



**Planning Commission
Agenda
June 05, 2018**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**

- 1. Lots 84 and 85 Woods Creek South
Subdivision Phase II** **Property Line Adjustment**
200 NE Lakeview Terrace (*PLA18-0015*)
- 2. Crystal Flats** **Large Scale Development Extension**
NE John Deshields Boulevard (*LSD17-0108*)

IV. New Business

- 1. Stoker** **Rezoning***
(R-1, Single-Family Residential to D-E, Downtown Edge)
2307 SE 7th Street (*RZ18-0019*)
- 2. Newell Holdings, LLC** **Rezoning***
(R-1, Single-Family Residential to D-E, Downtown Edge)
217 NW A Street (*RZ18-0020*)
- 3. Elm Tree Townhomes** **Large Scale Development**
3220 SW 2nd Street (*LSD18-0025*)
- 4. Diamond Wash** **Large Scale Development**
SE Eagle Way (*LSD18-0029*)
- 5. Dharmadhikari** **Sidewalk Waiver**
1203 SE 33rd Street

- V. Other Business**
- VI. Planner's Report**
- VII. Adjournment**

Planning Commission
Minutes
May 15, 2018

Meeting called to order at 5:00 p.m. by Rod Sanders, Chairman

Present: Elaine Kerr, Scott Eccleston, Rod Sanders, Joe Haynie, Jim Grider, Richard Binns, and Tregg Brown
Staff: Jon Stanley and Tyler Overstreet

Motion by Mr. Grider, seconded by Mr. Brown to approve the minutes of May 1, 2018 as written
Approved 7-0

Consent Agenda

1. Lots 18 & 19 of Beau Terre Subdivision Lot Split
1002 McClain Rd, LS18-0019
2. Lot 1 of Haas Hall Subdivision Lot Split
2500 SE J St, LS18-0022
3. Aurora Subdivision Preliminary Plat
South Morningstar Road, PP18-0007

Approved 7-0

New Business

Item #1

Barrett Family Trust: Rezoning, Mill Dam Road, A-1, Agricultural to R-E, Residential Estate, RZ18-0017

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

No discussion amongst the Commissioners

Approved 7-0

Item #2

Singh: Rezoning, Southwest Runway Drive, C-1, Neighborhood Commercial to C-2, General Commercial, RZ18-0018

Tyler Overstreet reads the staff report.

Opened public hearing

Nate Bachelor, representative, explains the rezoning.

Closed public hearing

Approved 7-0

Item #3

Glen Arbor: Planned Residential Development, 9601 Glen Rd, A-1, Agricultural to PRD, Planned Residential Development, PRD18-0002

Tyler Overstreet reads the staff report.

Opened public hearing

Bill Burckart, representative and developer, explains the rezoning.

Closed public hearing

Approved 7-0

Item #4

Osage Park: Conditional Use, Southwest 14th Street, CU18-0012

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #5

Lots 1-5 of Simpson Family Subdivision: Lot Split, 10380 Sears Rd, LS18-0020

Tyler Overstreet reads the staff report.

There is discussion amongst the Commissioners, staff, and applicant.

Motion by Mr. Grider, seconded by Mr. Brown to approve the Waiver Request: Off-Site Improvements

Denied 4-3

Mr. Binns, Ms. Kerr, Mr. Eccleston, & Mr. Haynie voted against

Lot Split

The applicant requested the item be tabled.

Tabled 7-0

Item #6

Lots 6-12 of Mill Dam Farms Subdivision: Lot Split, Mill Dam Road, LS18-0021

Tyler Overstreet reads the staff report.

Motion by Mr. Grider, seconded by Mr. Haynie to approve the Waiver Request: Off-Site Improvements

Approved 7-0

Lot Split

Approved 7-0

Item #7

Central & 2nd: Large Scale Development, East Central Avenue & Southeast 2nd Street, LSD18-0015

Tyler Overstreet reads the staff report.

Motion by Mr. Eccleston, seconded by Mr. Brown to approve the Waiver Request: Access

Approved 7-0

Motion by Mr. Eccleston, seconded by Mr. Haynie to approve the Waiver Request: Surfacing of Parking Lots

Approved 7-0

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Sidewalk Width

Approved 7-0

Motion by Mr. Eccleston, seconded by Mr. Grider to approve the Waiver Request: Right-of-Way Dedication

Approved 7-0

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Maximum Setback
Approved 7-0
Large Scale Development
Approved 7-0

Item #8
Osage Park at Lake Bentonville: Large Scale Development, 2500 SW Aviation St, LSD18-0023
Tyler Overstreet reads the staff report.
Approved 7-0

Item #9
Osage Park: Large Scale Development, Southwest 14th Street, LSD18-0026
Tyler Overstreet reads the staff report.
Approved 7-0

Item #10
Mercedes Service Center: Large Scale Development, Southeast Moberly Lane, LSD18-0024
Tyler Overstreet reads the staff report.
Motion by Mr. Brown, seconded by Mr. Grider to approve the Waiver Request: Building Design
Approved 7-0
Large Scale Development
Approved 7-0

Motion by Mr. Sanders, seconded by Mr. Grider to adjourn
Meeting adjourned

****A copy of this recording can be obtained from the Bentonville Planning Department.**

Ali Worley



Consent Agenda Items

For Planning Commission meeting of June 5, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on May 29, 2018 the Planning Commission requested these items be placed on the Consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Property Line Adjustment: Lots 84 and 85 Woods Creek South Subdivision Phase II, James and Lori Moriarty, 200 NE Lakeview Terrace, R-1, Single-Family Residential, (PLA18-0015)

The applicant submitted a property line adjustment adjusting the common lot line between Lots 16 and 79 of Woods Creek South Subdivision Phase II, creating new lots 84 and 85. The plat dedicates multiple utility easements of varying widths. Adequate right-of-way exists along Marina Drive, Blue Spruce Avenue, and Lakeview Terrace.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Large Scale Development Extension: Crystal Flats, Cindy Springs, LLC, NE John Deshields Boulevard, C-3, Central Commercial and R-4, High-Density Residential, (LSD17-0108)

The Planning Commission originally approved this item on December 19th, 2017.

The applicant proposes a large scale development for Phase 1 of the Crystal Flats development. Phase 1 consists of the construction of a centrally located mixed-use/residential building, two mixed-use community amenity buildings and three multi-family residential buildings. The development of Phase 1 will provide a total of 487 housing units, 15,382 square feet of commercial building space and 808 parking spaces. Street improvements will be constructed along NE John DeShields Boulevard and a round-about will be constructed at the intersection of John Deshields Boulevard, NE J Street and Museum Way. The primary materials depicted for the exterior of the proposed buildings include brick veneer, corrugated metal panel, smooth metal panel, fiber cement panel and engineered composite wood panels.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Adjacent Land Owners

