

Note – Due to health concerns related to COVID-19, and the current Federal recommendations to avoid gatherings of 10 or more people, some of the members of the Planning Commission, as well as City staff members, may attend this meeting by phone or other remote means. That being said, the Community Development Building will be open for the public to attend. Those that do attend will be asked to watch the meeting from the building’s lobby. Attendees will only be allowed into chambers to make a public comment or to speak during any public hearing on the agenda. Those who do attend should observe the CDC recommendations concerning hygiene and social distancing (keeping at least 6 feet away from other persons present at the meeting). Moreover, no one should attend this meeting if they are experiencing any type of illness involving a fever, sneezing or coughing. Those wishing to make public comments who do not want to attend the meeting may do so in written form, submitted to planning@bentonvillear.com before 3:00 p.m. on the day of the meeting. Those comments will be communicated to the members of the Planning Commission. While email comments are encouraged, accommodation has also been made to allow Bentonville citizens to make “live” public comments orally in the event they cannot or do not feel comfortable attending the meeting in person. To do so, please send an email indicating a desire to make “live” oral public comments to planning@bentonvillear.com by at least 3:00pm on the day of the meeting and a reply email will be sent with instructions about how your comments can be made. Making comments will require you to register with your name, address, phone number, and email address. Procedures with respect to oral public comments still apply.



**Planning Commission
Meeting Agenda
February 2, 2021**

Registration Link: https://us02web.zoom.us/webinar/register/WN_InYo3BdyT-Gq9HdXsGBqeg

- I. Call to Order**
- II. Approval of the January 19 Meeting Minutes**
- III. Consent Agenda**

- | | |
|---|---------------------------------|
| 1. Lefor’s Addition
SW F Street (LS20-0058) | Lot Split |
| 2. Lot 4 of Edgmon Acres Subdivision
3301 SW 2 nd Street (LS20-0068) | Property Line Adjustment |
| 3. Lot 5, Block 2, Young’s Addition
SE G and SE 4 th Street (PLA20-0063) | Property Line Adjustment |
| 4. Lots 1 and 2, Orr Addition
10592 Phillips Cemetery Road (PLA20-0064) | Property Line Adjustment |
| 5. Snyder Meadows
N Rainbow Farm Road (PP20-0011) | Preliminary Plat |

To see a full list of all pending Planning Commission items, please visit: <https://arcg.is/08HvK8>

IV. New Business

- | | |
|---|------------------|
| 1. Mercy Health NWA Communities,
A-1, Agriculture to R-4, High-Density Residential
797 SW 41st Street (RZ20-0070) | Rezoning* |
| 2. Crowhow, LLC
DE, Downtown Edge to DC, Downtown Core
SE 7th and SE D Street (RZ20-0071) | Rezoning* |
| 3. City of Bentonville
DE, Downtown Edge to DC, Downtown Core
SE 8th Street (RZ21-0003) | Rezoning* |
| 4. Crystal Bridges Museum of American Art
A-1, Agricultural to C-3, Mixed-Use Commercial
600 Museum Way (RZ20-0074) | Rezoning* |
| 5. Keeley
R-1, Single-Family Residential to DN-1, Downtown Low-Density Residential
806 SE 4th Street (RZ20-0075) | Rezoning* |

V. Other Business

- 1. By-Laws Amendment**
- 2. PC Schedule Reminder**

Planning Commission Special Meeting
Minutes
January 19, 2021

Meeting called to order at 5:00 p.m. by Dana Davis, Chairman. Meeting was held via Zoom video conference.

Present: Richard Binns, Dana Davis, Joe Haynie, Eric Hipp, Elaine Kerr, Rod Sanders, and Reggie Wright
Staff: Mark Brightwell, Peter Farmer, Ellen Norvell, Tyler Overstreet, Jon Stanley, and Dan Weese

Motion by Mr. Haynie, seconded by Mr. Wright to amend the minutes of January 5, 2021 to add the vote of
Approved 7-0 on Item #10.

Approved 7-0

Consent Agenda

1. Lots 24-25, Block 17 of Deming's 2nd Addition, Lot Split, 510 NW D Street, LS20-0055
2. Lots 3-4 of Featherston Valley Subdivision, Lot Split, Been Road & Featherston Road, LS20-0059
3. Lots 26-27 of Clark's Addition, Lot Split, SW Glover Street, LS20-0062
4. Lot 13, Block 4 of Deming's 2nd Addition, Property Line Adjustment, 411 NW A Street, LS20-0066
5. Lot 16 of Lincoln & Rice Addition, Property Line Adjustment, 615 E Central Avenue, PLA20-0060
6. Hawthorne Heights Phase I, Final Plat, NE J Street, FP20-0005

Approved 7-0

New Business

Item #1

Crowhow, LLC: Rezoning, DE, Downtown Edge to DC, Downtown Core, SE 7th Street & SE D Street, RZ20-0071
Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

The applicant, Brahm Driver, requests the item to be tabled.

Motion by Ms. Kerr, seconded by Mr. Binns to table the item.

Tabled 7-0

Item #2

Trailside Partners, LLC: Rezoning, C-1, Neighborhood Commercial to C-3, Mixed-Use Commercial, E Central Avenue and NE J Street, RZ20-0073

Tyler Overstreet reads the staff report.

Opened public hearing

Chris Meyers, 1004 NE 2nd Street, speaks their concerns.

Wendy Barnes, 103 NE I Street, speaks their concerns.

Closed public hearing

Jake Newell, representative, speaks on the reason for the rezoning.

There is discussion amongst Staff and Commissioners.

Approved 7-0

Item #3

Lot 9 of Out Lot 16 Subdivision: Lot Split, 502 NE 2nd Street, PLA20-0058

Tyler Overstreet reads the staff report.

Motion by Mr. Binns, seconded by Mr. Sanders to approve the waiver request: Right-of-Way Dedication

Approved 7-0

Lot Split

Approved 7-0

Item #4

Martens: Sidewalk Waiver, 602 W Central Avenue, WAV21-0001

Tyler Overstreet reads the staff report.

There is discussion amongst Staff and Commissioners.

Yes vote is opposed to the sidewalk waiver.

No vote is in favor of the sidewalk waiver.

Motion by Mr. Sanders, seconded by Mr. Wright to not approve the waiver request.

Denied 5-2

Ms. Kerr and Mr. Davis vote no. Sidewalk shall be built.

Item #5

Bentonville Eye Clinic: Large Scale Development, 2300 SE J Street, LSD20-0068

Tyler Overstreet reads the staff report.

There is discussion amongst the Commissioners, staff, and Dave Burris, architect for the project.

Motion by Mr. Sanders, seconded by Mr. Wright to approve the waiver request: Building Materials, contingent upon revised west façade.

Approved 7-0

Large Scale Development

Approved 7-0

Item #6

SEG4: Large Scale Development, 310 S Main Street, LSD20-0069

Tyler Overstreet reads the staff report.

There is discussion amongst Commissioners, staff, and Erica Blansit, architect for the project.

Motion by Mr. Haynie, seconded by Mr. Hipp to approve the waiver request: Surface of Parking Lots

Approved 7-0

Large Scale Development

Approved 7-0

Item #7

Bentonville Pet Resource Center: Large Scale Development, 1312 Melissa Drive, LSD20-0070

Tyler Overstreet reads the staff report.

There is discussion amongst Commissioners and staff.

Motion by Mr. Wright, seconded by Mr. Binns to approve the waiver request: Building Materials.

Approved 6-1

Mr. Davis votes against the waiver due to not having sufficient use of primary materials or sufficient depiction of what north elevation will look like.

Large Scale Development

Approved 7-0

Item #8

Motto Hotel: Large Scale Development, 223 S Main Street, LSD20-0071

Tyler Overstreet reads the staff report.

There is discussion amongst Commissioners and staff.

Approved 7-0

Beginning February 16, 2021, all Planning Commission regular meetings will be held at the Bentonville Community Center.

Motion by Mr. Sanders, seconded by Mr. Haynie 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 February 2, 2021

Reviewer: Tyler Overstreet, AICP, Planning Services Manager

- ❖ At the Technical Review meeting held on January 26, 2021 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.

Lot Split: Lot 21 of Lefor's Addition, SW F Street, DN-1, Downtown Low-Density Residential, LS20-0058

A lot split of a part of Lot 11 of Lefor's Addition, creating new Lot 21 (+/- 0.169 acres). The plat dedicates additional right-of-way along SW 2nd and SW F Streets to meet the requirements of the Master Street Plan. The plat dedicates 10-foot utility easements along both street frontages.

(Please click on this link to access the vicinity map for this item: <https://arcg.is/08HvK8>)

Property Line Adjustment: Lot 4 of Edgmon Acres Subdivision, 3301 SW 2nd Street, C-1, Neighborhood Commercial, LS20-0068

A property line adjustment of existing Lots 1 & 2, creating new Lot 4 (+/- 0.92 acres) of Edgmon Acres Subdivision. Per the requirements of the Master Street Plan, right-of-way is being dedicated along SW 2nd Street and SW Elm Tree Road. The plat dedicates various utility easements to serve the lot with public utilities. The plat also dedicates a public cross access easement that will allow cross access to future adjacent developments that may occur to the south and east. Several existing easements are being vacated on this lot via a separate process.

(Please click on this link to access the vicinity map for this item: <https://arcg.is/08HvK8>)

Property Line Adjustment: Lot 5, Block 2 of Young's Addition, SE G Street and SE 4th Street, DN-4, Downtown Mixed-Use Residential, PLA20-0063

A property line adjustment of Lot 2, Block 2 of Young's Addition and the east half of a vacated alley to create new Lot 5, Block 2 (+/- 0.5 acres). The plat dedicates additional right-of-way along SE G Street to meet the requirements of the Master Street Plan.

(Please click on this link to access the vicinity map for this item: <https://arcg.is/08HvK8>)

Property Line Adjustment: Lots 1 and 2 of Orr Addition, 10592 Phillips Cemetery Road, A-1, Agricultural, PLA20-0064

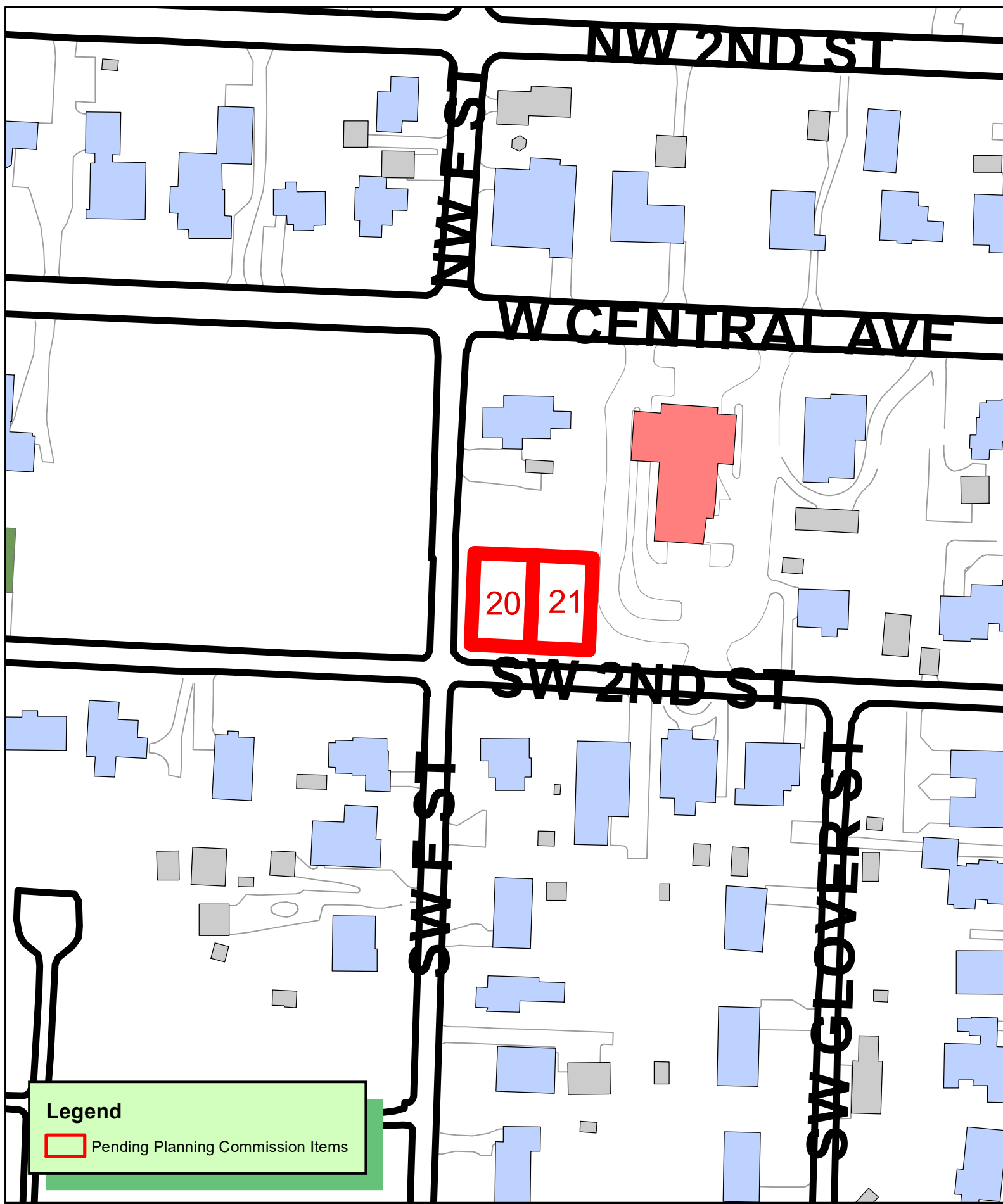
A property line adjustment of Lot 2 of Zeher Addition and Tract 1 from Deed 2013-231, creating new Lots 1 (+/- 116.17 acres) and 2 (+/- 9.16 acres) of Orr Addition. The plat dedicates a 20-foot utility easement along Phillips Cemetery Road.

(Please click on this link to access the vicinity map for this item: <https://arcg.is/08HvK8>)

Preliminary Plat: Snyder Meadows, N Rainbow Farm Road, R-1, Single-Family Residential, PP20-0011

A preliminary plat proposing the development of a 93-lot single-family subdivision. The preliminary plat proposes street improvements to Rainbow Farm Road per the Master Street Plan. The plat provides stub outs to the north and south of the development. All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved, before final platting.

(Please click on this link to access the vicinity map for this item: <https://arcg.is/08HvK8>)



NW 2ND ST

NW F ST

W CENTRAL AVE

20 21

SW 2ND ST

SW F ST

SW CLOVER ST

Legend

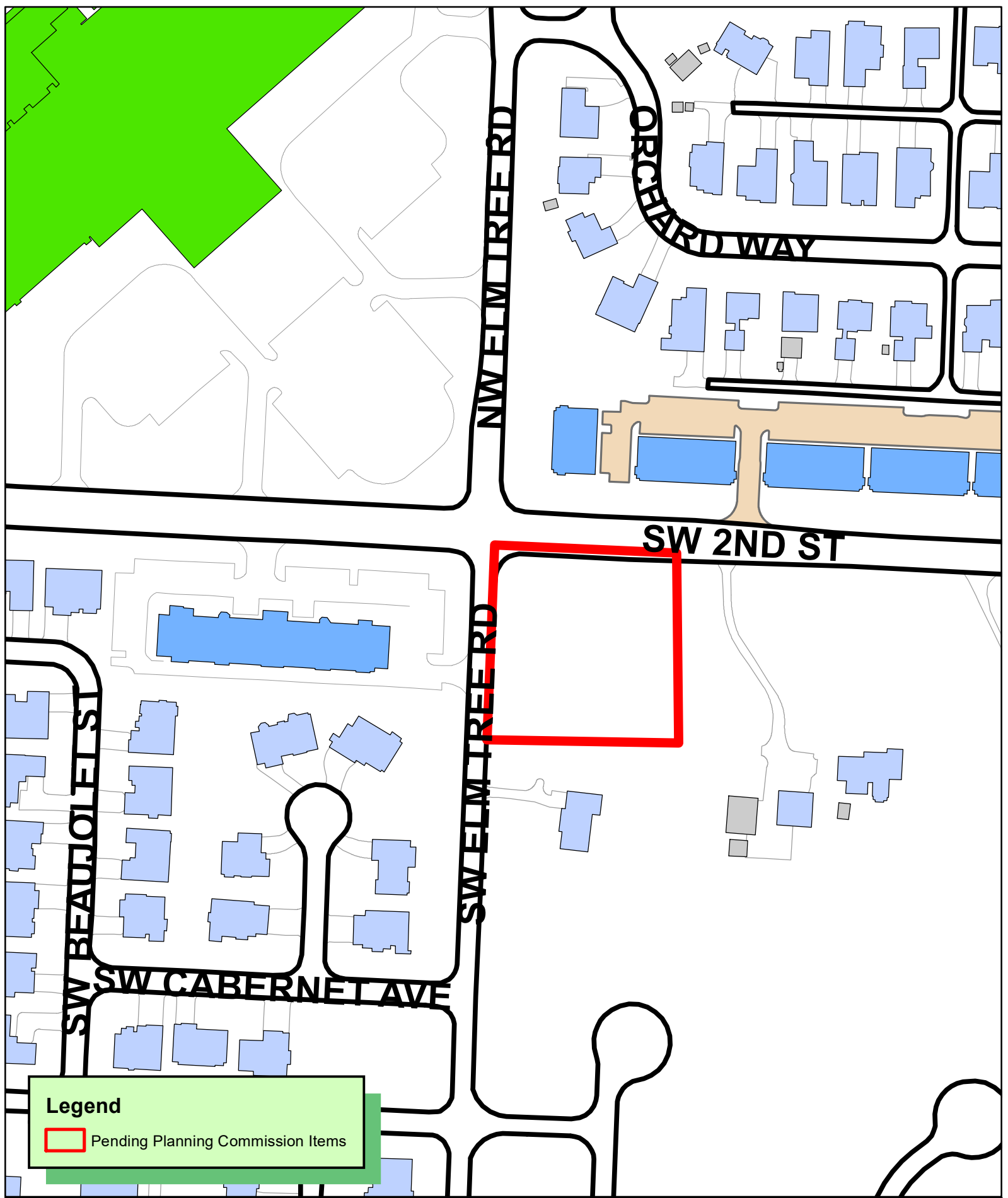
 Pending Planning Commission Items



1 inch = 100 feet

LS20-0058
LOT SPLIT
STUCKEY
LEFORS ADDITION
LOT 11 CREATING LOTS 20 & 21





Legend

 Pending Planning Commission Items

 1 inch = 150 feet

LSD20-0068
LOT SPLIT
CIRCLE K
EDGMON ACRES
LOTS 1-2 CREATING LOT 4



LOT SPLIT OF LOT 1 AND LOT 2 OF EDGMON ACRES, CREATING LOT 4

DESCRIPTION PARENT:

LOT 1 AND LOT 2 OF EDGMON ACRES, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 16 AT PAGE 63.

