



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

MEETING DATE  
MAR. 17 2020

TO: PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**  
**LARGE-SCALE DEVELOPMENT PLANS – SHADOWBROOKE AT THE PEAKS PH. III**

STAFF: ELIZABETH JOHNSON, PLANNER III  
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

#### REQUEST DETAILS

PROJECT NAME:	Shadowbrooke at the Peaks Ph. III
ADDRESS/LOCATION:	W Kilimanjaro Way and S Everest Road
PROPOSED USE:	Multifamily Residential
CURRENT ZONING:	RMF-9A (Residential Multifamily, 9 units per acre, ownership) with DCP
CGM GROWTH DESIGNATION:	Commerce Corridor
APPLICANT/REPRESENTATIVE:	Bates & Associates, Inc.
PROJECT OWNER/DEVELOPER:	J & M Investments of NWA, LLC
PROPERTY OWNER:	CH Peaks, LLC
NATURE OF REQUEST:	Approval of Large-Scale Development Plans
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

#### SUMMARY

This request is to allow the construction of 70 multifamily dwelling units on 7.82± acres with a density of 9 units per acre. The proposed development plans meet all City requirements (except for requested waivers/variances) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b). See STAFF REVIEW for additional findings.

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

1. **Approve VARIANCE to Sec. 14-703(f) to reduce the front setback from 30' to 25' for buildings addressed 2600 to 2607 W Kilimanjaro Way.**
2. **Approve Condition** that the North/South Street to become S 27<sup>th</sup> Street. The East/West extension shall receive new name.

## STAFF REVIEW

### ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The project meets the required Access Management standards.

2. STORMWATER MANAGEMENT:

This project is a part of a larger common plan of development for which the peak discharge for The Peaks provided an overall decrease in previous phases, which meet the requirements for Stormwater management.

3. WATER QUALITY:

Water quality requirements are met through a series of bioretention designs in locations throughout the development.

4. FLOODPLAIN MANAGEMENT:

No portion of this proposed phase of development is within a Special Flood Hazard Area (SFHA). The proposed improvements for Phase 3 of development is within Zone 'X'.

5. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

The proposed development is along existing streets within the subdivision. The pavement condition for W Kilimanjaro Way and Everest Ave is in good condition. The proposed improvements along these rights-of-way will leave the street in standard condition per the Typical Street Sections.

b) Connectivity Standards:

The applicant proposes a north/south connection and an east/west connection by improving the intersection along W Kilimanjaro Way. This will allow connections to the developable lots to the north and to the east and meets connectivity requirements.

c) Streetscape:

i) Right-of-Way:

There are existing rights-of-way along W Kilimanjaro Way and Everest Ave of 50 feet, which meets the Master Street Plan requirement for a Minor Street.

ii) Sidewalks & Sidepaths:

The proposed development meets the requirements of the Typical Street Sections for sidewalk installation.

d) Trails:

No proposed trails are requested nor required.

e) Streetlights:

The applicant's project proposes replacing the inoperable existing street lights with fully functioning street lights to meet requirements.

f) Street Trees:

The applicant's project proposes street trees in the greenspace as required.

6. RECOMMENDATIONS:

- a) **Condition of Approval.** Per the Fire Marshall, the North/South Street will become S 27<sup>th</sup> Street. The East/West extension will need to be named something other than Kilimanjaro Way. This will need to be included on the plans prior to final approval.

KRIS PAXTON, Development Compliance Manager  
Engineering Division

LANCE JOBE, City Engineer  
Engineering Division

## PLANNING REVIEW

### 1. LAND USE:

#### a) Use Definition:

"Multifamily Residential" is defined as "buildings that have three or more dwelling units that share common walls, floors, ceilings, or open space on a site," (Sec. 14-695).

#### b) Zoning Compliance:

The proposed project is in compliance with R-MF zoning regulations and the associated Density Concept Plan.

#### c) CGM Compliance:

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

### 2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-703 and Article III with the exception of any requested waivers and/or variances.

#### a) Building Disposition:

The applicant requests a **VARIANCE** from Sec. 14-703(f) to reduce the front setback from 30' to 25'. The proposed project has met all other building setback and height requirements.

#### b) Building Design:

N/A

#### c) Parking & Loading:

All vehicle and bicycle parking requirements have been met.

#### d) Screening & Transitions:

All screening requirements have been met.

#### e) Landscaping:

All landscaping requirements have been met.

### 3. RECOMMENDATIONS:

- a) **Approve VARIANCE to Sec. 14-703(f) to reduce the front setback from 30' to 25' for buildings addressed 2600 to 2607 W Kilimanjaro Way.** Setbacks are measured from property lines, access easement lines, or right-of-way lines, whichever is closest. The proposed buildings fall within the setback of a proposed right-of-way line required by our connectivity ordinance. The variance would not be necessary if we were not requiring the developer to extend the north-south road. Therefore, staff supports the requested setback reduction.