1. PARCEL #01-14319-000
ODOM, JOSEPH CLIFTON & VICKIE LYNN
WELLS FARGO
MAC X2301-026
1 HOME CAMPUS
DES MOINES, IA 50328

2. PARCEL #01-14310-000
FARMER, RICHARD A & LEAH R TRUSTEES
303 NE MARINA DRIVE
BENTONVILLE, AR 72712

3. PARCEL #01-14309-000
OTT, ERIN JAMES
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

4. PARCEL #01-17296-000
MEADOWS OF WOODS CREEK, INC.
1417 N. ADDIGTON LANE
FAYETTEVILLE, AR 72703

5. PARCEL #01-16925-000
MEADOWS OF WOODS CREEK, INC.
1417 N. ADDIGTON LANE
FAYETTEVILLE, AR 72703

6. PARCEL #01-16926-000
MEADOWS OF WOODS CREEK, INC.
1417 N. ADDIGTON LANE
FAYETTEVILLE, AR 72703

7. PARCEL #01-14308-000
RADCLIFFE, DEREK O & KRISTEN R
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

8. PARCEL #01-12960-000
BROWN, STEPHEN W & MELISSA A
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

9. PARCEL #01-12961-000
SWIM, JAMES K & MARSHA G TRUSTEES
113 NE LAKE FOREST LANE
BENTONVILLE, AR 72712

10. PARCEL #01-12962-000
MARTIN, STEPHEN L & DEBORAH A
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

11. PARCEL #01-14327-000
POSEY, ROBERT A & ANITA R
MORTGAGE - TEMPORARY - CORELOGIC
215 E. CENTRAL
BENTONVILLE, AR 72712

12. PARCEL #01-14348-000
BROWN, DAVID A & SARAH A
BELTRAN - SICAIROS JOSE G
1613 CRESENT STREET
BENTONVILLE, AR 72712

13. PARCEL #01-14349-000
NEW WAVE PROPERTIES, LLC
11 NE. DAWN HILLS DRIVE
BENTONVILLE, AR 72712

14. PARCEL #01-14350-000
CONLEY, BAXTER M & JUSTINE
4403 NE. BLUE SPRUCE AVENUE
BENTONVILLE, AR 72712

15. PARCEL #01-14326-000
ROCCHI, STEFANO & IRA D LAMKIN
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

16. PARCEL #01-14325-000
HARRELL, BENTLEY T
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

17. PARCEL #01-14324-000
BOULDER CREEK HOMES, LLC
4508 NE. BIRCHGROVE PLACE
BENTONVILLE, AR 72712

18. PARCEL #01-14321-000
DAVIES, REAGEN & NATANIA
MORTGAGE - TEMPORARY - CORELOGIC
215 E. CENTRAL
BENTONVILLE, AR 72712

19. PARCEL #01-14320-000
WARD, KRISTY ELLEN LOUISE
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

20. PARCEL #01-14354-000
PINNACLE WOODS CREEK, LLC;
GARZONI, MICHAEL J
51410 MILANO STREET
MACOMB, MI 48042

21. PARCEL #01-14322-000
NORTON, RYAN & DONELAN
202 NE LAKEVIEW TERRACE
BENTONVILLE, AR 72712

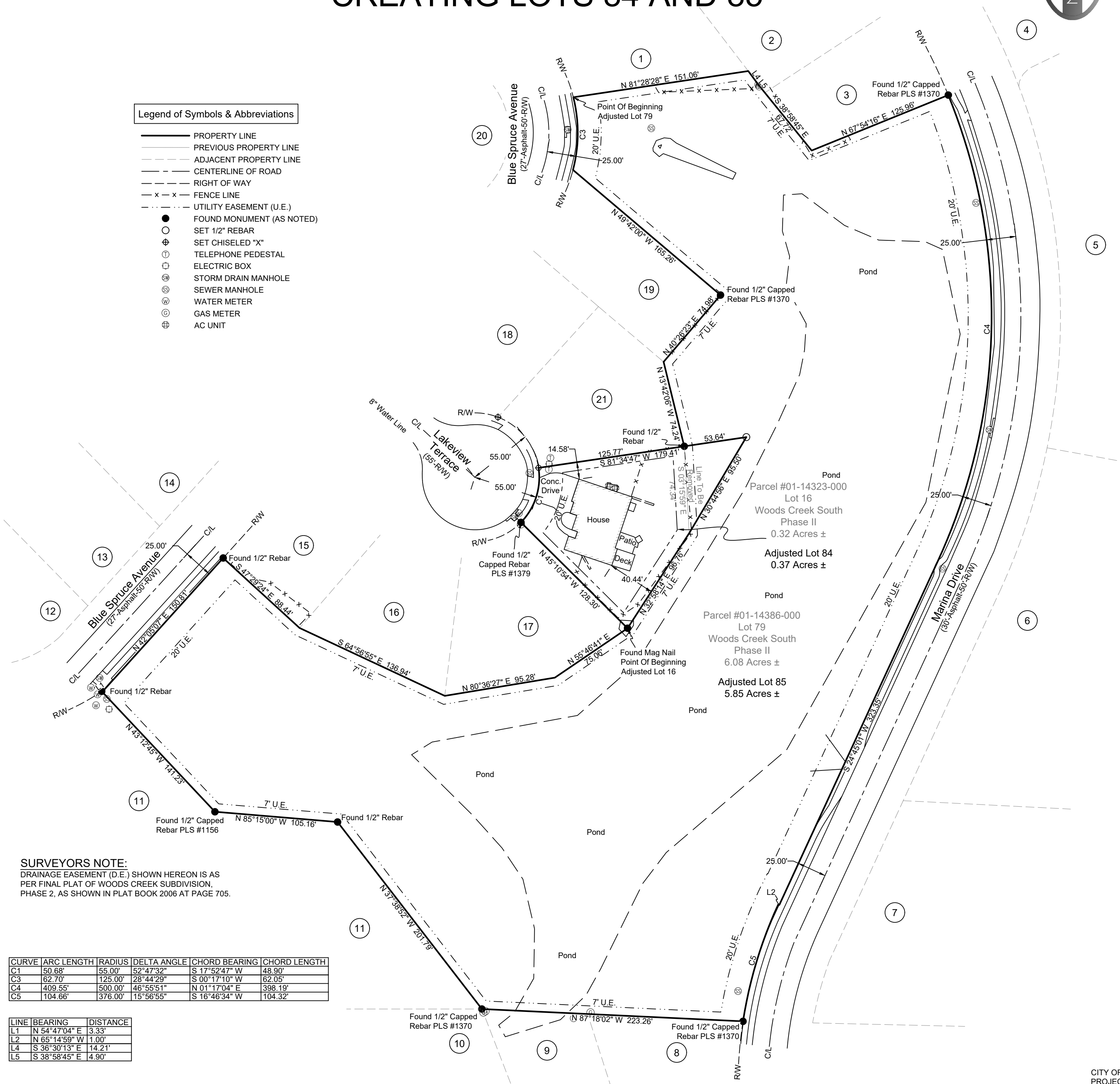
SURVEYORS NOTE:
ALL ADJACENT PROPERTIES ARE ZONED AS R-1

PROPERTY LINE ADJUSTMENT WOODS CREEK SOUTH SUBDIVISION PHASE 2 CREATING LOTS 84 AND 85



Legend of Symbols & Abbreviations

- PROPERTY LINE
- PREVIOUS PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- FENCE LINE
- UTILITY EASEMENT (U.E.)
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR
- SET CHISELED "X"
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- WATER METER
- GAS METER
- AC UNIT



SURVEYORS NOTE:
DRAINAGE EASEMENT (D.E.) SHOWN HEREON IS AS
PER FINAL PLAT OF WOODS CREEK SUBDIVISION,
PHASE 2, AS SHOWN IN PLAT BOOK 2006 AT PAGE 705.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.68'	55.00'	52°47'32"	S 17°52'47" W	48.90'
C3	62.70'	125.00'	28°44'29"	S 00°17'10" W	62.05'
C4	409.55'	500.00'	46°55'51"	N 01°17'04" E	398.19'
C5	104.66'	376.00'	15°56'55"	S 16°46'34" W	104.32'

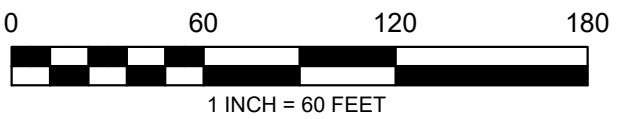
LINE	BEARING	DISTANCE
L1	N 54°47'04" E	3.33'
L2	N 65°14'59" W	1.00'
L4	S 36°30'13" E	14.21'
L5	S 38°58'45" E	4.90'

Recording Block

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON
ARE FROM OBSERVED EVIDENCE OF ABOVE
GROUND APPURTENANCES ONLY. THE
SURVEYOR WAS NOT PROVIDED WITH
UNDERGROUND PLANS OR SURFACE
GROUND MARKINGS TO DETERMINE THE
LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE
CALL" 811 FOR FIELD LOCATIONS
(REQUEST FOR GROUND MARKINGS) OF
UNDERGROUND UTILITY LINES



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE ____ DAY OF ____, 20__



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND
NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT
THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE
CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT
DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE: JH 4-20-2018 REVIEWED BY: HM SURVEYED BY: RS

COUNTY & STATE: BENTON COUNTY, AR JOB NUMBER: 18-1079

LOCATION:
200 & 202 LAKEVIEW TERRACE, BENTONVILLE, AR

FOR THE USE AND BENEFIT OF:

JAMES & LORI MORIARTY



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844
www.ceieng.com

May 21, 2018

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: Crystal Flats LSD extension (COB project # LSD17-0108)

Dear Planning Commission:

Please accept this letter as a formal request by Green Circle Projects for a 6-month extension of the approved LSD for the Crystal Flats - Phase I development at 1401 NE John Deshields Blvd. in Bentonville, Arkansas. The date of Planning Commission approval for this LSD was December 19, 2017. The project is currently being reviewed by the building department and bidding is underway, but we do not expect to be able to begin work before expiration of the LSD approval. Construction is expected to start this summer.

Thank you for your time and consideration of this matter. Should you have any questions, please do not hesitate to call.

Respectfully submitted,
CEI Engineering Associates, Inc.

A handwritten signature in blue ink that reads "Nate Bachelor".

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



Stoker

230 SE 7th Street

PC Date: 6/5/2018

Reviewer: Jon Stanley, Planner

Project Number	RZ18-0019
Applicant / Current Owner	Robert & Shelly Stoker 302 SE 2 nd Street Bentonville, AR 72712
Site Area	0.22+/- acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Property Description

This property is the location of a vacant single-family lot in a Downtown Mixed Use Residential neighborhood where infill and redevelopment is beginning to occur.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress.

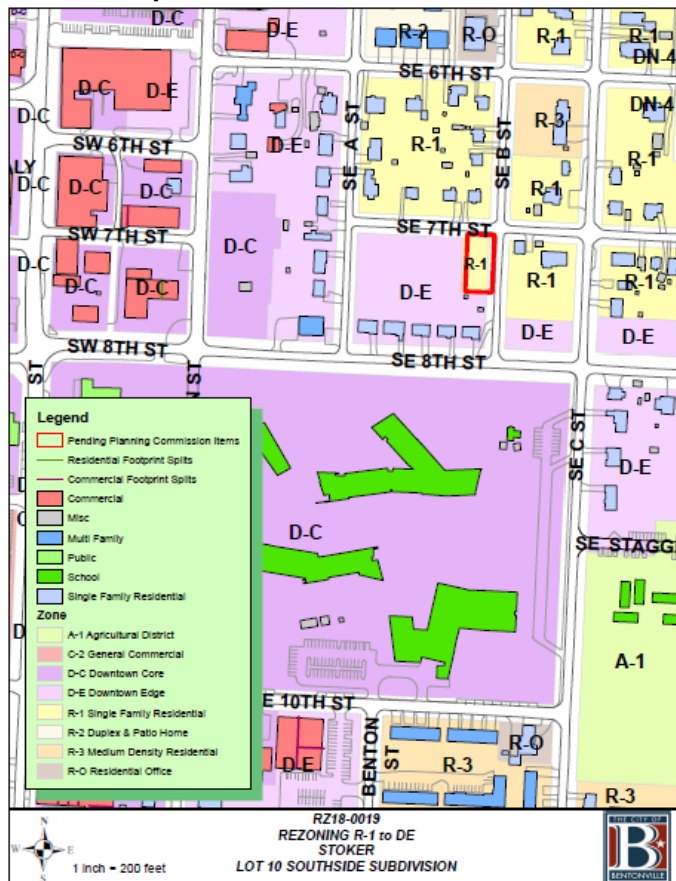
Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The DE, Downtown Edge zoning is not a recommended zoning district for this designation. However, the intent of the Downtown Mixed-Use Residential District is to allow for increased neighborhood density and local commerce through the development of multi-family housing and mixed-use structures.

Conclusion

The General Plan does not recommend the DE, Downtown Edge as an appropriate zoning district for the Downtown Mixed Use Residential (DMUR) land use designation. However, the DE, Downtown Edge zoning classification is compatible with existing adjacent uses. It will create an area of transition between the future five-lane arterial street to the south and the single-family residences to the north while adding density to the downtown area where existing infrastructure is adequate, therefore helping to retain current and promote new commercial and residential development in the downtown area.

Location Map



JACOBS GROUP

Specializing in Downtown Housing

April 30, 2018

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: Property at 230 SE 7th Street – Rezoning Request

Dear Mr. Stanley,

We are requesting that the property located at 230 SE 7th Street, which is currently zoned R-1, to be rezoned to Downtown Edge. This zoning change will allow for new housing to be built on this property. The properties directly abutting this parcel are already zoned DE and we believe it best to keep the surrounding zonings consistent.

The property will only be used for residential purposes, and will be rear loaded to limit the impact vehicles can have along the streetscape. Minimal traffic increase is expected and no signage is proposed for the infill housing. The new housing will be served by existing water and sewer lines which run along the length of SE 7th street.

Sincerely,



Todd Jacobs

REZONING STAFF REPORT



Newell Holdings, LLC

217 NW A Street

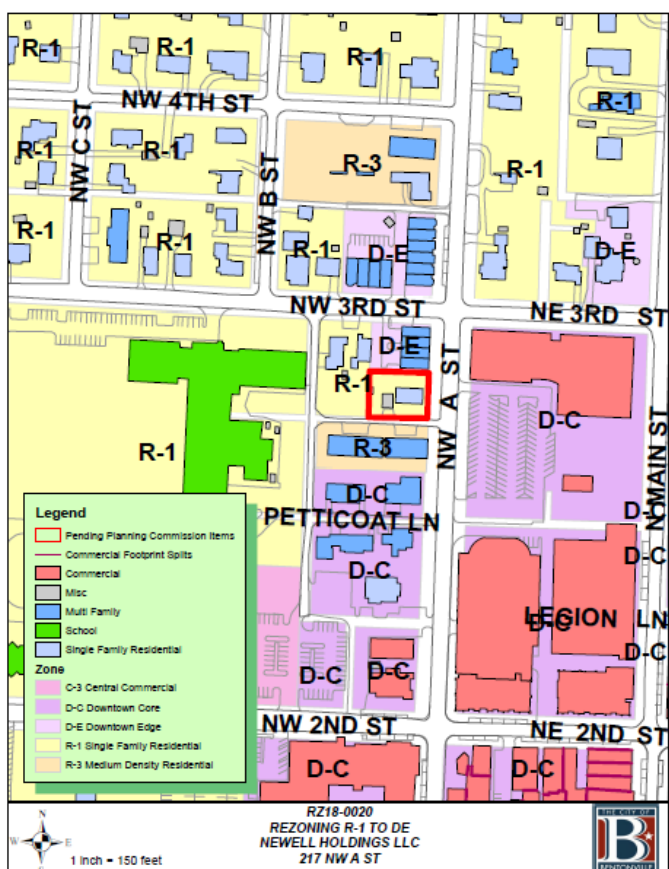
PC Date: 6/5/2018

Reviewer: Jon Stanley, Planner

Project Number	RZ18-0020
Applicant / Current Owner	Newell Holdings, LLC 300 SW 5 th Street Bentonville, AR 72712
Site Area	0.22+/- acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Mixed Use (MU)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a single-family lot in a Downtown Mixed Use Residential neighborhood where infill and redevelopment is beginning to occur.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Mixed Use (MU). The DE, Downtown Edge zoning is a recommended zoning district for this designation.

Conclusion

The General Plan recommends the DE, Downtown Edge as an appropriate zoning district for the Mixed Use (MU) land use designation. The DE, Downtown Edge zoning classification is compatible with existing adjacent uses. It will create an area of transition between the commercial uses to the east and the lower intensity uses to the west.

To: Planning Staff and Planning Commission

Re: Re Zone at 217 NW A

Newell Development seeks to rezone the property at 217 NW A to Downtown Edge. The current zoning is R-1. The current land use designation is mixed use. The Downtown Edge zoning matches up with the land use more appropriately. Newell Development is planning to build single family housing on the site that fits into form and scale of existing residential development of NW A. Parking for each unit will be provided on site. Utilities are available.

Jake Newell

Newell Development

479 225 3997

LARGE SCALE DEVELOPMENT STAFF REPORT



Elm Tree Townhomes

3220 SW 2nd Street

PC Date: 6/5/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0025
Applicant / Current Owner	CCSM Ventures, LLC 2103 NW A Street Bentonville, AR 72712
Site Area	+/- 2.76 acres
Current Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	Townhouse Cluster Development

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is located at the northeast corner of NW Elm Tree Road and SW 2nd Street. Surrounding uses are single-family to the north, south, and east, and a school to the west.

