



**Planning Commission
Agenda
July 2nd, 2019**

- I. Call to Order**
- II. Approval of Minutes**
- III. New Business**

- 1. Glass Investments, LLC** **Rezoning***
(A-1, Agricultural to I-1, Light Industrial)
SW Rainbow Farm Road and HWY 112 ([RZ19-0017](#))
- 2. Walmart Properties, Inc.** **Rezoning***
(R-1, Single-Family Residential and I-2, Heavy Industrial to C-2, General Commercial)
SE 8th Street and Martin Luther King Parkway ([RZ19-0018](#))
- 3. Lots 1-2, Kindell Subdivision** **Lot Split**
4425 SW H Street ([LS19-0022](#))
- 4. New Office Facility** **Large Scale Development**
2403 SE J Street ([LSD19-0025](#))
- 5. Clarendon Heights Subdivision** **Preliminary Plat**
SW I Street ([PP19-0004](#))

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

Planning Commission
Minutes
June 18, 2019

Meeting called to order at 5:00 p.m. by Dana Davis, Vice Chairman.

Present: Dana Davis, Scott Eccleston, Jim Grider, Joe Haynie, Elaine Kerr, and Rod Sanders
Absent: Richard Binns
Staff: Ellen Norvell, Jon Stanley, Tyler Overstreet, and Ali Worley

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the minutes of June 4, 2019 as written
Approved 6-0

Consent Agenda

- | | |
|--|--------------------------|
| 1. Lots 6-7 of Cavness Subdivision | Lot Split |
| Southwest Crockett Street, LS19-0018 | |
| 2. Lot 6, Block 2 of Scoggan Subdivision | Property Line Adjustment |
| 448 SW C Street, PLA19-0015 | |
| 3. Garrison Village | Final Plat |
| Southwest Hasley Street, FP18-0008 | |

Approved 6-0

New Business

Item #1

Happy Hearts Early Learning Center, LLC: Conditional Use, Large Residential Childcare Facility, 2305 SW 15th Street, CUCC19-0001

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #2

Discovery Storage: Large Scale Development, Southwest Crockett Street, LSD19-0014

Tyler Overstreet reads the staff report.

Motion by Mr. Grider, seconded by Mr. Sanders to approve the Waiver Request: Stormwater Drainage Control Standards-Freeboard Requirements

Approved 6-0

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Building Material

Approved 6-0

Large Scale Development

Approved 6-0

Item #3

Lot 13 Building: Large Scale Development, 3301 SW Municipal Drive, LSD19-0019

Tyler Overstreet reads the staff report.

Mr. Davis asks if the articulation was updated. Mr. Stanley informed the Commissioners that the new site plan reflects the changes, but was not uploaded before the agenda was sent out.

Approved 6-0

Item #4

City U: Large Scale Development, 608 SE 3rd Street, LSD19-0021

Tyler Overstreet reads the staff report.

Nate Bachelor, representative, confirms all seven waiver requests were presented at Tech Review.

There is some discussion on the compact parking stalls.

Motion by Mr. Grider, seconded by Mr. Sanders to approve the Waiver Request: Standard 90-Degree Parking Space Size

Approved 6-0

There is some discussion on ensuring the decreased size of the maneuvering area does not affect fire access. Mr. Bachelor confirms that it does not.

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the Waiver Request: Adjacent Maneuvering Area for 90-Degree Parking Stalls

Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Building Design (Brenda Anderson, applicant, brought in samples to show the Commissioners.)

Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the Waiver Request: Street Frontage Buffer Landscaping

Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Haynie to approve the Waiver Request, Perimeter Landscape Strip

Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Interior Parking Lot Landscaping

Approved 6-0

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

Approved 6-0

Large Scale Development

Approved 6-0

Item #5

Hogwild III Parking Lot: Large Scale Development, 2914 SE I Street, LSD19-0024

Tyler Overstreet reads the staff report.

There is some discussion between staff and the Commissioners.

Motion by Mr. Grider, seconded by Mr. Haynie to approve the Waiver Request: Stormwater Drainage Control Standards-Freeboard Requirements

Approved 6-0

Large Scale Development

Approved 6-0

Item #6

Land Development Code Amendments

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Other Business

Mr. Overstreet informs the Commissioners of two In-House Large Scale Development Projects:

1. 22nd & J Street Signal
Southeast 22nd Street and Southeast J Street, LSD19-0023
2. Hogwild II Parking Lot
2914 SE I Street, LSD19-0022

There is also discussion on the driving tour on Monday, June 24th at 2:45pm.

Motion by Mr. Grider to adjourn.

Meeting adjourned

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

Ali Worley

REZONING STAFF REPORT



Glass Investments, LLC

SW Rainbow Farm Road and HWY 112

PC Date: 7/2/2019

Reviewer: Tyler Overstreet, AICP, Senior Planner

Project Number	RZ19-0017
Applicant / Current Owner	Glass Investments, LLC 1500 E Central Avenue Bentonville, AR 72712
Site Area	+/- 71.26 acres
Current Zoning	A-1, Agricultural
Requested Zoning	I-1, Light Industrial
Future Land Use Map Designation	Light Industrial

Property Description

This property is located at the northwest corner of SW Regional Airport Boulevard and SW Rainbow Farm Road. The property is currently zoned A-1, Agricultural. Adjacent zonings are R-1, Single-Family Residential to the north, R-O, Residential Office to the east, I-1, Light-Industrial to the south, and county land to the west.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Light Industrial. Light industrial areas typically include low-impact manufacturing and assembly, large-scale storage, and other similar uses with little or no impact on surrounding properties.

Analysis

The rezoning request can potentially be justified due to the site's compatibility with the Future Land Use Plan and adjacent light industrial uses to the south.

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

Location Map





May 24, 2019

City of Bentonville
315 SW A Street
Bentonville, AR 72712

RE: Parcel # 01-07932-000
Rezoning Request

Glass Investments, LLC is requesting to rezone approximately 71.26 acres located at the Northwest corner of Southwest Rainbow Farms Road and Highway 12 from Agricultural (A-1) to Industrial (I-1). The owners intend to develop a warehouse consistent with the adjacent Gateway Industrial warehouses. The intended use, signage, appearance and traffic will also be consistent with the existing Gateway warehouses as Crossmar intends to purchase it as an addition to the Gateway industrial development. A 15" sewer line exists on the North side and an 8" line runs along the east side of Highway 12. An additional sewer main is currently being extended through the center of the subject property. A 12" water line extends along the east of the parcel and an 8" line is assessable in the SE corner that the developer intends to connect to.

Respectfully,
Morrison Shipley Engineers, Inc.

Patrick Foy
Project Manager

I/we have received notice of the public hearing for the rezoning of the above described property and:

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

Reduced property value, blocking view, less privacy, noise & disturbance if business built/warehouse


Signature

Mary Heintz
Printed Name
4506 SW Alfalfa Ave, Bentonville
Physical Address
AR 72712

2219.0017

REZONING STAFF REPORT



Walmart Properties, Inc.

SE 8th Street and SE Martin Luther King Jr. Parkway

PC Date: 7/2/2019

Reviewer: Tyler Overstreet, AICP, Senior Planner

Project Number	RZ19-0018
Applicant / Current Owner	North Arkansas Wholesale Company, LLC PO Box 8050 MS 0555 Bentonville, AR 72712
Site Area	+/- 50.89 acres
Current Zoning	I-2, Heavy Industrial & R-1, Single-Family Residential
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial

Property Description

This property is located on SE Martin Luther King Jr. Parkway, south of E Central Avenue. The property is currently zoned I-2, Heavy Industrial and SE Martin Luther King Jr. Parkway. Adjacent zonings are I-2, Heavy Industrial to the north and east, and R-1, Single-Family Residential to the east and south.

Relationship to the General Plan

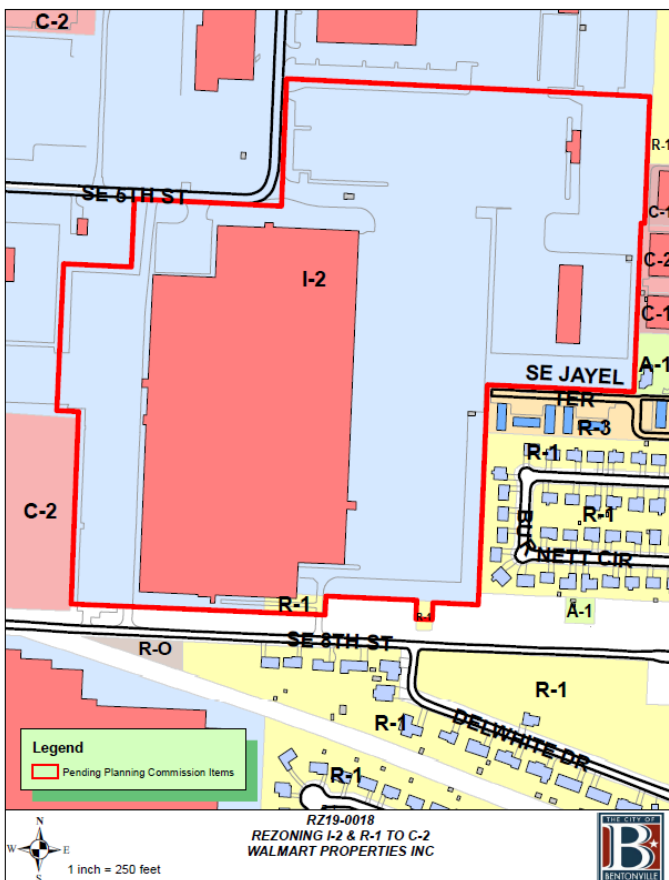
The Future Land Use Plan currently depicts this property as General Commercial. General commercial areas include uses that serve both neighborhood residents and persons from the larger region.

Analysis

The rezoning request can potentially be justified due to the site's compatibility with the Future Land Use Plan and adjacent commercial uses to the north and west.

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

Location Map





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 28, 2019

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, AR 72712

RE: Layout Center Rezoning Request
409 SE Martin Luther King Jr. Pkwy
RZ19-0018

To the City of Bentonville Planning Commission:

This is a rezoning request of parcels #01-00768-000, #01-00669-000, #01-00771-001, #01-02496-000, and #01-02497-000.

The current zoning and uses are noted below.

01-00768-000: I-2 Heavy Industrial
01-00669-000: I-2 Heavy Industrial
01-00771-001: I-2 Heavy Industrial
01-02496-000: R-1 Single Family Residential
01-02497-000: R-1 Single Family Residential

The current zoning designation for the properties identified in the rezoning application are heavy industrial and single family residential. We are requesting that the properties be rezoned to C-2 General Commercial, with the intent to bring forward a Large Scale Development (LSD). The owner (Wal-Mart Stores Inc.) intends to construct a new facility at this location. The C-2 district represents the appropriate zoning for the proposed use and will allow the most flexibility in developing the properties. Applicant is aware that the City of Bentonville will require the development to meet the commercial design standards including signage and architecture. This area is shown as general commercial on the city's current land use plan. The effect of property changes upon surrounding land uses is expected to be minimal since the zoning intensity will be reduced. Growth of commercial use in this area of the community is expected to continue. Minimal impact to traffic is expected since the new facility will generate less traffic than the existing facility. SE 8th Street is classified as an arterial and provides an east west connection between SE J Street and Moberly Lane. All required utilities are available at the site. There is a 24" waterline on the north side of the properties and the site is served by an 8" sewer line on the east side.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me via phone at (479) 273-9472 or email at jyoull@ceieng.com.

Respectfully submitted,
CEI Engineering Associates, Inc.

