



**Planning Commission
Meeting Agenda
December 5, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/85892982567>

I. Call to Order

II. Approval of Minutes

- 1. Approval of November 21st Meeting Minutes** **Approval of Meeting Minutes**

Consent Agenda

- 1. Lots 9-17, Block A of Orchard Addition** **Lot Split**
407 Southeast B Street & 410 Southeast C Street ([LS23-0021](#))
- 2. Lots 12, 13, 14, 15, and 16 of Loesche Subdivision** **Lot Split**
801 Northwest 8th Street ([LS23-0058](#))
- 3. Vivian Farms Subdivision Phase 1** **Preliminary Plat**
South Vaughn Road ([PP23-0008](#))
- 4. Eversole Lot 20 Addition** **Large Scale Development Extension**
Southwest I Street & Regional Airport Blvd ([LSD22-0054](#))
- 5. SW 6th Townhomes** **Large Scale Development Extension**
Southwest 6th Street & Southwest B Street
([LSD22-0025](#))

III. New Business

Advertised Public Hearings

- 1. Jacobs Group** **Rezoning***
1104 Fillmore Street ([RZ23-0084](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
Medium Density Residential
- 2. Ironhead Ford Spring LLC** **Conditional Use Permit***
East Ford Springs Road ([CU23-0035](#))
To allow for the use of an outdoor recreation facility.

IV. Other New Business

1. **Ironhead Ford Spring LLC** **Waiver**
East Ford Springs Road ([WAV23-0021](#))
A waiver from Sec. 1200.04 Off-Site Improvements that requires street improvements per Master Street Plan requirements.
 2. **41st Street Townhomes** **Large Scale Development**
Southwest Ranch Road ([LSD23-0017](#))
Waiver 1: A waiver from Sec. 1100.21(e) Large-Scale Development Design Standards to provide for fiber cement siding and treated wood panelling as primary materials, and provide less than 25% of a primary material.
 3. **U-Haul Storage** **Large Scale Development**
Griffin Drive ([LSD23-0020](#))
Waiver 1: A waiver of 5 spaces from the required 35 spaces by Sec. 501.06 of the Land Development Code.
Waiver 2: A waiver of the requirement that all rows of parking terminate with an island or landscaped area for one termination.
Waiver 3: A waiver of the requirement that a primary material be at least 25% from Sec. 1100.21 of the Land Development Code.
 4. **Mallard Meadows** **Large Scale Development**
Southeast Corner of Ginn Road and Brookside Road ([LSD23-0035](#))
 5. **Remote Work Hub** **Large Scale Development**
602 North Walton Boulevard ([LSD23-0044](#))
Waiver 1: A waiver from Sec. 1400.06 Street Frontage Buffer due to utility and transportation conflicts,
Waiver 2: A waiver from Sec. 1100.02 Access Management Standards to allow for driveway offset of less than 75 feet and to forgo cross access to neighboring commercial property, and to reduce the minimum distance between curb cuts.
 6. **8th Street Gateway Park** **Large Scale Development**
Southwest 8th Street ([LSD23-0047](#))
- V. Old Business**
1. **Market District II LLC** **Planned Unit Development***
1003 Southeast 4th Street (PUD23-0001)
Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential
Future Land Use Map Amendment: Low Density Residential to High Density Residential
- VI. Other Business**
1. **Tree Preservation** **Informational**
 2. **Affordable Housing** **Informational**
 3. **Cottage Zoning** **Informational**
 4. **Administrative Approvals** **Informational**

VII. Adjournment



**Planning Commission
Meeting Agenda
November 21, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording: https://us06web.zoom.us/rec/share/-kiKegoHR4JROPHgdIHHoQG8VeL78y9fYIZHh0D3eFVurdWyP_qQIEVj43lYhk.BsHxC409-sRzshgb

Commissioners Present: Rod Sanders (Chair), Elaine Kerr, Eric Hipp, Reginald Wright, Danny Bennett, Joe Haynie, Dana Davis

Commissioners Absent: N/A

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Luke Aitken, Dan Weese, Bonnie Bridges

I. Call to Order

Meeting called to order by Chairman Sanders at 5:01pm.

1. November 7th Meeting Minutes

Approval of the November 7, 2023, Meeting Minutes

- Motion by Haynie, second by Hipp to approve the minutes as presented.
- Minutes are approved 6-0 by voice vote with Commissioner Davis not yet present.

Commissioner Wright requests, without objection, to move Items 3, 4, and 5 of Other New Business to the consent agenda. No objections heard.

III. Consent Agenda

- | | |
|---|------------------|
| 1. Lots 1-3 of Town Vu Subdivision | Lot Split |
| Town Vu Road and Southwest Tater Black Road (LS22-0042) | |
| 2. Lot 26, Block 6 of Clark's 2nd Addition | Lot Split |
| 402 Southwest 4th Street (LS22-0068) | |
| 3. Lots 17 and 18 of Osage Hills Subdivision | Lot Split |
| Ginn Road and Brookside Road (LS23-0032) | |
| 4. Lots 1 and 2 of Max Alley Addition | Lot Split |
| 801 Southeast Walton Boulevard (LS23-0048) | |

- | | | |
|----|--|-----------------------------------|
| 5. | Lot 17, Block 16 of Deming's 2nd Addition
513 Northwest B Street (LS23-0052) | Property Line Adjustment |
| 6. | Lots 4 and 5 McKeehan's Third Addition
911 Northwest 7th Street (LS23-0056) | Lot Split |
| 7. | Lot 9, Block A of Orchard Addition
404 Southeast C Street (PLA23-0027) | Property Line Adjustment |
| 8. | Providence Village Phase IV
Nomad Road (PP22-0003) | Preliminary Plat Extension |
| 9. | Poigai Estates - Phase 2
1400 Southwest Casuarina Drive (FP23-0010) | Final Plat |

- | | | |
|-----|---|-------------------------|
| | Walnut Grove Phase II-IV | Preliminary Plat |
| 10. | Southwest Barron Road and Piercy Road (PP22-0009) | |
- The following conditions were added to PP22-0009 during the meeting:

Developer shall comply with Section 401.13 of the Zoning Code for Zone 4 of the XNA overlay District, specifically:

Sound attenuation. *all noise sensitive uses shall be **sound attenuated to achieve a minimum of 30 dB noise reduction from outside noise levels to indoor noise levels;** and,*

Avigation easements. *the granting of an avigation easement is required prior to issuing a building permit and plat notification is required on all plats.*

- | | | |
|-----|---|---------------|
| 11. | Cadence Group, LLC
421 Southeast A Street (WAV23-0020)
<i>A waiver from Sec. 1100.22(c)(1) Downtown Residential Design Standards that requires buildings be oriented with their primary facade to the public street.</i> | Waiver |
| 12. | Remote Work Hub
602 North Walton Blvd. (WAV23-0019)
<i>Waiver on number of off-street parking stalls to be provided.</i> | Waiver |

- Mr. Adler provides an overview of the staff reports.
- Consent agenda is approved 6-0 with Commissioner Davis not yet present.

IV. New Business

Advertised Public Hearings

- | | | |
|----|--|------------------|
| 1. | Adventure Church
4508 Town Vu Road (RZ23-0080)
Future Land Use Map Amendment: Residential Estate to Low Density Residential (LDR)
Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential | Rezoning* |
|----|--|------------------|

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Nikki Littrell representing the applicant states she can answer any questions.
- Public hearing is closed.
- Future Land Use is approved 6-0 with Commissioner Davis not yet present.
- Rezoning is approved 6-0 with Commissioner Davis not yet present.

2. **PBR Holdings LLC**

Rezoning*

405 Southeast A Street and 406 and 408 Southeast B Street
([RZ23-0082](#))

Future Land Use Map Amendment: High Density Residential (HDR) to Downtown Commercial

Rezoning: R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- The applicant states that the rezone is to be in line with the surrounding properties.
- Public hearing is closed.
- Future Land Use is approved 6-0 with Commissioner Davis not yet present.
- Rezoning is approved 6-0 with Commissioner Davis not yet present.

3. **Suen**

Rezoning*

515 Northwest D Street
([RZ23-0083](#))

Future Land Use Map Amendment: Residential Estate to Downtown Commercial

Rezoning: R-E, Residential Estate to DE, Downtown Edge

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Mark Haney, the applicant, states that he cares about the neighborhood and that is why he is bringing this project.
- Mr. Haney gives details on the style and density that he is planning and proposing.
- Alan Lewis of 35 Stonehedge and 701/703 Northwest D Street states that he is not opposed to rezoning but this rezoning is too much and is opposed to this zoning in particular.
- Mr. Lewis states that the allowable uses and size of buildings in DE zoning is not in character with the neighborhood.
- Chip Stacy of 3 Canterbury Park and 412 Northwest 6th Street states the zonings around the property do not agree with the proposed zoning.

- Mr. Stacy states that having a car-free development would not fit on this property and area of town.
- Mark Isom 509 Northwest D Street states that the school traffic from down the street is too much and adding additional structures would not benefit the area.
- Mr. Isom states that the increase in traffic would create more accidents with more cars and faster speeds on D Street.
- Edward Isom of 509 Northwest D Street states that the traffic on D Street is too much and emergency vehicles could not access the area during peak times.
- James Harris of 2902 South 6th Street in Rogers, AR states that the growth of the city is good and planned well, but the development is necessary for the city and the future residents.
- Leroy Hoback of 416 Northwest 6th Street states that the school traffic is unbearable and the sidewalks along the road are used each hour of the day.
- Mr. Hoback states that hotels and condos do not agree with the characteristics of the neighborhood.
- Mike Rusch of 308 Northwest 6th Street states that the rezone request without any plans does not line up.
- Mr. Rusch states that the uses allowed in DE zoning do not line up with the neighborhood.
- Alan Vick of 503 Northwest 9th Street states that he is not against growth in the area but he is against DE due to the number of uses that are allowed in DE.
- Mr. Vick presents the commissioners pictures of the traffic on Northwest 9th Street.
- Grant Nevill of 705 Northwest D Street states that drainage of the area is bad and additional structures would increase the amount of drainage needed to be accounted for.
- Caroline Eastman of 403 Northwest 6th Street states that she understands that transition and development are coming but the master plan was created to protect the neighbors and this project does not agree with the master plan.
- Mrs. Eastman states that other cities have integrated old and new development and that is what she would like to see.
- Steve Lockwood of 704 Northwest D Street states that he moved into the area purposefully to be in a neighborhood.
- Mr. Lockwood states that area is not for DE zoning.
- Shannon Bedore of 502 Bella Vista Road states that the development doesn't have sufficient roads for the increased density of the area.
- Mrs. Bedore does not believe the development fits into the definition of DE zoning and the area pedestrian transportation infrastructure is underdeveloped.
- Sue Ann Boulanger of 815 Northeast A Street and 414 Northwest 6th Street states that the neighborhood opposes the rezoning.
- Debra Elsenhout of 201 Northwest 7th Street states that the property is meant to be open space and not a hotel.

- Mrs. Elsenhout states the property should stay a single-family residence.
- Sue Ann Overstreet states that the walkability of the area would not benefit from the extreme increase in density.
- Melanie Kerr of 509 Northwest 9th Street states that the school traffic stretches all the way to 5th Street and Hook Street and the development would infringe on her right to privacy.
- Public hearing is closed.
- Commissioner Davis states he was listening in on the applicant's presentation before he arrived and understands the request.
- Discussion among the Commission on the rezoning request.
- Commissioner Bennett suggests the applicant come back with a PRD or PUD to better suit the property and project.
- Commissioner Haynie discusses the transportation for schools in the area with the proposed increased density.
- Commissioner Hipp states that the zoning does not fit the area but he does appreciate the thoughts of what to do with properties like this in the downtown area.
- Discussion between Mr. Haney and the Commission on the request and the property.
- Discussion among the commission on the requested land use amendment and rezoning.
- Future Land Use is denied 7-0.
- Rezoning is denied 7-0.

V. Other New Business

1. Lots 1, 2, and 3 of Adventure Subdivision

Lot Split

4508 Town Vu Road ([LS22-0028](#))

- Mr. Adler provides an overview of the staff report.
- Lot Split is approved 7-0.

2. Bentenwoods Subdivision

Preliminary Plat

3950 South Vaughn Road ([PP21-0026](#))

Waiver 1: A waiver from Sec. 1200.01 which requires street improvements per the Master Street Plan.

- Mr. Adler provides an overview of the staff report and states during tech review the developer provided two options for improving Motley Road, either during any construction of Phase 2 or later phases of the development or to improve it when the City of Centerton portion of Motley Road is improved, whichever occurs first.
- Discussion among the commission on the requested Preliminary Plat.
- Motion by Wright to approve the waiver, second by Kerr with the following condition:
- The waiver of the construction of Motley Road as shown on the preliminary plat is approved for Phase 1 of the Preliminary Plat, however, the developer shall construct Motley Road the sooner of any development in Phases 2-5 or the construction of Motley Road within the City of Centerton (west of the Bentonville City limits).

- Waiver is approved 7-0.
- Preliminary Plat is approved 7-0.

VI. Old Business

VII. Other Business

- Discussion on affordable housing among the Commission.

VIII. Adjournment

- Motion to adjourn by Haynie, second by Wright. Meeting is adjourned.



Consent Agenda Item

For the Planning Commission meeting on December 5, 2023

Details

Lot Split: Lots 9-17, Block A of Orchard Addition, JNJB LLC, 410 Southeast C Street, DN-2, Downtown Medium Density Residential, *LS23-0021*

A lot split of existing Lots 1 & 2, Block A of Orchard Addition, creating new Lots 9-17, Block A of Orchard Addition. This plat dedicates multiple utility easements and adequate right of way along Southeast C Street to meet the requirements of the Master Street Plan. A shared access easement is also platted across a proposed center driveway serving the newly created lots.



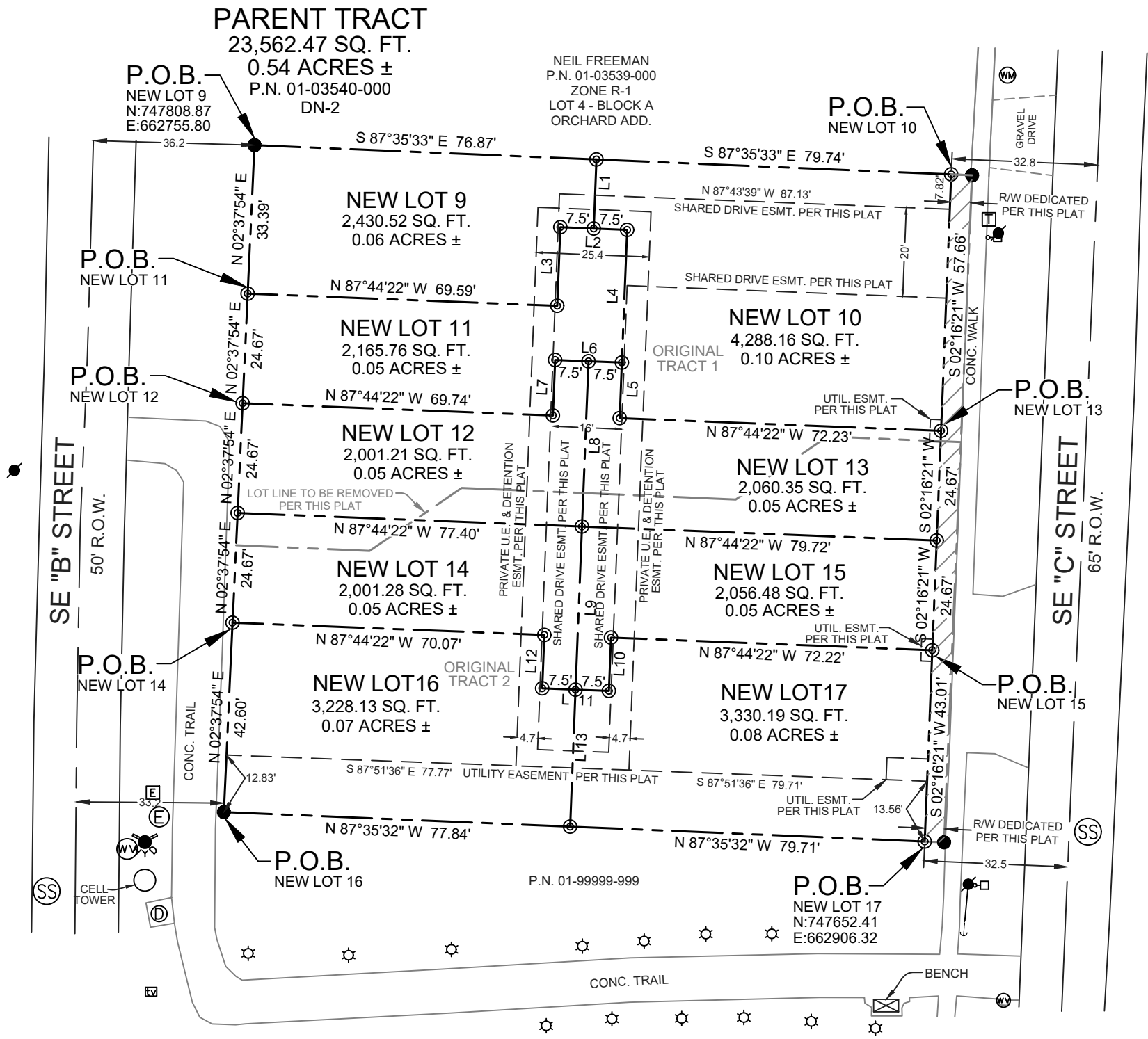
Legend

 Pending Planning Commission Items



1 inch = 100 feet

LS23-0021
LOT SPLIT
ORCHARD ADDITION
TRACTS 1-2 BLOCK A CREATING LOTS 9-17



PARENT TRACT (P.N. 01-03540-000):

TRACTS 1 AND 2, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS.

NEW LOT 9 DESCRIPTION:

PART OF TRACT 1, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NW CORNER OF SAID TRACT 1; THENCE S 87°35'33" E A DISTANCE OF 76.87 FEET; THENCE S 02°15'38" W A DISTANCE OF 15.53 FEET; THENCE N 87°44'22" W A DISTANCE OF 7.50 FEET; THENCE S 02°15'38" W A DISTANCE OF 17.66 FEET; THENCE N 87°44'22" W A DISTANCE OF 69.59 FEET; THENCE N 02°37'54" E A DISTANCE OF 33.39 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 2,430.52 SQUARE FEET, OR 0.06 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 10 DESCRIPTION:

PART OF TRACT, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NE CORNER OF SAID TRACT 1; THENCE S 02°16'21" W A DISTANCE OF 57.66 FEET; THENCE N 87°44'22" W A DISTANCE OF 72.23 FEET; THENCE N 02°15'38" E A DISTANCE OF 42.33 FEET; THENCE N 87°45'13" W A DISTANCE OF 7.50 FEET; THENCE N 02°15'38" E A DISTANCE OF 15.53 FEET; THENCE S 87°35'33" E A DISTANCE OF 79.74 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 4,288.16 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 11 DESCRIPTION:

PART OF TRACT 1, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID TRACT 1; THENCE S 02°37'54" W 33.39 FEET TO THE POINT OF BEGINNING; THENCE S 87°44'22" E A DISTANCE OF 69.59 FEET; THENCE N 02°15'38" E A DISTANCE OF 17.66 FEET; THENCE S 87°44'22" E A DISTANCE OF 29.83 FEET; THENCE N 87°44'22" W A DISTANCE OF 15.01 FEET; THENCE S 02°18'02" W A DISTANCE OF 12.50 FEET; THENCE N 87°44'22" W A DISTANCE OF 69.74 FEET; THENCE N 02°37'54" E A DISTANCE OF 24.67 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 2,165.76 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 12 DESCRIPTION:

PART OF TRACTS 1 AND 2, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID TRACT 1; THENCE S 02°37'54" W 58.06 FEET TO THE POINT OF BEGINNING; THENCE S 87°44'22" E A DISTANCE OF 69.74 FEET; THENCE N 02°15'38" E A DISTANCE OF 12.50 FEET; THENCE S 87°44'22" E A DISTANCE OF 7.51 FEET; THENCE S 02°15'38" W A DISTANCE OF 37.17 FEET; THENCE N 87°44'22" W A DISTANCE OF 77.40 FEET; THENCE N 02°37'54" E A DISTANCE OF 24.67 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 2,001.21 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 13 DESCRIPTION:

PART OF TRACTS 1 AND 2, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NE CORNER OF SAID TRACT 1; THENCE S 02°16'21" W 57.66 FEET TO THE POINT OF BEGINNING; THENCE S 02°16'21" W A DISTANCE OF 24.67 FEET; THENCE N 87°44'22" W A DISTANCE OF 79.72 FEET; THENCE N 02°15'38" E A DISTANCE OF 37.17 FEET; THENCE S 87°44'22" E A DISTANCE OF 7.50 FEET; THENCE S 02°15'38" W A DISTANCE OF 12.50 FEET; THENCE S 87°44'22" E A DISTANCE OF 72.23 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 2,060.35 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 14 DESCRIPTION:

PART OF TRACTS 1 AND 2, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID TRACT 2; THENCE N 02°37'54" E 42.60 FEET TO THE POINT OF BEGINNING; THENCE N 02°37'54" E A DISTANCE OF 24.67 FEET; THENCE S 87°44'22" E A DISTANCE OF 77.40 FEET; THENCE S 02°15'38" W A DISTANCE OF 36.67 FEET; THENCE N 87°44'22" W A DISTANCE OF 7.50 FEET; THENCE N 02°15'48" E A DISTANCE OF 12.00 FEET; THENCE N 87°44'22" W A DISTANCE OF 70.07 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 2,001.28 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 15 DESCRIPTION:

PART OF TRACTS 1 AND 2, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SE CORNER OF SAID TRACT 2; THENCE N 02°16'21" E 43.01 FEET TO THE POINT OF BEGINNING; THENCE N 87°44'22" W A DISTANCE OF 72.22 FEET; THENCE S 02°15'38" W A DISTANCE OF 12.00 FEET; THENCE S 87°44'22" E A DISTANCE OF 7.50 FEET; THENCE N 02°15'38" E A DISTANCE OF 36.67 FEET; THENCE S 87°44'22" E A DISTANCE OF 79.72 FEET; THENCE S 02°16'21" W A DISTANCE OF 24.67 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 2,056.48 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 16 DESCRIPTION:

PART OF TRACTS 1 AND 2, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SW CORNER OF SAID TRACT 2; THENCE N 02°37'54" E A DISTANCE OF 42.60 FEET; THENCE S 87°44'22" E A DISTANCE OF 70.07 FEET; THENCE S 02°15'48" W A DISTANCE OF 12.00 FEET; THENCE S 87°44'22" E A DISTANCE OF 7.50 FEET; THENCE S 02°15'38" W A DISTANCE OF 30.80 FEET; THENCE N 87°35'32" W A DISTANCE OF 77.84 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 3,228.13 SQUARE FEET, OR 0.07 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 17 DESCRIPTION:

PART OF TRACTS 1 AND 2, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SE CORNER OF SAID TRACT 2; THENCE N 87°35'32" W A DISTANCE OF 79.71 FEET; THENCE N 02°15'38" E A DISTANCE OF 30.80 FEET; THENCE S 87°44'22" E A DISTANCE OF 7.50 FEET; THENCE S 87°44'22" E A DISTANCE OF 72.22 FEET; THENCE S 02°16'21" W A DISTANCE OF 43.01 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 3,329.98 SQUARE FEET, OR 0.08 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

DEDICATED RIGHT-OF-WAY DESCRIPTION:

PART OF TRACTS 1 AND 2, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NE CORNER OF SAID TRACT 1; THENCE S 87°35'33" E A DISTANCE OF 4.70 FEET; THENCE S 02°24'37" W A DISTANCE OF 150.00 FEET; THENCE N 87°35'32" W A DISTANCE OF 4.34 FEET; THENCE N 02°16'21" E A DISTANCE OF 150.00 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 677.80 SQUARE FEET, OR 0.02 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SHARED DRIVE EASEMENT DESCRIPTION:

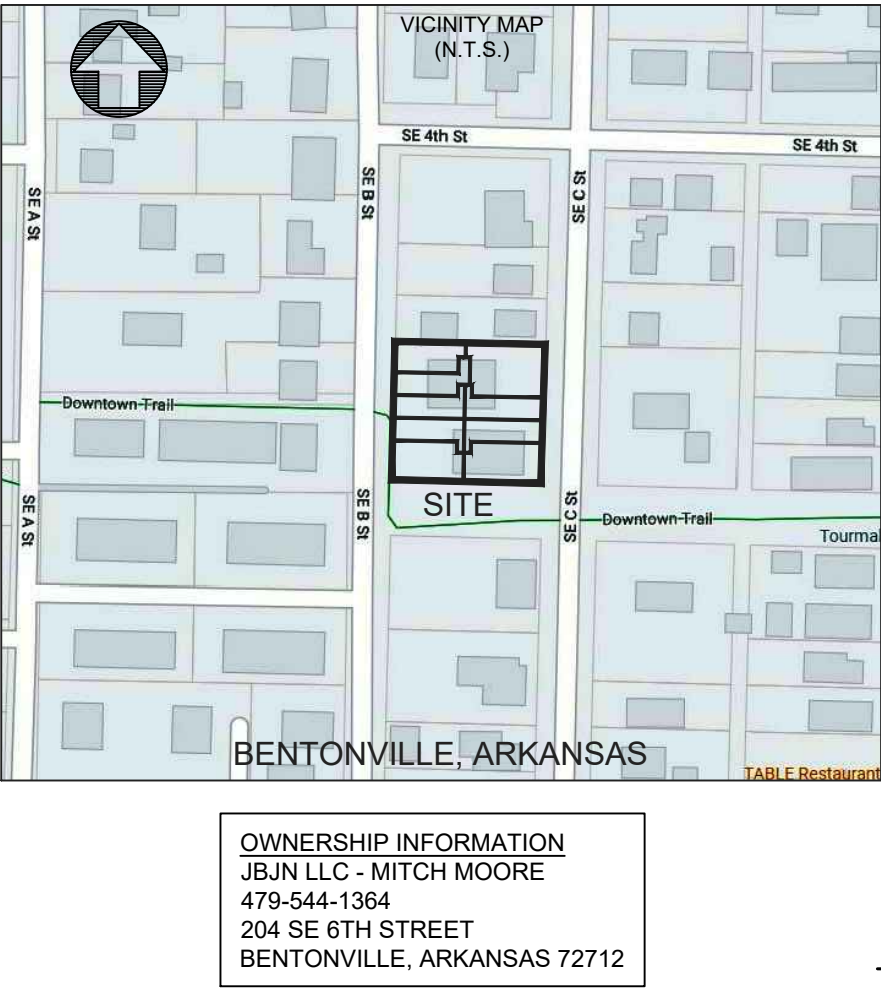
A SHARED DRIVE EASEMENT, LYING IN PART OF TRACTS 1 AND 2, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NE CORNER OF SAID TRACT 1; THENCE N 87°35'33" W A DISTANCE OF 4.70 FEET; THENCE S 02°16'21" W A DISTANCE OF 7.82 FEET TO THE POINT OF BEGINNING, THENCE S 02°16'21" W A DISTANCE OF 20.00 FEET; THENCE N 87°44'22" W A DISTANCE OF 71.74 FEET; THENCE S 02°15'38" W A DISTANCE OF 104.96 FEET; THENCE N 87°44'22" W A DISTANCE OF 16.00 FEET; THENCE N 02°15'38" E A DISTANCE OF 124.96 FEET; THENCE S 87°44'22" E A DISTANCE OF 87.74 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 3,434.12 SQUARE FEET, OR 0.08 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

PRIVATE UTILITY AND DETENTION EASEMENT DESCRIPTION:

A PRIVATE UTILITY AND DETENTION EASEMENT, LYING IN PART OF TRACTS 1 AND 2, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID TRACT 1; THENCE S 87°35'33" E A DISTANCE OF 64.17 FEET; THENCE S 02°15'38" W A DISTANCE OF 11.27 FEET TO THE POINT OF BEGINNING; THENCE S 87°44'22" E A DISTANCE OF 25.40 FEET; THENCE S 02°15'38" W A DISTANCE OF 125.54 FEET; THENCE N 87°51'36" W A DISTANCE OF 25.40 FEET; THENCE N 02°15'38" E A DISTANCE OF 125.60 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 3189.46 SQUARE FEET, OR 0.07 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

UTILITY EASEMENT DESCRIPTION:

A UTILITY EASEMENT, LYING IN PART OF TRACT 2, BLOCK "A" OF ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 22, PAGE 235 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SW CORNER OF SAID TRACT 2; THENCE N 02°37'54" E A DISTANCE OF 12.83 FEET; THENCE S 87°51'36" E A DISTANCE OF 157.47 FEET; THENCE S 02°16'21" W A DISTANCE OF 13.56 FEET; THENCE N 87°35'32" W A DISTANCE OF 157.55 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 2078.30 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON,
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY
OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER 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, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

LINE	BEARING	DISTANCE
L1	S 02°15'38" W	15.53'
L2	N 87°44'22" W	15.00'
L3	S 02°15'38" W	17.66'
L4	N 02°15'38" E	29.83'
L5	N 02°15'38" E	12.50'
L6	N 87°44'22" W	15.01'
L7	S 02°15'38" E	12.50'
L8	N 02°15'38" E	37.17'
L9	N 02°15'38" E	36.67'
L10	S 02°15'38" W	12.00'
L11	N 87°44'22" W	15.00'
L12	N 02°15'38" E	12.00'
L13	S 02°15'38" W	30.80'

LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP (LS #1370)
- UTILITY POLE
- ELECTRIC RISER
- ELECTRIC METER
- LIGHT POLE - SINGLE LIGHT
- FLOOD LIGHT
- TELEPHONE RISER
- TELEPHONE VAULT
- CATV RISER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE



NOTES:

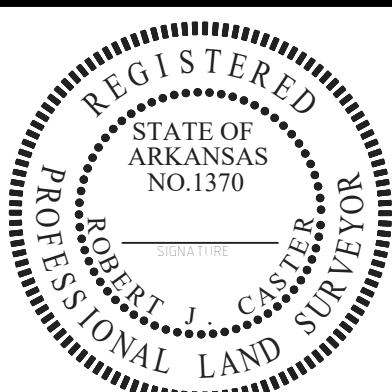
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- 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 AT (479) 271-3122.
- CITY OF BENTONVILLE VARIANCE PROJECT #VAR22-0004 ALLOWS STAIRS AND STEPS TO BE PLACED WITHIN SETBACKS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- 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 STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

LS23-0021

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5
Bentonville, AR 72712
(479) 268-4464



SCALE: 1" = 30'		DATE: 10-4-23	
LOT SPLIT OF TRACTS 1 & 2 BLOCK A ORCHARD ADDITION CREATING LOTS 9-17			
410 SE "C" STREET & 407 SE "B" STREET BENTONVILLE, BENTON CO., AR			
JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-226LS	ASD	RJC	1 OF 1

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 1 & 2, BLOCK A OF
ORCHARD ADDITION CREATING NEW LOTS 9-17, BLOCK A OF ORCHARD
ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER
PURPOSES.**

(PROJECT NUMBER: LS23-0021)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 1 & 2, BLOCK A OF ORCHARD ADDITION creating new LOTS 9-17, BLOCK A OF ORCHARD ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on December 5, 2023;

WHEREAS, said lot split is attached hereto as Exhibit “A”;

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

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

Section 1: That the lot split of LOTS 1 & 2, BLOCK A OF ORCHARD ADDITION creating new LOTS 9-17, BLOCK A OF ORCHARD ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this _____ day of _____, 2023.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



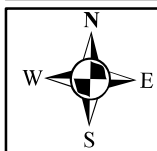
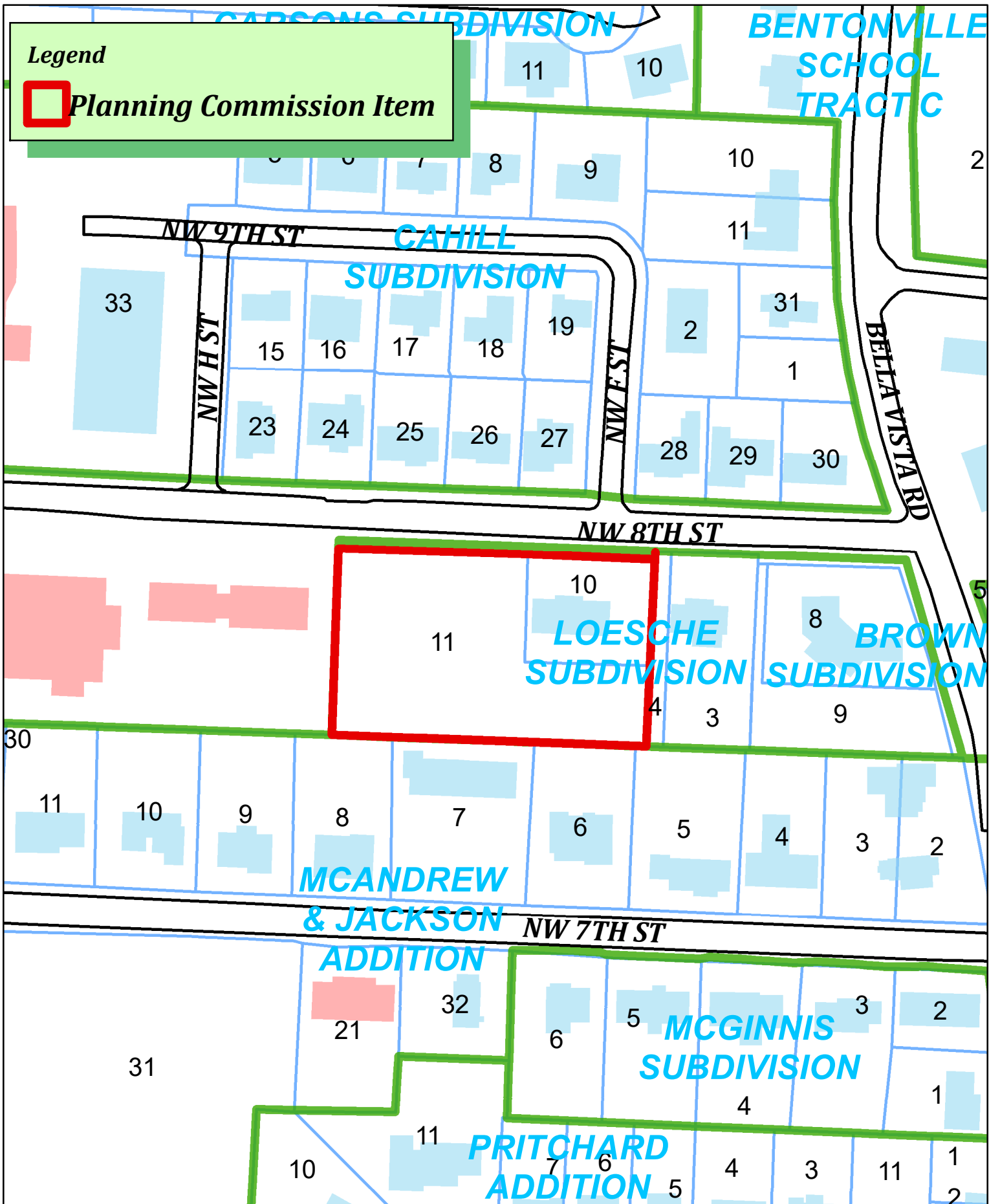
Consent Agenda Item

For the Planning Commission meeting on December 5, 2023

Details

Lot Split: Lots 12-16 of Loesche Subdivision, 404 GLV LLC, 801 Northwest 8th Street, R-1, Low Density Single Family Residential, LS23-0058

A lot split of Lots 10 and 11 of Loesche Subdivision, creating new Lots 12-16 of Loesche Subdivision. The plat dedicates a 20' access easement along the western edge of New Lot 12. No variances or waivers are requested with this plat.



LS23-0058
404 GLV LLC
801 NW 8TH ST.



1) BENTONVILLE MASONIC TEMPLE
ASSOCIATION INC
% LANTRIP, MICHAEL
1108 SE SARA DR
BENTONVILLE, AR 72712
PARCEL #01-00458-000
ZONED: R-1

2) LATHAM, JEFF & JEANNETTE
3 KYLE LN
BENTONVILLE, AR 72712
PARCEL #01-01613-000
ZONED: R-1

3) DAVIDSON TRUST, KARLOS R
806 NW 8TH ST
BENTONVILLE, AR 72712
PARCELS #01-01614-000 & #01-01615-000
ZONED: R-1

4) MORRIS, REBECCA
802 NW 8TH ST
BENTONVILLE, AR 72712
PARCEL #01-01616-000
ZONED: R-1

5) GOSSER, PETER D
706 NW 8TH ST
BENTONVILLE, AR 72712
PARCEL #01-01617-000
ZONED: R-1

6) JONES, KATHRYN ESTELLE
1703 SW 2ND ST UNIT 2
BENTONVILLE, AR 72712
PARCEL #01-03321-000
ZONED: R-1

7) HUFFNER, DONALD E
704 NW 7TH ST
BENTONVILLE, AR 72702
PARCEL #01-03375-000
ZONED: R-1

8) HARTWIG, MICHAEL W & DEBI A
708 NW 7TH ST
BENTONVILLE, AR 72712
PARCEL #01-03376-000
ZONED: R-1

9) 404 GLV LLC
804 NW 7TH ST
BENTONVILLE, AR 72712
PARCELS #01-03377-000, #01-03378-000
& #01-03379-000
ZONED: R-1

JUNE 13, 14, 18 & 19, 2022

GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

R-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

- 1) PLAT OF SURVEY FILED IN BOOK 2004 AT PAGE 693
- 2) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 280
- 3) PLAT OF SURVEY FILED IN BOOK P2 AT PAGE 161
- 4) PLAT OF SURVEY FILED IN BOOK 2004 AT PAGE 420
- 5) PLAT OF SURVEY FILED IN BOOK 11 AT PAGE 138
- 6) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 139
- 7) PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 44723
- 8) FINAL PLAT OF MCANDREW'S & JACKSON'S ADDITION FILED IN BOOK A AT PAGE 30
- 9) FINAL PLAT OF LOESCHE SUBDIVISION FILED IN BOOK F AT PAGE 19
- 10) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 36171
- 11) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 36170
- 12) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 16271
- 13) QUITCLAIM DEED FILED IN BOOK L2019 AT PAGE 536
- 14) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 16642
- 15) WARRANTY DEED FILED IN BOOK 2014 AT PAGE 8564
- 16) WARRANTY DEED FILED IN BOOK L2019 AT PAGE 24218
- 17) WARRANTY DEED FILED IN BOOK 2017 AT PAGE 58668
- 18) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 74043
- 19) WARRANTY DEED FILED IN BOOK L2020 AT PAGE 71618
- 20) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 13252
- 21) WARRANTY DEED FILED IN BOOK L2020 AT PAGE 53884
- 22) WARRANTY DEED FILED IN BOOK 2000 AT PAGE 33155
- 23) WARRANTY DEED FILED IN BOOK 98 AT PAGE 131558
- 24) WARRANTY DEED FILED IN BOOK 2004 AT PAGE 52688

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AF"
AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD
INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0090J. DATED 09/ 28/ 2007)

PAGE 1 OF 2

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

I, DERRICK THOMAS, 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: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE DEVELOPED IN COORDINATION WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. 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.
4. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
5. THERE ARE NO WAIVERS, VARIANCES, OR CONDITIONAL USES BEING REQUESTED WITH THIS PROJECT.

1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM CLEARANCES FROM ALL OVERHEAD LINES.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
5. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

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: _____

SIGNED : BILL BUTLER - OWNER OF 404 GLV LLC

SOURCE OF TITLE: WARRANTY DEEDS L2022-36170 & L2022-36171

SUBSCRIBED AND SWORN BEFORE ME, THIS DAY OF , 2023.

NOTARY PUBLIC

PARCEL #01-03322-000 (EXISTING WARRANTY DEED DESCRIPTION B. L2022, P. 36171):

LOT 10, OF THE PROPERTY LINE ADJUSTMENT OF LOTS 4 THROUGH 7, LOESCHE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L201844723. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND COVENANTS OF RECORD, IF ANY.

PARCEL #01-03323-000 (EXISTING WARRANTY DEED DESCRIPTION B. L2022, P. 36170):

LOT 11, OF THE PROPERTY LINE ADJUSTMENT OF LOTS 4 THROUGH 7, LOESCHE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L201844723. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND COVENANTS OF RECORD, IF ANY.

A PART OF LOT 11, OF THE PROPERTY LINE ADJUSTMENT OF LOTS 4 THROUGH 7, LOESCHE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L201844723, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 8TH STREET WHICH IS N87°32'32"E 240.04' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF LOT 10 OF SAID LOESCHE SUBDIVISION AND RUNNING THENCE S02°34'20"W 189.11', THENCE N87°29'26"W 79.98' TO AN EXISTING REBAR, THENCE N02°33'57"E 189.04' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 8TH STREET, THENCE ALONG SAID RIGHT-OF-WAY S87°32'32"E 80.00' TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A PART OF LOT 11, OF THE PROPERTY LINE, ADJUSTMENT OF LOTS 4 THROUGH 7, LOESCHES SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L201844723, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 8TH STREET WHICH IS N87°32'32"W 180.04' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF LOT 10 OF SAID LOESCHES SUBDIVISION AND RUNNING THENCE S02°34'44"W 189.17', THENCE N87°29'26"W 59.98', THENCE N02°34'20"E 189.11' TO THE SOUTH RIGHT-OF-WAY OF NORTHWEST 8TH STREET, THENCE ALONG SAID RIGHT-OF-WAY S87°32'32"E 60.00' TO THE POINT OF BEGINNING, CONTAINING 0.26 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A PART OF LOTS 10 AND 11, OF THE PROPERTY LINE ADJUSTMENT OF LOTS 4 THROUGH 7, LOESCHE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L201844723, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 8TH STREET WHICH IS S87°32'23"W 120.04' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 10 AND RUNNING RUNNING THENCE S02°35'07"W 189.22', THENCE N87°29'26"W 59.93', THENCE N02°34'44"E 189.17' TO THE SOUTH RIGHT-OF-WAY OF NORTHWEST 8TH STREET, THENCE ALONG SAID RIGHT-OF-WAY S87°32'32"E 60.00' TO THE POINT OF BEGINNING, CONTAINING 0.26 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A PART OF LOTS 10 AND 11, OF THE PROPERTY LINE ADJUSTMENT OF LOTS 4 THROUGH 7, LOESCHE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L201844723, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 8TH STREET WHICH IS N87°32'32"W 60.04' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 10 AND RUNNING THENCE 502°35'31"W 189.28', THENCE N87°29'26"W 59.98', THENCE N02°35'07"E 189.22' TO THE SOUTH RIGHT-OF-WAY OF NORTHWEST 8TH STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°32'32"E 60.00' TO THE POINT OF BEGINNING, CONTAINING 0.26 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A PART OF LOTS 10 AND 11, OF THE PROPERTY LINE ADJUSTMENT OF LOTS 4 THROUGH 7, LOESCHE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L201844723, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 10 AND RUNNING THENCE S02°36'37"W 189.33', THENCE N87°29'26"W 59.98', THENCE N02°35'31"E 189.28' TO THE SOUTH RIGHT-OF-WAY OF NORTHWEST 8TH STREET, THENCE ALONG SAID RIGHT-OF-WAY S87°32'32"E 60.04' TO THE POINT OF BEGINNING, CONTAINING 0.26 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

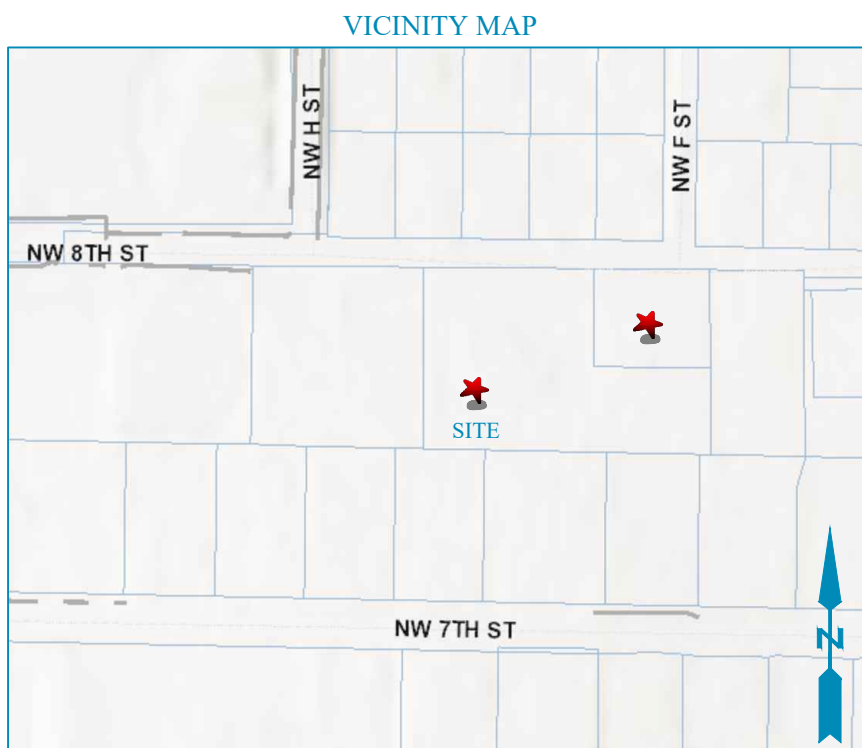


ATLAS PAGE:
361

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 19TH DAY OF JUNE, 2022.