ELIZABETH JOHNSON, Planner III  
Planning Division



ETHAN HUNTER, City Planner  
Planning Division

## OTHER REVIEWS

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

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

1. Agree with recommendations.

  
JOHN C. MCCURDY, Director  
Community Development

#### **SUGGESTED MOTIONS**

1. IF APPROVING:  
Move to approve the Large-Scale Development Plans as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:  
Move to approve the Large-Scale Development Plans subject to [conditions, contingencies, waivers/variances].
3. IF DENYING:  
Move to deny the request as presented.
4. IF TABLING:  
Move to table the request [indefinite or date certain].

#### **TABS**

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



February 26, 2020

Mr. Geoffrey Bates, PE  
Bates & Associates, Inc.  
7230 S. Pleasant Ridge Drive  
Fayetteville, AR 72704

Re: Conditional Approval of Civil Plans  
Shadowbrook at the Peaks, Ph.3

Dear Mr. Bates:

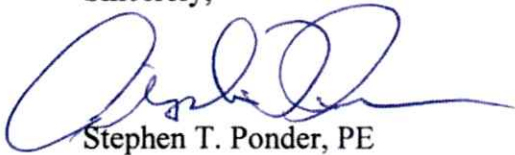
We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. Locate the water extension to the north along the right-of-way where we required it in our previous review.
2. The two sewer services you are not using will need to be capped at the wye (main).
3. Provide a re-plat that reflects the changes to the utility easements.
4. Label manholes deeper than 14 feet to be six feet in diameter on the profiles. This vertical distance is measured from the top rim to the invert of the out-flowing pipe.
5. Label the grade lines on the profiles.
6. Replace the word "cap" with the word "plug" at the end of the proposed water main.
7. Label the proposed manhole numbers on the plan view of the Sanitary Sewer Plan & Profile.
8. There are proposed trees shown directly over the proposed water and sewer mains that will be over 20' tall at maturity. These trees must be located a minimum of 10' horizontally from the proposed mains.
9. The following must be submitted prior to scheduling a pre-construction meeting:
  - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
  - B. One copy of the revised plans for review.
  - C. Written approval from the Arkansas Department of Health.

- D. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
- E. A copy of the executed contract between the developer or general contractor and the utility contractor.
- F. Performance and payment bonds executed by the utility contractor.
- G. Three copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stephen T. Ponder', with a long horizontal flourish extending to the right.

Stephen T. Ponder, PE

SP:DG

Attachment(s): Special Contract for Facilities Extension



# Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S. Pleasant Ridge Drive/ Fayetteville, AR 72703  
PH: 479-442-9350 \* FAX: 479-521-9350

February 12, 2020

Lori Ericson  
City of Rogers  
301 W. Chestnut  
Rogers, AR 72756

**Re: Shadowbrooke Phase 3 (CityView #PL201900667)**

Dear Mrs. Ericson,

Our client would like to request a building setback variance, and also request that this variance go through Planning Commission instead of the Board of Adjustments. The property is currently zoned RMF-9A, which would normally require 30' front setbacks, and we are requesting 25' setbacks only on one small portion of the project site.

During this large scale development process, the city has asked our client to add connections to both the north and the east property lines. When the project was originally approved, back in 2018, there was no connection required. So, because the city is asking our client to provide these connections with a 30' right-of-way, which include two 10' of driving lanes, and two 5' sidewalks, we feel that it is a hardship to have 30' setbacks, and feel it is more than acceptable to have 25' setbacks. As seen on the site plan, every building being proposed meets setback requirements for the current zoning with the exception of the two buildings surrounding the north connection.

Sincerely,

**Bates & Associates, Inc.**

Jake Chavis, E.I.