DESCRIPTION LOT 4:

LOT 1 AND LOT 2 OF EDGMON ACRES, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 16 AT PAGE 63, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF SAID EDGMON ACRES;
THENCE ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 2 N89°02'18"W 197.21 FEET;
THENCE LEAVING SAID SOUTH LINE N02°08'36"E 26.38 FEET;
THENCE N03°26'44"E 30.43 FEET;
THENCE N00°48'12"E 49.34 FEET;
THENCE N02°02'29"E 44.58 FEET;
THENCE N03°05'02"E 33.94 FEET;
THENCE 40.58 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 26.00 FEET AND A LONG CHORD OF N47°47'35"E 36.58 FEET;
THENCE S87°29'52"E 26.90 FEET;
THENCE S88°13'01"E 45.25 FEET;
THENCE S87°00'41"E 46.13 FEET;
THENCE S87°56'10"E 43.10 FEET TO THE EAST LINE OF LOT 2 OF SAID EDGMON ACRES;
THENCE ALONG SAID EAST LINE S00°32'05"E 205.87 FEET TO THE POINT OF BEGINNING, CONTAINING 0.92 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

OWNER:
ELM TREE CK
1001 W MARKHAM ST., SUITE 100
LITTLE ROCK, AR 72201

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

BY: _____
ELM TREE CK, LLC

(PRINT)

SOURCE OF TITLE: DEED RECORD L202045832

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2021
MY COMMISSION EXPIRES:

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, ARKANSAS.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, THIS PROPERTY IS ZONED C-1.

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD L202045832, PLAT RECORD 16-63 AND PLAT RECORD 2006-619.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 2001288-106, DATED JUNE 28, 2020, WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 2001288-106, DATED JUNE 28, 2020.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AND IS LISTED AS BEING IN ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0235K, EFFECTIVE DATE JUNE 05, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20 FEET CLEARANCES FROM ALL ELECTRIC LINES.

THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN J. MONTGOMERY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

CRAFTON, TULL & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

SIGNED: _____
KEVIN J. MONTGOMERY (AGENT)
REGISTERED LAND SURVEYOR
NO. 1460
STATE OF ARKANSAS

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



RECORD INFORMATION



LOT SPLIT OF
LOT 1 AND LOT 2 OF
EDGMON ACRES
CREATING LOT 4
BENTONVILLE ARKANSAS

PREPARED FOR:
ELM TREE CK, LLC
STATE PLAT CODE:
500-20N-31W-0-35-140-04-1460

DATE: 01/15/2021
PROJECT NO: 20104300
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 200
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 | 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

© 2020 Crafton, Tull & Associates, Inc.
DELTA DESCRIPTION DATE

DELTA	DESCRIPTION	DATE

SHEET NO.:

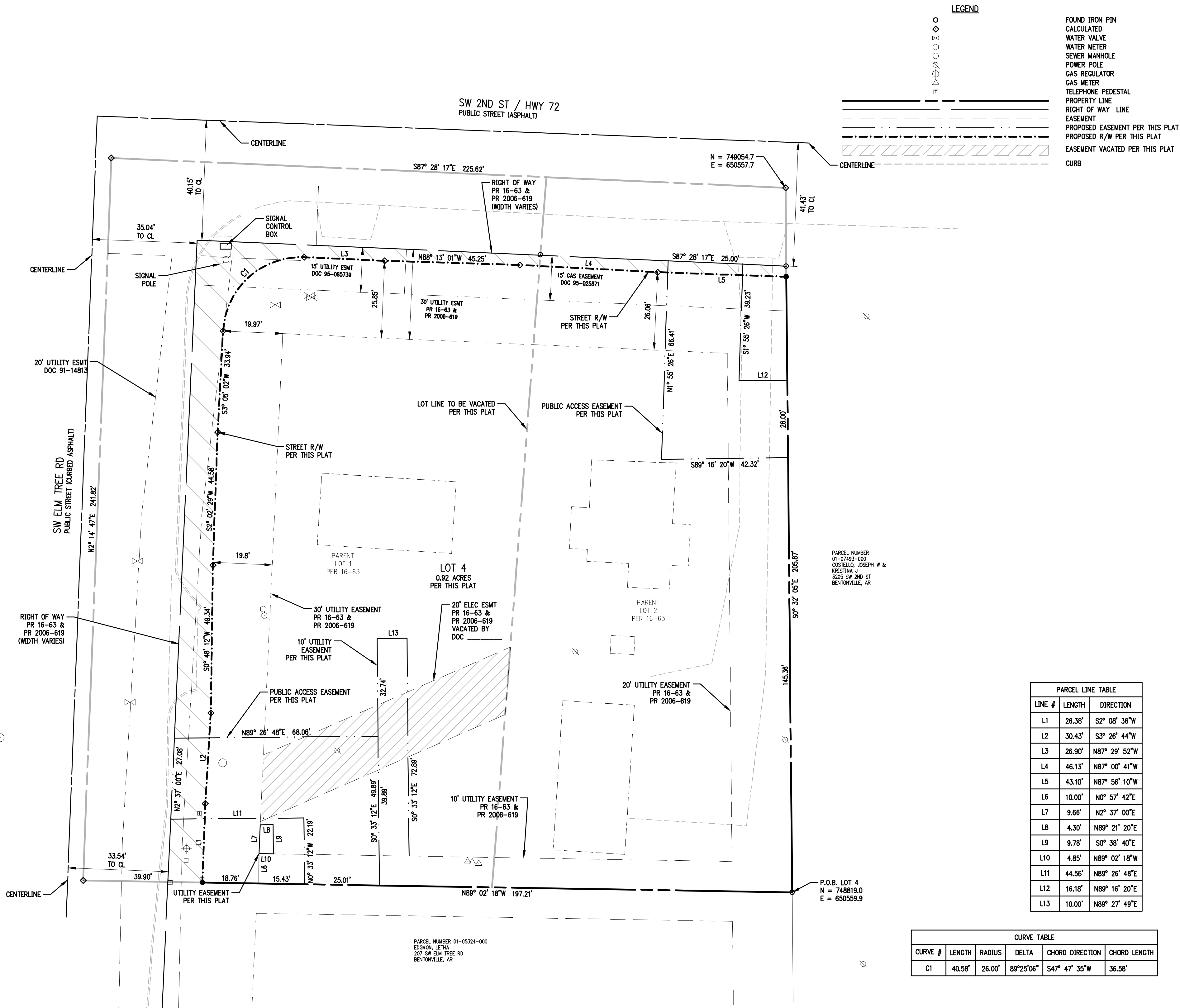
1 OF 2

ATLAS PAGE: 400

CITY OF BENTONVILLE
PROJECT NUMBER: LS20-0068

DRAWING: G:\20104300_CIRCLEKBN\INFRASTRUCTURE\SURVEY\DWG\20104300_LOT 4 CONBD.DWG
LAYOUT: LAYOUT1, LAST SAVED: 6/26/2021 6:26:30 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 1/15/2021 7:04:43 AM (PLOTTED BY: VALID ON HARD COPY ONLY)

DRAWING: G:\20104300\CIRCLEK\BENTONVILLE\STRUCTURES\SURVEY\DWG\20104300_LOT CONBD.DWG
LAYOUT: LAYOUT2, LAST SAVED: KM676, 1/15/2021 6:26:30 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 1/15/2021 7:05:11 AM (PLOTTED BY: VALID ON HARD COPY ONLY)



RECORD INFORMATION

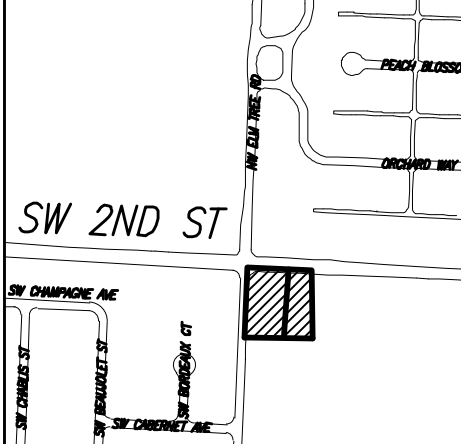


GRAPHIC SCALE IN FEET

20' 0 20'

BASIS OF BEARING: ARKANSAS STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD 83
HORIZONTAL DATUM AND NAVD 88 VERTICAL
DATUM DETERMINED BY GPS OBSERVATION ON
THE CITY OF BENTONVILLE CONTROL
MONUMENTS USING THEIR PUBLISHED VALUES.

VICINITY MAP



LOT SPLIT OF
LOT 1 AND LOT 2 OF
EDGMON ACRES
CREATING LOT 4
BENTONVILLE ARKANSAS

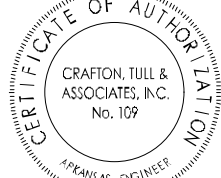
PREPARED FOR:
ELM TREE CK, LLC

STATE PLAT CODE:
500-20N-31W-0-35-140-04-1460

DATE: 01/15/2021
PROJECT NO.: 20104300
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 200
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 | 479.631.6224 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION



© 2020 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

2 OF 2



Legend

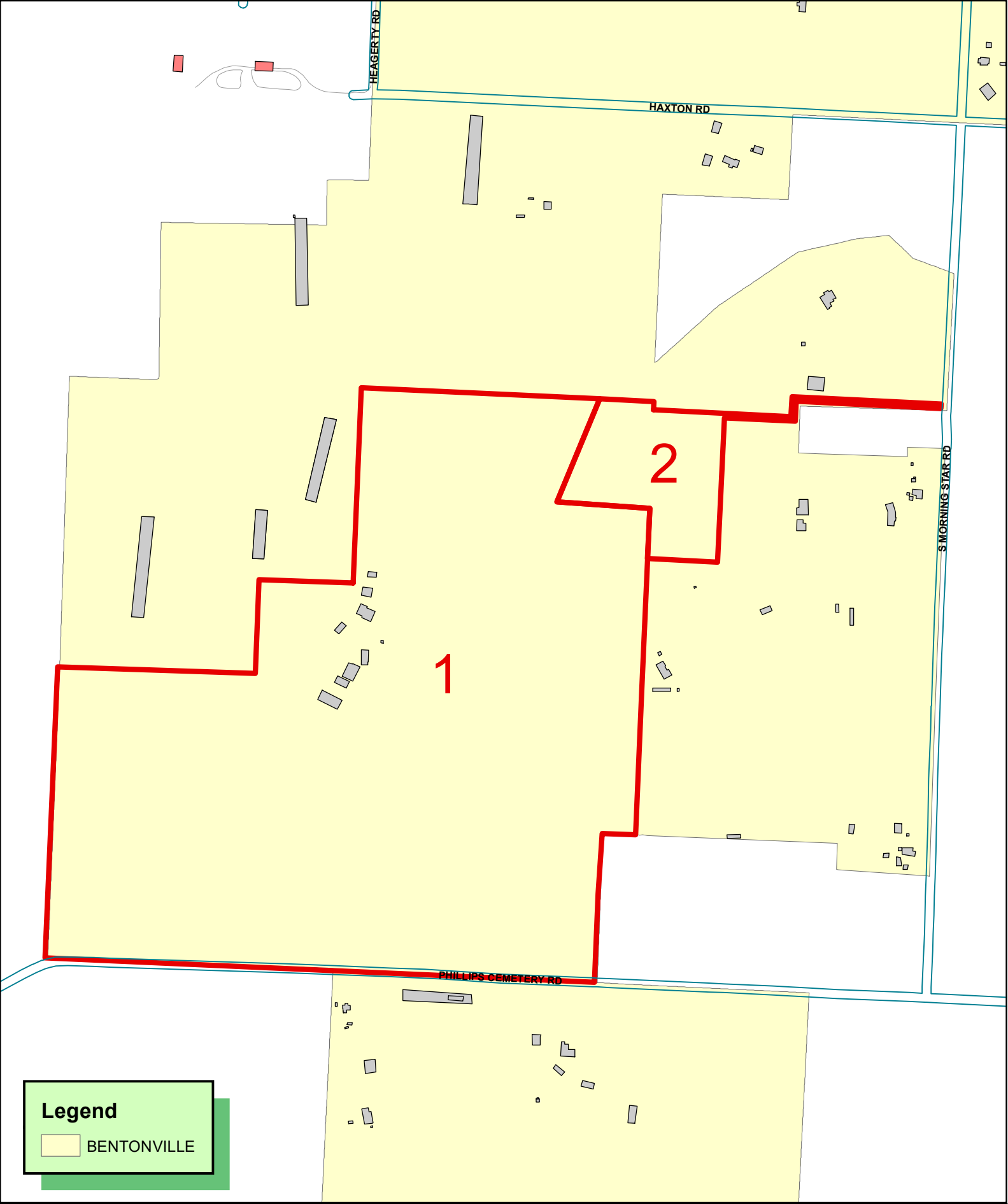
 Pending Planning Commission Items

 1 inch = 100 feet

PLA20-0063
PROPERTY LINE ADJUSTMENT
YOUNGS ADD
LOT 2 BLOCK 2 CREATING LOT 5



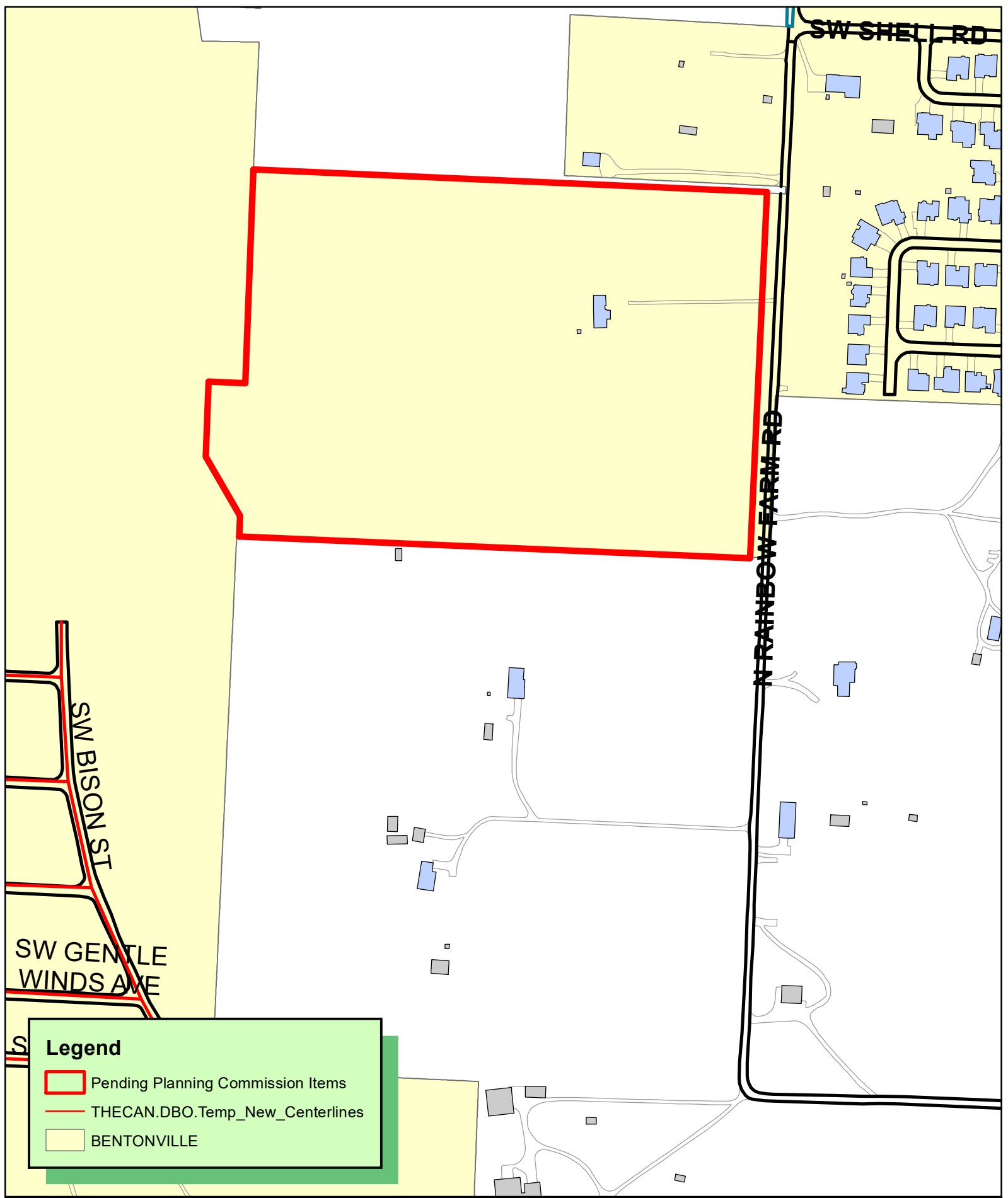
500-20N-30W-0-32-400-04-1636



1 inch = 550 feet

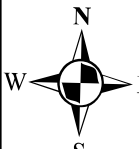
PLA20-0064
PROPERTY LINE ADJUSTMENT
ORR
CREATING LOTS 1 & 2





Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines
-  BENTONVILLE


1 inch = 300 feet

PP20-0011
PRELIMINARY PLAT
SNYDER MEADOWS SUBDIVISION



SNYDER MEADOWS SUBDIVISION
LOTS 1 THRU 93

RAINBOW FARM ROAD, BENTONVILLE, AR

90% DESIGN DOCUMENTS

PLANNING COMMISSION SUBMITTAL

INDEX TO DRAWINGS

Table with 3 columns: Drawing Number, Drawing Title, and Drawing Description. Includes entries for COVER, TOPOGRAPHIC SURVEY, PRELIMINARY PLAT, DEMOLITION PLAN, SUBDIVISION PHASE I EROSION CONTROL PLAN, etc.