Project Details

Project consists of the construction of 32-townhouse units, each with their own garage parking. The primary materials depicted for the exterior elevations are hardie plank, faux stone, and brick.

The applicant shall construct sidewalk the length of the project area. The applicant has proposed adequate internal landscaping and perimeter screening for the single-family development to the north.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. According to the Master Street Plan, the site sits at the intersection of two arterial streets. With this in mind, the existing street network should accommodate any increase in traffic caused by the development.

Waivers

One waiver requested:

- A waiver from Article 1200, Section 1200.1, Off-Site Improvements, of the Subdivision Code. The applicant requests that the site be allowed to sheet flow into the existing public storm water system, as opposed to detaining on site, as required by ordinance.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver request.

R:\-Swope\16-225 Elm Tree Townhomes\Civil Drawings\16-225 PR.dwg

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Frelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	Gate Valve
	Fire Hydrant Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:
• See Survey For Existing Features Legend.
• See Cover Sheet For Abbreviation List.

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	2.71 acres	
Proposed Dedicated R.O.W.:	0.12	
Net Site Area:	2.59 acres	
Zoning:		
ZONING REGULATIONS		
Front Setback:	20	
Side Setback:	20	
Rear Setback:	25	
SITE INFORMATION		
Proposed Asphalt Area:	20336 sf	
- Existing Asphalt Area To Remain:	0 sf	
Proposed Concrete Area:	5697 sf	
- Existing Concrete Area To Remain:	0 sf	
Proposed Sidewalk Area:	10034 sf	
- Existing Sidewalk Area To Remain:	0 sf	
- Existing Building Area:	0 sf	
Total Impervious Area:	1.65 acres	
Total Pervious Area:	1.06 acres	
PARKING INFORMATION		
VEHICULAR:	TOTAL	NOTES
Required Std Spaces:	80	36 interior (average) 28 in unit driveways; 16 guest spaces
Provided Spaces (Total):	80	
Required Accessible Spaces:	N/A	
Provided Accessible Spaces:	N/A	
Provided Van Accessible Spaces:	N/A	
BICYCLE:	TOTAL	NOTES
Provided:	2	

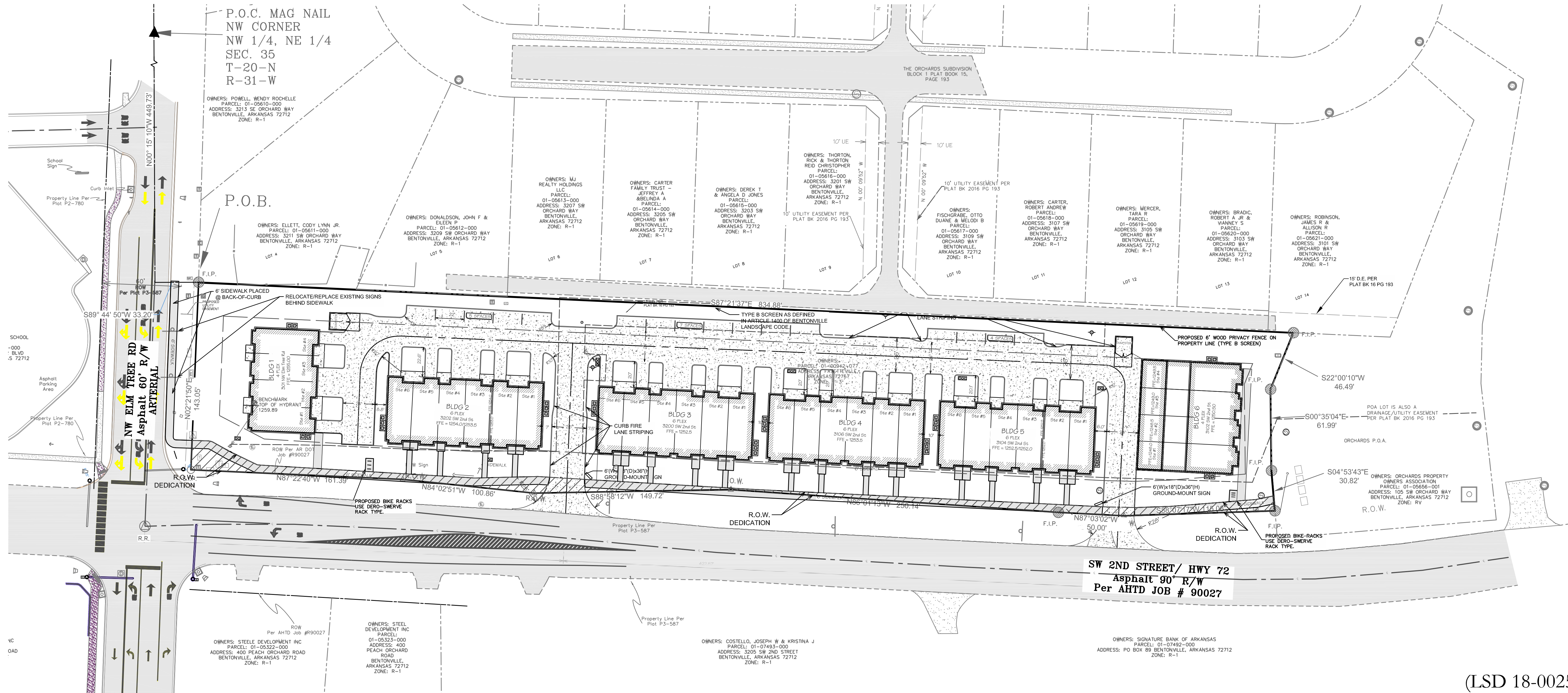
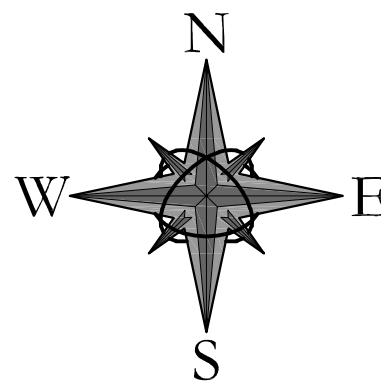
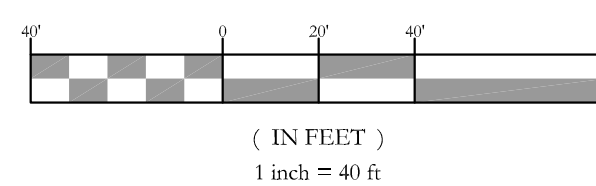
Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripes.
- All radii shall be 4 feet at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet.
- Any new parking lot lighting or lighting attached to the structure must be a cut-off or B-U-G lighting fixture.
- Before any work in the Right-of-Way commences, Contractor and/or Owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place within the Right-of-Way. Work in Right-of-Way may require a separate permit.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer, and electric services.
- Sidewalks shall be the responsibility of the Builder/Owner at the time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- All mechanical equipment (roof and ground mounted) will be screened on all sides by similar materials as the building.
- The dumpster enclosure shall be constructed with similar materials as the building.



Know what's below.
Call before you dig.

GRAPHIC SCALE



THIS DRAWING IS
"PRELIMINARY - NOT FOR
CONSTRUCTION" UNTIL
ABOVE SEAL HOLDER
ACKNOWLEDGES THE
CANCELLATION OF THIS
DISCLAIMER BELOW.

DATE
COPYRIGHT © 2016

NO.	DATE	DESCRIPTION
1	5/14/18	3rd CITY COMMENTS

ELM TREE
TOWNHOMES
S.W. 2ND ST. + ELM TREE RD
BENTONVILLE, ARKANSAS



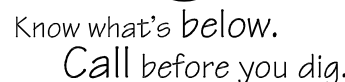
PROJECT # 16-225	SCALE T-40'
DATE: 3/9/18	
SHEET NAME: SITE PLAN	
SHEET C1.0	NO.

(LSD 18-0025)

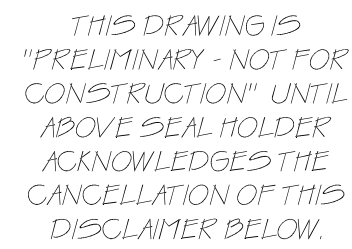
Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter
	(See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk
	(See Site Plan For Dimensions)

PROPERTY INFORMATION		
Grass Site Area:	116,791 sf	2.68 acres
Proposed Dedicated R.O.W.:	0.00 sf	0.00 acres
Net Site Area:	116,791 sf	2.68 acres
Zoning: R-3 Single Family Residential		
FRONTAGE LANDSCAPE BUFFER REQUIREMENTS		
Frontage Length:		827 ft
Req'd (1 Shade Tree/20 lf):		42 Trees
Provided:		42 Trees
PERIMETER LANDSCAPE REQUIREMENTS		
Perimeter Length:		1113 ft
Req'd (1 Shade Tree/20 lf):		55 Trees
Provided:		50 Trees
INTERIOR LANDSCAPE REQUIREMENTS		
Parking Lot Area		4,789 sf
Required (8%):		479 sf
Provided:		972 sf

Symbol	Qty	Botanical	Common	Size	Comments
PERIMETER TREES:					
	48	'Theja' 'Green Giant'	Arborescens	2.5" Cal	Balled & Burlapped; Limbed 6 ft. from the ground, 25" height max
STREET TREES:					
	36	'Ulmus parvifolius' 'Emur II' ALEE	Allee Elm	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
	12	Prunus yedoensis	Yoshino Cherry	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
PARKING TREES:					
	9	Taxodium distichum	Bald Cypress	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
GRASS:					
		Seeded/Sodded Grasses			32,470 sf



- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- ✕ LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- ✕ GRASS AREAS SHALL BE SODED WITH ZOYSIA GRASS OR A SUBSTITUTED WITH AN EQUIVALENT SUBSTITUTION MANUFACTURER'S INSTRUCTIONS, WITH A MIXTURE OF 70% ZOYSIA AND 30% BLUEGRASS AT A RATE OF 204LB/81000.5'.
- ✕ IF GRASSED AREA IS HYDROSEEDED, A MULCH EMULSIFIER SHALL BE ADDED (NOT CONTAINING ASPHALT) AND APPLIED PER MANUFACTURER'S INSTRUCTIONS.
- ✕ ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- ✕ SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUIVALENT SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE 90% REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- ✕ IRRIGATOR WATER METERS HAVE BEEN PROVIDED, DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- ✕ ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ✕ ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL.
- ✕ WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF TOTAL PARKING LOT AREA AND AT LEAST 80% WILL BE LIVING MATERIALS OR PARKING ISLANDS.
- ✕ ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- ✕ THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA(S).
- ✕ ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED (SEE 1400S.6-10).
- ✕ TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL-TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES (SEE 1400S.6-12).
- ✕ LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS.
- ✕ GUINUED PERMANENTLY PLANTED LIVING MATERIALS IS STRONGLY ENCOURAGED (SEE 1400.6.A & 1400B.8-7).
- ✕ ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM THE FINAL GRADE AT THE TIME OF PLANTING.
- ✕ ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- ✕ ANY NEW TREES LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
- ✕ ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- ✕ PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL.
- ✕ THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD-VERIFIED.



