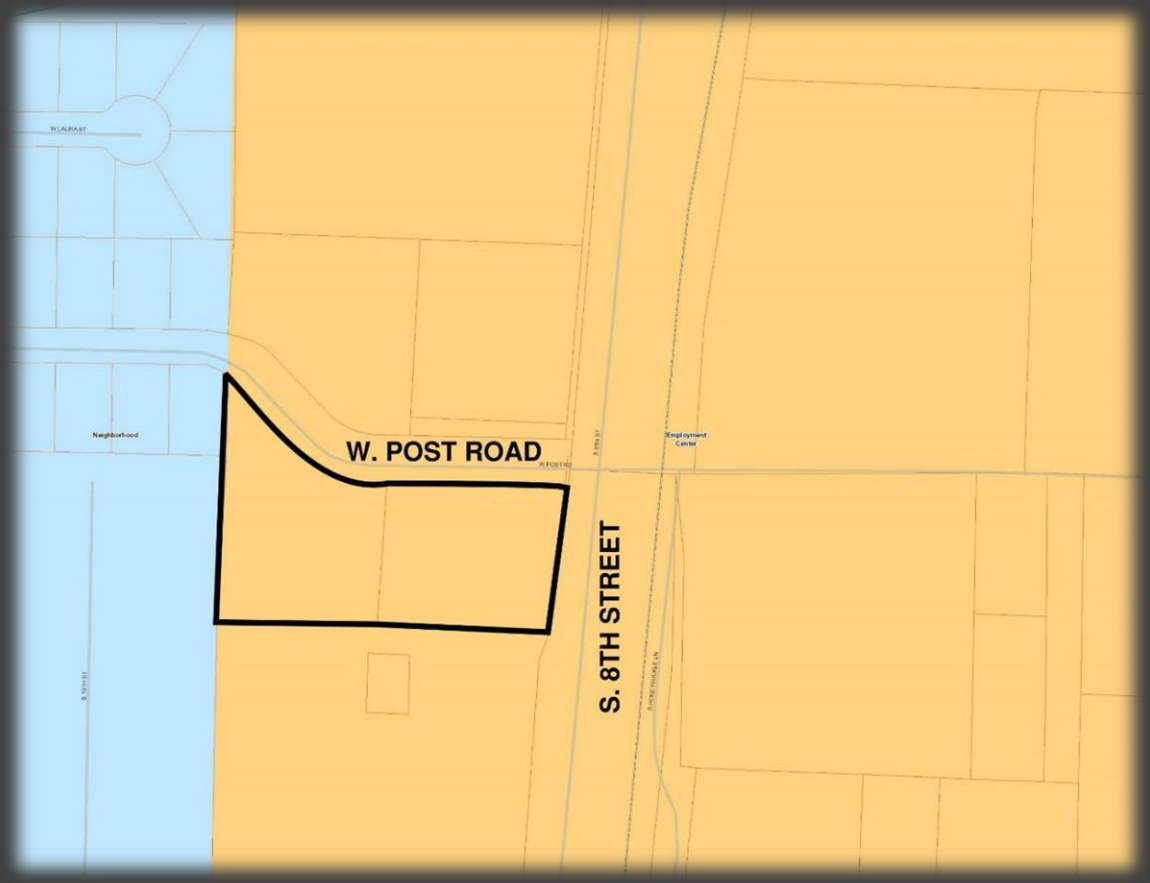
Requested Waivers

- Sec. 14-256(16) Bicycle Parking
- Sec. 14-713 (h) Off-Street Parking

Recommendation

Approve

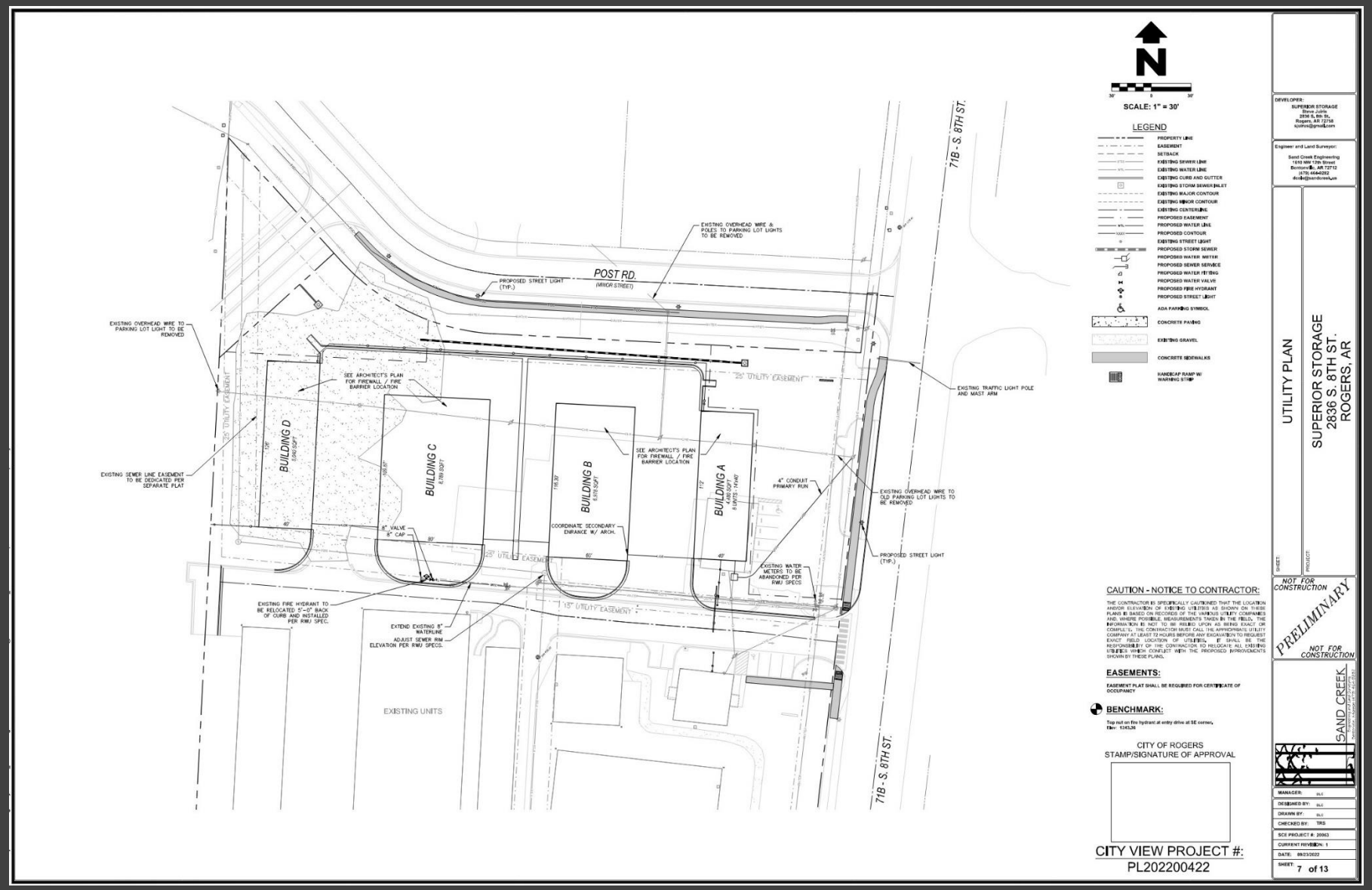
Large Scale Development: Superior Storage



Comprehensive Growth Map

Zoning Map

Large Scale Development: Superior Storage



Site Plan

Large Scale Development: Superior Storage

Engineering Review

- ACCESS MANAGEMENT:
  - The applicant's proposal meets access management standards.
- STORMWATER MANAGEMENT:
  - The applicant proposes two detention ponds at the northeast and northwest corners of the site which meets Stormwater management requirements.
- WATER QUALITY:
  - The applicant proposes two detention basins to meet Water Quality requirements.
- FLOODPLAIN MANAGEMENT:
  - No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).
- MASTER STREET PLAN IMPROVEMENTS:
  - *Street Pavement and Condition*:
    - S 8th Street and Post Road are not in substandard condition.
  - *Connectivity Standards*:
    - Connectivity standards are not applicable on this site.

Large Scale Development: Superior Storage

Engineering Review

- *Streetscape*:
  - *Right-of-Way*:
    - The right-of-way width for Post Road, a Minor Street, is 50-ft as required by the Typical Street Section.
    - The right-of-way width for S 8th Street, a Major Arterial, is 100-ft as required by the Typical Street Section.
  - *Sidewalks & Sidepaths*:
    - The applicant proposes a 6-ft sidewalk along S 8th Street and 5-ft sidewalk along Post Road.
- *Trails*:
  - Trails are neither proposed nor required.
- *Streetlights*:
  - The applicant's proposal meets streetlight requirements. The applicant must center street lights in the greenspace.
- *Street Trees*:
  - The applicant proposes 4 Shortleaf Pines, 8 Scarlet Oaks, and 12 Shumard Oaks as street trees. This proposal meets street tree requirements.

- RECOMMENDATIONS:
  - Approve

Large Scale Development: Superior Storage

Planning Review

- LAND USE:

  Use Definition:

  "Warehousing and Storage, Limited" is defined as "a secondary use classification encompassing businesses that provide storage space for household or commercial goods within an enclosed building and for which the individual storage units are accessed via an interior access way or exterior entry to individual units.," Sec. 14-695(3)(tt)(1).

  Zoning Compliance:

  The location is zoned correctly per the CGM as I-1 is an allowed zoning district (CGM Page 1).

  CGM Compliance:

  The proposed project is zoned correctly for the CGM Growth Designation of Employment Center and meets the character of Employment Center Growth Designation (CGM Page 1).

- DEVELOPMENT STANDARDS: The proposed development plans conform to all development standards required by Sec. 14-732(4.3) and Article III.
  - *Building Disposition*:
    - The proposed building within the development does meet code standards set by applicable zoning regulations.
  - *Building Design*:
    - N/A
  - *Parking & Loading*:
    - Two Waiver Requests:
      - Sec. 14-256(16) Bicycle Parking
        - Request for 0 bicycle racks. Facility is fenced and used for self-storage. This requirement is not necessary for this use.
      - Sec. 14-713 (h) Off-Street Parking
        - Request for 0 bicycle racks. Facility is fenced and used for self-storage. This requirement is not necessary for this use.
  - *Screening & Transitions*:
    - All screening requirements have been met.
  - *Landscaping*:
    - All landscaping requirements have been met.
- **RECOMMENDATION:**

  APPROVAL

Large Scale Development: Superior Storage

Other Reviews

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

Staff Recommendation:

APPROVE

- **SUPPLEMENTS**
  - RWU Conditional Approval letter
  - Waiver Request Letter
  - Large-Scale Development Plans (cover, site, utility, landscape)

June 1, 2022

Mr. Dan Cole, PE
Sand Creek Engineering
1610 N.W. 12th Street
Bentonville, AR 72712

RE: Technical Advisory Committee Review
Superior Storage

Mr. Cole,

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

1. Show existing Utilities on the Grading Plan sheet. Adjust manhole rim elevation if required.

2. No buildings will be allowed in the existing easement.

3. 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. A copy of the executed contract between the developer or general contractor and the utility contractor.