GENERAL NOTES

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT. THESE MEASURES WILL MEET OR EXCEED OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY. WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS, OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, OR WELLS AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY: McCLELLAND CONSULTING ENGINEERS, INC. 1580 E. STEARNS STREET, FAYETTEVILLE, AR 72703

McCLELLAND CONSULTING ENGINEERS, INC. AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.

WETLAND NOTE

THERE ARE NO WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE AS NOTED PER THE US FISH & WILDLIFE WETLAND MAPPER.

FLOOD CERTIFICATION

THE MAJORITY OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN & A SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A", OR AREAS WITH AN APPROXIMATE BASE FLOOD BOUNDARY AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, AR.

FIRM PANEL: #05007C0235K EFFECTIVE DATE: 6/5/2012

CONTACTS

PLANNING CITY OF BENTONVILLE 305 SW 'A' STREET, BENTONVILLE, AR 72712 JOHN STANLEY / SR. PLANNER PHONE: (479) 271-3168 EMAIL: jstanley@bentonvillear.com

CITY ENGINEER CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 DAN WEESE / CITY ENGINEER PHONE: (479) 271-3168 EMAIL: dweese@bentonvillear.com

WATER / SEWER DEPARTMENT CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 PRESTON NEWBILL / MANAGER PHONE: (479) 271-3140 EMAIL: pnewbill@bentonvillear.com

STREET DEPARTMENT CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 TONY DAVIS / MANAGER PHONE: (479) 271-3130 EMAIL: tdavis@bentonvillear.com

WASTEWATER DEPARTMENT CITY OF BENTONVILLE 1901 NE 'A' STREET, BENTONVILLE, AR 72712 NANCY BUSEN / MANAGER PHONE: (479) 271-3161 EMAIL: nbusen@bentonvillear.com

STORMWATER DEPARTMENT CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 JANET PAITH / COORDINATOR PHONE: (479) 271-3168 EMAIL: jpaith@bentonvillear.com

NATURAL GAS BLACK HILLS ENERGY 1301 FEDERAL HIGHWAY, P.O. BOX 2129, LOWELL, AR 72745 JOSH KNIGHT PHONE: (479) 333-7005 EMAIL: joshua.knight@blackhillscorp.com

TELEPHONE AT&T 627 WHITE ROAD, SPRINGDALE, AR 72766 LAYNE RHODES PHONE: (479) 442-1977 EMAIL: lr159@att.com

ELECTRIC CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 WAYMAN THURMAN / MANAGER PHONE: (479) 271-3135 EMAIL: wthurman@bentonvillear.com

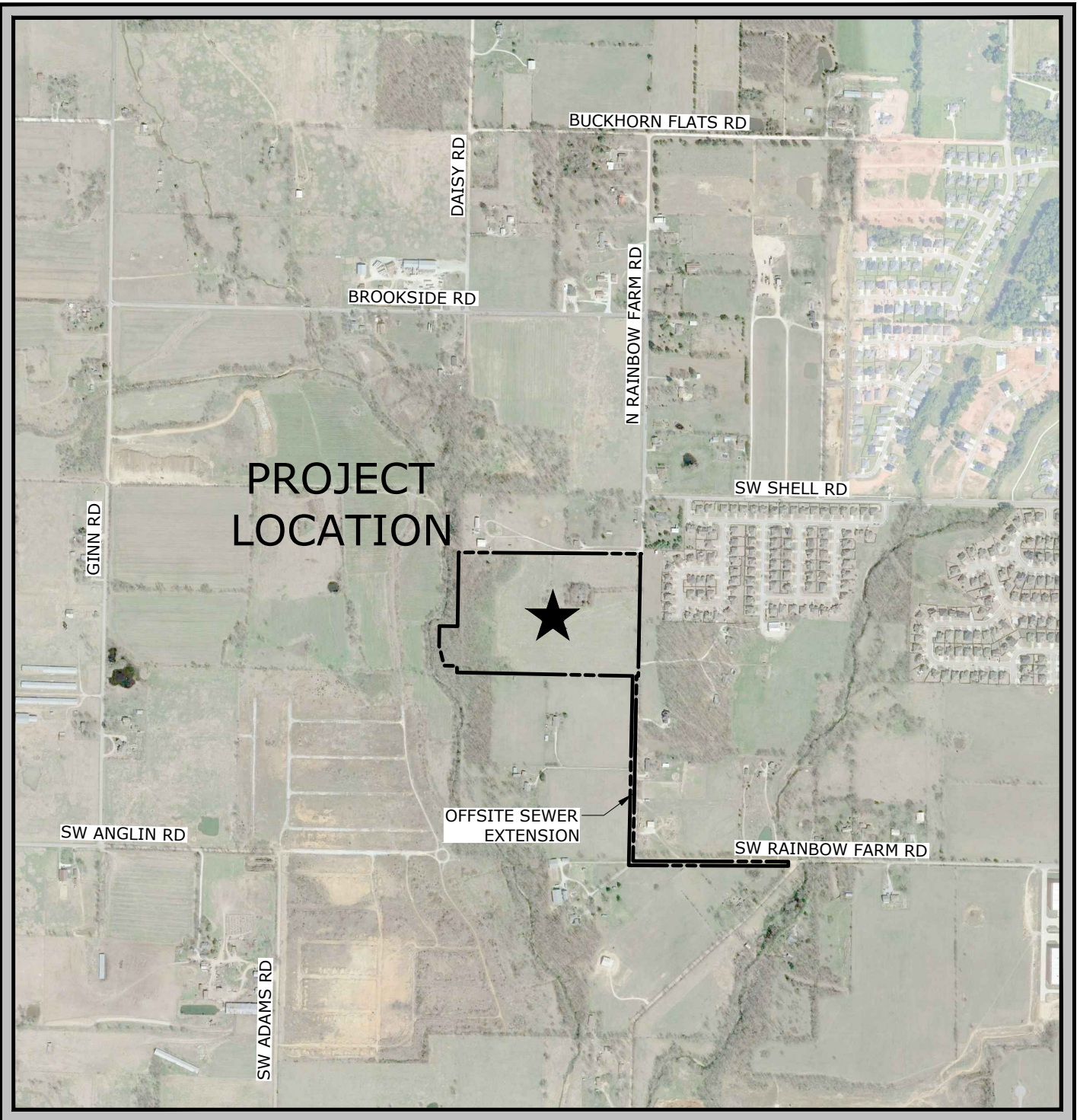
INTERNET COX COMMUNICATIONS 4901 S. 48th STREET, SPRINGDALE, AR 72762 KIP SMITH PHONE: (479) 717-3796 EMAIL: kip.smith@cox.com

FIRE DEPARTMENT CITY OF BENTONVILLE 800 SW 'A' STREET, BENTONVILLE, AR 72712 BRENT BOYDSTON, FIRE CHIEF PHONE: (479) 271-5927 EMAIL: bboydston@bentonvillear.com

OWNER / DEVELOPER BRITTENUM CONSTRUCTION COMPANY, INC. 4034 N. OLD WIRE ROAD FAYETTEVILLE, AR 72703 JON BRITTENUM PHONE: (479) 582-8732 EMAIL: jon@brittenumconstruction.com

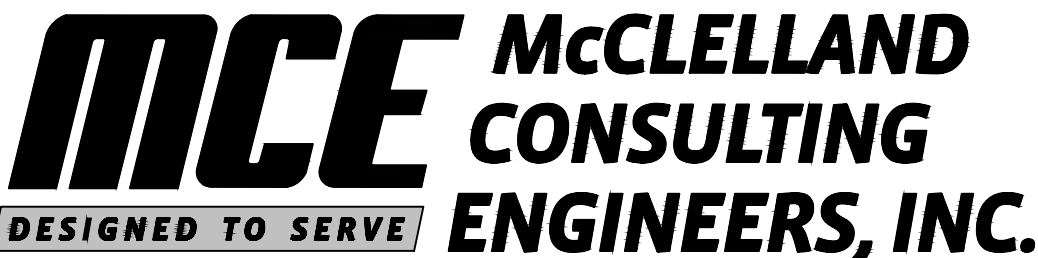
CIVIL ENGINEERING CONSULTANT McCLELLAND CONSULTING ENGINEERS 1580 E. STEARNS STREET FAYETTEVILLE, AR 72703 ADAM OSWEILER / PROJECT MANAGER PHONE: (479) 443-2377 EMAIL: aosweiler@mce.us.com

NOTE: 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. NOTE: 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 10AM FOR AN INSPECTION THE FOLLOWING DAY. NOTE: THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A SUBMITTING FINAL INSPECTION. NOTE: ALL UTILITY STREET CROSSINGS SHALL BE BY JACK AND BORE ONLY. NO OPEN CUTS ARE PERMITTED UNLESS APPROVED BY THE CITY ENGINEER AND THE TRANSPORTATION DIRECTOR. NOTE: ALL NON-BONDABLE ITEMS AND GUARANTEES OF IMPROVEMENTS MUST BE COMPLETE, AND A FINAL INSPECTION PERFORMED AND APPROVED PRIOR TO PLANNING COMMISSION APPROVAL OF YOUR FINAL PLAT.



VICINITY MAP

January 4, 2021
MCE PROJECT NUMBER 20-2113



http://www.mce.us.com

1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377

LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR • TULSA, OK



Table with 3 columns: REV, DATE, DESCRIPTION. Row 1: 2, 1/4/2021, ADDRESSING PC COMMENTS.



PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

PP20-0011

CURVE TABLE: PROPERTY LINES					
CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	014.55	65.50	16.63	8.36'	N84° 59' 52"E
C2	089.63	13.50	21.12	13.41'	N47° 27' 23"E
C3	090.03	13.50	21.21	13.51'	N42° 22' 20"W
C4	031.00	65.50	35.44	18.17'	S71° 53' 07"E
C5	059.03	65.50	67.48	37.08'	N26° 52' 16"W
C6	015.61	65.50	17.84	8.98'	S79° 46' 03"E
C7	074.18	65.50	84.80	49.52'	S34° 52' 28"E
C8	022.28	184.00	71.55	36.23'	S8° 55' 35"E
C9	004.60	236.00	18.96	9.48'	N17° 45' 56"W
C10	017.27	236.00	71.15	35.85'	N6° 49' 40"W
C11	000.40	236.00	1.67	0.83'	N2° 00' 41"E
C12	033.96	18.50	10.96	5.65'	N14° 45' 55"W
C13	029.18	61.50	31.32	16.01'	N17° 09' 21"W

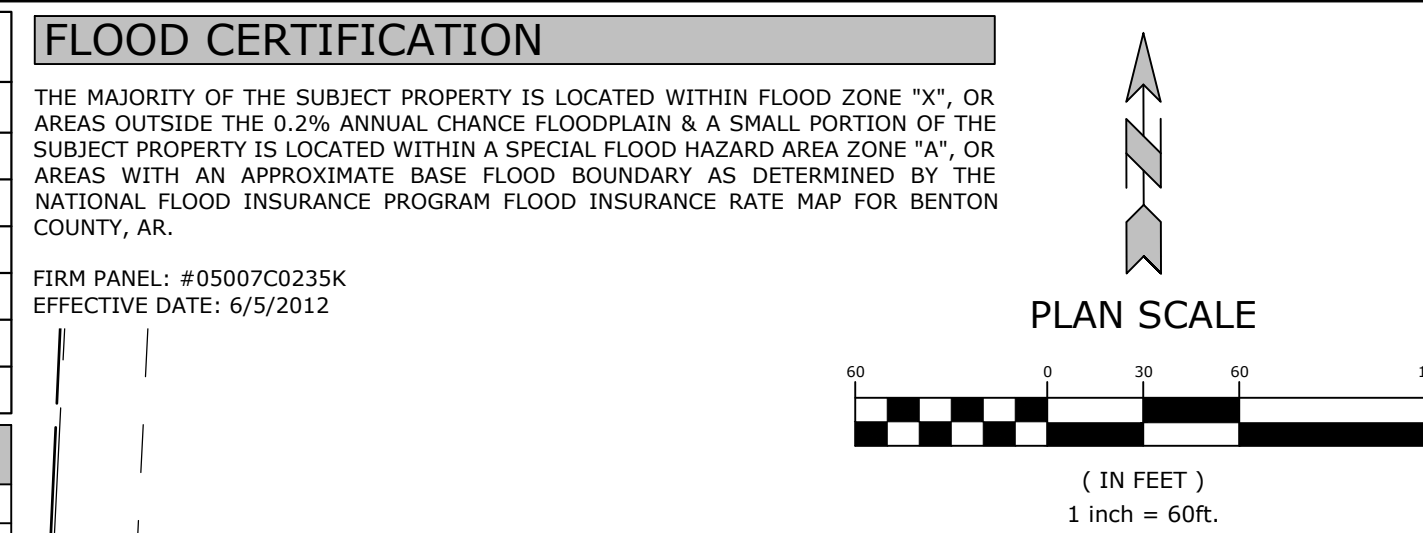
CURVE TABLE: PROPERTY LINES					
CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD DIRECTION
C14	039.99	61.50	42.92	22.38'	N17° 25' 37"E
C15	037.35	61.50	40.09	20.79'	N56° 05' 48"E
C16	051.61	61.50	55.40	29.74'	S79° 25' 14"E
C17	033.96	18.50	10.96	5.65'	S70° 35' 34"E
C18	075.08	65.50	85.83	50.34'	N40° 11' 00"E
C19	090.21	13.50	21.26	13.55'	N47° 19' 15"E
C20	009.66	184.00	31.04	15.56'	N2° 37' 06"W
C21	080.12	13.50	18.88	11.35'	S47° 30' 41"E
C22	112.49	13.50	26.51	20.20'	N36° 10' 50"E
C23	013.69	236.00	56.41	28.34'	N13° 13' 10"W
C24	008.59	236.00	35.37	17.72'	N2° 04' 45"W
C25	089.79	13.50	21.16	13.45'	N42° 40' 45"W

LINE TABLE: PROPERTY LINES		
LINE #	LENGTH	DIRECTION
L1	148.22	S87° 28' 33"E
L2	27.11	N02° 38' 31"E
L3	13.38	N59° 42' 46"E
L4	110.70	S87° 43' 46"E
L5	13.48	S55° 03' 34"E
L6	13.19	N60° 00' 11"E
L7	110.37	S87° 23' 10"E
L8	13.17	S54° 46' 16"E
L9	12.93	N02° 38' 31"E
L10	173.17	S87° 33' 39"E
L11	34.90	N33° 36' 57"E
L12	26.70	N02° 38' 31"E
L13	18.27	S42° 27' 54"E
L14	18.25	N47° 25' 40"E
L15	18.25	S42° 34' 20"E

LINE TABLE: PROPERTY LINES		
LINE #	LENGTH	DIRECTION
L16	77.01	N02° 12' 50"E
L17	47.34	S20° 03' 59"E
L18	56.40	N20° 03' 59"W
L19	30.44	N02° 12' 50"E
L20	6.66	N87° 34' 20"W
L21	18.23	N47° 25' 40"E
L22	18.23	S42° 34' 20"E
L23	18.24	N47° 32' 05"E
L24	11.84	N47° 38' 31"E
L25	38.29	N12° 16' 30"W
L26	18.27	S42° 27' 55"E
L27	18.24	N47° 32' 05"E
L28	18.27	S42° 27' 55"E
L29	18.24	N47° 32' 06"E

CURVE TABLE: ROADWAY CENTERLINE					
CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	89.63'	39.50'	61.79'	39.24'	S47° 27' 22.71"W
C2	90.03'	39.50'	62.07'	39.52'	S42° 22' 19.60"E
C3	90.21'	39.50'	62.19'	39.65'	S47° 19' 15.12"W
C4	22.28'	210.00'	81.66'	41.35'	S08° 55' 34.60"E
C5	22.28'	210.00'	81.66'	41.35'	S08° 55' 34.60"E
C6	89.79'	39.50'	61.90'	39.35'	S42° 40' 44.90"E