John Youll
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

LOT SPLIT STAFF REPORT



Lots 1-2, Kindell Subdivision

4425 SW H Street

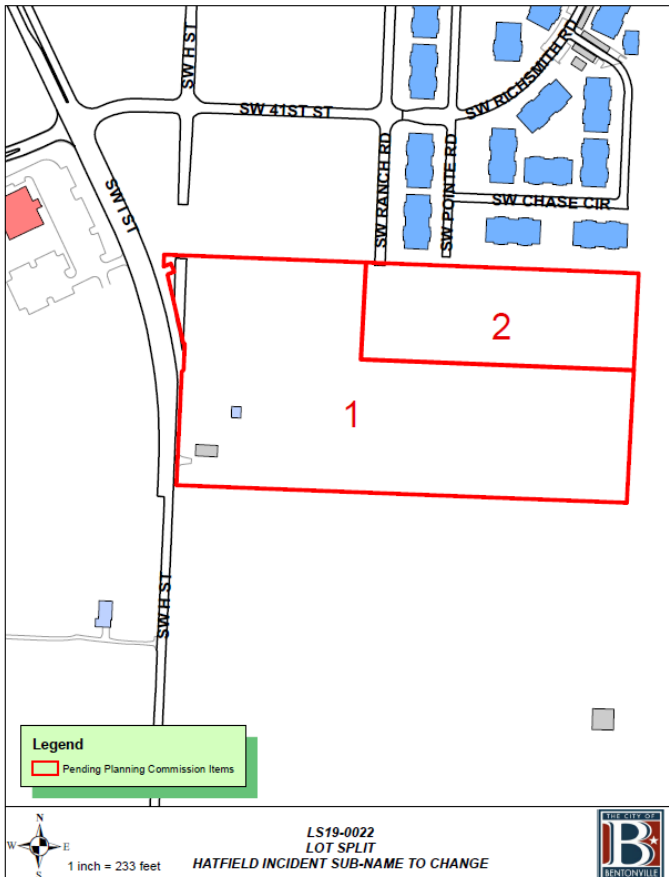
PC Date: 7/2/2019

Reviewer: Tyler Overstreet, AICP, Senior Planner

Project Number	LS19-0022
Applicant / Current Owner	Dustin Kindell 1670 Whippoorwill Lane Bentonville AR, 72712
Site Area	+/- 19.9 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estate

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

Location Map



Property Description

This approximately 20-acre property is located at 4425 SW H Street. The previously unplatted tract of land is currently zoned A-1, which exempts the property from many of the requirements of Article 600 of the Land Development Code.

Project Details

A lot split of previously unplatted property creating Lots 1 (+/- 14.9 acres) and 2 (+/- 5.0 acres) of Kindell Subdivision. The plat dedicates 25-foot utility easements along front property lines and 7.5-foot utility easements along shared lot lines.

Waivers

No waivers requested

Conclusion

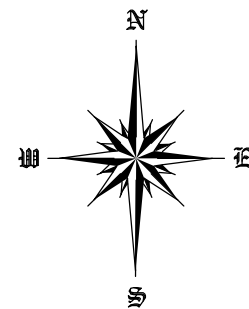
This lot split does meet the minimum requirements of the subdivision regulations. Should the applicant choose to split either lot further, additional requirements of the Land Development Code (such as right-of-way dedications) shall apply.

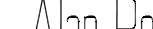
Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.



SHEET 2 OF 2	JOB NO. 19116	REVISIONS			 118 S. COLLEGE AVENUE FAYETTEVILLE, ARKANSAS 72701 479 444-5784 1 888 549 8784 arasurveying@sbcglobal.net	 ALAN REID & ASSOCIATES PROFESSIONAL LAND SURVEYORS BOUNDARY TOPO	DRAFTSMAN	JP / JC
		DATE	DESCRIPTION	BY			DATE	05/07/2019
		06/07/19	REVISIONS	JC			CHECKED	-
							SCALE	1" = 100'
							SHEET SIZE	18"x 24"
CHARLES S. HATFIELD REVOCABLE TRUST SW "H" STREET BENTONVILLE, ARKANSAS								
KINDELL SUBDIVISION- BENTONVILLE, ARKANSAS								

LARGE SCALE DEVELOPMENT STAFF REPORT



New Office Facility

2403 SE J Street

PC Date: 7/2/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0025
Applicant / Current Owner	2403 SE J Street, LLC 326 SW A Street, Suite 200 Bentonville, AR 72712
Site Area	+/- 7.68 acres
Current Zoning	I-1, Light Industrial
Future Land Use Map Designation	Office (O)
Development Type / Use	Office Facility

Property Description

This property is located on SE J Street, west of SE Otis Corley. The property is currently zoned I-1, Light Industrial and the Future Land Use Plan currently depicts the property as Office.

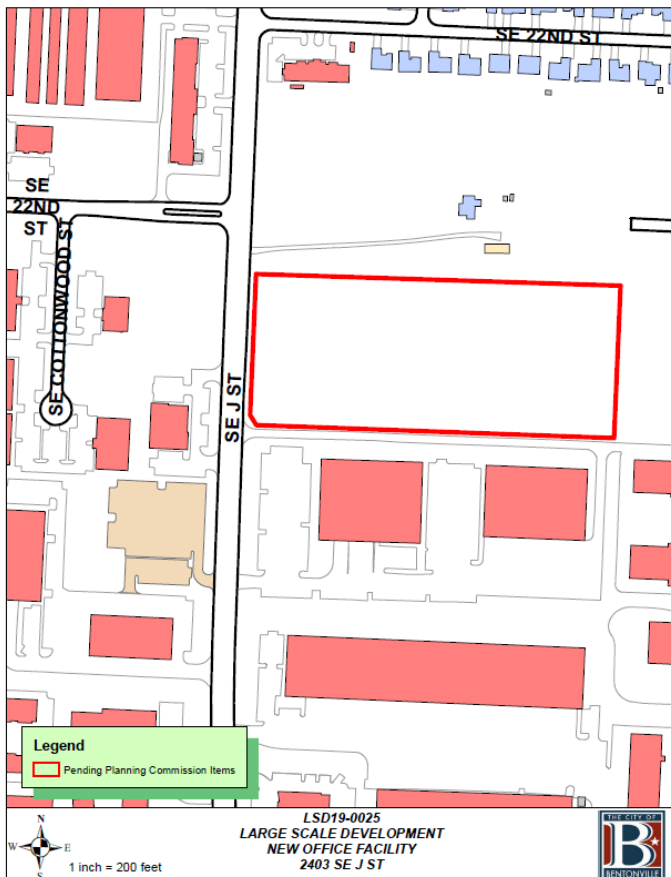
Project Details

A large scale development proposing the development of an approximately 90,000 square foot office facility, along with an adjacent, stand-alone parking facility. In total, the development provides 703 parking spaces.

The development shall provide sidewalk along SE Otis Corley. Benches and bike racks are depicted as the site amenities. The development currently depicts adequate landscaping. Architectural metal panel and brick veneer are the primary materials depicted on the exterior elevations.

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

Location Map



Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. However, the site's compliance with the parking and access management standards, as outlined within the Zoning and Land Development Codes, should accommodate any increases in traffic to the area.

Waivers

One Waiver Request:

- A Waiver from Article 1100, Section 1100.21.e, Building Material, of the Land Development Code. Ordinance requires that 75% of street-facing facades of industrial zoned properties be composed of a masonry product. The applicant proposes their western façade be composed of 52% architectural metal panel and 48% brick.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code, due to the waiver request. However, the site's above-minimum articulation, heavy glass utilization, and general compatibility with other industrial developments, may justify the waiver request.



MORRISON SHIPLEY

Civil Engineers

Planning Commission
City of Bentonville
305 S.W. "A" St.
Bentonville, AR 72712

June 17, 2019

**Re: *New Office Facility*
 2303 SE J Street
 *Building Material Waiver Request***

Dear Planning Commission:

On behalf of 2303 Southeast J Street, LLC, we respectfully request a waiver from City of Bentonville Code, Article 1100, section 1100.21, paragraph E on building materials that requires at least 75% of wall area, excluding glass, to be masonry. Our proposed design has a brick veneer first floor & brick veneer parapet above roof level with second & third floors that cantilever out past these brick elements. While the brick form provides an anchored solidity to the building, the cantilevered floors need to be differentiated in material. Because the floors project beyond the structure & to contrast the heaviness of the brick, this element should use a material that is perceived as lighter. To do this, we are proposing to use a standing seam architectural metal panel. The product is the 238T 24 gauge, 16" wide, symmetrical panel with concealed fasteners by McElroy Metal. The metal panel would be in a light to medium gray color to contrast the dark brick.

This proposed design consists of 48% brick & 52% metal panel. The metal panel provides a durable, modern finish to complement the traditional brick veneer. We believe this design & this material are consistent with other well received projects in our area that have improved our local development, & we ask for your permission for a variance on this material standard.

Please consider these waiver requests on the site development described. If you have any questions or need additional information, please feel free to call.

Sincerely,
Morrison Shipley Engineers, Inc.

Patrick Foy
Project Manager

June 2019

Large Scale Development Plans

for

NEW OFFICE FACILITY AT 2403 SE J STREET

Bentonville, Benton County, Arkansas

Owner/Developer
2303 Southeast J Street, LLC
Ramsay Bell
Bentonville, AR 72712
Phone: 479-640-6405

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0255K

Effective Date: June 05, 2012



2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com

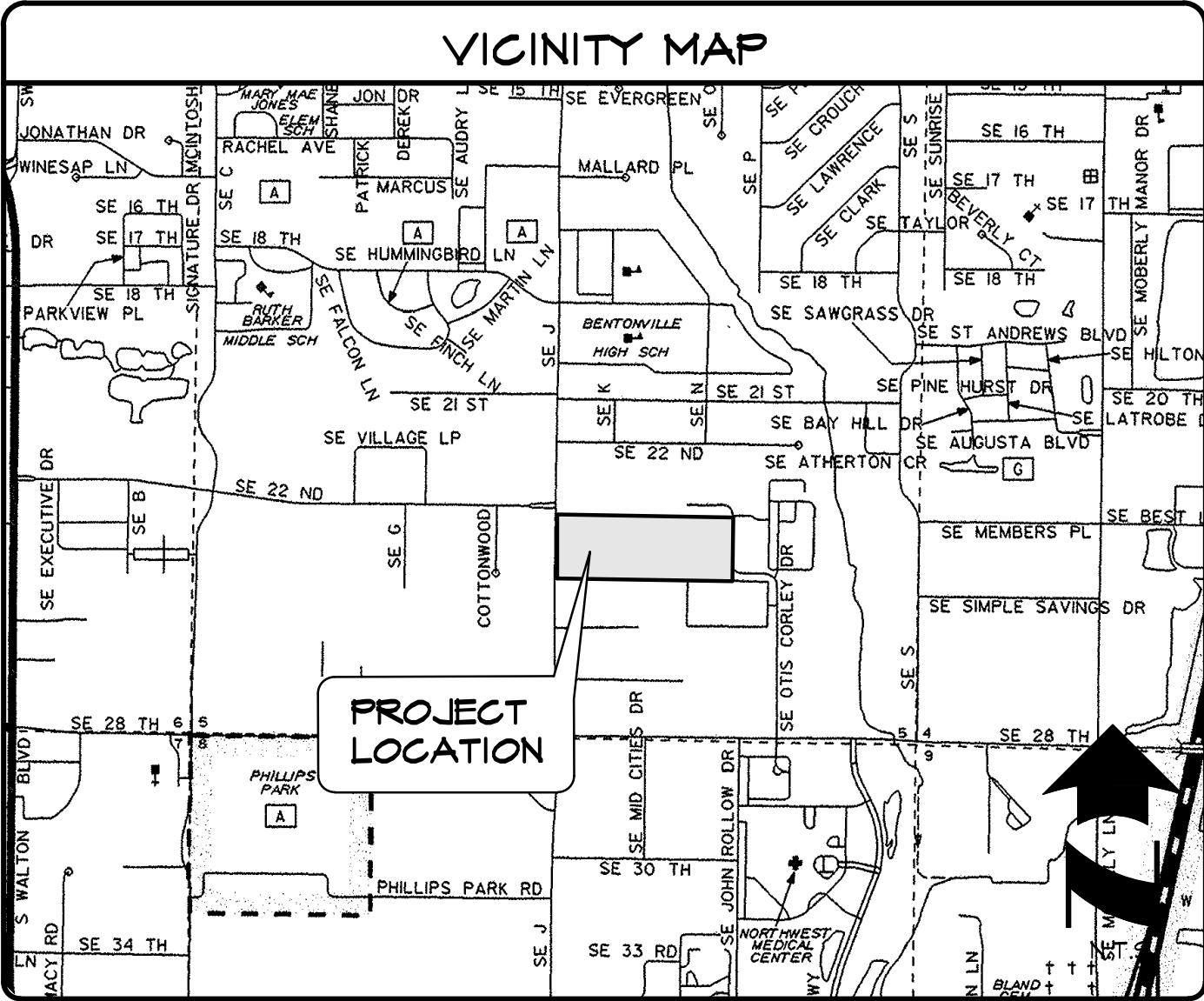
The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, and State Code shall govern these plans. If there are discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications shall rule, unless, approved in writing by the City Engineer.

To schedule an inspection or test with the City of Bentonville Engineering Department, inspections must be called in (479-271-3168) by the Engineer of Record 24 hours in advance before 10 am for an inspection the following day.