   F. Performance and payment bonds executed by the utility contractor.

   G. 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,

Aaron Short, PE

SAND CREEK
Engineering and Land Surveying

April 29th, 2022

City of Rogers Planning Commission
Waiver Request

Re: Waiver Request
Sec. 14-256(16) Bicycle Parking – Waiver
Sec. 14-713 (h) Off-street Parking - Waiver

Superior Storage LSD, 2836 S. 8th St., Rogers, AR
Sand Creek Project # 20063

Please accept this letter as a Waiver Request for the two development requirements below.

- Bicycle Rack Requirement: Current site development standards require a bike rack to be provided for LSD approval. The existing and proposed use is for a self-storage facility that does not have a practical use for a bike rack. The nature of the self-storage business requires automobile use to access the customers' property. It is requested that this requirement be waived.
- Parking Requirements: The current site currently has adequate parking spaces for current and future customer traffic. An ADA accessible parking stall is available on site. Parking spaces are predominately used by new customers and the existing spaces satisfy proposed customer traffic. Existing customers' use of the site parking are for exceptional circumstances and for new customer activation. The Manager's office has its own reserved spaces behind the security gate and will not conflict with customer traffic. It is requested that the parking requirement for the facility expansion be waived.

Respectfully submitted,

Dan Cole
Project Manager

1610 NW 12th Street Bentonville, AR 72712 Phone: (479) 464-9282

LARGE SCALE DEVELOPMENT
SUPERIOR STORAGE

2836 S. 8TH ST.
ROGERS, AR

CONTACT LIST

OWNER/DEVELOPER
NCWA STORAGE 5 LLC
2836 S. 8TH ST
ROGERS, AR 72758
STEVE JUIRIS
(847) 254-6340
SJUIRIS@GMAIL.COM

CIVIL ENGINEER / SURVEYOR
SAND CREEK ENGINEERING
DAN COLE
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282
DCOLE@SANDCREEK.US

PLANNING DEPARTMENT
CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
AMBER LONG
(479) 621-1186

CITY ENGINEER
CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
LANCE JOBE
(479) 621-1186

STREET DEPARTMENT
CITY OF ROGERS
3101 W. OAK STREET
ROGERS, AR 72758
FRANKIE GUYLL
(479) 621-1140

WATER DEPARTMENT
ROGERS WATER UTILITIES
601 S. 2ND STREET
ROGERS, AR 72756
STEPHEN PONDER
(479) 621-1142

FIRE DEPARTMENT
CITY OF ROGERS
201 N. FIRST ST.
ROGERS, ARKANSAS 72756
THOMAS C. JENKINS
(479) 621-1179

GAS COMPANY
BLACK HILLS COOPERATION
1301 FEDERAL WAY
LOWELL, ARKANSAS 72745
BRANDON STUBBS
(479) 225-3726

CABLE COMPANY
COX COMMUNICATIONS
4901 S. 48TH ST.
SPRINGDALE, AR 72762
STEVEN THOMPSON
(479) 871-2430

TELEPHONE COMPANY
AT&T
627 WHITE ROAD
SPRINGDALE, AR, 72756
SCOTT SEAMAN
(479) 636-2404

ARCHITECT
BUF STUDIO
702 SE 5TH ST. SUITE 30
BENTONVILLE, AR. 72712
RYAN FAUST
(479) 321-0478

DEVELOPMENT USAGE:
COMMERCIAL

SITE DATA

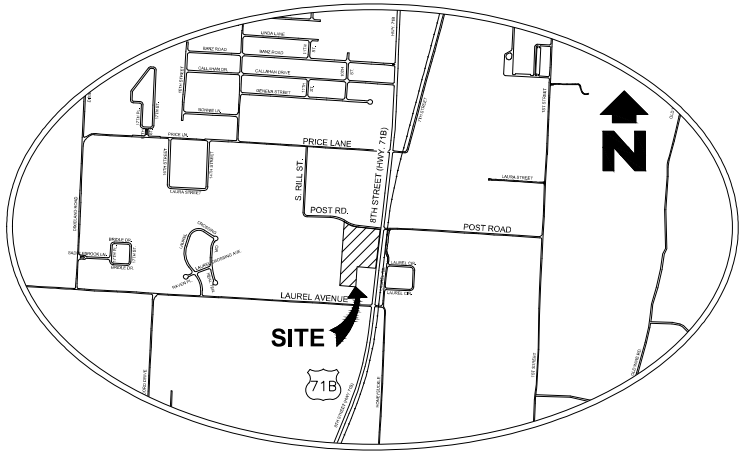
PROPOSED ZONING: I-1 LIGHT INDUSTRIAL
EXISTING ZONING: C-2 / C-4 / I-1

SETBACKS:
FRONT: 50'
OVERLAY DIST. FRONT: 75'
INTERIOR SIDE: 25'
EXTERIOR SIDE: 45'
REAR: 25'

DEVELOPMENT AREA
- 104,064 S.F. OR 2.39 ACRES
- BUILDING USAGE: MINI-STORAGE
- 54 STORAGE UNITS
- GROSS BUILDING AREA = 25,287 SF
- TYPE II-B CONSTRUCTION
- 25,287 SF/104,064 SF = 24% BUILDING COVERAGE
- BUILDING HEIGHT - 16'
- IMPERVIOUS AREA = 63,903 SF = 61% OF DEVELOPED AREA
- PERVIOUS AREA = 40,161 SF = 39% OF DEVELOPED AREA

TOTAL DEVELOPMENT AREA
- GROSS SITE AREA 359,024 / 8.25 ACRES
- EXISTING GROSS BUILDING AREA = 91,820 SF /
- EXISTING OFFICE SPACE = 1,616 SF / 1 BUILDING
- TOTAL EXISTING SQFT = 93,436 / 9 BUILDINGS

OPEN SPACE/GREENSPACE CALCULATIONS
- TOTAL SITE AREA 104,064 SF
- REQUIRED 20% OF OPEN SPACE = 20,812 SF
- DETENTION POND SOLID SOD
- GREEN SPACE PROVIDED = 40,161 SF = 39%



VICINITY MAP
NOT TO SCALE

GENERAL SITE NOTES:

Site address: 2836 S. 8th St., Rogers, AR 72758

It is the responsibility of the Engineer of Record to include all items required by ordinance. If approved plans conflict with ordinance requirements, the ordinance takes precedence unless a waiver or variance has been granted.

Stockpiles with excess construction site materials, including but not limited to excess top soil stockpiles, must be removed from site prior to project completion. Grading beyond the approved limits is prohibited.

All civil plans used on site must include most current stamp by Rogers Planning

Easement plat is required by Certificate of Occupancy

Channels, detention ponds, retention ponds, sediment basins, etc require sod to the 100-year water surface elevation within 2-weeks (14 days) after the pond is built, and must be installed at the beginning of the project where feasible.

SAND CREEK
Engineering and Land Surveying

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0270K. Revised date June 05, 2012.

SHEET LIST

1 COVER SHEET
2 SURVEY
3 TOTAL SITE PLAN
4 SITE PLAN
5 EROSION CONTROL PLAN
6 GRADING PLAN
7 UTILITY PLAN
8 LANDSCAPE PLAN
9 NOTES
10 DETAILS 1
11 DETAILS 2
12 ROGERS WATER DETAILS 1
13 ROGERS WATER DETAILS 2

LEGAL DESCRIPTION

RECORD LEGAL DESCRIPTION:
Tract 1, 71 Storage Center, being a part of the SE ¼ of the NW ¼ and part of the NE ¼ of the NW ¼ of Section 25, Township 19 North, Range 30 West, City of Rogers, Benton County, Arkansas, as shown in Plat Book 2015 at page 563 being described as follows: Commencing at the NW corner of the SE ¼ of the NW ¼, Section 25, Township 19 North, Range 30 West, thence South 87°34'09" East 668.96 feet to the Point of Beginning, thence North 02°05'31" East 92.86 feet to the Southerly right-of-way line of West Post Road and a found ½" rebar; thence South 42°23'23" East along said right-of-way line 126.03 feet to a found rebar and cap and the beginning of a curve to the left having a radius of 170 feet, thence along said curve and right-of-way line a chord bearing and distance of South 64°47'05" East 129.50 feet to a found rebar and cap; thence South 87°19'20" East along said right-of-way 19.20 feet; thence South 00°07'42" West 183.39 feet, thence South 84°52'17" East 258.99 feet to a found 5/8" rebar and the Westerly right-of-way line of AR Highway 71B; thence South 08°35'59" West along said right-of-way 49.70 feet to a found rebar and cap; thence South 06°32'37" West along said right-of-way 382.46 feet to a found rebar and cap; thence North 88°50'53" West 224.55 feet to a found rebar and cap; thence South 00°06'56" West 276.43 feet to a found rebar and cap; thence North 88°10'23" West 217.07 feet to a found ½" rebar; thence North 02°52'36" East 923.36 feet to the Point of Beginning, containing 7.055 acres, more or less,
AND
A tract of land lying in the SE ¼ of the NW ¼ and the NE ¼ of the NW ¼ of Section 25, Township 19 North, Range 30 West, City of Rogers, Benton County, Arkansas, being described as follows: Commencing at the NW corner of the SE ¼, NW ¼, Section 25, Township 19 North, Range 30 West, thence South 87°34'09" East 668.96 feet, thence North 02°05'31" East 92.86 feet to the Southerly right-of-way line of West Post Road and a found ½" rebar; thence South 42°23'23" East along said right-of-way line 126.03 feet to a found rebar and cap and the beginning of a curve to the left having a radius of 170 feet, thence along said curve and right-of-way line by a chord bearing South 64°47'05" East 129.50 feet to a found rebar and cap; thence South 87°19'20" East along said right-of-way 19.20 feet to the Point of Beginning; thence South 87°19'20" East along said right-of-way 257.68 feet to a found 5/8" rebar; thence North 00°08'05" East 45.02 feet; thence South 87°07'40" East 7.79 feet to the Westerly right-of-way line of AR Hwy 71B; thence South 08°52'55" West along said right-of-way 239.17 feet to a found 5/8" rebar; thence North 84°52'17" West 258.99 feet; thence North 00°07'43" East 183.39 feet to the Point of Beginning, containing 1.142 acres, more or less.