SITE DATA	
OVERALL SITE AREA	1,180,062 S.F. 27.09 AC
ZONING	R-1 (SINGLE FAMILY RESIDENTIAL)
FRONT BUILDING SETBACK	20'
REAR BUILDING SETBACK	25'
SIDE BUILDING SETBACK	7' (WHERE ADJACENT TO ANOTHER PROPERTY) 20' (WHERE ADJACENT TO R/W)
MINIMUM LOT REQUIREMENTS	
LOT AREA	6,000 S.F. (INTERIOR LOT) 7,200 S.F. (CORNER LOT; 20% INCREASE OVER INTERIOR LOT)
LOT WIDTH	60' @ PROPERTY LINE (INTERIOR LOT) 75' @ BUILDING SETBACK (CORNER LOT)
LOT COVERAGE	40% COVERAGE (INTERIOR LOT) 45% COVERAGE (CORNER LOT)
TYPICAL BUILDING PAD SIZES	
38'x73' (2,744 SF)± 48'x59' (2,832 SF)± 44'x79' (3,476 SF)±	



EXISTING LEGEND	
—	PROPERTY LINE
—R/W	RIGHT OF WAY
—SS—	SANITARY SEWER LINE
—W	WATER LINE
—GAS	GAS LINE
—UGT	UNDERGROUND TELEPHONE
—UE	UNDERGROUND ELECTRIC
—UCTV	UNDERGROUND TELEVISION
—UFO	UNDERGROUND FIBER
—OHE	OVERHEAD ELECTRIC
—X—X—	FENCE
—	ROAD CENTERLINE
—	DITCH FLOWLINE
—	EASEMENT LINE
—	GRAVEL LINE
—FH2D	FLOOD HAZARD LINE
—	FIRE HYDRANT
—	WATER METER
—	WATER VALVE
—	WATER FAUCET
—	SANITARY SEWER MH
—	CLEAN-OUT
—	DRAINAGE MH
—	POWER POLE
—	GUY WIRE w/ ANCHOR
—	GAS RISER
—	STREET LIGHT POLE
—	TELEPHONE PEDESTAL
—	CABLE TV PEDESTAL
—	SIGN (AS NOTED)
—	BENCHMARK
—	EASEMENT LINE
—	FOUND IRON PIN (AS NOTED)
—	CONTROL POINT
—	RR SPIKE
—	BUSH
—	TREE

PROPOSED LEGEND	
—	CURB AND GUTTER
—	EASEMENT
—	SETBACK
—X—X—	FENCE
—OHE—	OVERHEAD ELECTRIC
—	ASPHALT PAVEMENT (STANDARD DUTY; RAINBOW FARM ROAD ONLY)
—	ASPHALT PAVEMENT (LIGHT DUTY; SUBDIVISION ONLY)
—	CONCRETE PAVEMENT
—	CONCRETE SIDEWALK
—	CATCH BASIN
—	FLARED END SECTION
—	SANITARY SEWER MANHOLE
—	FIRE HYDRANT
—	WATER METER
—	POWER POLE/POWER POLE & GUY
—	LIGHT POLE
—	TELEPHONE PEDESTAL
—B.S.L.	BUILDING SETBACK LINE

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, AND A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, ALL IN TOWNSHIP 19 NORTH, RANGE 31 WEST, IN BENTON COUNTY, AR, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE SW 1/4; THENCE ALONG THE WEST LINE OF SAID NW 1/4, NORTH 02° 12' 50" EAST - 50.76 FEET; THENCE LEAVING SAID WEST LINE NORTH 30° 05' 43" WEST - 170.36 FEET; THENCE NORTH 02° 13' 54" EAST - 185.88 FEET; THENCE SOUTH 87° 47' 10" EAST - 91.00 FEET TO THE WEST LINE OF SAID NW 1/4; THENCE ALONG THE WEST LINE OF SAID NW 1/4, NORTH 02° 12' 50" EAST - 530.42 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87° 28' 33" EAST - 1274.25 FEET TO THE WEST RIGHT-OF-WAY (ROW) OF NORTH RAINBOW ROAD; THENCE ALONG SAID WEST ROW, SOUTH 02° 38' 31" WEST - 909.15 FEET TO THE SOUTH LINE OF SAID NW 1/4; THENCE LEAVING SAID WEST ROW, NORTH 87° 33' 39" WEST - 1267.45 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING (P.O.B.), CONTAINING 1,180,062 SQ. FT., OR 27.09 ACRES AS SURVEYED.

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DAY OF EXECUTION: / /

SIGNED: BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: MAYOR, CITY OF BENTONVILLE

SIGNED: CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

I, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYS HAVE BEEN MET.

DAY OF EXECUTION: / /

SIGNED: REGISTERED LAND SURVEYOR NO. STATE OF ARKANSAS

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY VERIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE THE USE OF THE PUBLIC STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION:

SIGNED:

NAME & ADDRESS:

PRINT NAME:

SOURCE OF TITLE: D.R.

PAGE:

MCE McClelland Consulting Engineers, Inc.
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

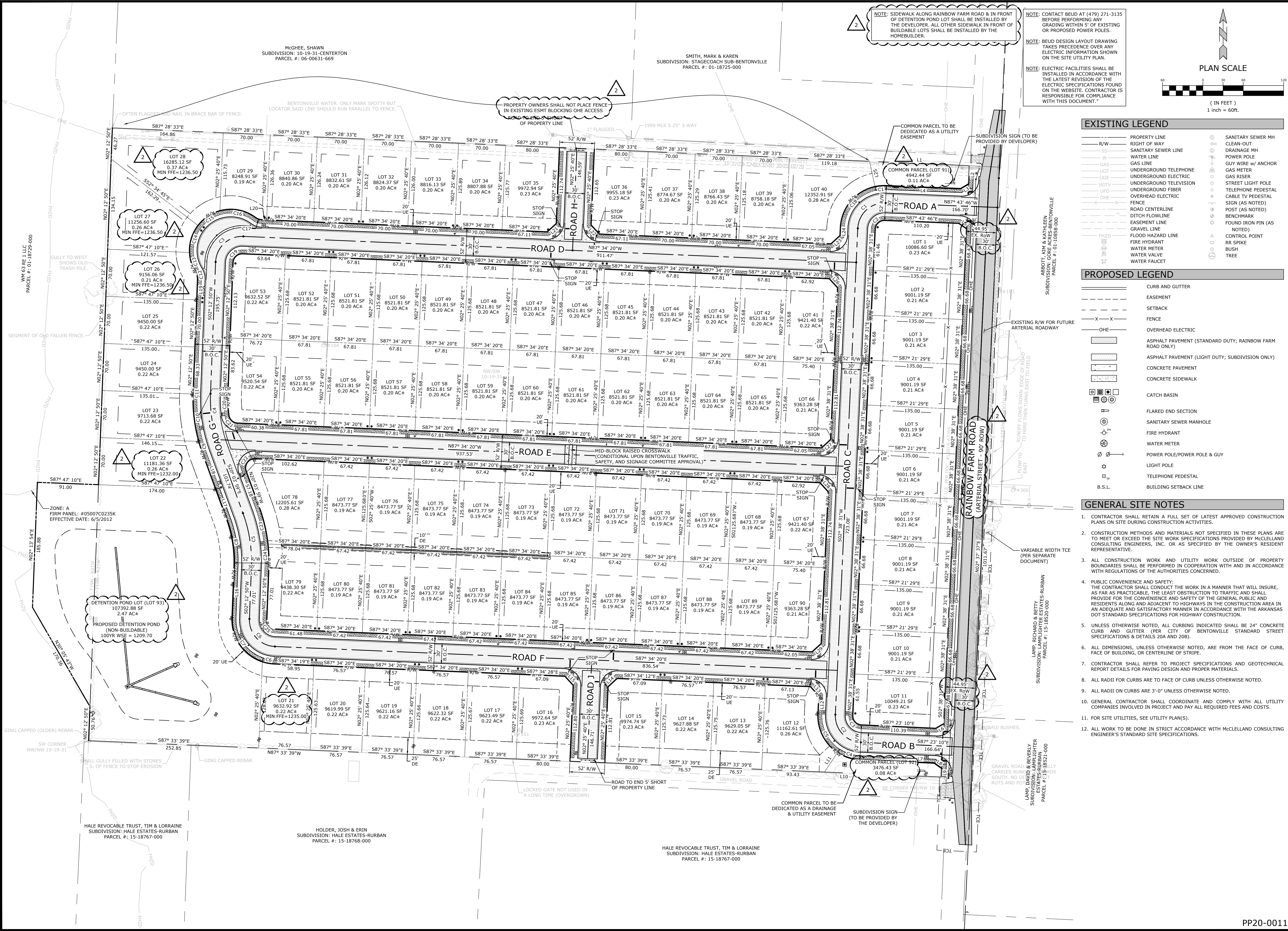
SNYDER MEADOWS SUBDIVISION
LOTS 1 THRU 93
RAINBOW FARM ROAD
BENTONVILLE, AR

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

REVISIONS		DESCRIPTION
REV	DATE	ADDRESSING PC COMMENTS
2	1/4/2021	

PRELIMINARY PLAT

DESIGNED BY:	DRAWN BY:
ABO	JAD
DATE:	REVISION:
1/4/2021	REV-2
SCALE:	JOB NUMBER:
AS NOTED	20-2113

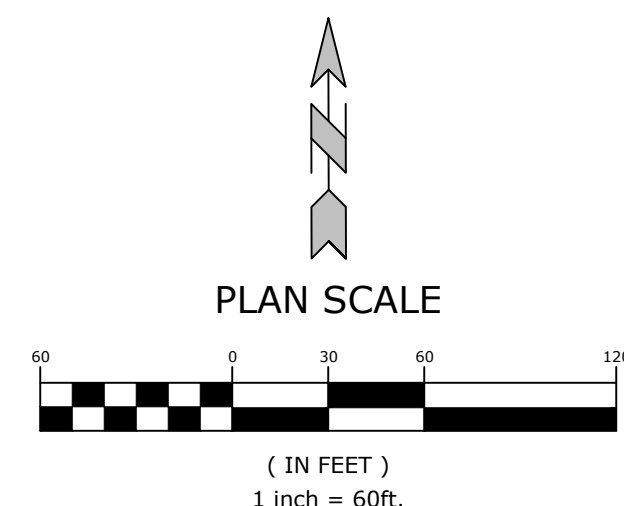


NOTE: SIDEWALK ALONG RAINBOW FARM ROAD & IN FRONT OF DETENTION POND LOT SHALL BE INSTALLED BY THE DEVELOPER. ALL OTHER SIDEWALK IN FRONT OF BUILDABLE LOTS SHALL BE INSTALLED BY THE HOMEOWNER.

NOTE: CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

NOTE: BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

NOTE: 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.



EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FLOOD HAZARD LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- FENCE
- OVERHEAD ELECTRIC
- ASPHALT PAVEMENT (STANDARD DUTY; RAINBOW FARM ROAD ONLY)
- ASPHALT PAVEMENT (LIGHT DUTY; SUBDIVISION ONLY)
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- B.S.L.
- BUILDING SETBACK LINE

GENERAL SITE NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 24" CONCRETE CURB AND GUTTER (PER CITY OF BENTONVILLE STANDARD STREET SPECIFICATIONS & DETAILS 20A AND 20B).
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
- CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- FOR SITE UTILITIES, SEE UTILITY PLAN(S).
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH MCLELLAND CONSULTING ENGINEER'S STANDARD SITE SPECIFICATIONS.

MCE
McLELLAND
CONSULTING
ENGINEERS, INC.
DESIGNED TO SERVE

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

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

SNYDER MEADOWS SUBDIVISION
LOTS 1 THRU 93
RAINBOW FARM ROAD
BENTONVILLE, AR

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

REVISIONS		DESCRIPTION
REV	DATE	ADDRESSING PC COMMENTS
2	1/4/2021	

OVERALL SITE PLAN

DESIGNED BY:
ABO

DATE:
1/4/2021

SCALE:
AS NOTED

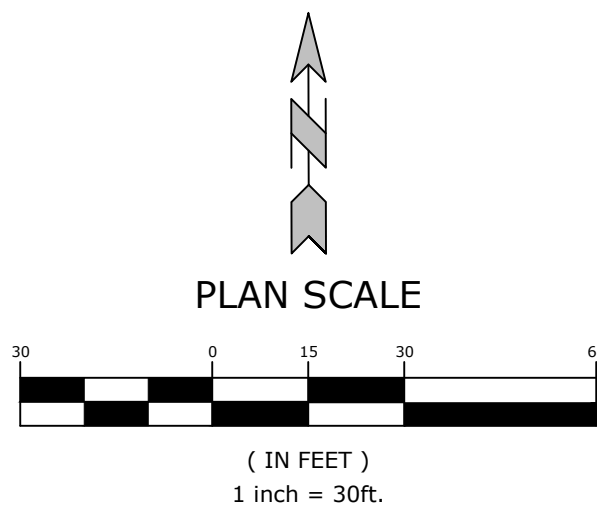
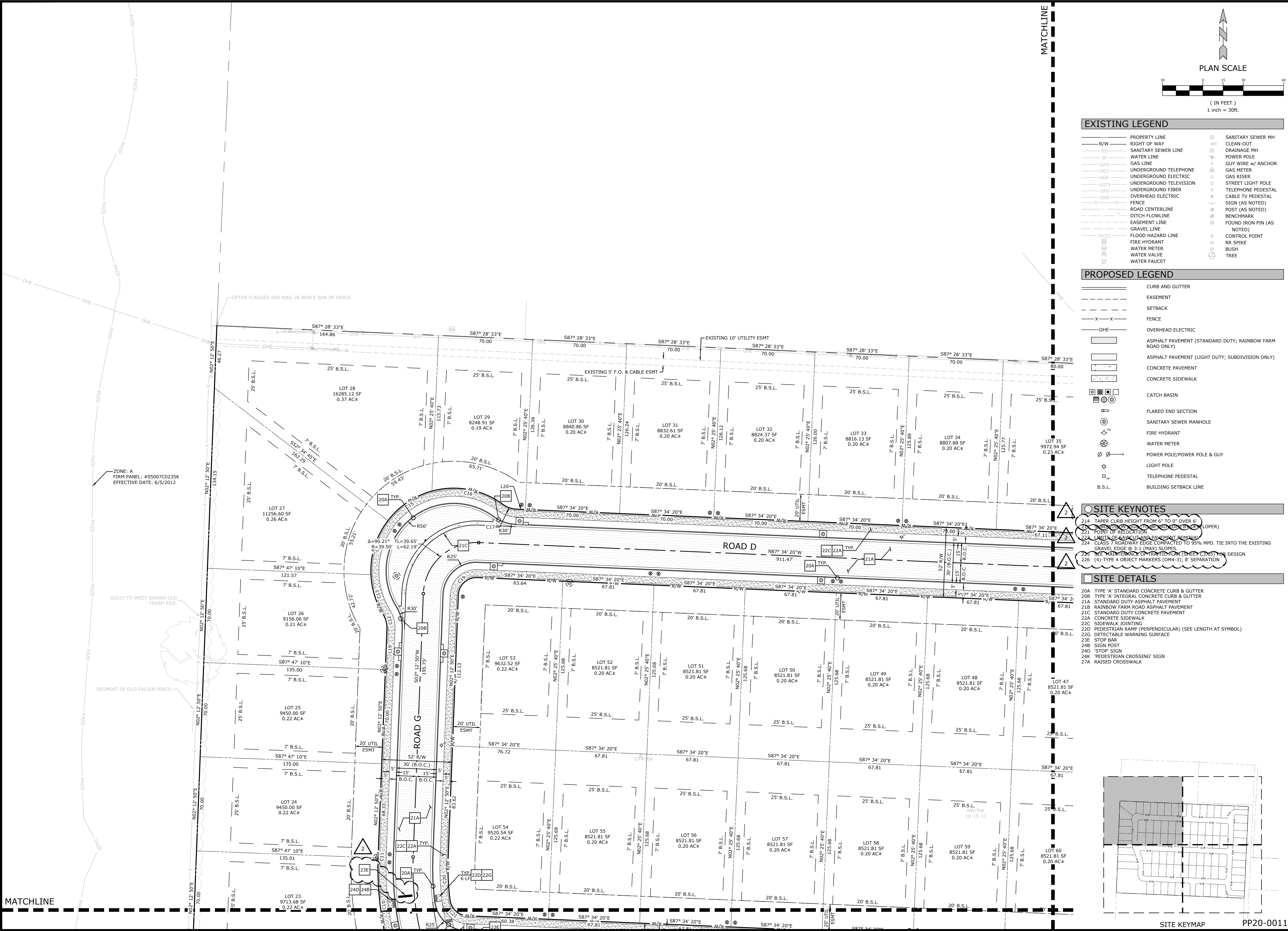
DRAWN BY:
JAD

REVISION:
REV-2

JOB NUMBER:
20-2113

C3.00

W:\2020\20-2113 - Snyder Meadows Subdivision (East Wing) - Bentonville\Design Drawings\202113-SP.dwg, PRINTED ON: January 4, 2021 @ 9:04 AM



EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FLOOD HAZARD LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- FENCE
- OVERHEAD ELECTRIC
- ASPHALT PAVEMENT (STANDARD DUTY; RAINBOW FARM ROAD ONLY)
- ASPHALT PAVEMENT (LIGHT DUTY; SUBDIVISION ONLY)
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- B.S.L. BUILDING SETBACK LINE

SITE KEYNOTES

- 214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 6'
- 221 POINT OF RELOCATION
- 222 UNITS OF SAWCUT AND PAVEMENT REMOVAL
- 224 CLASS 7 ROADWAY EDGE COMPACTED TO 95% MPD. TIE INTO THE EXISTING GRAVEL EDGE @ 3:1 (MAX) SLOPE.
- 225 SEE MAIN TERMINAL OF TRAFFIC PLAN (SHEET C3.05) FOR DESIGN
- 226 (4)-TYPE 4 OBJECT MARKERS (OM4-3); 8' SEPARATION

SITE DETAILS

- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
- 20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
- 21A STANDARD DUTY ASPHALT PAVEMENT
- 21B RAINBOW FARM ROAD ASPHALT PAVEMENT
- 21C STANDARD DUTY CONCRETE PAVEMENT
- 22A CONCRETE SIDEWALK
- 22C SIDEWALK JOINTING
- 22D PEDESTRIAN RAMP (PERPENDICULAR) (SEE LENGTH AT SYMBOL)
- 22G DETECTABLE WARNING SURFACE
- 23E STOP BAR
- 24B SIGN POST
- 24D 'STOP' SIGN
- 24K 'PEDESTRIAN CROSSING' SIGN
- 27A RAISED CROSSWALK



SITE KEYMAP PP20-0011

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

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

SNYDER MEADOWS SUBDIVISION
LOTS 1 THRU 93
RAINBOW FARM ROAD
BENTONVILLE, AR

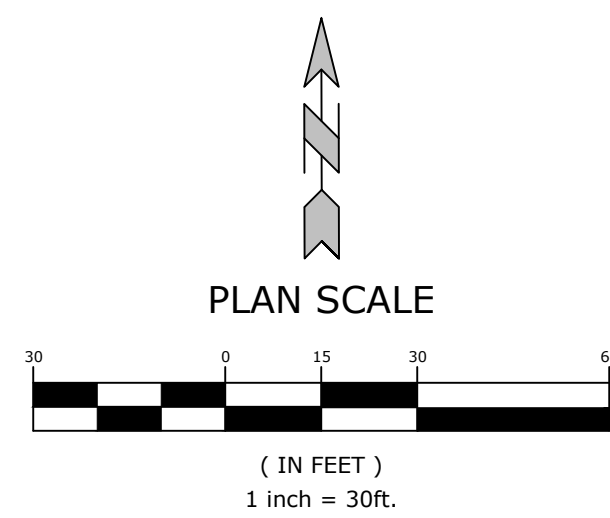
811
Know what's below.
Call before you dig.