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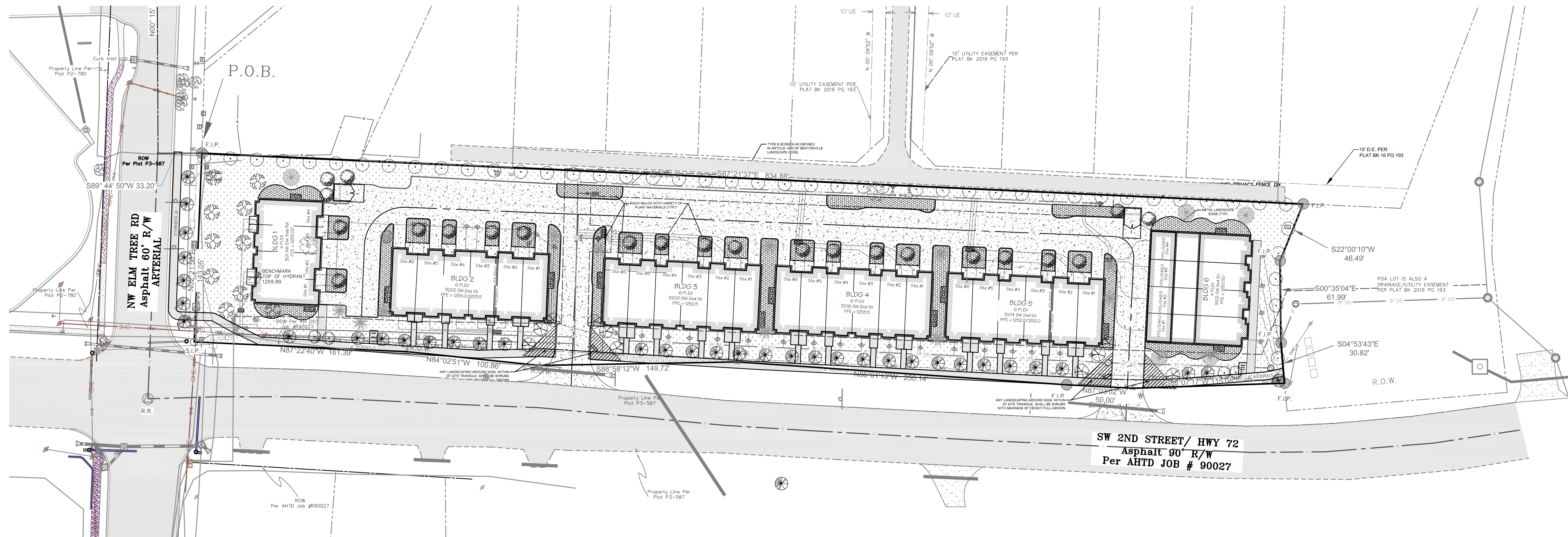
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ELM TREE
TOWNHOMES
S.W. 2ND ST. + ELM TREE RD
BENTONVILLE, ARKANSAS

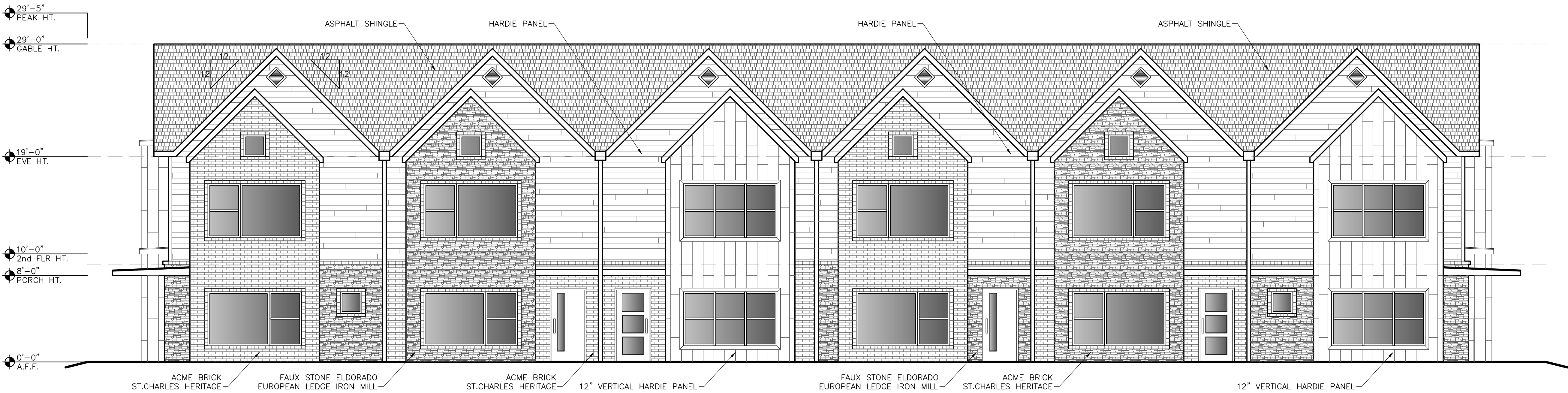


SWO
3511 SE
Bentonville
479.68
479.2

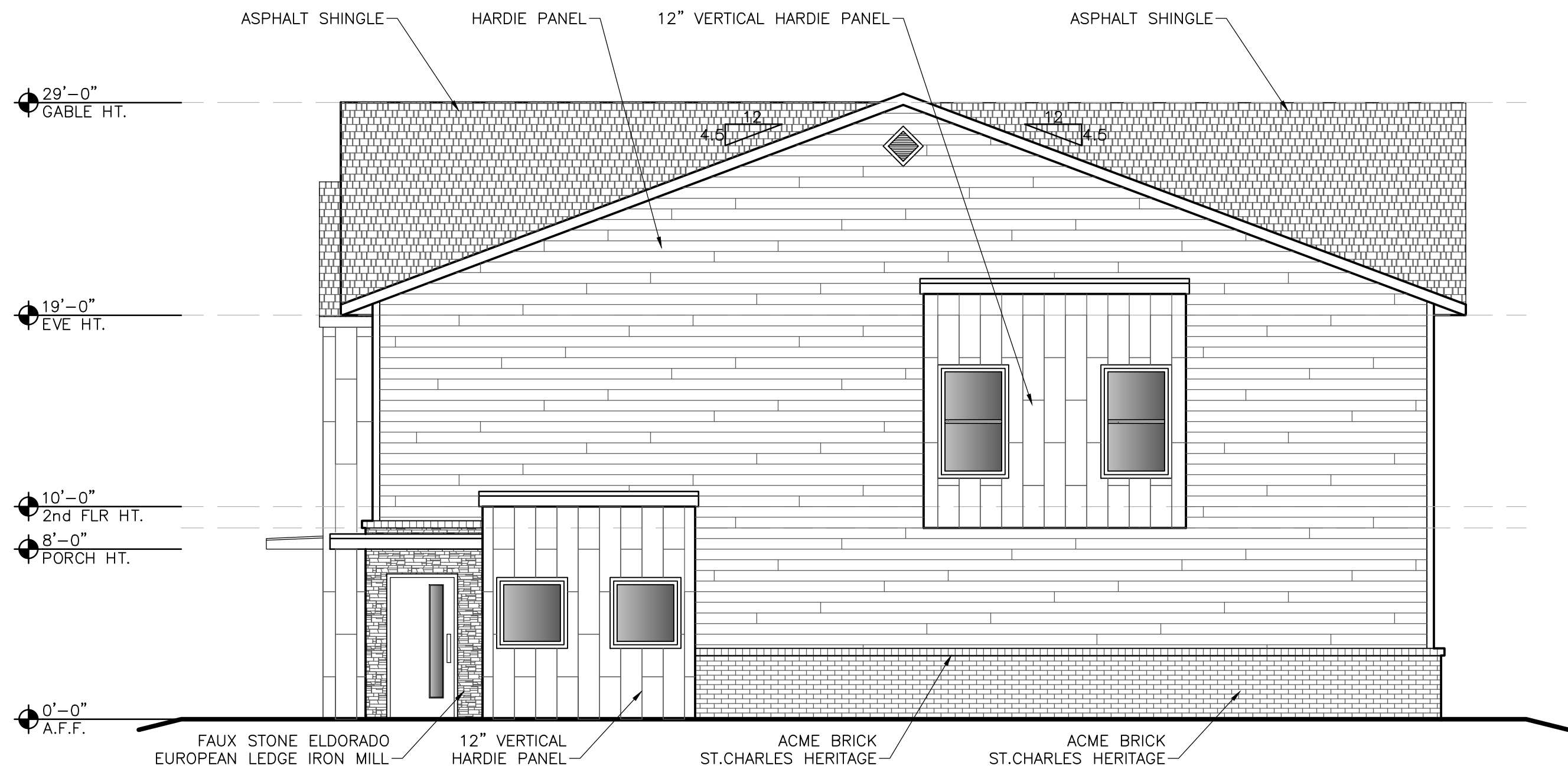
PROJECT # 16-225	SCALE 1"=40'
DATE: 3/9/18	
SHEET NAME: LANDSCAPE PLAN	
—	
<i>SHEET</i>	<i>NO.</i>
C2.0	



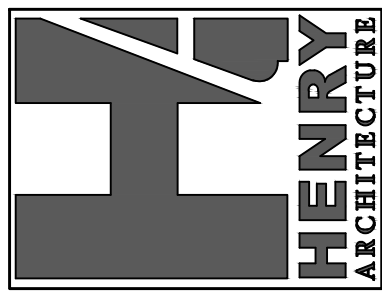
(LSD 18-0025)