REVISION CHART

	TITLE	DATE	NOTES:
	REV-0	04/29/2022	INITIAL SUBMITTAL TO THE CITY OF ROGERS
1	REV-1	05/25/2022	CITY OF ROGERS COMMENTS, 2ND SUBMITTAL
2	REV-2	06/13/2022	CITY OF ROGERS COMMENTS, 3RD SUBMITTAL
3	REV-3	06/29/2022	CITY OF ROGERS COMMENTS, 4TH SUBMITTAL
4	REV-4	08/16/2022	CITY OF ROGERS COMMENTS, 5TH SUBMITTAL
5	REV-5	09/02/2022	CITY OF ROGERS COMMENTS, 6TH SUBMITTAL
6	REV-6	09/23/2022	CITY OF ROGERS COMMENTS, 7TH SUBMITTAL

CITY OF ROGERS
STAMP/SIGNATURE OF APPROVAL

CITY VIEW PROJECT #:
PL202200422

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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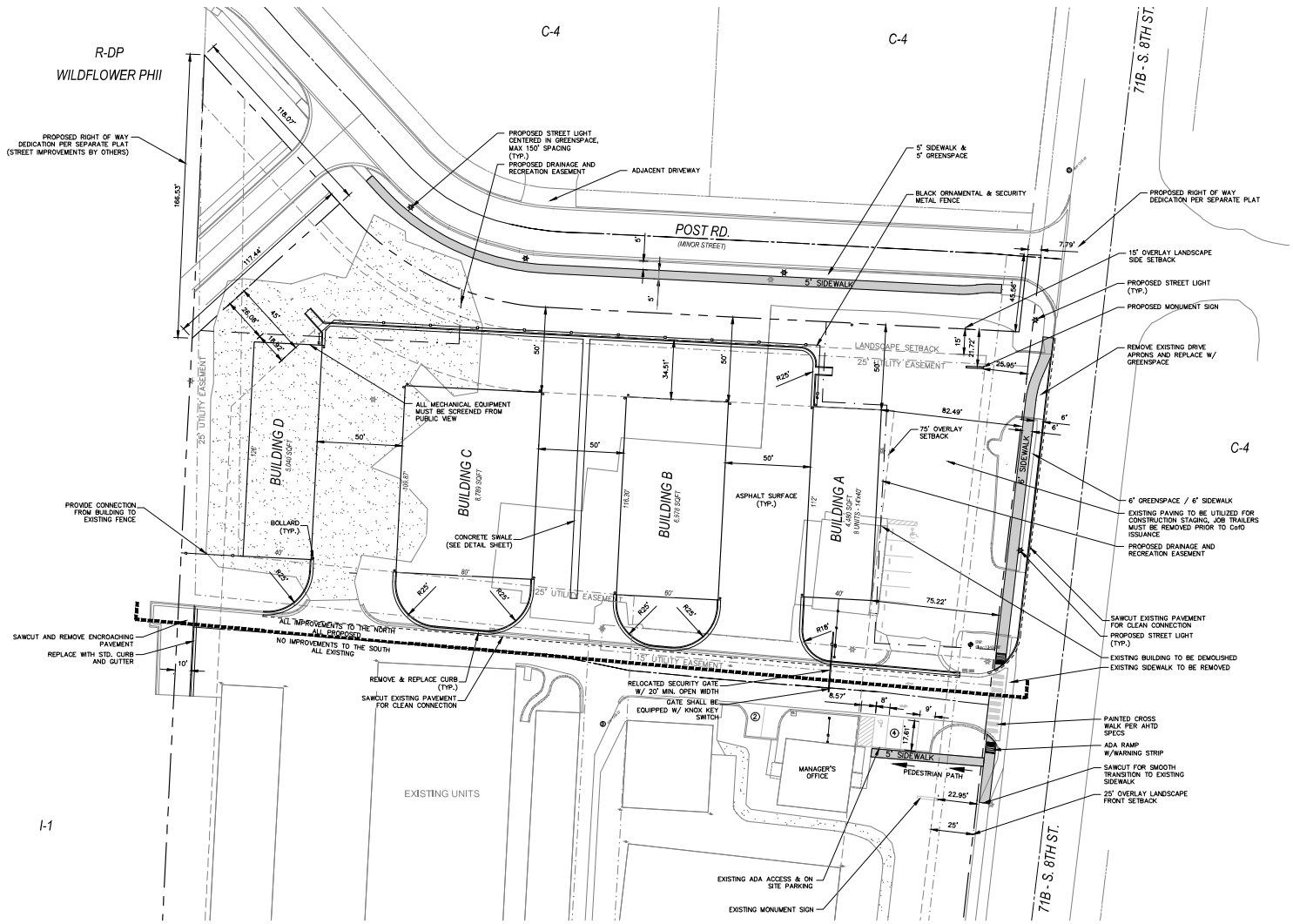
20063 SUPERIOR STORAGE



N

SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM SEWER INLET
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CENTERLINE
- PROPOSED EASEMENT
- PROPOSED WATER LINE
- PROPOSED CONTOUR
- EXISTING STREET LIGHT
- PROPOSED STORM SEWER
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE
- PROPOSED WATER FITTING
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- ADA PARKING SYMBOL
- CONCRETE PAVING
- EXISTING GRAVEL
- CONCRETE SIDEWALKS
- HANDICAP RAMP W/ WARNING STRIP

SITE DATA

PROPOSED ZONING: I-1 LIGHT INDUSTRIAL
EXISTING ZONING: C-2 / C-4 / I-1

SETBACKS:

FRONT:	50'
OVERLAY DIST, FRONT:	75'
INTERIOR SIDE:	25'
EXTERIOR SIDE:	45'
REAR:	25'

DEVELOPMENT AREA
- 104,064 S.F. OR 2.39 ACRES
- BUILDING USAGE: MINI-STORAGE
- 54 STORAGE UNITS
- GROSS BUILDING AREA = 25,287SF
- TYPE II-B CONSTRUCTION
- 25,287 SF/104,064 SF = 24% BUILDING COVERAGE
- BUILDING HEIGHT - 16'
- IMPERVIOUS AREA = 63,903 SF = 61% OF DEVELOPED AREA
- PERVIOUS AREA = 40,161 SF = 39% OF DEVELOPED AREA

TOTAL DEVELOPMENT AREA
- GROSS SITE AREA 358,026 / 8.25 ACRES
- EXISTING GROSS BUILDING AREA = 91,820 SF /
- EXISTING OFFICE SPACE = 1,616 SF / 1 BUILDING
- TOTAL EXISTING SQFT = 93,436 / 9 BUILDING

OPEN SPACE/GREENSPACE CALCULATIONS
- TOTAL SITE AREA 104,064 SF
- REQUIRED 20% OF OPEN SPACE = 20,812 SF
- DETENTION POND SOLID SOD
- GREEN SPACE PROVIDED = 40,161 SF = 39%

PARKING CHART

ZONING: I - 1 LIGHT INDUSTRIAL
MINIMUM PARKING REQUIREMENT:
5 SPACES PLUS 1 SPACE PER 2,000 SQFT UP TO 50,000 SQFT
1 SPACE PER 10,000 SQFT ABOVE 50,000 SQFT

TOTAL SPACES REQUIRED: 34
0 - 50,000 SQFT = 30
50,001 - 91,820 = 4

PARKING
ADA PARKING SPACES PROVIDED = 1
STANDARD PARKING SPACES PROVIDED = 5

EASEMENTS:

EASEMENT PLAT SHALL BE REQUIRED FOR CERTIFICATE OF OCCUPANCY

BENCHMARK:

Top nut on fire hydrant at entry drive at SE corner.
Elev: 1243.36

CITY OF ROGERS
STAMP/SIGNATURE OF APPROVAL

CITY VIEW PROJECT #:
PL202200422

DEVELOPER:
SUPERIOR STORAGE
Steve Juinis
2836 S. 8th St.
Rogers, AR 72758
sjuinus@gmail.com

Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
dcole@sandcreek.us

SITE PLAN

SUPERIOR STORAGE
2836 S. 8TH ST.
ROGERS, AR

SHEET:

PROJECT:

NOT FOR CONSTRUCTION

PRELIMINARY

NOT FOR CONSTRUCTION

SAND CREEK
Engineering and Land Surveying
Environmental Management Services

MANAGER:	DLC
DESIGNED BY:	DLC
DRAWN BY:	DLC
CHECKED BY:	TRS
SCE PROJECT #:	20063
CURRENT REVISION:	1
DATE:	09/23/2022
SHEET:	4 of 13

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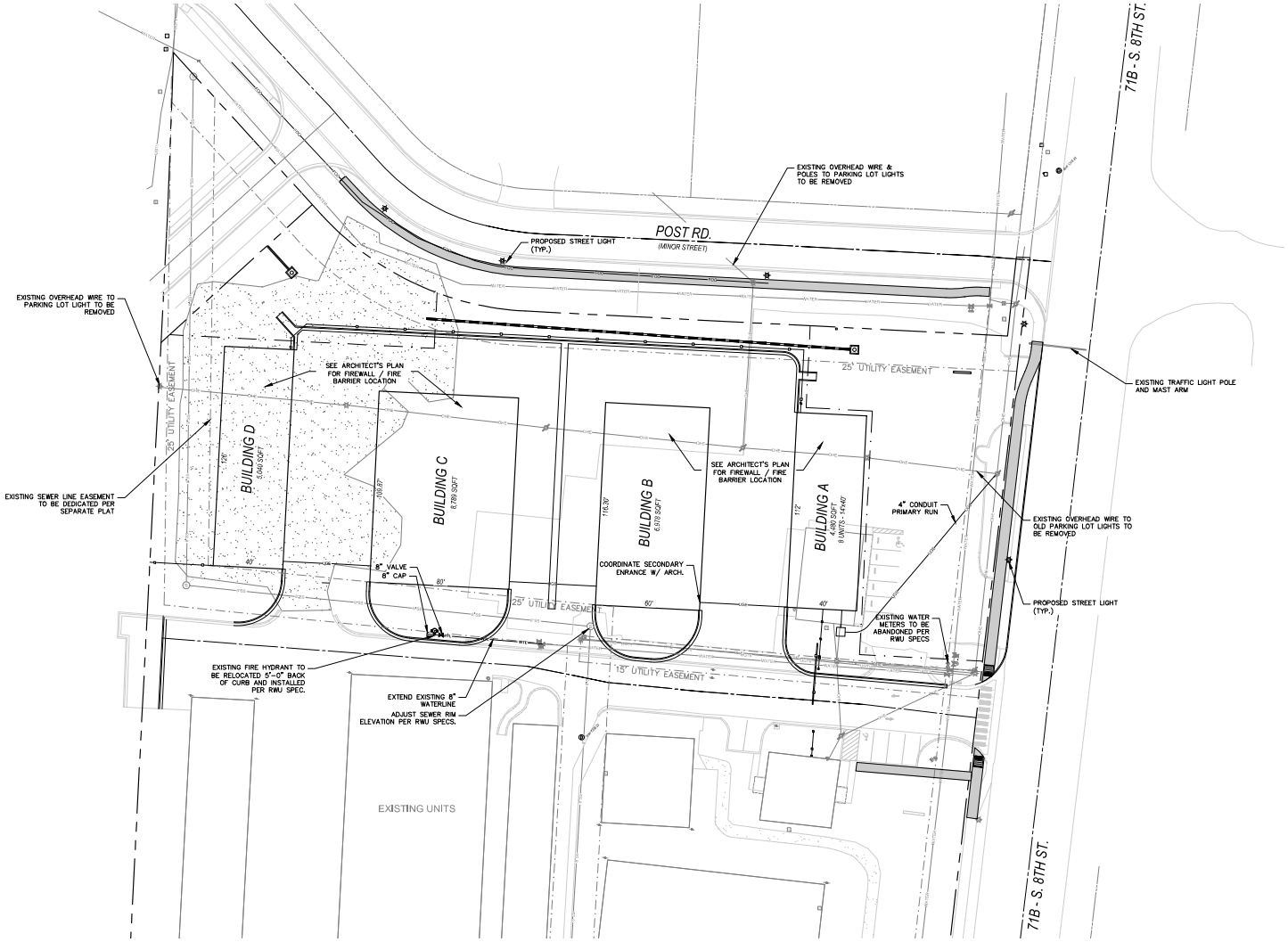
SUPERIOR STORAGE 20063