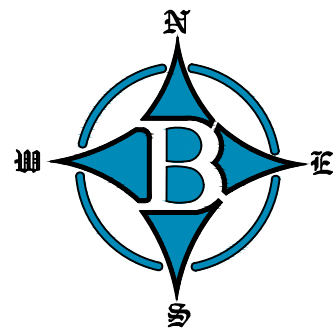


IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



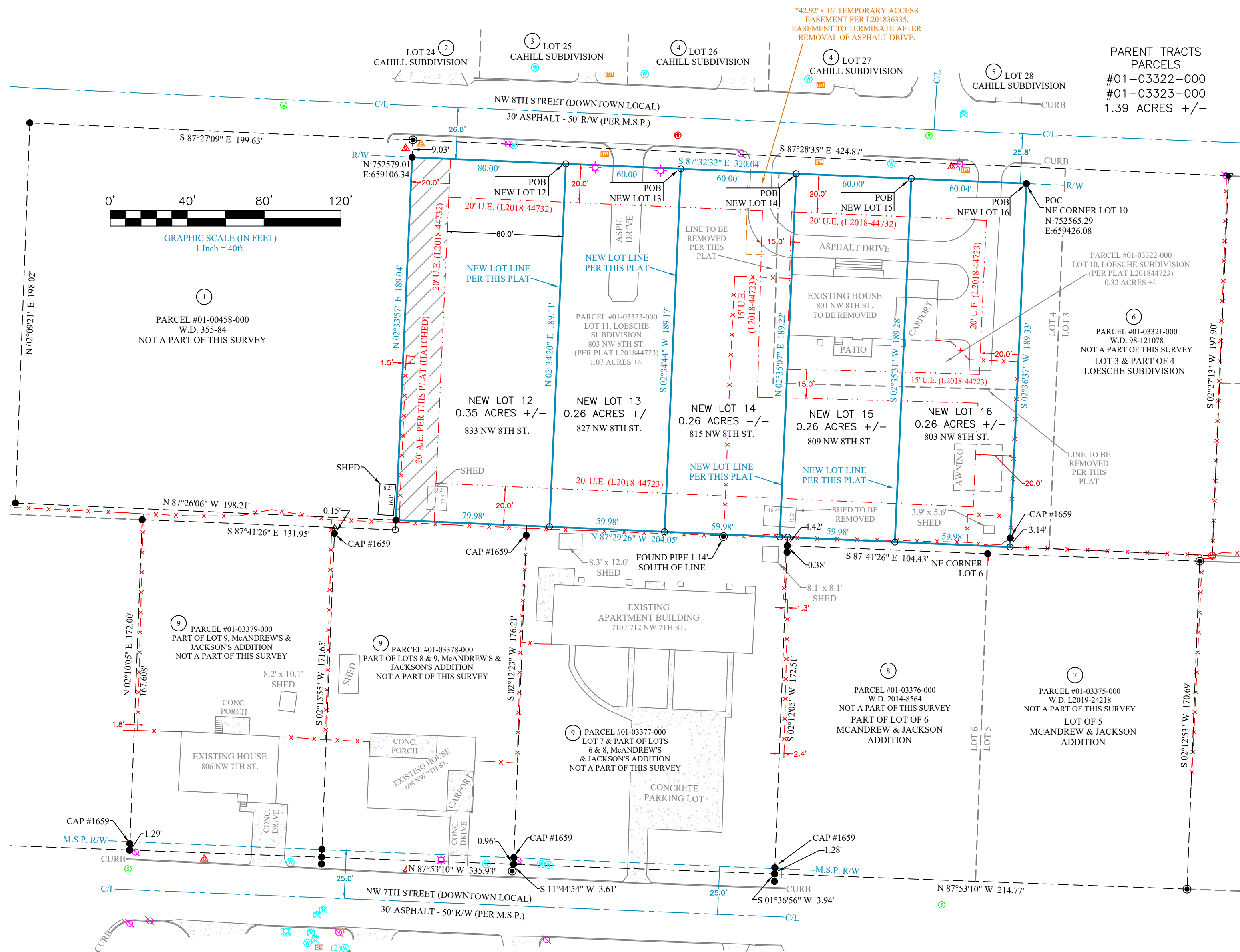
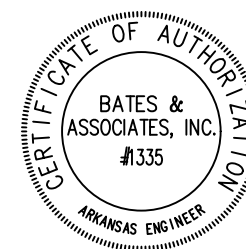
CITY OF BENTONVILLE PROJECT #LS23-0058

FOR USE AND BENEFIT OF: 404 GLV LLC		 BATES Engineers • Surveyors		7220 S Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350													
ADDRESS: #W 77 TH STREET & NW 8 TH STREET BENTONVILLE, ARKANSAS		DATE: 11/22/23		SCALE: 1"=40'													
LOCATION: LOIS 7, 8, 9 & 10 LOT 6 OF LOT 6 NEWBORN & JACKSON ADDITION		SURVEYED/ DRAFTED: JA MR. AH		REVIEWED: DT COA #1335													
LOIS 10 & 11 LCS-SHE SUBDIVISION		SHEET 2 OF 2															
LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING. <table><tr><td>● FOUND 5 1/2" REBAR</td><td>● FOUND 3/8" REBAR</td><td>⚙ FOUND COTTON SPINDLE</td><td>⚙ COMPLETED POINT</td></tr><tr><td>○ FOUND PIPE</td><td>⚙ FOUND 3" REBAR</td><td>⚙ FENCE CORNER POST</td><td>○ SET 5" REBAR CAP</td></tr><tr><td>⚙ AC CONDENSER UNIT</td><td></td><td></td><td></td></tr></table>						● FOUND 5 1/2" REBAR	● FOUND 3/8" REBAR	⚙ FOUND COTTON SPINDLE	⚙ COMPLETED POINT	○ FOUND PIPE	⚙ FOUND 3" REBAR	⚙ FENCE CORNER POST	○ SET 5" REBAR CAP	⚙ AC CONDENSER UNIT			
● FOUND 5 1/2" REBAR	● FOUND 3/8" REBAR	⚙ FOUND COTTON SPINDLE	⚙ COMPLETED POINT														
○ FOUND PIPE	⚙ FOUND 3" REBAR	⚙ FENCE CORNER POST	○ SET 5" REBAR CAP														
⚙ AC CONDENSER UNIT																	
MANHOLE ⑥ SANITARY SWEWER MH ⑦ WATER METER ⑧ FIRE HYDRANT ⑨ FIBER OPTIC VAULT ⑩ POWER POLE ⑪ POWER VALVE ⑫ GAS METER ⑬ GAS METER HOOK-UP ⑭ LIGHT ⑮ TELEPHONE PEDISTAL BOUNDARY LINE (MEASURED) — LOT LINE — FORTY LINE / TIE LINE — CENTERLINE OF ROAD — RIGHT-OF-WAY — BOUNDARY LINE (EXISTING) — FENCE — UTILITY EASEMENT																	
REVISION		DATE															
PLAT REVISED PER 1ST SUBMITTAL COMMENTS		11-09-23															
PLAT REVISED PER 2ND SUBMITTAL COMMENTS		11-22-23															
RECORDING NUMBER/DATE																	



LOT SPLIT OF LOTS 10 & 11 OF LOESCHE SUBDIVISION, CREATING NEW LOTS 12, 13, 14, 15 & 16

PAGE 2 OF 2



PARENT TRACTS
PARCELS
#01-03322-000
#01-03323-000
1.39 ACRES +/-

RECORDING NUMBER/DATE

- LEGEND:
- BOUNDARY LINE (MEASURED)
 - FOURTY LINE / TELE LINE
 - CENTERLINE OF ROAD
 - RIGHT-OF-WAY
 - BOUNDARY LINE (EXISTING)
 - FENCE
 - UTILITY EASEMENT

- MANHOLE
- SANITARY SEWER MH
- WATER METER
- FIRE HYDRANT
- FIBER OPTIC VAULT
- TELEPHONE VAULT
- POWER POLE
- WATER VALVE
- GAS METER
- GAS METER HOOK-UP
- LIGHT
- TELEPHONE PEDESTAL

- THOSE STAKES AND SYMBOLS WILL BE FOUND ON THE DRAWING.
- FOUND 3/8" REBAR
- FOUND 5/8" REBAR
- COMPUTED POINT
- FENCE CORNER POST
- SET 5/8" REBAR CAP
- AC CONDENSER UNIT



FOR USE AND BENEFIT OF:	404 GLV LLC
ADDRESS:	NW 7TH STREET & NW 8TH STREET BENTONVILLE, ARKANSAS
DATE:	11/22/23
SCALE:	1"=40'
LOCATION:	LOTS 7, 8, 9 & 10 PART OF LOT 6 ADDITION
SURVEYED:	JA
DRAFTED:	JA
REVIEWED:	DT
COA #:	1335
SHEET:	2 OF 2

CITY OF BENTONVILLE PROJECT #LS23-0058

DRAWING #22-215 8TH ST

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 10 AND 11 OF LOESCHE
SUBDIVISION CREATING NEW LOTS 12-16 OF LOESCHE SUBDIVISION TO THE
CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS23-0058)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 10 AND 11 OF LOESCHE SUBDIVISION creating new LOTS 12-16 OF LOESCHE SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on December 5, 2023;

WHEREAS, said lot split is attached hereto as Exhibit “A”;

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

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

Section 1: That the lot split of LOTS 10 AND 11 OF LOESCHE SUBDIVISION creating new LOTS 12-16 OF LOESCHE SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this _____ day of _____, 2023.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



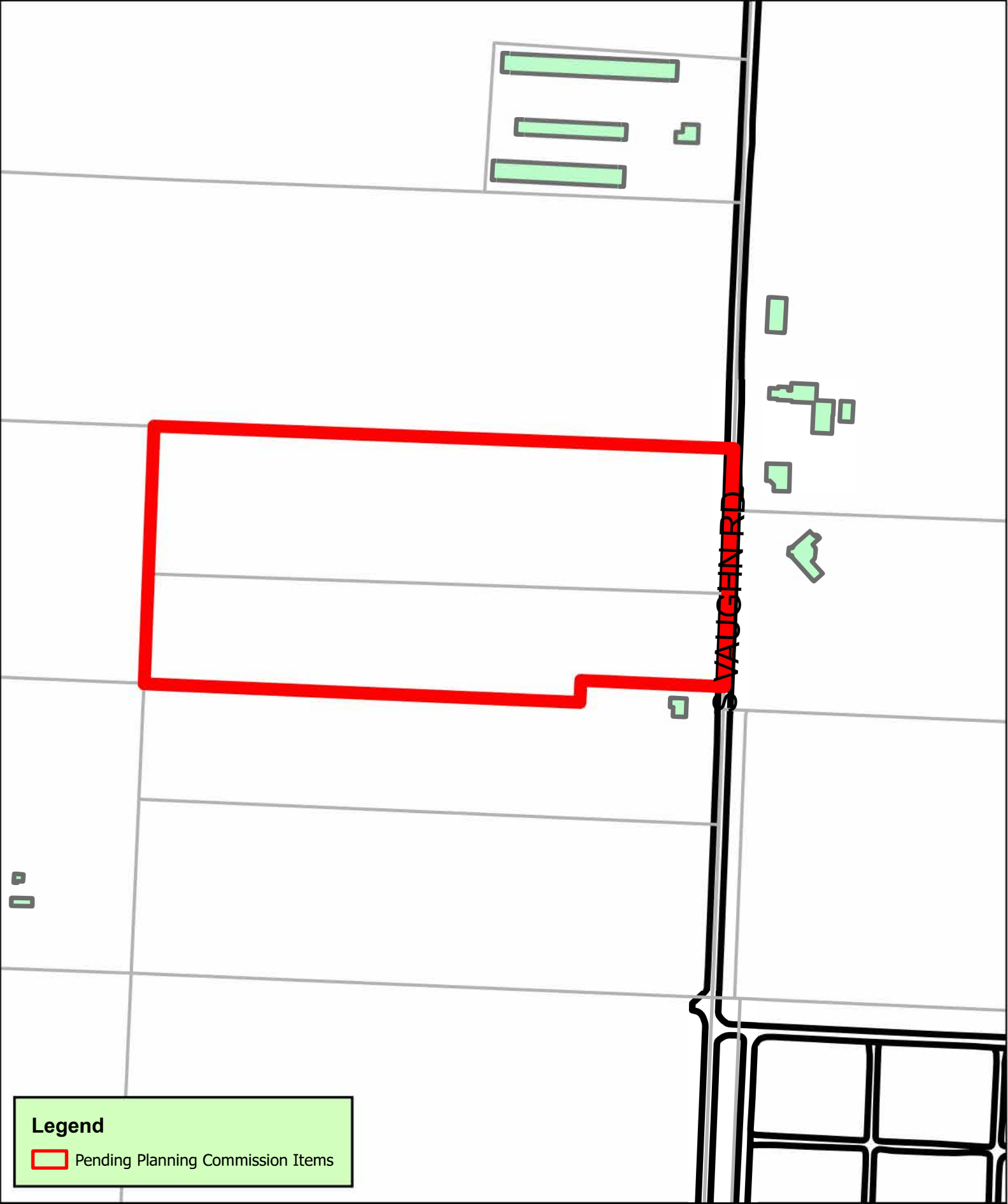
Consent Agenda Item

For the Planning Commission meeting on December 5, 2023

Details

Preliminary Plat: Vivian Farms Subdivision Phase 1, Wasark Investments LLC, South Vaughn Road, R-2, Medium Density Two Family and Townhome, *PP23-0008*

A preliminary plat for Vivian Farms Subdivision Phase 1 located along South Vaughn Road. The plat creates 59 lots, zoned R-2, Medium Density Two Family and Townhome. A street network provides access off of Southwest Opal Road and South Vaughn Road with a stub out to the north for future connections. Easements are dedicated throughout for utility services. Sidewalks and landscaping will be provided in accordance with the provisions of the Land Development Code.



Legend

 Pending Planning Commission Items



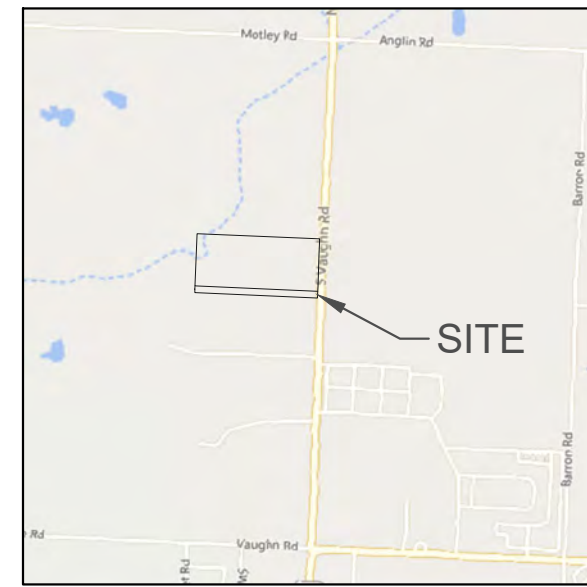
1:3,333

PP23-0008
Preliminary Plat
Vivian Farms
Parcels 15-19103-002 & 15-19104-000

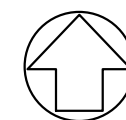
PRELIMINARY PLAT FOR
FARMS SUBDIVISION - PHASE 1
5300 AR-279 (VAUGHN RD.)
BENTONVILLE, AR 72713

SHEET INDEX

C0.0	COVER SHEET
C0.1	GENERAL NOTE
PP1	PRELIMINARY PLAT COVER SHEET
PP2	PRELIMINARY PLAT
C1.0	DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	OVERALL GRADING & EROSION CONTROL PLAN
C1.3	SW OPAL ROAD PLAN & PROFILE
C1.4	SW OPAL ROAD PLAN & PROFILE
C1.5	SW HONEYCOMB ST. PLAN & PROFILE
C1.6	SW HONEYCOMB AVE. PLAN & PROFILE
C1.7	SW HAYSTACK AVE. PLAN & PROFILE
C1.8	SW HAYSTACK ST. PLAN & PROFILE
C1.9	SW HONEYDEW ST. PLAN & PROFILE
C1.10	INTERSECTION DETAILS
C2.0	STORMWATER PLAN
C2.1	STORM LINE A PLAN & PROFILE
C2.2	STORM LINE B & C PLAN & PROFILE
C2.3	STORM LINE D PLAN & PROFILE
C2.4	STORM LINE E, F, & G PLAN & PROFILE
C2.5	STORM LINE H & I PLAN & PROFILE
C2.6	DETENTION PLAN
C3.0	SEWER PLAN
C3.1	SEWER LINE A PLAN & PROFILE
C3.2	SEWER LINE A PLAN & PROFILE
C3.3	SEWER LINE B PLAN & PROFILE
C3.4	SEWER LINE B & C PLAN & PROFILE
C4.0	WATER MAIN PLAN
C4.1	OFF-SITE WATER MAIN PLAN
C5.0	STREET DETAILS
C5.1	STORM DETAILS
C5.2	EROSION CONTROL DETAILS
L0.00	OVERALL LANDSCAPE PLAN
L1.00	LANDSCAPE PLAN (WEST)
L1.01	LANDSCAPE PLAN (EAST)
L2.00	LANDSCAPE NOTES & DETAILS
100	CENTERTON UTILITIES STANDARD DETAILS
101	CENTERTON UTILITIES STANDARD DETAILS
102	CENTERTON UTILITIES STANDARD DETAILS
103	CENTERTON UTILITIES STANDARD DETAILS
104	CENTERTON UTILITIES STANDARD DETAILS
105	CENTERTON UTILITIES STANDARD DETAILS
106	CENTERTON UTILITIES STANDARD DETAILS
1	BEUD ELECTRIC DETAILS
2	BEUD ELECTRIC DETAILS
3	BEUD ELECTRIC DETAILS



VICINITY MAP
N.T.S.



CONTACT INFORMATION

PLANNING DEPARTMENT
CITY OF BENTONVILLE,
TYLER OVERSTREET
305 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3122

FIRE DEPARTMENT
CITY OF BENTONVILLE
JUSTIN SCANTLIN, FIRE CHIEF
800 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927 OR
(479) 685-1096

ENGINEERING DIVISION
CITY OF BENTONVILLE
ELLEN NORVELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-5993

ELECTRIC DEPARTMENT
CITY OF BENTONVILLE
CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

STORMWATER
CITY OF BENTONVILLE
JANET PAITH
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-5002

BUILDING AND FIRE SAFETY
CITY OF BENTONVILLE
BRAD ARNOLD
305 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3108

WATER/WASTEWATER
DEPARTMENT
CENTERTON UTILITIES
MALCOLM ATTWOOD
517 N. MAIN ST.
CENTERTON, AR 72719
PHONE: (479) 795-0222

BLACK HILL ENERGY
JOSH KNIGHT
1301 FEDERAL WAY, PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 333-7005

WASTEWATER DEPARTMENT
CENTERTON UTILITIES
MALCOLM ATTWOOD
517 N. MAIN ST.
CENTERTON, AR 72719
PHONE: (479) 795-0222

COX COMMUNICATIONS
CHAD HODGE
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 263-7057

STREET DEPARTMENT
CITY OF BENTONVILLE
TONY DAVIS
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3130

AT&T
BRENT BALDWIN
1301 SW F1133 EAST HAROLD ST.
FAYETTEVILLE, AR 72703
PHONE: (479) 571-6609

PROJECT INFORMATION:

PARCEL NUMBERS:	15-19103-002 & 15-19104-000
PROPOSED USE:	TWO FAMILY RESIDENTIAL
TOTAL SITE AREA:	17.20 ACRES
ZONING:	R-2, MEDIUM DENSITY TWO FAMILY & TOWNHOME
OWNER/DEVELOPER:	WASARK INVESTMENTS LLC VARA KESAVARAPU 100 MONROE ST., STE 174 CENTERTON, AR 72719
ENGINEER:	ODYSSEY ENGINEERING, LLC 117 PARKWOOD ST, STE. 101 LOWELL, AR 72745 PHONE: 479-480-3330
SURVEYOR:	BATES & ASSOCIATES 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72704

ODYSSEY ENGINEERING OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

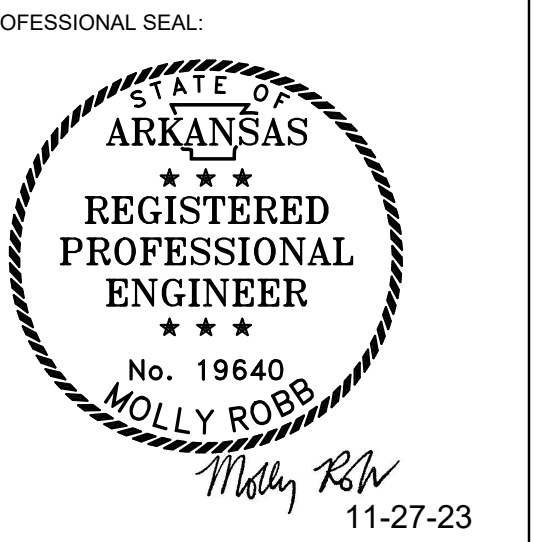
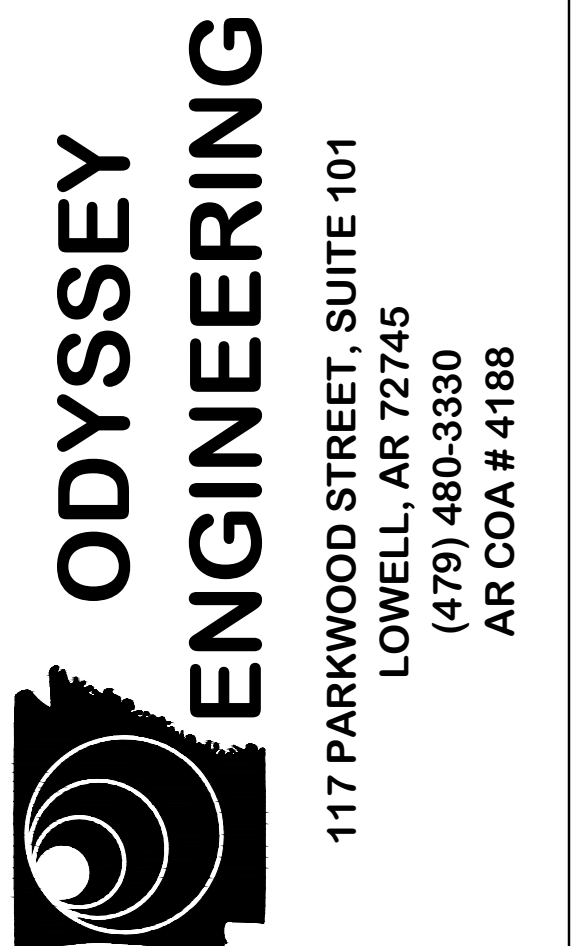
NO RESIDENTIAL LOT SHALL HAVE DIRECT ACCESS TO VAUGHN ROAD OR SW OPAL ROAD.

CITY OF BENTONVILLE STANDARD NOTES:

1. 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.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION ON THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
5. BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.

PROJECT WAIVERS, VARIANCES, & CONDITIONAL USES:

1. THERE ARE NO WAIVERS, VARIANCES, OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.

[illegible]

VIVIAN FARMS SUBDIVISION
PHASE 1
5300 AR-279 (VAUGHN RD.)
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0027	MR	MR
PLAN DATE:	11.10.2023	

SHEET NAME:

COVER SHEET

SHEET NO.:

C0.0



Know what's below.
Call before you dig.

PP23-0008

1. THE CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE DURING ALL CONSTRUCTION ACTIVITIES. LOCAL AUTHORITY'S STANDARDS SHALL SUPERSEDE ALL ODYSSEY ENGINEERING, LLC STANDARDS.
2. THE CONTRACTOR WILL MAINTAIN ANY REQUIRED ACCESS TO ADJACENT PROPERTIES.
3. ANY TEMPORARY CONSTRUCTION EASEMENTS REQUIRED FOR PRIVATE WORK RELATED TO THE PROJECT SHALL BE ACQUIRED BY THE OWNER. NO WORK WILL BE PERFORMED ON PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
4. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE OWNER.
5. CONSTRUCTION METHODS AND MATERIALS, NOT SPECIFIED IN THESE PLANS, ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY ODYSSEY ENGINEERING, LLC, OR AS OTHERWISE SPECIFIED BY THE OWNER.
6. 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.
7. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT ALL 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 ALL GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER, IN ACCORDANCE WITH THE DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
8. ALL AERIAL IMAGES ARE FOR REFERENCE ONLY AND ARE NOT TO SCALE.
9. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30" OR GREATER IN HEIGHT.
11. PROPOSED SPOT ELEVATIONS ARE AT TOP OF FINISHED CURB UNLESS OTHERWISE SPECIFIED.
12. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
13. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE DURATION OF THE CONSTRUCTION. THIS WILL BE APPLICABLE 24 HOURS A DAY.
14. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
15. ALL SIGNS AND TRAFFIC CONTROL DEVICES TO FOLLOW THE GUIDELINES OF THE MUTCD.
16. THE DESIGN, INSPECTION AND CERTIFICATION OF ANY RETAINING WALL OVER 4FT SHALL BE BY A REGISTERED ENGINEER.
17. ALL SITE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF BENTONVILLE SPECIFICATIONS, ALL PUBLIC UTILITY WORK SHALL BE IN STRICT ACCORDANCE WITH THE CENTERTON UTILITIES' POTABLE WATER & SANITARY SEWER STANDARD SPECIFICATIONS' DATED NOVEMBER 5, 2019.
18. THE CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY, AND/OR MATERIAL, TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
20. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS.

21. THE DEMOLITION OF ANY EXISTING UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, OR FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES, SHALL BE REMOVED PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
22. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.
23. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS 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 ON A CONTEMPORARY BASIS AT THIS SITE.
24. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITES AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
25. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF BENTONVILLE) AND ONE (1) COPY OF THE APPROPRIATE CONSTRUCTION SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
26. CONSTRUCTION OF THE IMPROVEMENTS SHOWN OR IMPLIED BY THIS SET OF DRAWINGS SHALL NOT BE INITIATED OR ANY PART THEREOF UNDERTAKEN UNTIL THE CITY OF BENTONVILLE IS NOTIFIED OF SUCH INTENT, AND ALL REQUIRED AND PROPERLY EXECUTED BONDS AND PERMIT FEES ARE RECEIVED AND APPROVED BY THE CITY OF BENTONVILLE.
27. THE CITY OF BENTONVILLE CONSTRUCTION SPECIFICATIONS, LATEST EDITION, SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
28. ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
29. ALL BACKFILL SHALL BE COMPACTED.
30. A MINIMUM OF ONE (1) COMPACTION TEST AND A MAXIMUM OF TWO (2) COMPACTION TESTS SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY FOR EVERY 1,000 FEET OF STREET CONSTRUCTION. SOIL SAMPLES FOR SUCH TESTS SHALL BE COLLECTED BY LABORATORY TECHNICIANS. ALL TESTING LABORATORY EXPENSES SHALL BE PAID FOR BY THE CONTRACTOR.

31. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE CITY OF BENTONVILLE. THE CITY OF BENTONVILLE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY OF BENTONVILLE CONSTRUCTION SPECIFICATIONS.
32. (THE CONTRACTOR SHALL NOTIFY THE CITY OF BENTONVILLE PUBLIC WORKS DEPARTMENT A MINIMUM OF TWENTY-FOUR (24) HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. IN ADDITION A MINIMUM OF TWENTY-FOUR (24) HOURS NOTICE SHALL BE PROVIDED FOR ANY REQUIRED INSPECTIONS.
33. RELOCATION OF ANY WATER LINE, SEWER LINE OR SERVICE LINE THEREOF REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT HIS EXPENSE.
34. CLEAN AGGREGATE BACKFILL: PROVIDE 2" AGGREGATE OVER ALL PIPES, CULVERTS AND UTILITY LINES FULL DEPTH OF TRENCHES WHERE TRENCHES ARE UNDER PAVEMENT AND CURB & GUTTER. FIELD VERIFY ELEVATIONS AND LOCATIONS.
35. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMITS FROM THE CITY OF BENTONVILLE PUBLIC WORKS DEPARTMENT.
36. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
37. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
38. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
39. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
40. INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

1. ASPHALT CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS OR AS SPECIFIED BY THE STATE OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
2. AN INDEPENDENT TESTING LABORATORY SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
3. ALL REMOVAL OF ASPHALT PAVEMENT WILL BE SAW CUT.
4. CURBS MUST BE CAULKED BEFORE BACKFILLED AND STREET PAVED. ACCEPTABLE SUPPLIERS ARE: OMNI SEAL 50, PERCORA 864 AND 865, DOW CORNING 888, OR PRE-APPROVED EQUAL.
5. CONCRETE PIPE SHALL MEET LOCAL JURISDICTION OR DOT SPECS. NO DAMAGED OR REPAIRED PIPE WILL BE ALLOWED.
6. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTORS EXPENSE.
7. PROVIDE A SMOOTH LINE BY FULL DEPTH SAW CUT FOR STREET WIDENING (TYP).
8. ALL EXISTING CURB CUTS WILL BE REMOVED AND REPLACED WITH STANDARD CURB. ANY CURB TO REMAIN THAT IS CURRENTLY DAMAGED OR CRACKED SHALL BE REMOVED AND REPLACED WITH STANDARD CURB, AND CURB DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.

9. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO PROJECT SPECIFICATION AND DETAILS. IF A DISCREPANCY IS FOUND THE MORE STRINGENT SHALL APPLY.

10. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID FOR BY THE CONTRACTOR, AND APPROVED BY OWNER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS.

1. EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO DEMOLITION COMMENCING.
2. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 14 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED. STOCKPILE IS TO BE A MINIMUM DISTANCE OF 25' FROM ALL DRAINAGE STRUCTURES.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION
5. THE CONTRACTOR SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
6. ALL STORM WATER POLLUTION PREVENTION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
7. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC. SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
8. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
9. THE CONTRACTOR WILL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY SWPPP. ADDITIONAL BMPs SHALL BE IMPLEMENTED AS NECESSARY AS THE PROJECT PROGRESSES AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
10. THE CONTRACTOR SHALL OBTAIN AND FOLLOW THE SWPPP AS APPROVED BY LOCAL AND STATE AGENCIES.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL REQUIRE TEMPORARY SEED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION STRUCTURES AT ALL POINTS THROUGHOUT CONSTRUCTION.
13. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES THROUGHOUT GRADING AS NECESSARY TO PERFORM EFFECTIVELY.
14. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED).
15. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE RE-VEGETATED. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
16. ALL CONSTRUCTION TO BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
17. PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - a. ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING.
 - b. 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - c. 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDING WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - d. MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
 - e. RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUND COVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
 - f. IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
18. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES, (BMP'S), WEEKLY AND AFTER IT RAINS IN ACCORDANCE WITH THE ADEQ EROSION CONTROL PERMIT.
19. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COPIES OF THE SEDIMENT AND EROSION CONTROL PLAN, THE STORMWATER POLLUTION PREVENTION PLAN, (SWPPP), AND THE WEEKLY INSPECTION REPORTS ON SITE AT ALL TIME.
20. PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
21. DUST: WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
22. CONSTRUCTION EXITS: A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
23. DEBRIS, MUD, AND SOIL IN PUBLIC STREETS: DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPERS OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
24. FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

1. THE LOCATION OF THE UTILITIES SHOWN HAVE BEEN DETERMINED BY INFORMATION GATHERED AND SHALL NOT BE USED AS EXACT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY EXACT LOCATIONS PRIOR TO DEMOLITION.
2. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES FOR REMOVAL AND RELOCATIONS OF THE RESPECTIVE UTILITY. THE CONTRACTOR SHALL VERIFY ANY WORK THAT MAY BE DONE BY THE UTILITY COMPANIES.
3. CONTRACTOR SHALL PROTECT THE PUBLIC WITH BEST MANAGEMENT PRACTICES.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, PAVEMENT, AND VEGETATION THAT IS NOT TO BE DISTURBED AND IS RESPONSIBLE FOR ANY DAMAGES TO THEM.
5. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIALS RESULTING FROM OPERATION ACCORDING TO GOVERNING AUTHORITIES AND SHALL OBTAIN THE PROPER PERMITS REQUIRED FOR DISPOSAL AND DEMOLITION.
6. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND AVOID ANY PROPERTY DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO DEMOLITION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
9. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
10. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
11. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
12. LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE PLANS. ANY DAMAGE INCURRED TO ANY SURROUNDING AREAS SHALL BE REPAIRED / REPLACED AT THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROTECT EXISTING ADJACENT STRUCTURES, PAVEMENT, UTILITIES, LANDSCAPE, ETC. FROM DAMAGE DURING CONSTRUCTION.
13. DEMOLITION AND REMOVAL OF UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, AND FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES SHALL BE REMOVED AND DISPOSED OF PER LOCAL, STATE, AND FEDERAL REQUIREMENTS. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF SUPPLY LINES AND APPURTENANCES AND REMOVE PER REQUIREMENTS. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
14. CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL UTILITIES TO BE REMOVED HAS BEEN DISCONTINUED AND SHUT OFF. ALL UTILITY LINES SHALL BE CAPPED PER UTILITY COMPANY STANDARDS.
15. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS PRIOR TO DEMOLITION OF MATERIALS ALONG PROPERTY LINES.

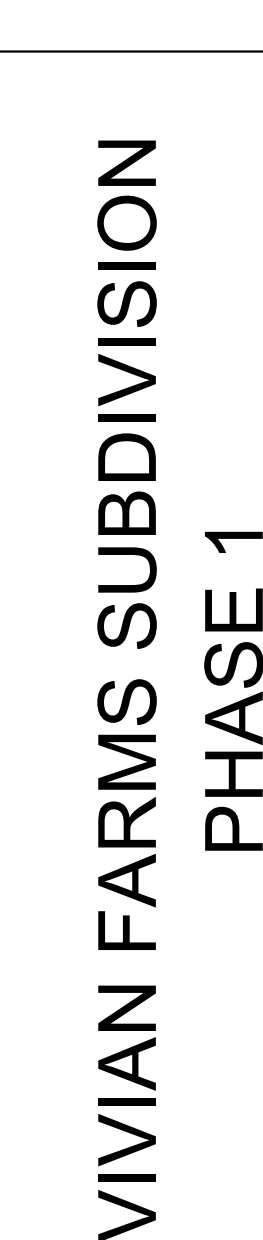
1. IN GENERAL, EXISTING FILL IS TO BE REMOVED, AND RE-PLACED PER THE GEOTECHNICAL MANUAL, THESE PLANS, PROJECT SPECIFICATIONS AND APPLICABLE REGULATIONS. THE SITE MUST BE THOROUGHLY CLEARED AND GRUBBED.
2. REFER TO PROJECT GEOTECHNICAL MANUAL AND THE RECOMMENDATIONS THEREIN.
3. REFER TO CITY OF BENTONVILLE REQUIREMENTS & NOTES AS INDICATED IN THE PROJECT DRAWINGS AND SPECIFICATIONS.
4. A STATE LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION. REFER TO AND CONFORM TO APPROVED PERMIT, SITE SWPPP AND RELATED DOCUMENTS.
5. PROPOSED CONTOURS ARE AT FINISHED GRADE.
6. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES, EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS SHALL COMPLY WITH AHJ ORDINANCES.
7. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8 INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR OF THE MAXIMUM LABORATORY DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
8. ALL GRADING SHALL BE SET BACK A MINIMUM OF 5FT FROM THE PROPERTY LINES UNLESS WRITTEN PERMISSION IS SUBMITTED FROM THE ADJACENT PROPERTY OWNER OR A JOINT GRADING PLAN IS SUBMITTED.
9. OFF-SITE FILL MATERIAL (GRAVELLY CLAY), SHALL HAVE A PLASTICITY INDEX OF 30 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO BRINGING ON SITE.
10. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
11. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE RECOMMENDATIONS TO THE OWNER ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF-ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER.
12. AN INDEPENDENT TESTING LABORATORY SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING SEE TYPICAL SECTIONS AND SPECS.
13. ALL SLOPES ARE TO BE 3H:1V OR FLATTER UNLESS OTHERWISE INDICATED.
14. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
15. THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL PERMIT REQUIREMENTS FOR THE DISPOSAL OF MATERIALS FROM THE SITE.
17. ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND BE RE-VEGETATED. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
18. PRIOR TO THE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL NOT BE HELD LIABLE IF THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
19. ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
20. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCURRENTLY TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
21. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC.
22. ALL CURBS SHALL BE 6 INCHES ABOVE FINISH GRADE UNLESS OTHERWISE SPECIFIED.
23. PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED PER BMP SEQUENCE.
24. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO INSURE CONNECTION AT STRUCTURE IS WATER TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT TO INVERT OUT.
25. ALL DRAINAGE STRUCTURES SHALL MEET H20 LOADING WHEN IN PAVED TRAFFIC AREAS AND BE FLUSH WITH FINISHED GRADES IN PAVED AREAS.
26. EXISTING DRAINAGE STRUCTURES TO REMAIN SHALL BE INSPECTED AND REPAIRED AS NECESSARY. REMOVE ALL SILT AND DEBRIS.
27. FILLS SHALL BE LIMITED TO 10FT VERTICAL HEIGHT UNLESS INFORMATION DEMONSTRATING SLOPE STABILITY, EROSION CONTROL, AND DRAINAGE CONTROL IS PROVIDED ALONG WITH RE-VEGETATION.
28. TRANSITION GUTTER TO ALLOW A 4 INCH DEPRESSION AT CURB INLETS. (12FT FOR UPSTREAM SIDE AND SAGS AND 4FT FOR DOWNSTREAM SIDE)
29. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4FT OF DEPTH AND GREATER. CENTERLINE OF MANHOLE LID SHALL BE 2FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE.
30. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS.
31. PIPE LENGTHS SHOWN ARE APPROXIMATE. CONTRACTOR TO CONFIRM ALL PIPE LENGTHS.

1. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
2. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES, AND THE OWNER AND CONTRACTOR HAVE BEEN NOTIFIED BY ODYSSEY ENGINEERING, LLC.
3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE AHJ. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. ODYSSEY ENGINEERING, LLC AND THE OWNER ARE TO BE HELD HARMLESS.
4. ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
5. THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
6. ALL DESIGNS ARE SUBJECT TO THE AHJ'S LATEST DESIGN CRITERIA (WATER, SEWER, STREETS AND DRAINAGE). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
7. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM. THE FEES WILL BE BASED ON THE AHJS STANDARD REQUIREMENTS. THESE WILL BE PAID FOR BY THE OWNER.
8. ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
9. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
10. SERVICE TAPS ON EXISTING MAINS SHALL BE MADE BY THE CITY, AND FEES PAID BY OWNER.
11. ALL UNDERGROUND LINES TO BE INSPECTED PRIOR TO BACK FILLING.
12. DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING.
13. TESTING OF WATER AND SEWER LINES SHALL BE AT CONTRACTOR'S EXPENSE.
14. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS ARE TO BE 1" ABOVE FINISHED GRADES.
15. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE HIGH-QUALITY GRANULAR BASE COURSE BACKFILL FULL DEPTH
16. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, AND CONDUITS.
17. ALL WATER, GAS AND ELECTRICAL METERS WITHIN THE PROJECT AREA ARE TO BE ABANDONED AND RETURNED TO THE APPROPRIATE AUTHORITY.
18. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS AND INSTALLED BY GENERAL CONTRACTOR.
19. ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL SHEETS OR APPROVED EQUAL.
20. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE INVOLVED UTILITIES.
21. THE CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
22. THE GOVERNING AHJ SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE INSTALLATION OF PUBLIC UTILITIES, INFRASTRUCTURE, ROADWAY, ETC. TESTING SHALL BE COORDINATED WITH THE AHJ BY THE ENGINEER OF RECORD AS REQUIRED.
23. CONTRACTOR TO CONFIRM ALL CLEARANCE HEIGHTS OF OVERHEAD UTILITIES. IF FINISHED ELEVATION OF GRADING REDUCES CLEARANCE OF LOWEST LINE TO LESS THAN 16.5', CONTRACTOR SHALL CONTACT UTILITY, OWNER, AND ENGINEER. ODYSSEY ENGINEERING, LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO OVERHEAD UTILITIES.
24. UNLESS OTHERWISE SHOWN, ALL WATER LINES SHALL BE PVC ANSI/AWWA C-900, DR-14 WITH 36" MINIMUM COVER ABOVE THE TOP OF THE PIPE.
25. UNLESS OTHERWISE SHOWN ALL SEWER LINES SHALL BE ASTM-D3034 SDR-26 WITH 36" MINIMUM COVER.
26. CONTRACTOR TO FOLLOW THE CENTERTON UTILITIES "POTABLE WATER & SANITARY SEWER STANDARD SPECIFICATIONS" DATED NOVEMBER 5, 2019.

11-10-23

[illegible]

1117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188



5300 AR-279 (VAUGHN RD.)
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0027	MR	MR
PLAN DATE:	11.10.2023	

GENERAL NOTES

C0.1



Know what's below.
Call before you dig

PP23-0008

PROFESSIONAL SEAL:

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 19640
MOLLY ROBB
Molly Robb
11-10-23

[illegible]

**ODYSSEY
ENGINEERING**

**117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-9330
AR COA # 4188**

VIVIAN FARMS SUBDIVISION
PHASE 1
5300 AR-279 (VAUGHN RD.)
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0027	MR	MR
PLAN DATE:	11.10.2023	

SHEET NAME:

PRELIMINARY PLAT COVER SHEET

SHEET NO.