REVISIONS		DESCRIPTION
REV	DATE	ADDRESSING PC COMMENTS
2	1/4/2021	

SITE PLAN -
NORTHWEST

DESIGNED BY: ABO	DRAWN BY : JAD
DATE: 1/4/2021	REVISION: REV-2
SCALE: AS NOTED	JOB NUMBER: 20-2113

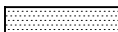
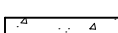
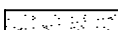
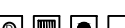
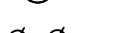
C3.01



EXISTING LEGEND

- | | | | |
|------------|------------------------|---|---------------------------|
| ===== | PROPERTY LINE | ⊙ | SANITARY SEWER MH |
| ---R/W--- | RIGHT OF WAY | ⊙ | CLEAN-OUT |
| SS----- | SANITARY SEWER LINE | ⊙ | CLEAN-OUT MH |
| W----- | WATER LINE | ⊙ | POWDER POLE |
| GAS----- | GAS LINE | ⊙ | GUY WIRE w/ ANCHOR |
| UGT----- | UNDERGROUND TELEPHONE | ⊙ | GAS METER |
| UGE----- | UNDERGROUND ELECTRIC | ⊙ | GAS RISER |
| UGTV----- | UNDERGROUND TELEVISION | ⊙ | STREET LIGHT POLE |
| UFD----- | UNDERGROUND FIBER | ⊙ | TELEPHONE PEDESTAL |
| OH----- | OVERHEAD ELECTRIC | ⊙ | CABLE TV PEDESTAL |
| X-----X | FENCE | ⊙ | SIGN (AS NOTED) |
| ----- | ROAD CENTERLINE | ⊙ | POST (AS NOTED) |
| ----- | DITCH FLOWLINE | ⊙ | BENCHMARK |
| ----- | EASEMENT LINE | ⊙ | FOUND IRON PIN (AS NOTED) |
| ----- | GRAVEL LINE | ⊙ | CONTROL POINT |
| FLH2O----- | FLOOD HAZARD LINE | ⊙ | RR SPIKE |
| ⊙ | FIRE HYDRANT | ⊙ | BUSH |
| ⊙ | WATER METER | ⊙ | TREE |
| ⊙ | WATER VALVE | ⊙ | |
| ⊙ | WATER FAUCET | ⊙ | |

PROPOSED LEGEND

- | | |
|---|--|
|  | CURB AND GUTTER |
|  | EASEMENT |
|  | SETBACK |
|  | FENCE |
|  | OVERHEAD ELECTRIC |
|  | ASPHALT PAVEMENT (STANDARD DUTY; RAINBOW FARM ROAD ONLY) |
|  | ASPHALT PAVEMENT (LIGHT DUTY; SUBDIVISION ONLY) |
|  | CONCRETE PAVEMENT |
|  | CONCRETE SIDEWALK |
|  | CATCH BASIN |
|  | FLARED END SECTION |
|  | SANITARY SEWER MANHOLE |
|  | FIRE HYDRANT |
|  | WATER METER |
|  | POWER POLE/POWER POLE & GUY |
|  | LIGHT POLE |
|  | TELEPHONE PEDESTAL |
| B.S.L. | BUILDING SETBACK LINE |

○ SITE KEYNOTES

- 214 TAPER CURB HEIGHT FROM 6" TO 1" OVER 6'
- 215 (3) - SEE THIS SIGN (IN BE ROUNDED SLOPER)
- 221 POINT OF RELOCATION
- 222 LIMITS OF SAW CUT AND PAVEMENT REMOVAL
- 224 CLASS 7 ROADWAY EDGE COMPACTED TO 95% MPD. TIE INTO THE EXISTING GRAVEL EDGE @ 3:1 (MAX) SLOPES.
- 226 SEE MAINTENANCE OF TRAFFIC PLAN (SHEET C.05) FOR DESIGN
- (4) - TYPE 4 OBJECT MARKERS (OM4-3); 8' SEPARATION

SITE DETAILS

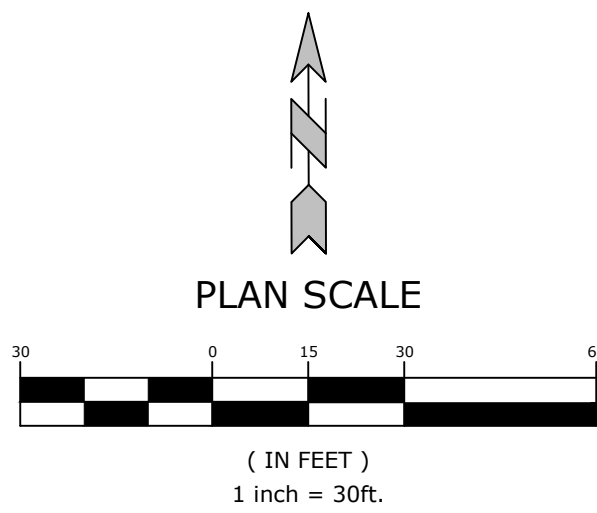
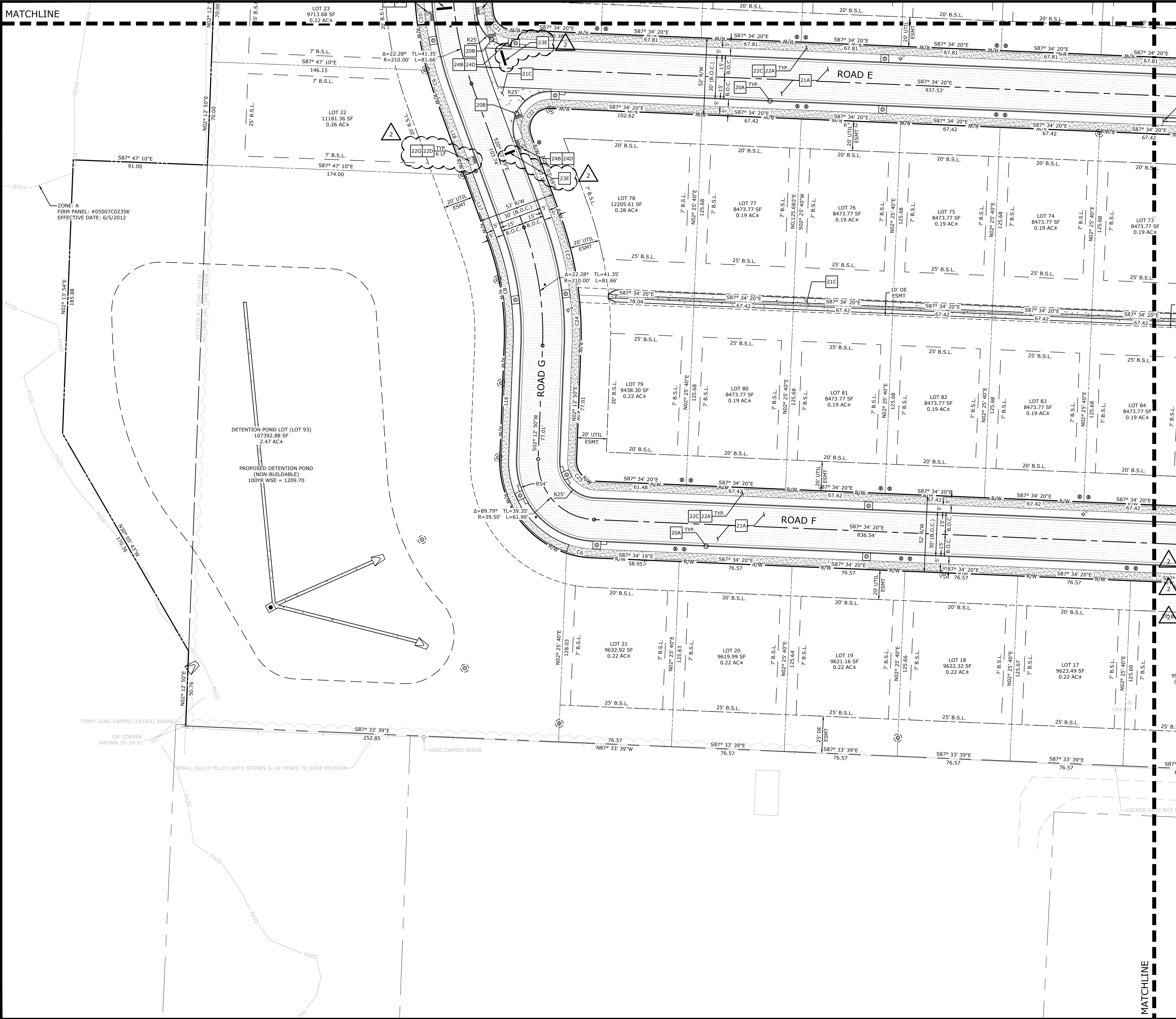
- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
21A STANDARD DUTY ASPHALT PAVEMENT
21B RAINBOW FARM ROAD ASPHALT PAVEMENT
21C STANDARD DUTY CONCRETE PAVEMENT
22A CONCRETE SIDEWALK
22C SIDEWALK JOINTING
22D PEDESTRIAN RAMP (PERPENDICULAR) (SEE LENGTH AT SYMBOL)
22G DETECTABLE WARNING SURFACE
23E STOP BAR
24B SIGN POST
24D 'STOP' SIGN
24K 'PEDESTRIAN CROSSING' SIGN
27A RAISED CROSSWALK



SITE KEYMAP PP20-0011

REVISIONS		
REV	DATE	DESCRIPTION
2	1/4/2021	ADDRESSING PC COMMENTS

W:\2020\20-2113 - Snyder Meadows Subdivision (East Wing) - Bentonville Design Drawings\202113-SP.dwg, PRINTED ON: January 4, 2021 @ 9:05 AM



EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UGT
- UGTV
- UFO
- OHE
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FLOOD HAZARD LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

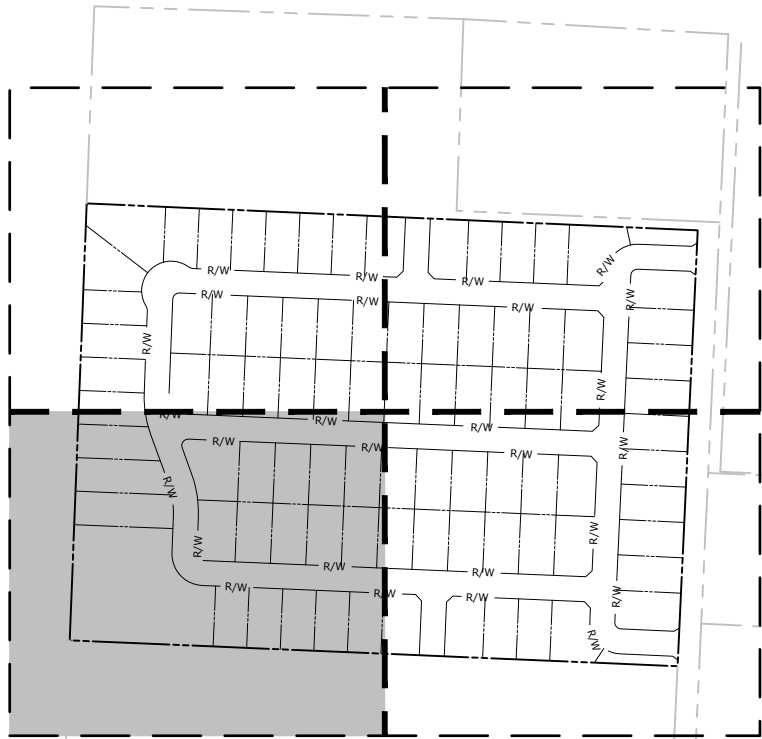
- CURB AND GUTTER
- EASEMENT
- SETBACK
- FENCE
- OHE
- OVERHEAD ELECTRIC
- ASPHALT PAVEMENT (STANDARD DUTY; RAINBOW FARM ROAD ONLY)
- ASPHALT PAVEMENT (LIGHT DUTY; SUBDIVISION ONLY)
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- B.S.L.
- BUILDING SETBACK LINE

SITE KEYNOTES

- 214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 6'
- 221 POINT OF RELOCATION
- 222 UNITS OF SAWCUT AND PAVEMENT REMOVAL
- 224 CLASS 7 ROADWAY EDGE COMPACTED TO 95% MPD. TIE INTO THE EXISTING GRAVEL EDGE @ 3:1 (MAX) SLOPE.
- 225 SEE MAIN TERMINAL OF TRAFFIC PLAN (SHEET C3.05) FOR DESIGN
- 226 (4)-TYPE 4 OBJECT MARKERS (OM4-3); 8' SEPARATION

SITE DETAILS

- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
- 20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
- 21A STANDARD DUTY ASPHALT PAVEMENT
- 21B RAINBOW FARM ROAD ASPHALT PAVEMENT
- 21C STANDARD DUTY CONCRETE PAVEMENT
- 22A CONCRETE SIDEWALK
- 22C SIDEWALK JOINTING
- 22D PEDESTRIAN RAMP (PERPENDICULAR) (SEE LENGTH AT SYMBOL)
- 22G DETECTABLE WARNING SURFACE
- 23E STOP BAR
- 24B SIGN POST
- 24D 'STOP' SIGN
- 24K 'PEDESTRIAN CROSSING' SIGN
- 27A RAISED CROSSWALK



SITE KEYMAP PP20-0011

MCE McClelland Consulting Engineers, Inc.
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

SNYDER MEADOWS SUBDIVISION
LOTS 1 THRU 93
RAINBOW FARM ROAD
BENTONVILLE, AR

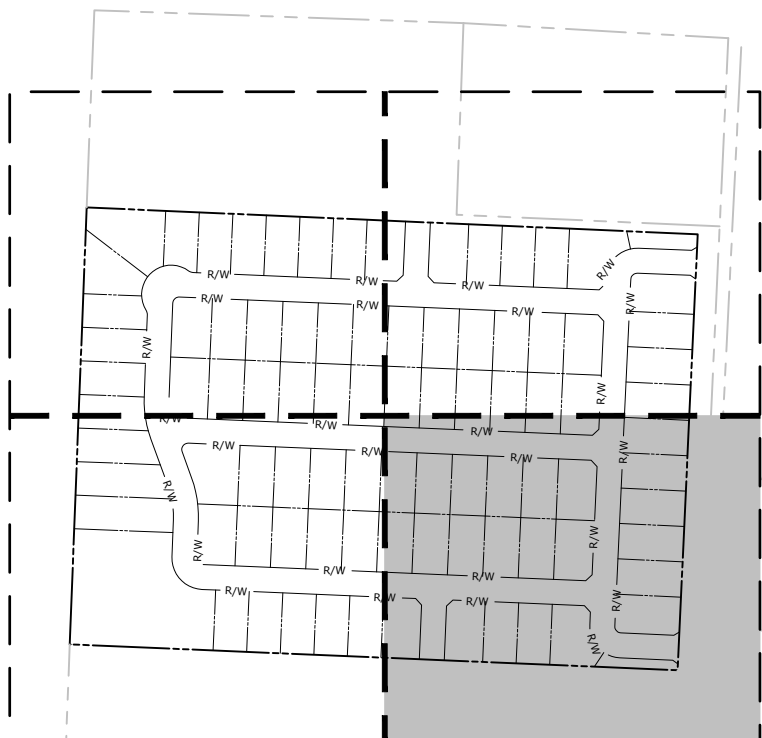
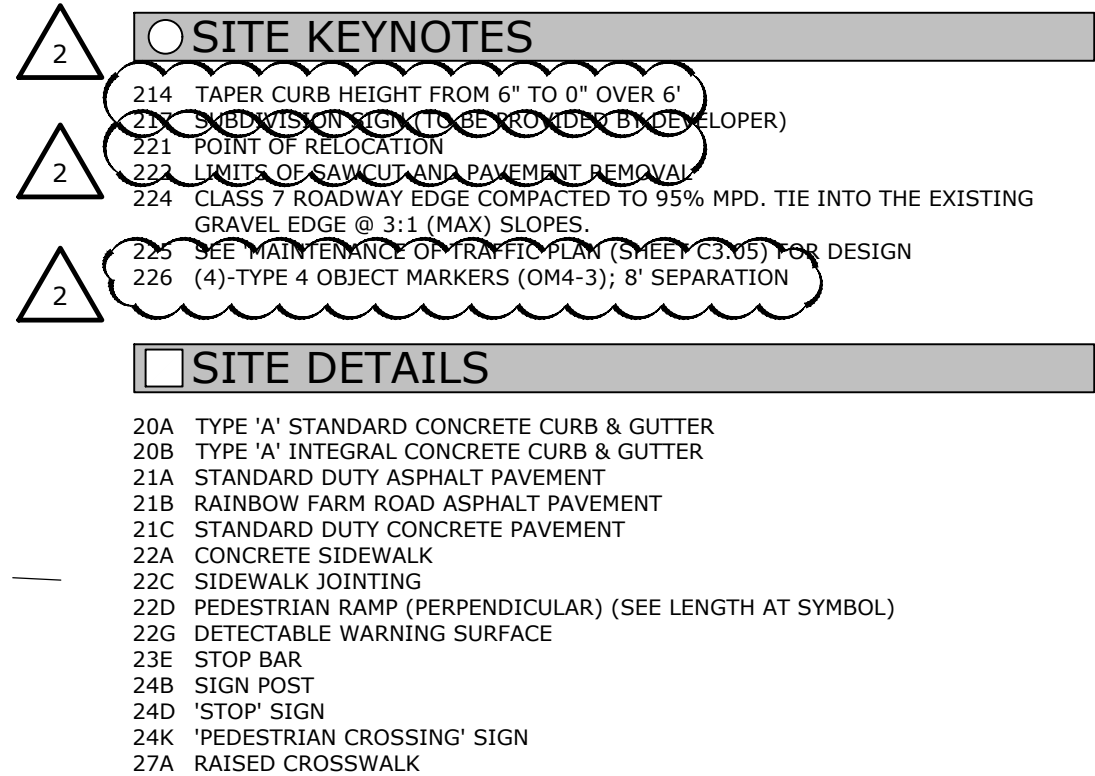
811
Know what's below.
Call before you dig.