N

30' 0 30'

SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING SEWER LINE
- EXISTING WATER LINE
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- PROPOSED WATER VALVE
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- PROPOSED STREET LIGHT
- ADA PARKING SYMBOL
- CONCRETE PAVING
- EXISTING GRAVEL
- CONCRETE SIDEWALKS
- HANDICAP RAMP W/ WARNING STRIP

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

EASEMENTS:

EASEMENT PLAT SHALL BE REQUIRED FOR CERTIFICATE OF OCCUPANCY

BENCHMARK:

Top nut on fire hydrant at entry drive at SE corner.
Elev: 1243.36

CITY OF ROGERS
STAMP/SIGNATURE OF APPROVAL

CITY VIEW PROJECT #:
PL202200422

DEVELOPER:
SUPERIOR STORAGE
Steve Juiris
2836 S. 8th St.
Rogers, AR 72758
sjuiris@gmail.com

Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
dcole@sandcreek.us

UTILITY PLAN

SUPERIOR STORAGE
2836 S. 8TH ST.
ROGERS, AR

SHEET:
PROJECT:

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
Engineering and Land Surveying
Bentonville, Northwest Arkansas

MANAGER:	DLC
DESIGNED BY:	DLC
DRAWN BY:	DLC
CHECKED BY:	TRS
SCE PROJECT #:	20063
CURRENT REVISION:	1
DATE:	09/23/2022
SHEET:	7 of 13

SUPERIOR STORAGE 20063

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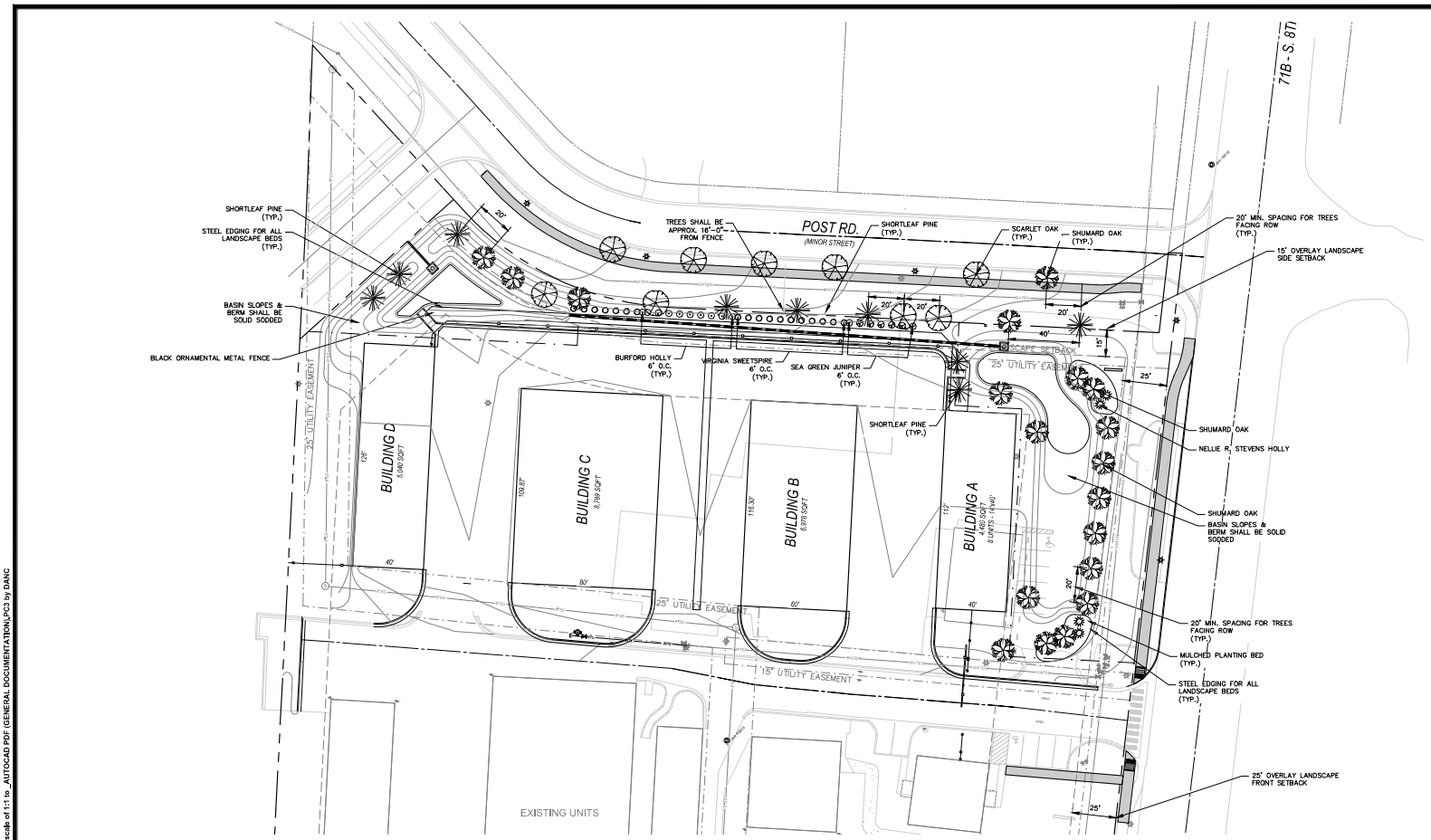

SCALE: 1" = 30'

LEGEND

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LANDSCAPE DATA

OPEN SPACE/GREENSPACE CALCULATIONS
- TOTAL SITE AREA 104,064 SF
- REQUIRED 20% OF OPEN SPACE = 20,812 SF MIN.
- DETENTION POND SOLID SOD
- GREEN SPACE PROVIDED = 40,161SF = 39%

SITE ACREAGE/DEVELOPED AREA =	104,064 SF
IMPERVIOUS AREA =	63,903 SF
DETENTION AREA TO BE SOLID SOD =	17,797 SF
GREEN SPACE =	40,161 SF
5% MAX. OF GREEN SPACE =	3,187 SF

EXISTING TREES = 0

104,064 / 2,000 =	52 TREES/SHRUBS REQUIRED
52 X .25 =	13 TREES REQUIRED
52 X .75 =	39 SHRUBS REQUIRED

STREET TREES PROVIDED =	24
SCREENING TREES PROVIDED =	13
TOTAL TREES PROVIDED =	37
TOTAL SHRUBS PROVIDED =	39
TOTAL TREES PROVIDED =	37
TOTAL TREES/SHRUBS PROVIDED =	76

SITE DATA

PROPOSED ZONING: I-1 LIGHT INDUSTRIAL
EXISTING ZONING: C-2 / C-4 / I-1

SETBACKS:

FRONT:	50'
OVERLAY DIST. FRONT:	75'
INTERIOR SIDE:	25'
EXTERIOR SIDE:	40'
REAR:	25'

DEVELOPMENT AREA
- 104,064 S.F. OR 2.39 ACRES
- BUILDING USAGE: MINI-STORAGE
- 54 STORAGE UNITS
- GROSS BUILDING AREA = 25,680 SF
- TYPE II-B CONSTRUCTION
- 25,680 SF/104,064 SF = 25% BUILDING COVERAGE
- BUILDING HEIGHT - 16'
- IMPERVIOUS AREA = 63,903 SF = 61% OF DEVELOPED AREA
- PERVIOUS AREA = 40,161 SF = 39% OF DEVELOPED AREA

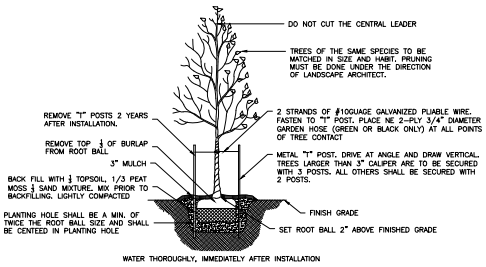
TOTAL DEVELOPMENT AREA
- GROSS SITE AREA 330,026 / 8.25 ACRES
- EXISTING GROSS BUILDING AREA = 91,820 SF /
- EXISTING OFFICE SPACE = 1,616 SF / 1 BUILDING
- TOTAL EXISTING SQFT = 93,436 / 9 BUILDING

BENCHMARK:

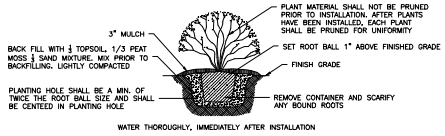
Top nut on fire hydrant at entry drive at SE corner.
Elev: 1243.36

CITY OF ROGERS
STAMP/SIGNATURE OF APPROVAL

CITY VIEW PROJECT #:
PL20220422



TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

STREET TREE – PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Height	Width	Size	Comments
8		Scarlet Oak	Quercus coccinea	6'-8'	3'-4'	2"-Cal	Large Deciduous Tree
12		Shumard Oak	Quercus shumardii	6'-8'	3'-4'	2"-Cal	Large Deciduous Tree
4		Shortleaf Pine	Pinus echinata	6'-8'	3'-4'	2"-Cal	Large Evergreen Tree

SITE LANDSCAPING – PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Height	Width	Size	Comments
4		Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	4'-5'	3'-4'	15-Gal	Upright Evergreen Shrub
10		Burford Holly	Ilex cornuta 'Burfordi'	24"	24"	5-Gal	Evergreen Holly
7		Sea Green Juniper	Juniperus chinensis 'Sea Green'	24"	18"	5-Gal	Evergreen Shrub
18		Virginia Sweetspire	Itea virginica	24"	18"	5-Gal	Evergreen Shrub
1		Scarlet Oak	Quercus coccinea	6'-8'	3'-4'	2"-Cal	Large Deciduous Tree
7		Shumard Oak	Quercus shumardii	6'-8'	3'-4'	2"-Cal	Large Deciduous Tree
5		Shortleaf Pine	Pinus echinata	6'-8'	3'-4'	2"-Cal	Large Evergreen Tree

ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK.
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL ACCEPTANCE.