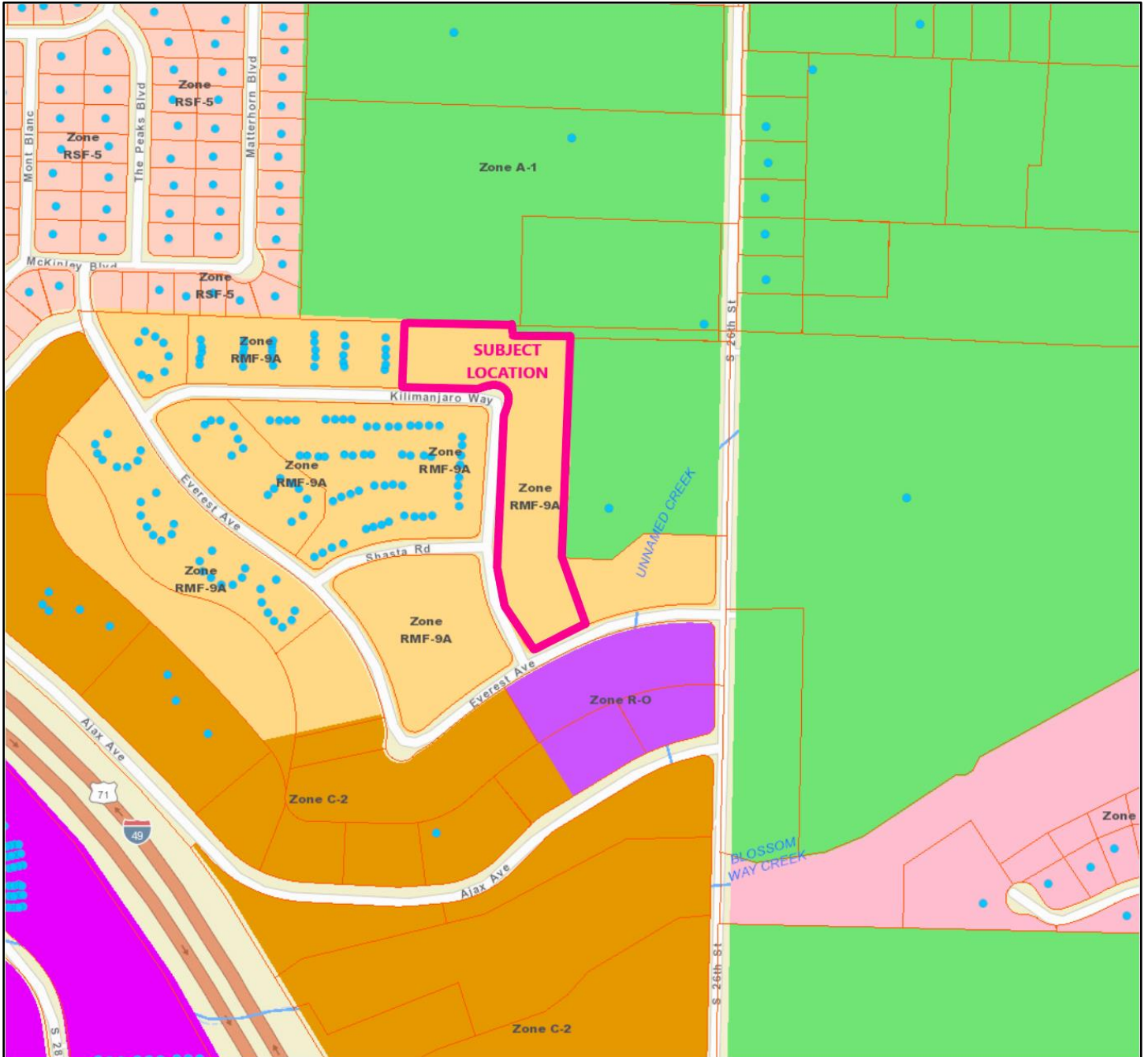


**SHADOWBROOKE AT THE PEAKS PHASE III AERIAL MAP:**

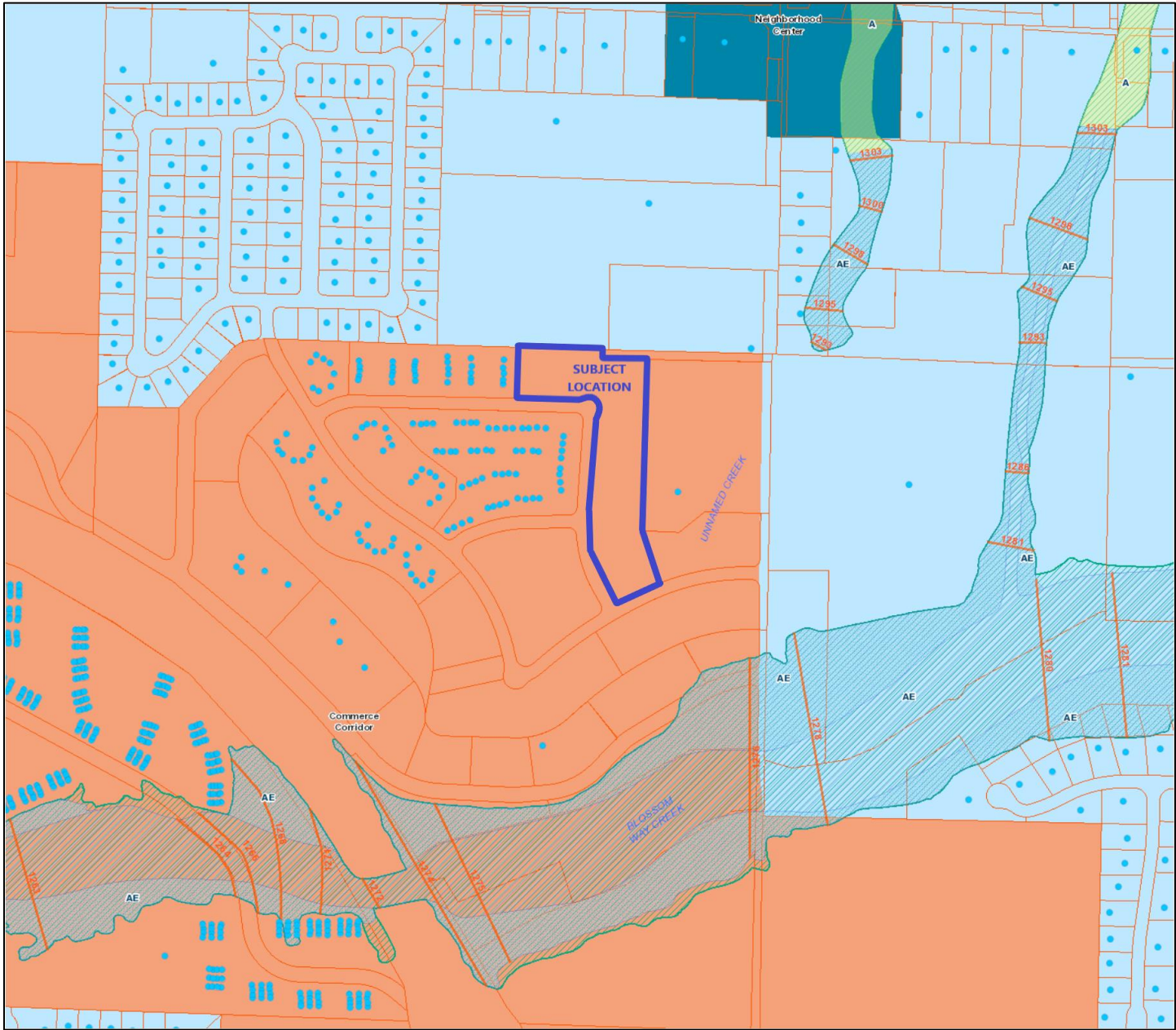




**SHADOWBROOKE AT THE PEAKS PHASE III ZONING