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



HENRY ARCHITECTURE

122 N COLLEGE AVE SUITE C BOX 153

FALETTEVILLE AR 2023

PHONE 74553663 EMAIL

REV NO DATE DESC

DRAWN BY: C.H4

CHECKED BY: C.H4

OB

BENTONVILLE AR

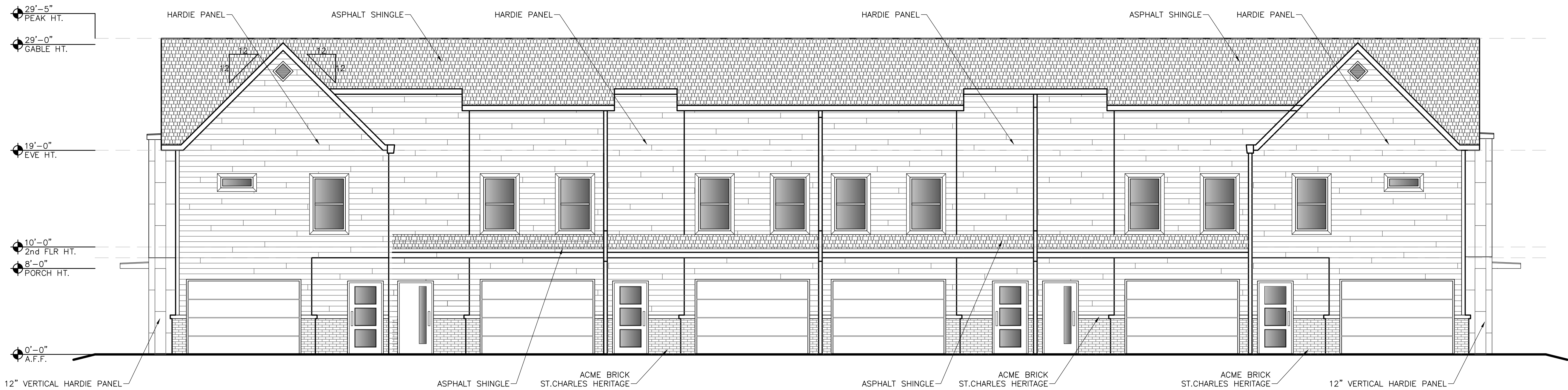
ELM TREE TOWN HOMES 6 PLEX

ELEVATIONS

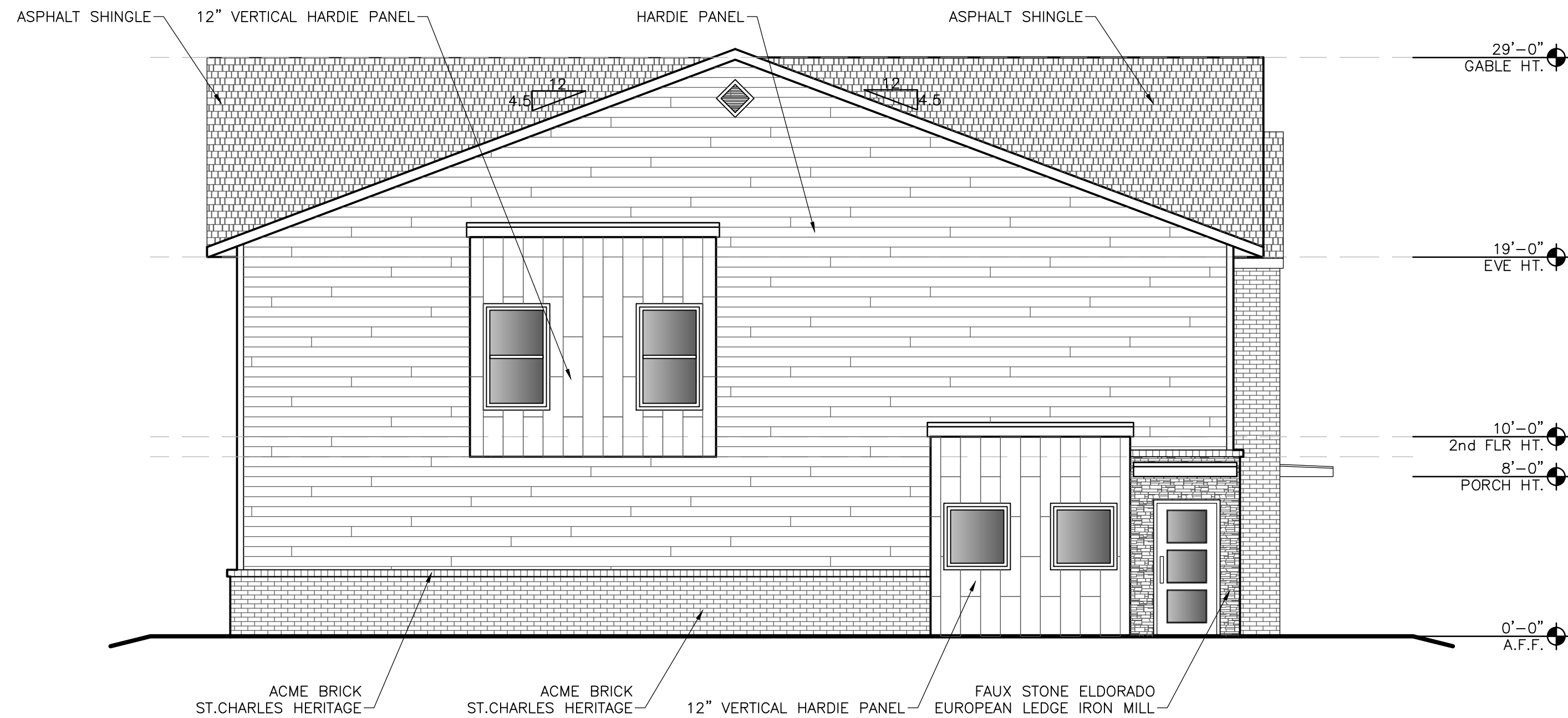
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A21

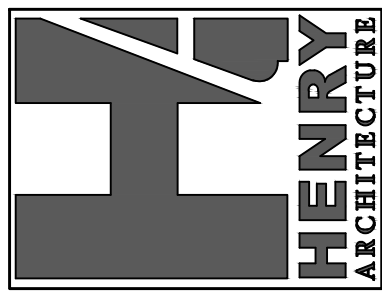
PRELIMINARY SET 52121



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SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



HENRY ARCHITECTURE

122 N COLLEGE AVE SUITE C BOX 153

FALETTEVILLE AR 2023

PHONE 74053663 EMAIL

DRAWN BY C.H4

CHECKED BY C.H4

OB

BENTONVILLE AR

ELM TREE TOWN HOMES 6 PLEX

ELEVATIONS

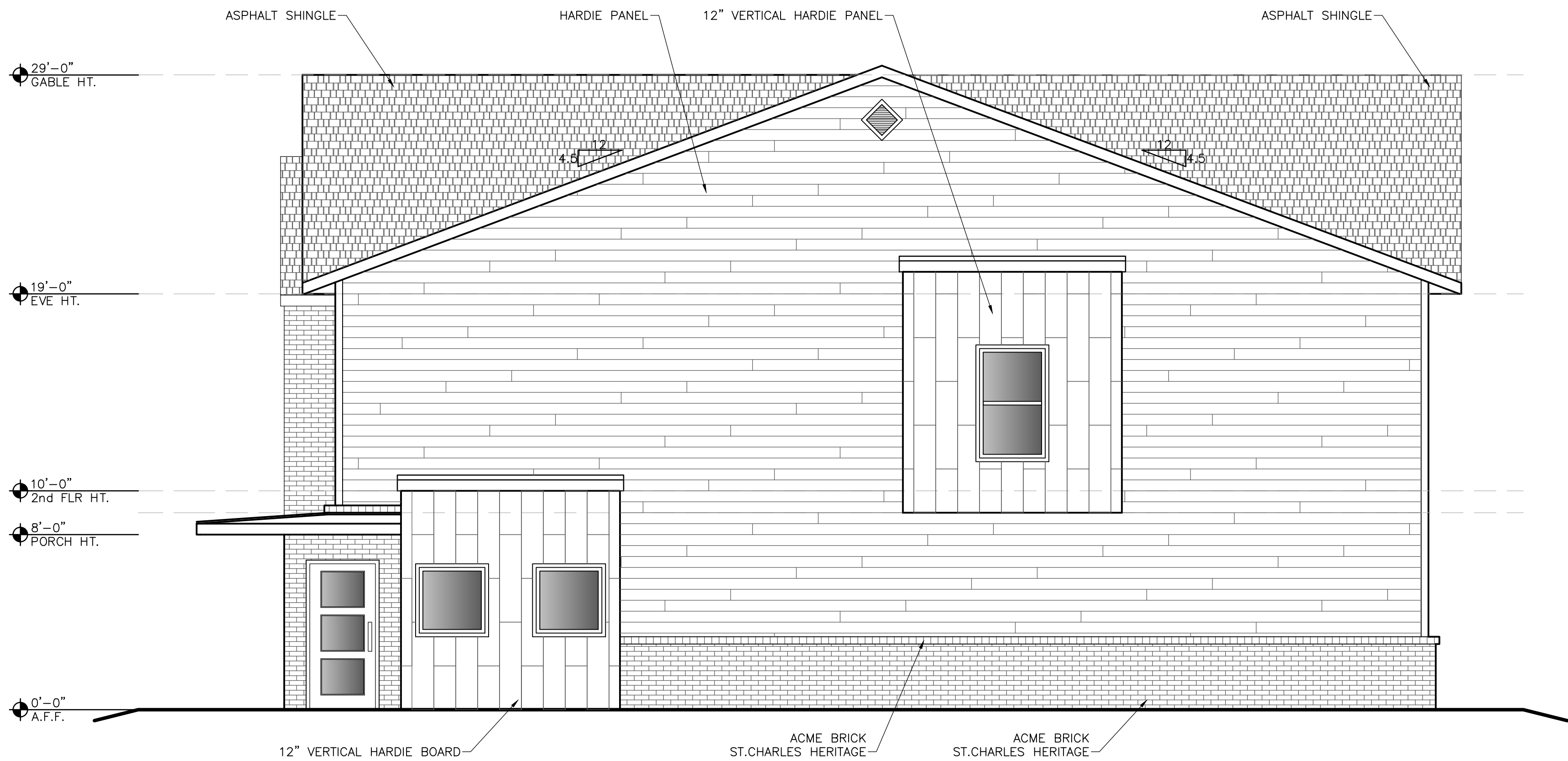
DATE

A22

PRELIMINARY SET 52121



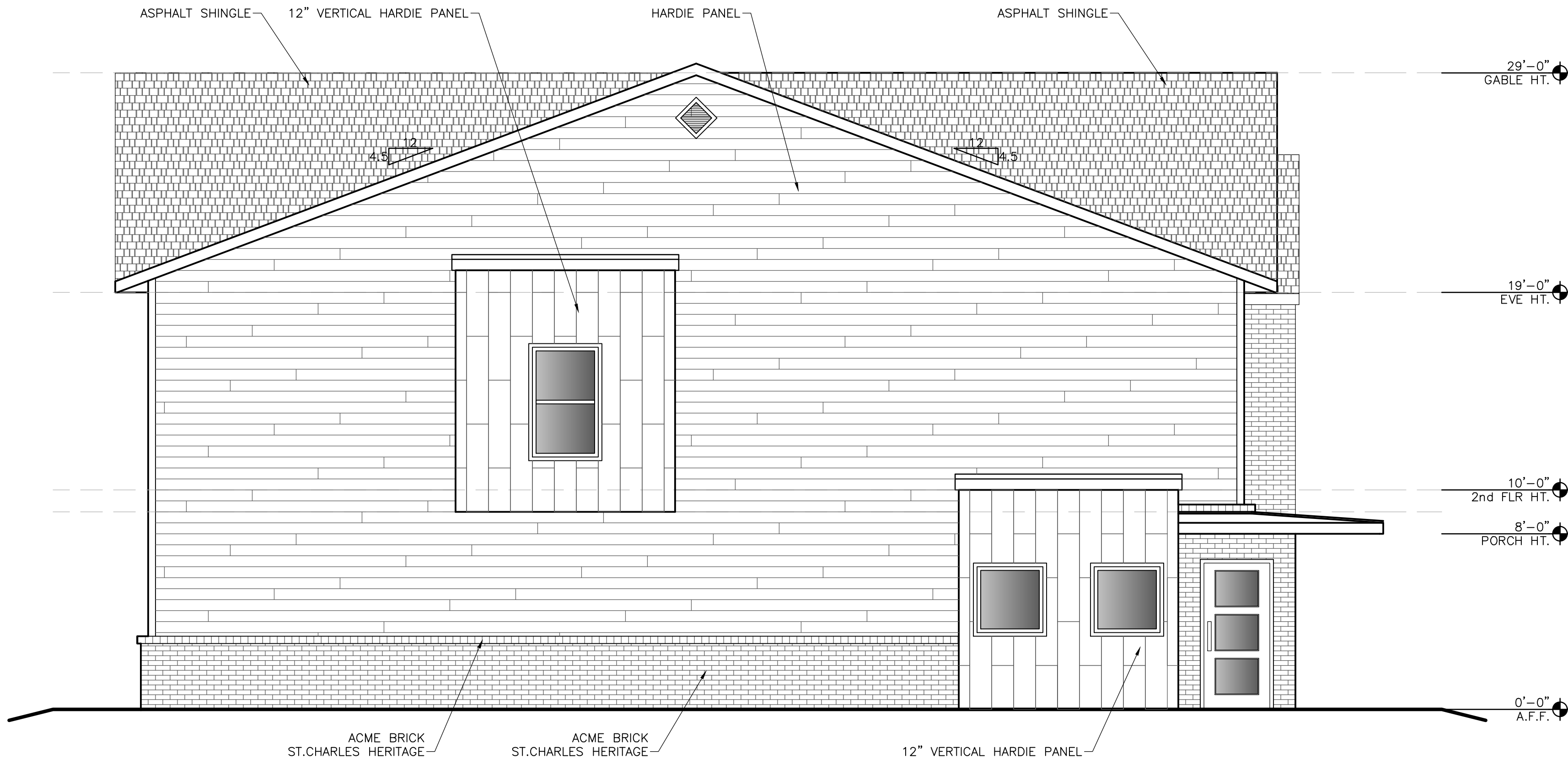
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SCALE: 1/4" = 1'-0"



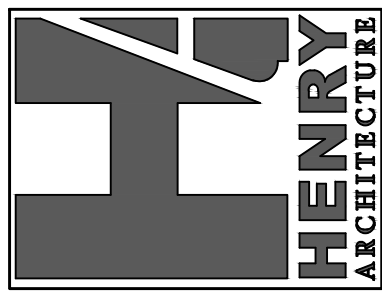
2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