DEVELOPER:
SUPERIOR STORAGE
Steve Juinis
2836 S. 8th St.
Rogers, AR 72758
sjuinus@gmail.com

Engineer and Land Surveyor:
Sand Creek Engineering
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(479) 464-9282
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LANDSCAPE PLAN

SUPERIOR STORAGE
2836 S. 8TH ST.
ROGERS, AR

SHEET:
PROJECT:

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
Engineering and Land Surveying
Bentonville, Northwest Arkansas

MANAGER:	DLC
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SCE PROJECT #:	20063
CURRENT REVISION:	1
DATE:	09/23/2022
SHEET:	8 of 13

SUPERIOR STORAGE 20063

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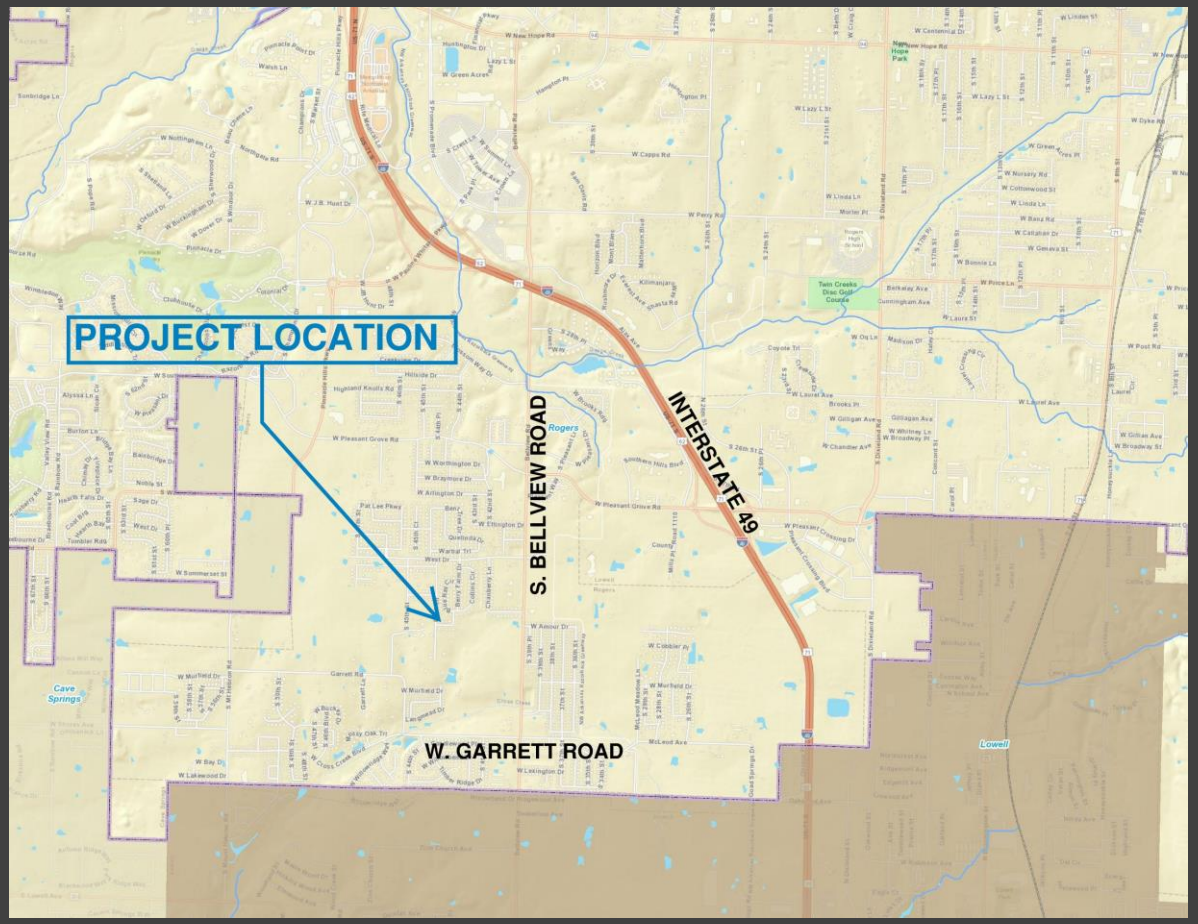
Preliminary Plat: Meadow Brooke Phase II



Vicinity Map

CGM Designation

Neighborhood

Zoning

N-R (Neighborhood Residential)

Proposed Use

Single-Family Residential

Location

North of the intersection of S. Bellview Road and W. Garrett Road / 02-14175-401

Representative

Chase Allison, Halff Associates Inc.

Staff:
Christina Moore, Planner I (cmoore@rogersar.gov)
Kristifier Paxton, Development Compliance Management (kpaxton@rogersar.gov)

Preliminary Plat : Meadow Brooke Phase II

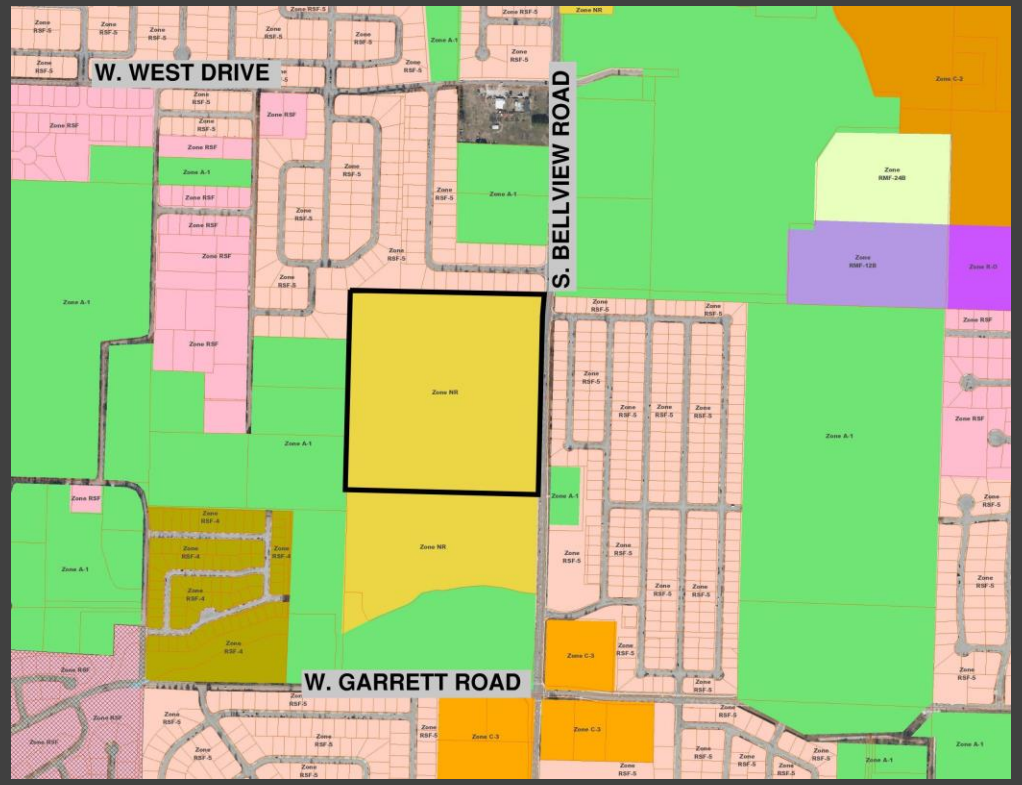
Aerial Map

Summary

Request: Phase II of a new 57-lot subdivision located on ±19.24 acres of land.