The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.

CITY ATLAS PAGE #445

Project # LSD19-0025



INDEX OF SHEETS

- | | |
|---|---|
| 1. Cover Sheet, Vicinity Map, & Index of Sheets | 11. Erosion Control Plan |
| 2. Alta Survey | 12. Erosion Control Details |
| 3. Site Demolition Plan | 13. Utility Plan |
| 4. Site Dimension Plan | 14. Miscellaneous Details |
| 5. Site Dimension Plan | 15. Miscellaneous Details |
| 6. Grading And Drainage Plan | 16. Outlet Structure Details |
| 7. Grading And Drainage Plan | 17. Miscellaneous Details |
| 8. Storm Drain Profiles SD Lines A,B,C,D, E, & G Sanitary Sewer Profile SS Line A | L1. Landscape Plan
* BWD Details
** BEUD Electric Details |
| 9. Storm Drain Profiles Line SD F, H, AND J | |
| 10. Erosion Control Plan | |

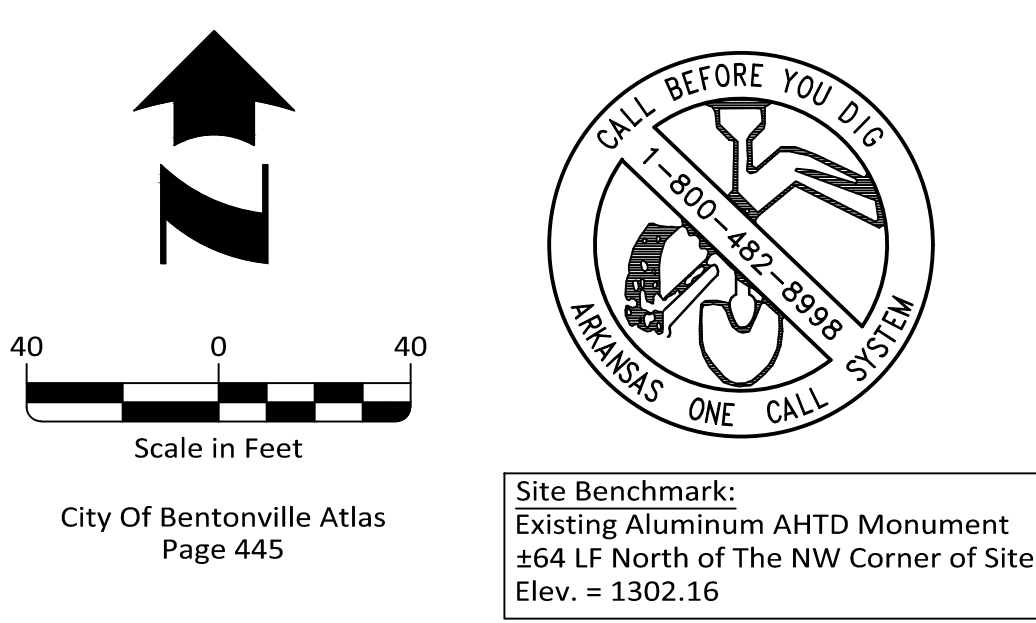
SITE UTILITY CONTACTS

NATURAL GAS BLACK HILLS ENERGY CONTACT: JOSH KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: 479-333-7005	CABLE TELEVISION COX COMMUNICATIONS CONTACT: KIP SMITH 4901 S. 48th STREET SPRINGDALE, ARKANSAS PHONE: 479-717-3796 EMAIL: kip.smith@cox.com
TELEPHONE AT&T CONTACT: SCOTT SEAMAN PHONE: 479-442-1967 CONTACT: LAYNE RHODES PHONE: 479-442-1977 627 WHITE ROAD SPRINGDALE, ARKANSAS 72766	WASTEWATER CITY OF BENTONVILLE CONTACT: NANCY BUSEN 1901 NE A STREET BENTONVILLE, ARKANSAS PHONE: 479-271-3160
WATER & SEWER CITY OF BENTONVILLE CONTACT: PRESTON NEWBILL 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712 PHONE: 479-271-3140	FIRE DEPARTMENT CITY OF BENTONVILLE CONTACT: BRENT BOYDSTON (FIRE CHIEF) 800 SW "A" STREET BENTONVILLE, ARKANSAS 72712 PHONE: 479-271-5927
ELECTRIC CITY OF BENTONVILLE CONTACT: CHARLIE BARNES 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: 479-271-3159	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 BENTONVILLE 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712	BUILDING INSPECTION PHONE: 479-271-3125
CITY ENGINEER/PLANNING CONTACT: ELLEN NORVELL PHONE: 479-271-5993	STORMWATER CONTACT: JANET PAITH PHONE: 479-271-5002 jpaith@bentonvillear.com
STREET DEPARTMENT CONTACT: TONY DAVIS PHONE: 479-271-3130	PUBLIC WORKS CONTACT: MIKE BENDER PHONE: 479-271-6720

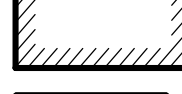
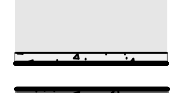
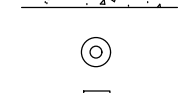
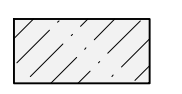
New Office Facility
At 2403 SE J Street



1. The Contractor Shall Be Solely And Completely Responsible For Constructing The Job Site, Including Safety Of All Persons And Property During All Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii are 5' Unless Otherwise Noted.
4. Contractor Shall Coordinate And Comply With All Utility Companies In The Project And Pay All Required Fees And Costs.
5. Unless Otherwise Noted, All Curb Shall Be 6" Type "A" Concrete Curb And Gutter. Refer To Detail Sheets.
6. See Architectural Plans For Exact Building Dimensions and Layout.
7. Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Specified.
8. Refer To Architectural Plans For Details Of The Proposed Entrance Signage.
9. All Construction Shall Conform To The City Of Bentonville Development Ordinance Regulations.
10. All Signage, Pavement Markings, And Striping Shall Conform To The Minimum Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
11. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within 5' Of Bentonville Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City Of Bentonville Details And Specifications.
12. All Outdoor Lighting Shall Have "Cut-Off" Fixtures In Accordance With The City Of Bentonville Requirements.
13. All Mechanical Equipment (Roof And Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.
14. All Signage Will Require a Separate Permit.
15. All Fencing Not Shown On Plans Will Require A Separate Permit.
16. Site / Utility Plan, "Contact BEUD At 479-271-3135 Before Performing Grading Within 5' Of Existing or Proposed Power Poles."
17. Site / Utility Plan, "BEUD Design Layout Drawing Takes Precedence Over Electric Information Shown On The Site Utility Plan."
18. Site / Utility Plan, "Electric Facilities Shall Be Installed In Accordance With The Latest Revision Of The Electric Specifications Found On The Website. The Contractor Is Responsible For Compliance With This Document."

* Includes HC Accessible Spaces

LEGEND

	Boundary Line		Existing Gas Meter
	Road Centerline		Existing Water Valve
	Right of Way Line		Existing Fire Hydrant
	Building Setback Line		
	Proposed Building		Existing Asphalt Pavement With Conc. Curb & Gutter
	Proposed Asphalt Pavement With 6" Type "A" Curb & Gutter		Existing Concrete, As Noted
	6" Type "A" Conc. Curb & Gutter		Existing Sewer Manhole
	Proposed Heavy Duty Concrete Dumpster Pad		Existing Electric Transformer
	Proposed Concrete Sidewalk		Existing Electric Meter
	Proposed Handicap Ramp, As Noted		Existing Drainage Manhole
	Proposed Sign, See Plan For Type		Existing Power Pole
	Accessible Parking Symbol		Existing Light Pole
	Proposed Fire Striping		Existing Water Meter
			Existing Fiber Optic Pedestal

MORRISON  **SHIPLEY**
ENGINEERS • SURVEYORS

2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2209 • morrisonshipley.com

NEW OFFICE FACILITY

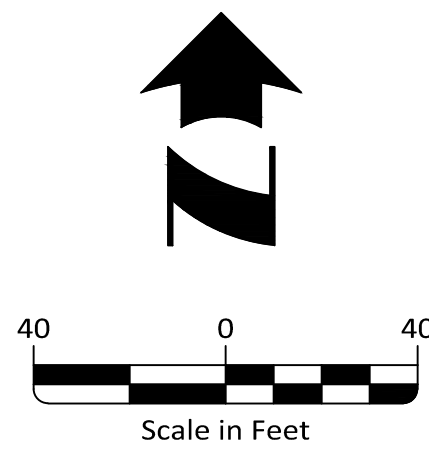
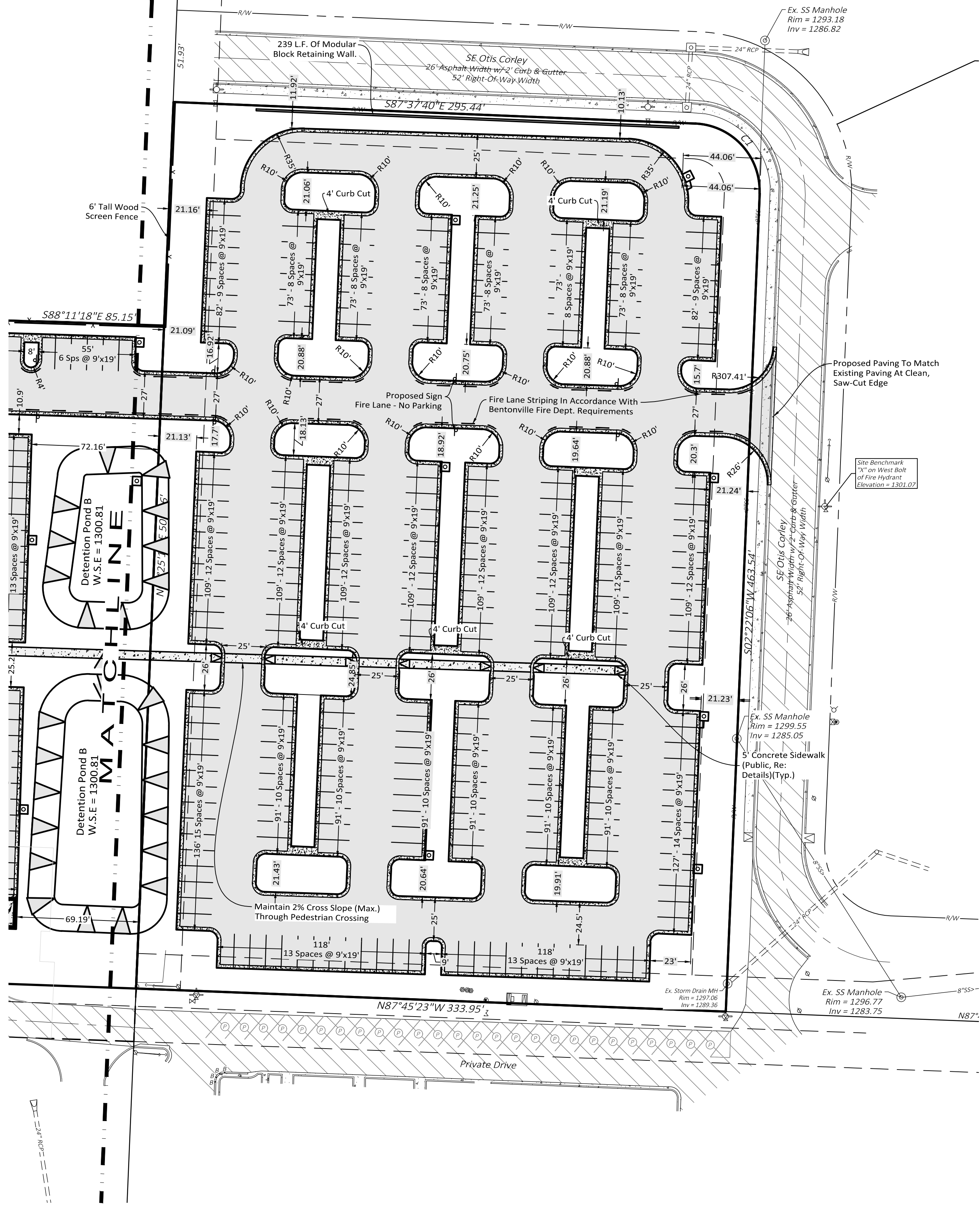
at 2403 SE J STREET

Bentonville, Benton County, Arkansas

SITE DIMENSION PLAN <i>Project # LSD19-0025</i> <i>Issued for Review - 06.17.19</i>

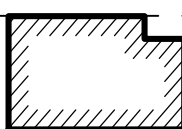
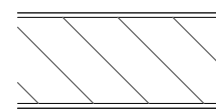
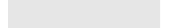
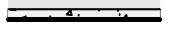
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4
of 17

Drawing Name: P:\SAV-01\DWG\SAV-01-Plan sheets.dwg Last Modified: Jun 17, 2019 - 10:56am Plotted on: Jun 17, 2019 - 11:02am by dwright



Site Benchmark:
Existing Aluminum AHTD Monument
±64 LF North of The NW Corner of Site
Elev. = 1302.16

LEGAL DESCRIPTION
Lots 1 and 2, Greenwich Village Condominiums, a Subdivision to the City of Bentonville, Benton County, Arkansas, as per plat filed for record in Plat Book 2005 at pages 1268 and 1269.