MAP:**



SHADOWBROOKE AT THE PEAKS PH III CGM MAP:





## NO 16-012

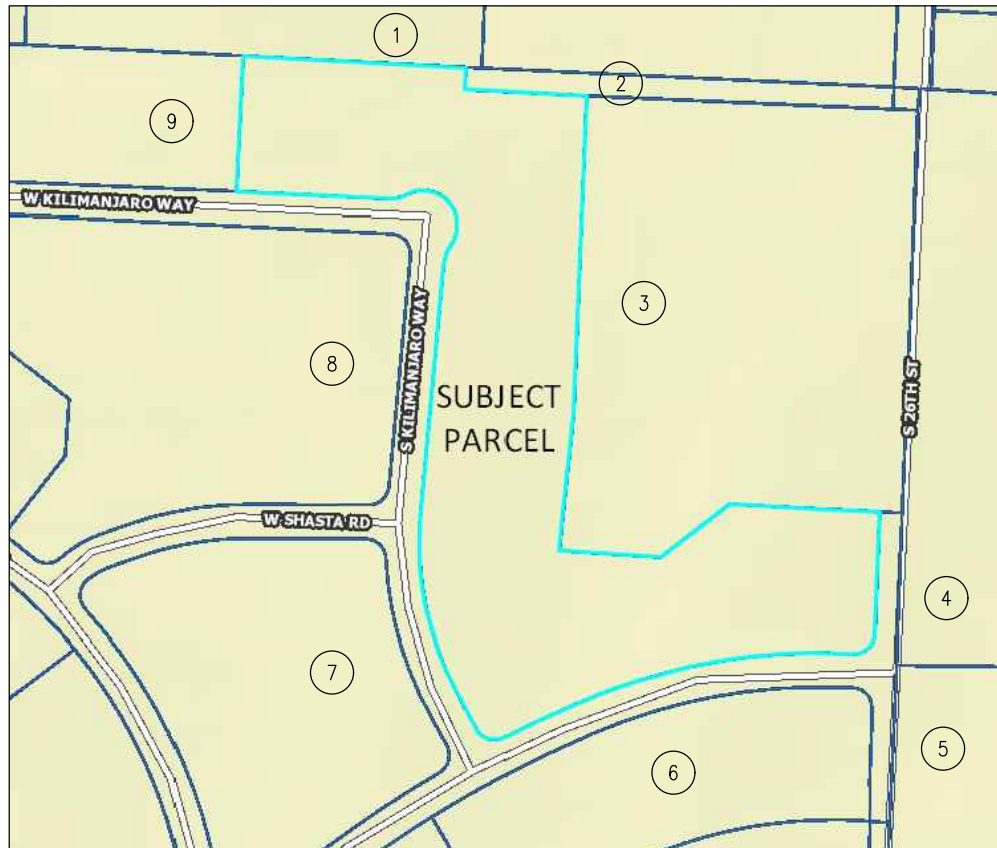




LINE BEARING	DISTANCE
L1 S 01°59'46" W	32.83'
L2 N 28°34'21" W	53.92'