HENRY ARCHITECTURE

122 N COLLEGE AVE SUITE C BOX 153
FALETTEVILLE AR 72033

PHONE 7453663 EMAIL

REV NO DATE DESC

DRAWN BY: C.H4
CHECKED BY: C.H4

ELM TREE TOWN HOMES 4 PLEX EX GARAGE

ELEVATIONS

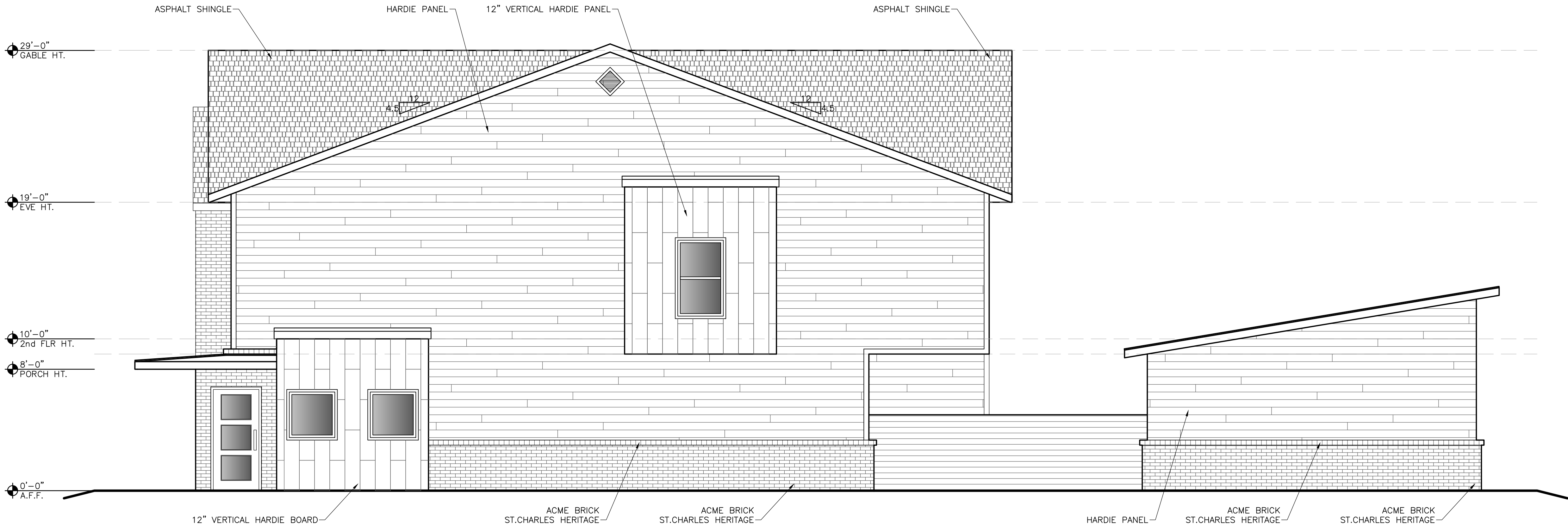
DATE

A21

PRELIMINARY SET 52121



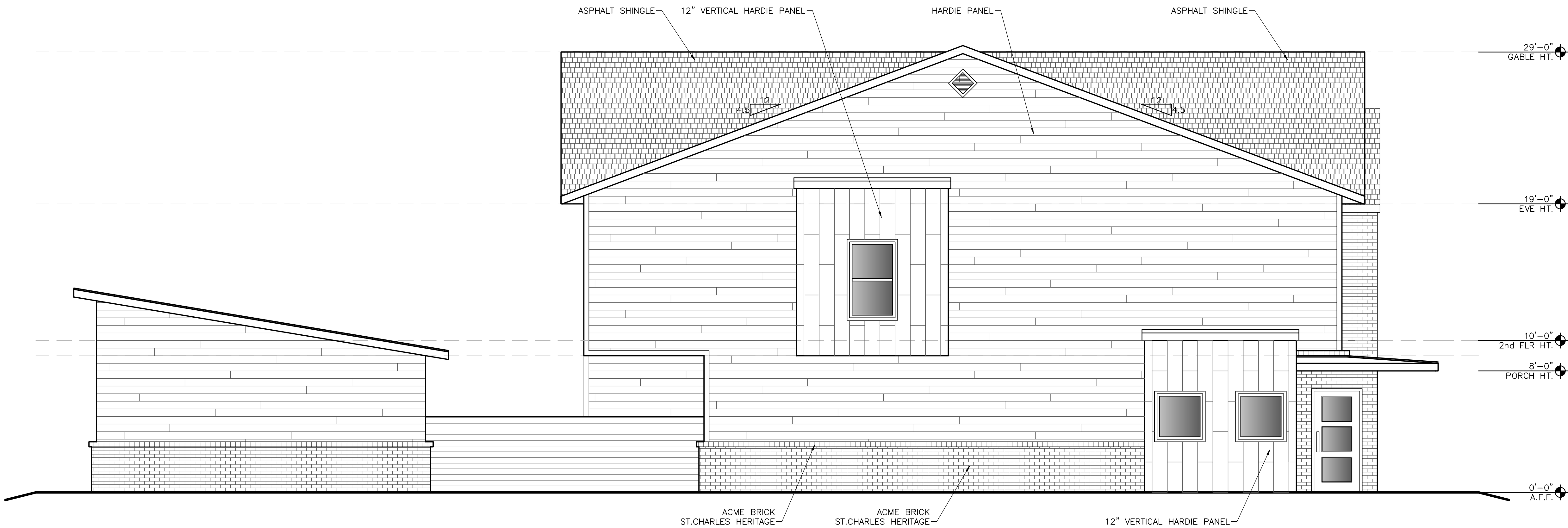
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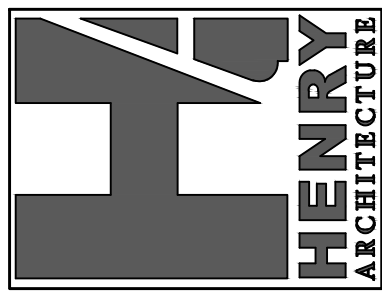
2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



HENRY ARCHITECTURE

1122 N COLLEGE AVE SUITE C BOX 153

FALETTEVILLE AR 2023

PHONE 7415536633 EMAIL

DRAWN BY C.H4

CHECKED BY C.H4

OB

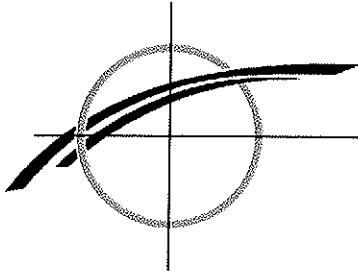
BENTONVILLE AR

ELM TREE TOWN HOMES 4 PLEX

ELEVATIONS

DATE

A22



SWOPE ENGINEERING

Civil Engineering
3511 SE J Street, Suite 9
Bentonville, AR 72712 479-685-8399

April 7, 2018

John Easterling
Bentonville Engineering Department
3200 SW Municipal Drive
Bentonville, AR 72712

**Re: Waiver Requests
Elm Tree Townhomes, Elm Tree Road & Highway 72**

Dear John,

Please accept this letter in support of the referenced issues. The two issues are as follows:

1. **Detention Waiver-**

As previously discussed with you, this site is located "low" enough in the overall drainage basin that detention is not helpful to downstream properties. The basin is better-served to release its runoff quickly, and before the peak concentration time arrives at the confluence with this property's release point.

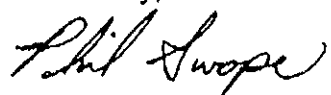
2. **Highway 72 Improvements Waiver-**

Also as discussed, this site should not have the highway improvements listed below.

- i. Deceleration Lane- This site is immediately adjacent to the stoplight at Elm Tree Road, therefore typical traffic through this stretch is well below the speed limit, and is more-often stopped or decelerating into the intersection anyway. Therefore, no deceleration lane is necessary. Also, the highway department is unlikely to support a decel lane at this location.
- ii. Curb-and-gutter and underground storm sewer- As this part of the highway is in rolling terrain, and away from the urban classification, ARDOT does not prefer a curb-ed design (with storm sewer) like is the case further in-town. While Elm Tree Road does have curb, all of Highway 72 is without. The street grades in this area are not conducive to the "urban" design that this requirement would achieve.

This request letter for the above waivers is submitted for Planning Commission's review and approval. Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Swope". The signature is written in a cursive, flowing style with a large initial "P" and a long, sweeping underline.

Phil Swope, PE
Project Engineer

LARGE SCALE DEVELOPMENT STAFF REPORT



Diamond Wash

SE Eagle Way

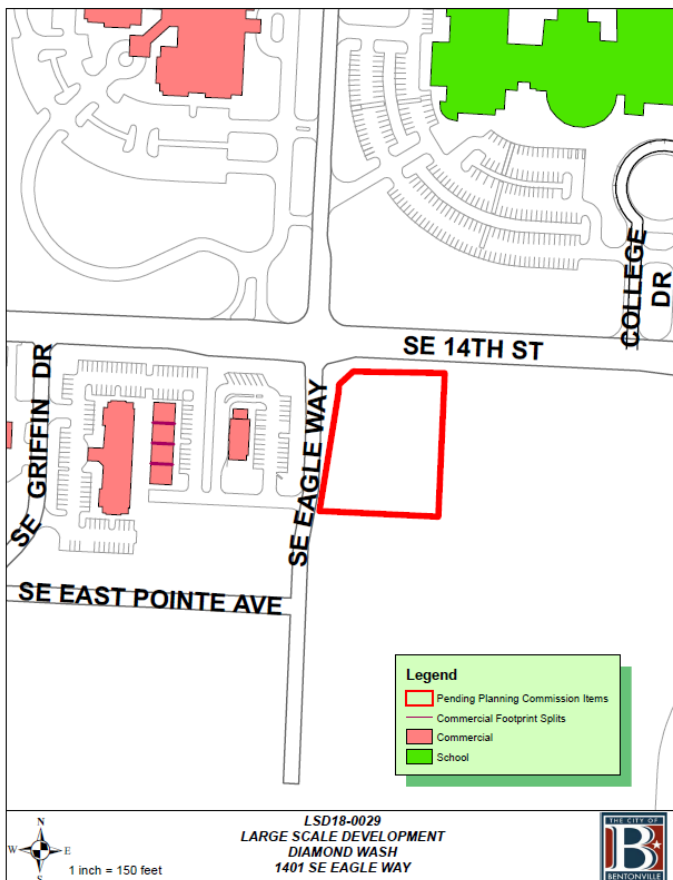
PC Date: 6/5/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0029
Applicant / Current Owner	Daniel Pattillo 103 E Van Buren #839 Eureka Springs, AR 72632
Site Area	+/- 1.22 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Car Wash Facility

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is located at the southeast corner of SE 14th Street and SE Eagle Way in a developing commercial subdivision. The property is located to the east of the previously approved Slim Chicken's Large Scale Development.

Project Details

Project consists of the construction of a new car wash facility on SE Eagle Way. The materials depicted for the exterior elevations are CMU, fiber cement panels, faux wood, and metal.

The applicant shall construct sidewalk the length of the project area. The applicant proposed adequate site landscaping, with the exception of one waiver request.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. However, the existing street network should accommodate any increase in traffic caused by the development.

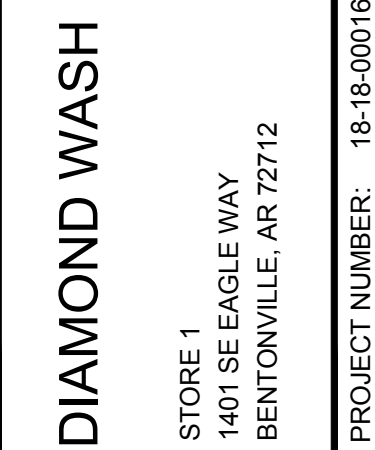
Waivers

One waiver requested:

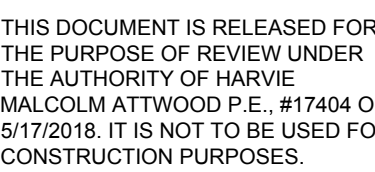
- A waiver from Article 1400, Section 1400.7, Perimeter Landscaping and Screening of the Subdivision Code. The applicant requests that they be exempt from the perimeter screening requirements along their southern lot line in order to provide shared access for future development. The exempted trees required along the southern lot line shall be planted elsewhere on the site.