LEGEND			
	Boundary Line		Existing Gas Meter
	Road Centerline		Existing Water Valve
	Right of Way Line		Existing Fire Hydrant
	Building Setback Line		
	Proposed Building		Existing Asphalt Pavement With Conc. Curb & Gutter
	Proposed Asphalt Pavement		Existing Concrete, As Noted
	Proposed Asphalt Pavement With 6" Type "A" Curb & Gutter		Existing Sewer Manhole
	6" Type "A" Conc. Curb & Gutter		Existing Electric Transformer
	Proposed Heavy Duty Concrete Dumpster Pad		Existing Electric Meter
	Proposed Concrete Sidewalk		Existing Drainage Manhole
	Proposed Handicap Ramp, As Noted		Existing Power Pole
	Proposed Sign, See Plan For Type		Existing Light Pole
	Accessible Parking Symbol		Existing Water Meter
	Proposed Fire Striping		Existing Fiber Optic Pedestal

Revision	By	Date

MORRISON

**SHIPLEY**
ENGINEERS ■ SURVEYORS

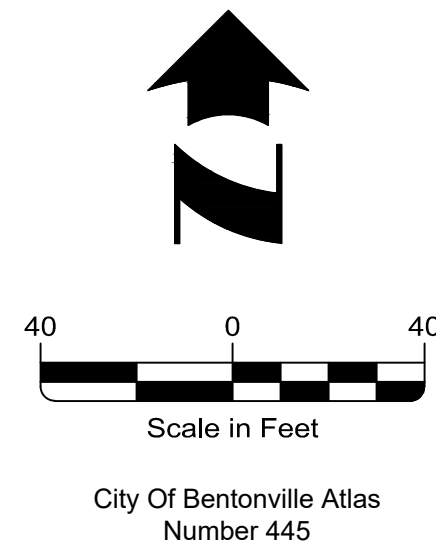
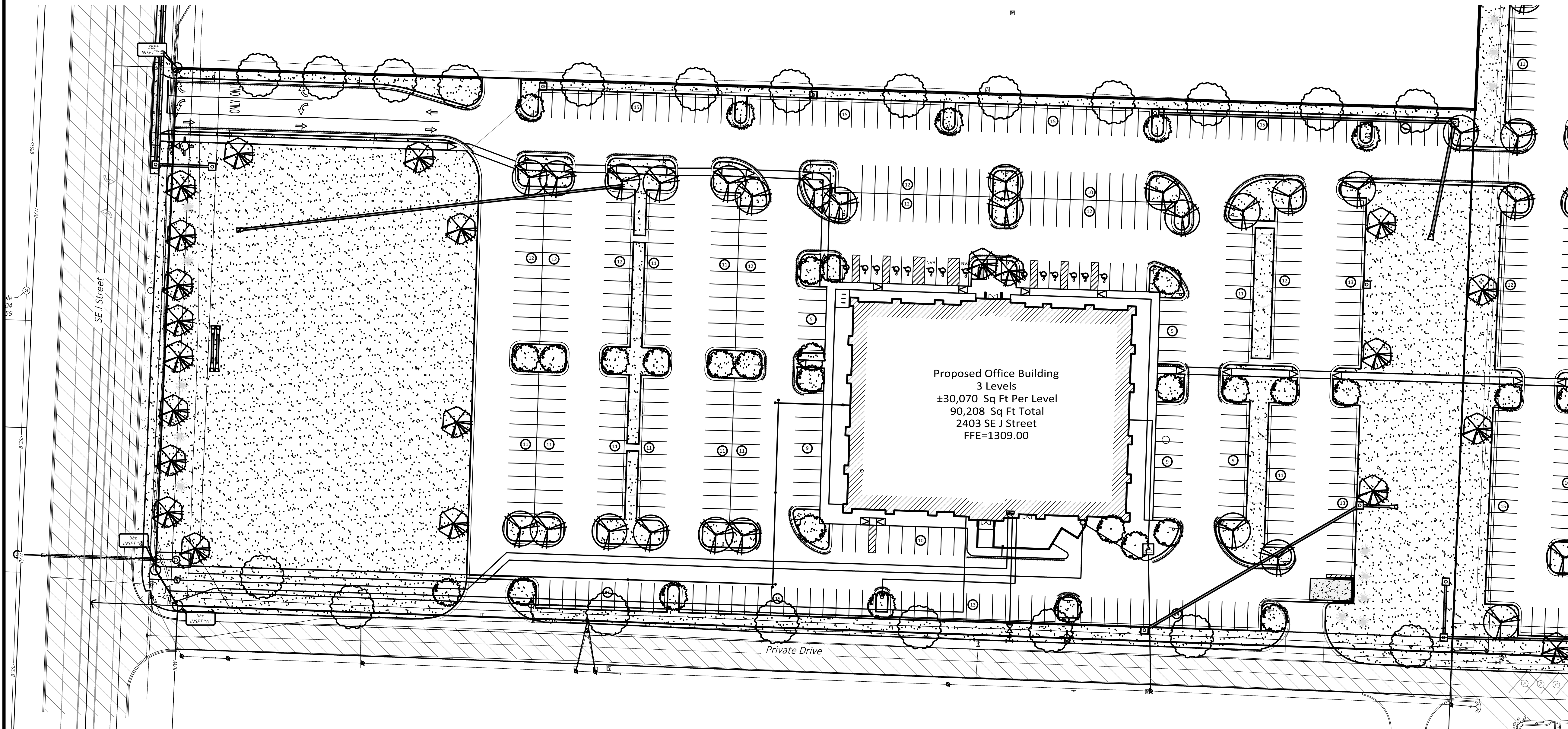
2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2208 ■ morrisonshipley.com

Drawn By: TJL	Vertical Scale: —
Approved By: PRF	Horizontal Scale: 1"=40'
Date: 05.28.19	Plotting Scale: 1
Project No.: SAV-01	Drawing Name: Plan Sheets

NEW OFFICE FACILITY
at 2403 SE J STREET
Bentonville, Benton County, Arkansas

SITE DIMENSION PLAN
Project # LSD19-0025
Issued for Review - 06.17.19

Sheet No.:
5
17
of



Site Benchmark:
Existing Aluminum AHTD Monument
±64 LF North of The NW Corner of Site
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PROPOSED LEGEND PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
21,600 S.Y.		BERMUDA SOD	
33		BLUE ATLAS CEDAR <i>Cedrus atlantica</i>	8" B&B AS SHOWN
34		NATCHEZ CRAPEMYRTLE <i>Cercis canadensis</i>	10' MULTI-TRUNK AS SHOWN
26		EASTERN REEBUD <i>Cercis canadensis</i>	2" CAL. / B&B AS SHOWN
32		OCTOBER GLORY MAPLE <i>Acer rubrum 'October Glory'</i>	2.5" CAL. / B&B AS SHOWN
40		CHINESE PISTACHE <i>Pistacia chinensis</i>	2.5" CAL. / B&B AS SHOWN
56		WILLOW OAK <i>Quercus phellos</i>	2.5" CAL. / B&B AS SHOWN

LANDSCAPE PLAN 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 WITH ANY WORK, CONTACT 1-800-482-8998.
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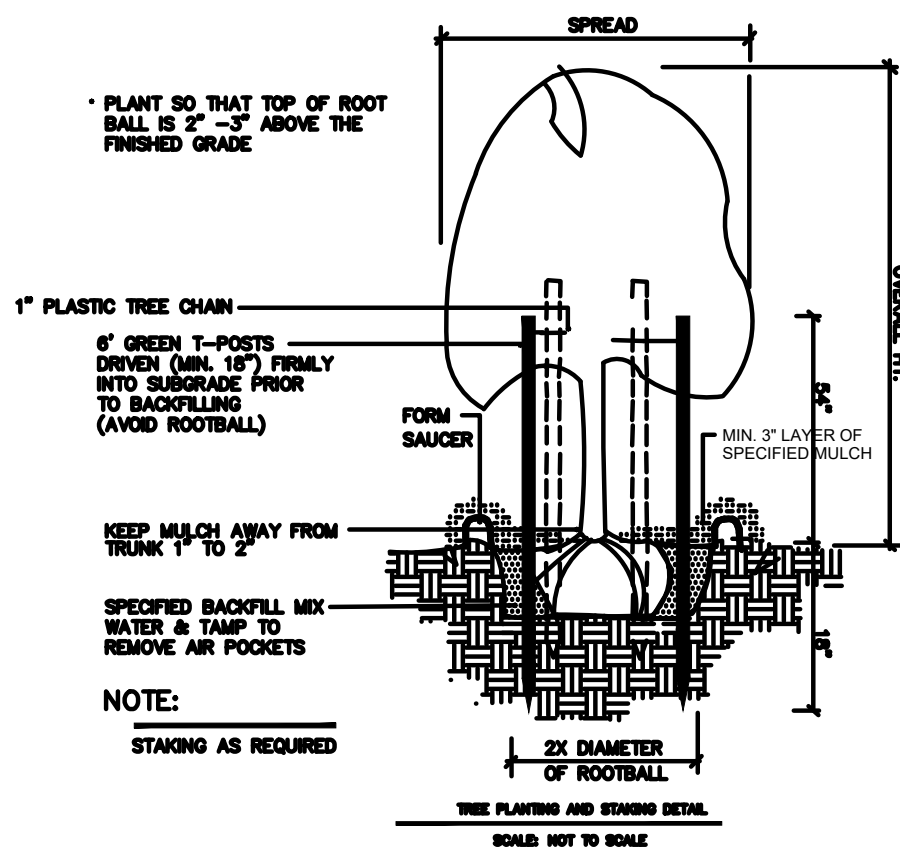
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1 TREE PER 25 LINEAR FEET OF STREET FRONTAGE
374 / 25 = 15 REQUIRED TREES
PROVIDED: 15 NEW TREES

PERIMETER LANDSCAPING
REQUIRED: 7' LANDSCAPE STRIP
PROVIDED: 7' LANDSCAPE STRIP
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INTERIOR PARKING LOT:
15% MINIMUM DEDICATED TO INTERIOR GREENSPACE
REQUIRED: 30,731 SF
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Drawn By:
T.J.L.