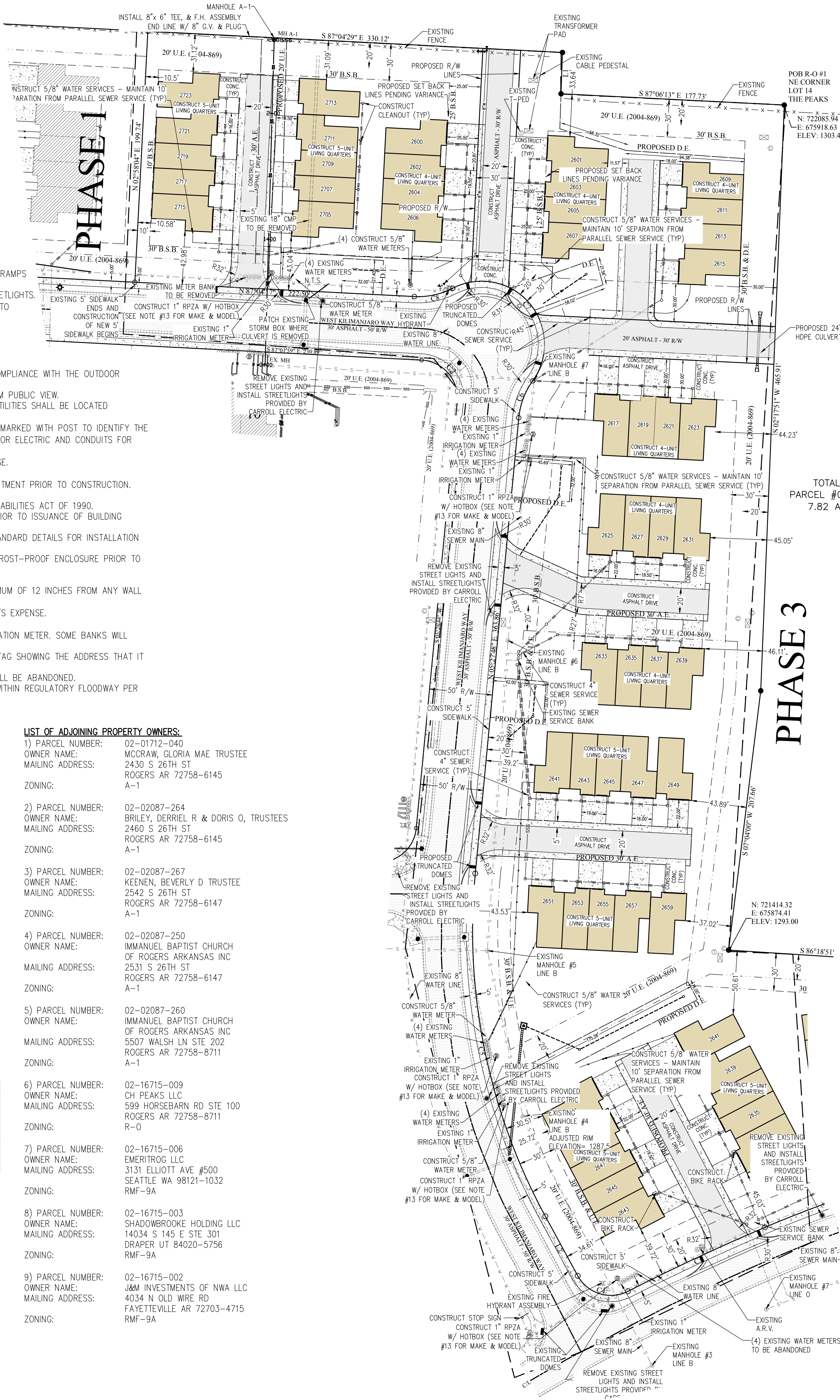
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.11'	30.00'	89°58'58"	S 47°17'56" W	42.42'
C2	399.08'	900.00'	25°24'23"	S 79°35'09" W	395.82'
C3	120.24'	1831.33'	3°45'43"	S 65°00'06" W	120.22'
C4	46.24'	30.00'	88°18'29"	N 72°55'27" W	41.80'
C5	282.17'	475.00'	34°02'10"	N 11°33'16" W	278.04'
C6	31.70'	60.00'	30°16'07"	N 20°35'59" E	31.33'
C7	133.57'	50.00'	153°03'50"	N 40°47'32" W	97.25'
C8	31.70'	60.00'	30°16'07"	S 77°48'58" W	31.33'

ADJOINING PARCEL MAP



LIST OF ADJOINING PROPERTY OWNERS:

- 1) PARCEL NUMBER: 02-01712-040  
OWNER NAME: MCCRAW, GLORIA MAE TRUSTEE  
MAILING ADDRESS: 2430 S 26TH ST  
ROGERS AR 72758-6145  
ZONING: A-1
- 2) PARCEL NUMBER: 02-02087-264  
OWNER NAME: BRILEY, DERRIEL R & DORIS O, TRUSTEES  
MAILING ADDRESS: 2460 S 26TH ST  
ROGERS AR 72758-6145  
ZONING: A-1
- 3) PARCEL NUMBER: 02-02087-267  
OWNER NAME: KEENEN, BEVERLY D TRUSTEE  
MAILING ADDRESS: 2542 S 26TH ST  
ROGERS AR 72758-6147  
ZONING: A-1
- 4) PARCEL NUMBER: 02-02087-250  
OWNER NAME: IMMANUEL BAPTIST CHURCH OF ROGERS ARKANSAS INC  
MAILING ADDRESS: 2531 S 26TH ST  
ROGERS AR 72758-6147  
ZONING: A-1
- 5) PARCEL NUMBER: 02-02087-260  
OWNER NAME: IMMANUEL BAPTIST CHURCH OF ROGERS ARKANSAS INC  
MAILING ADDRESS: 5507 WALSH LN STE 202  
ROGERS AR 72758-8711  
ZONING: A-1
- 6) PARCEL NUMBER: 02-16715-009  
OWNER NAME: CH PEAKS LLC  
MAILING ADDRESS: 599 HORSEBARN RD STE 100  
ROGERS AR 72758-8711  
ZONING: R-O
- 7) PARCEL NUMBER: 02-16715-006  
OWNER NAME: EMERITROG LLC  
MAILING ADDRESS: 3131 ELLIOTT AVE #500  
SEATTLE WA 98121-1032  
ZONING: RMF-9A
- 8) PARCEL NUMBER: 02-16715-003  
OWNER NAME: SHADOWBROOKE HOLDING LLC  
MAILING ADDRESS: 14034 S 145 E SITE 301  
DRAPER UT 84020-5756  
ZONING: RMF-9A
- 9) PARCEL NUMBER: 02-16715-002  
OWNER NAME: J&M INVESTMENTS OF NWA LLC  
MAILING ADDRESS: 4034 N OLD WIRE RD  
FAYETTEVILLE AR 72703-4715  
ZONING: RMF-9A