PP1

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE NAD 83
HORIZONTAL DATUM

BASIS OF ELEVATION:
CITY OF BENTONVILLE GPS MONUMENT #116 (PT. #3)
NAVD 88 VERTICAL DATUM

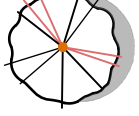
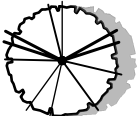
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN
FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE
NATIONAL FLOOD INSURANCE PROGRAM FLOOD
INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0235K. DATED 06/ 05/ 2012)

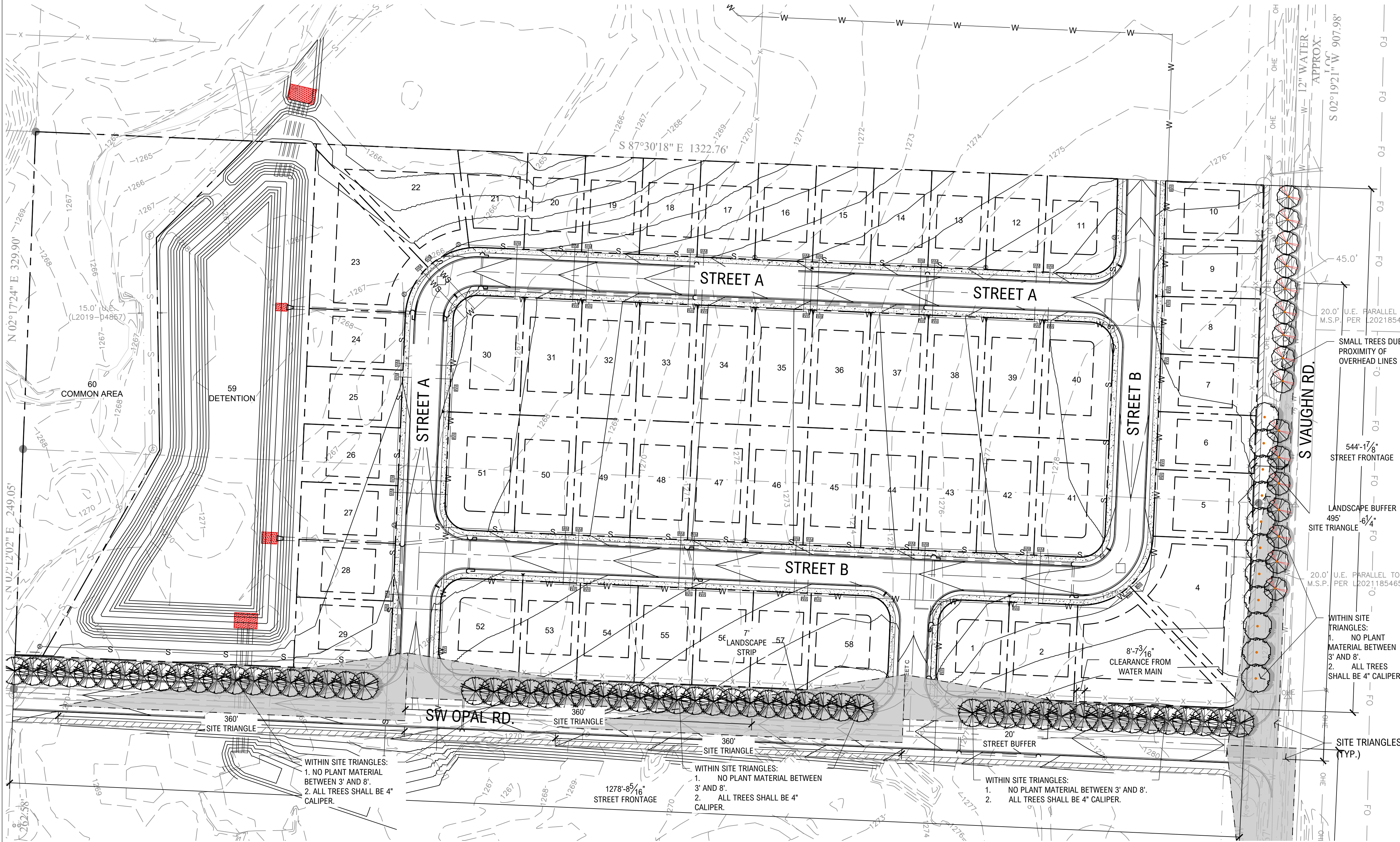
A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 17, T-19-N, R-31-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SW CORNER OF SAID FORTY ACRES TRACT AND RUNNING THENCE N 02° 12' 02" E, 248.05 FEET TO AN EXISTING REBAR; THENCE S 87° 30' 14" E, 1322.58 FEET; THENCE S 12° 02' 00" E, 1029.25 FEET TO AN EXISTING REBAR; THENCE S 85° 05' 15" E, 1029.25 FEET TO AN EXISTING REBAR; THENCE S 27° 24' 50" E, 50.08 FEET TO AN EXISTING REBAR ON THE SOUTH LINE OF SAID FORTY ACRES TRACT; THENCE ALONG SAID SOUTH LINE N 87° 29' 47" W, 991.39 FEET TO THE POINT OF BEGINNING, CONTAINING 7.18 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN SOUTH VAUGHN ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND TO THAT PORTION IN SOUTH VAUGHN ROAD MASTER STREET PLAN RIGHT-OF-WAY ALSO BEING KNOWN AS NEW LOT 10 OF VIVIAN FARM SUBDIVISION, PHASE 2, AS SHOWN ON THE PROPERTY LINE ADJUSTMENT FILED AS DOCUMENT L202192882.

LOT 4, VIVIAN FARM SUBDIVISION, PHASE 2, BEING A LOT SPLIT OF LOT 1, VIVIAN FARM SUBDIVISION, PHASE 2, CREATING LOTS 3 & 4, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORDED AS INSTRUMENT NO. L220209326, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF LOT 1 OF VIVIAN FARM PHASE 2, AS SHOWN ON FILED PLAT L202193303 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02° 12'02" E 249.05' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 31 WEST BENTON COUNTY, ARKANSAS, RUNNING THENCE N02° 44' 32" E 329.90' TO AN EXISTING REBAR, THENCE S88° 30' 18" E 1322.76', THENCE S02° 19' 21" N 329.93' THENCE N87° 30' 14" W 1322.58' TO THE POINT OF BEGINNING, CONTAINING 10.02 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN SOUTH VAUGHN ROAD MASTER STREET PLAIN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

1. NO NEW FREESTANDING SIGNAGE IS PROPOSED WITH THIS PRELIMINARY PLAT. ALL NEW SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. NO NEW FENCING IS PROPOSED WITH THIS PRELIMINARY PLAT. NEW FENCING WILL REQUIRE A SEPARATE PERMIT.
3. ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOVING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNER'S ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY INDIVIDUAL HOMEOWNERS.
4. NO OBJECT BETWEEN 3' AND 8' SHALL BE PLACED WITHIN THE SHADED SIGHT TRIANGLES SHOWN ON THE PRELIMINARY PLAT.
5. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
6. 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.
7. SIDEWALKS ADJACENT TO BUILDABLE LOTS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
8. SIDEWALKS ALONG COMMON AREA AND PUBLIC SPACES TO BE CONSTRUCTED WITH SUBDIVISION.
9. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
10. BUILDING SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.
11. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.

PLANT SCHEDULE

STREET TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
	LT	11	Liriodendron tulipifera Tulip Poplar	2" Cal.	B&B	Central leader, symmetrical branching
	OV	16	Ostrya virginiana American Hophornbeam	2" Cal.	B&B	Central leader, symmetrical branching
	UP	58	Ulmus americana 'Princeton' Princeton American Elm	2" Cal.	B&B	Central leader, symmetrical branching



CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS (SEC. 1400.06)		
MINIMUM BUFFER WIDTH	REQUIRED: 20 FT.	PROVIDED: 20 FT. +
MINIMUM TREE PLANTING (1 PER 20 LF OF FRONTAGE)		
OPAL: 1279 LF / 20 = 63.95	64 TREES	64 TREES
VAUGHN: 544 LF / 20 = 27.20	27 TREES	27 TREES

PERIMETER LANDSCAPE STRIP REQUIREMENTS (SEC. 1400.07)
DOES NOT APPLY

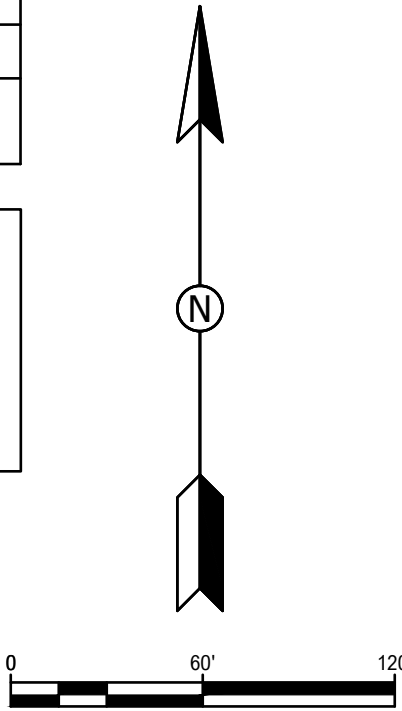
INTERIOR PARKING LOT REQUIREMENTS (SEC. 1400.08)
DOES NOT APPLY

SCREENING REQUIREMENTS (SEC. 1400.09)		
SURROUNDING USES	REQUIRED:	PROVIDED:
NORTH: VACANT	NONE	NONE
SOUTH: OPAL RD.	NONE	NONE
EAST: VAUGHN RD.	NONE	NONE
WEST: VACANT	NONE	NONE

LANDSCAPE LOCATION AND UTILITY CLEARANCE (SEC. 1400.12)		
TREES SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE	REQUIRED: YES	PROVIDED: YES
TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25 FT	YES	YES
TREES SHALL NOT BE WITHIN FIVE (5) FEET OF ANY UNDERGROUND UTILITIES	YES	YES
TREES SHALL NOT BE WITHIN 10 FT FROM THE SIDES WITH DOORS AND 3 FEET FROM ALL PAD MOUNTED ELECTRIC EQUIPMENT	YES	YES
TREES SHALL NOT BE WITHIN 3 FT OF A FIRE HYDRANT	YES	YES

SITE INFO	
ZONING:	R2 - MEDIUM DENSITY HOUSING
SIZE:	17.2 ACRES
PROPOSED USE:	TWO-FAMILY RESIDENTIAL

SEE LANDSCAPE DETAILS AND NOTES ON SHEET L2.00.



PROFESSIONAL SEAL:

PROFESSIONAL LANDSCAPE ARCHITECT
JENNY C. BURRIDGE
AR LICENSE #8531
PRISM DESIGN STUDIO

REVISIONS

NO.	DATE	REVISION
-----	------	----------

ODYSSEY ENGINEERING

117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

VIVIAN FARMS SUBDIVISION
PHASE 1

5300 AR-279 (VAUGHN RD.)
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0027	MR	MR
PLAN DATE:	11.10.2023	

SHEET NAME:

OVERALL LANDSCAPE PLAN

SHEET NO.:

L 0.00

PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE + PLANNING + PROJECT MANAGEMENT
PRISM DESIGN STUDIO, LLC
HUNTSVILLE, AR 72740
PP23-0008





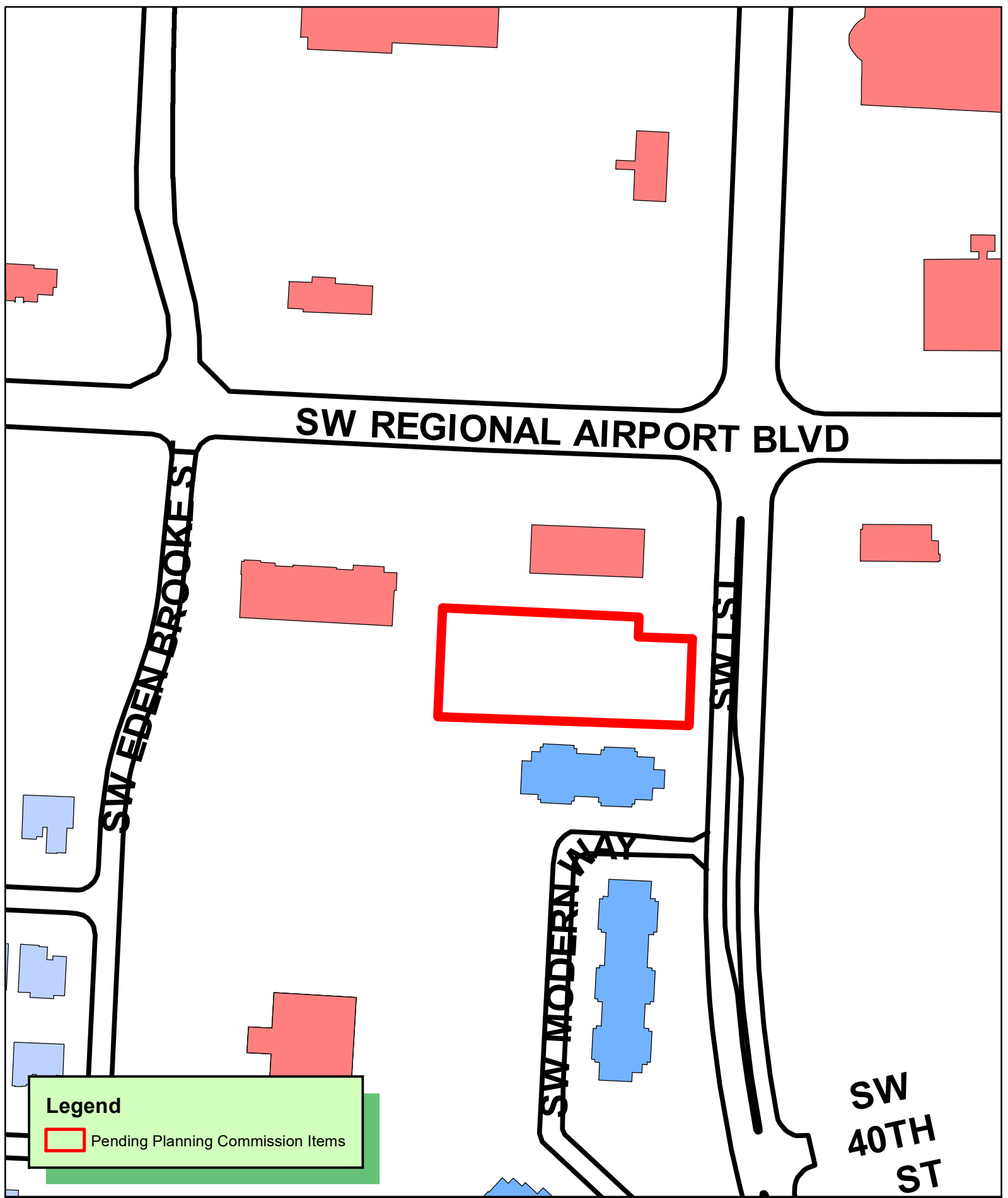
Consent Agenda Item

For the Planning Commission meeting on December 5, 2023

Details

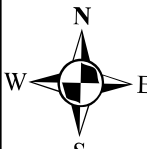
Large Scale Development Extension: Eversole Commercial Shell, Southwest I Street & Regional Airport Blvd, C-2, General Commercial, *LSD22-0054*

A request to extend previously approved (11-15-2022) LSD22-0054 for the construction of a ~4,700 Sq ft commercial building, located just southwest of the intersection of SW I St and SW Regional Airport Blvd. The applicant has requested a 6-month extension after construction related delays have pushed back the start date for this project. No changes in site layout or building materials have been proposed to the originally approved large scale. The site will share one access onto SW I St with the existing commercial building to the north, and the primary materials featured include brick, ground-face block, and glazing. An adequate sidewalk connection, 2 bicycle parking racks, a bicycle fix-it station, and 21 vehicular parking spaces are provided on the site.



Legend

 Pending Planning Commission Items


1 inch = 150 feet

LSD22-0054 11/15/22
LARGE SCALE DEVELOPMENT
EVERSOLE ADDITION LOT 20
3608 SW I ST


Page 3 of 25

THIS DRAWING IS THE PROPERTY OF THE ABOVE REFERENCED PROFESSIONAL AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE PROFESSIONAL.

[illegible]

CLIENT:

PROJECT NO.: AR1059
DATE: 09/21/2022
DWG. ID.

PROJECT TYPE:
SITE
DEVELOPMENT
PLANS

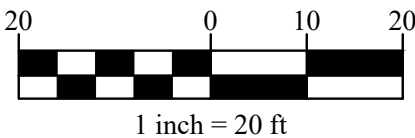
FOR: EVERSOLE LOT
20 ADDITION

SITE ADDRESS:
SW "I" ST.
BENTONVILLE
ARKANSAS

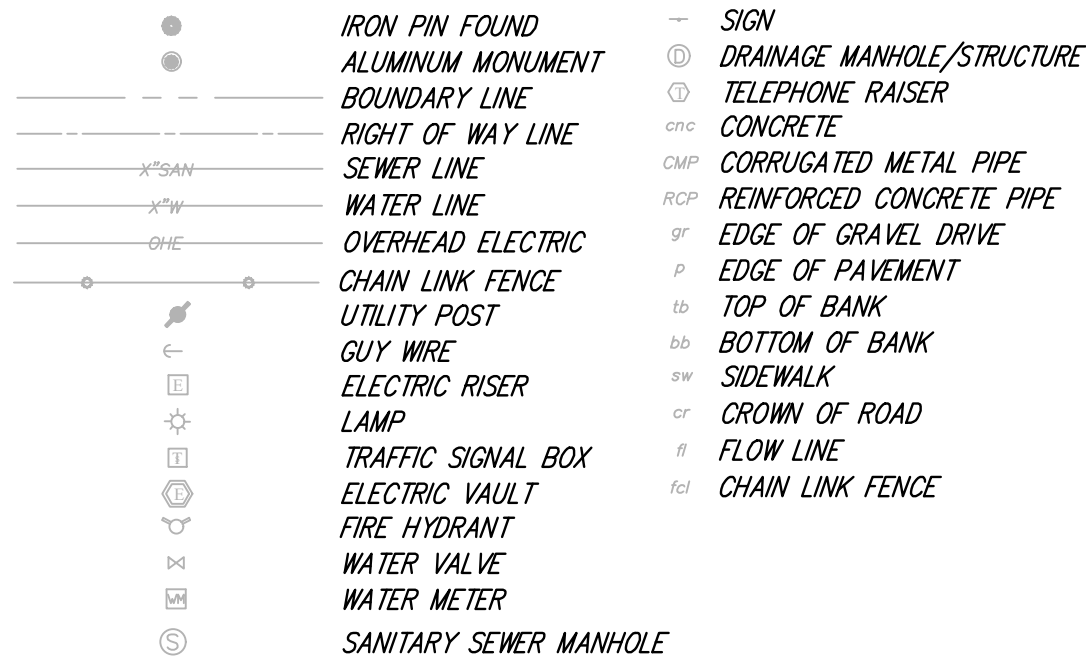
SITE PLAN

SHEET NO.

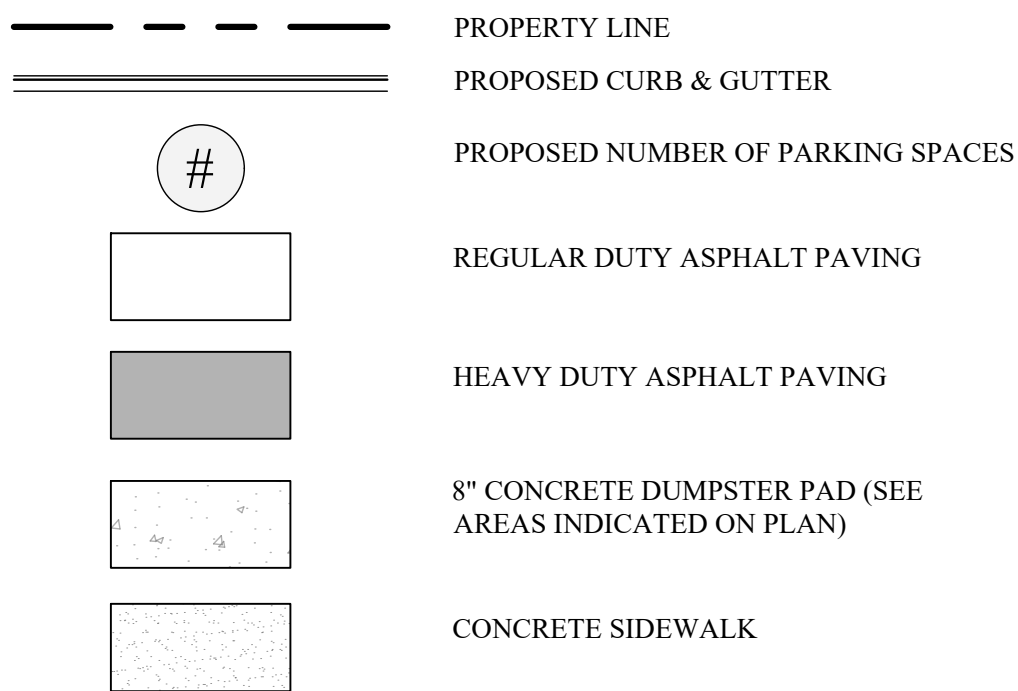
C-2



EXISTING LEGEND:



PROPOSED LEGEND:



GENERAL SITE NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/her DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. **ALL DIMENSIONS ARE FROM FACE OF BUILDING, FACE OF CURB, AND FACE OF WALL UNLESS OTHERWISE SPECIFIED ON PLANS.**
0. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
1. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
2. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
3. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
4. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
5. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES

PARKING REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
GENERAL BUSINESS RETAIL SPACE (4,500 S.F.)		
1 SPACE/250 S.F.	16	19
ACCESSIBLE SPACES	2	2
TOTAL	18	21

SITE KEY NOTES

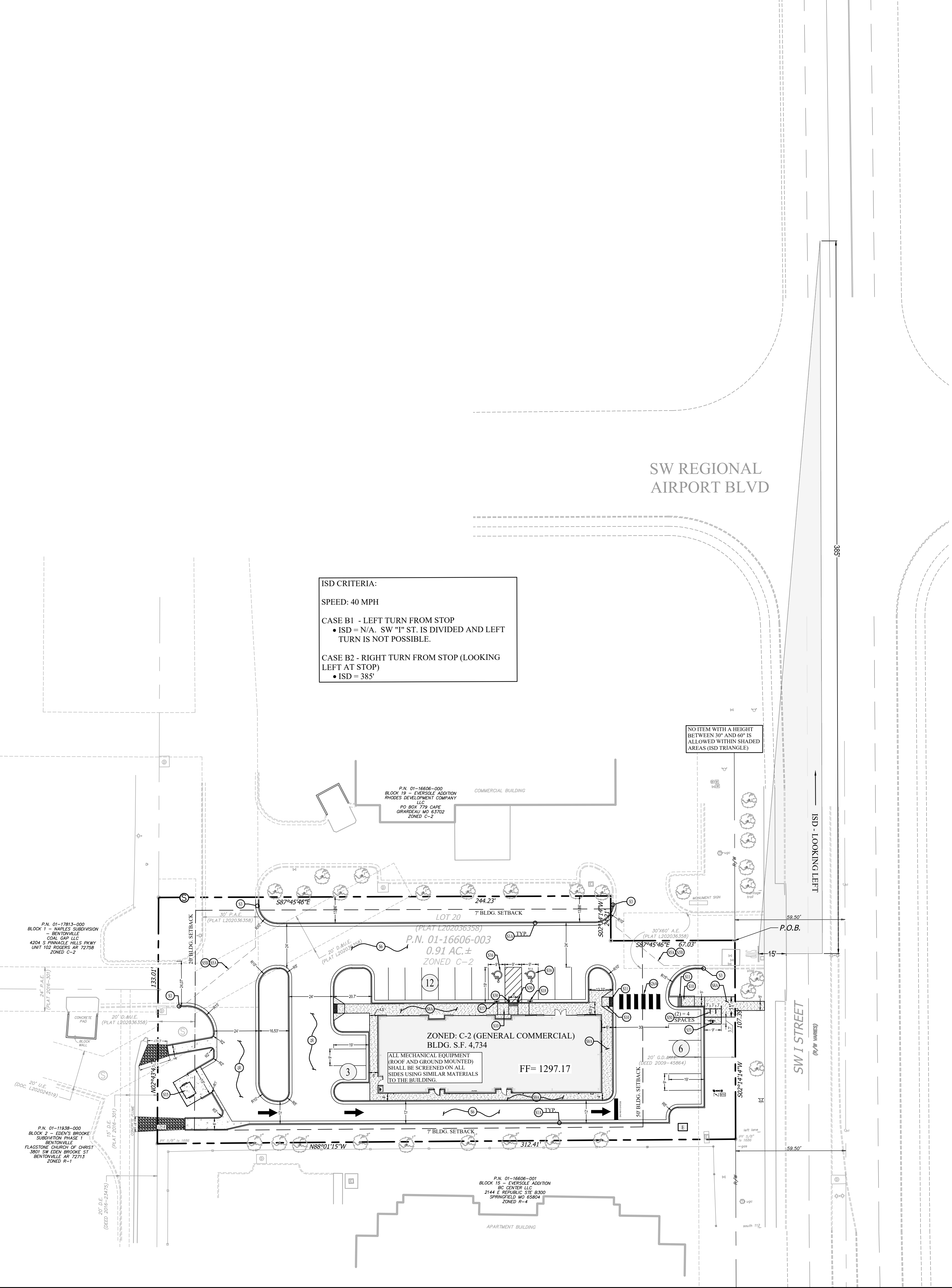
- | | |
|------|--|
| S1A | CONCRETE CURB AND GUTTER PER CITY STANDARDS. |
| S3 | TAPER CURB TO MATCH EXISTING. |
| S5A | LIMITS OF SAWCUT AND PAVEMENT REMOVAL.. |
| S5B | MATCH EXISTING PAVEMENT ELEVATION. |
| S6 | STANDARD DUTY ASPHALT/CONCRETE PAVING (PER PAVING
DETAIL) |
| S8A | CONCRETE SIDEWALK (PER LOCAL CODES) |
| S10 | SIDEWALK RAMP @ 8.33% MAX. (TYPICAL-PER LOCAL CODES) |
| S11 | DETECTABLE WARNING PER ADA REQUIREMENTS |
| S15 | DUMPSTER ENCLOSURE (PER ARCH. PLANS). DUMPSTER
ENCLOSURE SHALL MATCH ARCH. STYLE OF BUILDING. SEE
ARCH. PLANS FOR DETAIL. |
| S16 | ADA ACCESSIBLE PARKING SPACE STRIPING & SYMBOL OF
ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS) |
| S17 | ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL
REQUIREMENTS) |
| S18 | VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL
REQUIREMENTS) |
| S26A | PEDESTRIAN CROSSWALK STRIPING. PER LOCAL CODES. |
| S30 | BOLLARD (SEE NOTE FOR NUMBER) |
| S50 | INVERTED "U" BIKE RACKS. SEE NUMBER INDICATED AT
SYMBOL. PER CITY OF BENTONVILLE SPECIFICATIONS. RACKS
TO BE SPACED 36" APART. EACH RACK PROVIDES 2 BICYCLE
SPACES. |
| S51 | BICYCLE REPAIR STATION. MODEL "FIXIT" BY DERO OR
EQUIVALENT. |

ALL STRIPING WITHIN R.O.W. SHALL BE THERMOPLASTIC HEAT FUSED
PER ARDOT SPECIFICATIONS

ANY PROPOSED SIGNAGE WILL REQUIRE SEPARATE PERMIT

A SEPARATE PERMIT WILL BE REQUIRED FOR ANY FUTURE FENCING.

ANY FUTURE LIGHTING SHALL BE CUT-OFF OR B-U-G (WITH A U
RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT



NO.	DATE	DESCRIPTION
1	10/14/2022	RESPONSE TO COB COMMENTS

--	--	--

--	--	--



Know what's below.
Call before you dig

CLIENT:

PROJECT NO.: AR1059
DATE: 11/06/2022
DWG. ID.

PROJECT TYPE:
SITE
DEVELOPMENT
PLANS

FOR:

EVERSOLE LOT
20 ADDITION

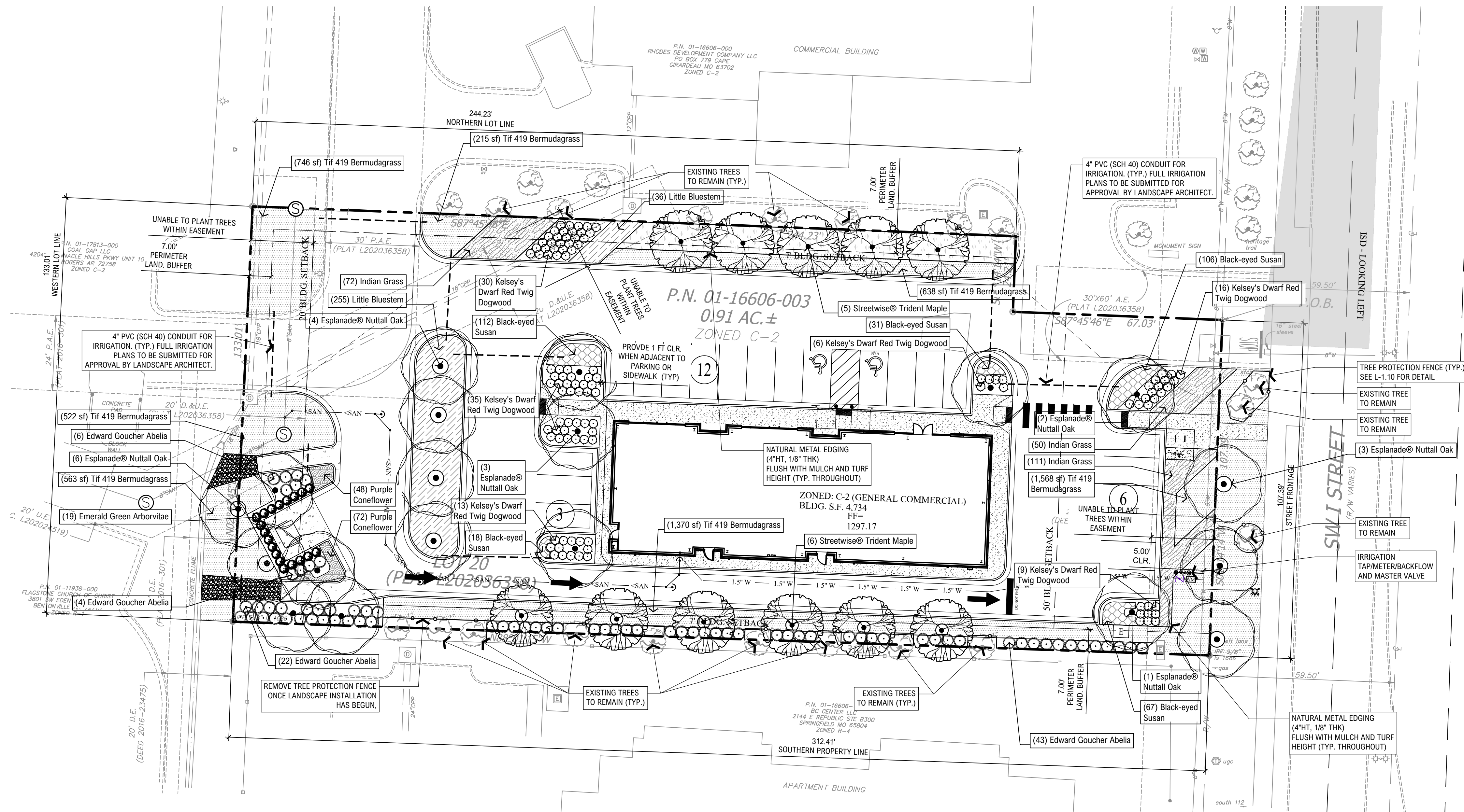
SITE ADDRESS:

SW "I" ST.
BENTONVILLE
ARKANSAS

LANDSCAPE PLAN

SHEET NO.

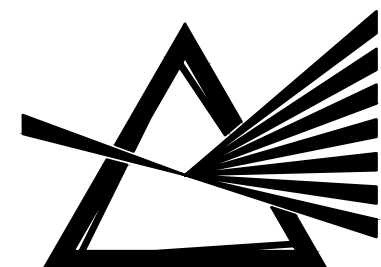
L-1.00



TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
	ACE STR	Acer buergerianum 'Streetwise' / Streetwise® Trident Maple	2.5" Cal.	B&B	11		MIN. 12' HT. AT PLANTING	
	QUE TLA	Quercus nuttallii 'QNSTC' / Esplanade® Nuttall Oak	4" Cal.	B&B	19	2/L-1.10	MIN. 12 HT. AT PLANTING 2" CAL. ON ALL INTERIOR TREES; ONLY 4" CALIPER WHERE WITHIN SITE TRIANGLE	
	THU SMA	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	8' Ht.	B&B	19			
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
	ABE EDG	Abelia x 'Edward Goucher' / Edward Goucher Abelia	3 gal.		75		MIN. 36" TALL AT PLANTING.	
	COR KLS	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	3 gal.		109			
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	RUD MAG	Rudbeckia purpurea / Purple Coneflower	4"	Pot	12" o.c.	120		
	RUD YIU	Rudbeckia speciosa / Black-eyed Susan	4"	Pot	12" o.c.	334		
	SCH LIT	Schizachyrium scoparium / Little Bluestem	1 gal.	Pot	24" o.c.	291		MIN. 12" HEIGHT AT PLANTING
	SOR NUT	Sorghastrum nutans / Indian Grass	1 gal.	Pot	24" o.c.	233		MIN. 18" HT. AT PLANTING
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	CYN TI3	Cynodon dactylon 'Tif 419' / Tif 419 Bermudagrass	sod			5,865 sf		TURF TYPE SOD

1. **MAINTENANCE GUARANTEE STATEMENT - SEC 1400.05 B (12)**
ONCE INSTALLED, ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, LIVING CONDITION AND ALL MATERIAL THAT DIES SHALL BE REPLACED AT THE NEXT APPROPRIATE PLANTING SEASON.
2. **TREE TOPPING GUARANTEE STATEMENT - SEC 1400.05 B (13)**
TREES SHALL NOT BE 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.
3. **TREE REMOVAL GUARANTEE STATEMENT - SEC 1400.05 B (14)**
HEALTHY TREES SHALL NOT BE REMOVED 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.
4. **GENERAL STANDARDS FOR LANDSCAPING - SEC 14.00.04 G (1)**
LIVING MATERIALS, SUCH AS LAWN GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE LANDSCAPED STREET FRONTAGE BUFFER. HERBACEOUS GROUNDCOVER SHALL BE PLANTED AND MAINTAINED IN A MULCHED BED. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
5. **GENERAL STANDARDS FOR LANDSCAPING - SEC 14.00.04 F**
AT THE TIME OF PLANTING AND FOR THE LIFE OF THE TREE, ALL TREE ROOT AREAS SHALL BE MULCHED WITH A MINIMUM FOUR-FOOT DIAMETER RING OF MULCH, THREE (3) TO FOUR (4) INCHES DEEP. MOUNDING OR PILING MULCH AGAINST THE TREE TRUNK IS PROHIBITED. ORGANIC MULCH SUCH AS SHREDDED BARK MULCH, PECAN HULLS, COTTON SEED HULLS OR CYPRESS MULCH SHALL BE USED.
6. **PLANTING ISLAND PREPARATION SEC 1400.08 (5)**
TO CREATE FAVORABLE CONDITIONS CONDUCTIVE TO HEALTHY PLANT GROWTH, PLANTING ISLANDS SHALL BE EXCAVATED TO A DEPTH OF THREE (3) FEET AND BACKFILLED WITH GRADE A SANDY LOAM TOPSOIL. A DRAINAGE PERK TEST SHALL BE PERFORMED PRIOR TO BACKFILLING TOPSOIL. SIX (6) INCHES OF WATER SHALL BE PLACED IN EACH EXCAVATED HOLE. IF ALL OF THE WATER DOES NOT PERCOLATE OUT OF THE EXCAVATED HOLE WITHIN 24 HOURS, THEN DRAINAGE PIPE SHALL BE INSTALLED.
7. **ANY TREES PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE A MINIMUM OF 4" CALIBER, AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING. DEVIATIONS FROM THIS STANDARD MUST BE APPROVED BY THE PLANNING DEPARTMENT.**
8. **NO TREES SHALL BE PLANTED WITHIN 5 FT OF ANY UNDERGROUND UTILITIES.**

PRISM DS PROJ#: 22-002



PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE + PLANNING
PRISM DESIGN STUDIO, LLC
HUNTSVILLE, AR 72740
W: PRISMDS.CO
P: 479.883.2845

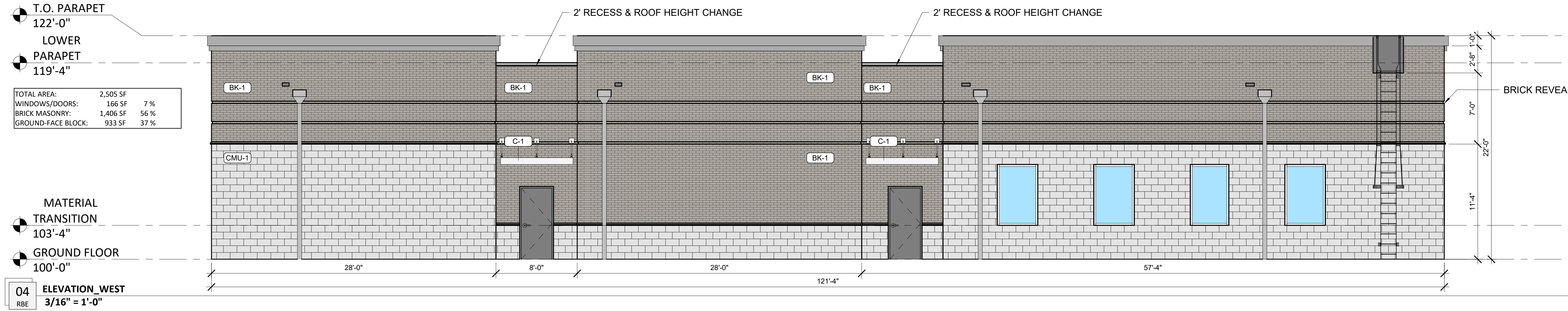
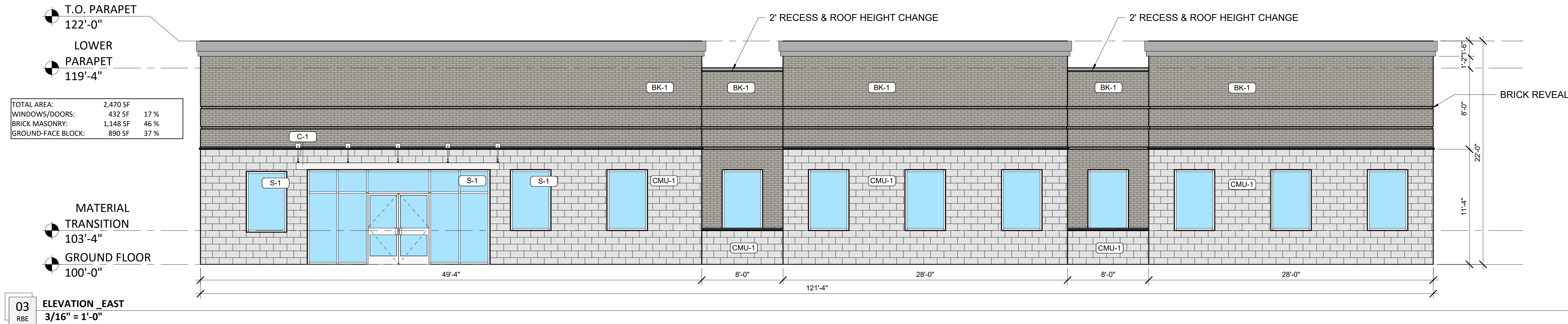
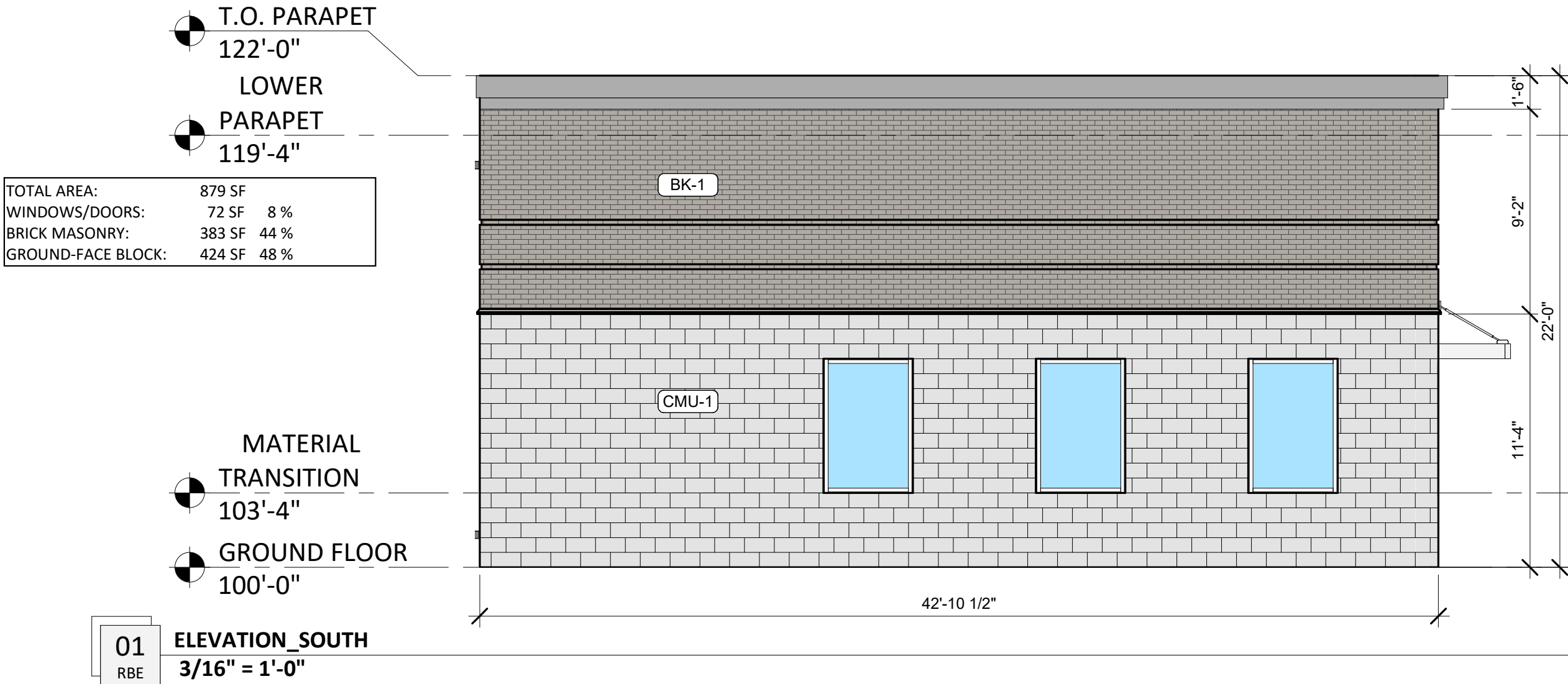
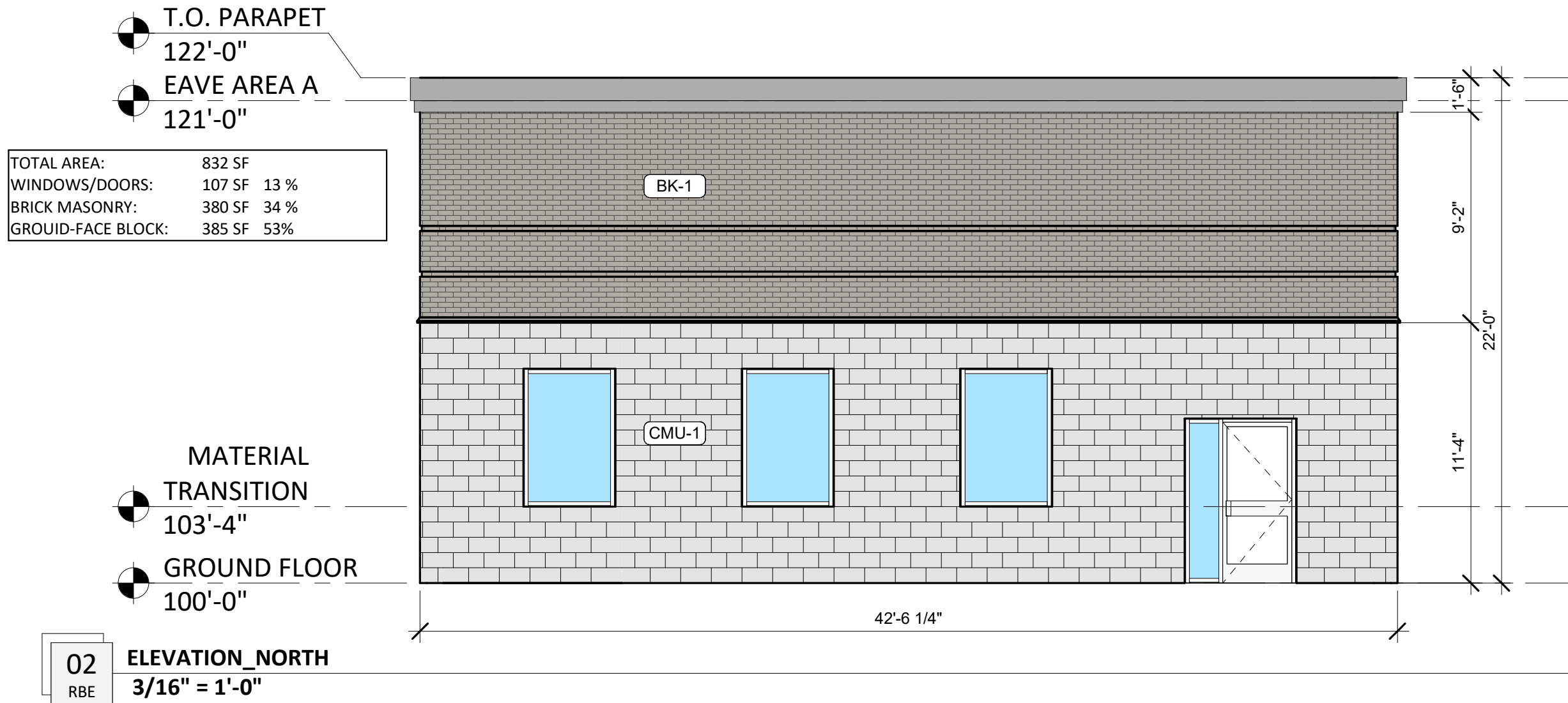
LSD22-0054