Conclusion

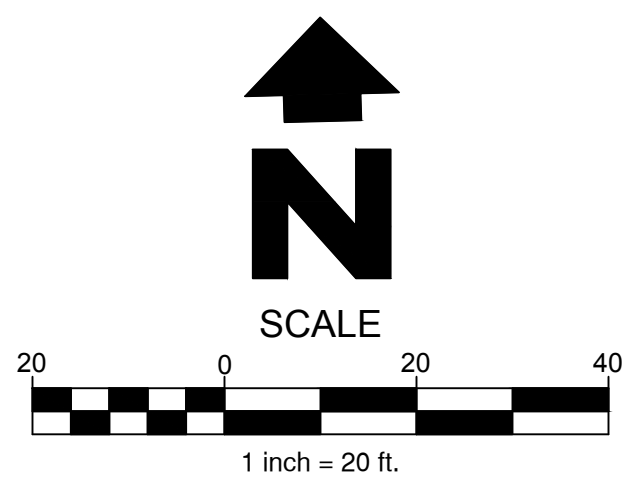
In conclusion, this large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver request.



STORE NO.:	1
DOCUMENT DATE:	5/17/2018
CHECKED BY:	HMA
DRAWN BY:	ENH



SHEET: C3.0



 PROPERTY LINE
 CURB & GUTTER
 FIRE LANE
 LIMITS OF PONDING

- 1N. TAPER CURB TO MATCH EXISTING
- 2N. TRANSITION CURB FROM 6" TO 0" OVER 2'
- 3N. DUMPSTER PAD & ENCLOSURE
- 4N. SAWCUT LINE - PROPOSED PAVING TO MATCH EXISTING SURFACE
- 5N. VACUUMS (PER MEP PLAN)
- 6N. KIOSKS (PER MEP PLAN)
- 7N. SECURITY ARMS (PER MEP PLAN)
- 8N. MONUMENT SIGN (PER SEPARATE PERMIT)
- 9N. RECLAIMED WATER AND IRRIGATION SYSTEM (PER MEP PLAN)
- 10N. LIGHTING (PER LIGHTING PLAN)
- 11N. PICNIC TABLE (PER OWNER)
- 12N. BENCH (PER OWNER (SEE NOTES THIS SHEET))
- 13N. STAMPED & STAINED CONCRETE (PER OWNER)
- 14N. KIOSK CANOPY (PER ARCH PLAN)
- 15N. VACUUM POWER SYSTEM PAD

1D. PARKING LOT STRIPING, SEE DETAIL 1/C3.1
TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 2/C3.1

 3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1

 4D. HEAVY DUTY CONCRETE, SEE DETAIL 4/C3.1

5D. TRAFFIC FLOW ARROWS, SEE DETAIL 5/C3.1
6D. FIRE LANE MARKING, SEE DETAIL 6/C3.1
7D. ADA RAMP IN SIDEWALK WITHOUT TRUNCATED DOMES, SEE
DETAIL 9/C3.1
8D. SITE SIGN BASE DETAIL, SEE DETAIL 7/C3.1

 9D. ASPHALT PAVING, SEE DETAIL 10/C3.1

10D. ADA RAMP IN SIDEWALK WITH TRUNCATED DOMES, SEE DETAIL
9/C3.1

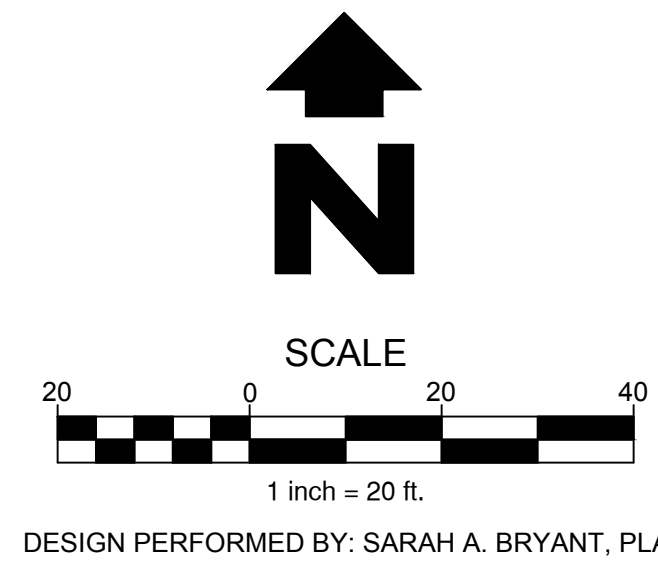
11D. EDGE TREATMENT FOR 2' CURB CUTS, SEE DETAIL 11/C3.1
12D. DO NOT ENTER SIGN DETAIL, SEE DETAIL 12/C3.1

PARKING COUNT	
REQUIRED:	5 PLUS 1/200 SF NET BUILDING OR 7 SPACES (2 ACCESSIBLE SPACES FOR 26-50 TOTAL PARKING SPACES)
PROVIDED:	28 PARKING SPACES (2 OF WHICH MEET ACCESSIBLE STANDARDS)

FRONT	50' 20'	WITH PARKING IN FRONT WITHOUT PARKING IN FRONT
SIDE	7' 30'	ADJACENT TO NON-RESIDENTIAL DISTRICT ADJACENT TO RESIDENTIAL DISTRICT
REAR	20' 30'	ADJACENT TO NON-RESIDENTIAL DISTRICT ADJACENT TO RESIDENTIAL DISTRICT

NOTES:

- PROPOSED USE OF CAR WASH IS PERMITTED WITHIN C-2 ZONING PER BENTONVILLE ZONING CODE APPENDIX A, TABLE OF PERMITTED USES.
- UNLESS OTHERWISE SHOWN, ALL CURB RADIUS SHALL BE 2'.
- CONTACT BENTONVILLE ELECTRICAL UTILITY DEPARTMENT AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BENTONVILLE ELECTRICAL UTILITY DEPARTMENT DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
- ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING
- PROPOSED BENCH SHALL BE A MINIMUM OF 6 FEET IN LENGTH AND VICTOR STANLEY "CLASSIC" (MODEL C-10) OR APPROVED EQUAL.
- DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING (SEE DETAIL SHEET C.3)



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
	AB	9	Trident Maple / Acer buergerianum 'Streetwise'™	B & B	2.5"Cal
	AT	4	Shantung Maple / Acer truncatum	B & B	2.5"Cal
	NS	10	Black Gum / Nyssa sylvatica 'Wildfire'	B & B	2.5"Cal
	QR	10	Red Oak / Quercus rubra	B & B	2.5"Cal
	TD	5	Bald Cypress / Taxodium distichum 'Shawnee Brave'™	B & B	2.5"Cal
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	FG	31	Blue Fescue / Festuca glauca 'Elijah Blue'	3 gal	
	PV	15	Switch Grass / Panicum virgatum 'Shenandoah'	5 gal	
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING
	SOD	22,359 sf	Bermuda Grass / Cynodon dactylon	sod	

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEED OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE:
SEEDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-6" IN PLANTING BEDS) (1"-2" FOR SEED SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES, SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

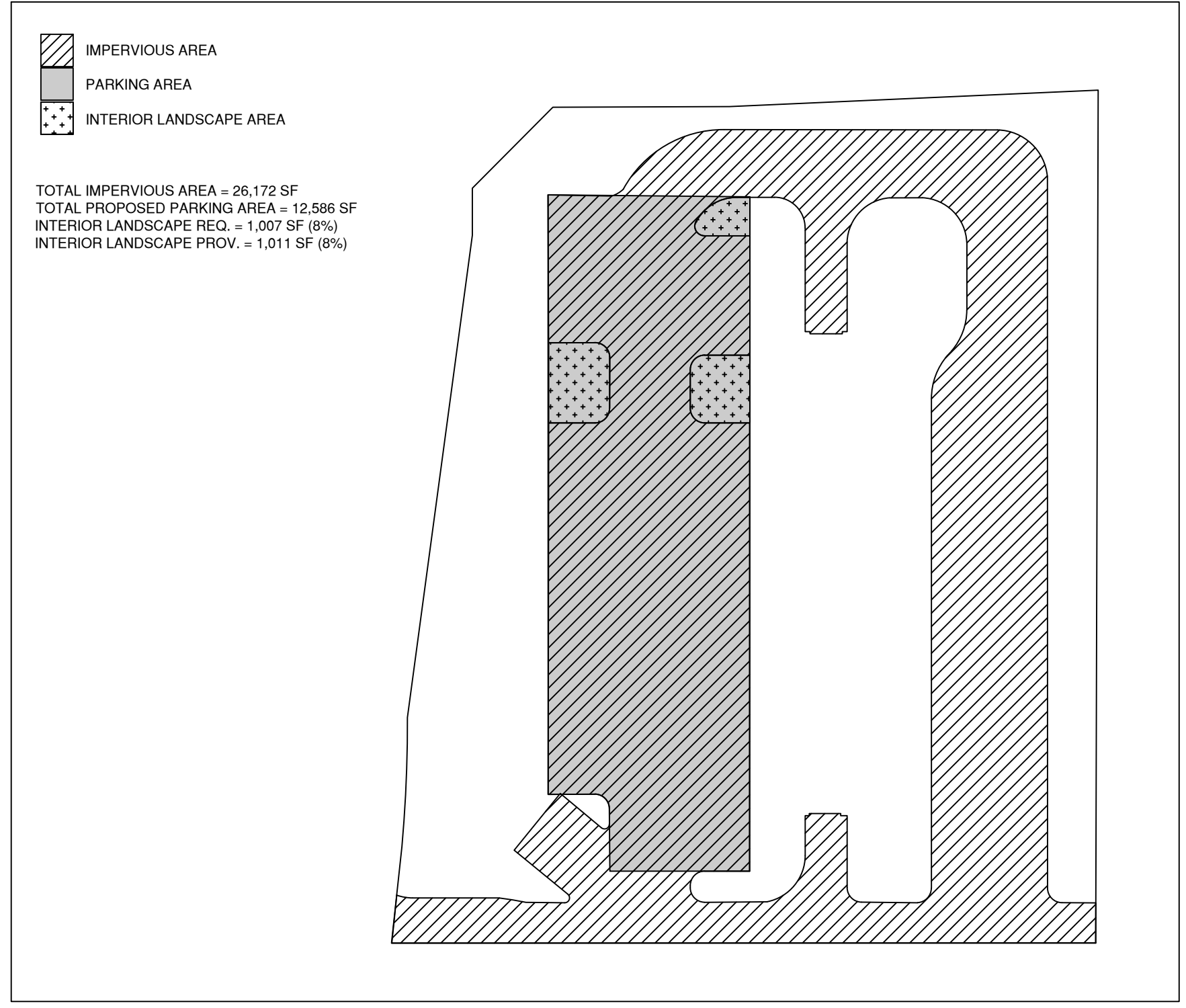
LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS

TO CREATE FAVORABLE CONDITIONS CONDUCIVE TO HEALTHY PLANT GROWTH, PLANTING ISLANDS SHALL BE EXCAVATED TO A DEPTH OF THREE FEET AND BACKFILLED WITH GRADE A SANDY LOAM TOPSOIL. A DRAINAGE PERK TEST SHALL BE PERFORMED PRIOR TO BACKFILLING TOPSOIL. SIX INCHES OF WATER SHALL BE PLACED IN EACH EXCAVATED HOLE. IF ALL OF THE WATER DOES NOT PERCOLATE OUT OF THE EXCAVATED HOLE WITHIN 24 HOURS, THEN DRAINAGE PIPE SHALL BE INSTALLED.

ALL EXISTING AND PROPOSED LANDSCAPING SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO IMPEDE ANY SIGHT TRIANGLES.