SANITARY SEWER MANHOLE INFORMATION:  
MH 1, LINE P:  
RIM ELEV: 1285.00  
INVERT IN: 1274.72  
INVERT OUT: 1274.62

MH 2, LINE P:  
RIM ELEV: 1288.75  
INVERT OUT: 1275.78

MH 5, LINE O:  
RIM ELEV: 1281.00  
INVERT IN: 1270.90  
INVERT OUT: 1270.80

MH 6, LINE O:  
RIM ELEV: 1286.00  
INVERT IN: 1278.10  
INVERT OUT: 1278.00

MH 7, LINE O:  
RIM ELEV: 1288.60  
INVERT OUT: 1282.00

MH 3, LINE B:  
RIM ELEV: 1288.00  
INVERT IN: 1274.92  
INVERT OUT: 1275.82

MH 4, LINE B:  
ADJUSTED RIM ELEV: 1287.50  
INVERT IN: 1275.91  
INVERT OUT (S): 1275.81

MH 5, LINE B:  
RIM ELEV: 1288.00  
INVERT IN (W/N): 1276.58  
INVERT OUT (S): 1276.48

MH 6, LINE B:  
RIM ELEV: 1291.50  
INVERT IN (N): 1283.35  
INVERT OUT (S): 1283.25

MH 7, LINE B:  
RIM ELEV: 1296.00  
INVERT IN (W): 1284.42  
INVERT OUT (S): 1284.32

TOTAL ACREAGE  
PARCEL #02-16715-01  
7.82 ACRES +/-

LEGEND		
CONSTRUCT	EXISTING	DESCRIPTION
		REBAR (PROPERTY CORNER)
		ASPHALT SURFACE
		BACKFLOW PREVENTION VALVE
		BENCHMARK
		BOLLARD
		BOUNDARY
		BUILDING
		CABLE PEDESTAL
		CONCRETE SURFACE
		CONDUIT
		CURB & GUTTER
		CENTERLINE OF ROAD
		DUMPSTER
		ELECTRIC LINE (OVERHEAD)
		ELECTRIC LINE (UNDERGROUND)
		ELECTRIC METER
		ELECTRIC PEDESTAL
		ELECTRIC TRANSFORMER
		EROSION CONTROL (RIP-RAP)
		EROSION CONTROL (SILT FENCE)
		FENCE
		FIRE HYDRANT
		FLOW LINE
		FIBEROPTIC LINE
		FORCE MAIN
		GAS LINE
		GAS METER
		GRAVEL SURFACE
		HOSE BIB
		POWER POLE
		REBAR (PROPERTY CORNER)
		RETAINING WALL
		RIGHT-OF-WAY LINE
		SANITARY SEWER CLEANOUT
		SANITARY SEWER LINE
		SANITARY SEWER MANHOLE
		SANITARY SEWER SERVICE LINE
		SECTION LINE/ADJ. PROP. LINE
		SETBACK LINE
		SIGN / FLAGPOLE
		SPOT ELEVATION
		STORM SEWER MANHOLE
		STORM SEWER PIPE
		STREETLIGHT
		TELEPHONE LINE
		TELEPHONE PEDESTAL
		TREE
		TREE CANOPY LINE
		UTILITY EASEMENT
		WATER LINE
		WATER MAIN FDC
		WATER METER
		WATER SERVICE
		WATER VALVE

ALL SEWER SERVICE LINES TO BE  
4" SDR-26 PVC.

TRASH SERVICE WILL BE PROVIDED  
VIA INDIVIDUAL ROLL-AWAY CARTS

**Bates & Associates, Inc.**  
www.batesandassociates.com  
Civil Engineering & Surveying  
7230 S. Pleasant Ridge Drive Phone • 479.442.9350 • Fax 479.521.9550  
Fayetteville, Arkansas 72704

SHADOWBROOKE AT THE PEAKS PH III  
LARGE SCALE DEVELOPMENT PLANS  
SITE & UTILITY PLAN  
ROGERS, ARKANSAS

DATE	10/04/19
REVISIONS	
1ST SUBMITTAL	

ENGINEER: G. Bates  
DRAWN BY: J. Young  
STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
GEOFFREY H. BATES  
BATES & ASSOCIATES, INC.  
#335  
ARKANSAS ENGINEER  
Copyright © 2018 Bates & Associates, Inc.