	IRON PIN FOUND		SIGN
	ALUMINUM MONUMENT		DRAINAGE MANHOLE/STRUCTURE
	BOUNDARY LINE		TELEPHONE RAISER
	RIGHT OF WAY LINE		CONCRETE
	SEWER LINE		CORRUGATED METAL PIPE
	WATER LINE		REINFORCED CONCRETE PIPE
	OVERHEAD ELECTRIC		EDGE OF GRAVEL DRIVE
	CHAIN LINK FENCE		PLEDGE OF PAVEMENT
	UTILITY POST		TOP OF BANK
	GUY WIRE		BOTTOM OF BANK
	ELECTRIC RISER		SIDEWALK
	LAMP		CROWN OF ROAD
	TRAFFIC SIGNAL BOX		FLOW LINE
	ELECTRIC VAULT		CHAIN LINK FENCE
	FIRE HYDRANT		
	WATER VALVE		
	WATER METER		
	SANITARY SEWER MANHOLE		

STREET FRONTAGE (SEC 1400.06)	REQUIRED	PROVIDED
SW "I" Street Minimum width of 20 ft (1) Shade tree per 20 linear feet of street frontage 107.39/20 = 5.3 = 5 TREES	YES 5 TREES	YES 3 EXISTING + 3 PROPOSED = 6 TREES
PERIMETER LANDSCAPE STRIP REQUIRED (SEC 1400.07)	REQUIRED	PROVIDED
Minumum width of 7 ft (all sides) SOUTHERN PROPERTY LINE (1) tree per 50 linear feet (min. 50% to be shade trees) 312.41/50 = 6.2 = 6 TREES WESTERN PROPERTY LINE (1) tree per 50 linear feet (min. 50% to be shade trees) 133.01/50 = 2.15 = 3 TREES TREES NORTHERN PROPERTY LINE (1) tree per 50 linear feet (min. 50% to be shade trees) 244.23/50 = 4.88 = 5 TREES	YES 6 TREES 3 TREES 5 TREES	YES 6 TREES 3 TREES 5 TREES
INTERIOR PARKING LOT LANDSCAPING (SEC 1400.08)	REQUIRED	PROVIDED
Total parking area = 19,898. 47sf 8% interior landscape area required 19,898.47 x .08 = 1,591.88 = 1,592 sf of landscape area Parking Lot island spaced no farther than (15) spaces apart All rows of parking shall terminate with a planting island or landscaped area Internal Planting Islands Minimum size of 18ft x 18ft measured at back of curb Minimum of (2) shade trees per planting island External Planting Islands Minimum size of 9ft x 19ft measure at back of curb Minimum of (1) shade tree per island Continuous Planting Island Minimum size of 9 ft width and full length of parking bay Minimum of (1) shade tree per every (6) parking spaces 20 spaces/6 = 3.33 = 3 trees	 1,592 SF YES YES YES YES YES YES N/A YES 3 TREES	 1,791 SF YES YES YES YES YES YES N/A YES 3 TREES
SCREENING REQUIREMENTS (SEC 1400.09)	REQUIRED	PROVIDED
Proposed Use: Commercial Adjacent Uses: North: Commercial East: ROW (SW "I" Street) South: Multi-family West: Commercial <u>Screen Type "B":</u> Semi-opaque screen. Intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. Minimum 20' height, Opaque from the ground to a height of (3) feet, intermittent visual obstruction permitted from above the opaque portion. May be composed of a wall, fence, landscape earth berm, planted evergreen vegetation, or existing evergreen vegetation.	 NONE NONE TYPE "B" NONE YES YES	 NONE NONE NONE NONE YES PLANTED EVERGREEN SCREEN
LANDSCAPE LOCATION AND UTILITY CLEARANCES (SEC 1400.12)	REQUIRED	PROVIDED
1 Trees and landscaping shall not be placed where they interfere with site drainage	YES	YES
2 Trees planted under overhead utilities shall not exceed a mature height of twenty-five (25) feet.	YES	YES
3 Trees with a mature height above twenty-five (25) feet shall be planted a minimum of twenty-five (25) feet away from the edge of overhead wires.	YES	YES
4 Trees shall not be within five (5) feet from underground utilities.	YES	YES
5 Trees and landscaping shall not be within ten (10) feet from the sides with doors and three (3) feet from all other sides of all padmount switchgear, primary junction boxes, and all phases of padmount transformers	YES	YES
6 Trees and landscaping shall not be within three (3) feet of a secondary junction box.	YES	YES
7 Trees and landscaping shall not be within three (3) feet of a fire hydrant. All landscaping shall be maintained to ensure the visibility of the fire hydrant.	YES	YES

C:\Users\navarrete\Documents\22099_Workplace_Everdoie_Bentonville_A_R20_navarrete\A

EXTERIOR MATERIAL SCHEDULE				
NO.	Material	COLOR/STYLE	MANUFACTURER	COMMENTS
BK-1	BRICK MASONRY	STONINGTON GRAY VELOUR	SIOUX CITY BRICK	
BK-2	BRICK MASONRY 2	EBONITE VELOUR	SIOUX CITY BRICK	
C-1	PREFINISHED ALUMINUM CANOPY	CLEAR ANODIZED	TBD	
CMU-1	GROUND FACE BLOCK VENEER	ALMOND BARK	TRENDSTONE	VENEER USED AT BUILDING
CMU-2	GROUND FACE BLOCK	ALMOND BARK	TRENDSTONE	FULL WYTHE USED AT DUMPSTER ENCLOSURE
M-1	MAPESHAPE INFILL PANEL	METAL - MATCH STOREFRONT FRAME FINISH	MAPES	
P-4	PAINT FINISH	SW 7655 STAMPED CONCRETE	SHERWIN WILLIAMS	EXTERIOR HM DOORS, FRAMES, BOLLARDS
S-1	STOREFRONT - ALUMINUM	CLEAR ANODIZED	KAWNEER	



702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL. 479.321.0478

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

CLIENT NAME

EVERSOLE - COMMERCIAL SHELL

SW 1" ST. BENTONVILLE, AR 72713

BENTONVILLE, AR 72712

NOT FOR CONSTRUCTION

09/19/2022
Architect Name - RYAN FAUST
Architect Number - 4711
THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS	
NO.	DESCRIPTION

Drawing Size: 24 x 36
Project #: 19040

Drawn By: AN
Checked By: KB

Title:
EXTERIOR ELEVATIONS

Sheet Number:

RBE

Date: 09/19/2022



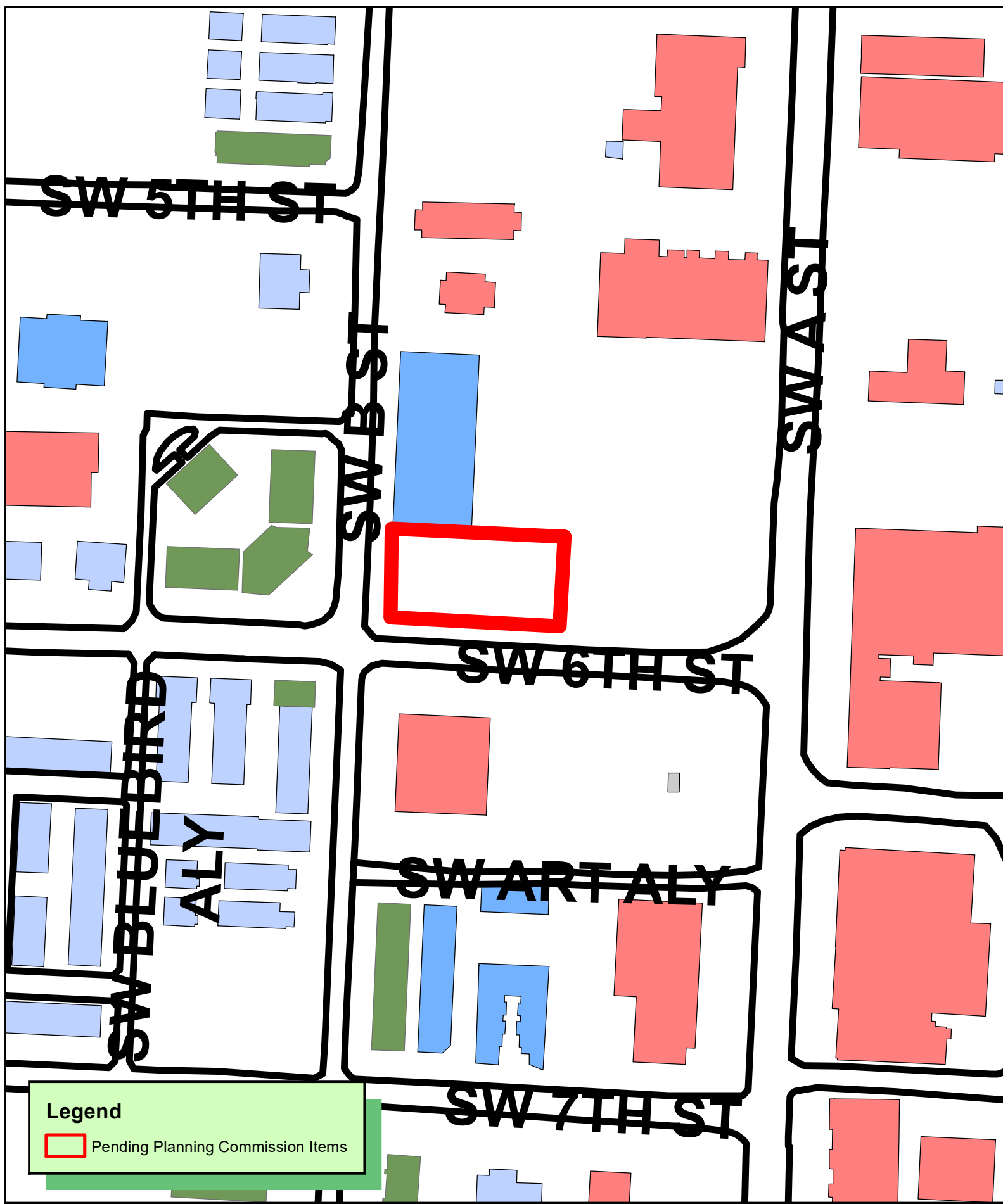
Consent Agenda Item

For the Planning Commission meeting on December 5, 2023

Details

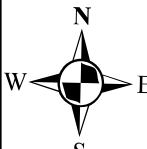
Large Scale Development Extension: SW 6th Townhomes, SW 6th Street LLC, Southwest 6th Street and Southwest B Street, DC, Downtown Core, *LSD22-0025*

The applicant is requesting a 6-month extension of this development proposal. The Planning Commission originally approved this Large Scale Development on June 7, 2022, for an eight-unit, three-story townhome development located on the northeast corner of SW 6th and SW B Streets. A plat shall be submitted and approved by the Planning Commission. This project was most recently extended on June 6, 2023 for 6 months.



Legend

 Pending Planning Commission Items


1 inch = 100 feet

LSD22-0025 6/7/22
LARGE SCALE DEVELOPMENT
SW 6TH ST TOWNHOMES

THE CITY OF

Page 10 of 125



Ecological Design Group, Inc
216 W Birch Street
Rogers, AR 72756

November 28, 2023

Planning Commission
City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

Re: Request for LSD Extension – SW 6th St. Townhomes - LSD #22-0025

Dear Planning Commissioners:

On behalf of SW 6th Street LLC, Ecological Design Group, Inc. is requesting an extension for the Large Scale Development approval for the aforementioned project as allowed in the City of Bentonville Subdivision Code and further defined in Article 700.7(B): Large Scale Developments; Expiration of Large Scale Development Approval; Extension. The design team requires an additional 6 months to finalize the construction contract.

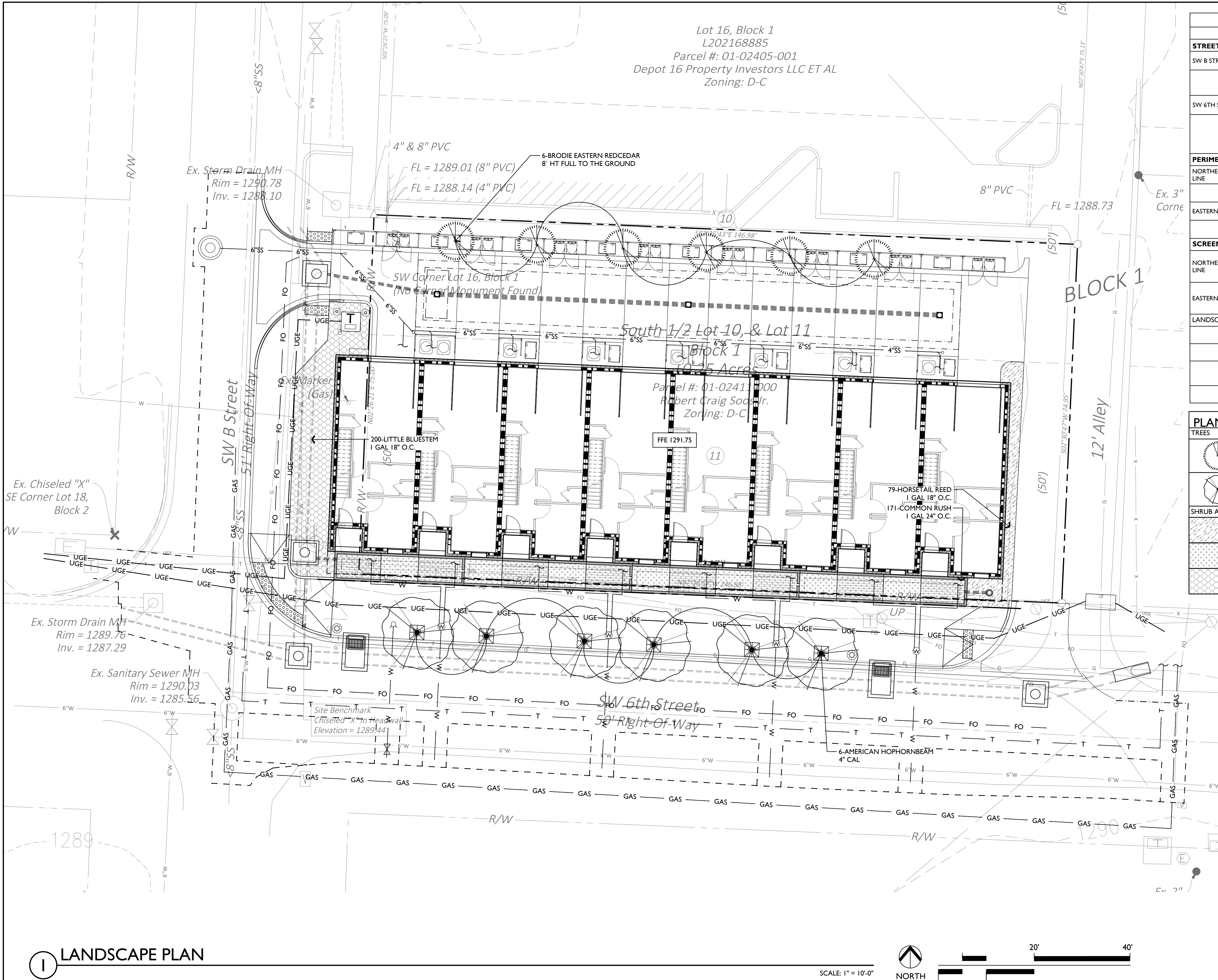
Please let us know if you need any additional information regarding the extension request. We appreciate your review and consideration of this project. If you need any additional information or have any questions, please do not hesitate to contact me at 501-944-3090 or via email at bdriver@ecologicaldg.com.

Sincerely,

ECOLOGICAL DESIGN GROUP, INC.

A handwritten signature in blue ink, appearing to read 'Brahm Driver'.

Brahm Driver, PE
Civil Engineering Director



CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SW B STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 75.00 LF / 25 = 3 TREES REQUIRED	3 TREES	0 TREES, WAIVER REQUESTED
SW 6TH STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 146.88 LF / 25 = 5.88 ~ 6 TREES REQUIRED	6 TREES	6 TREES
PERIMETER LANDSCAPE STRIP			
NORTHERN LOT LINE	MIN 7' PERIMETER LANDSCAPE STRIP	NO	NO
	ONE (1) TREE PER 50 LF OF LENGTH: 146.96 / 50 = 2.94 ~ 3 TREES REQUIRED	3 TREES	6 NEW TREES
EASTERN LOT LINE	MIN 7' PERIMETER LANDSCAPE STRIP	NO	NO
	ONE (1) TREE PER 50 LF OF LENGTH: 74.95 / 50 = 1.50 ~ 2 TREES REQUIRED	2 TREES	2 NEW TREES
SCREENING REQUIREMENTS			
NORTHERN LOT LINE	MULTIFAMILY / TOWNHOME USES: TYPE C SCREEN REQUIRED MIN 20' W/ INTERMITTENT VISUAL OBSTRUCTION	YES	NEW EVERGREEN TREES
EASTERN LOT LINE	MULTIFAMILY / ALLEY USES:	N/A	EASTERN LOT LINE ADJACENT TO ACCESS ALLEY
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

PLANT SCHEDULE					
TREES	QTY	COMMON / BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	6	BRODIE EASTERN REDCEDAR JUNIPERUS VIRGINIANA 'BRODIE'	8" HT FULL TO THE GROUND	BALL & BURLAPPED	AS SHOWN
	6	AMERICAN HOPHORNBEAM OSTRYA VIRGINIANA	4" CAL	BALL & BURLAPPED	AS SHOWN
SHRUB AREAS	QTY	COMMON / BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	79	HORSETAIL REED EQUISETUM HYEMALE	---	1 GAL	18" O.C.
	171	COMMON RUSH JUNCUS EFFUSUS	---	1 GAL	24" O.C.
	200	LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM	---	1 GAL	18" O.C.

EDG

Ecological Design Group, Inc

www.ecologicaldg.com

phone: 501 378 0200

LITTLE ROCK | ROGERS | WYNNE

811

Know what's below.
Call before you dig.

SW6TH TOWNHOMES

SW B Street

Bentonville, Arkansas

EDG PROJECT NO. 21-046

DATE 2022.05.23

REVISIONS

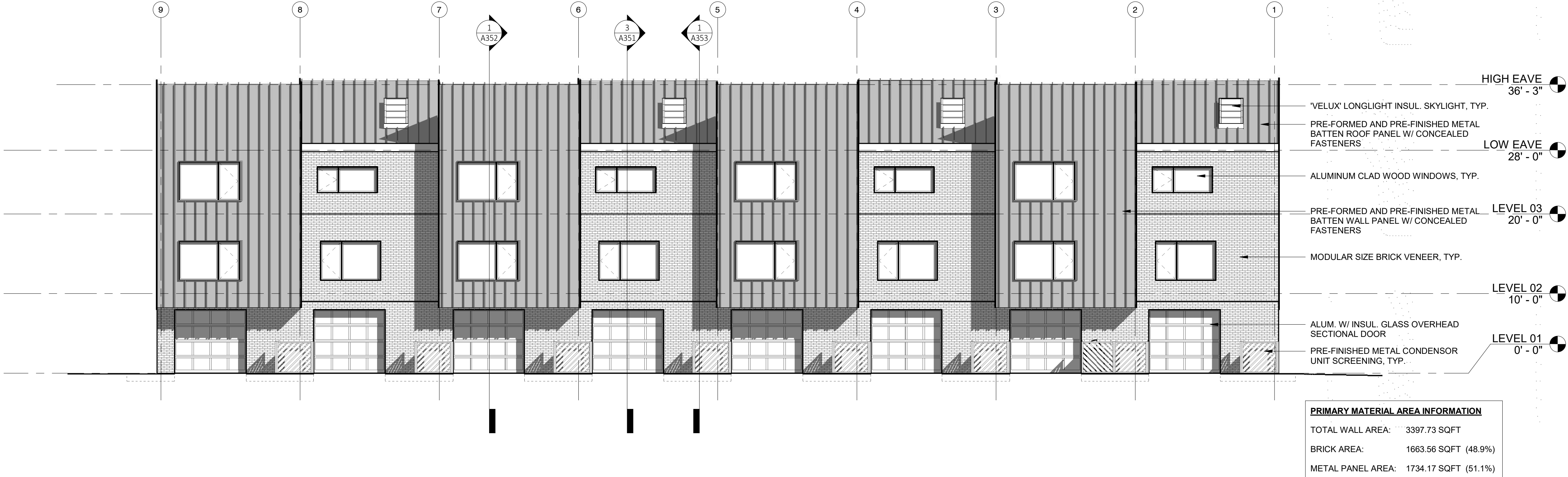
Number Date

PHASE Design Development

TITLE Landscape Plan

SHEET NO. L1.00

LSD22-0025



2 Elevation-NORTH
1/8" = 1'-0" RE: 1/A000



1 Elevation-SOUTH
1/8" = 1'-0" RE: 1/A000



Hufft

PROJECT INFORMATION:
640- SW6TH TOWNHOMES

1007 SW A STREET

OWNER:

CRAIG SOOS

1007 SW A STREET
BENTONVILLE, AR 72712

ARCHITECT:

HUFFT

403 SE 5th Street
Bentonville, AR 72712
P. 816-631-0202

www.hufft.com

A. STRUCTURAL:

J&M ENGINEERS

3045 S Kansas Expy
Springfield, MO 65807

B. MEP:

OMNI ENGINEERS, INC.

300 N 2nd St
Rogers, AR 72756

C. CIVIL:

Ecological Design Group

218 West Birch St.
Rogers, AR 72756

KEY PLAN:

ISSUE:

LARGE SCALE
DEVELOPMENT
05/02/2022

REVISION SCHEDULE:

NO. DATE ISSUE

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2020 by Hufft Projects LLC.

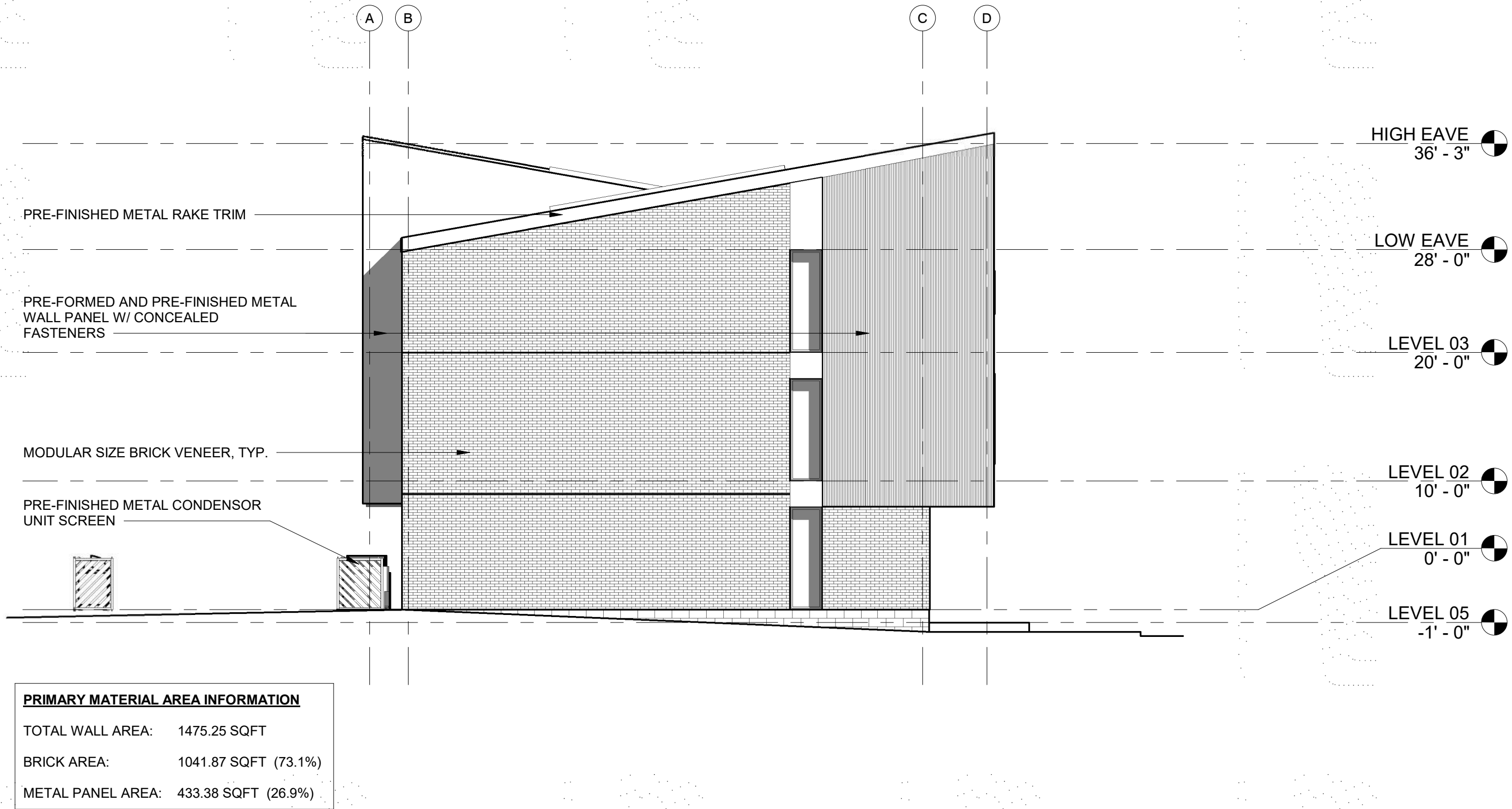
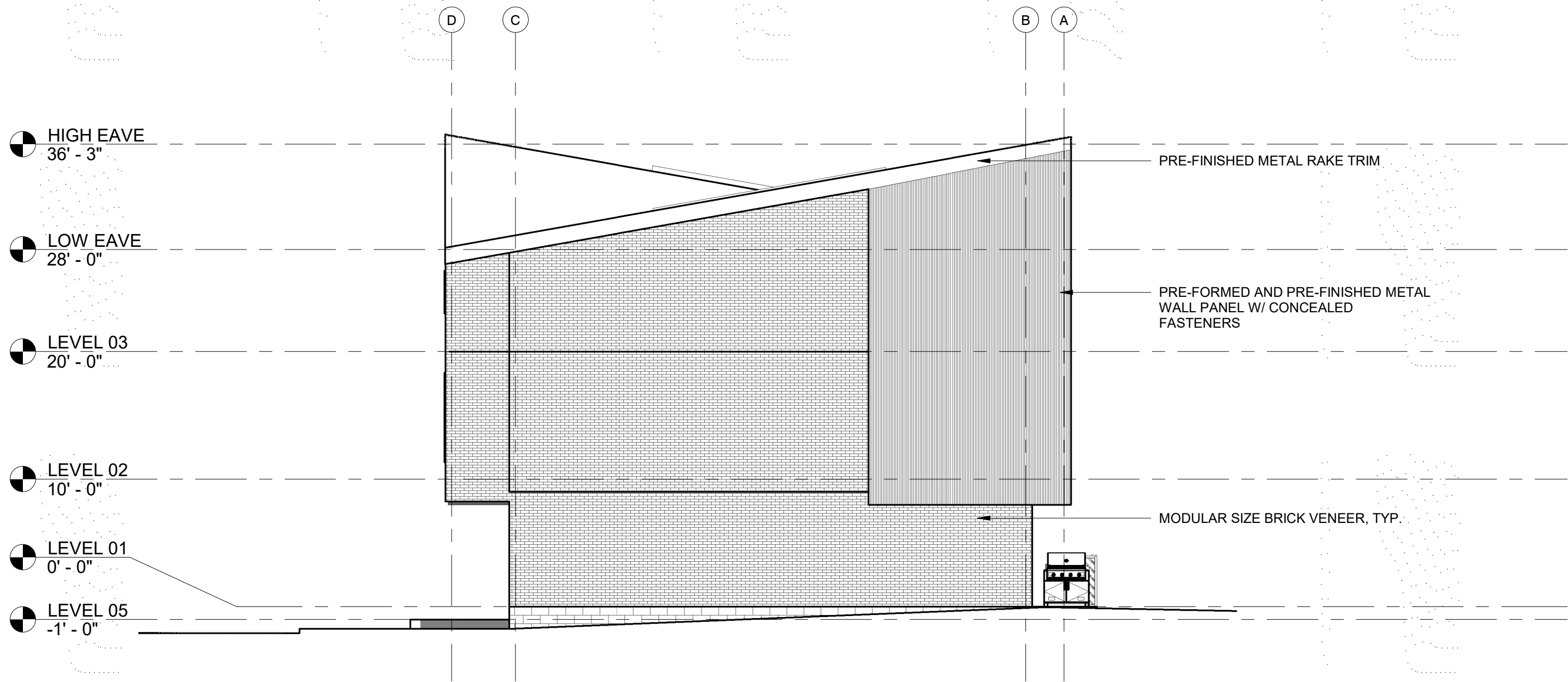
THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

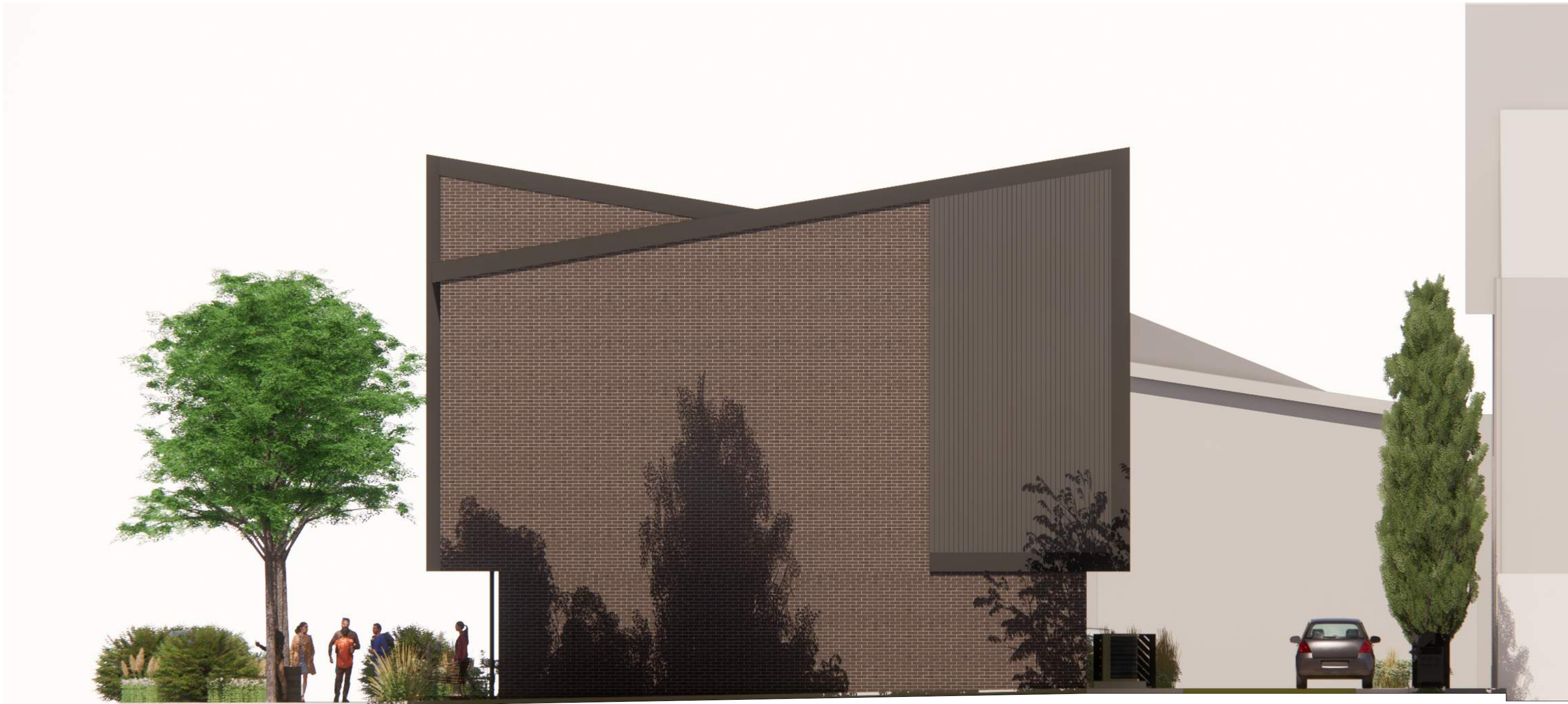
NOT FOR
CONSTRUCTION
DO NOT COPY/
DISTRIBUTE

Drawn By: Author

RENDERED ELEVATIONS -
NORTH AND SOUTH

A201-R





1 RENDERED ELEVATIONS - EAST AND WEST

Hufft

PROJECT INFORMATION:
640- SW6TH TOWNHOMES

1007 SW A STREET

OWNER:

CRAIG SOOS

1007 SW A STREET
BENTONVILLE, AR 72712

ARCHITECT:

HUFFT

403 SE 5th Street
Bentonville, AR 72712
P. 816-631-0200

www.hufft.com

A. STRUCTURAL:

J&M ENGINEERS

3045 S Kansas Expy
Springfield, MO 65807

B. MEP:

OMNI ENGINEERS, INC.

300 N 2nd St
Rogers, AR 72756

C. CIVIL:

Ecological Design Group

218 West Birch St.
Rogers, AR 72756

KEY PLAN:

ISSUE:

**LARGE SCALE
DEVELOPMENT
05/02/2022**

REVISION SCHEDULE:

NO.	DATE	ISSUE
-----	------	-------

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitute the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2020 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

NOT FOR
CONSTRUCTION
DO NOT COPY/
DISTRIBUTE

Drawn By: Author

RENDERED ELEVATIONS -
EAST AND WEST

A202-R



SOUTH PERSPECTIVE



SOUTH PERSPECTIVE CLOSEUP



SOUTH PERSPECTIVE STREETScape



SOUTH PERSPECTIVE ENTRY



SOUTH PERSPECTIVE ENTRY CLOSEUP



NORTHWEST PERSPECTIVE



NORTH PERSPECTIVE GARAGE AND CONDENSOR SCREEN



NORTH PERSPECTIVE TRASH SCREEN



NORTH DRIVE AERIEL PERSPECTIVE

Hufft

PROJECT INFORMATION:
640- SW6TH TOWNHOMES

1007 SW A STREET

OWNER:

CRAIG SOOS

1007 SW A STREET
BENTONVILLE, AR 72712

ARCHITECT:

HUFFT

403 SE 5th Street
Bentonville, AR 72712
P. 816-631-0202

www.hufft.com

A. STRUCTURAL:

J&M ENGINEERS

3045 S Kansas Expy
Springfield, MO 65807

B. MEP:

OMNI ENGINEERS, INC.

300 N 2nd St
Rogers, AR 72756

C. CIVIL:

Ecological Design Group

218 West Birch St
Rogers, AR 72756

KEY PLAN:

ISSUE:

LARGE SCALE

DEVELOPMENT

05/02/2022

REVISION SCHEDULE:

NO. DATE ISSUE

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitute the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2020 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

NOT FOR
CONSTRUCTION
DO NOT COPY/
DISTRIBUTE

Drawn By: Author

EXTERIOR RENDERINGS

A203



Jacobs Group

1104 Fillmore Street

PC Date: 12/5/2023

Staff Report Details

Project Number	RZ23-0084
Applicant / Current Owner	Jacobs Group
Site Area	+/- 0.22 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential Structure
Related projects	N/A

Property Description

This property is located along Fillmore Street. It is currently zoned R-1, Single Family Residential and is currently vacant land. Adjacent zonings are R-1, Single Family Residential, DN-2, Downtown Medium-Density Residential, and A-1, Agriculture.

Project Details

N/A

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Plan depicts this property as Medium Density Residential (MDR) and is surrounded Medium Density Residential (MDR) and Open Space land use.

Medium-density residential 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. These areas may also include local amenities for residents, including neighborhood parks, places of

Relationship to the General Plan / Projected Traffic Impact

worship, etc.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

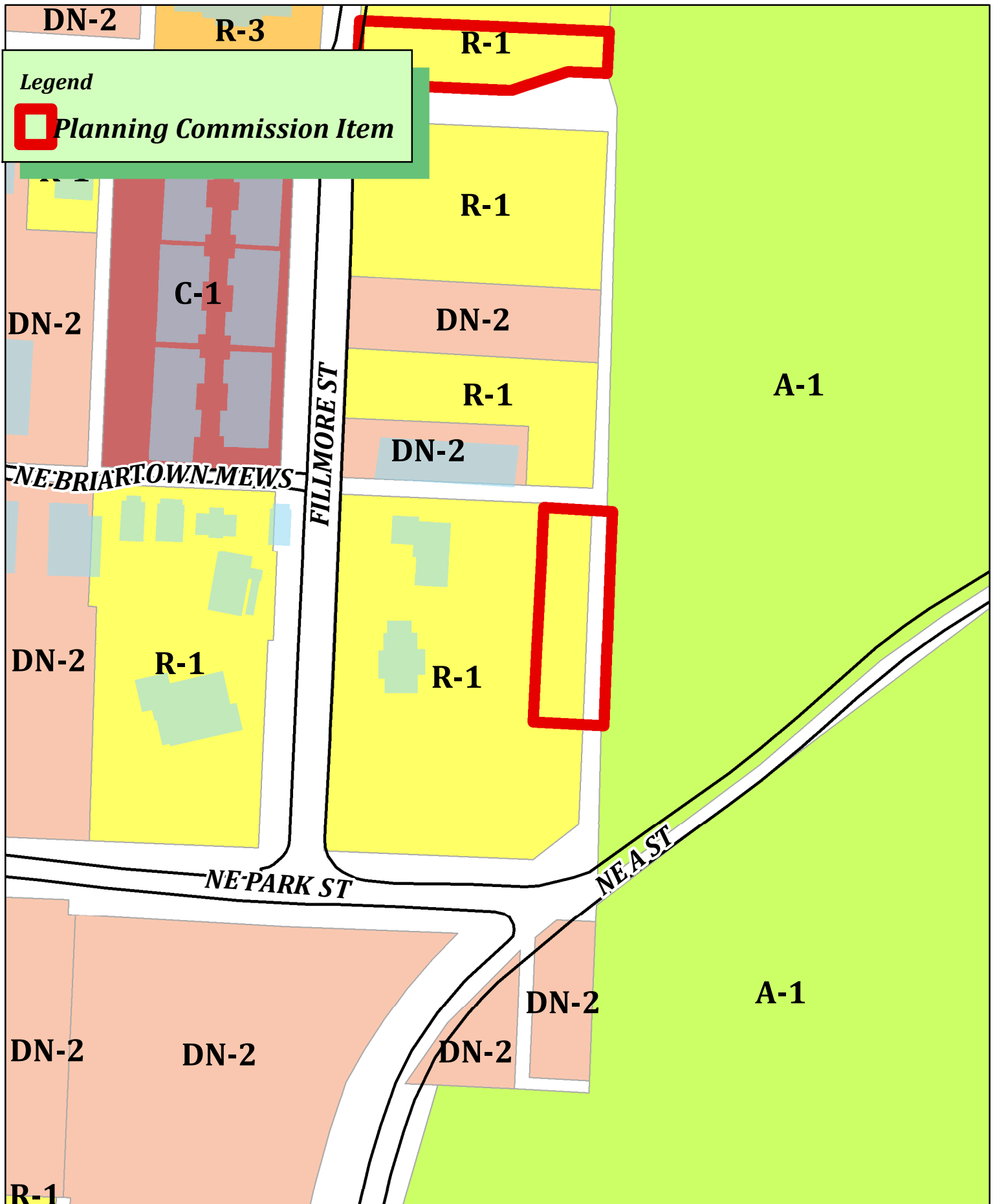
The proposed zoning of DN-2 is consistent with the Future Land Use Plan and is compatible with the surrounding development patterns within this area of the city and support the requested change.

Conclusion

This request is consistent with the Future Land Use Plan and it is consistent with the uses of the surrounding zoning districts and development patterns located in the vicinity.

Additional Details

N/A



Legend

 **Planning Commission Item**

JACOBS GROUP

Specializing in Downtown Housing

October 27, 2023

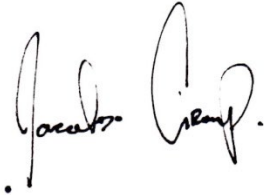
City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: Fillmore Street – Rezoning Request

Dear Planning Staff,

We are requesting that the property located at **Fillmore Street, Parcel ID: 01-04623-001**, which is currently zoned R-1, to be rezoned to DN-2, Downtown Medium-density Residential. The property will only be used for residential purpose. Minimal traffic increase is expected and no signage is proposed for the project. The new housing will be served by existing water and sewer lines which run along NE Filmore Street.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacobs Group", with a stylized flourish at the end.

Jacobs Group

PO Box 1285

Bentonville, AR 72712

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW
DENSITY SINGLE FAMILY RESIDENTIAL TO DN-2, DOWNTOWN MEDIUM-
DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.**

(PROJECT NUMBER: RZ23-0084)

WHEREAS, the Jacobs Group duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 21 IN BLOCK 14 OF W.A. BURK'S ADDITION AS PER PROPERTY LINE ADJUSTMENT FILE #L202071257 RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 21, SAID POINT BEING THE POINT OF BEGINNING, THENCE S02°16'51"W 179.77 FEET, THENCE N87°05'32"W 59.43 FEET, THENCE N02°54'28"E 180.11 FEET, THENCE S86°44'48"E 57.46 FEET TO THE POINT OF BEGINNING: CONTAINING 0.24 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held December 5, 2023 in the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this _____ day of _____, 2023.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Ironhead Ford Spring LLC

East Ford Springs Road

PC Date: 12/5/2023

Staff Report Details

Project Number	CU23-0035
Applicant / Current Owner	Zachary Hoyt/Ironhead Ford Springs LLC
Site Area	+/- 160.83 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	
Current Future Land Use Map Designation	A, Agriculture
Requested Future Land Use Map Designation	
Development Type / Use	Cycling Center
Related projects	WAV23-0021

Property Description

The subject property is located along East and West Ford Springs Road. The property is presently zoned A-1, Agriculture with a Future Land Use designation of A, Agriculture. Adjacent zoning districts include: A-1, Agriculture to the West; unincorporated county to the North and East - though primarily single-family uses or undeveloped land; and A-1, Agriculture to the South across I-49. The property has direct frontage along both East and West Ford Springs Road, though the applicant intends for primary access to come off of Slaughter Pen Road through a parcel that is unincorporated.

Project Details

The applicant states that this proposal will be a cycling center designed to promote road cycling in the community. The development will provide over 2 miles of paved surface riding course as well as a headquarters area that will have public gathering areas, restrooms, retail, and food areas, among others. There will also be space for the admin side of the facility. The facility is designed to accommodate occasional race events, from locally derived events to more professionally sanctioned events.

Hours of operation is intended to be from 8 AM to 8 PM most days. 150 parking spaces are planned for vehicle trips. Additional bicycle parking will be provided on site. Primary access will be off of Slaughter Pen

Project Details

Road, with a secondary maintenance access off of Ford Springs Road. The developer is anticipating between 50-100 patrons per day, and an additional 5-10 employees. Please see the applicant's materials for more information.

Relationship to the General Plan / Projected Traffic Impact

The site's primary access point is shown to be off of Slaughter Pen Road, meaning traffic to the site will impact this road most. Local vehicle traffic to the site will likely come from the south down Northeast A Street, while regional vehicle traffic may choose to either come from downtown via Central Avenue or Hwy 71. Once the J Street interchange project is complete, that will likely provide the most direct route to the site. Bicycle and pedestrian traffic will likely follow the Greenway, then Northeast A Street to the site.

Overall, the project will likely have a minimal impact on traffic with heavy traffic coinciding with any races, trials, or other events at the site. A significant share of trips to the site will likely be by bicycle given the nature of the use and the anticipated patrons.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The proposed use is so sited in a way that it minimizes impacts to neighboring properties. All structures and parking are well set back from any property lines or streets, and even the proposed track is well contained within the confines of the property. Given the likelihood of events on the property, adequate lighting and noise mitigation may be necessary given the existing single-family and small farm development pattern or the area.

Waiver request WAV23-0021 is associated with this CUP and requests that the requirement for street improvements to Ford Springs Road be waived from this development.