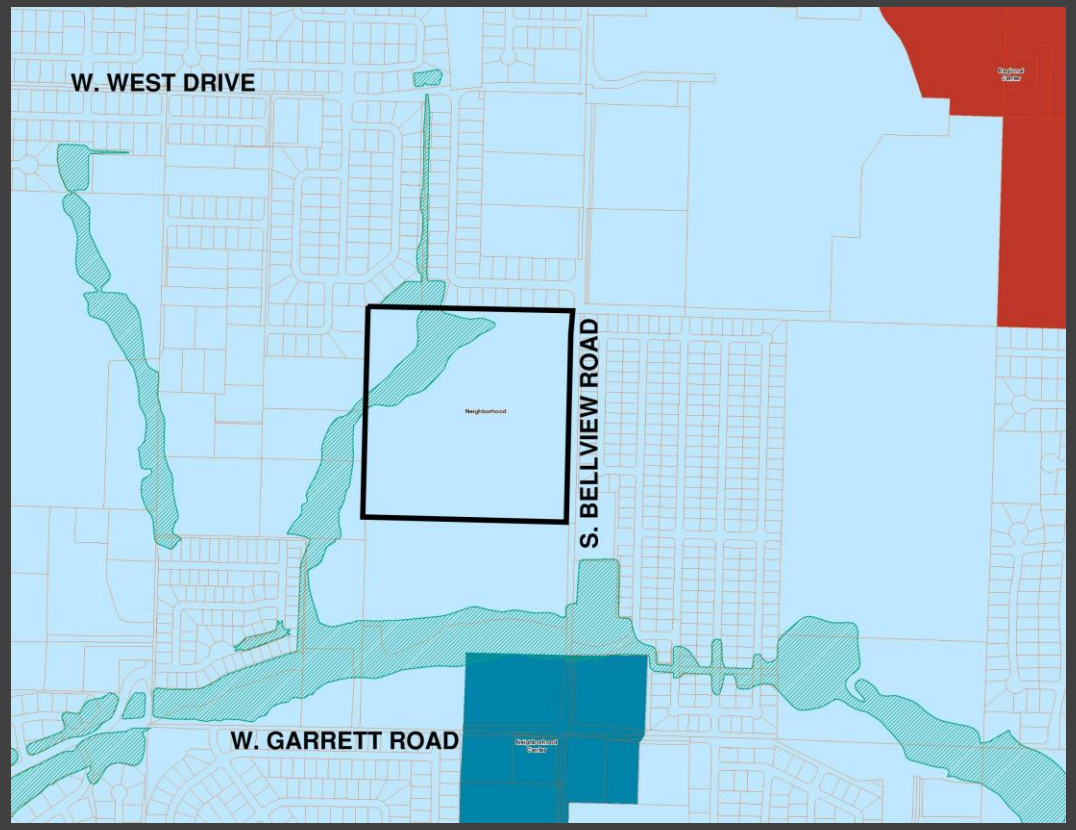
Recommendation: **Approve**

Preliminary Plat : Meadow Brooke Phase II

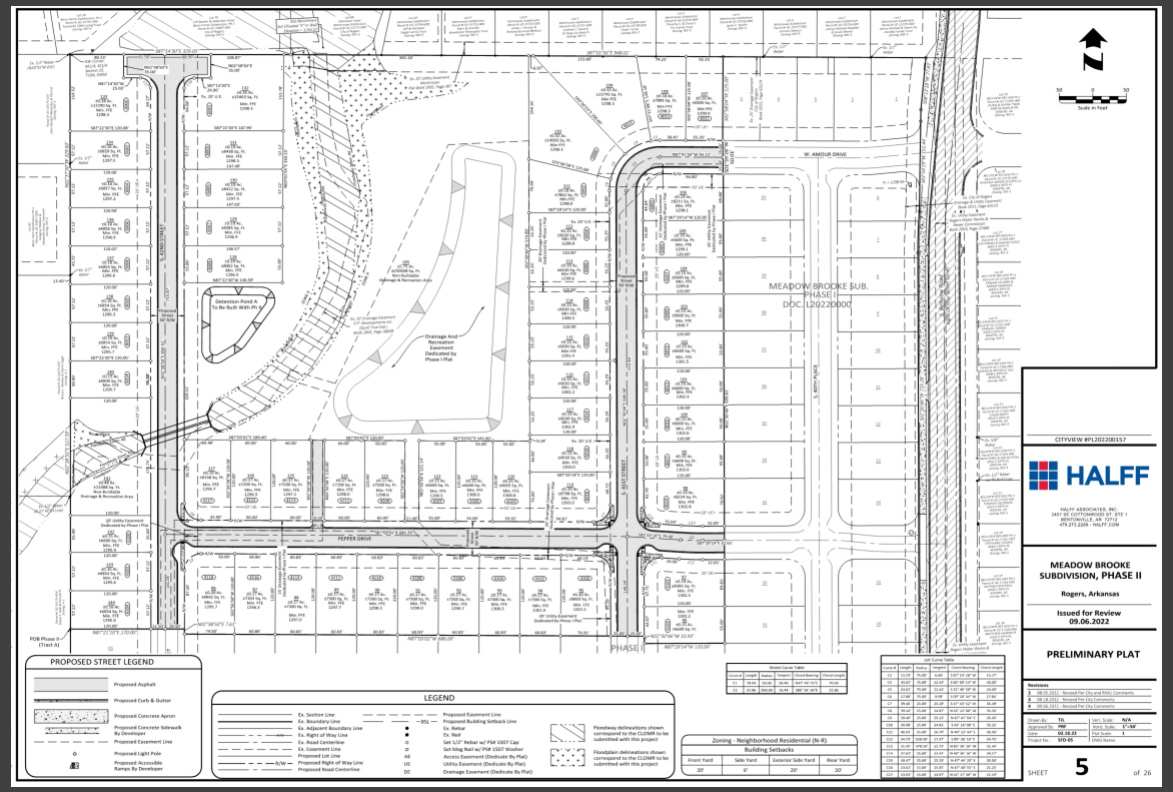


Zoning Map

Comprehensive Growth Map



Preliminary Plat : Meadow Brooke Phase II



Site Plan

Preliminary Plat : Meadow Brooke Phase II

Engineering Review

- ACCESS MANAGEMENT:
  - The applicant's proposal meets the Access Management standards.
- STORMWATER MANAGEMENT:
  - The project utilizes an extended dry detention basin which will serve the portion of the site that is north of the channel. The other stormwater basin on site serves the first phase of this development, which lies south and east of the channel. The basin serving this second phase drains over a period of 24-72 hours.
- WATER QUALITY:
  - Water quality will be mitigated through the use of the extended dry detention basin.
- FLOODPLAIN MANAGEMENT:
  - A portion of this site has a regulatory floodway and Zone "AE" running through it. Channel improvements, including widening of the channel bottom, are proposed with this phase of the development. A remapping of the SFHA affected by this work in the floodplain will be completed and submitted through a CLOMR to FEMA. Any lot in or adjacent to the SFHA, or other high risk area, will require a Floodplain Development Permit prior to individual lot development.
- MASTER STREET PLAN IMPROVEMENTS:
  - *Street Pavement and Condition*:
    - Pavement condition along S Bellview Road is not in substandard condition, therefore improvements were not required.
  - *Connectivity Standards*:
    - Connectivity Standards have been met in the proposal.

Preliminary Plat : Meadow Brooke Phase II

Engineering Review

- *Streetscape*:
  - *Right-of-Way*:

    1) All interior streets will be constructed to the Minor Street typical street section with 50-ft of right-of-way. Pepper drive will need an additional bulb-out as it exceeds the 550-feet limit between bulb-outs.
  - *Sidewalks & Sidepaths*:

    1) The applicant proposes a 5-ft sidewalk along both sides of all of the interior streets.
- *Trails*:
  - No trail construction or right-of-way dedication is required other than sidepaths and sidewalks along the streets as proposed.
- *Streetlights*:
  - Additional streetlights will need to be shown along the interior Minor Streets to meet the maximum 200-ft of distance between light poles.
- *Street Trees:*
  - The applicant proposes the required street trees.

- Recommendations:
  - **Approve.**

Preliminary Plat : Meadow Brooke Phase II

Planning Review

- LAND USE:
  - *Use Definition*:
    - "Single-Family Residential" is defined as "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).
  - *Zoning Compliance*:
    - The proposed project is in compliance with N-R zoning.
  - *CGM Compliance*:
    - The proposed project aligns with the Neighborhood Growth Designation.

- DEVELOPMENT STANDARDS:
  - The proposed development plans conform to all development standards required by Sec. 14-711 and Article III.
  - *Building Disposition*:
    - The proposed subdivision meets code standards set by N-R zoning.
  - *Building Design*:
    - N/A
  - *Parking & Loading*:
    - All parking and loading requirements have been met.
  - *Screening & Transitions*:
    - All screening requirements have been met.
  - *Landscaping*:
    - All landscaping requirements have been met

Preliminary Plat : Meadow Brooke Phase II

Planning Review

- DEVELOPMENT STANDARDS:
  - RECOMMENDATIONS:
    - **Approve** Large-Scale Development plans.

Note: *All off-site construction requires Temporary Construction Easements prior to grading permit issuance. Off-site easement dedication and right-of-way dedication requires signatures from respective property owners during the easement plat process.*

Preliminary Plat : Meadow Brooke Phase II

Recommended Motion

- Move to **approve.**

OTHER REVIEWS

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

- **SUPPLEMENTS**
  - RWU conditional approval letter
  - Large-Scale Development Plans (cover, site, utility, landscape)

August 2, 2022

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

Re: Conditional Approval of Civil Plans
Meadow Brooke Subdivision Ph. 2

Dear Mr. Foy:

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

Water & Sewer Layout

1. Show the 911 addresses on the plans.

2. Add a valve on the south side of the tee located near the southeast corner of Lot 142 and the north end of the tee located near the southwest corner of Lot 99. Move the meter for Lot 99 to the south side of the tee, which will be away from potential driveways. On Lots 98 and 107 move the water meter to the northwest corner of the lot and the sewer service to the northeast corner.

3. 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. Deep sewers will need more easement.

4. Depict the locations of the electric transformers. Locate them as far from water meters as is practical but in no case within 30 feet of water meters.

5. Update Phase 1 shown on the plans to depict the proper layout of Pepper Drive between Bellview Road and 40th Place.

Water Main Plan & Profile

6. Remove vertical fittings and use pipe deflection instead. Using up to 4° deflection per joint of pipe is allowed per AWWA Standards.

7. There are sewer crossings missing from the Water Line C & E profiles.

8. Show water main stationing on the plan views. Show the adjacent street centerline on the profiles. Water mains shall be designed a minimum of 3.5 feet below 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.)

9. Water Line F on the Utility Plan is labeled as Water Line E on the plan & profile sheet.

Landscape Plan

10. Large Trees (over 20' tall at maturity in City Code 14-46-paragraph G) must be located at least 10 feet from any water or sanitary sewer main. There is an oak tree that is too close to Water Line F on Lots 142 and 99, and an oak tree on Water Line C on the common corner of Lots 108 and 109 that is too close. Also, provide proper separation for trees that will mature to over 20' with the public portion of service lines.

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

    A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.

    B. One copy of the revised plans for review.

    C. Written approval from the Arkansas Department of Health.

    D. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.

    E. A copy of the executed contract between the developer or general contractor and the utility contractor.

    F. Performance and payment bonds executed by the utility contractor.

    G. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE

SP: DG
Attachment(s): Special Contract for Facilities Extension

Copy: B. Dobler, B. Sartain, J. Lunsford, T. Kinion, L. Ericson, A. Long, Developer (w/ attachments)
P:\Meadow Brooke Subdivision Ph. 2\Reviews\MeadowBrookeSubPh2PatrickFoy080222Letterhead.docx

Issued For Review - 09.06.2022

Revisions

1 05.03.2022 - Revised Per City Comments
2 08.05.2022 - Revised Per City and RWU Comments
3 08.18.2022 - Revised Per City Comments
4 09.06.2022 - Revised Per City Comments

SURVEY DESCRIPTION - MEADOW BROOKE SUBDIVISION, PHASE II:

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; 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 and the POINT OF BEGINNING; thence North 02°38'50" East continuing along said west line a distance of 527.58 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 and 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, Montrouex Subdivision, as filed in Plat Book 2002, page 387; thence South 87°01'56" East along the south line of said Montrouex Subdivision a distance of 645.39 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said south line, South 02°58'04" West a distance of 125.00 feet; thence South 01°39'28" West a distance of 50.01 feet; thence South 02°30'46" West a distance of 699.81 feet; thence North 87°29'14" West a distance of 120.00 feet; thence North 02°30'46" East a distance of 10.93 feet; thence North 87°03'02" West a distance of 686.09 feet; thence North 02°38'50" East a distance of 7.61 feet; thence North 87°21'10" West a distance of 170.00 feet to the Point of Beginning.