50' tall 24' from curb or sidewalk	30-50' tall 23' from curb or sidewalk	<20' tall 22' from curb or sidewalk
<ul style="list-style-type: none"> <li>* Fruitless Kentucky Coffee Tree</li> <li>Ginkgo (male only)</li> <li>* Hackberry</li> <li>Japanese Zelkova (Green Vase)</li> <li>Lacebark Elm (Allee)</li> <li>Littleleaf Linden (Greenspire)</li> <li>London planetree</li> <li>Oak               <ul style="list-style-type: none"> <li>* Black</li> <li>* Northern Red Shingle</li> <li>* Shumard</li> <li>* Southern Red</li> <li>* Swamp White</li> <li>* White</li> <li>* Willow</li> </ul> </li> <li>* River Birch</li> <li>* Shortleaf Pine</li> <li>Silver Linden</li> <li>* Sugarberry (Sugar Hackberry)</li> <li>Turkish Filbert</li> </ul>	<ul style="list-style-type: none"> <li>* American Hophornbeam</li> <li>American Holly</li> <li>Chinese Pistache</li> <li>English Oak</li> <li>Hawthorn</li> <li>Kousa Dogwood</li> <li>Persian Ironwood</li> <li>* Scarlet Oak</li> <li>Thornless Honeylocust (Shademaster)</li> <li>* Yellowwood</li> </ul>	<ul style="list-style-type: none"> <li>* American Smoketree</li> <li>Amur Maple</li> <li>Crabapple</li> <li>Hedge Maple</li> <li>Magnolia (Little Gem)</li> <li>Nellie Stevens holly</li> <li>Possumhaw</li> <li>* Redbud</li> <li>Shadow serviceberry</li> <li>Yaupon Holly</li> </ul>

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

- SHALLOW ROOTED TREES SUCH AS MAPLE, ASH, SWEETGUM, TULIP TREE, PIN OAK AND POPLAR SHALL NOT BE PLANTED WITHIN 10' OF A CURB OR SIDEWALK.
- USE OF ANY TREE NOT SHOWN ON THIS LIST REQUIRES APPROVAL BY CITY STAFF.
- CRITERIA FOR TREES SHALL MATCH THOSE SHOWN IN THE LARGE SCALE DEVELOPMENT ORDINANCE SECTION 14-256.
- 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.
- ONLY TREES ON THE <20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
- TREES SHALL BE CENTERED IN THE GREENSPACE.