REVISIONS		DESCRIPTION
REV	DATE	ADDRESSING PC COMMENTS
2	1/4/2021	

SITE PLAN -
SOUTHWEST

DESIGNED BY: ABO	DRAWN BY: JAD
DATE: 1/4/2021	REVISION: REV-2
SCALE: AS NOTED	JOB NUMBER: 20-2113

C3.03



PP20-0011

GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE), AND ALL LOCAL CODES AND REQUIREMENTS.

2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.

3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES AND FOR COMPLETE COVERAGE OF PLANTING BEDS AT SPACING SHOWN. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.

4. IMMEDIATELY AFTER AWARD OF CONTRACT, CONTRACTOR IS TO NOTIFY THE OWNER'S REPRESENTATIVE AND / OR THE LANDSCAPE ARCHITECT OF ANY UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.

5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.

6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.

7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGES SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND / OR OWNER.

8. THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.

9. CONTRACTOR TO COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.

10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED, THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT AND / OR ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE, PROVIDE 100% HEAD-TO-HEAD COVERAGE, AND A RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.

11. ALL HARDSCAPE MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL (APPROVED BY THE OWNER) AS NEEDED. THE AREA SHALL THEN BE SEEDED / SODDED, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA, 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD, AND 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.

14. IF A SWPPP PLAN IS PROVIDED, THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN (AS NEEDED), TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.

15. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.

16. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF:

TEMPORARY SEEDING SCHEDULE	
ANNUAL RYE GRASS	5LB / 1000 SF

PERMANENT SEEDING SCHEDULE

MARCH 1 - AUGUST 31

BERMUDA GRASS "YUKON" (UNHULLED)	1LB / 1000 SF
----------------------------------	---------------

SEPTEMBER 1 - FEBRUARY 28 / 29

BERMUDA GRASS "YUKON" (UNHULLED)	1LB / 1000 SF
ANNUAL RYE GRASS	5LB / 1000 SF
17. SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS (SEE LEGEND FOR SPECIFIC GRASS SEED TYPE). 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. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
18. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

GENERAL SOLID SOD NOTES

1. ADJUST FINE GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT ANY IRREGULARITIES AND / OR AREAS WHERE WATER MAY STAND.

2. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1 1/2" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.

3. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.

4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOM LAND SOIL; FREE FROM LUMPS, CLAY TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES; CONTAINING NO SALT AND BE BLACK TO BROWN IN COLOR.

5. ALL LAWN AREAS TO BE FINE GRADED, SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION.

6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, CONSTRUCTION WASTE, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.

7. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.

8. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE FREE FROM UNNATURAL UNDULATIONS.

9. FERTILIZE ALL SOD AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.

10. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

11. IF SOD IS INSTALLED ON SLOPES OF 3:1 OR GREATER, SOD SHALL BE STAKED TO AVOID SLIPPING OR SLIDING APART. STAKING OR STAPLES SHALL BE INSTALLED FLUSH AS TO NOT CREATE A MAINTENANCE ISSUE WITH CARE EQUIPMENT.

12. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN VIGOROUS, HEALTHY CONDITIONS.

13. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

14. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MARCH 1ST, ALL SOD AREAS TO BE OVER-SEEDED WITH ANNUAL RYE GRASS SEED AT 5LBS / 1000 SF.

GENERAL PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL. IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT.

2. FINISH GRADE OF LANDSCAPE AREAS MUST BE GRADED TO EITHER 1 1/2" BELOW ADJACENT PAVEMENT SURFACES TO ALLOW FOR TURF OR 3" BELOW ADJACENT PAVEMENT SURFACES TO ALLOW FOR MULCH.

3. LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. CONTRACTOR TO LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.

4. ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.

5. TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.

6. TOPSOIL DEPTH SHALL BE AS FOLLOWS :
PLANTER BEDS - 12" MINIMUM
GRASS / SOD AREAS - 4" MINIMUM (AFTER COMPACTION)

7. BACKFILL ALL TREES AND SHRUBS NOT IN PLANTING BEDS WITH A MIXTURE OF 3 PARTS NATIVE SOIL AND 1 PART ORGANIC COMPOST.

8. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLES PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.

9. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT, BUT PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.

10. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.

11. ALL HERBACEOUS PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST TILLED IN TO A MINIMUM DEPTH OF 6".

12. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.

13. ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.

14. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.

15. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.

17. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.

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

19. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT.

20. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.

21. MULCH (HARDWOOD, ROCK, OR OTHER SPECIFIED MATERIAL) SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE MULCHING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND.

22. THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
EVERGREEN SHRUBBERY: SPRING, SUMMER, FALL
DECIDUOUS SHRUBBERY & TREES: FALL
EVERGREEN TREES: SPRING, SUMMER, FALL

PLANT GUARANTEE, REPLACEMENT, & MAINTENANCE

- A. GUARANTEE:
ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND / OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO: - WATERING, WEEDING, RE-SEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

B. REPLACEMENT:
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION AT SUBSTANTIAL COMPLETION, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.

THE CONTRACTOR SHALL PROVIDE EITHER A GUARANTEE, MAINTENANCE CONTRACT, OR BOND OF ALL PLANT MATERIAL FOR A PERIOD OF TIME SPECIFIED BY THE LOCAL JURISDICTION OR ONE (1) YEAR (WHICHEVER IS GREATER). GUARANTEE, MAINTENANCE CONTRACT, OR BOND SHALL BEGIN ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE SPECIFIED TIME PERIOD.

GENERAL HERBICIDES NOTES

1. APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.

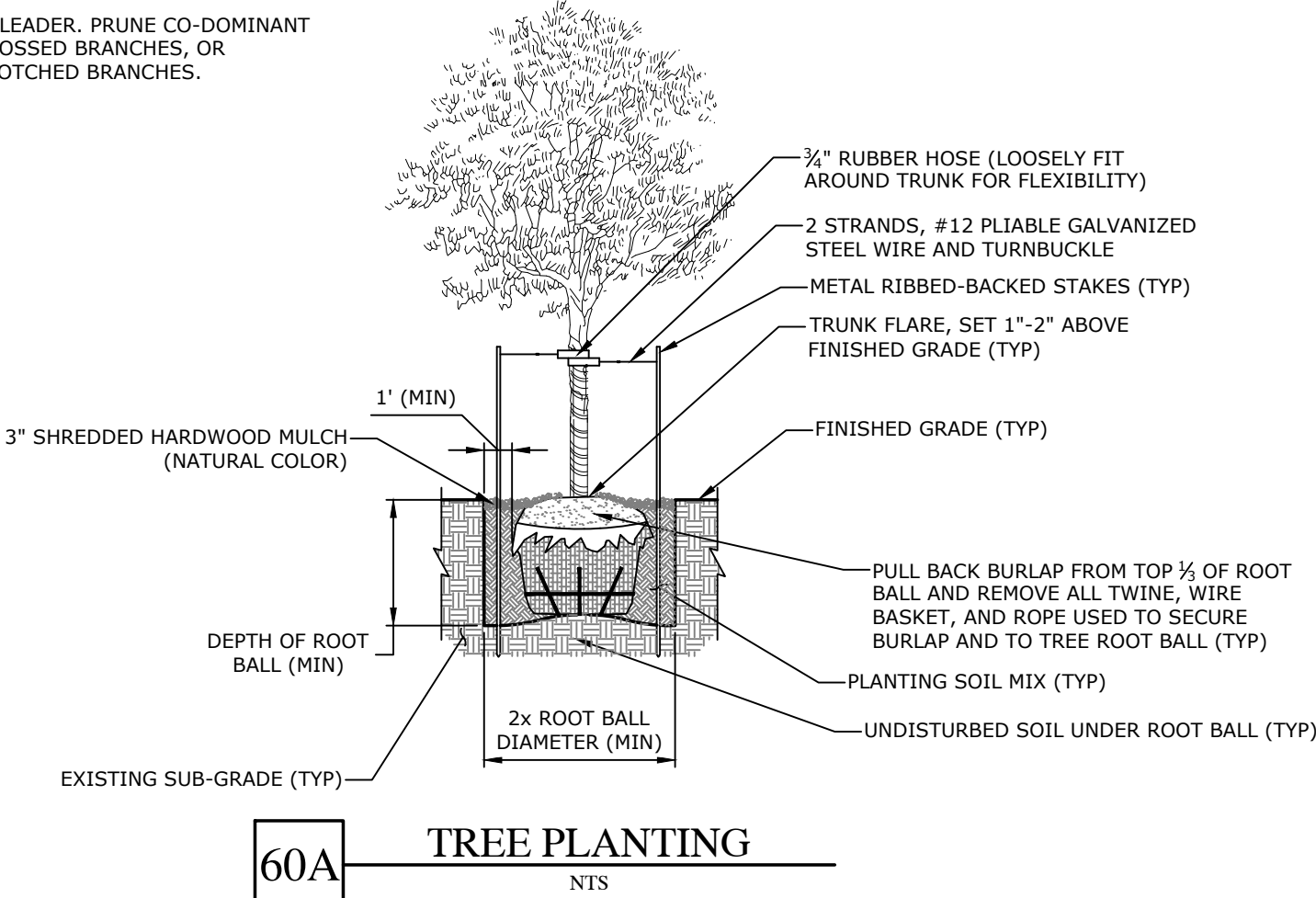
2. IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE.

3. NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.

4. CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

NOTES:

1. DO NOT PRUNE TERMINAL LEADER. PRUNE CO-DOMINANT LEADERS, RUBBING OR CROSSED BRANCHES, OR EXCESSIVELY NARROW CROTCHED BRANCHES.



MCE

McCLELLAND

DESIGNED TO SERVE

CONSULTING

ENGINEERS, INC.

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

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

SNYDER MEADOWS SUBDIVISION
LOTS 1 THRU 93
RAINBOW FARM ROAD
BENTONVILLE, AR

811

Know what's below.
Call before you dig.

REVISIONS

REV

DATE

DESCRIPTION

LANDSCAPE
NOTES &
DETAILS

DESIGNED BY:	ABO	DRAWN BY :	JAD
DATE:	1/4/2021	REVISION:	REV-2
SCALE:	AS NOTED	JOB NUMBER:	20-2113

C8.00

PP20-0011

LANDSCAPE REQUIREMENTS:

PRELIMINARY PLAN STREET FRONTAGE TREE PLANTING
1 SHADE TREE PER EVERY 50 LINEAR FEET
909 L.F. / 50 = 18.18 (18) 18 SHADE TREES REQUIRED / 18 PROVIDED

LANDSCAPE NOTES:

- LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES WITHIN 1 YEAR OF INITIAL INSTALLATION SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AND / OR TOPPED AT ANY TIME. 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 UTILITY LOCATIONS CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL PROPOSED TREES SHALL BE SPACED A MINIMUM OF 5' AWAY FROM ALL PUBLIC UTILITIES.

RESIDENTIAL TREE PLANTING REQUIREMENTS:

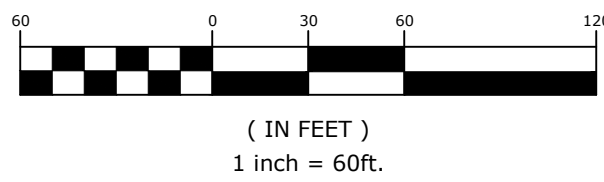
NEWLY CONSTRUCTED SINGLE FAMILY RESIDENTIAL STRUCTURES:
ONE (1) SHADE TREE SHALL BE PLANTED IN EACH YARD ADJACENT TO THE ROADWAY AND ONE (1) SHADE TREE SHALL BE PLANTED IN EACH RIGHT-OF-WAY ADJACENT TO THE ROADWAY. TREES PLANTED IN THE RIGHT-OF-WAY SHALL BE LOCATED ON A RESIDENTIAL OR LOCAL STREET AS DESIGNATED ON THE MASTER STREET PLAN. FINAL OCCUPANCY PERMITS MAY BE HELD FOR THOSE WHO FAIL TO COMPLETE LANDSCAPE REQUIREMENTS.

PLANT LIST

KEY	QTY.	COMMON NAME	Botanical name	SYMBOL	SIZE / COMMENTS:
EE	16	EMERALD FLAIR ELM	Ulmus parvifolia 'JFS-Barrett'		2.5" Caliper
SH	12	SHANTUNG MAPLE	Acer truncatum		2.5" Caliper
-	703 S.Y.	PATRIOT BERMUDA SOD	Cynodon dactylon 'Patriot'		Solid Sod

NOTE: CALIPER MEASUREMENTS AS PER AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z-60.1 - 2014) REQUIREMENTS.

PLAN SCALE



EXISTING LEGEND

	PROPERTY LINE		SANITARY SEWER MH
	RIGHT OF WAY		CLEAN-OUT
	SANITARY SEWER LINE		DRAINAGE MH
	WATER LINE		POWER POLE
	GAS LINE		GUY WIRE w/ ANCHOR
	UNDERGROUND TELEPHONE		GAS RISER
	UNDERGROUND ELECTRIC		STREET LIGHT POLE
	UNDERGROUND TELEVISION		TELEPHONE PEDESTAL
	UNDERGROUND FIBER		CABLE TV PEDESTAL
	OVERHEAD ELECTRIC		SIGN (AS NOTED)
	FENCE		POST (AS NOTED)
	ROAD CENTERLINE		BENCHMARK
	DITCH FLOWLINE		FOUND IRON PIN (AS NOTED)
	EASEMENT LINE		CONTROL POINT
	GRAVEL LINE		RR SPIKE
	FLOOD HAZARD LINE		BUSH
	FIRE HYDRANT		TREE
	WATER METER		
	WATER VALVE		
	WATER FAUCET		