September, 2022

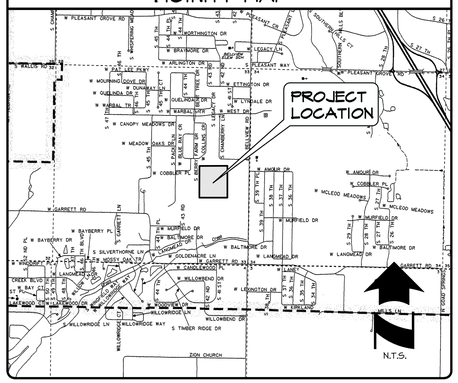
Preliminary Plat

for

MEADOW BROOKE SUBDIVISION
PHASE II (Lots 87-146)
CITY VIEW#: PL202200157

S. Bellview Road
Rogers, Benton County, Arkansas

VICINITY MAP



GENERAL NOTES
1) It is the responsibility of the Engineer of Record to include all items required by ordanance. 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 Baricade 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.
6) Public streets and alleyways shall have 20-ft of drivable surface for two way traffic. This does not include the curb and gutter and is measured from edge of asphalt to edge of asphalt.

Site Information:
Total Site Acreage - ±38.54 Acs.

Phase II - ±19.24 Acs.
57 Single Family Lots (87-141 & 143-145)
2 Non-Buildable Lots (142 & 146)
Density: 2.96 Units Per Acre

Zoning Classification:
NR: Neighborhood Residential district

Proposed Use:
Residential Subdivision

CITY STAMP

OWNER/DEVELOPER/APPLICANT
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
Bentonville, AR 72712
Telephone: (479) 273-2209

ENGINEER
Patrick Foy, PE
Halff Associates, Inc.
2407 SE Cottonwood Street
Bentonville, AR 72712
Telephone: (479) 273-2209

FOR REVIEW

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, Portions Of The Subject Property Are Determined To Be In Zone AE, Or Areas subject to flooding by the 1% annaul chance flood.
Map Number: 05007C0270K

Effective Date: June 5, 2012

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

HALFF

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

SITE UTILITY CONTACTS

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-SWEPCO
CONTACT: MARK BEASLEY
415 W. STRIBLING DRIVE
ROGERS, AR 72756
TELEPHONE: (479) 986-1004

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

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

GOVERNING AGENCIES

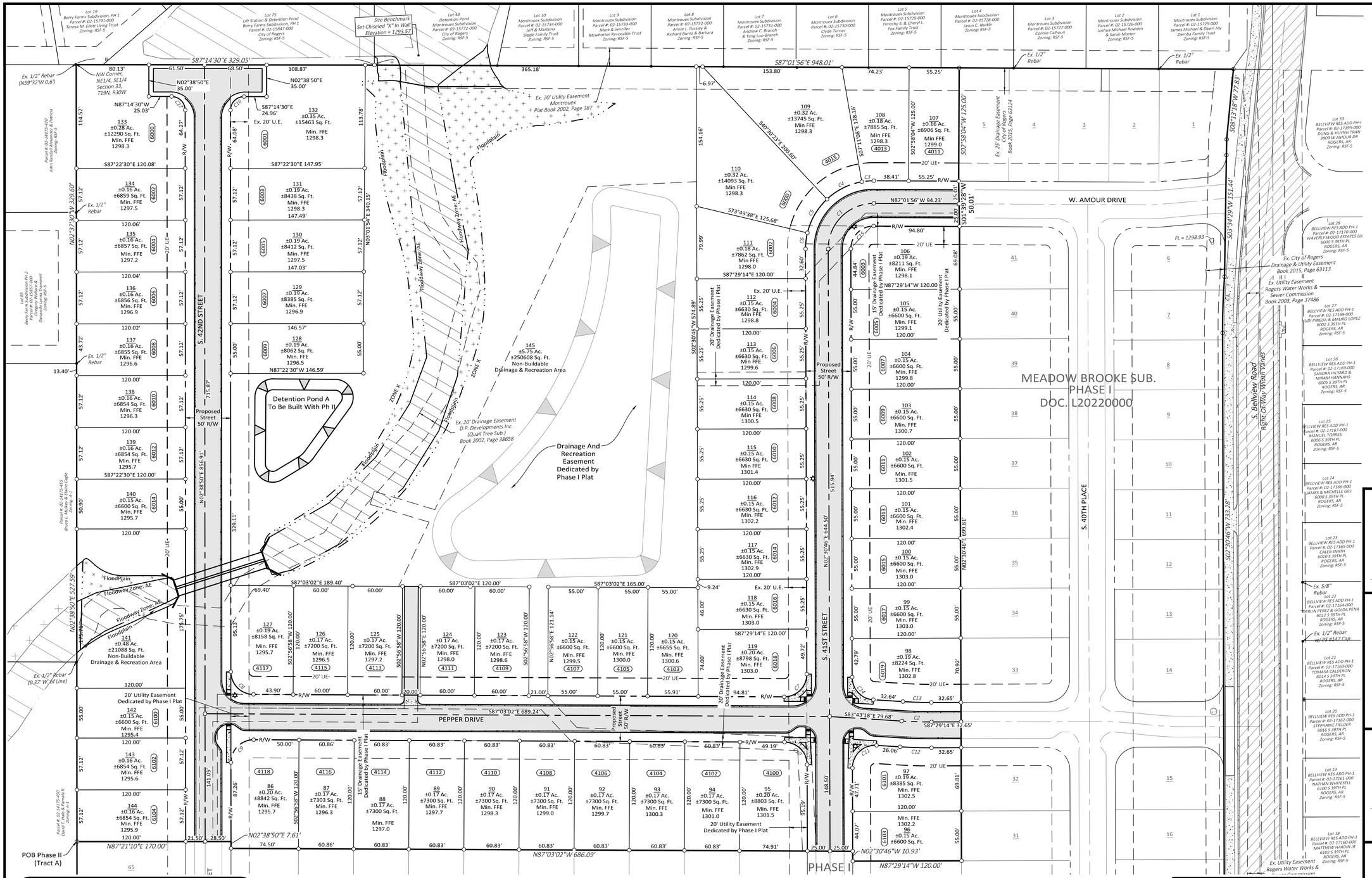
CITY OF ROGERS
301 W. CHESTNUT
ROGERS, AR 72756

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 II

Drawing Name: P:\GFD-09\DRAFTING\GFD-09 CO\REVISIONS\TYP SEC PHB II.dwg Last Modified: Aug 17, 2022 - 1:57pm Plotted on: Sep 06, 2022 - 4:36pm by gr561



PROPOSED STREET LEGEND

- Proposed Asphalt
- Proposed Curb & Gutter
- Proposed Concrete Apron
- Proposed Concrete Sidewalk By Developer
- Proposed Easement Line
- Proposed Light Pole
- Proposed Accessible Ramps By Developer

LEGEND

Ex. Section Line		Proposed Easement Line	
Ex. Boundary Line	BSL	Proposed Building Setback Line	
Ex. Adjacent Boundary Line	●	Ex. Rebar	
Ex. Right of Way Line	R/W	Ex. Nail	
Ex. Road Centerline	○	Set 1/2" Rebar w/ PS# 1507 Cap	
Ex. Easement Line		Set Mag Nail w/ PS# 1507 Washer	
Proposed Lot Line	AE	Access Easement (Dedicate By Plat)	
Proposed Right of Way Line	R/W	Utility Easement (Dedicate By Plat)	
Proposed Road Centerline	DE	Drainage Easement (Dedicate By Plat)	

Floodway delineations shown correspond to the CLOMR to be submitted with this project

Floodplain delineations shown correspond to the CLOMR to be submitted with this project

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

Street Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	78.94	50.00	50.40	N47° 44' 25"E	70.99
C2	32.86	500.00	16.44	S85° 36' 16"E	32.86

Lot Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C3	13.29'	75.00'	6.66'	S 87° 53' 28" W	13.27'
C4	43.62'	75.00'	22.44'	S 66° 09' 14" W	43.00'
C5	43.62'	75.00'	22.44'	S 32° 49' 59" W	43.00'
C6	17.88'	75.00'	8.98'	S 09° 20' 34" W	17.84'
C7	39.46'	25.00'	25.19'	S 47° 43' 52" W	35.49'
C8	39.14'	25.00'	24.87'	N 42° 12' 06" W	35.26'
C9	39.40'	25.00'	25.13'	N 47° 47' 54" E	35.45'
C10	39.08'	25.00'	24.81'	S 42° 16' 08" E	35.22'
C11	40.91'	25.00'	26.70'	N 49° 23' 44" E	36.50'
C12	34.73'	528.50'	17.37'	S 85° 36' 16" E	34.73'
C13	31.45'	478.50'	15.73'	N 85° 36' 16" W	31.44'
C14	37.63'	25.00'	23.41'	N 40° 36' 16" W	34.17'
C15	39.47'	25.00'	25.20'	N 47° 44' 25" E	35.50'
C16	23.62'	15.00'	15.05'	N 47° 40' 55" E	21.25'
C17	23.53'	15.00'	14.97'	N 42° 17' 50" W	21.19'