Approved By:
PRF

Date:
05.28.19

Project No.:
SAV-01

Vertical Scale:
-

Horizontal Scale:
-

Plotting Scale:
1

Drawing Name:
Plan Sheets

NEW OFFICE FACILITY at 2303 SE J STREET

Bentonville, Benton County, Arkansas

LANDSCAPE PLAN

Issued for Review - 05.28.19

Sheet No.:

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L2

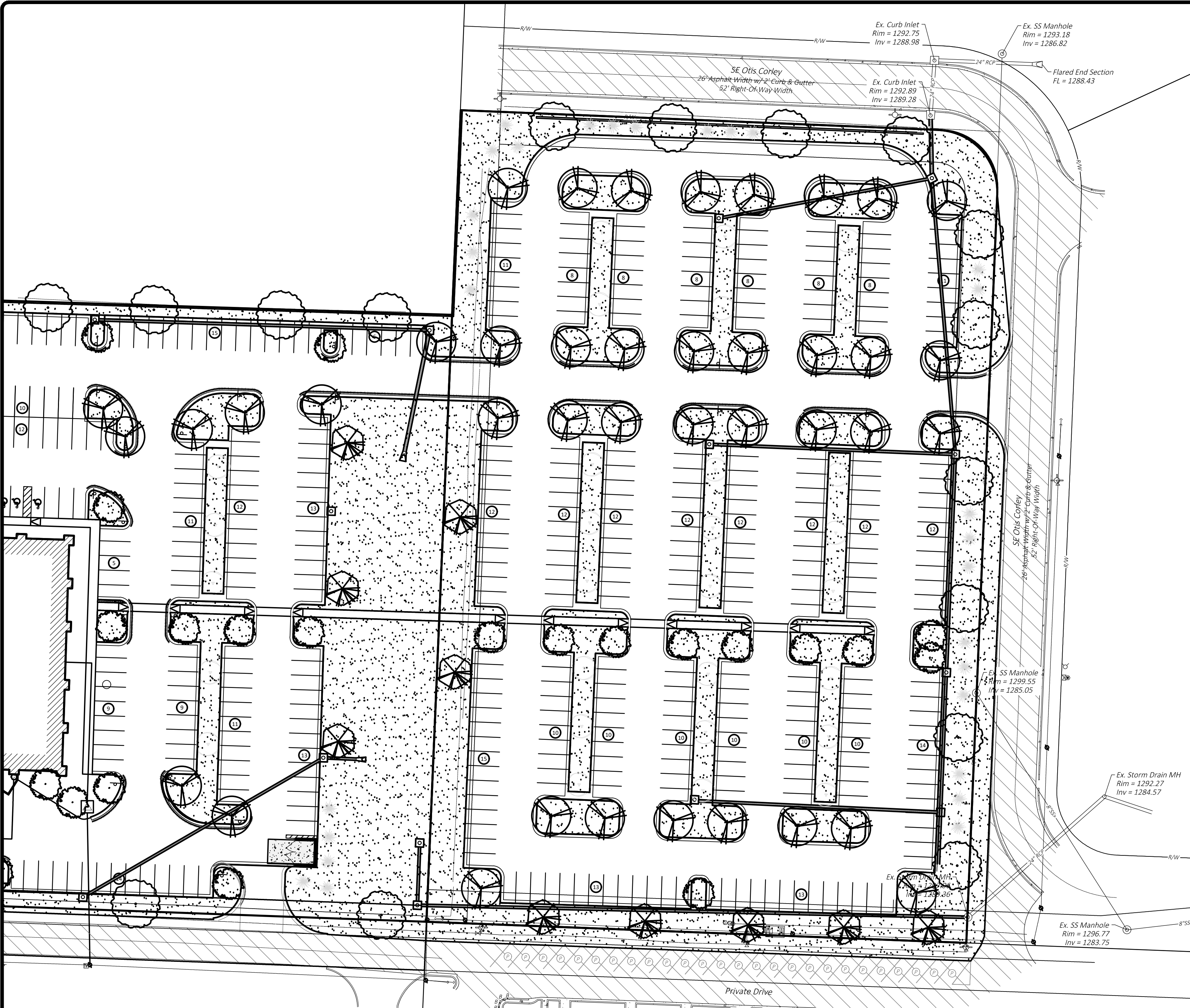
of

MORRISON SHIPLEY
ENGINEERS • SURVEYORS

2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2209 • morrisonshipley.com

PRELIMINARY
NOT FOR
CONSTRUCTION
6/7/19

Drawing Name: R:\GrayRock\19-207\Sheet\19-207p.dwg User: JTB Date: 05/28/2019 10:54am by JTB



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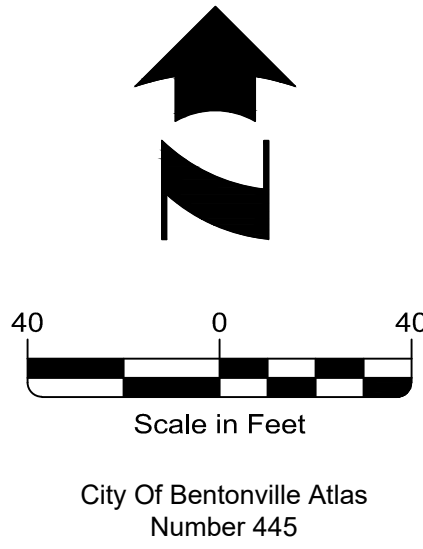
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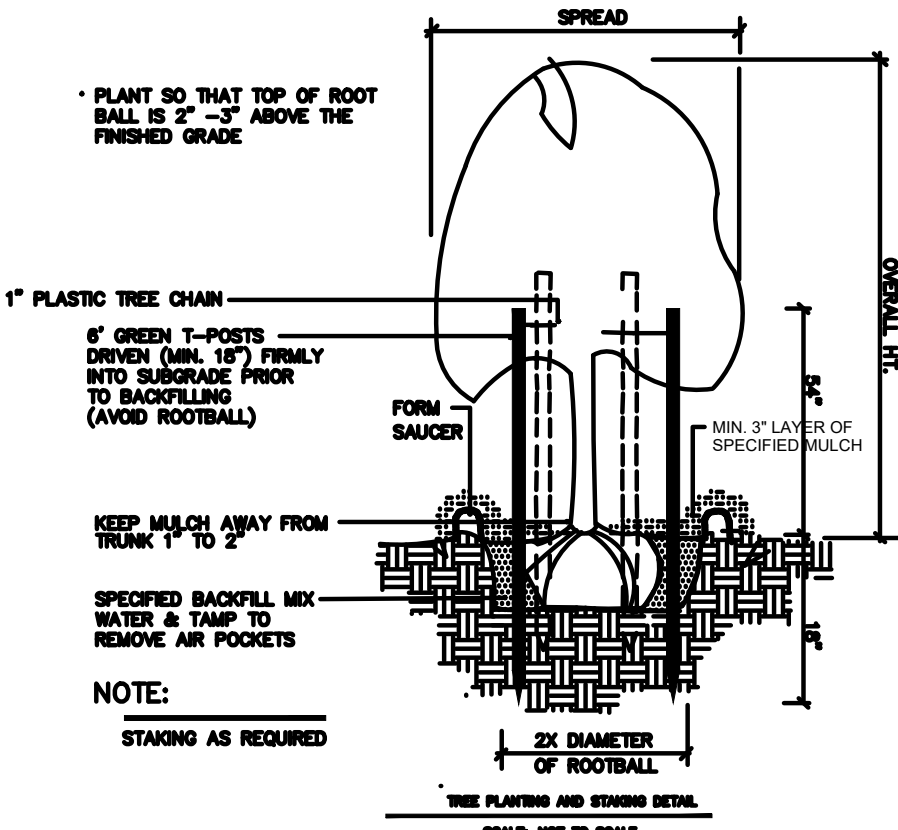
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GRAY ROCK, LLC.
LANDSCAPE ARCHITECTURE

5204 Village Parkway, Suite 11
Rogers, Arkansas 72758

www.grayrockconsulting.com
479.250.9131 office



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Revision	By	Date



2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com



Drawn By:
T.J.L.

Approved By:
PRF

Date:
05.28.19

Project No.:
SAV-01

Vertical Scale:
—

Horizontal Scale:
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Plotting Scale:
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Drawing Name:
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NEW OFFICE FACILITY
at 2303 SE J STREET

Bentonville, Benton County, Arkansas

LANDSCAPE PLAN

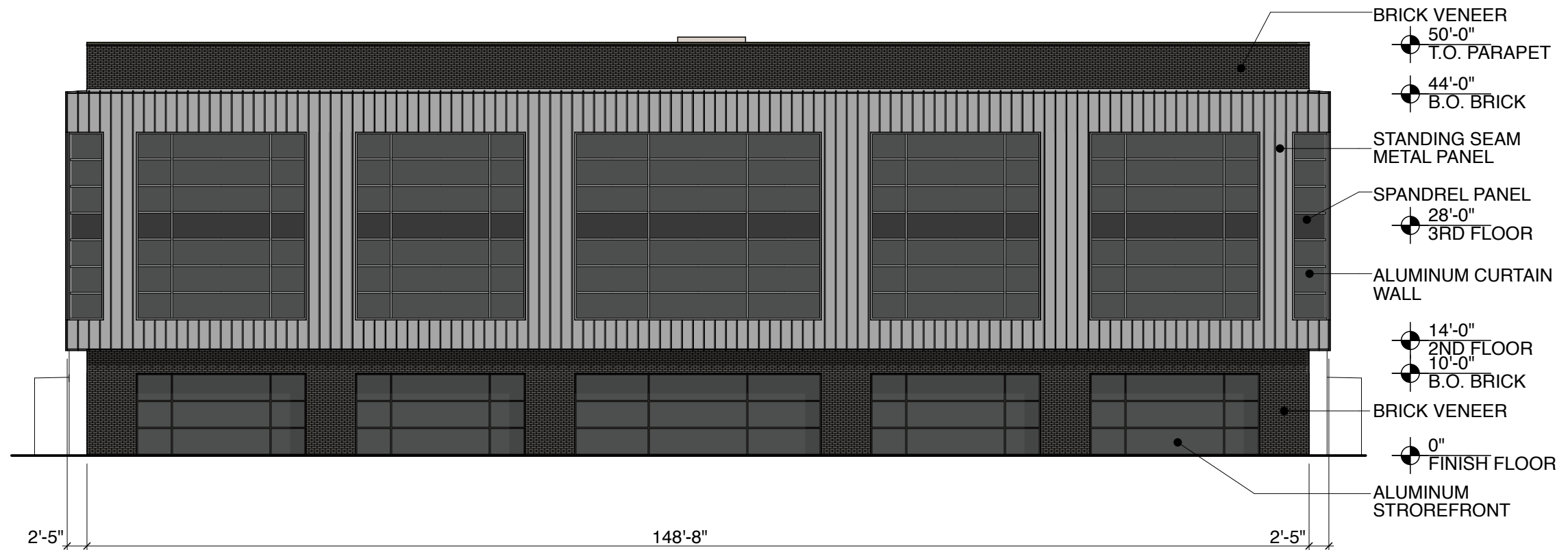
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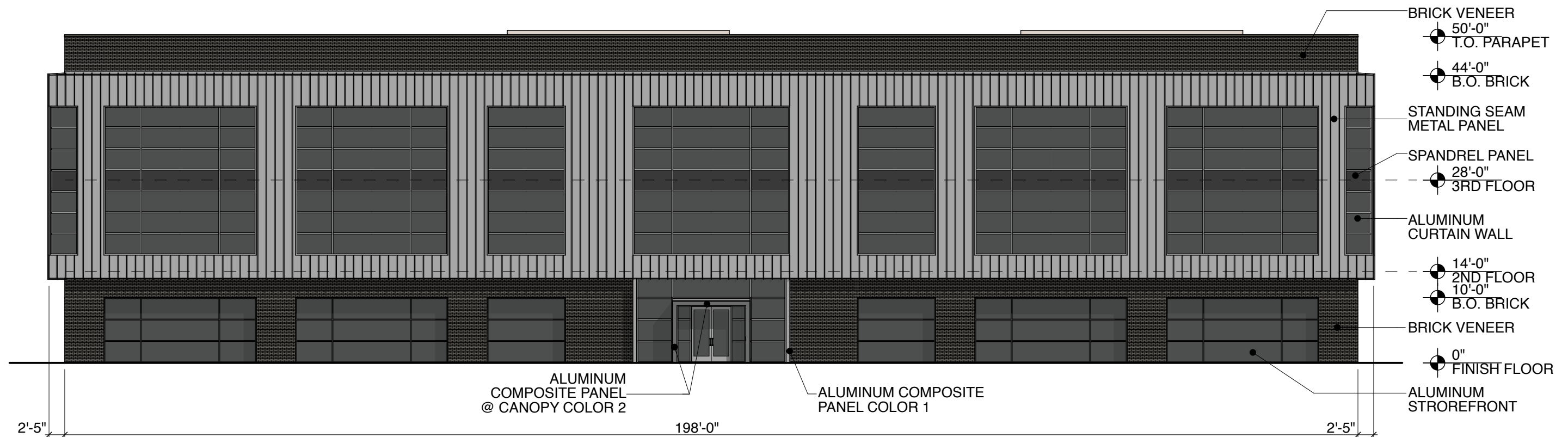
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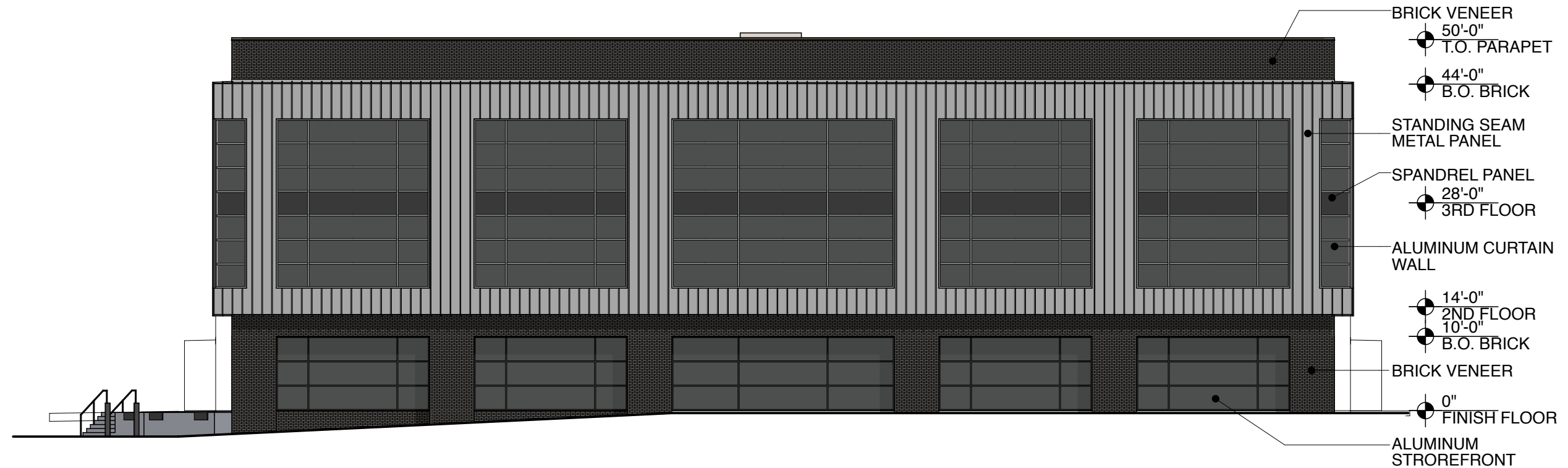
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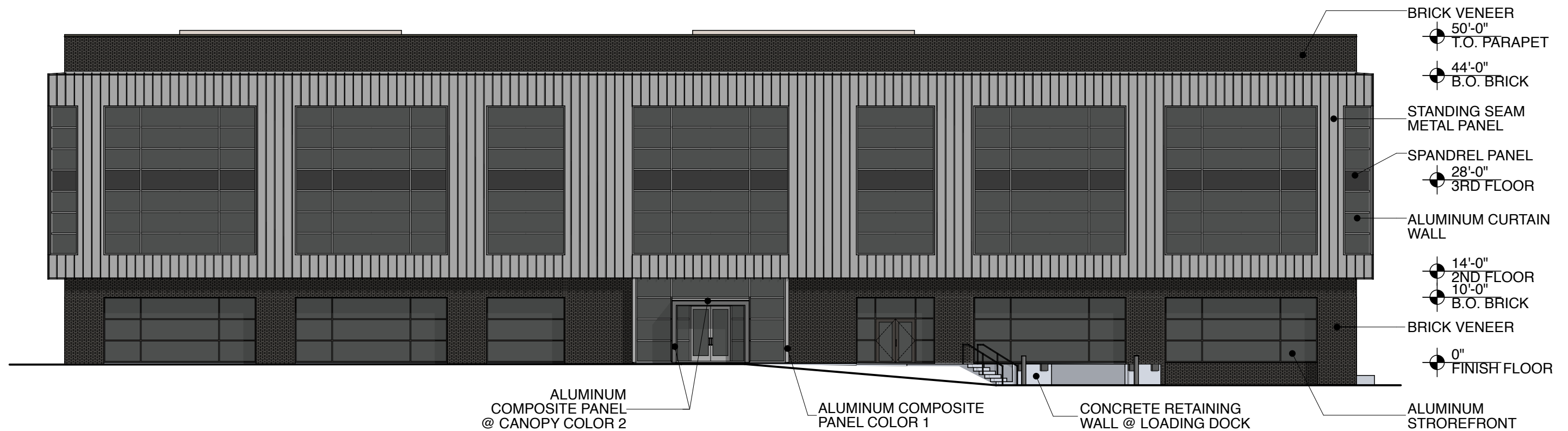
2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR WALL FINISHES