Conclusion

Proposed conditions of approval for this Conditional Use Permit (CU23-0035) for both the use of an outdoor recreation facility:

- 1. This Conditional Use Permit shall be valid for perpetuity.*
- 2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission can hold a public hearing to reconsider the Conditional Use at any time.*
- 3. Any other conditions set forth by the Planning Commission.*

Additional Details

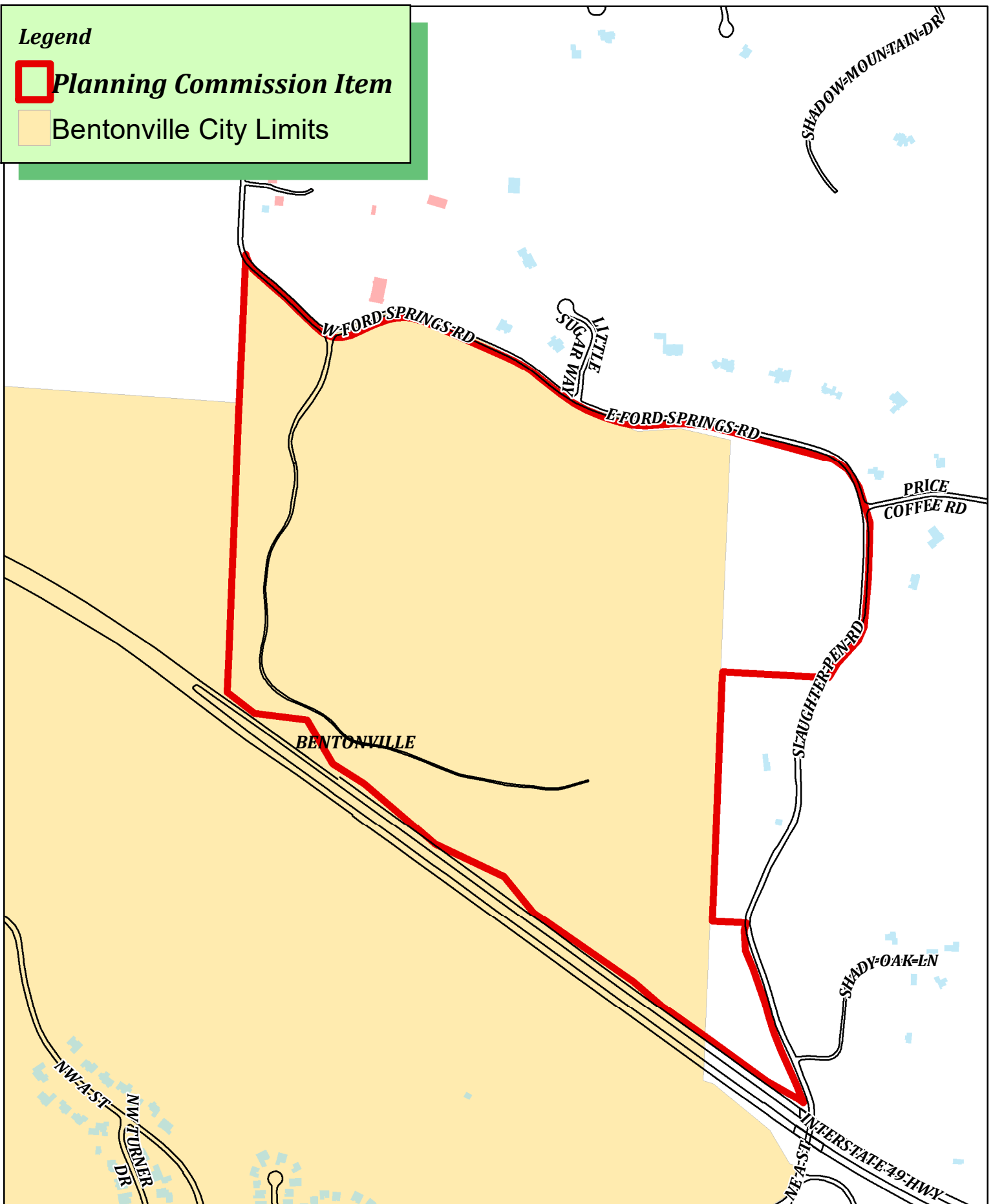
Legend



Planning Commission Item



Bentonville City Limits



CU23-0035
Ironhead Ford Springs LLC
E. Ford Springs Rd





*Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management*

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

October 26, 2023

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

RE: Bentonville Cycling Center Conditional Use Permit

Dear Planning Commissioners:

Please accept this letter to accompany a formal application by Ironhead Ford Springs LLC for a conditional use permit for the Bentonville Cycling Center development. This development includes parcels 18-07499-002, 01-00207-001, 01-00206-950, 01-00206-050, and 01-00206-030. These parcels are located north of Interstate 49, west of Slaughter Pen Road, and south of Ford Springs Road, in the limits of the City of Bentonville. All parcels are currently zoned A-1 Agriculture.

The Bentonville Cycling Center is meant to be the “drop bar” headquarters for Northwest Arkansas. It is being developed to promote road cycling within the local community, provide an environment to engage and assist in developing cycling skills, and build on the region’s reputation as a premier biking destination.

The development will include 2+ miles of cycling veloway (asphalt riding course) to allow opportunity for beginner to professional cyclists with the opportunity to exercise, train, and fellowship on a closed, cycling specific circuit. It will also include a headquarters area to help support the “all day, everyday” riding experience. The HQ will include public gathering areas for pre and post ride enjoyment. It will also include a retail area, quick service food area, food truck court, and bike maintenance areas. To help support the daily operations of the Cycling Center, there will be areas for administration staff, restroom facilities, and a maintenance storage building. The covered pavilion area will be approximately 13,039 sqft. The mix of buildings will total approximately 9,500 sqft.

Additionally, the site is being designed to accommodate the occasional race event. These are anticipated to be several times a year and will vary from the “townie” series races up to the UCI sanctioned criterium races.

The Cycling Center will be open to the public from 8am to 8pm most days. Patron access to the site will be via a two-lane drive connecting to Ford Springs Road, just north of where this road crosses the interstate. Trailhead parking will be available just inside the entrance with approximately 30 spaces planned. A gate will be located just west of the trailhead peaking area to limit the patron usage to the hours above. Additional parking will be adjacent to the headquarters area, and it is planned to handle the majority of the traffic. This area is planned to have approximately 120 spaces. A maintenance access is planned to the northwest of the site,

being serviced by Ford Springs Road. The development team is planning for 50-100 users per day, with a potential for more on events days. The team is also planning for 5-10 employees to include administration and maintenance personnel.

The site is currently vacant with a previous use of mining and collecting demolished materials. The development team has taken into account the substantial stands of sycamore, cedar, and pine trees, and worked to limit the amount of disturbance required. The plan also includes bioswale drainage basins to soften the harder finish of the existing landscape. There are several areas that will be using native stones and plantings to enhance the existing vistas of the Sugar Creek valley.

Per Sec 401.05 Table of Uses for Zoning Districts, the A-1 Agricultural zoning designation allows for a conditional use of Commercial Recreation Facility, Outdoor (Sec 601.08). Based on input from the Planning Department, the addition of retail sales and minor food prep, this development would fall within this use designation.

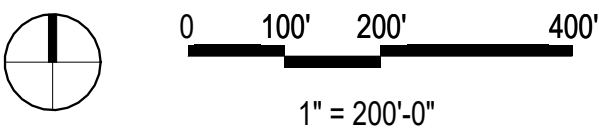
Taking into consideration the above narrative and accompanying documentation, we would like to request conditional use approval for Commercial Recreation Facility, Outdoor on the previously mentioned parcels to be allowed in perpetuity.

We appreciate your consideration of our request and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: zhoyt@ceieng.com

Respectfully submitted,



Zachary Hoyt
Program Manager
CEI Engineering Associates, Inc.



10/19/2023 9:19:10 AM

COEN + PARTNERS

219 North 2nd Street, Suite 300
Minneapolis, MN 55401
T: 612.341.8070 F: 612.439.4119
www.coenpartners.com

MARLON
BLACKWELL
ARCHITECTS

42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121



Ironhead Outdoor
Cycling Center

Blue Crane, LLC
Bentonville, Arkansas



LANDSCAPE ARCHITECT:	Coen+Partners
ARCHITECT:	Marlon Blackwell Architects
CIVIL ENGINEER:	CEI
STRUCTURAL ENGINEER:	ECI
MEP ENGINEER:	CMTA
IRRIGATION DESIGN:	CEI
ARCH/SITE LIGHTING:	TM Light

NOT FOR CONSTRUCTION

Name: _____
License No: _____
Date: _____

Revisions		
No.	Date	Description

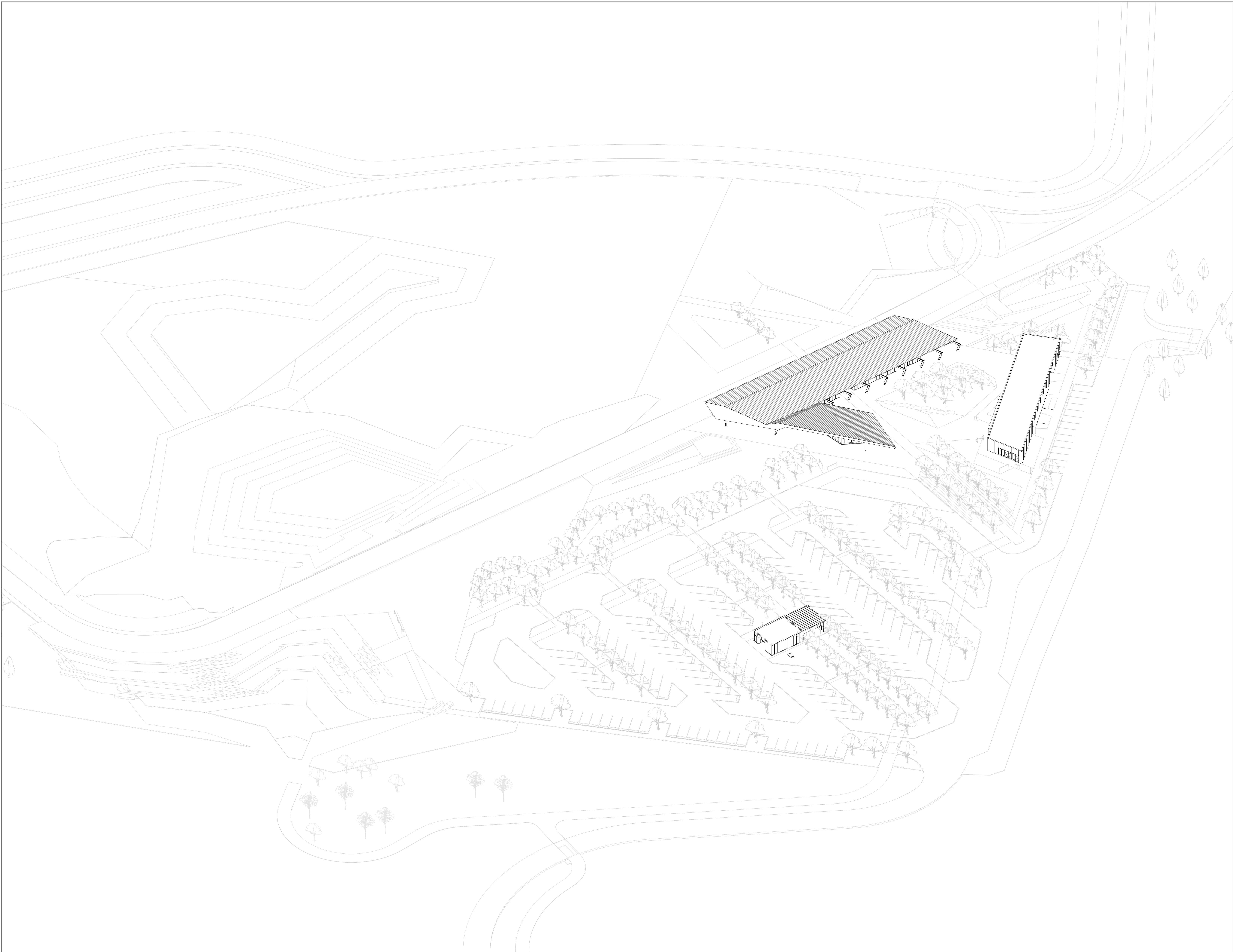
Project number	22072
Stage	Design Development
Date	10/19/23
Scale	
Drawn by	EP / DH
Checked by	BP

Rendered Site Plan

P09

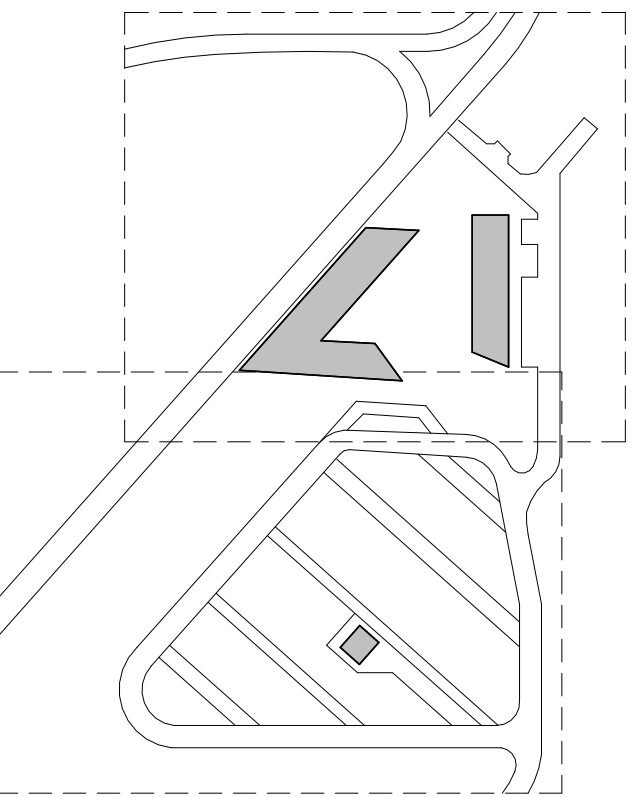
© Coen+Partners 2023. All rights reserved.

10/6/2023 4:16:47 PM



Ironhead Outdoor
Cycling Center

Blue Crane, LLC
Bentonville, Arkansas



LANDSCAPE ARCHITECT:	Coen+Partners
ARCHITECT:	Marlon Blackwell Architects
CIVIL ENGINEER:	CEI
STRUCTURAL ENGINEER:	ECI
MEP ENGINEER:	CMTA
IRRIGATION DESIGN:	CEI
ARCH/SITE LIGHTING:	TM Light

NOT FOR CONSTRUCTION

Name: _____
License No: _____
Date: _____

Revisions		
No.	Date	Description

Project number 2207
Stage 50% Design Development
Date 10/06/2023
Scale
Drawn by Author
Checked by Checker

BUILDING OVERVIEW

A011

October 20, 2023

RE: Bentonville Cycling Center Conditional Use Permit – Site Photos



Southeast entrance of the development facing northwest.



Southeast corner of the headquarters and parking lot facing northwest.







Ironhead Ford Spring LLC

East Ford Springs Road

PC Date: 11/21/2023

Staff Report Details

Project Number	WAV23-0021
Applicant / Current Owner	Zachary Hoyt/Ironhead Ford Spring LLC
Site Area	+/- 160.83 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	
Current Future Land Use Map Designation	A, Agriculture
Requested Future Land Use Map Designation	
Development Type / Use	Cycling Center
Related projects	CU23-0035

Property Description

The subject property is located along East and West Ford Springs Road. The property is presently zoned A-1, Agriculture with a Future Land Use designation of A, Agriculture. Adjacent zoning districts include: A-1, Agriculture to the West; unincorporated county to the North and East - though primarily single-family uses or undeveloped land; and A-1, Agriculture to the South across I-49. The property has direct frontage along both East and West Ford Springs Road, though the applicant intends for primary access to come off of Slaughter Pen Road through a parcel that is unincorporated.

Project Details

The applicant has requested the following waiver:

Sec. 1200.01 of the Off-site Improvements Article requires that a developer install any necessary off-site improvements, including improving streets to the Master Street Plan requirements. In their narrative, the applicant states that the existing roadway is constrained by a number of factors, namely that the road is split between the City and County, the southern side of the roadway has steep topography, and a registered cemetery is located in the County on the north side of the roadway. Due to the topography, the applicant states that extensive excavation and shoring would be necessary to install all required

Project Details

infrastructure, including storm sewer and utilities, and a 15'-20' high retaining wall. One existing access point to the property exists from this roadway, which the applicant states will be preserved only as a maintenance and emergency access point.

Please see the applicant's materials for more information.

Relationship to the General Plan / Projected Traffic Impact

The site's primary access point is shown to be off of Slaughter Pen Road, meaning traffic to the site will impact this road most. Local vehicle traffic to the site will likely come from the south down Northeast A Street, while regional vehicle traffic may choose to either come from downtown via Central Avenue or Hwy 71. Once the J Street interchange project is complete, that will likely provide the most direct route to the site. Bicycle and pedestrian traffic will likely follow the Greenway, then Northeast A Street to the site.

Overall, the project will likely have a minimal impact on traffic with heavy traffic coinciding with any races, trials, or other events at the site. A significant share of trips to the site will likely be by bicycle given the nature of the use and the anticipated patrons.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The topography along Ford Springs Road is challenging. Topography data indicates that the slope runs from a low of roughly 1100 feet at the road to as high as 1122 just 100' into the site, representing a slope of 22%. The site continues at roughly the same slope for another 300-400' into the site.

The area immediately around this portion of Ford Springs Road is relatively sparsely developed, particularly adjacent to a designated arterial. Outside of this project, there has been little development pressure in this area, and utility access is challenging for future development in this area.

Conclusion

Given the challenging site conditions, relatively little development occurring in this area, and existing single-family and small farm development pattern, staff would support the waiver from building improvements to the road in Sec. 1200.01. Right-of-way will be dedicated with this project and would not require any site work, and would likely have little effect on their plans as shown. This would also allow either the city or future developers to improve Ford Springs Road at a more appropriate time.

Additional Details

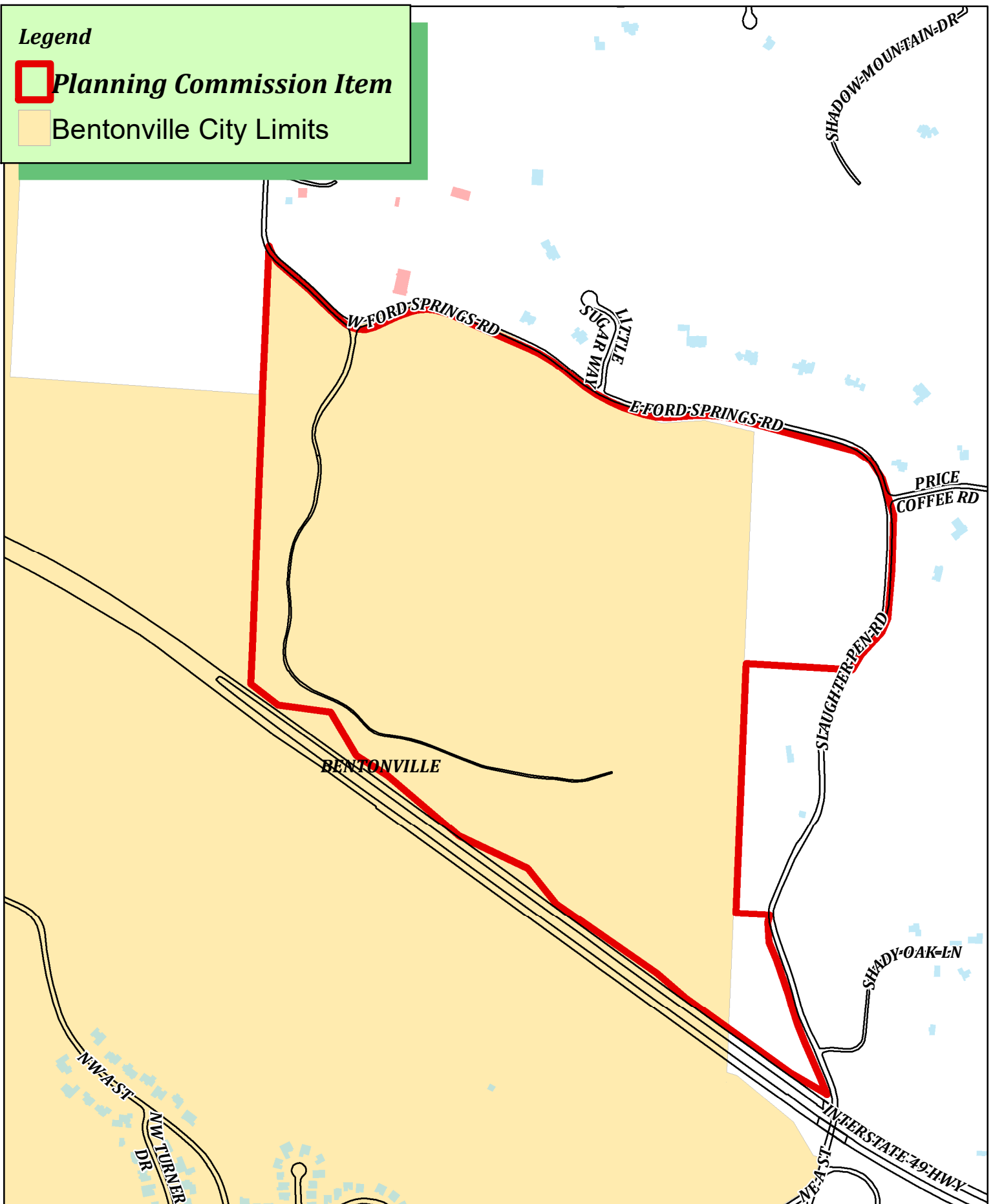
Legend



Planning Commission Item



Bentonville City Limits



WAV23-0021

**Ironhead Ford Springs LLC
Outdoor Cycling Center**





Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

November 20, 2023
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

RE: Bentonville Cycling Center - Waiver Request

Bentonville Planning Commission:

On behalf of Ironhead Ford Springs LLC, CEI is requesting consideration of the waiver below for the proposed outdoor cycling center adjacent to W Ford Springs Road, Parcel 01-00206-030 and 01-00206-050.

Sec. 1200.04 Off-Site Improvements (waiver pursuant to Sec. 1200.04 Waivers)

The Bentonville Master Street plan is currently recommending this roadway to be upgraded to an arterial roadway section. Per the City's Master Street Plan exhibit glossary *"Arterials carry high volumes of through-traffic and connect and support the expressways. They link major commercial, residential, industrial and institutional areas. The main function of an arterial street is to carry traffic within the community and between major activity centers of the region. The arterial system carries most of the traffic entering and leaving the city. Residential frontage is discouraged."* The arterial section is prescribed as a 90' overall ROW that is made up of sidewalks/sidepaths, four 11' drive lanes, and a 12' turn lane. This section would also include underground drainage improvements, roadway lighting, and street trees.

The current northern property lines for the above-mentioned parcels, are located along the approximate centerline of Ford Springs Road. The current roadway width varies from 20'-24' along these parcels with minor roadside ditches on the south side. The terrain along the south side of the road is mostly steep grade running uphill to the south. The terrain along the north side is a gradual slope away from the roadway. Currently the City/County limits follow the centerline of this roadway section. Near the central part of parcel 01-00206-030, there is a registered cemetery on the north side of the road. For the rest of the roadway, the north side is primarily residential lots.

Given the existing site topography on the south side, if the roadway was installed, there would need to be a 15'-20' high retaining wall installed along the south edge of the proposed ROW for a majority of the frontage. This would require extensive excavation and shoring, as well as the general excavation to install storm sewer drainage and the required utilities. In addition to this wall, the grades are still very steep and could create a condition of hazard for trees and debris falling off this hillside.

There is one existing access to the project site on parcel 01-00206-030. This access is intended to stay in place with minor upgrades. The purpose of this access is to allow a secondary ingress/egress point for emergency services vehicles and the project maintenance team.

Currently, we are aware of no plans to upgrade this road. Such plans would require extensive coordination between the city and the county, as well as substantial ROW acquisition along both sides of the road. This upgrade would also be placing an arterial street section in direct contact with a multitude of residential lots on both sides of the road. This would potentially create a hazardous condition for the residents along the road as well as the bicycling user base.

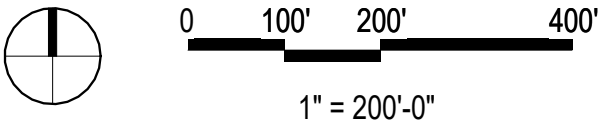
We request a waiver for the construction of the master street plan cross section on the south side of W Ford Springs Road adjacent to the subject property. We do plan to dedicate the required ROW per the master street plan as part of our Large Scale Development submittal in the future.

We appreciate your consideration of our request and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: zhoyt@ceieng.com

Respectfully Requested,
CEI Engineering Associates, Inc.



Zachary Hoyt
Program Manager



10/19/2023 9:19:10 AM

Ironhead Outdoor
Cycling Center

Blue Crane, LLC
Bentonville, Arkansas

**Blue
Crane**

LANDSCAPE ARCHITECT:	Coen+Partners
ARCHITECT:	Marlon Blackwell Architects
CIVIL ENGINEER:	CEI
STRUCTURAL ENGINEER:	ECI
MEP ENGINEER:	CMTA
IRRIGATION DESIGN:	CEI
ARCH/SITE LIGHTING:	TM Light

NOT FOR CONSTRUCTION

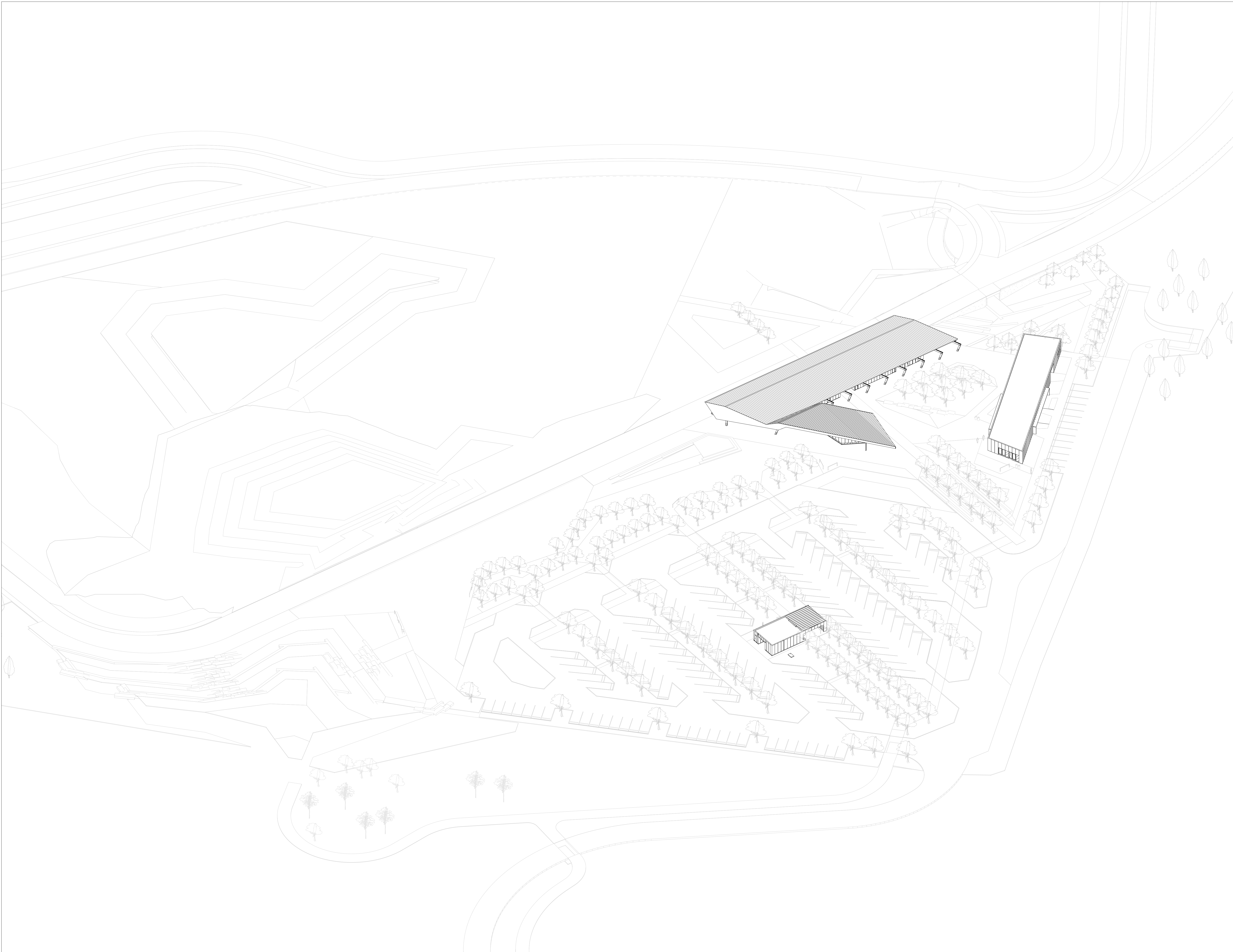
Name: _____
License No: _____
Date: _____

Revisions		
No.	Date	Description

Project number	22072
Stage	Design Development
Date	10/19/23
Scale	
Drawn by	EP / DH
Checked by	BP

Rendered Site Plan

P09



10/6/2023 4:16:47 PM

219 North 2nd Street, Suite 300
Minneapolis, MN 55401
T: 612.341.8070 F: 612.439.4119
www.coenpartners.com

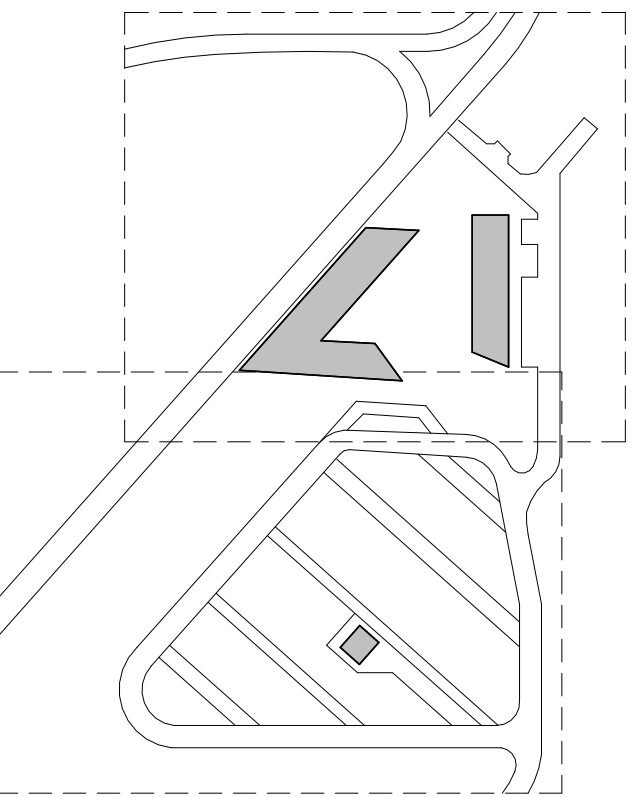
**MARLON
BLACKWELL
ARCHITECTS**

42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121



Ironhead Outdoor
Cycling Center

Blue Crane, LLC
Bentonville, Arkansas



LANDSCAPE ARCHITECT:	Coen+Partners
ARCHITECT:	Marlon Blackwell Architects
CIVIL ENGINEER:	CEI
STRUCTURAL ENGINEER:	ECI
MEP ENGINEER:	CMTA
IRRIGATION DESIGN:	CEI
ARCH/SITE LIGHTING:	TM Light

NOT FOR CONSTRUCTION

Name: _____
License No: _____
Date: _____

Revisions		
No.	Date	Description

Project number	2207
Stage	50% Design Development
Date	10/06/2023
Scale	
Drawn by	Author
Checked by	Checker

BUILDING OVERVIEW

A011

Topographic Survey

Ironhead Properties, LLC

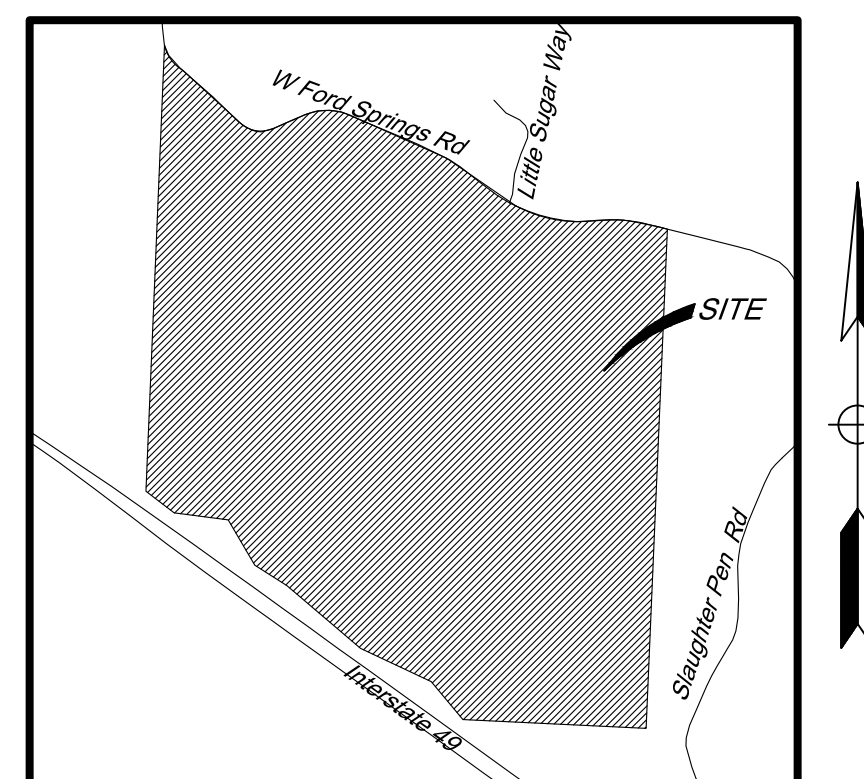
8125 W. Ford Springs Rd

Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. This survey does not purport to be a proposed track split, *replat* or any other subdivision *plan* as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper planning procedures before proceeding with this development.
2. Except as specifically stated or shown on this *plat*, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other factors which an accurate and current title search may disclose.
3. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
4. This *plat* represents a Topographic Survey of the parcel recorded in Deed Records, Bk. 2015, Pg. 14124 in the public records of Benton County Arkansas.
5. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
6. Basis of Bearings: Grid based on Arkansas State Plane Coordinate System, NAD 83, North Zone, per GPS observations as established by processing through OPUS.
7. Basis of Elevation: NAVD 88, per GPS observations as established by processing through OPUS.
8. Site Benchmark: See Cover Sheet for Benchmark Information.
9. This survey is valid only if the drawing includes the seal and signature of the surveyor.
10. This survey has been based on a title commitment provided by Chicago Title Insurance Company, 1905758-106 countersigned by Waco Title Company, Effective Date: May 2, 2019.
11. Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.
12. No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage of the property are determined by the local governing jurisdictional authority. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
13. Subsurface and environmental conditions were not examined nor considered a part of this survey.
14. Multiple utility services are located within easements abutting or within the bounds of subject tract.
15. The locations of underground utilities as shown hereon are based on above ground structures that were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
16. The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
17. This site has been used as a location of refuse for substantial construction debris.
18. By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County Arkansas
Map Number: 0500702009J
Map Revised: September 28, 2007
19. No current zoning or letter regarding zoning classification was provided to the Surveyor, for the following information was obtained from City of Bentonville GIS. This property is zoned A-1 Agriculture. Building setbacks for zone A-1 are as follows;

Front : 30 Feet
Side : 30 Feet
Rear: 30 Feet



Vicinity Map

Not to Scale
Latitude: 36°24'43"N
Longitude: 94°12'16"W

Benchmark Information

<u>Benchmark #1: 5/8" Rebar</u>	<u>Benchmark #2: 5/8" Rebar</u>
N: 765476.6'	N: 764887.8'
E: 662736.1'	E: 665016.0'
Elev: 1112.92'	Elev: 1057.97'

Owner

Parcel #'s 01-00206-030, 01-00206-050,
01-00208-000, 01-00206-950
Ironhead Ford Spring, LLC
8125 W Ford Spring Rd.
Bentonville, Arkansas, 72712

SURVEYOR'S TOPOGRAPHIC CERTIFICATION:

I, Dustin Riley hereby certify that this map represents a Topographic Survey, which was performed in the field under my supervision, the topographic and physical features shown are a true representation of what was found to be best of my knowledge and ability. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown.

This map is not representative of a boundary survey, no boundary research or retracement was performed, and any property lines that may be shown hereon are for reference purposes only.

Dustin Riley, Arkansas PLS #1618

Date _____

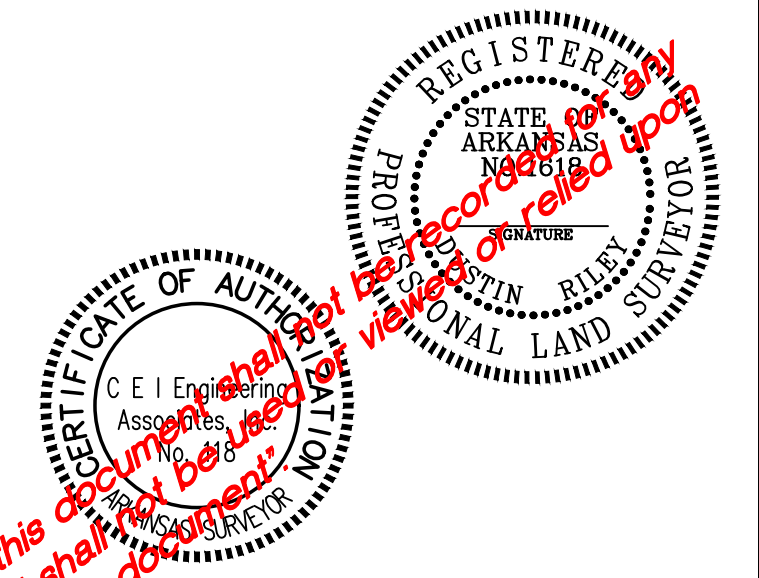


*Engineering
Associates, Inc.*

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWAY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

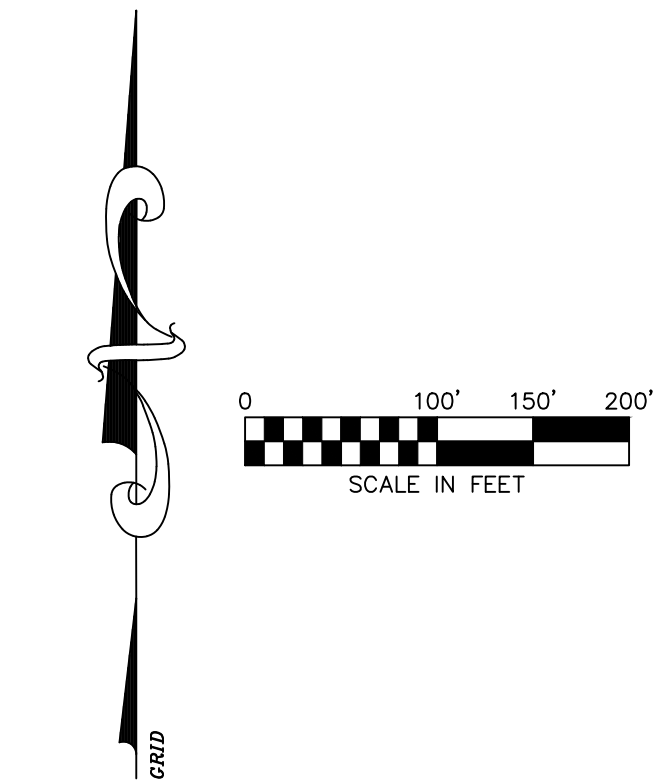


"Preliminary, this document is for informational purpose and shall not be used as a final survey document"

*Arkansas * California * Minnesota * Pennsylvania * Texas*

JOB NO.:31533	
DWG NAME:31533_ADS	
DATE	SHEET NO.
1/22/20	
10:24 AM	1 OF 3
REV 0	

JOB # 31533 DRAWING: 31533_A05.dwg LAST SAVED BY: SGAY LOCATION: S:\1000\31533 Drawings Survey\Survey\31533_BNDY-TOPO\Working\31533_A05.dwg



Legend	
	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Easement Line
	Construction Debris See Note 18
	Centerline
	Overhead Electric Line
	Water Line
	Waterway
	Gravel
	Section Line
	Tree Line
	Flow Line
	Barb Wire Fence
	Brush Line
	Guard Rail
	Benchmark
	Found Rebar
	Utility Pole
	Found Stone
	Found Iron Pin
	Deciduous Tree
	Electric Riser
	Traffic Sign (Type of Sign)
	Warning Gas Line Sign
	Fiber Optic Vault
	Mail Box

State Survey Code: 500-20N-30W-0-07-220-04-1618
State Survey Code: 500-20N-30W-0-06-330-04-1618
State Survey Code: 500-20N-30W-0-17-400-04-1618
State Survey Code: 500-20N-30W-0-18-100-04-1618

31533	1/17/20	DGR	JDC	KDC	SWG
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY
BENTONVILLE, AR 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

Ironhead Properties, LLC

8125 W. Ford Springs Rd

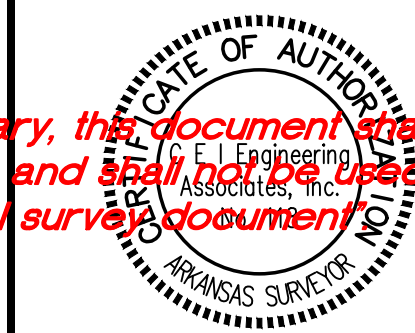
Bentonville, Benton County, Arkansas

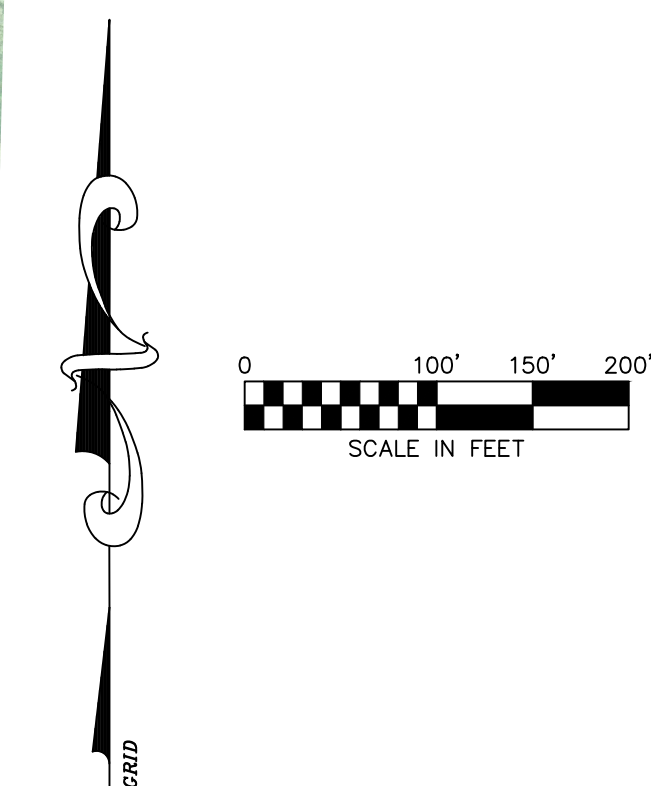
Topographic Survey

REV DATE
1/22/20
REV 0

SHEET NO.
2 OF 3

"Preliminary, this document shall not be relied upon for any purpose and shall not be used or viewed or relied upon as a final survey document."



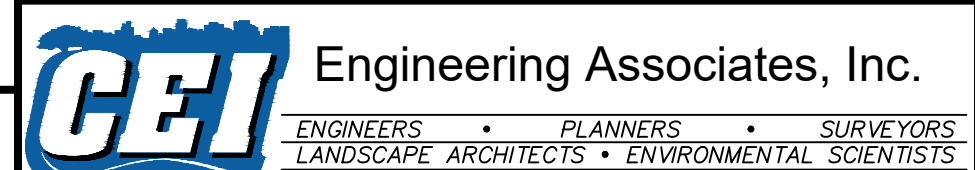


Legend

	<i>Boundary Line</i>
	<i>Adjoining Boundary Line</i>
	<i>Right-of-Way Line</i>
	<i>Easement Line</i>
	<i>Construction Debris See Note 18</i>
	<i>Centerline</i>
	<i>Overhead Electric Line</i>
	<i>Water Line</i>
	<i>Waterway</i>
	<i>Gravel</i>
	<i>Section Line</i>
	<i>Tree Line</i>
	<i>Flow Line</i>
	<i>Barb Wire Fence</i>
	<i>Brush Line</i>
	<i>Guard Rail</i>
	<i>Benchmark</i>
	<i>Found Rebar</i>
	<i>Utility Pole</i>
	<i>Found Stone</i>
	<i>Found Iron Pin</i>
	<i>Deciduous Tree</i>
	<i>Electric Riser</i>
	<i>Traffic Sign (Type of Sign)</i>
	<i>Warning Gas Line Sign</i>
	<i>Fiber Optic Vault</i>
	<i>Mail Box</i>

State Survey Code: 500-20N-30W-0-07-220-04-1618
 State Survey Code: 500-20N-30W-0-08-330-04-1618
 State Survey Code: 500-20N-30W-0-17-400-04-1618
 State Survey Code: 500-20N-30W-0-18-100-04-1618

31533	7/2/2019	DGR	JDC	KDC	SWG
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R

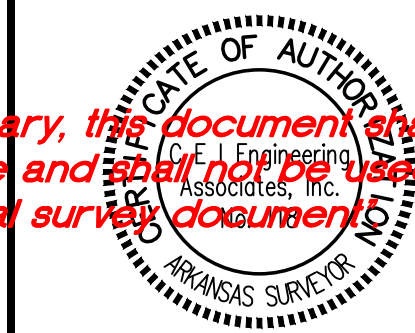


3108 SW REGENCY PRKWY
BENTONVILLE, AR 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

Ironhead Properties, LLC
8125 W. Ford Springs Rd

REV DATE 1/22/20 REV 0		SHEET NO. 3 OF 3
------------------------------	--	---------------------



"Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document."