CITYVIEW #PL202200157

HALFF

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

MEADOW BROOKE SUBDIVISION, PHASE II

Rogers, Arkansas

Issued for Review
09.06.2022

PRELIMINARY PLAT

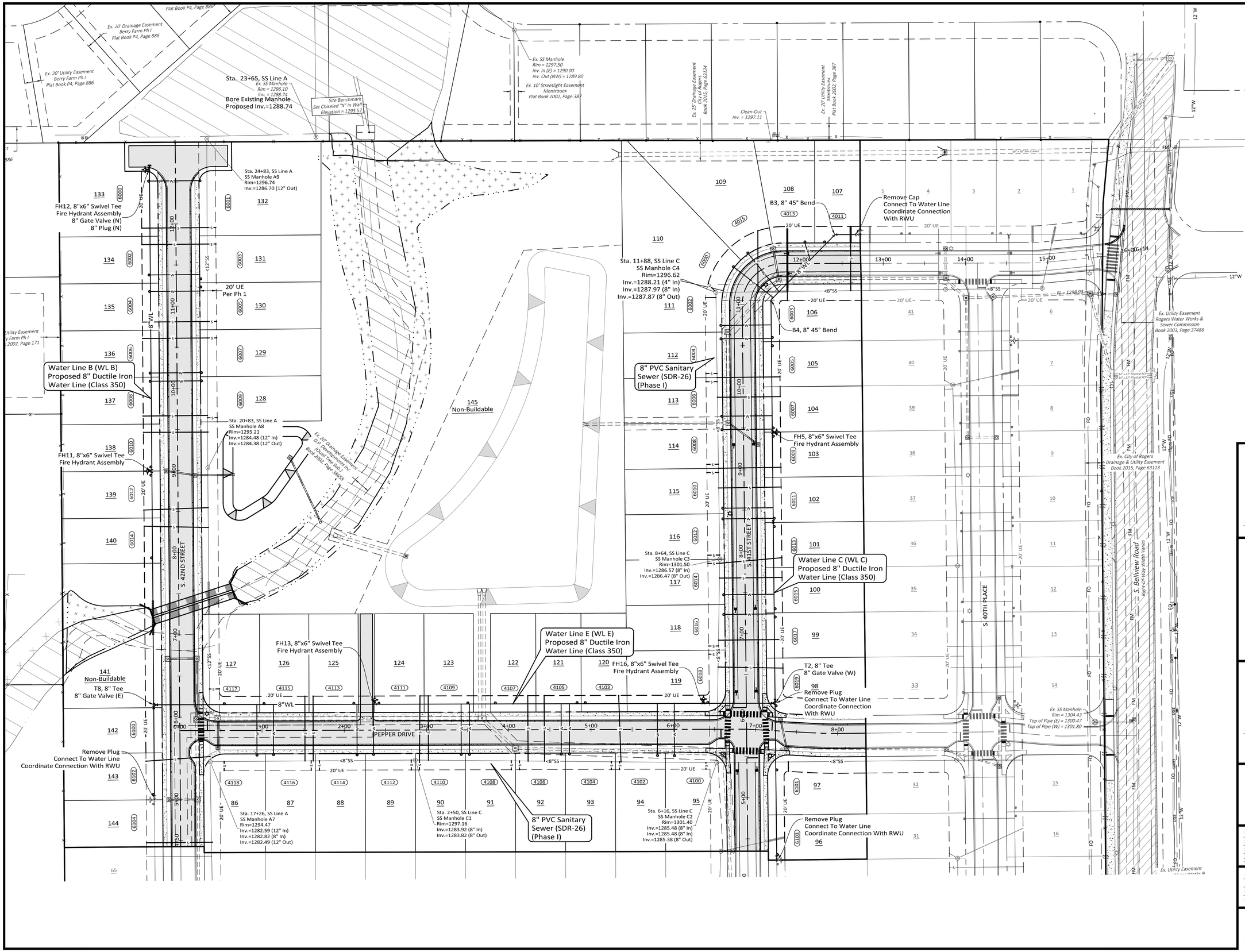
Revisions

2	08.05.2022	Revised Per City and RWU Comments
3	08.18.2022	Revised Per City Comments
4	09.06.2022	Revised Per City Comments

Drawn By:	TJL	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1"=50'
Date:	02.18.22	Plot Scale:	1
Project No.:	SFD-05	DWG Name:	

SHEET 5 of 26

Drawing Name: P:\SFD-05\DRAFTING\SFD-05 PRELIM PLAT - PHS II.dwg Last Modified: Aug 18, 2022 - 3:48pm Plotted on: Sep 06, 2022 - 4:41pm by ah5161



CITYVIEW #PL202200157

HALFF

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

MEADOW BROOKE SUBDIVISION, PHASE II

Rogers, Arkansas

Issued for Review
09.06.2022

WATER & SEWER LAYOUT

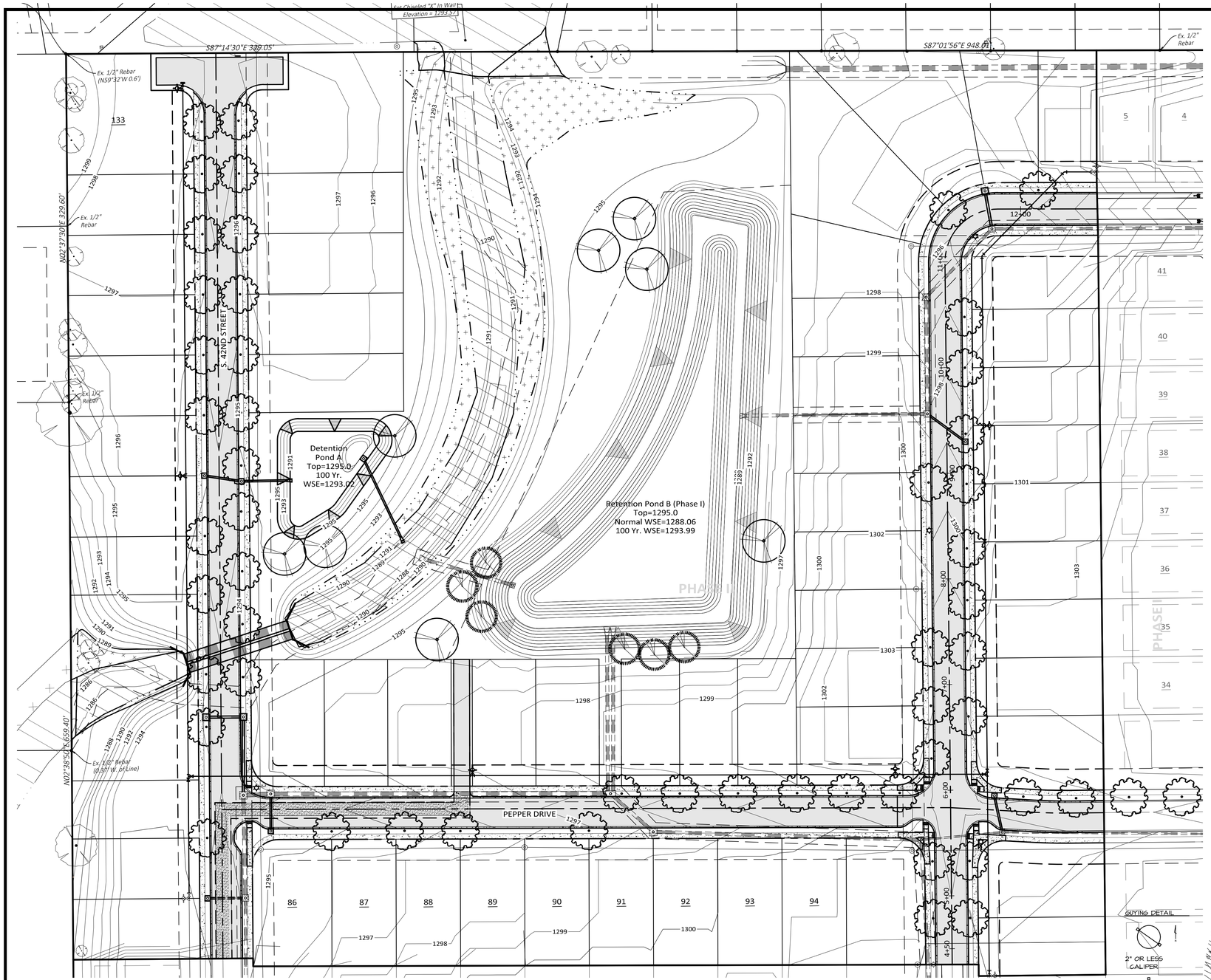
Revisions

2	08.05.2022 - Revised Per City and RWU Comments
3	08.18.2022 - Revised Per City Comments
4	09.06.2022 - Revised Per City Comments

Drawn By:	TJL	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1"=50'
Date:	02.18.22	Plot Scale:	1
Project No.:	SFD-05	DWG Name:	W & S

SHEET 22 of 26

Drawing Name: P:\SFD-05\DRAFTING\SFD-05 WATER & SAN SEWER - PHS II.dwg Last Modified: Aug 18, 2022 - 3:55pm Plotted on: Sep 06, 2022 - 4:57pm by ah5161



LEGEND

PLANT SCHEDULE

SYM	COMMON NAME	Botanical Name	Size	Spacing	Quantity
NO PERENNIALS					
MITIGATED EVERGREEN TREES					
	LOBLOLLY PINE	Pinus taeda	8' B&B 8' minimum at planting	As Shown	6
MITIGATED SHADE TREES					
	LONDON PLANETREE	Platanus acerifolia 'Bloodgood'	2.5" Cal. B&B 8' minimum at planting	As Shown	8
SHADE STREET TREES					
	NORTHERN RED OAK	Quercus rubra	2.5" Cal. B&B 8' minimum at planting	As Shown	55

APPROVED STREET TREES

50' tall 30' from curb or sidewalk	30-50' tall 20' from curb or sidewalk	<20' tall 10' from curb or sidewalk
* Fruitless Kentucky Coffee Tree Ginkgo (male only) * Hackberry Japanese Zelkova (Green Vase) Lacebark Elm (Allee) Littleleaf Linden (Greenspire) London planetree Oak * Black * Northern Red Shingle * Shumard * Southern Red * Swamp White White * Willow * River Birch * Shortleaf Pine Silver Linden * Sugarberry (Sugar Hackberry) Turkish Filbert	* American Hophornbeam American Holly Chinese Pistache English Oak Hawthorns Kousa Dogwood Persian Ironwood * Scarlet Oak Thornless Honeylocust (Shademaster) * Yellowwood	* American Smoketree Amur Maple Crabapple Hedge Maple Magnolia (Little Gem) Nellie Stevens holly Possumhaw * Redbud Shadlow serviceberry Yaupon Holly

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

1. 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.
2. USE OF ANY TREE NOT SHOWN ON THIS LIST REQUIRES APPROVAL BY CITY STAFF.
3. CRITERIA FOR TREES SHALL MATCH THOSE SHOWN IN THE LARGE SCALE DEVELOPMENT ORDINANCE SECTION 14-256.
4. TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 30-50' TALL AND 50' FOR TREES 50' OR TALLER OR AS REQUIRED BY ORDINANCE 18-259. TREE HEIGHTS ARE MATURE TREE HEIGHTS.
5. ONLY TREES ON THE <20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
6. TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
7. TREES SHALL BE CENTERED IN THE GREENSPACE.

CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72756
(479) 621-1186

TYPICAL STREET SECTIONS
6 OF 6

NOT TO SCALE — OCTOBER 18, 2016

50 0 50
Scale in Feet

CITYVIEW #PL202200157

HALFF

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

MEADOW BROOKE SUBDIVISION, PHASE II

Rogers, Arkansas

Issued for Review
09.06.2022

LANDSCAPE PLAN

Landscape Notes:

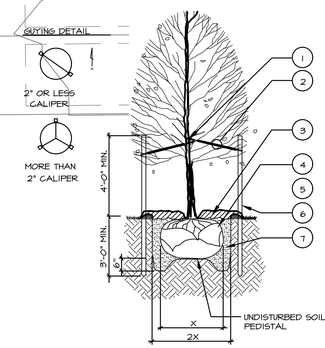
1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation of Landscape.
2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
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.

Site Seeding Note:

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



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 ⅔ 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

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. 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
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL

N.T.S.

Revisions

2	08.05.2022	Revised Per City and RWU Comments
3	08.18.2022	Revised Per City Comments
4	09.06.2022	Revised Per City Comments

Drawn By:	TJL	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1"=50'
Date:	02.18.22	Plot Scale:	1
Project No.:	SFD-05	DWG Name:	ST & DRG

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Drawing Name: P:\SFD-05\DRAFTING\SFD-05 LANDSCAPE & TREE MIT PHS II.dwg Last Modified: Sep 06, 2022 - 4:25pm Plotted on: Sep 06, 2022 - 4:47pm by ah5161