PROPOSED LEGEND

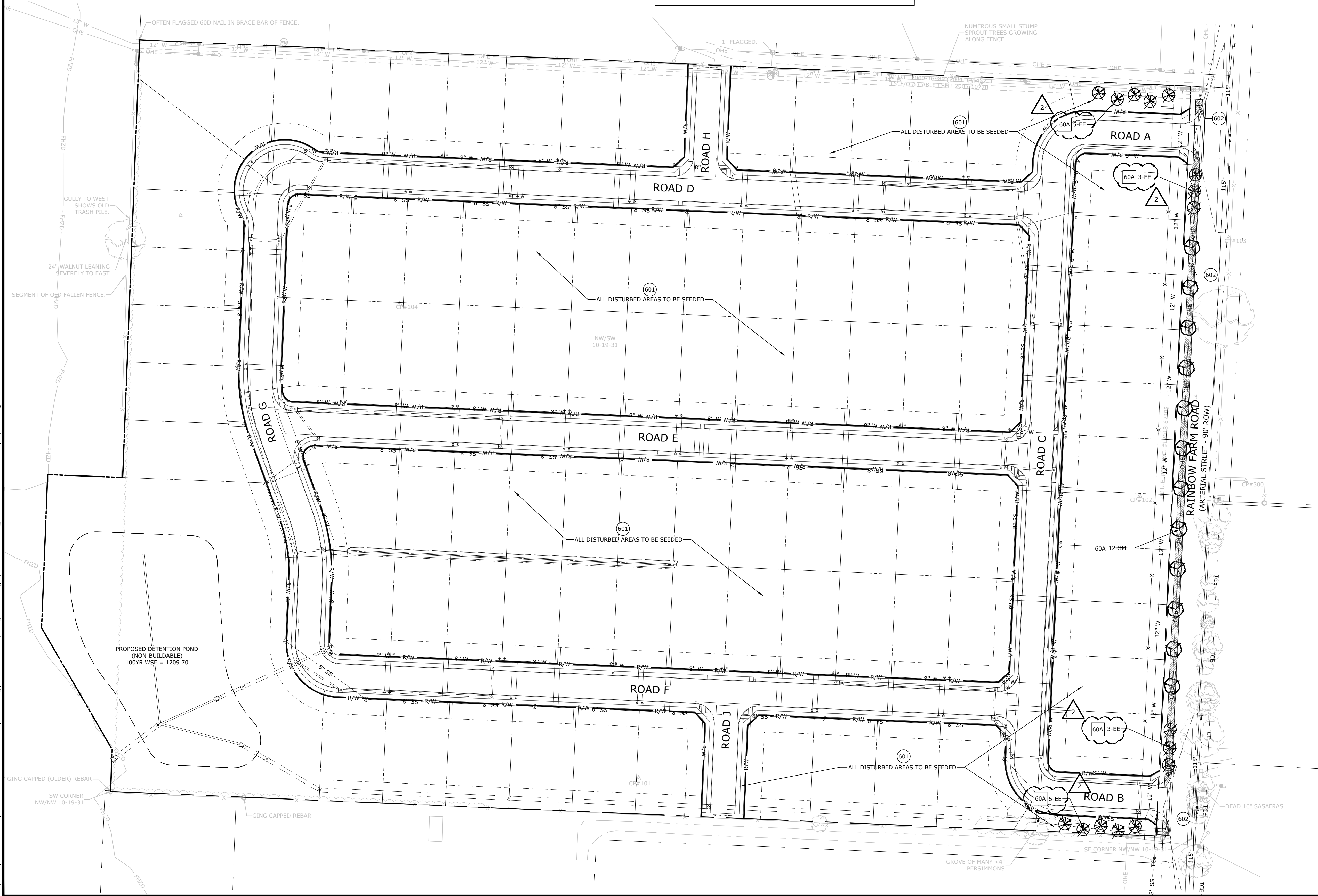
	STORM DRAIN
	CATCH BASIN
	WATER METER
	SANITARY SEWER MANHOLE
	POWER POLE/POWER POLE & GUY
	LIGHT POLE
	SOD (SEE PLANTING LIST - THIS SHEET)
	TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
	OVERHEAD ELECTRIC LINE
	WATER LINE
	SANITARY SEWER LINE
	TELEPHONE PEDESTAL

LANDSCAPE KEYNOTES

601 SEEDED AREA
602 SODDED AREA

LANDSCAPE DETAILS

60A TREE PLANTING



REZONING STAFF REPORT



Mercy Health NWA Communities, LLC

797 SW 41st Street

PC Date: 2/2/2021

Reviewer: Jon Stanley, Senior Planner, ALSA

Project Number	RZ20-0070
Applicant / Current Owner	Mercy Health NWA Communities
Site Area	+/- 10.81 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-4, High Density Residential
Future Land Use Map Designation	Medium Density Residential

<https://arcg.is/08HvK8>

Location Map



Property Description

The requested rezoning is located at 797 SW 41st Street. Adjacent zoning districts are C-2, General Commercial and A-1 to the east, R-4, High-Density Residential and C-2 to the north, A-1 to the west, and Benton County to the south. The Bentonville Community Center borders the property immediately to the west and the Luxury I Street Apartments are located due north of this property.

Southwest 41st Street is designated as a Local street, while SW I Street is designated as an Arterial on the Master Street Plan.

Relationship to the Bentonville Community Plan

The property is within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Land Use Plan. This area focuses on development in areas proximate to existing infrastructure to capitalize on municipal investments that have already taken place. (p. 44). Also, this area is noted for its potential to support mixed-use development.

The Future Land Use Plan depicts this property as Medium Density Residential. These areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. They may also include local amenities for residents, including neighborhood parks, places of worship, etc.

Public Comment

Staff has received one written public comment regarding this request expressing support for the development.

Analysis

According to the applicant's narrative, they intend to develop the property into multi-family housing that would be consistent with surrounding development patterns within and around the immediate area.

The area surrounding the proposed rezoning reflects a variety of land uses. C-2 developments, such as Mercy Heath Clinic to the south or McDonalds and Plaza Tire to the north, as well as multi-family developments such as the Luxury I Street Apartments to the north or the Limestone Ranch Apartments to the east, as well as the Bentonville Community Center to the west which provides local, public amenities and recreation opportunities to support the increase in density and act as an anchor for the surrounding mix of uses. In addition, SW 41st Street's designation as an Arterial suggests support for an increase in density in the area.

Conclusion

Planning staff has reviewed this rezoning request. While it is not consistent with the Future Land Use Plan, it is consistent with the development patterns that have taken place in the surrounding area. Staff recommends approval of the proposed rezoning.



December 14, 2020

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property for Strategic Realty Group, LLC
CTA Job #20112100

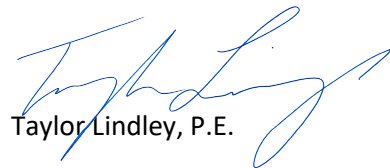
Staff,

On behalf of our clients we would like to formally request a zoning change for a portion of parcel 01-16610-001 from A-1, Agricultural to R-4, High Density Residential. The portion of the property is outlined in the property description provided. The proposed use will be multi-family residential. Mercy Health Northwest Arkansas Communities currently owns the property and signed the consent form.

The site is currently zoned A-1. Under that zoning, the proposed use is not allowed and this has prompted the request. This property is near the intersection of SW I St. and SW 41st St. Multi-family developments with R-4 zoning border the site to the north. Water and sewer are both readily available along SW 41st St. to the north.

Per the city's land use plan, this parcel is intended to be residential and, therefore, the proposed uses will conform nicely to the surrounding developments. Should you have any questions, please contact us at your convenience.

Thank you,



Taylor Lindley, P.E.

NOTICE OF INTENT TO REZONE

Strategic Realty Group, LLC

has requested the Bentonville Planning

Commission to set a public hearing date to consider rezoning the following property from

A-1

to

R-4

The legal description of the property is as follows:

See attached

The common description of the property is: 797 SW 41st Street, Bentonville, AR

Proposed land use: Multi-Family Residential

The public hearing will be held February 2, 20 20 at 4:00 p.m. It will be held at 305 SW A Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122 extension 2.

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:

Jon Harrell, Chairman
Signature Generations Bank

Jon Harrell
Printed Name
3704 Southern Hills Blvd.
Physical Address Rogers, AR 72758

RZ20-0070

REZONING STAFF REPORT



Crowhow, LLC

SE 7th Street & SE D Street

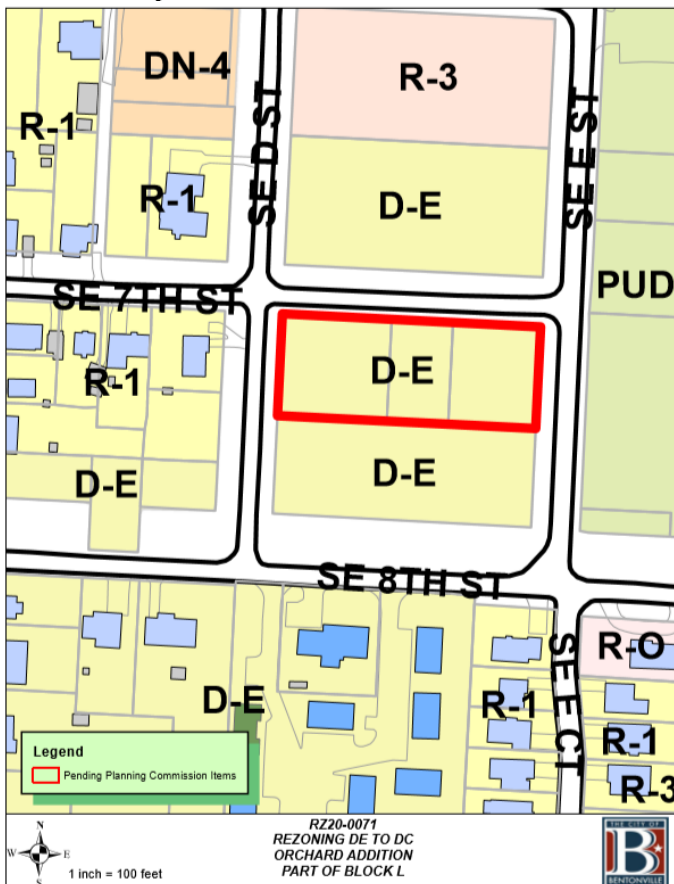
PC Date: 2/2/2021

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0071
Applicant / Current Owner	Crowhow, LLC 2714 SE Otis Corley Drive, Suite 136, Rogers, AR 72756
Site Area	+/-0.88 acres
Current Zoning	DE, Downtown Edge
Requested Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial

<https://arcg.is/08HvK8>

Location Map



Property Description

The property is located on SE 7th Street, between SE D Street and SE E Street. Adjacent zoning districts include DE, Downtown Edge to the north and south, R-1 Single-Family Residential to the west, and PUD, Planned Unit Development to the east.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Downtown Commercial. These areas typically include vertical, mixed-use developments with a focus on design character and pedestrian access.

The City of Bentonville Community Plan depicts this property to be within the Cultural Zone of the 8th Street Character Area. The Cultural Zone recommends intensifying housing and commercial development to create a more “urban environment” (p. 152). In addition, this area is noted for its potential to support mixed-use development. The DC, Downtown Core zoning district’s allowable density and uses lends itself to the vision for the Cultural Zone for the 8th Street Character Area.

Public Comment

Staff has NOT received public comment on this request.

Analysis

The DC, Downtown Core zoning district definition states that the intent of this zone is to maintain and expand the pedestrian oriented character of the town square. The physical form is of an urban character with uses that promote retail and entertainment venues with upper story residential uses permitted. Mixed use is defined as vertical mixed-use buildings with commercial and retail on the first floor and office and residential on the upper floors. Buildings are spaced closely or attached.

According to the applicant’s narrative, the intent of the rezoning request is to align the zoning of this property with recent development trends in the area.

Conclusion

The proposed rezoning aligns with the Future Land Use Plan designation of Downtown Commercial.

Surrounding zoning districts and developments in the area also lend credence to the request. Staff recommends approval of the proposed rezoning.



December 14, 2020

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

Re: ***SE 7th & SE D Street Rezoning Request***

To the City of Bentonville Planning Commission:

On behalf of Crowhow, LLC, Ecological Design Group (EDG) is submitting this rezone request for the following parcels:

- 01-03598-000, 01-03597-000, 01-03596-000

All the properties are currently zoned DE; Downtown Edge. The requested change in zoning is to accommodate a higher intensity zoning district, DC: Downtown Core.

The current ownership is Crowhow LLC, an Arkansas Limited Liability Company. There are no proposed immediate sales after rezoning – the property is intended to be developed.

The Future Land Use map identifies this property as Downtown Commercial which supports the request for Downtown Core zoning.

Proposed Use

The request for Downtown Core is to allow the property to be developed with uses that are both compatible and complementary to existing and planned uses in the neighborhood. These neighboring uses include the Momentary, the SOMO project, the 8 Street Market, and the new Walmart Campus. The primary anticipated use for the property is professional office. Office use in Downtown Edge is limited to 4,000 square feet of area. Downtown Core is needed to develop larger "Class A" office buildings.

The property has excellent vehicular access to 8th Street to the south, which is a major arterial. The property can also be easily accessed via SE D Street and SE E Street. In addition to vehicular access, the property is both walkable and bikeable.

Signage

At this time, no signage is planned beyond signage as allowed by City Code.

Traffic

The property is in early design with an attractive and modern multi-story mixed-use office building that will be adjacent to 8th Street with parking in the rear. This design will enhance the 8th Street Corridor. The properties have close access to the 8th Street Corridor, which has the capacity to accommodate the traffic generated by the proposed development.



Availability of Water and Sewer

Water mains surround the site on all sides, along with 3 hydrants in close proximity. A sanitary sewer manhole, approximately 5' deep, exists near the center of SE D Street

Respectfully submitted,

ECOLOGICAL DESIGN GROUP, INC.

A handwritten signature in blue ink, reading 'Brahm Driver'.

Brahm Driver, PE

REZONING STAFF REPORT



City of Bentonville

SE 8th Street

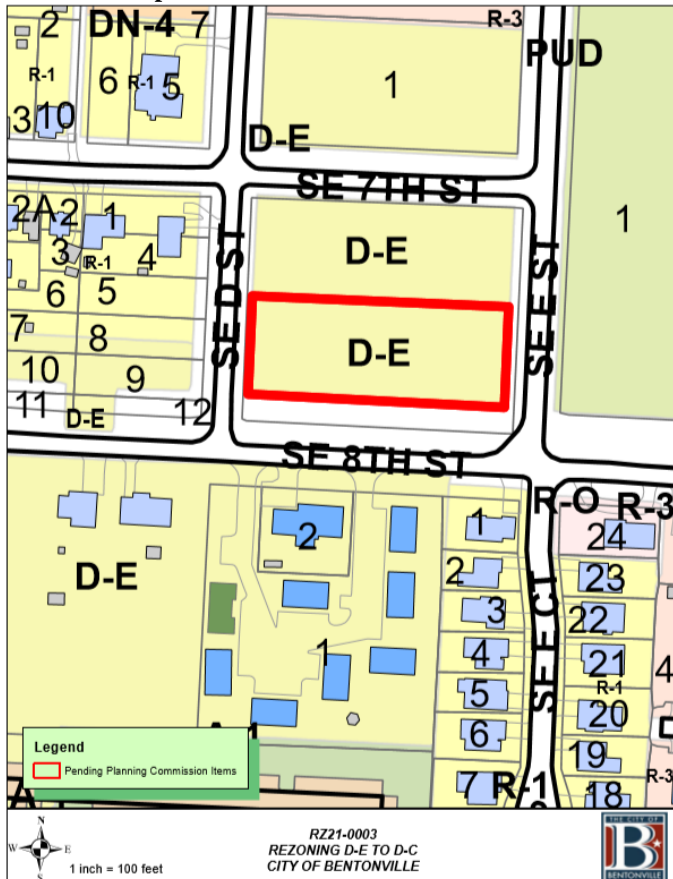
PC Date: 2/2/2021

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ21-0003
Applicant / Current Owner	City of Bentonville
Site Area	+/-0.88 acres
Current Zoning	DE, Downtown Edge
Requested Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial

<https://arcg.is/08HvK8>

Location Map



Property Description

The property is located on SE 8th Street, between SE D Street and SE E Street. Adjacent zoning districts include DE, Downtown Edge to the north and west, DC, Downtown Core to the south and PUD, Planned Unit Development to the east.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Downtown Commercial. These areas typically include vertical, mixed-use developments with a focus on design character and pedestrian access.

The City of Bentonville Community Plan depicts this property to be within the Cultural Zone of the 8th Street Character Area. The Cultural Zone recommends intensifying housing and commercial development to create a more “urban environment” (p. 152). In addition, this area is noted for its potential to support mixed-use development. The DC, Downtown Core zoning district’s allowable density and uses lends itself to the vision for the Cultural Zone for the 8th Street Character Area.

Public Comment

Staff has NOT received public comment on this request.

Analysis

The DC, Downtown Core zoning district definition states that the intent of this zone is to maintain and expand the pedestrian oriented character of the town square. The physical form is of an urban character with uses that promote retail and entertainment venues with upper story residential uses permitted. Mixed use is defined as vertical mixed-use buildings with commercial and retail on the first floor and office and residential on the upper floors. Buildings are spaced closely or attached.

Conclusion

The proposed rezoning aligns with the Future Land Use Plan designation of Downtown Commercial.

Surrounding zoning districts and developments in the area also lend credence to the request. Staff recommends approval of the proposed rezoning.

Dear Planning Commission,

The City of Bentonville seeks rezoning of parcel 01-03599-002, which is adjacent to SE 8th Street, SE D Street, and SE E Street, from DE, Downtown Edge to DC, Downtown Core. This request is related to the Crowhow, LLC rezoning from DE to DC directly to the north.

The Future Land Use Maps shows a classification of Downtown Commercial. According to the Bentonville Community Plan, Downtown Commercial areas include traditional mixed-use developments with a focus on design character and pedestrian access.

In addition to the site's compatibility with the Future Land Use Map, several factors lend credence to rezoning to DC, Downtown Core. First, zoning districts adjacent to this request include DE, Downtown Edge, to the north, south, and west, and PUD, Planned Unit Development to the east. Further east on SE 8th Street are zoning classifications of R-1, Single-Family Residential, C-2, General Commercial, and I-2, Heavy Industrial, while further west are classifications of DC, Downtown Core, DE, Downtown Edge, and C-2, General Commercial. The variety of zoning districts along the corridor show support for mixed land uses. Also, the recently approved SOMO PUD directly to the east and the Momentary to the northeast evidence support for intense, mixed-use, pedestrian-oriented development adjacent to SE 8th Street.

Second, the Bentonville Community Plan depicts this property within Priority Area 1, Downtown Intensification (p. 47). The plan notes that this area's development trends can help achieve the community objectives of taking advantage of existing infrastructure and capacity, providing greater housing and commercial options, and increasing the number of persons living and working within proximity of downtown (p. 46). The priority area recommends continued support of increased residential density and mixed-use development. The DC, Downtown Core, zoning district, with its mix of allowable uses and stringent design requirements is in line with this priority area's stated intent and recommendations.

Finally, this property is located within the 8th Street Subarea Plan of the Community Plan. The Subarea Plan identified the Cultural Character Area, which is noted as an area of dramatic transition. The Cultural Area is noted as a potential gateway into downtown Bentonville (p. 152). The objectives of the area include intensifying housing and commercial uses to create a more "urban" environment, creating a link to Downtown Bentonville, and minimizing the impacts on bicycle and pedestrian traffic created by the future SE 8th Street project. The Downtown Core zoning district, with its mix of allowable uses, enhanced design standards, and wider required sidewalks (12-feet as opposed to 5-feet), should help to accomplish each of these objectives.