WALL	N	S	E	W	TOTAL	
BRICK	2470	2918	1860	1860	9108	48%
METAL PANEL	2913	2913	2026	2026	9878	52%
					18986	



1 NORTHWEST CORNER



2 SOUTHEAST CORNER

PRELIMINARY PLAT STAFF REPORT



Clarendon Heights Subdivision

SW I Street

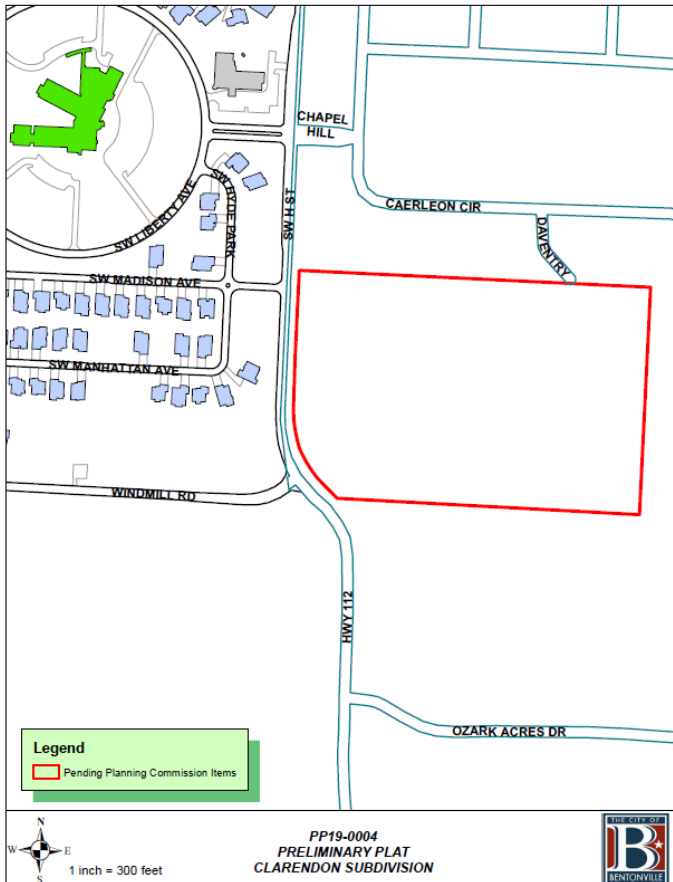
PC Date: 7/2/2019

Reviewer: Tyler Overstreet, AICP, Senior Planner

Project Number	PP19-0004
Applicant / Current Owner	Sewell Family Development, LLC 3051 N Chapel View Drive Fayetteville, AR 72703
Site Area	+/- 25.03 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	74
Subdivision Name	Clarendon Heights Subdivision

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

Location Map



Property Description

This property is located east of the intersections of SW H Street and Windmill Road. The site is currently zoned R-1, Single-Family Residential with a Future Land Use Plan designation of low-density residential.

Project Details

A preliminary plat to create Clarendon Heights Subdivision, a single-family subdivision with a total of 74 lots. The applicant shall provide adequate perimeter and street frontage landscaping per Section 1400.10, Residential tree planting required, of the Land Development Code. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to final platting.

Projected Traffic Impact

The proposed preliminary plat has the potential to adversely impact traffic in the area. However the applicant's proposed street improvements should accommodate any increases in traffic caused by the development.

Waivers

One Waiver requested:

- A Waiver from Article 1100, Section 1100.08.a, Stormwater Drainage Control Standards, of the Land Development Code. The Code states that all development must meet the grading and drainage requirements of the current Stormwater Drainage Control Standards of the City of Bentonville. The applicant requests the following waiver from the Stormwater Drainage Control Standards:
 - o Hydraulic Grade Line requirements; the applicant requests a 1.75-foot freeboard be accepted as opposed to the 2-feet required by ordinance.

Conclusion

This preliminary plat does not meet the minimum requirements of the City of Bentonville's Land Development Code, due to the waiver request.

NOTES

- **Street Names:** All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.
- **Conceptual Approval.** Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer and streets. The information submitted for the preliminary plat review process was reviewed for general concept only.



June 21, 2019

Mr. Peter Farmer
City of Bentonville
3200 SW Municipal Drive
Bentonville, AR 72712

Re: *Clarendon Heights Subdivision*
 Hwy 12
 Drainage - Waiver Request

Dear Mr. Farmer:

On behalf of Sewell Family Development, LLC we respectfully request a waiver from the Stormwater Management and Drainage Manual 2008, adopted by the City of Bentonville Planning Commission and City Council in December of 2008, Ordinance #2008-87.

The proposed development for the construction of public infrastructure for a 74-lot subdivision was submitted for approval by the Planning Commission on July 2, 2019.

Per the StormCAD calculations, as shown in the Drainage Report for this project, the Hydraulic Grade Line does not meet the requirement as set forth in the Bentonville Drainage Manual, Section 8.4.1 at one location, Area Inlet B22.

The storm system was revised to bring the velocities down under 12 fps, which took upsizing pipes. Even after upsizing the pipes to accommodate this, the HGL was not fixed at B22 to meet 2' of freeboard, however we are providing 1.75' of freeboard with the revision.

2407 SE Cottonwood Street, Suite 1
Bentonville, AR 72712
(479) 273-2209

In conclusion, based on the stated findings, it is our opinion that the elevation of the Hydraulic Grade Line as shown will not adversely affect this site and that the 0.4% slope should be approved due to the utility crossings. Please consider this waiver request on the future site development described. If you have any questions or need additional information, please call.

Sincerely,
Morrison Shipley Engineers, Inc.

A handwritten signature in blue ink, appearing to read "Patrick Foy", is written over a horizontal line.

Patrick Foy,
Project Engineer

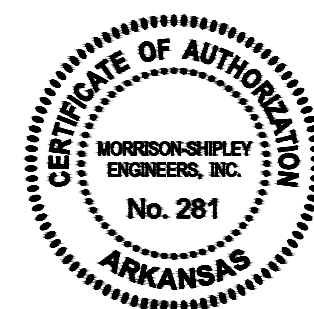
Plotting Name: P:\91FD-C\DW91FD-C\ Cover, Index, Typ Sec.dwg Last Modified: Jun 12, 2019 - 3:57pm Plotted on: Jun 13, 2019 - 6:14pm by tlunsford

Bentonville, Benton County, Arkansas

Owner/Developer
Sewell Family Development, LLC
1315 Chancery
Cave Springs, AR. 72718
Tel: (479-445-8610)