41st Street Townhomes

Southwest Ranch Road

PC Date: 12/5/2023

Staff Report Details

Project Number	LSD23-0017
Applicant / Current Owner	Daniel Ellis/Seventh Living LLC
Site Area	+/- 4.9 Acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	
Development Type / Use	Multi-family
Related projects	

Property Description

The subject property is located along Southwest Ranch Road and Southwest 41st Street. The property is presently zoned R-3, Medium-High Density Multifamily Residential with a land use of Medium Density Residential (MDR). Adjacent zoning districts include R-4, High Density Multifamily Residential to the East, Planned Unit Development (PUD) to the North, and A-1, Agriculture to the West and South. Adjacent uses include undeveloped land, single-family residential to the south, multifamily to the East, and the city's new animal clinic to the West. The property has direct access to 41st Street and Ranch Road. Southwest H Street has been vacated along the property's westerly boundary.

Project Details

The proposed project is a multifamily development that simulates townhomes. In total, seven separate structures will be built, each with 7 to 10 units each, for a total unit count of 54. Each unit is provided a 2-car garage, and some on-street parking is provided along Ranch Road. The units are 2-stories, with a max height of 26.5 feet. The buildings are articulated along the front to provide differentiation between units. The buildings are composed of a mix of brick, wood siding, wood panel, and fiber cement siding. The applicant is requesting Waiver 1 regarding materials.

Project Details

Access to the site is provided off of both 41st Street. Pedestrian access is provided around the site and to the Trail of Two Cities. The units are arranged to face both a proposed private drive to the West and Ranch Road to the East. The central units are oriented towards the trail, or towards a pedestrian area that connects to the public realm.

The proposed private drive on the West property boundary will need to be rectified as it current sits partially in city-owned property. Either an agreement with the city will be needed, or the drive will need to shift East. This will need to be addressed prior to going to Pre-con.

Relationship to the General Plan / Projected Traffic Impact

Traffic is anticipated to increase from this site as the existing condition is undeveloped. However, the increase in vehicle trips may be limited due to the development's proximity to the Trail of Two Cities. This can be used for both leisure and business-related trips.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The proposed project is requesting one waiver:

Waiver 1: A waiver from Sec. 1100.21(e) Large-Scale Development Design Standards to provide for fiber cement siding and treated wood paneling as primary materials, and provide less than 25% of a primary material.

This project was originally submitted for review in April of 2023 and came in under the old design code. The waiver is to permit the use of fiber cement siding and wood paneling as primary materials, and to allow for those materials to count toward the primary material requirement where they come short of the 25% requirement. The applicant has provided 3D renderings and color elevations which show how the additional materials contribute to the articulation of the buildings and overall visual design features.

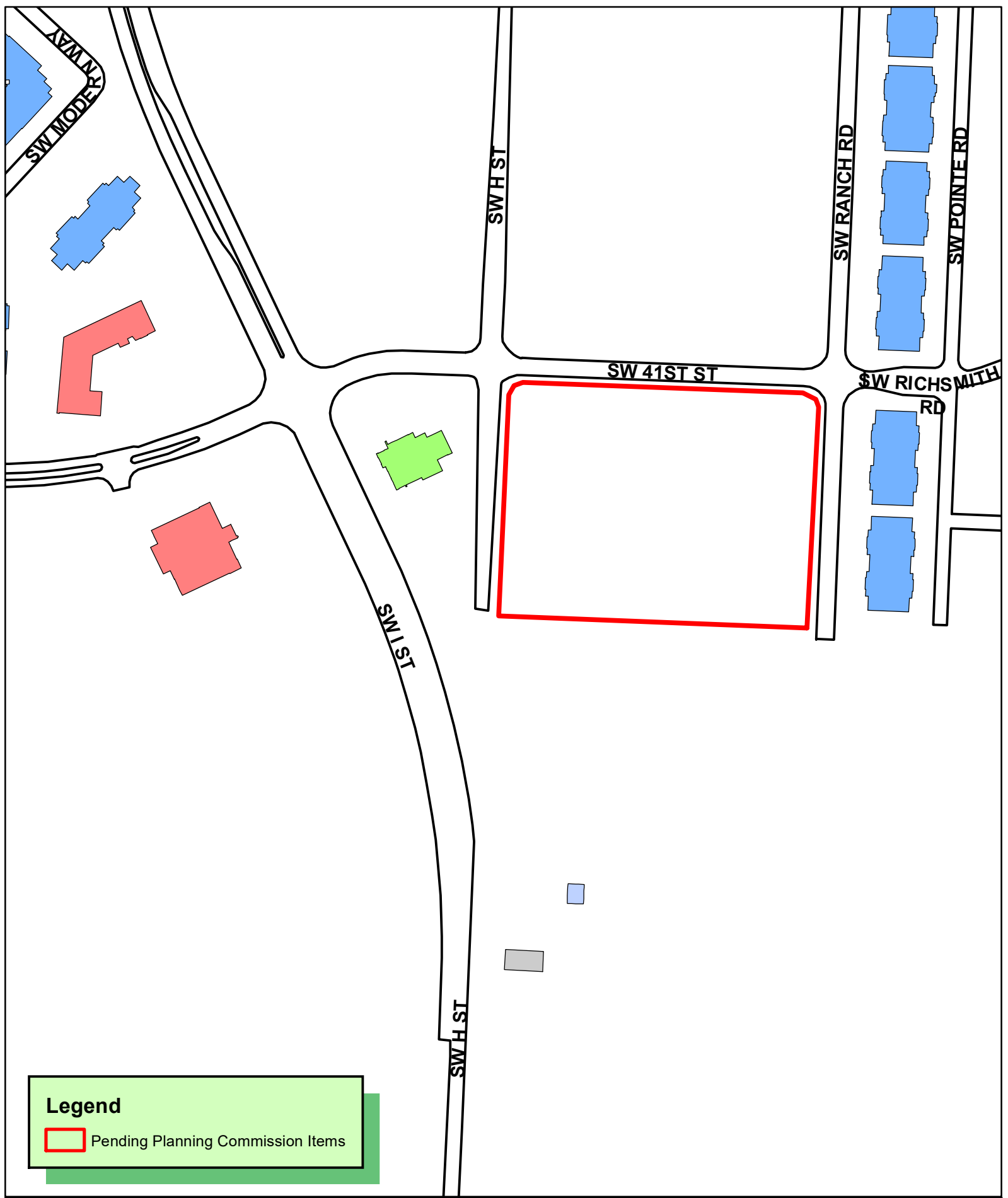
The project location is within the limits of the Municipal Airport Overlay District, Zone "A", and therefore must comply with Section 401.12 of the Municipal Code, limiting the height of the buildings. The applicant states on the cover sheet of the plans that a "No hazard to air navigation letter", dated 7/27/22, was received for the project.

This project also shows a portion of City right of way along the westerly boundary to be used as "private drive".

Staff recommends approval of this Large Scale Development if the warranty information for the wood paneling and Hardie Board is acceptable to the Planning Commission and with the condition that the project resolve the conflict of the private use of public road prior to the pre-construction meeting for the project.

Conclusion

Additional Details



Legend

Pending Planning Commission Items

1 inch = 200 feet

LSD23-0023 5/16/23
LARGE SCALE DEVELOPMENT
SW 41ST ST TOWNHOMES

Page 73 of 125



November 10th 2023

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

RE: 41st Street Townhomes

Dear Planning Staff,

We would like to request a waiver from the building materials requirements listed in Sec 1100.21(e) Large-Scale Development Design Standards of the Municipal Code. The proposed primary building materials are brick, Hardie-board type board and batten (a type of fiber cement siding), and chemically treated wood paneling. Material percentages are included on the elevations provided with this request. The buildings are planned to be visually appealing and meet the intent of the code in providing attractive buildings with a cohesive appearance to the entire development.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

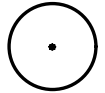
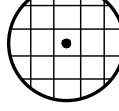
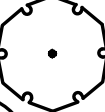
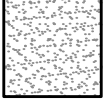

Courtney Austin, E.I.





WEST: 387.67LF /20LF = 20 TREES REQUIRED; 20 PROVIDED
NORTH: 423.45LF /20LF = 21 TREES REQUIRED; 21 PROVIDED
EAST: 363.48LF /20LF = 18 TREES REQUIRED; 18 PROVIDED
PERIMETER TREES: 1 TREE PER 50L; MIN 50% SHADE
SOUTH = 514.45LF /50 = 10 TREES; 10 PROVIDED

 PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	26	JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET EASTERN REDCEDAR	B & B		8' HT. MIN.	EVERGREEN
	22	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	B & B		8' HT. MIN.	EVERGREEN
	5	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B		8' HT. MIN.	EVERGREEN
STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	36	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL	10' HT MIN	SHADE
	20	NYSSA SYLVATICA / TUPELO	B & B	2.5" CAL	8' HT. MIN.	SHADE
	13	PRUNUS X YEDOENSIS / YOSHINO CHERRY *APPROVED STREET TREE UNDER OVHD ELECTRIC.	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT			
	70,056 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS *ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED.	S.F.			
	463	LYSIMACHIA NUMMULARIA / CREEPING JENNY *PLANTED 16" O.C.	4" POT			

NO VISUAL OBSTRUCTIONS BETWEEN 3' AND 8' IN HEIGHT SHALL BE PLACED WITHIN THE SHADED SIGHT TRIANGLES. ALL TREE PLANTINGS WITHIN RIGHT-OF-WAY AND SIGHT TRIANGLES MUST BE 4" CALIPER AND LIMBED UP 8' FROM THE GROUND.

 LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.

 BENTONVILLE MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY FOR THE LIFE OF THE PROJECT.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

BENTONVILLE UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLANTED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLANTED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLANTED WITHIN 3' OF FIRE HYDRANT. OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

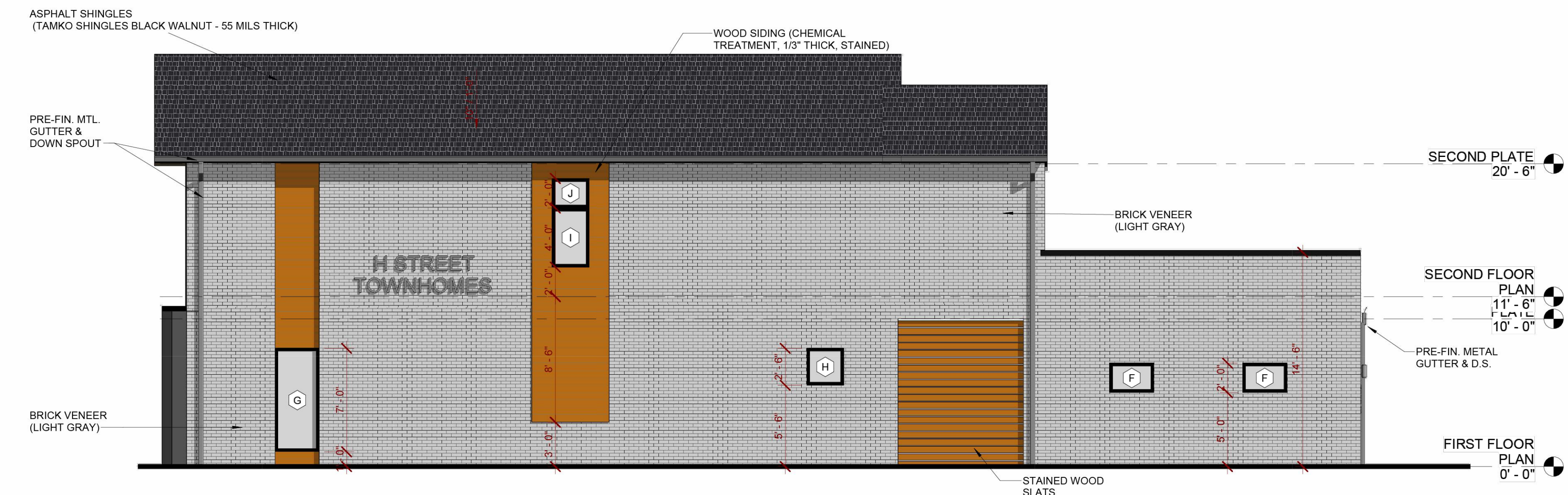


1 FRONT ELEVATION - WEST
3/16" = 1'-0"



2 REAR ELEVATION - EAST
3/16" = 1'-0"

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	468 S.F.	14%	
WOOD PANEL:	1,358 S.F.	41%	
BRICK:	1,050 S.F.	31%	
WOOD SIDING:	468 S.F.	14%	
TOTAL:	3,344 S.F.	100%	
REAR ELEVATION			
VERT. HARDIE-BOARD:	1,435 S.F.	49%	
GARAGE DOORS:	784 S.F.	26%	
BRICK:	728 S.F.	25%	
TOTAL:	2,947 S.F.	100%	
SIDE ELEVATION - SOUTH			
BRICK:	1,259 S.F.	84%	
HORIZ. SIDING:	155 S.F.	10%	
STAIN WOOD SLAT:	86 S.F.	6%	
TOTAL:	1,500 S.F.	100%	
SIDE ELEVATION - NORTH			
VERT. HARDIE-BOARD:	167 S.F.	11%	
BRICK:	1028 S.F.	70%	
HORIZ. SIDING:	194 S.F.	13%	
STAIN WOOD SLAT:	86 S.F.	6%	
TOTAL:	1475 S.F.	100%	



3 SIDE ELEVATION - SOUTH
3/16" = 1'-0"



1 FRONT EYE LEVEL VIEW



3 REAR EYE LEVEL VIEW

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	468 S.F.	14%	
WOOD PANEL:	1,358 S.F.	41%	
BRICK:	1,050 S.F.	31%	
WOOD SIDING:	468 S.F.	14%	
TOTAL:	3,344 S.F.	100%	
REAR ELEVATION			
VERT. HARDIE-BOARD:	1,435 S.F.	49%	
GARAGE DOORS:	784 S.F.	26%	
BRICK:	728 S.F.	25%	
TOTAL:	2,947 S.F.	100%	
SIDE ELEVATION - SOUTH			
BRICK:	1,259 S.F.	84%	
HORIZ. SIDING:	155 S.F.	10%	
STAINED WOOD SLAT:	86 S.F.	6%	
TOTAL:	1,500 S.F.	100%	
SIDE ELEVATION - NORTH			
VERT. HARDIE-BOARD:	167 S.F.	11%	
BRICK:	1028 S.F.	70%	
HORIZ. SIDING:	194 S.F.	13%	
STAINED WOOD SLAT:	86 S.F.	6%	
TOTAL:	1475 S.F.	100%	



2 SIDE ELEVATION - NORTH
1/4" = 1'-0"



1 FRONT ELEVATION - WEST
3/16" = 1'-0"



2 REAR ELEVATION - EAST
3/16" = 1'-0"

ELEV. MATERIAL PERCENTAGES

FRONT ELEVATION

VERT. HARDIE-BOARD:	488 S.F.	14%
WOOD PANEL:	1,358 S.F.	41%
BRICK:	1,050 S.F.	31%
WOOD SIDING:	488 S.F.	14%
TOTAL:	3,344 S.F.	100%

REAR ELEVATION

VERT. HARDIE-BOARD:	1,435 S.F.	49%
GARAGE DOORS:	784 S.F.	26%
BRICK:	728 S.F.	25%
TOTAL:	2,947 S.F.	100%

SIDE ELEVATION - SOUTH

BRICK:	1,259 S.F.	84%
HORIZ. SIDING:	155 S.F.	10%
STAIND WOOD SLAT:	86 S.F.	6%
TOTAL:	1,500 S.F.	100%

SIDE ELEVATION - NORTH

VERT. HARDIE-BOARD:	167 S.F.	11%
BRICK:	1,028 S.F.	70%
HORIZ. SIDING:	194 S.F.	13%
STAIND WOOD SLAT:	86 S.F.	6%
TOTAL:	1,475 S.F.	100%



3 SIDE ELEVATION - SOUTH
3/16" = 1'-0"



1 FRONT EYE LEVEL VIEW



3 REAR EYE LEVEL VIEW

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	468 S.F.	14%	
WOOD PANEL:	1,358 S.F.	41%	
BRICK:	1,050 S.F.	31%	
WOOD SIDING:	468 S.F.	14%	
TOTAL:	3,344 S.F.	100%	
REAR ELEVATION			
VERT. HARDIE-BOARD:	1,435 S.F.	49%	
GARAGE DOORS:	784 S.F.	26%	
BRICK:	728 S.F.	25%	
TOTAL:	2,947 S.F.	100%	
SIDE ELEVATION - SOUTH			
BRICK:	1,259 S.F.	84%	
HORIZ. SIDING:	155 S.F.	10%	
STAINED WOOD SLAT:	86 S.F.	6%	
TOTAL:	1,500 S.F.	100%	
SIDE ELEVATION - NORTH			
VERT. HARDIE-BOARD:	167 S.F.	11%	
BRICK:	1028 S.F.	70%	
HORIZ. SIDING:	194 S.F.	13%	
STAINED WOOD SLAT:	86 S.F.	6%	
TOTAL:	1475 S.F.	100%	



2 SIDE ELEVATION - NORTH
1/4" = 1'-0"

PROPOSED PROJECT FOR:

MUNI TOWNHOUSES - BLDG. 2

H. STREET - ROGERS, AR



ELEVATION &
3D IMAGES

Seal

Revisions

Date

5.10.23

Project

21.138

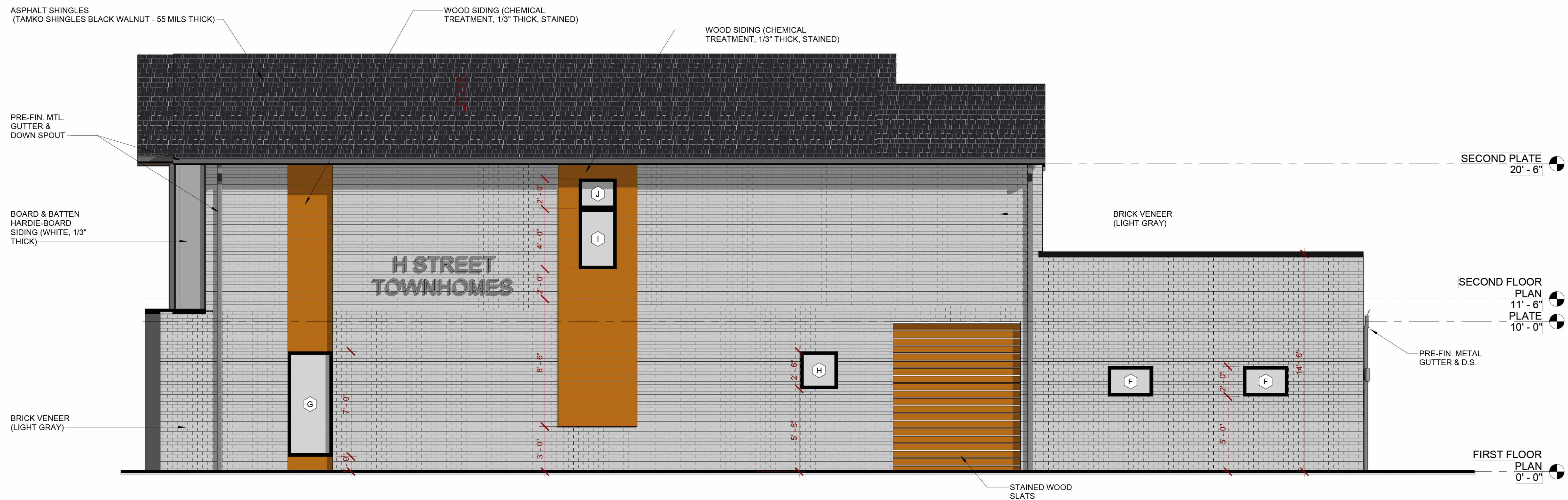
A3.1



1 FRONT ELEVATION - EAST
1/8" = 1'-0"



2 REAR ELEVATION - WEST
1/8" = 1'-0"



3 SIDE ELEVATION - NORTH
1/4" = 1'-0"

ELEV. MATERIAL PERCENTAGES

FRONT ELEVATION

VERT. HARDIE-BOARD:	593 S.F.	16%
WOOD PANEL:	1,568 S.F.	41%
BRICK:	973 S.F.	25%
WOOD SIDING:	691 S.F.	18%
TOTAL:	3,825 S.F.	100%

REAR ELEVATION

VERT. HARDIE-BOARD:	1,640 S.F.	49%
GARAGE DOORS:	896 S.F.	26%
BRICK:	832 S.F.	25%
TOTAL:	3,368 S.F.	100%

SIDE ELEVATION - NORTH

VERT. HARDIE-BOARD:	28 S.F.	2%
BRICK:	1,231 S.F.	82%
STAIN WOOD SLAT:	88 S.F.	6%
HORIZ. SIDING:	155 S.F.	10%
TOTAL:	1,500 S.F.	100%

SIDE ELEVATION - SOUTH

VERT. HARDIE-BOARD:	167 S.F.	11%
BRICK:	1028 S.F.	70%
HORIZ. SIDING:	194 S.F.	13%
STAIN WOOD SLAT:	86 S.F.	6%
TOTAL:	1475 S.F.	100%



ELEVATIONS

Seal

Revisions

Date
5.10.23

Project 21.138

A3.0

PROPOSED PROJECT FOR:
MUNI TOWNHOUSES - BLDG. 3
H. STREET - ROGERS, AR



1 FRONT EYE LEVEL VIEW



3 REAR EYE LEVEL VIEW

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	593 S.F.	16%	
WOOD PANEL:	1,568 S.F.	41%	
BRICK:	973 S.F.	25%	
WOOD SIDING:	691 S.F.	18%	
TOTAL:	3,825 S.F.	100%	
REAR ELEVATION			
VERT. HARDIE-BOARD:	1,640 S.F.	49%	
GARAGE DOORS:	886 S.F.	26%	
BRICK:	832 S.F.	25%	
TOTAL:	3,368 S.F.	100%	
SIDE ELEVATION - NORTH			
VERT. HARDIE-BOARD:	28 S.F.	2%	
BRICK:	1,231 S.F.	82%	
STAINED WOOD SLAT:	86 S.F.	6%	
HORIZ. SIDING:	155 S.F.	10%	
TOTAL:	1,500 S.F.	100%	
SIDE ELEVATION - SOUTH			
VERT. HARDIE-BOARD:	167 S.F.	11%	
BRICK:	1028 S.F.	70%	
HORIZ. SIDING:	194 S.F.	13%	
STAINED WOOD SLAT:	86 S.F.	6%	
TOTAL:	1475 S.F.	100%	

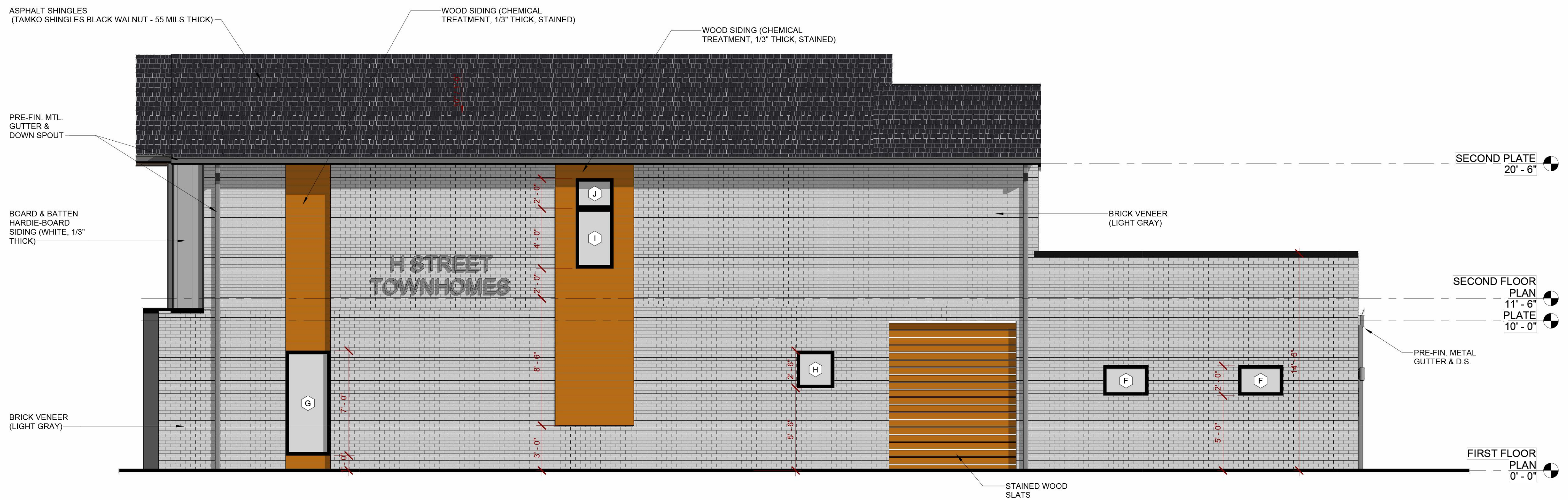




1 FRONT ELEVATION - WEST
1/8" = 1'-0"



2 REAR ELEVATION - EAST
1/8" = 1'-0"



3 SIDE ELEVATION - SOUTH
1/4" = 1'-0"

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	593 S.F.	16%	
WOOD PANEL:	1,568 S.F.	41%	
BRICK:	973 S.F.	25%	
WOOD SIDING:	691 S.F.	18%	
TOTAL:	3,825 S.F.	100%	
REAR ELEVATION			
VERT. HARDIE-BOARD:	1,640 S.F.	49%	
GARAGE DOORS:	896 S.F.	26%	
BRICK:	832 S.F.	25%	
TOTAL:	3,368 S.F.	100%	
SIDE ELEVATION - SOUTH			
VERT. HARDIE-BOARD:	28 S.F.	2%	
BRICK:	1,231 S.F.	82%	
STAIN WOOD SLAT:	86 S.F.	6%	
HORIZ. SIDING:	155 S.F.	10%	
TOTAL:	1,500 S.F.	100%	
SIDE ELEVATION - NORTH			
VERT. HARDIE-BOARD:	167 S.F.	11%	
BRICK:	1028 S.F.	70%	
HORIZ. SIDING:	194 S.F.	13%	
STAIN WOOD SLAT:	86 S.F.	6%	
TOTAL:	1475 S.F.	100%	



1 FRONT EYE LEVEL VIEW



3 REAR EYE LEVEL VIEW

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	593 S.F.	16%	
WOOD PANEL:	1,568 S.F.	41%	
BRICK:	973 S.F.	25%	
WOOD SIDING:	691 S.F.	18%	
TOTAL:	3,825 S.F.	100%	
REAR ELEVATION			
VERT. HARDIE-BOARD:	1,640 S.F.	49%	
GARAGE DOORS:	896 S.F.	26%	
BRICK:	832 S.F.	25%	
TOTAL:	3,368 S.F.	100%	
SIDE ELEVATION - SOUTH			
VERT. HARDIE-BOARD:	28 S.F.	2%	
BRICK:	1,231 S.F.	82%	
STAIND WOOD SLAT:	86 S.F.	6%	
HORIZ. SIDING:	155 S.F.	10%	
TOTAL:	1,500 S.F.	100%	
SIDE ELEVATION - NORTH			
VERT. HARDIE-BOARD:	167 S.F.	11%	
BRICK:	1028 S.F.	70%	
HORIZ. SIDING:	194 S.F.	13%	
STAIND WOOD SLAT:	86 S.F.	6%	
TOTAL:	1475 S.F.	100%	



PROPOSED PROJECT FOR:

MUNI TOWNHOUSES - BLDG. 4

H. STREET - ROGERS, AR

blue ROCK
design · build
479-459-2838 · bluerockdesignbuild@gmail.com

REGISTERED ARCHITECT
NO. 4371
STATE OF ARIZONA

ELEVATION & 3D IMAGES

Seal

Revisions

Date
5.10.23

Project
21.138

A3.1



1 FRONT ELEVATION - EAST
3/16" = 1'-0"



2 REAR ELEVATION - WEST
3/16" = 1'-0"

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	488 S.F.	14%	
WOOD PANEL:	1,358 S.F.	41%	
BRICK:	1,050 S.F.	31%	
WOOD SIDING:	488 S.F.	14%	
TOTAL:	3,344 S.F.	100%	
REAR ELEVATION			
VERT. HARDIE-BOARD:	1,435 S.F.	49%	
GARAGE DOORS:	784 S.F.	28%	
BRICK:	728 S.F.	25%	
TOTAL:	2,947 S.F.	100%	
SIDE ELEVATION - NORTH			
BRICK:	1,259 S.F.	84%	
HORIZ. SIDING:	155 S.F.	10%	
STAIN WOOD SLAT:	86 S.F.	6%	
TOTAL:	1,500 S.F.	100%	
SIDE ELEVATION - SOUTH			
VERT. HARDIE-BOARD:	167 S.F.	11%	
BRICK:	1028 S.F.	70%	
HORIZ. SIDING:	194 S.F.	13%	
STAIN WOOD SLAT:	86 S.F.	6%	
TOTAL:	1475 S.F.	100%	



3 SIDE ELEVATION - NORTH
3/16" = 1'-0"



1 FRONT EYE LEVEL VIEW



3 REAR EYE LEVEL VIEW

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	468 S.F.	14%	
WOOD PANEL:	1,358 S.F.	41%	
BRICK:	1,050 S.F.	31%	
WOOD SIDING:	468 S.F.	14%	
TOTAL:	3,344 S.F.	100%	
REAR ELEVATION			
VERT. HARDIE-BOARD:	1,435 S.F.	49%	
GARAGE DOORS:	784 S.F.	26%	
BRICK:	728 S.F.	25%	
TOTAL:	2,947 S.F.	100%	
SIDE ELEVATION - NORTH			
BRICK:	1,259 S.F.	84%	
HORIZ. SIDING:	155 S.F.	10%	
STAINED WOOD SLAT:	86 S.F.	6%	
TOTAL:	1,500 S.F.	100%	
SIDE ELEVATION - SOUTH			
VERT. HARDIE-BOARD:	167 S.F.	11%	
BRICK:	1,028 S.F.	70%	
HORIZ. SIDING:	194 S.F.	13%	
STAINED WOOD SLAT:	86 S.F.	6%	
TOTAL:	1,475 S.F.	100%	



2 SIDE ELEVATION - SOUTH
1/4" = 1'-0"

PROPOSED PROJECT FOR:

MUNI TOWNHOUSES - BLDG. 5

H. STREET - ROGERS, AR



ELEVATION & 3D IMAGES

Seal

Revisions

Date 5.10.23

Project 21.138

A3.1



1 FRONT ELEVATION - EAST
3/16" = 1'-0"



2 REAR ELEVATION - WEST
3/16" = 1'-0"

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	488 S.F.	14%	
WOOD PANEL:	1,358 S.F.	41%	
BRICK:	1,050 S.F.	31%	
WOOD SIDING:	488 S.F.	14%	
TOTAL:	3,344 S.F.	100%	
REAR ELEVATION			
VERT. HARDIE-BOARD:	1,435 S.F.	49%	
GARAGE DOORS:	784 S.F.	26%	
BRICK:	728 S.F.	25%	
TOTAL:	2,947 S.F.	100%	
SIDE ELEVATION - NORTH			
BRICK:	1,259 S.F.	84%	
HORIZ. SIDING:	155 S.F.	10%	
STAINED WOOD SLAT:	86 S.F.	6%	
TOTAL:	1,500 S.F.	100%	
SIDE ELEVATION - SOUTH			
VERT. HARDIE-BOARD:	167 S.F.	11%	
BRICK:	1028 S.F.	70%	
HORIZ. SIDING:	194 S.F.	13%	
STAINED WOOD SLAT:	86 S.F.	6%	
TOTAL:	1475 S.F.	100%	



3 SIDE ELEVATION - NORTH
3/16" = 1'-0"



1 FRONT EYE LEVEL VIEW



3 REAR EYE LEVEL VIEW

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	488 S.F.	14%	
WOOD PANEL:	1,358 S.F.	41%	
BRICK:	1,050 S.F.	31%	
WOOD SIDING:	488 S.F.	14%	
TOTAL:	3,344 S.F.	100%	
REAR ELEVATION			
VERT. HARDIE-BOARD:	1,435 S.F.	49%	
GARAGE DOORS:	784 S.F.	26%	
BRICK:	728 S.F.	25%	
TOTAL:	2,947 S.F.	100%	
SIDE ELEVATION - NORTH			
BRICK:	1,259 S.F.	84%	
HORIZ. SIDING:	155 S.F.	10%	
STAINED WOOD SLAT:	86 S.F.	6%	
TOTAL:	1,500 S.F.	100%	
SIDE ELEVATION - SOUTH			
VERT. HARDIE-BOARD:	167 S.F.	11%	
BRICK:	1028 S.F.	70%	
HORIZ. SIDING:	194 S.F.	13%	
STAINED WOOD SLAT:	86 S.F.	6%	
TOTAL:	1475 S.F.	100%	



2 SIDE ELEVATION - SOUTH
1/4" = 1'-0"

PROPOSED PROJECT FOR:

MUNI TOWNHOUSES - BLDG. 6

H. STREET - ROGERS, AR



ELEVATION & 3D IMAGES

Seal

Revisions

Date

5.10.23

Project 21.138

A3.1



1 FRONT EYE LEVEL VIEW



3 REAR EYE LEVEL VIEW

ELEV. MATERIAL PERCENTAGES

FRONT ELEVATION

VERT. HARDIE-BOARD:	593 S.F.	16%
WOOD PANEL:	1,568 S.F.	41%
BRICK:	973 S.F.	25%
WOOD SIDING:	691 S.F.	18%
TOTAL:	3,825 S.F.	100%

REAR ELEVATION

VERT. HARDIE-BOARD:	1,640 S.F.	49%
GARAGE DOORS:	896 S.F.	26%
BRICK:	832 S.F.	25%
TOTAL:	3,368 S.F.	100%

SIDE ELEVATION - EAST

VERT. HARDIE-BOARD:	28 S.F.	2%
BRICK:	1,231 S.F.	82%
STAINED WOOD SLAT:	86 S.F.	6%
HORIZ. SIDING:	155 S.F.	10%
TOTAL:	1,500 S.F.	100%

SIDE ELEVATION - WEST

VERT. HARDIE-BOARD:	167 S.F.	11%
BRICK:	1028 S.F.	70%
HORIZ. SIDING:	194 S.F.	13%
STAINED WOOD SLAT:	86 S.F.	6%
TOTAL:	1475 S.F.	100%



2 SIDE ELEVATION - WEST
1/4\" = 1'-0"



U-Haul Storage

Griffin Drive

PC Date: 11/7/2023

Staff Report Details

Project Number	LSD23-0020
Applicant / Current Owner	CivilTech Professionals LLC/AMERCO Real Estate
Site Area	+/- 2.52 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Indoor Ministorage
Related projects	

Property Description

The property is located on Southeast Griffin Drive, at the intersection with Southeast East Pointe Avenue. The property is presently zoned C-2, General Commercial with a land use of General Commercial. Adjacent zoning districts include C-2, General Commercial to the North, East, and South, with I-49 to the West. The property has direct access to Griffin Drive, and has shared access with the proposed hotel to the North.

Project Details

The applicant is proposing a Uhaul indoor ministorage facility on this property. The proposed building is 4 stories tall, or just over 51 feet at its tallest point. The building will have a total of over 96,000 square feet on a roughly 24,000 square foot footprint. The building is proposed to be comprised of metal panel, split face CMU, and glass. The building provides roofline, horizontal, and vertical articulation.

The site provides two curb cuts, both shared, as well as a stub out to the south for future development. Parking is provided at 30 spaces, 5 below the required, and the subject of Waiver 1. Landscaping is provided to screen the parking area from the street, and Waiver 2 is requested to forgo a planting island adjacent to the van accessible parking space provided in front of the building. The applicant has stated that this location will not be used for moving truck or trailer storage or rental.

Project Details

This project was submitted in April, and falls under the old design criteria.

Relationship to the General Plan / Projected Traffic Impact

Ministorage uses do not typically drive high amounts of traffic as they are not a frequented destination like restaurants and retail. The traffic impact will likely be minimal.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The proposed development has requested 2 waivers:

Waiver 1: A waiver of 5 spaces from the required 35 spaces by Sec. 501.06 of the Land Development Code.

Waiver 2: A waiver of the requirement that all rows of parking terminate with an island or landscaped area for one termination.

Waiver 3: A waiver of the requirement that a primary material be at least 25% from Sec. 1100.21 of the Land Development Code.

The applicant has stated that previous developments of a similar size and scale have provided significantly less parking than 35 spaces, and each development has operated without issue. Even at 30 spaces, this facility would likely be overparked as the number of people patronizing this location would be limited to the people who have a leasing contract with the facility.

Waiver 2 is a request to go without a parking island adjacent to the van accessible parking space out front of the building. Based on their design, a landscaping island would inhibit ADA access from the parking space to the building as the loading dock would sit above grade.

Waiver 3 is a request that a primary material be permitted at less than 25%. This project was submitted in April so is under the old code. The applicant is off by only 1 or 2% on each elevation, and due to the construction of the building, with split-face CMU making up the 1st story, it would be a significant challenge to add additional CMU to the facade.

Conclusion

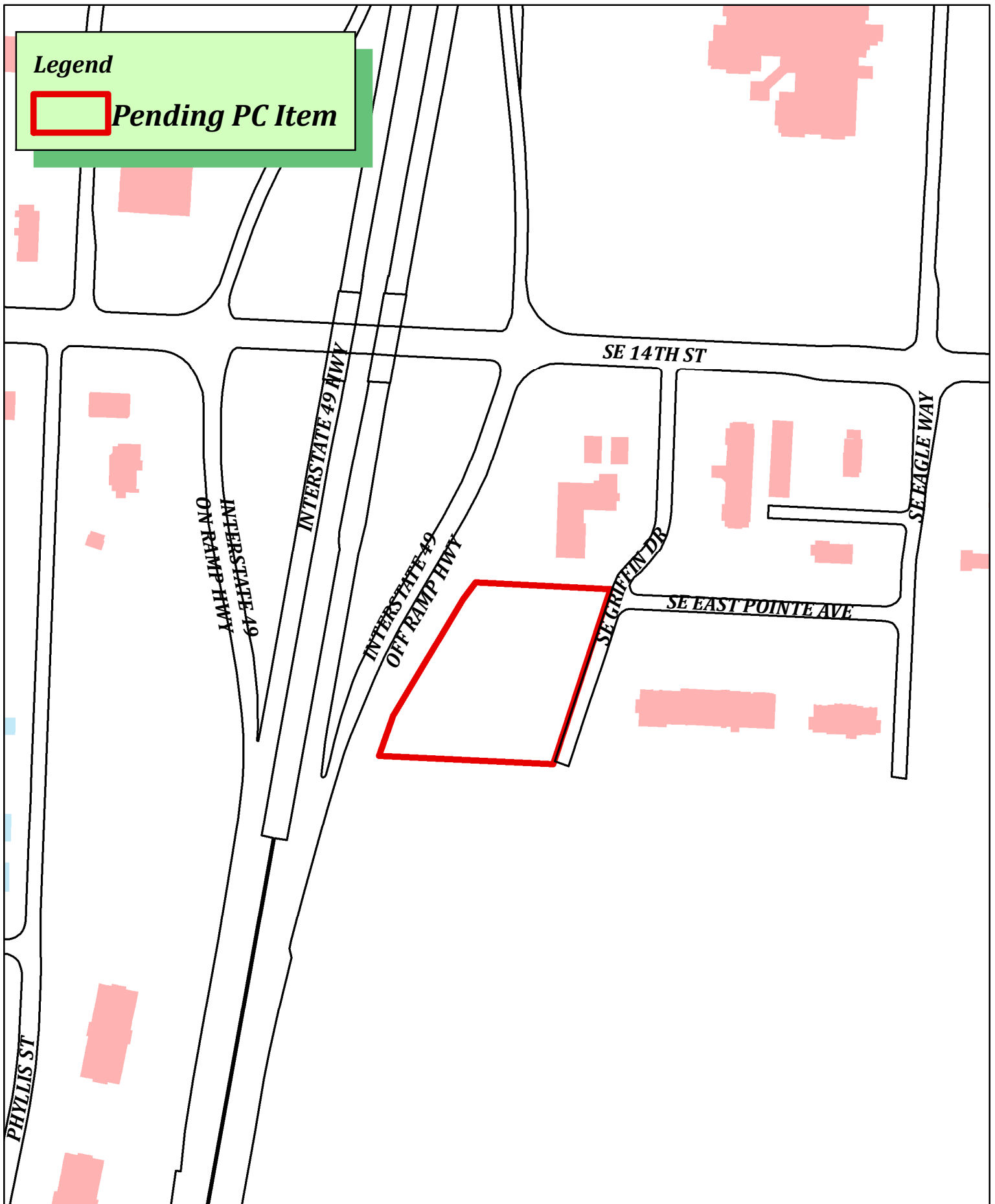
Given the nature of the use, staff recommends approval of all waivers, as well as the Large Scale Development. Staff recommends one condition of approval - that no parking of trucks or trailers be permitted on site or on street. The applicant has stated that they will not do so in their waiver request.

Additional Details

Legend



Pending PC Item



LSD23-0020
U-Haul Storage
1600 SE Griffin Dr



Waiver Request

To: City of Bentonville

From: Ashley Bice – on behalf of Amerco Real Estate (UHaul)

Date: October 30, 2023

RE: SE Griffin Drive – UHaul Storage

Parking Count Waiver Request

City of Bentonville – Zoning Code – Article 501 Off-Street Parking and Loading – Section 501.06 Number of off-street parking spaces required:

Warehouse and Storage

5 spaces plus 1 space per 2,000 sq. ft. of net floor area up to 50,000 sq. ft.; then, in addition to the above requirement, 1 space per 10,000 sq. ft. above 50,000 sq. ft. or portion thereof.

The zoning of the project is C-2 and it will be a storage facility commercial development. The proposed building has a footprint area of 24,168 square feet with 4 floors, totaling 96,672 square feet for the building.

The required parking for this structure is 5 spaces + 1/2000sf of 50,000sf + 1/10000sf of 46,672sf = 35 spaces. Currently, 30 off-street parking spaces are proposed. Per the owner's parking and traffic metrics, they typically see 3 users max at any one time. The owner currently has 3 other storage construction projects in other cities that provide 3 parking spaces, 5 parking spaces, and 6 parking spaces respectively and have found those amounts of parking to meet their needs. The parking waiver requests a deviation of 5 spaces from the code requirement. No rental trucks or trailers will be present or stored at this location.

Interior Parking Lot Landscaping Waiver Request

City of Bentonville – Land Development Code – Article 1400 Landscaping, Screening and Buffering – Section 1400.08 (e) (1)(b.) –

All rows of parking shall terminate with a planting island or landscape area.

The handicap space provided does not meet this requirement. The current design of the building has a loading dock along the front that users can utilize to reverse moving trucks into to ease lifting of larger items. The dock requests 18" step-downs every 2 parking spaces, with the first step-down located to the left of the handicap parking spot. This step requires the handicap access point be on the right (passenger) side of the parking spot, where the landscaping area would be required. If a landscaping island were to be placed here, it would block access and the front door to the building limiting access for ADA users. The waiver requests a deviation to the code to allow the elimination of landscaping island at this parking space.

If you have any further questions or concerns, please contact me at ashley@kodaengineering.co or 501.593.1298.



Ashley Bice, PE

Ashley Bice, PE
Civil Engineering Services



01 November 2023

City of Bentonville
c/o Keegan Stanton, AICP
Senior Planner
Bentonville Planning Department
305 SW "A" Street
Bentonville, AR 72712

re
U-Haul Storage Building
1600 SE Griffin Drive
Bentonville, AR
AS.ad no: 23038.10
LSD 23-0020

Dear Keegan:

Per our conversation yesterday, 31 October 2023, we request a waiver with respect to the following:

Sec 1100.21 Large-Scale Development Design Standards

(e) *Building material. A minimum of two primary building materials is required constituting at least 75 percent of the wall area. No single primary material shall constitute less than 25% of wall area. The standard shall apply to all sides of any building. Materials shall comply with the standards established below.*

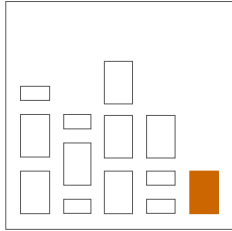
via
email

attachments
none

cc
Brett Hogan, U-Haul
Ashley Bice, PE
file

The building in question consists of two primary building materials in elevation: IMP Stucco Embossed Panels and Athenia Split Face CMU. These have been approved by Bentonville for this project. The base material is the Athenia Split Face CMU. This material is structural, and their height defines the first floor ceiling height and second floor finish floor. Currently, the Athenia Split Face CMU makes up 24% of the East (Front) elevation, 23% of the North elevation, 23% of the West (Interstate) elevation, and 24% of the South elevation. These percentages are more than 90% of the 25% requirement.