In summary, the current Future Land Use Classification of Downtown Commercial, surrounding development trends, and the stated objectives and recommendations of the Downtown Intensification Priority Area and SE 8th Street Subarea Plan all lend support to the rezoning request. I appreciate your consideration of this request.

Tyler Overstreet

Senior Planner, AICP

REZONING STAFF REPORT



Crystal Bridges Museum of American Art

600 Museum Way

PC Date: 2/2/2021

Reviewer: Tyler Overstreet, Planning Services
Manager, AICP

Project Number	RZ20-0074
Applicant / Current Owner	Crystal Bridges Museum of American Art
Site Area	+/- 1.5 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-3, Mixed-Use Commercial
Future Land Use Map Designation	Mixed Use

<https://arcg.is/08HvK8>

Location Map



Note: The boundary of the area to be rezoned is pending amendment. The public hearing for this item will be held, but the boundary change will require a new advertisement and public hearing.

Property Description

This property is located at 600 Museum Way, interior to the Crystal Bridges Museum of American Art Site, and west of the existing “Bucky Ball” parking lot. Adjacent zoning districts are A-1, Agricultural, on all sides.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Public/Semi-public. Public/Semi-public land uses include government offices, community facilities, and museums that are open to the public and provide community services and amenities. The current land use of Crystal Bridges is in line with this land-use category.

Public Comment

Staff has received a letter of support regarding this request.

Analysis

According to the applicant's narrative, the intent of the rezoning request is to provide an area that allows for people to meet and utilize additional services within vicinity of their residences. The narrative cites the importance of pedestrian walkability via the trail system, and the importance of social interaction through open space.

The C-3, Mixed-Use Commercial, zoning district is defined within the Zoning Code as a district meant to provide areas to live, work, meet, and utilize services in proximity of their residences. Development within the district ought to be designed with an urban, walkable character that encourages social interaction. The applicant's narrative and intent are compatible with the C-3 zoning designation.

Conclusion

The Future Land Use Plan and the definition of the C-3 zoning district provide support for the rezoning request.

Staff recommends approval of the rezoning request.

December 21, 2020

Jon Stanley
City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Parcel #01-15202-000 rezone to C-3

Dear Mr. Stanley:

Please accept this narrative letter for the referenced request to rezone a portion of parcel #01-15202-000 to C-3. See below for additional information on this request:

Current Zoning Designation: A-1 Agricultural District

Proposed Zoning Designation: C-3 Central Commercial

Explanation: A portion of parcel #01-15202-000 is being proposed to be rezoned from A-1 Agricultural to C-3 Central Commercial in order to develop a real estate project in compliance with C-3 development standards. The current owner is Crystal Bridges Museum of American Art Inc.

Reason to Rezone: The rezone would allow the development to establish an area that would provide an opportunity for people to meet and utilize additional services within the vicinity of their residences.

Statement of how the property will relate to surrounding properties: Being within the immediate proximity of the Amazeum and Crystal Bridges Museums, the development would be designed to complement the surrounding uses. The development would also add pedestrian walkability via new trails and encourage greater social interaction of residents through outdoor spaces for yoga or fitness groups.

Use: Offices, open office and conference space

Traffic: The development should not substantially increase the current traffic patterns on Museum Way and could potentially encourage more pedestrian activity.

Signage: None proposed

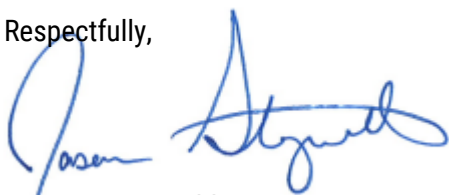
Appearance: Modern design standards will be used to enhance and compliment the surrounding area.

Water / Sewer: Water service is available via the 8" water main on site. Sewer service has a potential connection to the 24" sewer line located south of the property.

Thank you for your consideration of this request.

Should you have any further questions, please do not hesitate to call me.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jason Steigerwald". The signature is fluid and cursive, with the first name "Jason" written in a smaller, more compact script than the last name "Steigerwald".

Jason Steigerwald, P.E.
Civil Team Lead

Enclosures

NOTICE OF INTENT TO REZONE

Crystal Bridges Museum of American Art Inc. has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1 (Agricultural District) to C-3 (Central Commercial District)

The legal description of the property is as follows:

See attached full legal description

The common description of the property is: 600 Museum Way

Proposed land use: Offices, open office and conference space

The public hearing will be held February 2, 20 21 at 4:00 p.m. It will be held at 305 SW A Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122 extension 2.

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:

The residents of Legacy Village Garden Homes
support the rezoning requested by Crystal Bridges

B.J. Sherman
Signature
President
LRBH Residents Council

W.J. Sherman
Printed Name
708 Greenwood Way
Physical Address
Bentonville AR 72712

cc R. Bigelow

REZONING STAFF REPORT



Keeley

806 SE 4th Street

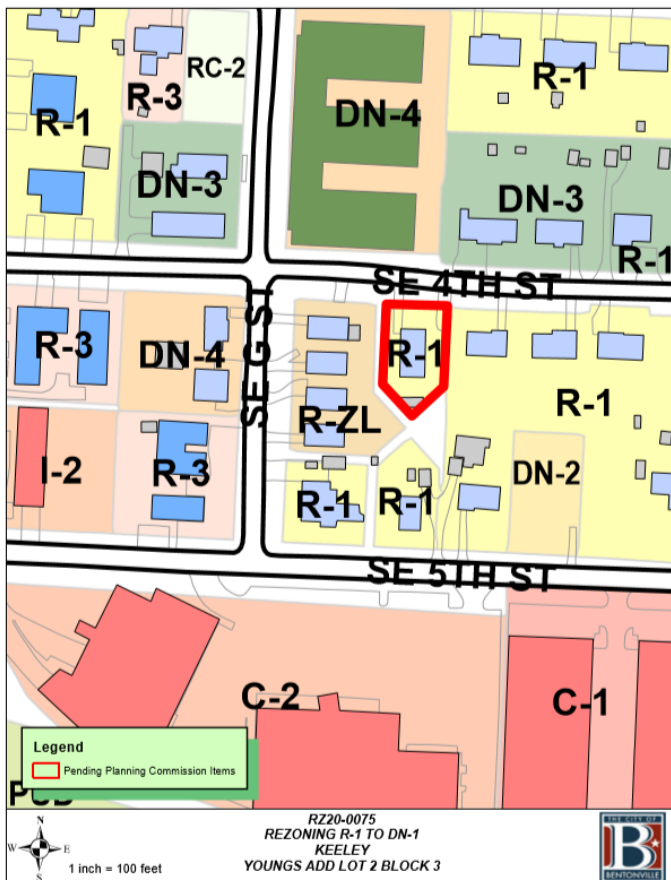
PC Date: 2/2/2021

Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	RZ20-0075
Applicant / Current Owner	Michael and Ruth Keeley 11232 W Stonebriar Drive Bentonville, AR 72712
Site Area	0.20 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Low Density Residential (LDR)

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 806 SE 4th Street and is currently zoned R-1, Single Family Residential. Adjacent zonings are DN-4, Downtown Mixed-Use Residential to the north and south, R-1 to the east, and R-ZL, Zero Lot Line Residential to the west.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties.

Public Comment

Staff has NOT received public comment regarding this request.

Analysis

The Bentonville Community Plan depicts the downtown area as the area generally bounded by Tiger Boulevard to the north, J Street to the east, 14th street to the south, and Walton Boulevard to the west. Properties within this area could potentially support Downtown Neighborhood (i.e. DN-1, 2, 3, and 4) and Downtown Commercial (i.e. DC and DE) zoning districts, depending on their location, context, and land use classification. Each of these zoning districts have a close approximation for themselves in areas outside of downtown.

In the case of this request, DN-1 and R-1 are close approximations of one another. R-1 and DN-1 share the following in common:

- Both R-1 and DN-1 allow for only single-family residential construction.
- Both R-1 and DN-1 have 36-foot height maximums.
- Both R-1 and DN-1 have a 45% lot coverage maximum for corner lots (such as this property).
- Both R-1 and DN-1 have 60-foot lot minimums and 6,000 square foot lot area minimums.

The primary difference between the districts are the setback standards. The DN-1 zoning district allows for 15-foot front and side exterior setbacks as opposed to the 20 feet required in the R-1 zoning district. The intent behind the more flexible setbacks of the Downtown Neighborhood districts is to orient the homes closer to the street and sidewalk, creating a more pedestrian friendly, slower traffic area, indicative of Traditional Neighborhood Design.

REZONING STAFF REPORT

Conclusion

The proposed rezoning does align with the Future Land Use Plan designation of Low Density Residential. Staff recommends approval of the amended request.

**WATKINS, BOYER,
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

December 28, 2020

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Keeley-Rezone of Parcel No. 01-04686-000 from R-1 to DN-1

Dear Planning Staff:

This law firm has been hired to represent the applicants, Ruth C. Keeley and Michael F. Keeley, in obtaining a rezoning of Parcel No. 01-04686-000 from R-1, Single Family Residential to DN-1, Downtown Neighborhood.

The reason for this zoning request is to bring the lot into compliance with recent updates to Bentonville's zoning code and master plans, as well as to take advantage of setbacks and other dimensional regulations. The current owners would like to tear down the existing single family home on the lot and build a new single family home in its place.

Because the use—single family residential—will remain the same, this rezoning is unlikely to increase traffic and there will be no new signage. The new home's architecture will be compatible with that of other recent new construction in downtown Bentonville. Lastly, being that a home already exists on the property, water and sewer are already available to this parcel and will be connected in the same way as they currently exist.

If you have any questions, feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

Will A. Kellstrom

WK:
pc:

Rod Sanders

308 SW 3rd Street
Bentonville, AR 72712
479.644.4070

January 25, 2021

Dana Davis

Chairman, Bentonville Planning Commission
Bentonville, Arkansas

Dana:

This letter serves as a request to amend the bylaws in regards to Chairman's ability to make a motion or second a motion. Since the Chairman is a part of the planning commission body and has voting rights, the Chair should have the right to make a motion and second a motion. This amendment is consistent with Roberts Rules of Order. A Chair is not allowed to make or second a motion when they do not have any voting power and only responsibility is running the meeting.

I respectfully ask that we place this clause in the bylaws

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Rod Sanders', written over the typed name.

Rod Sanders

Cc: Tyler Overstreet & Jon Stanley

**BY-LAWS
BENTONVILLE PLANNING COMMISSION**

Article 1 Member, Term, Attending to Duties

- 1.1 The Members and term of office shall be as stipulated by the most recent city ordinances or as amended.
- 1.2 When a new member is appointed to the commission the position number he or she is filling will be so designated at the time of appointment.
- 1.3 Missing three (3) consecutive regularly scheduled meetings, to include both, Planning Commission and/or Technical Review meetings or a total of six (6) meetings combined in a calendar year, except in extraordinary cases, may, at the recommendation of the commission, constitute cause for removal by the city council.
- 1.4 Members should advise the secretary or planning staff before the meeting date if they expect to be absent or late.

Article 2 Officers, Election and Term, Duties, Chairing the Meeting, Signing for the Commission.

- 2.1 The members shall elect a chairman, vice-chairman and a secretary at the administrative meeting in December, and the term of office shall be until the next officers have been elected.
- 2.2 The chairman shall preside at meetings and hearings and shall decide points of order or procedure, following Robert's Rules of Order. The chair may designate a parliamentarian to keep the meeting running in an orderly fashion.
- 2.3 In case the chairman is absent, the vice-chairman shall assume the duties as chair; next comes the secretary. If all three are absent and a quorum is present, those members shall elect from among themselves a chairman and secretary and proceed.
- 2.4 The secretary shall be responsible for the following tasks; however, (s) he may delegate authority for performing them to another member or employee of the planning department;
 - 2.4.1 Bring an up-to-date copy of the by-laws and appointing orders (names, addresses, term dates, and committee lists) to every meeting.
 - 2.4.2 Prepare the minutes of meetings and public hearings.
 - 2.4.3 Distribute minutes of regular meetings, special meetings and public hearings to all Commission members prior to next regularly scheduled meeting.
 - 2.4.4 Hand deliver, mail, email or otherwise digitally notify the proposed order of business items and notice of regular meetings, and the purpose and notice of special meetings.
 - 2.4.5 Keep up with priority correspondence and inspect the files; complete filings with city officials as required. Routine matters will normally be delegated to the employee (s) of the planning department.
 - 2.4.6 Place notices of public hearing and legal advertising.
- 2.5 When adopting all or a part of the comprehensive city plan for all or any part of the incorporated territory which takes the certifying signature of the chairman, the material shall be signed by the appointed chairman or the acting chairman.
 - 2.5.1 In lesser matters and when agreed to by the members, the chair shall delegate the authority for certifying specific commission actions to another officer. Routine matters will normally be the duty of the planning department.
 - 2.5.2 In the event the planning commission takes action accompanied by restrictions or conditions that must be met before that action is to be certified and carried into effect, the planning staff will assure satisfaction of these conditions.

Article 3 Meeting scheduling, Quorum, Majority, Order of Business, Public Hearings

- 3.1 Commission meetings shall be open to the public as provided by the Arkansas Freedom of Information Act.
 - 3.1.1. The regular meetings of the planning commission shall be on the first and third Tuesday of each month at 4:00 p.m. in the Planning Commission Chambers of the Bentonville Community Development Building located at 305 SW A Street.
 - 3.1.2. Special meetings may be called at any time by the chairman or any three members.
- 3.2. No formal business shall be conducted without a quorum and no member may vote by proxy.
 - 3.2.1 A quorum shall exist when a majority of the appointive members are present.
 - 3.2.2 The affirmative vote of a simple majority of those members present shall carry any motion or resolution, except as otherwise stated. The chairman may make or second motions, and shall have a vote at all times.
 - 3.2.3 The mayor shall be an ex-officio member (or any ex-officio member) and shall not be counted in arriving at quorum.
- 3.3 The order of business shall follow the distributed agenda unless otherwise agreed to by the members.
- 3.4 Public hearings shall be conducted (formally), and the chair shall make all rulings and determinations regarding the scope of the inquiry, the admissibility of evidence, the order in which evidence, objections and arguments will be heard, and other like matters, except that other members shall be privileged to make inquires personally and to call for a vote on any ruling of the chair, whereupon the vote shall determine the rule. It shall be the purpose of the chair to entertain the presentation of sufficient matter to do substantial justice to all concerned parties to the proceedings. It is not the intent in the public hearing to defy the members and their responsibilities as spokesmen for the public view on public issues, but rather to develop them in this role. Final or official action shall be taken only in regular meetings unless the public hearing is continued to a special session of the planning commission after the hearing.
- 3.5 A rehearing shall be called if there is substantial information indicating a factual error, omission or oversight in the first consideration or at the request of city council. A request for a rehearing must be made in writing and must state the factual error, omission or oversight asserted as the basis for a rehearing. A request of a rehearing must be filed with the community development director within 30 days from the date of final action on the matter by planning commission.
- 3.6 The Planning Commission shall hold an annual administrative meeting on the 2nd Tuesday of December. No development items will be heard at this meeting.
- 3.7 In November of each even year, Planning Commission and Planning Staff will hold a special meeting to review the previous two year's Zoning and General Plan Amendments and evaluate the need for changes to the Future Land Use Plan.

Article 4 Consent Agenda

- 4.1 The community development director or his/her designee is authorized to prepare for each meeting a consent agenda for consideration by the planning commission.
- 4.2 Items may be placed on the consent agenda if it is non-controversial, the item does not require a public hearing and staff and applicant agree on the findings and conditions of approval.
- 4.3 The following procedure will generally be followed by the planning commission when considering consent agenda items:
 - 4.3.1 Introduction of the consent agenda items by the chair.

- 4.3.2 Any commissioner or member of the public may request that an item be removed from the consent agenda. The reason for the request shall be stated. Such request need not be seconded.
- 4.3.3 The chair shall determine if the item removed from the consent agenda can be expeditiously resolved or be placed at the end of the regular agenda. The public hearing on each item, which has been removed from consent, shall be limited to the issues raised by those requesting removal.
- 4.3.4 After any item(s) has been removed from the consent agenda, the chair may call for a motion to approve the item(s) remaining on the consent agenda.
- 4.3.5 Only one motion is required for all consent items. After being duly seconded, the consent agenda shall be voted on by a roll call vote of the commissioners.

- 5.1 The chairman may establish standing, special, or advisory committees. Committee members may be persons other than member of the planning commission, but a commission member shall be named as either active or ex officio chairman of each committee. The chairman shall be obliged to follow Robert's Rules of Order.
- 5.2 Meetings shall be called by the chairman of the committee, or a majority of the membership of the committee, notifying the others.

- 6.1 The planning department shall keep a file including, among other things, studies, plans, reports and recommendations made by the commission members and planning department staff in the discharge of its duties and responsibilities.
- 6.2 Records shall be kept open to the public, available without fees or delays, subject only to the necessity for good order and discipline in the office of the planning department.

- 7.1 These by-laws shall be adopted, and later suspended, changed, or canceled only after an affirmative vote of 2/3rds of the membership of the planning commission. Amendments shall be proposed in writing at a regular meeting and moved for action at a following meeting, unless ten days notice and the written amendment itself have been given to all members, in which case motion may be made at a special meeting ten days after all the members have received the proposed change to these by-laws.

Secretary

Amended	02/11/77
	05/19/98
	02/03/04
	12/28/05
	03/20/07
	03/6/18
	08/18/20
	11/17/20