Effective Date: June 5, 2012

FOR
REVIEW



MORRISON SHIPLEY
ENGINEERS • SURVEYORS

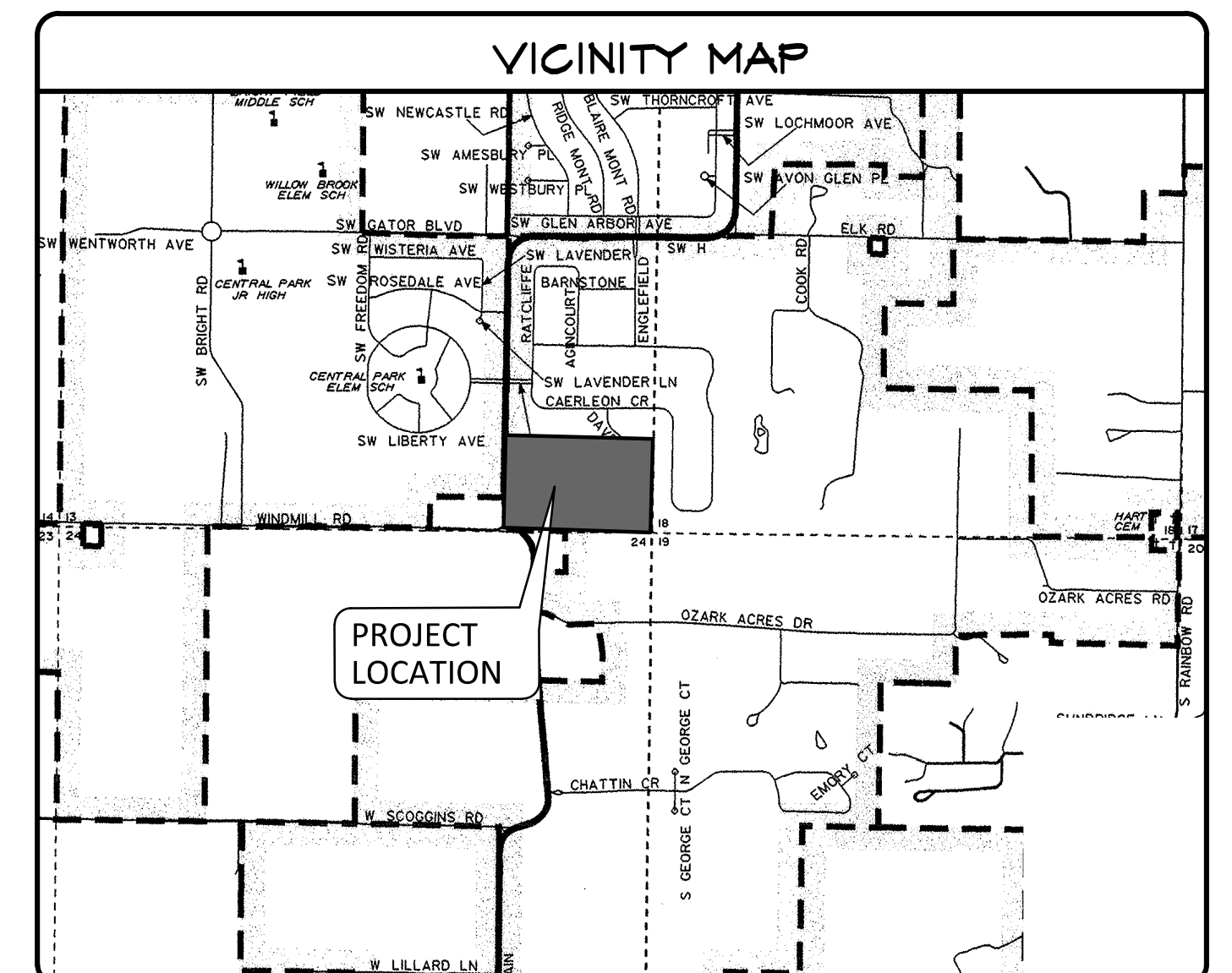
2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshopley.com

The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, and State Code shall govern these plans. If there are discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications shall rule, unless, approved in writing by the City Engineer.

To schedule an inspection or test with the City of Bentonville Engineering Department, inspections must be called in (479-271-3168) by the Engineer of Record 24 hours in advance before 10 am for an inspection the following day.

CITY OF BENTONVILLE PROJECT #PP19-0004

CITY ATLAS PAGE #526



SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: 479-333-7005

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: KIP SMITH
4901 S. 48th STREET
SPRINGDALE, ARKANSAS
PHONE: 479-717-3796
EMAIL: kip.smith@cox.com

TELEPHONE
AT&T
CONTACT: SCOTT SEAMAN
PHONE: 479-442-1967
CONTACT: LAYNE RHODES
PHONE: 479-442-1977
627 WHITE ROAD
SPRINGDALE, ARKANSAS 72766

WASTEWATER
CITY OF BENTONVILLE
CONTACT: NANCY BUSEN
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: 479-271-3160

WATER & SEWER
CITY OF BENTONVILLE
CONTACT: PRESTON NEWBILL
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: 479-271-3140

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: BRENT BOYDSTON (FIRE CHIEF)
800 SW "A" STREET
BENTONVILLE, ARKANSAS 72712
PHONE: 479-271-5927

ELECTRIC
CARROLL ELECTRIC
CONTACT: RYAN BUTLER
920 HWY 62 SPUR
BERRYVILLE, AR 72616
PHONE: 1-800-432-9720 EXT. 1415
EMAIL: rbutler@carrollecc.com

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 BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712

CITY ENGINEER/PLANNING
CONTACT: ELLEN NORVELL
PHONE: 479-271-5993

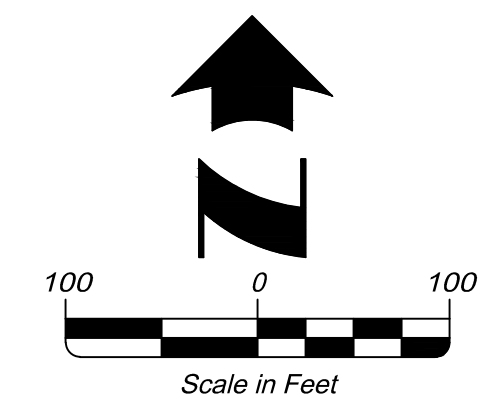
BUILDING INSPECTION
PHONE: 479-271-3125

STREET DEPARTMENT
CONTACT: TONY DAVIS
PHONE: 479-271-3130

STORMWATER
CONTACT: JANET PAITH
PHONE: 479-271-5002
jpaith@bentonvillear.com

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: 479-271-6720

CLARENDON HEIGHTS



OVERALL LAYOUT

FOR
REVIEW

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com

PRELIMINARY PLAT

CLARENDON HEIGHTS

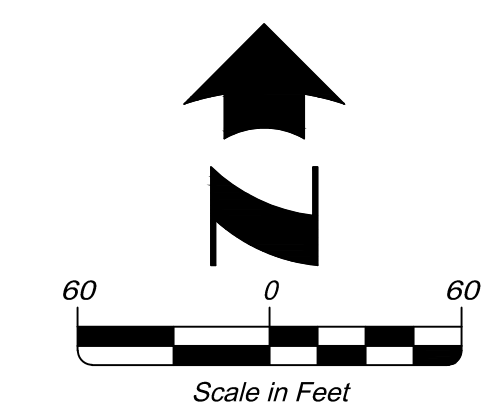
Project #: SFD-01

Drawn By TJL
Checked By BWF

Date: June 17, 2019

Sheet 2 of 4

Drawing Name: P:\SFD-01\DWG\SFD-01 PrefPlot.dwg Last Modified: Jun 12, 2019 - 4:12pm Plotted on: Jun 13, 2019 - 6:11pm by blunsford



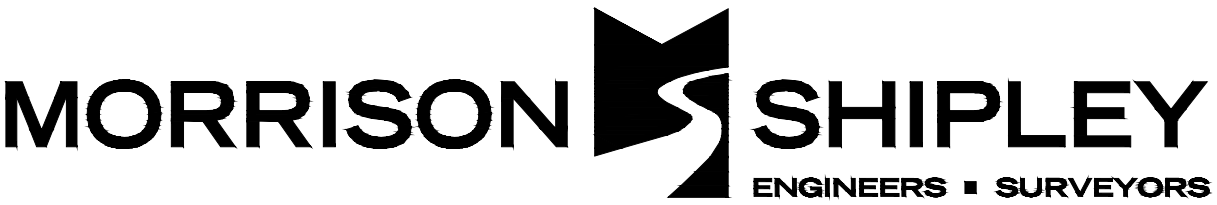
LEGEND

- Existing Right-of-Way
- Property Line
- Proposed Centerline Alignment
- Proposed Easement Line
- Proposed Right-of-Way
- Existing Rebar
- Set Rebar
- Existing Nail

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	5.16'	220.00'	2.58'	N 55° 08' 54" E	5.16'
C2	16.34'	330.00'	8.17'	S 43° 20' 03" E	16.34'
C3	90.31'	330.00'	45.44'	S 34° 04' 32" E	90.03'
C4	47.78'	330.00'	23.93'	S 22° 05' 16" E	47.74'
C5	130.31'	270.00'	66.45'	S 30° 55' 34" E	129.05'
C6	160.45'	479.72'	80.98'	S 07° 31' 06" E	159.70'
C9	156.59'	100.00'	99.52'	S 42° 00' 50" E	141.08'
C10	39.27'	25.00'	25.00'	S 42° 14' 28" E	35.35'
C11	39.27'	25.00'	25.00'	S 47° 45' 32" W	35.36'
C12	39.31'	25.00'	25.04'	N 42° 11' 43" W	35.38'
C13	39.23'	25.00'	24.96'	S 47° 48' 17" W	35.33'
C14	39.31'	25.00'	25.04'	N 42° 11' 43" W	35.38'
C15	39.23'	25.00'	24.96'	S 47° 48' 17" W	35.33'
C16	39.31'	25.00'	25.04'	N 42° 11' 43" W	35.38'
C20	39.15'	25.00'	24.88'	N 42° 00' 50" W	35.27'
C21	39.39'	25.00'	25.12'	N 47° 59' 10" E	35.44'
C22	39.15'	25.00'	24.88'	S 42° 00' 50" E	35.27'
C23	39.39'	25.00'	25.12'	N 47° 59' 10" E	35.44'

Line Table		
Line #	Bearing	Length
L1	S 86° 52' 33" E	89.46'
L2	S 44° 45' 09" E	37.81'
L3	S 86° 52' 46" E	85.78'
L4	N 54° 28' 37" E	53.54'
L5	S 86° 52' 33" E	27.77'
L6	S 02° 41' 59" W	92.40'
L7	S 54° 28' 37" W	25.48'