Therefore, we request that the minimum 25% of wall area requirement be waived, and the elevations be approved at the percentages indicated.



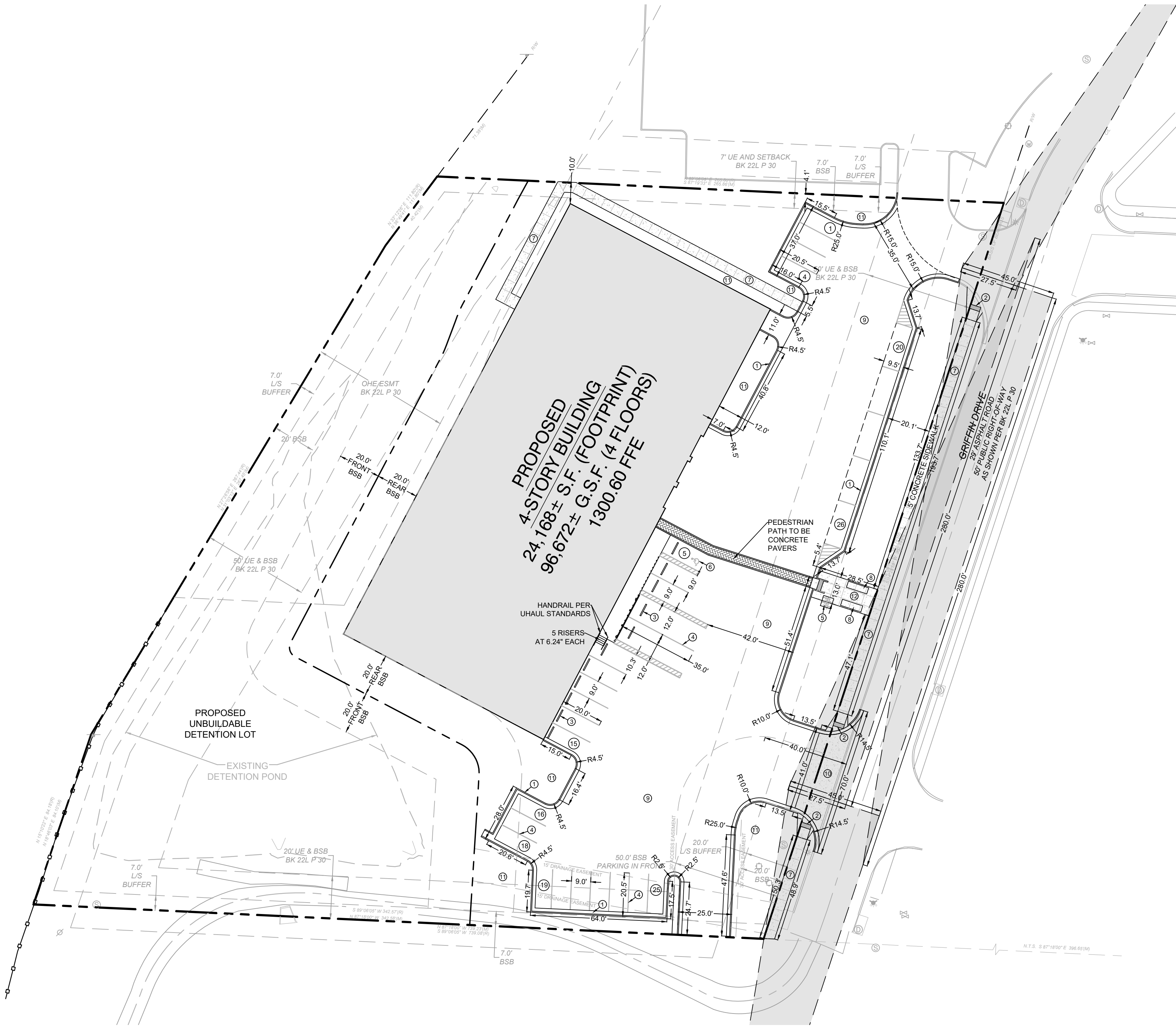
If you have any questions, please do not hesitate to call or email.

Sincerely,

ARCHONstudio LLC

Stanton /
Bentonville
01 Nov 23
Page 2 of 2

J. Clifford Grout, III
Architect, Managing Partner
cgrout@archonstudio.com



KEY ITEMS	
1	24" CONCRETE MOUNTABLE CURB & GUTTER, TYPICAL
2	ACCESSIBLE RAMP
3	CONCRETE WHEEL STOP, TYPICAL
4	4" PAINTED WHITE STRIPING, TYPICAL
5	BIKE RACK
6	PAINTED ACCESSIBLE PARKING SYMBOL
7	5' WIDE CONCRETE SIDEWALK
8	BENCH
9	CONCRETE PAVING
10	DRIVEWAY APRON
11	LANDSCAPE ISLAND
12	PEDESTRIAN AREA

- GENERAL NOTES
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
 - IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
 - LOCATIONS OF THE EXISTING UTILITIES SHOWN WITHIN THE PLAN WERE DERIVED FROM INFORMATION PROVIDED BY THE LOCAL UTILITY OR SHOWN WITHIN THE SURVEY. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
 - ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
 - ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE. ALL RAMPS AND PAVING TO CONFORM TO ADA STANDARDS.
 - NOTIFY THE CITY INSPECTOR AND PROJECT ENGINEER TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
 - THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
 - ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
 - ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
 - ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

- DIMENSION PLAN NOTES:
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES PERTAINING TO CONTRACTIBILITY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION PRIOR TO PROCEEDING.
 - VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 - ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT AND DIMENSIONS AT CURB ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL INTERSECTING ELEMENTS SHALL BE INSTALLED AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

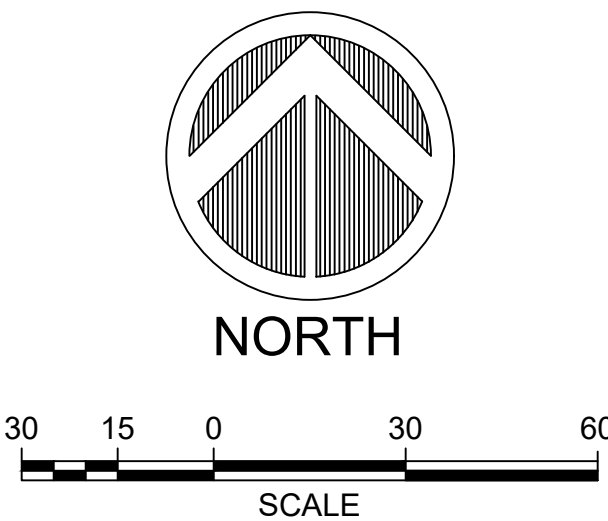
SITE DATA TABLE:	
APN:01-06088-003	
ZONE: C-2	
MAX BUILDING HEIGHT - 60'	
LOT SIZE: 109,841 S.F.	
SETBACK REQUIREMENTS: FRONT = 50' & 20' (NO PARKING BTW PL & BSB) SIDE = 7' & 30' (ADJACENT TO RESIDENTIAL) REAR = 20' & 30' (ADJACENT TO RESIDENTIAL)	
BUILDING FOOTPRINT AREA = 24,168 SF (96,672 G.S.F. - 4 FLOORS)	
PARKING REQUIREMENTS - 5 + 1/2,000SF OF 50,000 = 30 1/10,000 OF 46,672 SF=5 35 TOTAL SPACES REQUIRED 30 TOTAL SPACES PROVIDED	
PARKING AREA = 27,078 SF 2,166 SF OF INTERIOR GREENSPACE REQUIRED	

NO FENCING IS CURRENTLY PLANNED FOR THE SITE. IF FENCING IS PROPOSED IN THE FUTURE, A SEPARATE PERMIT WILL BE REQUIRED.

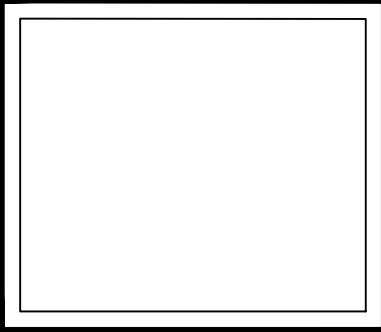
THE SHADED AREA REPRESENTS THE ENTRANCE AND EXIT SIGHT TRIANGLES. DO NOT PLACE OR CONSTRUCTION ANYTHING BETWEEN 3FT AND 8FT IN HEIGHT WITHIN THE SHADED AREAS

THE PROPOSED SITE IS LOCATED WITHIN AIRPORT ZONE D (HORIZONTAL ZONE) AND ALL REQUIREMENTS HAVE BEEN MET.

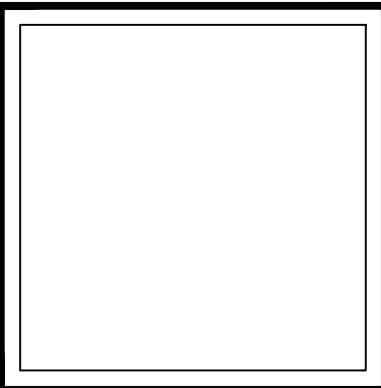
ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.



FLOODPLAIN INFORMATION
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 05007C0260K, with the effective date of June 5, 2012, the property is located in Flood Zone "X", areas to be determined as outside the 100-year floodway and floodplain. All Floodplain information noted in the plans reflects the status per the FEMA FIRM map that is effective at the time that the plans were completed. Floodplain status is subject to change as FEMA FIRM maps are updated.



ASHLEY BICE, PE
CIVIL ENGINEER
PO BOX 26634
LITTLE ROCK, AR 72221
ASHLEY@DAYENGINEERING.CO
501.593.1298



REVISIONS	DATE

UHAUL STORAGE
SE GRIFFIN DRIVE
BENTONVILLE, AR
SITE PLAN

PLAN DATE: 09/24/2023		
DESIGN: ARB	CHECK: ARB	DRAWN: ARB
PROJECT NO. 22-098		

C200

LSD23-0020

FOR
PERMIT
REVIEW

This Sheet is a part of Design / Contract Documents prepared by ARCHONstudio LLC, as stated, which must be read as a whole to be understood. Use of, or reliance on, incomplete or out-of-date Documents, or the "scaling" of drawings, is at the user's risk.

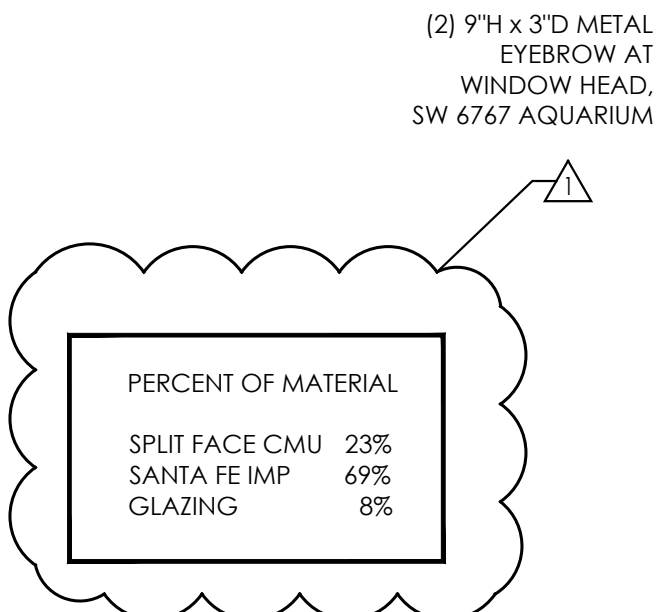
**NEW STORAGE BUILDING
U-HAUL MOVING AND
STORAGE OF BENTONVILLE**
SE Corner of I-49 & Hwy 102 - Lot 7, Bentonville, AR 72712
AMERCO Real Estate Company
2727 North Central Avenue
Phoenix, AZ 85004

AS no: 22038.10
drawn: ecg/ew
checked: jcg
le: 22038.10 BASE
revisions:
1 10/13/2023

A311

ARCHONstudio LLC
732 Goodwood Blvd.
Suite 207
Baton Rouge, LA 70806
25.923.3093

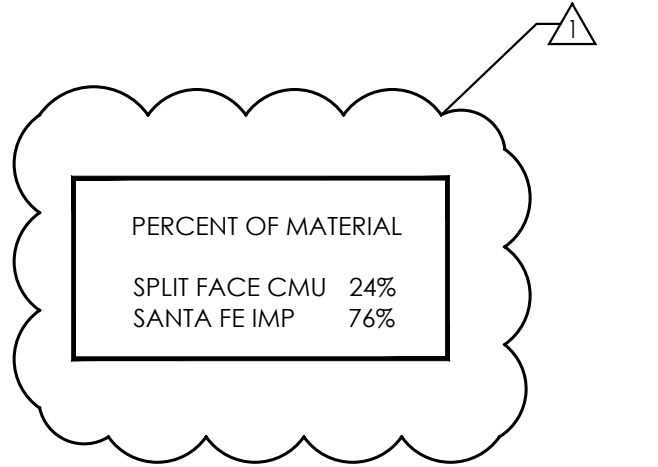
Page 101 of 295



02

West Elevation

SCALE: 3/32" = 1'-0"



01

East Elevation

SCALE: 3/32" = 1'-0"

18 AUG 2023

FOR
ERMIT
VIEW

**Design and original content
copyright ARCHONstudio LLC.
All rights reserved.**
Use, reuse, reproduction,
modification, transfer, or
publication is prohibited
without the written permission
of the copyright holder.

This Sheet is a part of Design / Contract Documents prepared by ARCHONstudio LLC, as dated, which must be read as a whole to be understood. Use of, or reliance on, incomplete or out-of-date Documents, or the "scaling" of drawings, is at the user's risk.

Drawing scales shown are correct for 22" x 34" sheets only.

**NEW STORAGE BUILDING
U-HAUL MOVING AND
STORAGE OF BENTONVILLE**
SE Corner of I-49 & Hwy 102 - Lot 7, Bentonville, AR 72712
for
AMERCO Real Estate Company
2727 North Central Avenue
Phoenix, AZ 85004

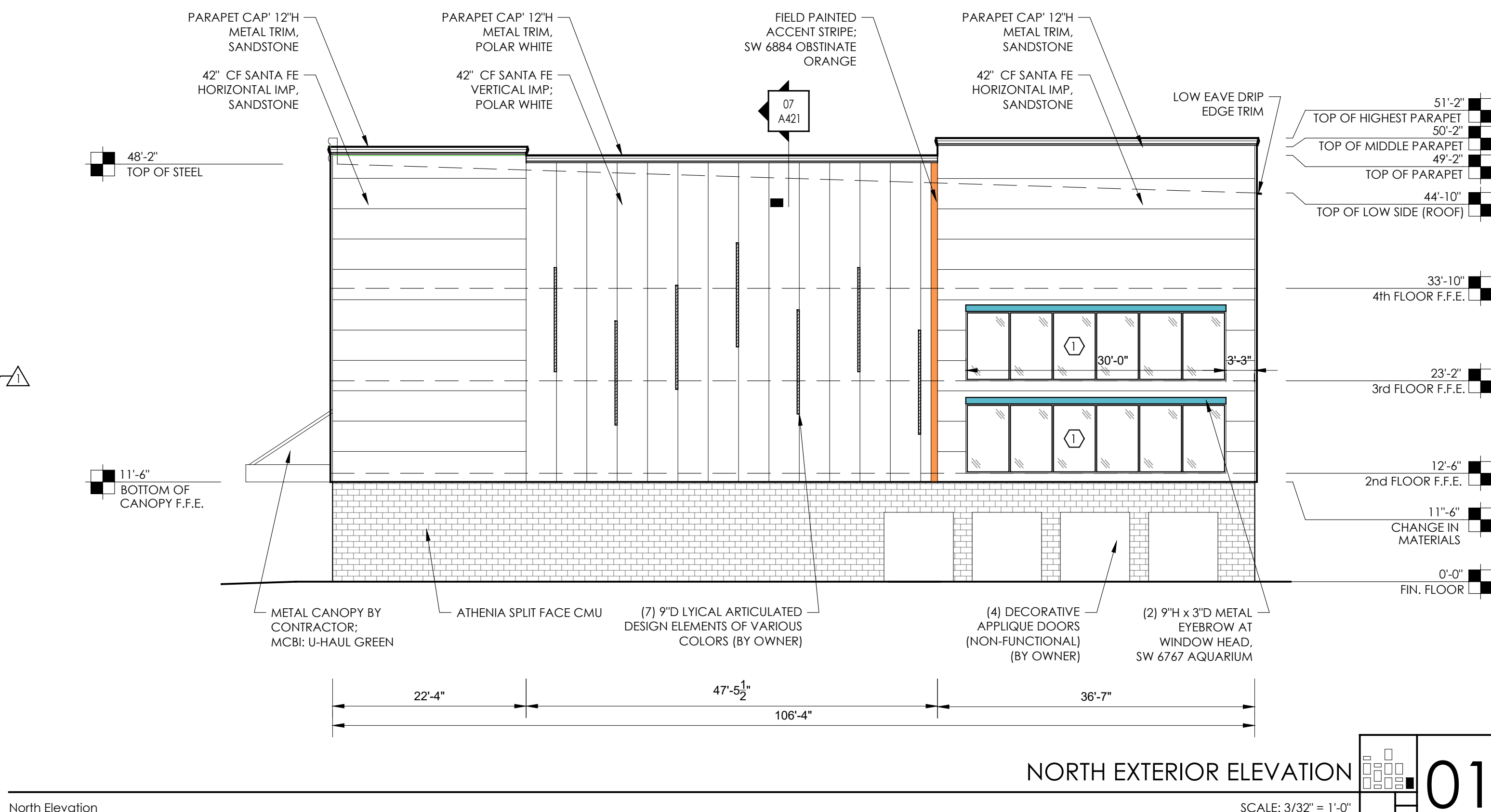
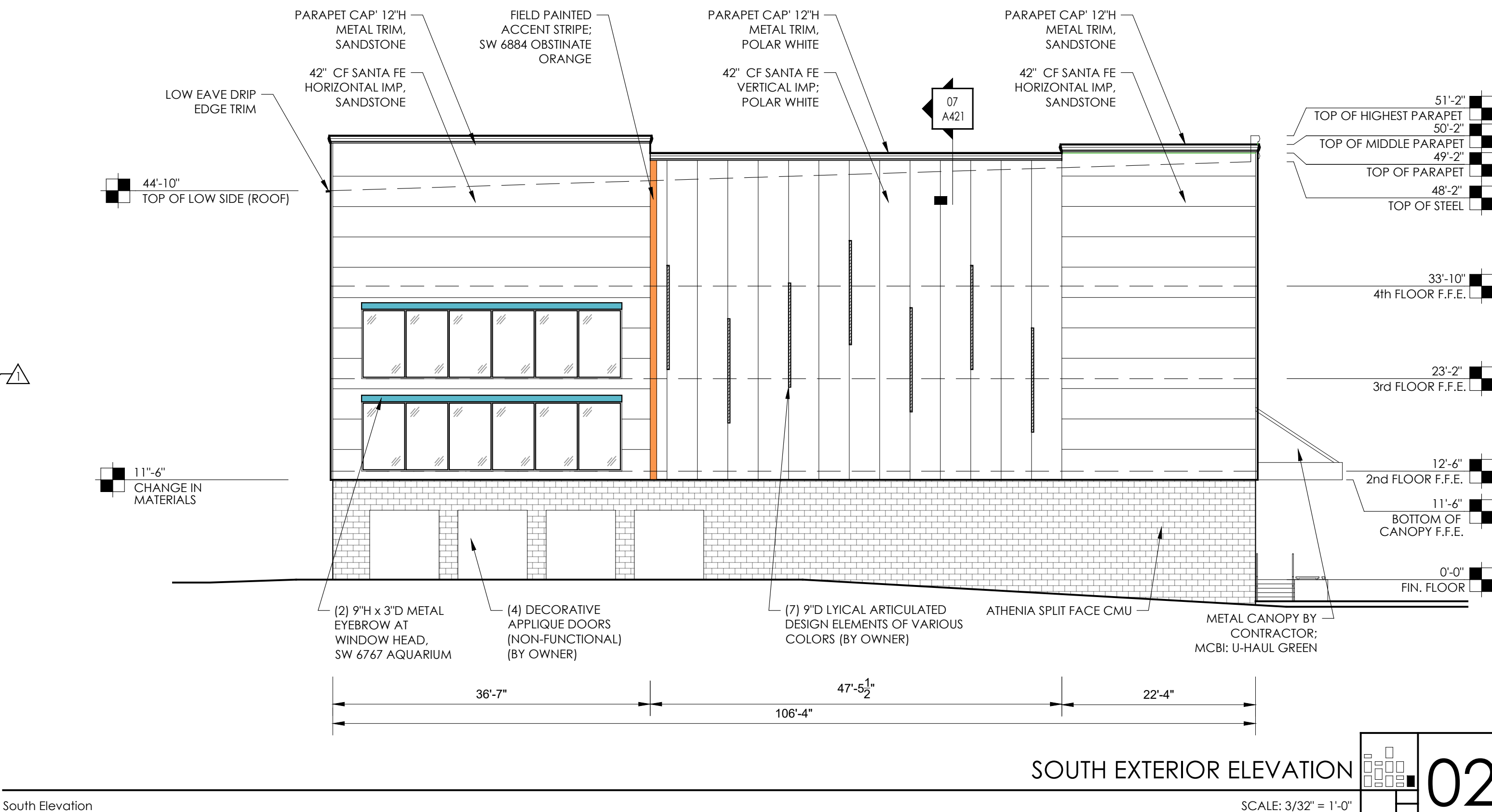
AS no: 22038.10
drawn: ecg/ew
checked: jcg
file: 22038.10 BASE
revisions:
① 10/13/2023

EXTERIOR ELEVATIONS

A312

ARCHONstudio LLC
7732 Goodwood Blvd.
Suite 207
Baton Rouge, LA 70806
225.923.3093

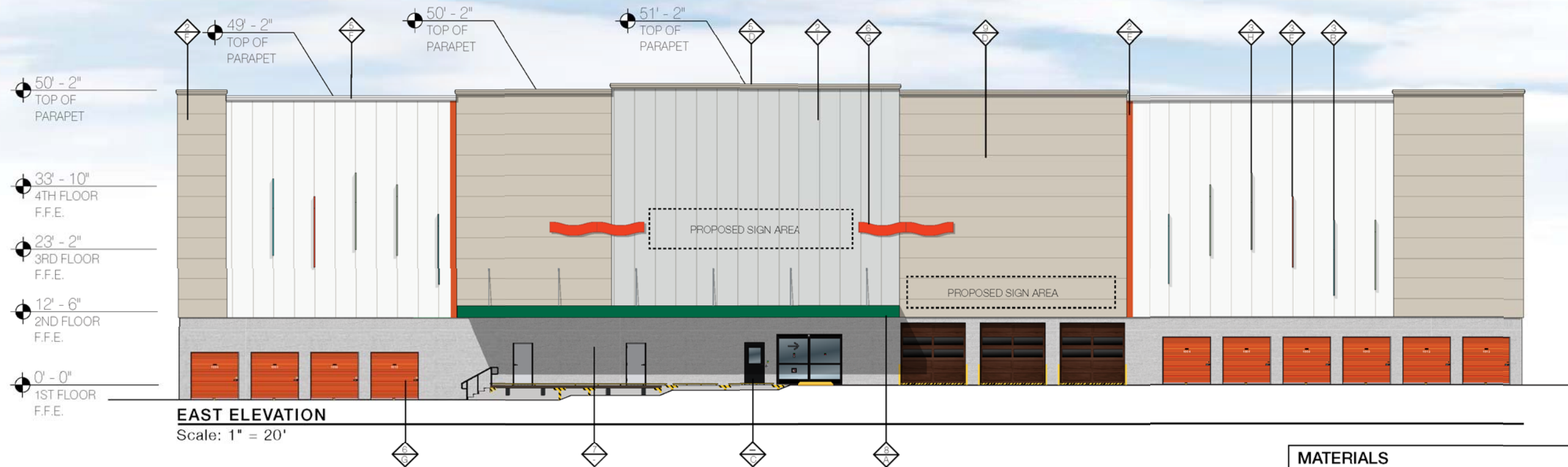
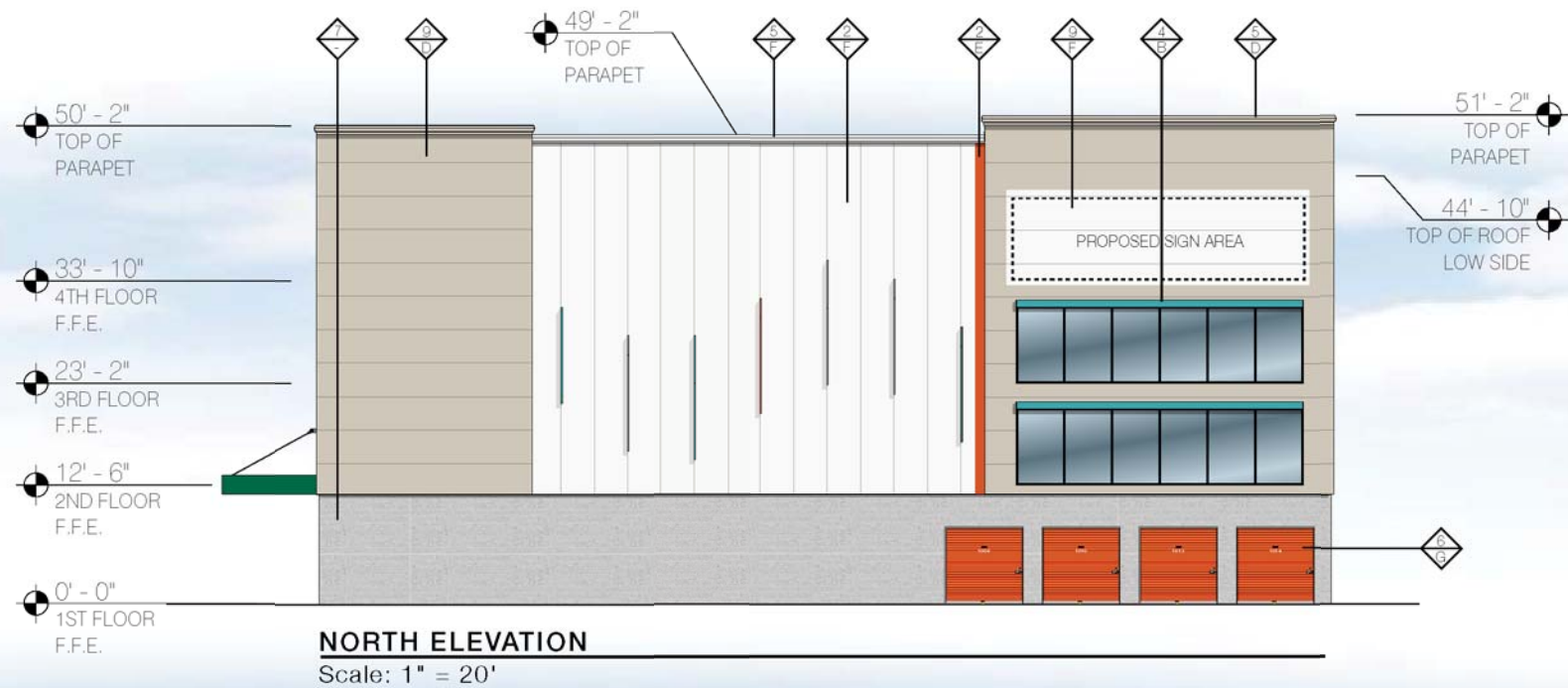
Page 102 of 295







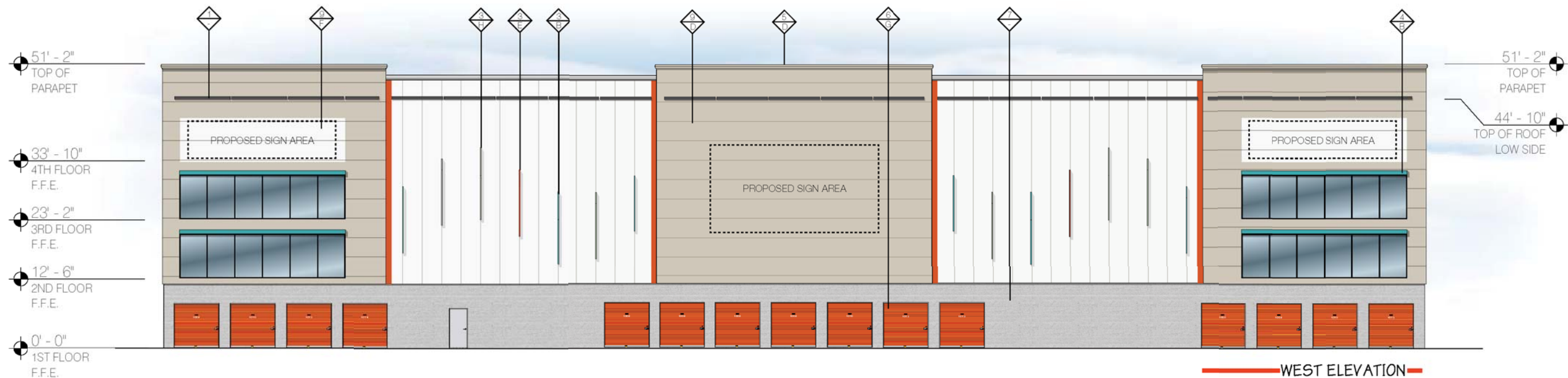




GENERAL NOTES:
D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. DO NOT CUT PANELS DUE TO PAINT VARIATIONS. CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CUTTING IMP.
D2 - THE PROPOSED PROJECT CONSISTS OF 42" WIDE IMP. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CHANGING THE PLACEMENT AND WIDTH OF THIS PANEL.

COLORS			
A	MBCI U-HAUL GREEN	H	SW 6451 NURTURE GREEN
B	SW 6767 AQUARIUM	I	SILVER METALIC
C	SW EGGHELL BLACK		
D	SANDSTONE		
E	SW 6884 OBSTINATE ORANGE		
F	POLAR WHITE		
G	SIERRA SUNSET		

MATERIALS	
1	SCUPPERS
2	42"W CF SANTA FE VERTICAL IMP
3	9"D LYRICAL ARTICULATED DESIGN ELEMENT
4	9"H x 3"D ARCHITECTURAL DETAILS
5	12"H ROOF TRIMS TYP.
6	ARCHITECTURAL DETAILS
7	ATHENIA SPLIT FACE CMU
8	2'H x 84'W x 10'D STORAGE: LOAD/UNLOAD AWNING
9	42"W CF SANTA FE HORIZONTAL IMP



GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. DO NOT CUT PANELS DUE TO PAINT VARIATIONS. CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CUTTING IMP.

D2 - THE PROPOSED PROJECT CONSISTS OF 42" WIDE IMP. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CHANGING THE PLACEMENT AND WIDTH OF THIS PANEL.

COLORS

A	MBCI U-HAUL GREEN	H	SW 6451 NURTURE GREEN
B	SW 6767 AQUARIUM	I	SILVER METALIC
C	SW EGGHELL BLACK		
D	SANDSTONE		
E	SW 6884 OBSTINATE ORANGE		
F	POLAR WHITE		
G	SIERRA SUNSET		

MATERIALS

1	SCUPPERS
2	42"W CF SANTA FE VERTICAL IMP
3	9"D LYRICAL ARTICULATED DESIGN ELEMENT
4	9"H x 3"D ARCHITECTURAL DETAILS
5	12"H ROOF TRIMS TYP.
6	ARCHITECTURAL DETAILS
7	ATHENIA SPLIT FACE CMU
8	2'H x 84'W x 10'D STORAGE: LOAD/UNLOAD AWNING
9	42"W CF SANTA FE HORIZONTAL IMP



A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Colors and Materials

SHEET 05



Mallard Meadows

Southeast Corner of Ginn Road and Brookside Road

PC Date: 12/5/2023

Staff Report Details

Project Number	LSD23-0035
Applicant / Current Owner	Route 71 Construction Company, LLC
Site Area	+/- 9.87 Acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Agriculture
Requested Future Land Use Map Designation	N/A
Development Type / Use	Townhomes for rent
Related projects	WAV23-0014 was approved by the Planning Commission on September 5, 2023, to forego improvements to the bridge on Ginn Road at the southwest corner of the project.

Property Description

This property is located on the southwest corner of the intersection of Ginn and Brookside Roads. It is currently zoned R-2, Medium Density Two Family and Townhome Residential, with a Future Land Use Classification of Agriculture. This property is currently undeveloped.

Project Details

A large-scale development proposing the development of 60 two-bedroom units and 34 three-bedroom units (94 total units) that will all be located on a single lot and will be leased individually. All units are proposed to be single-story structures. The development requires two parking spaces per dwelling unit and meets that requirement by providing, at a minimum, a single-car garage and driveway parking space for each unit. Landscaping, grading/drainage, site amenities, and Maser Street Plan improvements are all in compliance with the requirements of the Land Development Code. There are two means of access proposed: one entrance from Ginn Road and one entrance from Brookside Road. All roads within the project are private. In addition to the primary material of brick, the applicant has chosen to utilize the Special Use Primary Material of fiber cement siding. See attached 3-D renderings, cut sheets, and warranty

Project Details

information regarding the fiber cement siding selected by the applicant.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

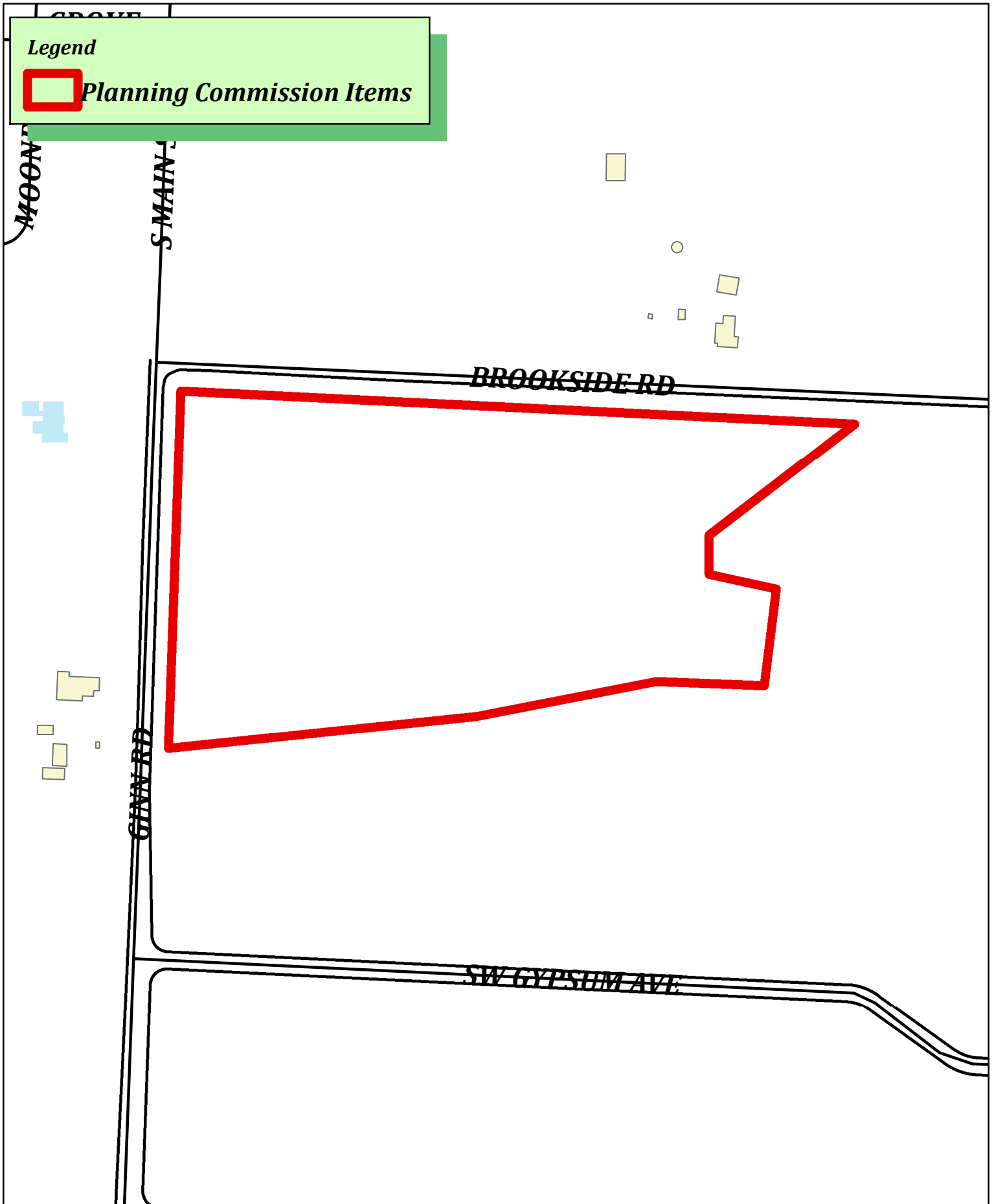
The proposed large-scale development meets the minimum requirements of the Land Development Code. Therefore, staff recommends approval of the large-scale development.

Additional Details

Legend



Planning Commission Items

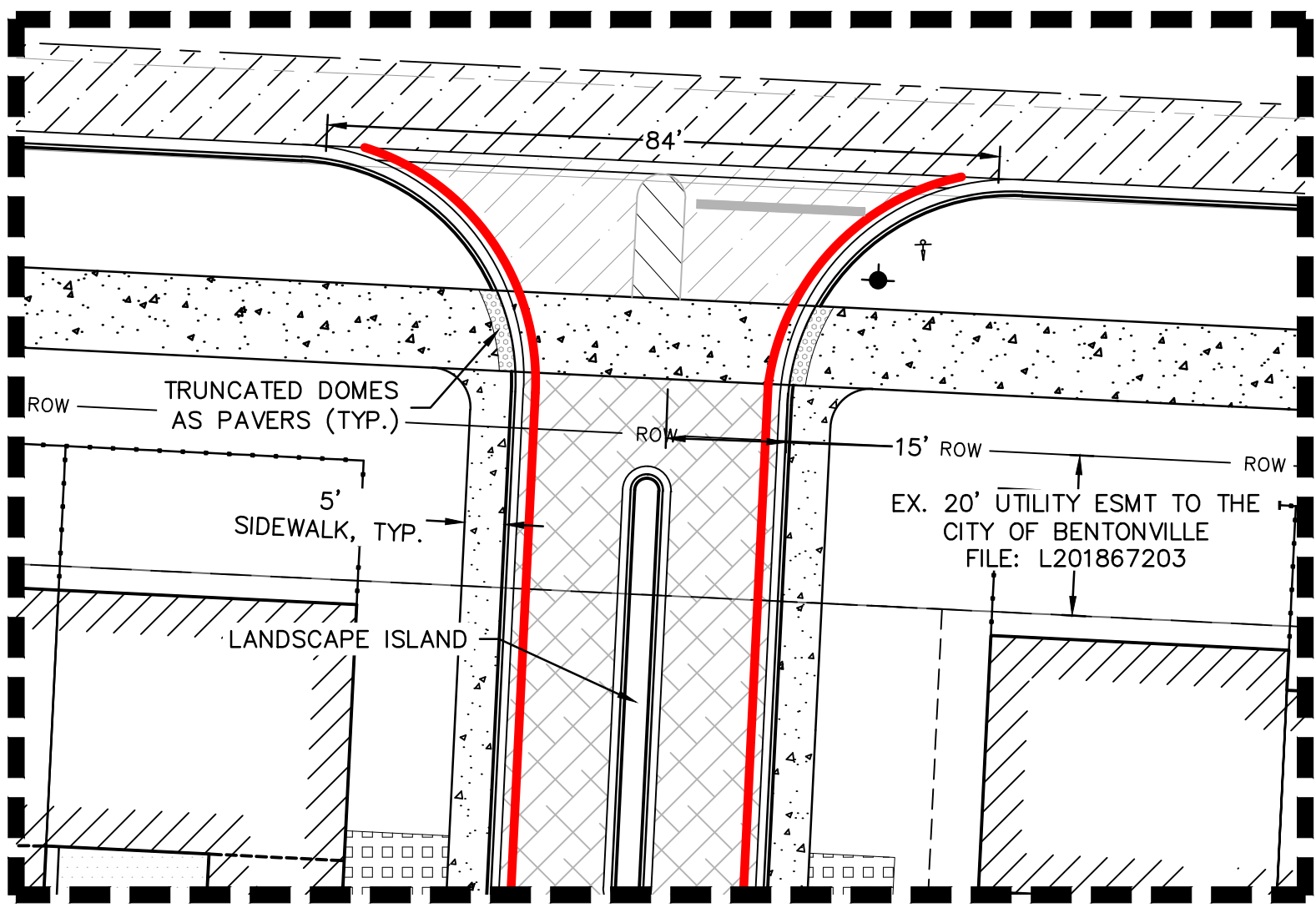


LSD23-0035
Route 71 Construction LLC
Brookside Townhomes



SITE DATA		
PROPOSED USE	RESIDENTIAL TOWNHOMES	
PRESENT USE	VACANT	
ZONING	R-2 DUPLEX & PATIO HOME	
PARCEL #	01-18729-007	
PROPOSED LOT SIZE	±9.87 ACRES / 429,763 SF	
UNIT COUNT / MIX	94 / (60) 2-BED, (34) 3-BED	
BUILDING HEIGHT	± 27'-11.75"	
PROPOSED GROSS FLOOR AREA	±215,992 SF	
REQUIRED PARKING	2 SPACES PER DWELLING UNIT	
PROPOSED PARKING	2 SPACES PER DWELLING UNIT - SINGLE CAR GARAGE & DRIVEWAY -	
SETBACKS	FRONT	20'
	INTERIOR SIDE	7'
	EXTERIOR SIDE	20'
	REAR	25'
BUILDING AREA	±107,996 SF	
MAX BUILDING COVERAGE	25%	
MAX IMPERVIOUS SURFACE	51%	
MAX LOT COVERAGE	REQUIRED	70% EXTERIOR/CORNER LOT
	PROVIDED	51%

TOWNHOUSE AREA		
TH 1	5,802 SF	
TH 2	5,506 SF	
TH 3	3,422 SF	
TH 4	3,422 SF	
TH 5	5,795 SF	
TH 6	4,760 SF	
TH 7	5,802 SF	
TH 8	2,380 SF	
TH 9	5,209 SF	
TH 10	4,464 SF	
TH 11	5,798 SF	
TH 12	3,422 SF	
TH 13	4,464 SF	
TH 14	3,718 SF	
TH 15	5,802 SF	
TH 16	5,802 SF	
TH 17	4,464 SF	
TH 18	3,715 SF	
TH 19	3,422 SF	
TH 20	3,715 SF	
TH 21	5,505 SF	
TH 22	5,802 SF	
TH 23	5,802 SF	



DETAIL 1
SCALE 1"=20'

PAVEMENT MARKING NOTES:

1. DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ENGINEER.
2. ALLOW CONCRETE PAVING TO AGE FOR 28 DAYS BEFORE MARKING.
3. ALL PAVEMENT SURFACES SHALL BE CLEANED/CLEARED OF ANY DEBRIS OR CURING COMPOUNDS IN ACCORDANCE WITH MANUFACTURES REQUIREMENTS PRIOR TO ANY MARKING APPLICATIONS.
4. DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
5. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.
6. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROFESSIONAL FAST DRY ACRYLIC LATEX TRAFFIC MARKING PAINT OR EQUAL, USE WHITE, BLUE OR YELLOW, WHERE APPROPRIATE. UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
A. BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE WHITE COLOR.
B. PORTLAND CEMENT CONCRETE PAVING: USE WHITE COLOR.
C. ADA ACCESSIBLE PARKING AND ENTRYWAYS: USE BLUE COLOR.
D. PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.
7. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
8. DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. ADA ACCESSIBLE PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL ACCESSIBLE SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.