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

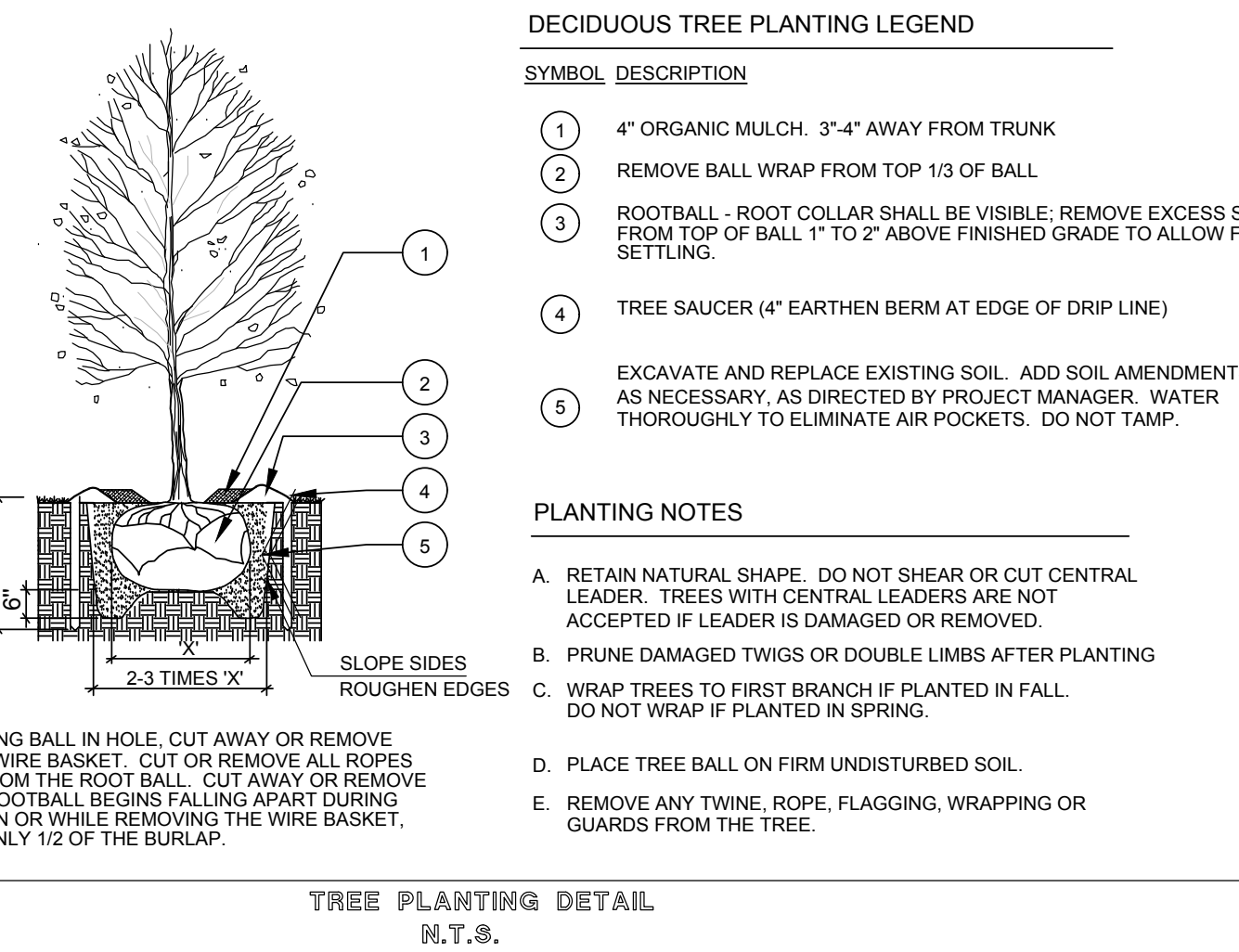
**TYPICAL STREET SECTIONS**

6 OF 8

NOT TO SCALE

OCTOBER 18, 2018

1. ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.
2. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING.
3. PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
4. HOSE BIB IRRIGATION PER CITY OF ROGERS SPECIFICATIONS EVERY 100'.
5. REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.
6. DEVELOPER WILL PROVIDE A 3-YEAR GUARANTEE ON LANDSCAPE REQUIREMENTS STARTING ONCE INSTALLATION IS COMPLETE.
7. MULCH TO BE 2"-3" AWAY FROM TRUNK.
8. PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.
9. ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.
10. ALL DRAINAGE SWALES TO BE TO THE SOLID SODDED.
11. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.



REQUIRED INTERIOR LANDSCAPING TABLE			
		FACTOR	COUNT
EXISTING TREES	0	1	0
EXISTING SHRUBS	0	1	0
INTERIOR LANDSCAPE REQUIRED		289279 SF/2,000 SF = 145 TREES & SHRUBS	
TOTAL TO BE PLANTED MINUS EXISTING		145	
PROVIDED	63 TREES & 93 SHRUBS WILL BE PLANTED		156

REQUIRED STREET TREE TABLE		
		COUNT
STREET TREES REQUIRED	1/30' (20' TALL) – 1926 OF R/W LESS DRIVES, SIDEWALKS, & LIGHT POLE SEPARATION	29

<b>SITE INFORMATION:</b>	
TOTAL SITE AREA:	289,279 sq ft
DEVELOPMENT AREA:	289,279 sq ft
BEDROOMS PER UNIT:	3
GROSS BUILDING AREA:	56,271 sq ft
BUILDING HEIGHT:	30'
BUILDING COVERAGE:	56,217 sq ft—20%
OPEN SPACE:	140,998 sq ft—49%
IMPERVIOUS AREA:	148,280 sq ft—51%

INTERIOR LANDSCAPE SHRUB LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
12	MH	ADAGIO MAIDEN HAIR <i>Miconthous sinensis</i> 'Adagio'	CONT.	5 GAL.	
58	BX	BOXWOOD <i>Buxus sempervirens</i>	CONT.	5 GAL.	
22	IH	INKBERRY HOLLY <i>Ilex glabra</i>	CONT.	5 GAL.	

INTERIOR LANDSCAPE TREE LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
10	PO	PN OAK <i>Quercus palustris</i>	B&B	2.5" CAL. / 6' HEIGHT	DECIDUOUS SHADE / 60' HEIGHT / 50' SPREAD
18	BC	BAID CYPRESS <i>Taxodium distichum</i>	B&B	8' HEIGHT	EVERGREEN / 60' HEIGHT / 35' SPREAD
6	AS	AMERICAN SMOKE TREE <i>Cotinus obovatus</i>	B&B	2" CAL. / 6' HEIGHT	DECIDUOUS ORNAMENTAL / 20' HEIGHT / 25' SPREAD
28	GG	SHORT LEAF PINE <i>Pinus echinata</i>	B&B	2.5" CAL 8" TALL	EVERGREEN

STREET TREE LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
15	RB	EASTERN REDBUD <i>Cercis canadensis</i>	B&G	2" CAL. / 6' HEIGHT	DECIDUOUS ORNAMENTAL / 20' HEIGHT / 25' SPREAD
12	AS	AMERICAN SMOKETREE <i>Cotinus obovatus</i>	B&G	2" CAL. / 6' HEIGHT	DECIDUOUS ORNAMENTAL / 20' HEIGHT / 25' SPREAD

[illegible]

SHADOWBROOKE AT THE PEAKS PH III  
LARGE SCALE DEVELOPMENT PLANS  
LANDSCAPE PLAN  
ROGERS, ARKANSAS



**Bates &  
Associates, Inc.**

[www.batesatesting.com](http://www.batesatesting.com)

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Drive Phone - 479.442. 9350 Fax 479.521.9350  
Fayetteville, Arkansas 72704