FOR REVIEW

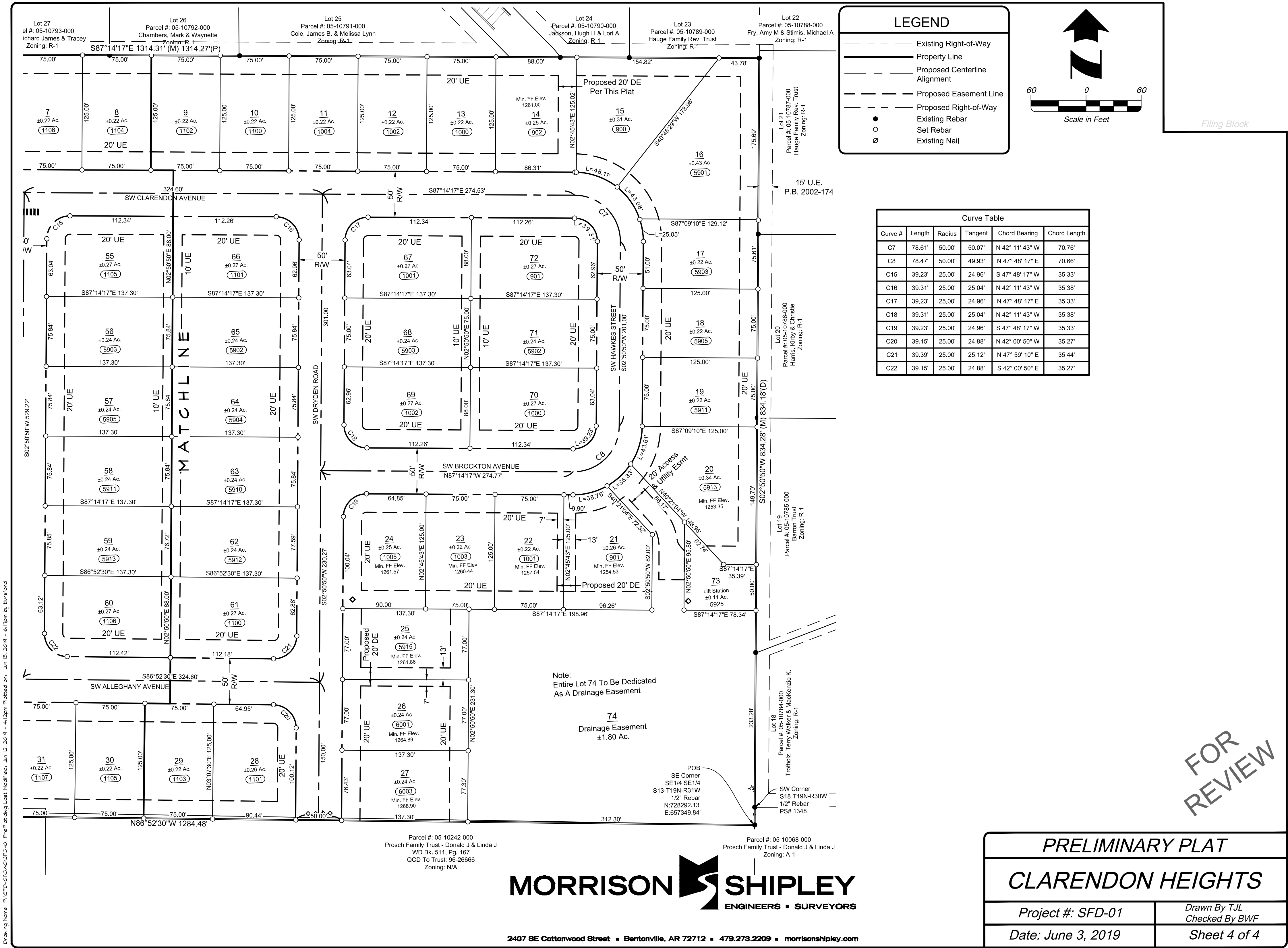


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PRELIMINARY PLAT

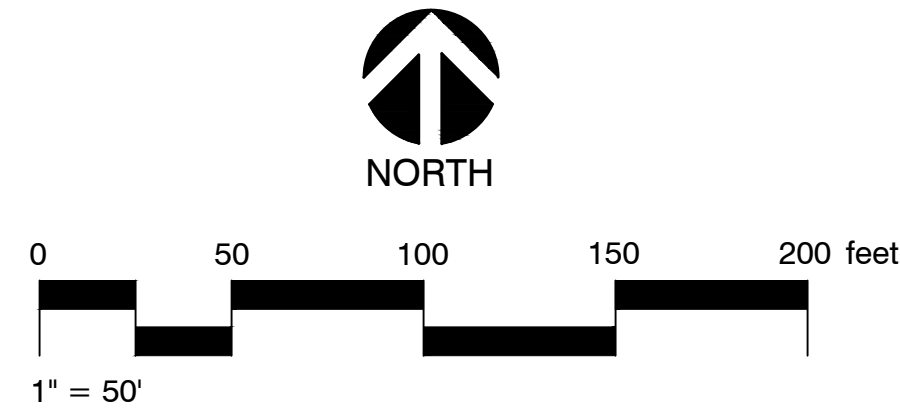
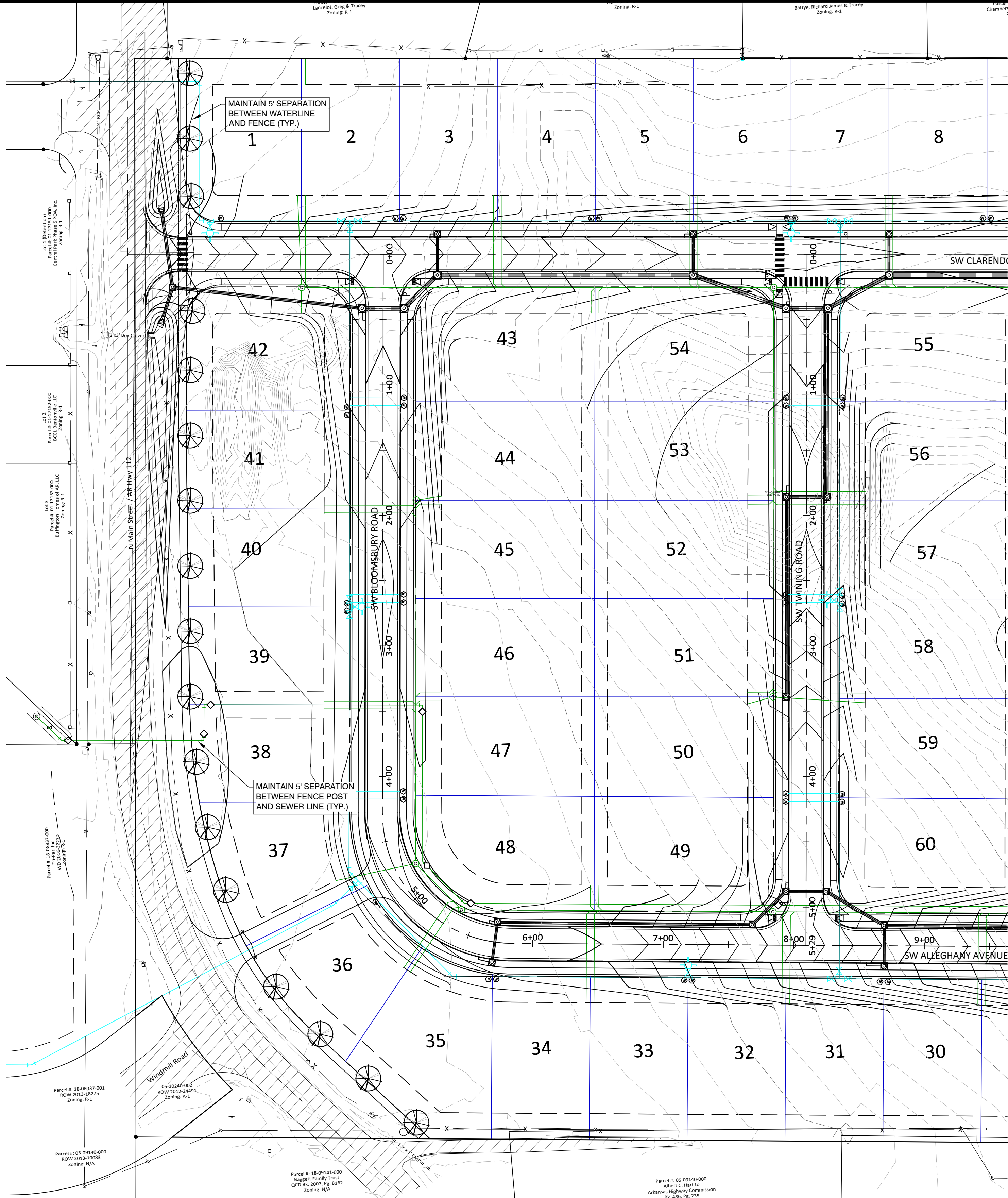
CLARENDON HEIGHTS

Project #: SFD-01	Drawn By T.JL Checked By BWF
Date: June 17, 2019	Sheet 3 of 4



MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

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LANDSCAPE LEGEND

---	PROPERTY LINE
- - - -	PROPOSED EASMENT LINE
XXXX	EXISTING CONTOURS
XXXX	PROPOSED CONTOURS
G	PROPOSED GAS LINE
XW	PROPOSED WATER LINE
XSS	PROPOSED SANITARY SEWER

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	QA	Quercus acutissima / Sawtooth Oak	B & B	2.5"Cal	17

STREET TREE REQUIREMENTS

MAIN ST. / AR HWY 112. 848'/50' = 17
PROVIDED = 17 TREES

LANDSCAPE PLAN GENERAL NOTES:

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- 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 PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- 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 LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMLUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- 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.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 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.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- THE PROPOSED IRRIGATION METHOD FOR THIS SITE IS FROST PROOF WATER HYDRANTS OFF BUILDING.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED 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.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA
- 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. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
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ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

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Revision	By	Date

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS
2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

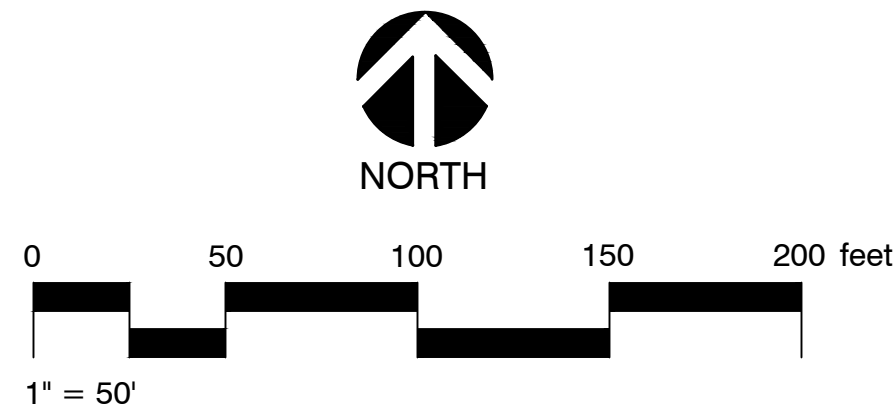
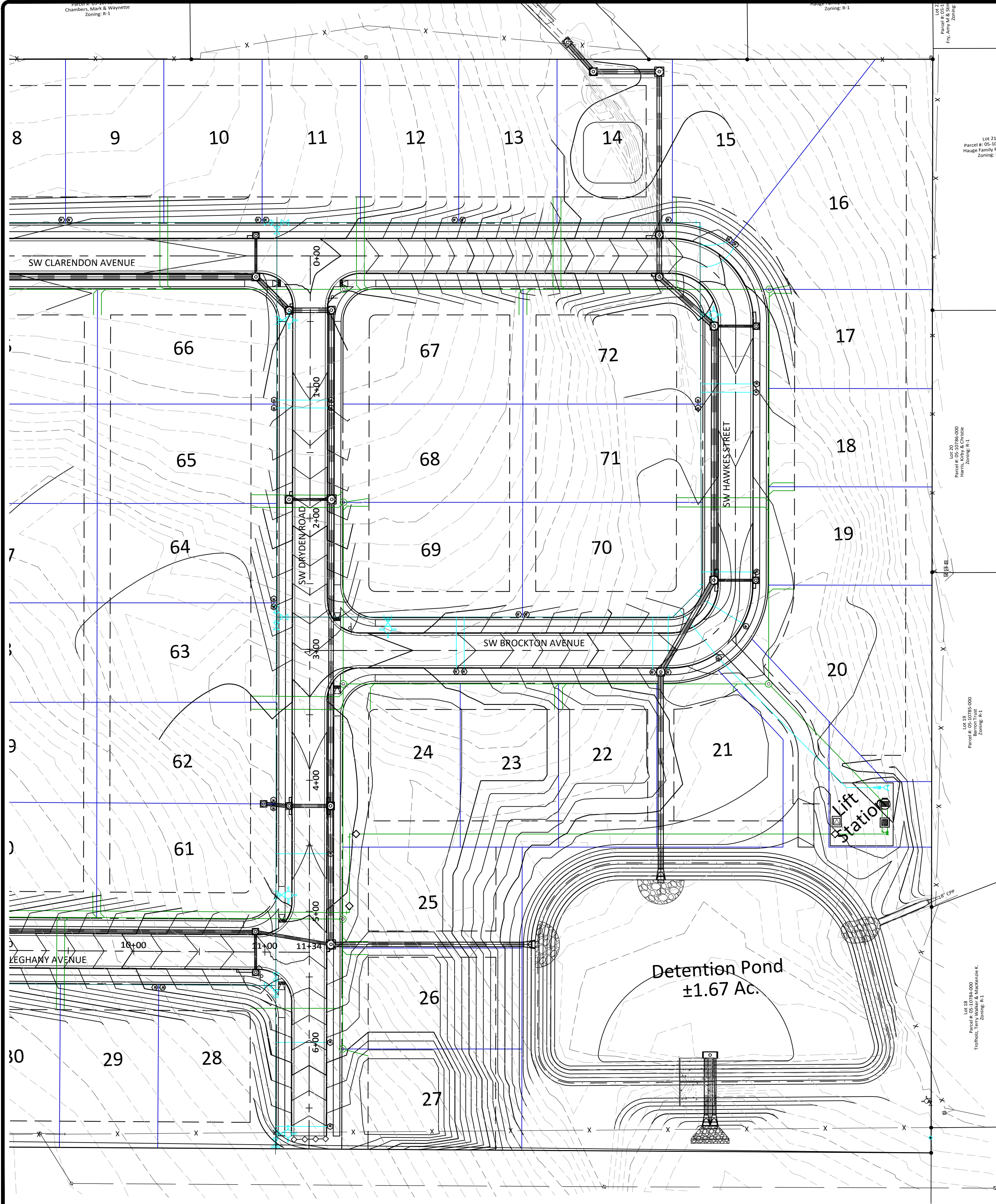
Drawn By: TJL
Approved By: JRW
Date: 04.29.19
Project No: SFD-01

Vertical Scale:
Horizontal Scale:
Plotting Scale: 1
Drawing Name: Plan Sheets

CLARENDON HEIGHTS
Bentonville, Benton County, Arkansas

LANDSCAPE PLAN
CITY OF BENTONVILLE PROJECT #PP19-0004
Issued for Review - 06.19.19

Sheet No:
L1
L3
of



LANDSCAPE LEGEND

---	PROPERTY LINE
- - - - -	PROPOSED EASEMENT LINE
XXXX	EXISTING CONTOURS
XXXX	PROPOSED CONTOURS
G	PROPOSED GAS LINE
XW	PROPOSED WATER LINE
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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
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LANDTEK STUDIOS
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Drawn By:	TJL
Approved By:	JRW
Date:	04.29.19
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Vertical Scale:	
Horizontal Scale:	
Plotting Scale:	1
Drawing Name:	Plan Sheets

CLARENDON HEIGHTS
Bentonville, Benton County, Arkansas

LANDSCAPE PLAN

CITY OF BENTONVILLE PROJECT #PP19-0004

Issued for Review – 06.19.19

Sheet No:

L2
L3

of