INTERIOR GREENSPACE EXHIBIT (NOT TO SCALE)

CITY OF BENTONVILLE PLANTING REQUIREMENTS:		REQ.	PROV.
STREET FRONTAGE BUFFER	20' WIDE LANDSCAPE STRIP TO INCLUDE R.O.W.	YES	YES
	1 SHADE TREE/20 LF OF FRONTAGE -SE EAGLE WAY = 252 LF / 20 LF = 12 TREES -14TH STREET = 187 LF / 20 LF = 9 TREES	12 TREES 9 TREES	12 TREES* 9 TREES
PERIMETER LANDSCAPE BUFFER	7' WIDE LANDSCAPE BUFFER AROUND SIDE AND REAR LOT LINES	YES	YES
	TYPE "D" BUFFER REQUIRED ALONG THE EASTERN AND SOUTHERN PROPERTY LINE -1 TREE / 50 LF WITH A MIN. OF 50% BEING SHADE TREES -EASTERN PROP. LINE = 263 LF / 50 = 5 TREES -SOUTHERN PROP. LINE = 219 LF / 50 = 4 TREES	5 TREES 4 TREES	5 TREES 4 TREES
INTERIOR PARKING LOT LANDSCAPING	8% OF THE INTERIOR PARKING AREA MUST BE GREENSPACE -12,589 SF PARKING AREA * 8% REQUIRED = 1,004 SF	8% OR 1,004 SF	8% OR 1,011 SF
	1 TREE/125 SF OF REQUIRED GREENSPACE -1,004 SF GREENSPACE / 125 SF = 8 TREES	8 TREES	8 TREES
	18' X 18' PLANTING ISLAND EVERY 15 SPACES AND AT TERMINUS OF EACH ROW -2 TREES IN EVERY INTERNAL ISLAND	YES	YES
	9' X 18' PLANTING ISLAND EVERY 15 SPACES ALONG EXTERIOR OF PARKING AREA -1 TREE IN EVERY EXTERNAL ISLAND	YES	YES

* TWO STREET TREES ARE BEING LOCATED INSIDE OF THE PROPERTY LINE DUE TO SIGHT TRIANGLES AND EXISTING UTILITIES

- CITY OF BENTONVILLE LANDSCAPE NOTES:**
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
 - TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
 - HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
 - WHERE POTENTIAL UTILITIES CONFLICT WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.



Color Palette (from Logo Design)

Color Palette

Brilliant Blue

Cool Gray 8c

Lt Gray

Cool Gray 11 C

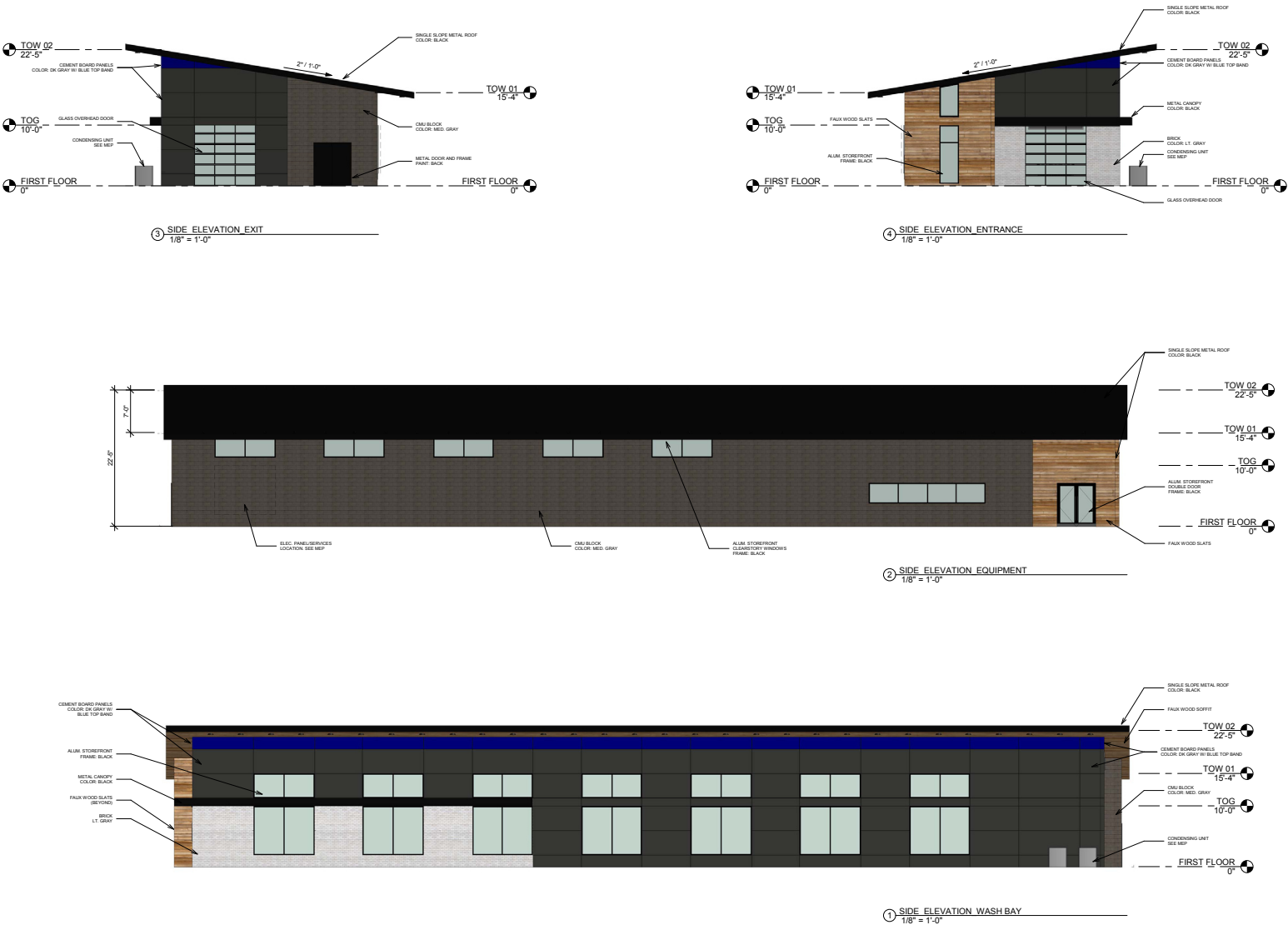
Med Gray

JH Iron Gray

Dark Gray

Black

White



18-18-00016 Phase 70 | 70.A



NE Corner_Entrance_View



Birdseye_View

- Glass
- Metal Panels
- Fiber Cement Board
- Masonry - Brick | CMU
- Exposed Structure
- Economy of Materials
- Unique Modern Design

Wall Materials



NICHIHA
fiber cement

Faux Wood Panels
Vintage Bark





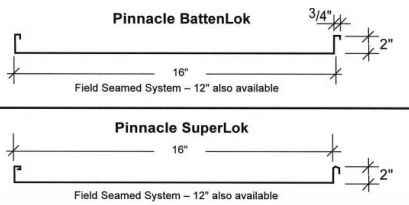
KAWNEER
AN ALCOA COMPANY



Alum Storefront

**final material and color selection are subject to change due to client approval, cost, and construction methods and product availability*

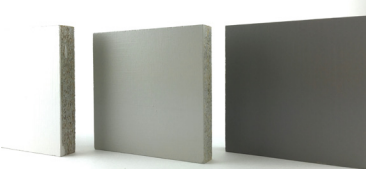
Metal Roof and Siding



Cement Board Panels
Dk Gray



JamesHardie



Glass Overhead Door

Color Palette

Brilliant Blue



Cool Gray 8c



Lt Gray

Cool Gray 11 C



Med Gray

JH Iron Gray



Dark Gray

Black



White



Metal Panel Roof
Black



Smooth Face Block
Med Gray



MIDWEST BLOCK & BRICK





Glen-Gery Brick
An Oldcastle® Company

Brick
Lt Gray



The Genuine. The Original.





May 18, 2018

RE: Diamond Wash
1401 SE Eagle Way
Bentonville, AR

Dear Planning Commission,

On behalf of the Diamond Wash, we request a waiver to Article 1400, Landscaping, Screening and Buffering, Section 1400.7, Perimeter Landscape Strip, Subsection 'A1' Width. This ordinance states that the perimeter landscape strip shall be a minimum of seven (7) feet. The Southern property line of this lot is encompassed with an access easement for ingress/egress purposes for our lot and the lot to our South. We are unable to provide the perimeter landscape buffer due to the access for our site being within this buffer. We have included the required buffer landscape elsewhere on our site to accommodate the ordinance as requested.

Please see included page C6.0 to see the proposed design.

Please contact me with any questions about this waiver request at (479) 273-7780x283.

Thank you for your consideration,


Chris Johnson
Program Manager

WAIVER REQUEST STAFF REPORT



Dharmadhikari

1203 SE 33rd Street

PC Date: 6/5/2018

Reviewer: Tyler Overstreet, Planner

Project Number	N/A
Applicant / Current Owner	Rohit Dharmadhikari and Padmavati Patil 2308 SW Penny Lane Bentonville, AR 72712
Site Area	+/- 1.39 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Sidewalk Waiver Sub. Code. Sec. 1100.6

Property Description

This property is located on SE 33rd Street. There is currently a home under construction on the site.

Waiver Request

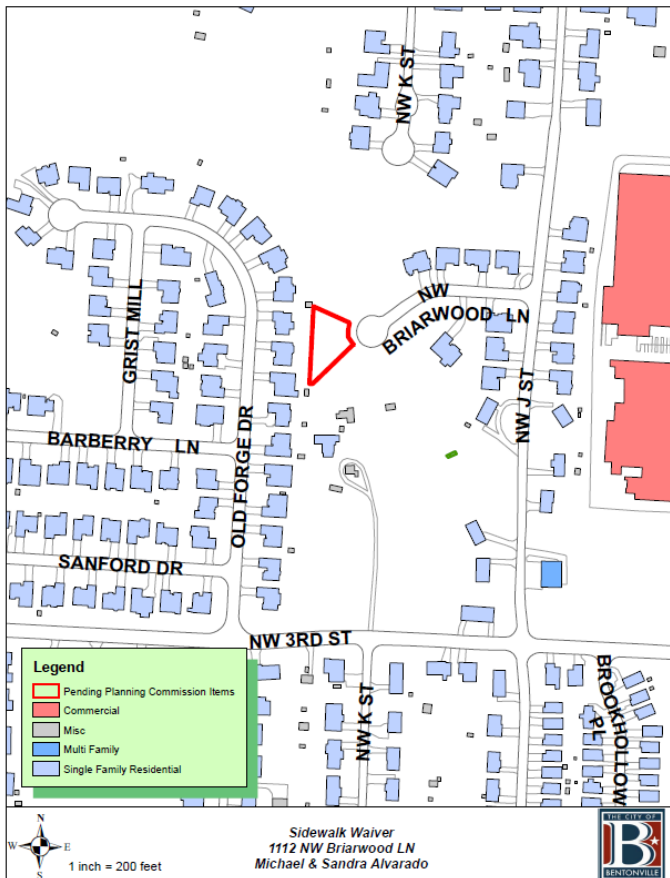
The applicant is requesting a waiver from Article 1100, Section 1100.6, Sidewalks, of the Subdivision Code which requires all new construction projects to construct a sidewalk that meets the requirements of the Master Street Plan.

Analysis

If the applicant constructed the required sidewalk, it would not connect to any existing adjacent sidewalk network. In addition, there is a high unlikelihood of adjacent parcels ever redeveloping or constructing sidewalk. Finally, construction of the sidewalk would require the removal of a large tree and other foliage.

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Rohit Dharmadhikari and Padmavati Patil
2308 SW Penny Lane Bentonville AR 72712

Jon Stanley

Planner, City of Bentonville
305 SW A Street
Bentonville AR 72712

Subject: Waiver request to the 'Sidewalks of the Subdivision Code' – 1100.6

Dear Mr. Stanley,

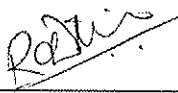
We are requesting a waiver to **Article 1100, Design Standards, Section 1100.6, Sidewalks of the Subdivision Code** for a new residence that will be assessed at **1203 SE 33rd St. Bentonville**. Per the plat submitted at the time of the construction permit, it's a stretch of **215 feet** along the south line of the property on the SE 33rd Street. We have included a part of the plat with this request for your review.

Here is why we are requesting the waiver:

1. Lack of connectivity to any existing sidewalk system.
2. Unlikelihood of any significant future connectivity to any potential sidewalks.
3. The house is situated on the only single family lot in the neighborhood and it is on the cul-de-sac part of the 33rd street.
4. A sidewalk - 5 feet wide and 15 feet from the center of the street would require removal of a large tree and numerous small to medium foliage.

So we request you to kindly waive the said requirement for this project.

Sincerely,


22 May 18
Rohit Dharmadhikari

 5/22/2018
Padmavati Patil