NOTES:

1. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL STORM LINES SHOWN OUTSIDE OF THOSE ALONG GINN RD. & BROOKSIDE RD. ARE PART OF THE PRIVATE DRAINAGE SYSTEM FOR THE DEVELOPMENT.
3. ALL MECHANICAL EQUIPMENT (ROOF & GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDINGS, TYPICAL.
4. ALL SIGNAGE BY SEPARATE PERMIT.
5. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
6. BEUD DESIGN LAYOUT DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE / UTILITY PLAN.
7. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE BEUD WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
8. PER CITY CODE AMENDMENT 503.31, FIRE LANE CURBS SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25'. MARKINGS SHALL BE NO MORE THAN 10' FROM EACH END OF THE CURB. THE CURB SHALL BE FULLY PAINTED, OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6" WIDTH. LETTERING SHALL BE 4" IN HEIGHT WITH 1" BRUSH STROKES AND PAINTED WHITE.
9. ALL PROPOSED SIGNAGE TO REQUIRE SEPARATE PERMIT.
10. NOTHING IS ALLOWED WITHIN 3' AND 8' IN HEIGHT WITHIN THE SITE TRIANGLES SHOWN.
11. THE PROJECT IS NOT WITHIN AN AIRPORT ZONE AND DOES NOT EXCEED FAA NOTICE CRITERIA.
12. TRASH TO BE HELD AT EACH UNIT, PICKED UP FROM MOUTH OF DRIVEWAY, AND STORED AT FACE OF UNIT OR IN GARAGE WHEN NOT IN USE.
13. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
14. ALL TREES SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.

LEGEND

— ROW	RIGHT-OF-WAY LINE
— P	PROPERTY/LEASE LINE
—	PROP. BUILDING SETBACK
---	UTILITY EASEMENT
---	FIRE LANE STRIPING
---	RETAINING WALL
△	BENCHMARK
□	EXIST. LIGHT POLE
□	EXIST. TRANSFORMER
□	EXIST. WATER METER
□	EXIST. GRATE INLET
□	EXIST. POWER POLE
□	EXIST. POWER POLE W/ LIGHT
□	EXIST. STEEL POST
□	EXIST. WATER VALVE

BENCHMARK:

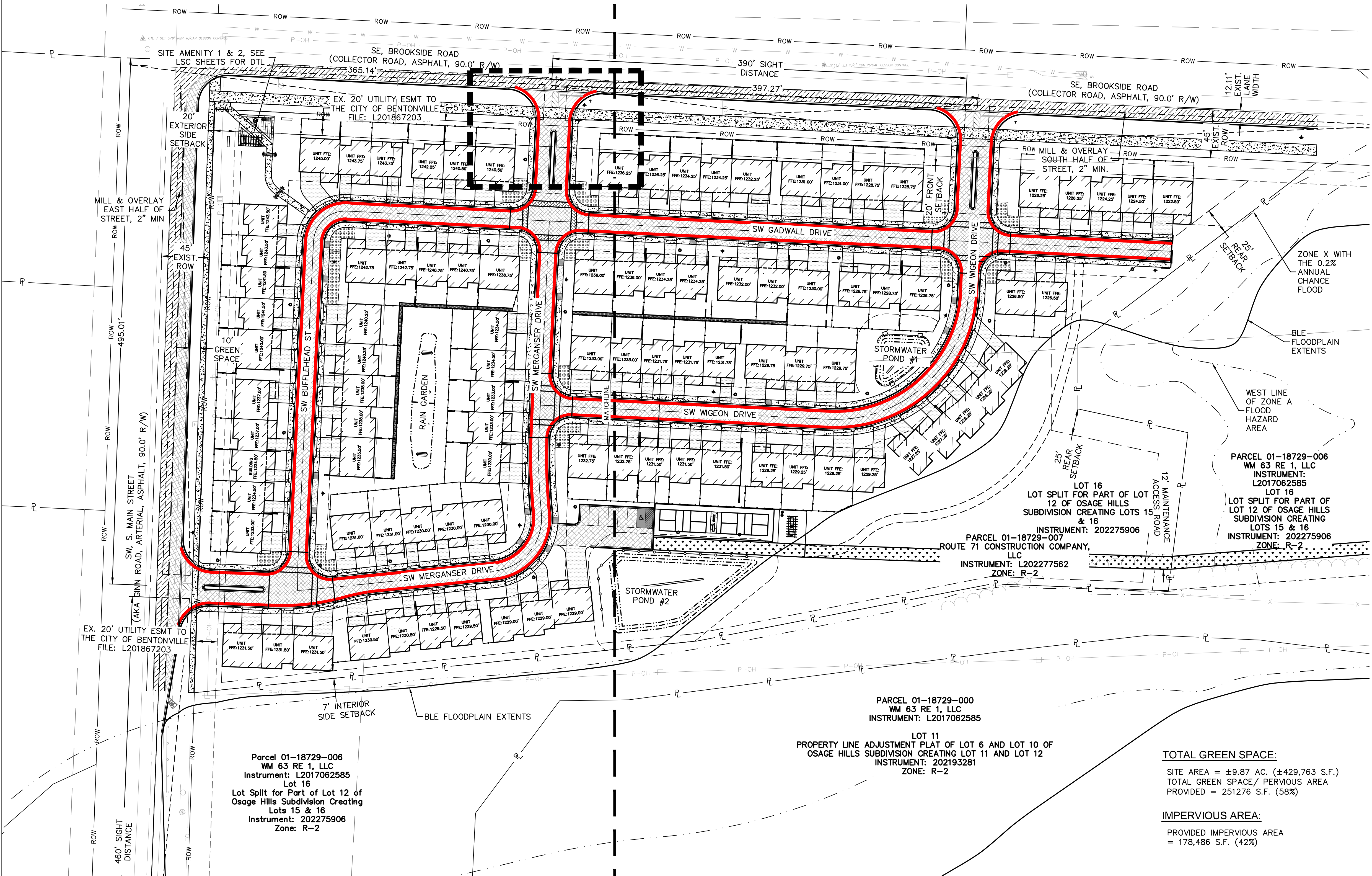
BENCHMARK #1
N: 738399.7960 E: 639271.4990
RIM ELEV. = 1250.424
BENCHMARK #2
N: 738374.6120 E: 639912.8580
RIM ELEV. = 1237.278
BENCHMARK #3
N: 738297.7630 E: 640712.7340
RIM ELEV. = 1218.765
BENCHMARK #4
N: 737406.3060 E: 639294.9950
RIM ELEV. = 1232.868

TOTAL GREEN SPACE:

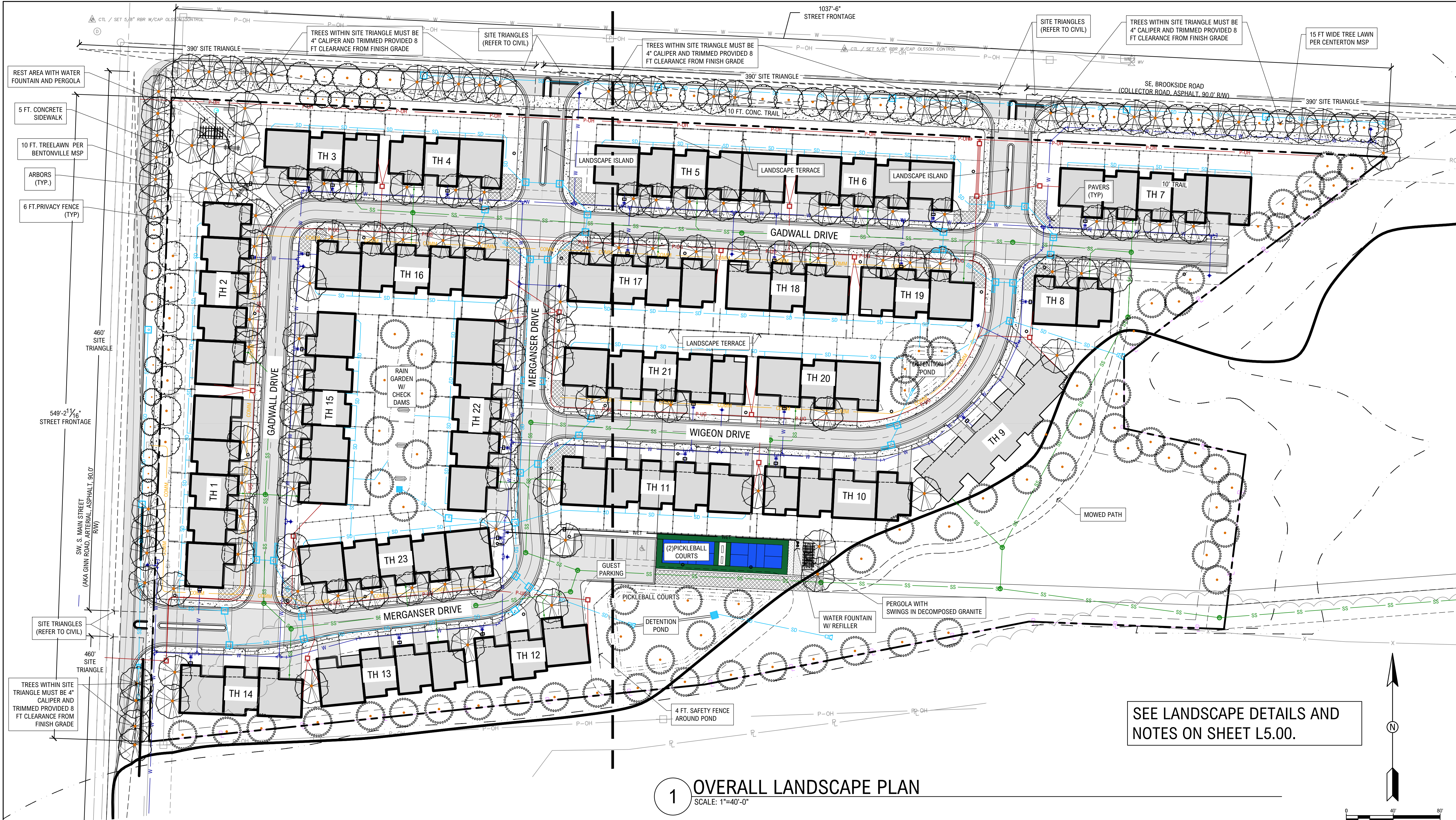
SITE AREA = ±9.87 AC. (±429,763 S.F.)
TOTAL GREEN SPACE/ PERVIOUS AREA
PROVIDED = 251276 S.F. (58%)

IMPERVIOUS AREA:

PROVIDED IMPERVIOUS AREA
= 178,486 S.F. (42%)



REVISIONS			
TAG	REV#	DATE	DESCRIPTION



1 OVERALL LANDSCAPE PLAN
SCALE: 1"=40'-0"

PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	REMARKS
SHADE TREES						
	70	Fire Master™ Tupelo	Nyssa sylvatica 'PRP1'	2.5" Cal.	B&B	Strong central leader, symmetrical shape
	135	Princeton American Elm	Ulmus americana 'Princeton'	3" Cal.	B&B	Strong Central Leader, symmetrical shape
	25	Prominence® Shumard Oak	Quercus shumardii 'QSSTH'	2.5" Cal.	B&B	
SMALL TREES						
	19	Sassafras	Sassafras albidum	2" Cal.		

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS

PROPERTY INFORMATION:
ZONING: R-2 (MEDIUM DENSITY AND TOWNHOME RESIDENTIAL)

STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS (SEC. 1400.06)

	REQUIRED:	PROVIDED:
MINIMUM BUFFER WIDTH	20 FT.	20 FT.
MINIMUM TREE PLANTING (1 PER 20 LF OF FRONTAGE)		
BROOKSIDE: 1037.5/20 = 51.8	52 TREES	52 TREES
GINN RD: 549 LF / 20 = 27.45	27 TREES	27 TREES

PERIMETER LANDSCAPE STRIP REQUIREMENTS (SEC. 1400.07)

	REQUIRED:	PROVIDED:
MINIMUM WIDTH (SIDE AND REAR)	7 FT.	7+ FT.
MINIMUM TREE PLANTING (1 PER 50 LF OF PROPERTY LENGTH)		
SOUTH SIDE: 924.3 LF/50 = 18.5	19 TREES	19 TREES
EAST SIDE: 598.3 LF / 20 = 27.45	30 TREES	30 TREES
MINIMUM 50% TO BE SHADE TREES		
SOUTH SIDE: 50% OF 19 TREES	9.5 SHADE TREES	19 TREES
EAST SIDE: 50% OF 30 TREES	15 SHADE TREES	30 TREES

INTERIOR PARKING LOT REQUIREMENTS (SEC. 1400.08)

	REQUIRED:	PROVIDED:
MINIMUM GREENSPACE AREA (8%)	250 SF	
8% OF 3121 SF = 249.68	NONE	NONE
INTERNAL PLANTING ISLANDS	1	1
EXTERNAL PLANTING ISLANDS	1	1
MIN. SIZE (9X19)	YES	YES
MIN. TREE (1 PER ISLAND)	1	1
CONTINUOUS PLANTING ISLAND	NONE	NONE

SCREENING REQUIREMENTS (SEC. 1400.09)

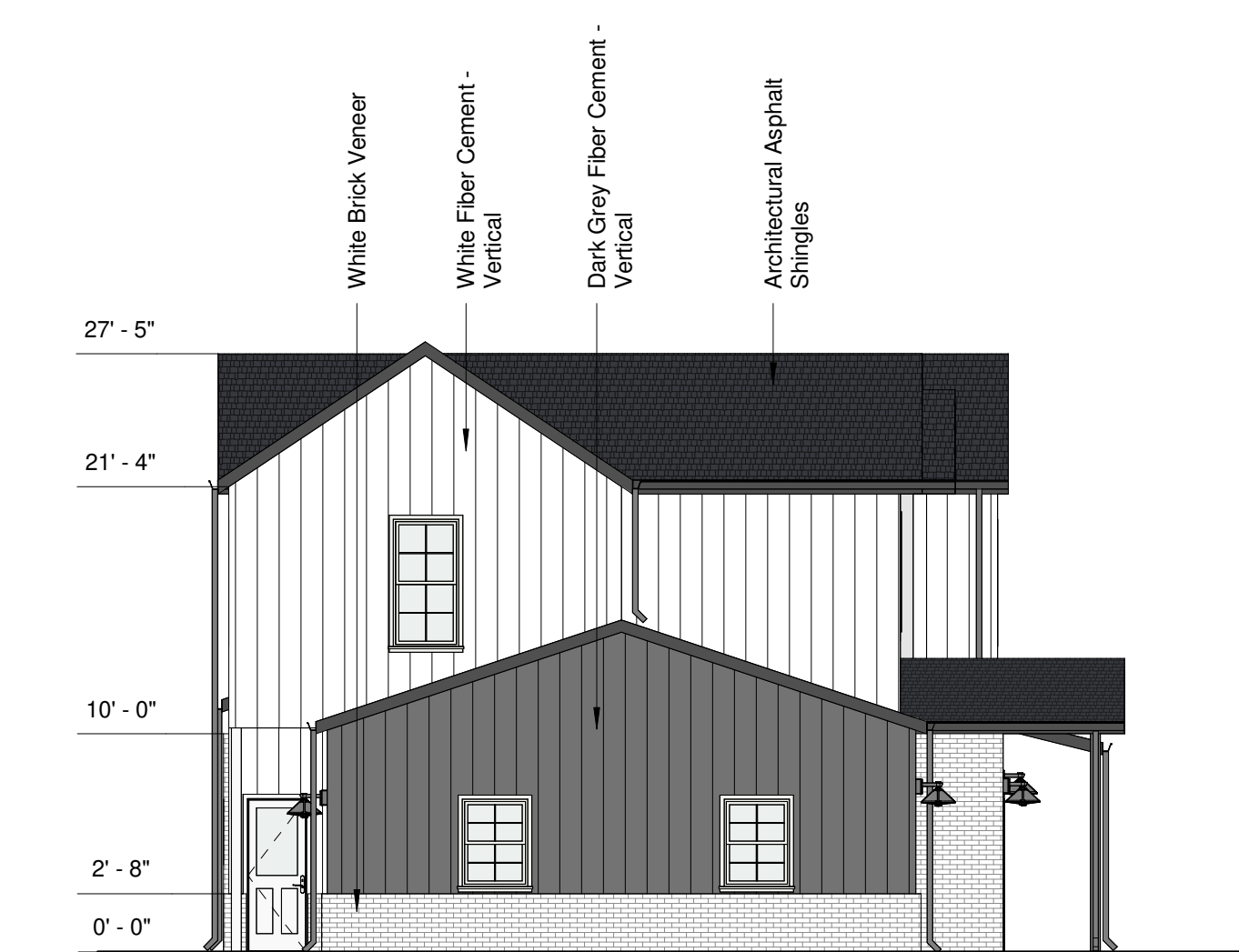
	REQUIRED:	PROVIDED:
SURROUNDING USES		
NORTH: BROOKSIDE ROAD	NONE	NONE
SOUTH: VACANT - FLOODPLAIN	NONE	NONE
EAST: VACANT - FLOODPLAIN	NONE	NONE
WEST: GINN RD	NONE	NONE

LANDSCAPE LOCATION AND UTILITY CLEARANCE (SEC. 1400.12)

	REQUIRED:	PROVIDED:
TREES SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE	YES	YES
TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25 FT	YES	YES
TREES SHALL NOT BE WITHIN FIVE (5) FEET OF ANY UNDERGROUND UTILITIES	YES	YES
TREES SHALL NOT BE WITHIN 10 FT FROM THE SIDES WITH DOORS AND 3 FEET FROM ALL PAD MOUNTED ELECTRIC EQUIPMENT	YES	YES
TREES SHALL NOT BE WITHIN 3 FT OF A FIRE HYDRANT	YES	YES

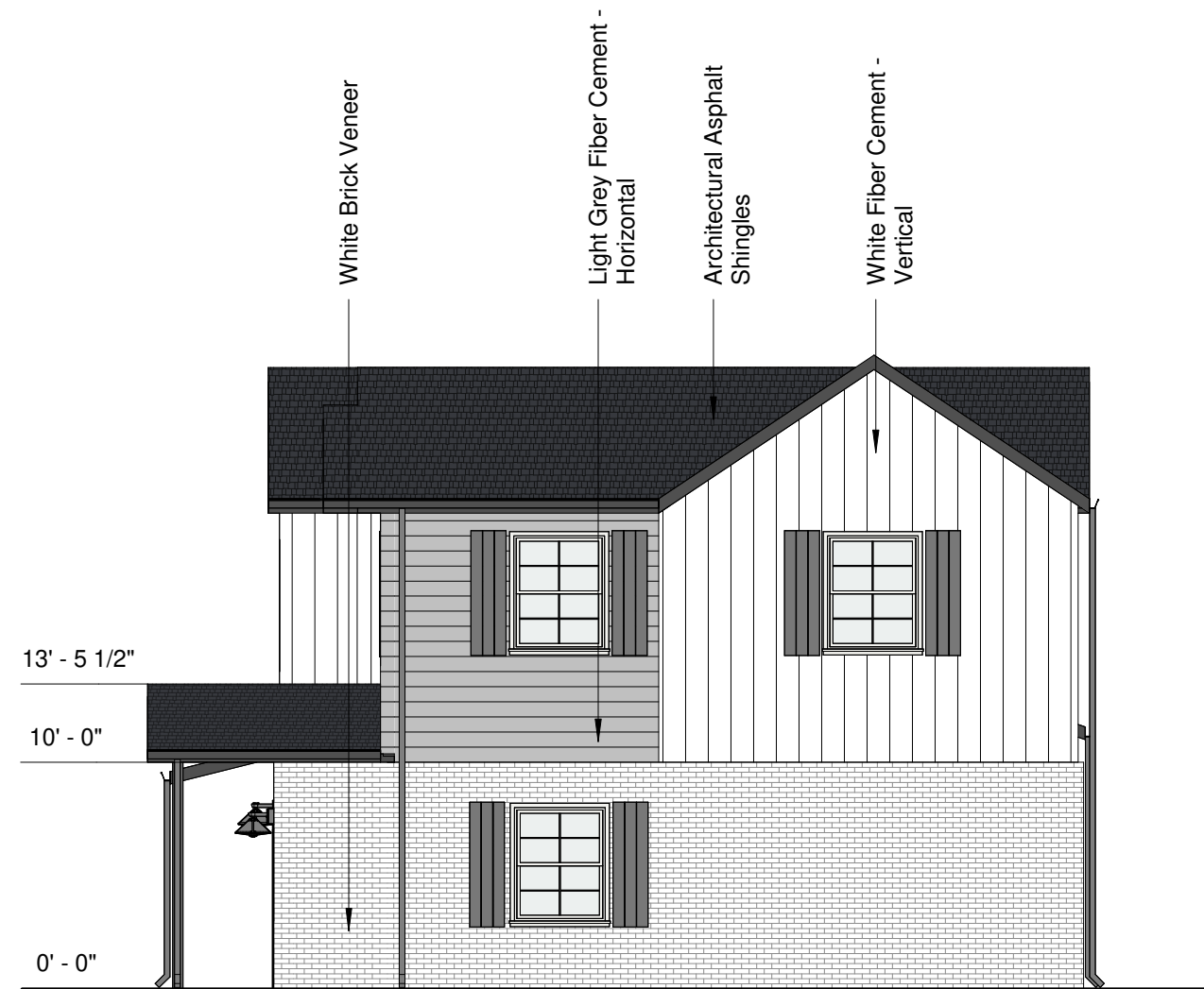
REVISIONS			
TAG	REV-X	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS



3 Typical Side Elevation
1/8" = 1'-0"

Total Wall Area	=	805 sf
Brick Veneer	=	117 sf (14%)
Fiber Cement	=	611 sf (76%)
Doors/Windows	=	77 sf (10%)



4 Typical Side Elevation
1/8" = 1'-0"

Total Wall Area	=	805 sf
Brick Veneer	=	334 sf (41%)
Fiber Cement	=	401 sf (50%)
Doors/Windows	=	70 sf (9%)

Exterior Materials



Gray Architectural Shingles



White Windows



Shutters - Charcoal



Trim/Gutters/Downspouts - Charcoal



Fiber Cement, Prefinished



Brick Veneer - Light Grey/Cream



2 Typical Combined Rear Elevation (2 3-Bed & 4 2-Bed Units)
1/8" = 1'-0"

Total Wall Area	=	3541 sf
Brick Veneer	=	650 sf (19%)
Fiber Cement	=	2491 sf (70%)
Doors/Windows	=	400 sf (11%)



1 Typical Combined Front Elevation (2 3-Bed & 4 2-Bed Units)
1/8" = 1'-0"

Total Wall Area	=	3485 sf
Brick Veneer	=	824 sf (24%)
Fiber Cement	=	2137 sf (61%)
Doors/Windows	=	524 sf (15%)

Brookside Townhomes

08/15/2023
LSD23-0041





September 26, 2023

RE: Special Use Primary Material Use – Brookside Townhomes Project

City of Bentonville Planning Commission,

On behalf of the developers, please accept this letter in regards to the use of a special use primary material throughout the project. This project is located at the SE corner of Ginn and Brookside and will contain approximately 95 townhomes with a mix of two and three bed units, all of which will be two-story units. We would like to request the use of Fiber Cement Panels (specifically Hardie Panel with Hardie Trim Batten and Hardie Plank, refer to included cut sheets) as the primary materials on this project. We will also be using brick veneer as a wainscot and second primary material (refer to color elevations for calculations), but due to the scale of the project, fiber cement both helps with the residential feel and a lighter appearance than full masonry facades. The fiber cement products come with a 30-year warranty to comply with the code requirements, which is also included in this submittal. Overall, the use of the fiber cement panels as the primary materials will present this as a great looking development with high quality and long-lasting materials that will elevate this quickly growing area of the city. If you have any questions, please feel free to contact me at the number or email below.

Thank you,

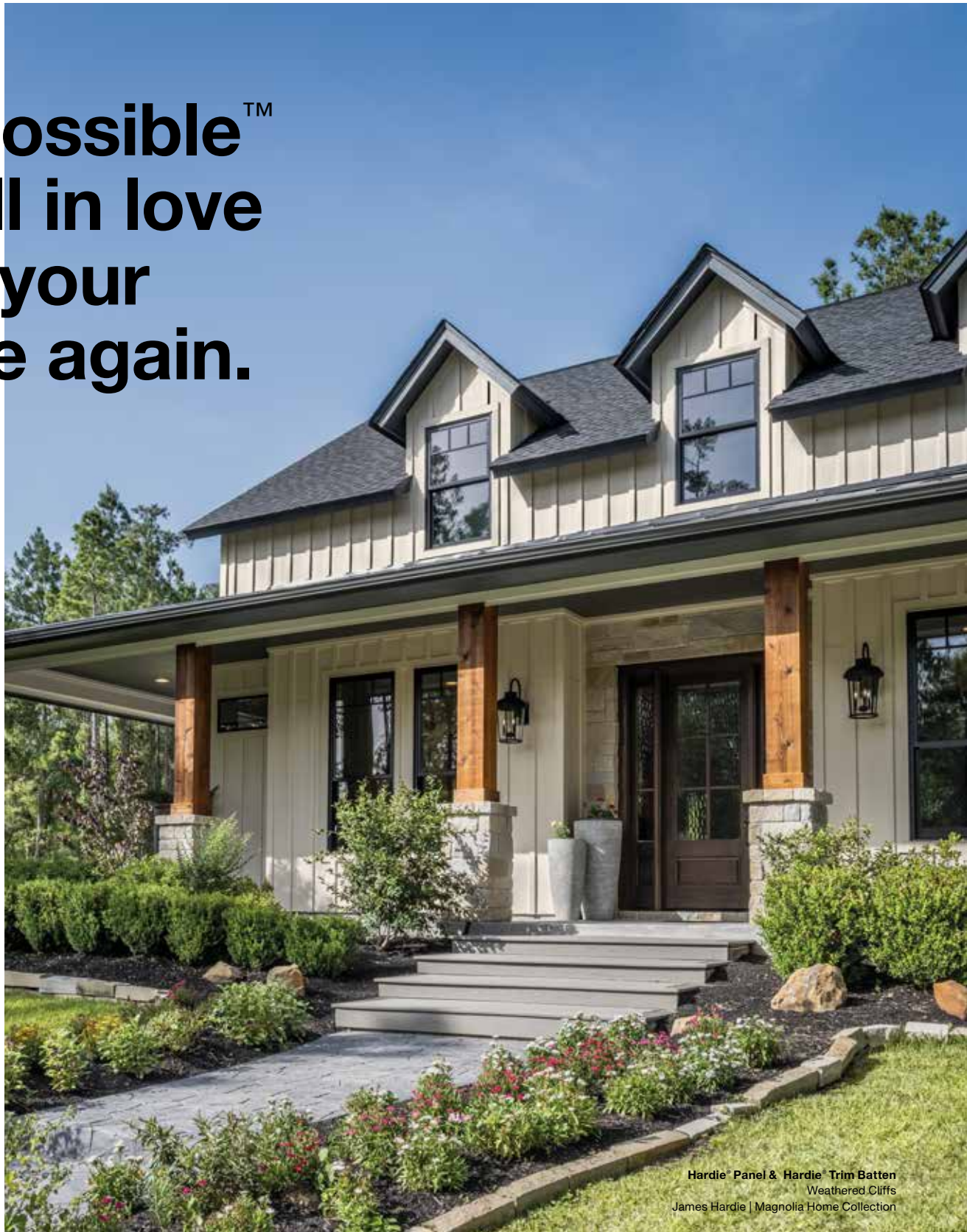


Randall Hurban, AIA

rh Architectural Designs, LLC
479-841-5541
randallhurban@outlook.com

**It's Possible[™]
to fall in love
with your
home again.**

South Central Product Catalog



Hardie® Panel & Hardie® Trim Batten
Weathered Cliffs
James Hardie | Magnolia Home Collection

4	Endless Design Possibilities
6	Inspiration
8	Statement Collection® Products
10	Dream Collection® Products
12	James Hardie Magnolia Home Collection
18	Hardie® Plank
20	Hardie® Shingle
22	Hardie® Panel
24	Hardie® Trim
26	Hardie® Soffit
28	Hardie® Artisan Siding
30	Complete Exterior by James Hardie™
32	Trusted Protection
34	Tougher than the Elements
36	Hardie™ Zone System
38	Unique Formulation
40	Sustainability
42	Long-Lasting Beauty
44	Finishing Technology
46	The James Hardie Difference
48	Warranty
50	Hardie™ Weather Barrier



Now is the time
to bring your
vision to life.

With endless design possibilities that embody your aesthetic, no matter how unique, Hardie® fiber cement exterior solutions give your home a beautiful design without having to sacrifice durability and protection. Trusted by homeowners on over 10 million homes* from coast to coast, and rated the #1 brand of siding in North America, it's clear that the vast product offerings from James Hardie can make the home you've always wanted possible. **Revel in the beauty of your home's gorgeous exterior with the unprecedented peace of mind that only Hardie® products can provide.** With James Hardie, your dream home is possible.

ENDLESS DESIGN POSSIBILITIES	With a wide variety of colors, products and textures, you can create the personalized home exterior design that reflects your unique style – and that you'll love for years to come.
TRUSTED PROTECTION	Hardie® fiber cement products resist fire, moisture and extreme weather, and hold no appeal for pests. All to help protect your home, and everything you cherish.
LONG-LASTING BEAUTY	Enjoy the peace of mind that comes with a low-maintenance exterior, backed by a 30-year non-prorated substrate warranty.**



**Endless
design
possibilities.**

**Endless ways
to express
yourself.**



Products and colors that complement any style.

With a wide portfolio of products and nearly 700 pre-finished colors, creating your perfect design style is possible with Hardie® products.

Modern

Whether you crave clean lines and sleek profiles or bold hues, you'll find the perfect colors and styles to add a modern flair to your home that will be sure to make a lasting statement in your neighborhood.

Transitional

Transitional styles beautifully combine contemporary and traditional elements to create a design style that stands out. Mix your favorite profiles and colors to create a fresh look you'll love for years.

Traditional

Traditional homes offer timeless beauty that never goes out of style. Achieve the perfect balance between your home's character and your personal style with a variety of colors and products that add undeniable charm.



Hardie® Panel &
Hardie® Trim Batten
Volcano Gray



Hardie® Shingle Kelly Green
Hardie® Trim Cobble Stone



Hardie® Panel & Hardie® Trim Batten Arctic White
Hardie® Plank Arctic White



Hardie® Panel Inlet Blue



Hardie® Shingle Cobble Stone
Hardie® Trim Arctic White



Hardie® Plank Navajo Beige
Hardie® Trim Timber Bark

Statement Collection® Products

It's your turn to let your home stand out with our Statement Collection® products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

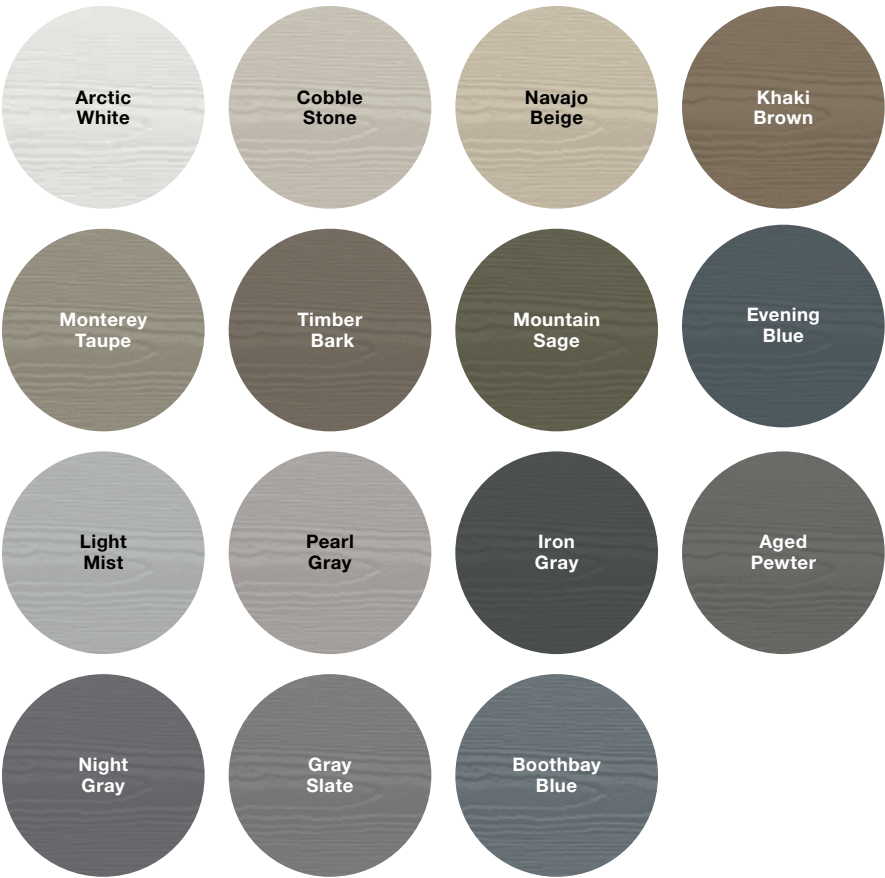
COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.



Scan code to request a sample.

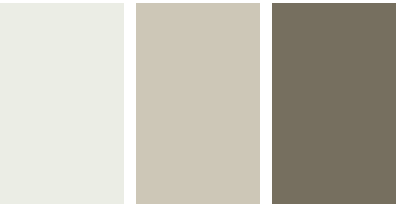
Hardie® Plank Color Offering



Hardie® Panel & Trim Batten Color Offering

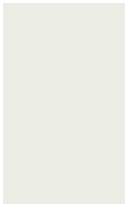


Hardie® Trim Color Offering



Arctic White Cobble Stone Timber Bark

Hardie® Soffit Color Offering



Arctic White

Hardie® Plank

Thickness 5/16 in
Length 12 ft planks

Select Cedarmill®

Width 8.25 in

Exposure 7 in



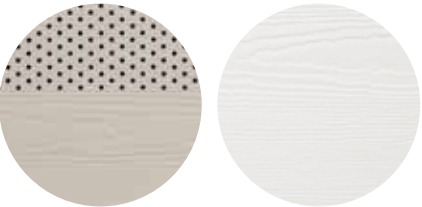
Hardie® Soffit

Thickness 1/4 in

Vented and Non-Vented Select Cedarmill®

Width 16 in

Length 12 ft



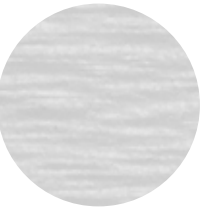
Hardie® Trim

Thickness .75 in

4/4 Rustic Grain

Width 3.5 in 5.5 in 7.25 in

Length 12 ft



Hardie® Panel

Thickness 5/16 in

Select Cedarmill®

Size 4 ft x 10 ft



Batten Boards

Rustic Grain

Thickness .75 in

Width 2.5 in

Length 12 ft

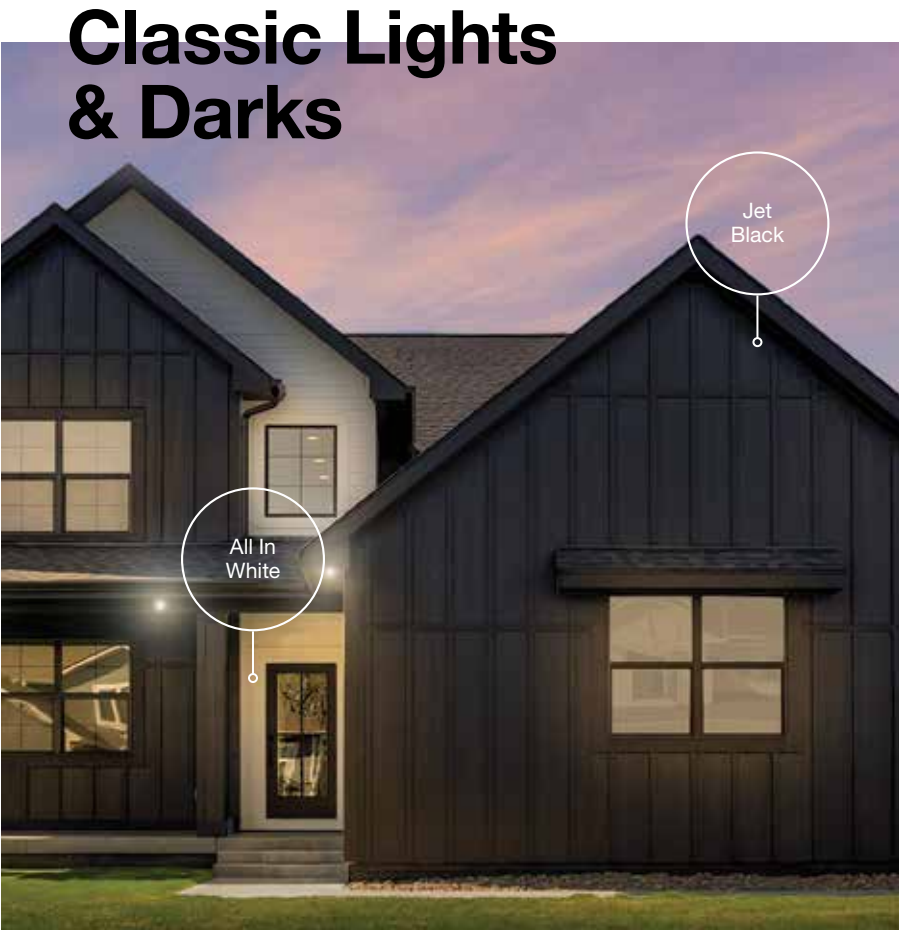


Dream Collection® Products

Looking to further express your sense of style? Look to our Dream Collection® products.

- Featuring a color palette of nearly **700 ColorPlus® Technology** finishes
- Made to order in a wide array of Hardie® siding and trim styles
- Matches elevated design flexibility with the uncompromising performance of our fiber cement products

To see the full 700-color range of the Dream Collection® products, visit jameshardie.com/dream



Scan code to view colors and request a product sample.





MAGNOLIA HOME



Hardie® Shingle Straight Edge Panel
It's About Thyme

“CHIP AND I WERE REALLY EXCITED TO COLLABORATE WITH JAMES HARDIE. OUR AIM IS ALWAYS TO NOT ONLY GIVE CLIENTS A BEAUTIFUL HOME, BUT ONE THAT WILL STAND THE TEST OF TIME.

— Joanna & Chip Gaines



introducing the
MAGNOLIA HOME | JAMES HARDIE
COLLECTION

We’ve partnered with Magnolia Home to create an inspired collection of exteriors in colors, styles and textures curated by Joanna Gaines to transform your home into your favorite place to be. This collection was created to help simplify the process of re-siding your home, so you can design with confidence. You’ll have added peace of mind knowing your project is backed by the trusted protection and long-lasting beauty of the recognized leader in exterior siding, James Hardie.



EVERY HOME
TELLS A STORY

When it comes to design, Joanna’s favorite style is anything that’s beautiful and timeless and tells a unique story. That’s what made the idea of partnering with James Hardie so easy. With the beautiful, nature-inspired colors and styles of Hardie® siding and trim curated for this collection, Jo created an inspiring palette of possibilities. She’s made it easy for homeowners to choose what they want for their exterior transformation.

The Magnolia Home | James Hardie Collection can help you create an exterior you love.

“WHEN PEOPLE TELL THEIR OWN STORY RATHER THAN FEELING PRESSURE TO FIT WITHIN A SPECIFIC STYLE, THERE’S MORE FREEDOM - AND THEIR SPACE BEGINS TO FEEL LIKE HOME.”

— Joanna Gaines



STYLES

find your perfect mix of exterior products



HARDIE® PANEL
& HARDIE® TRIM BATTEN



HARDIE® SHINGLE



HARDIE® PLANK



HARDIE® TRIM



HARDIE® SOFFIT

For more detailed product size and availability information,
visit jameshardie.com/magnolia.

TEXTURES

choose the texture you prefer



HARDIE® TRIM SMOOTH



HARDIE® SIDING SMOOTH*



HARDIE® TRIM RUSTIC GRAIN



HARDIE® SIDING SELECT CEDARMILL®*

* Textures available for siding and soffit.
Hardie® Shingle only offered in Select Cedarmill®.

DESIGN *the*
HOME YOU'VE ALWAYS IMAGINED

Visualize Hardie® products on a 3D model of your home with
HOVER® Design Studio, brought to you by James Hardie.

Every home tells a story. What will yours be? Start your free design.



VISUALIZE THE COLLECTION ON YOUR HOME

COLORS

select the hue that's right for you



BIRCH TREE



WEATHERED CLIFFS



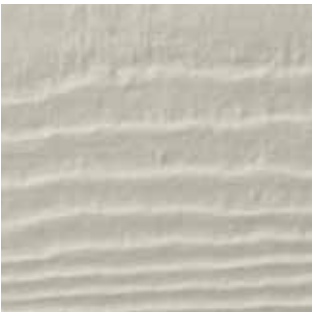
RUSTIC ROAD



RUGGED PATH



IT'S ABOUT THYME



STONE BEACH



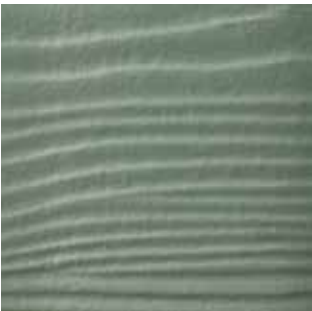
STONE PAVER



WARM CLAY



DRIED EUCALYPTUS



CHISELED GREEN



WANDERING GREEN



MUDFLATS



SLATE STEPS



PEPPERY ASH



LAST EMBERS



MIDNIGHT SOOT

All products in this collection come prefinished with ColorPlus® Technology finishes by James Hardie.

A classic look that stands the test of time.

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.

Hardie® Trim
Smooth
Paper White

Hardie® Plank
Select Cedarmill®
Khaki Brown

Hardie® Plank



Select Cedarmill®



Smooth



Custom Beaded Select Cedarmill®
& Custom Beaded Smooth



Custom Colonial Roughsawn &
Custom Colonial Smooth

		Thickness 5/16 in		Length 12 ft planks		
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Statement Collection®				•		
Dream Collection®	•	•	•	•		
Prime	•	•	•	•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Statement Collection®						
Dream Collection®	•	•	•	•		
Prime	•	•	•	•	•	•

Custom Beaded Select Cedarmill® & Custom Beaded Smooth

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection®	
Dream Collection®	•
Prime	

Custom Colonial Roughsawn & Custom Colonial Smooth

Width	8 in
Exposure	6.75 in
Primed Pcs/Pallet	240
Pcs/Sq.	14.9
Statement Collection®	
Dream Collection®	
Prime	•

Classic cedar style in cutting-edge material.

Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.



Hardie® Shingle



Staggered Edge Panel



Straight Edge Panel

Staggered Edge Panel	
Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus® Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq.	50.0
Statement Collection®	
Dream Collection®	•

Prime	•
-------	---

Straight Edge Panel	
Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus® Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq.	43.0
Statement Collection®	
Dream Collection®	•

Prime	•
-------	---

Designed for versatility and beautiful performance.

Hardie® Panel

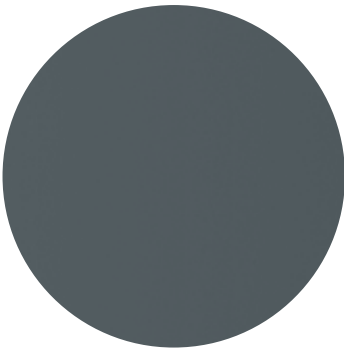
Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Hardie® Panel



Select Cedarmill®



Smooth



Stucco



Sierra 8

Thickness 5/16 in				
Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft	16 in x 12 ft
Prime Pcs/Pallet	50	50	50	108
ColorPlus® Pcs/Pallet	50	—	50	—
Pcs/Sq.	3.2	2.8	2.5	1

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft	16 in x 12 ft
Statement Collection®				
Dream Collection®	•		•	
Prime	•	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft	16 in x 12 ft
Statement Collection®				
Dream Collection®	•		•	
Prime	•	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection®			
Dream Collection®	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection®			
Dream Collection®			
Prime	•	•	•

A finished look starts with beautiful trim.

Hardie® Trim

Form meets function at every intersection with Hardie® Trim boards. With an authentic look, Hardie® Trim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.



Hardie® Trim



4/4 Rustic Grain		Thickness .75 in		Length 12 ft boards		
Width		1.65 in	3.5 in	5.5 in	7.25 in	9.25 in 11.25 in
Prime Pcs/Pallet		405	322	184	138	115 92
ColorPlus® Pcs/Pallet		–	322	184	138	115 92
Statement Collection®			•	•	•	
Dream Collection®			•	•	•	•
Prime		•	•	•	•	•

4/4 Smooth		Thickness .75 in		Length 12 ft boards		
Width		3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet		322	184	138	115	92
ColorPlus® Pcs/Pallet		322	184	138	115	92
Statement Collection®						
Dream Collection®		•	•	•	•	•
Prime		•	•	•	•	•

5/4 Rustic Grain		Thickness 1 in		Length 12 ft boards		
Width		1.65 in	3.5 in	5.5 in	7.25 in	9.25 in 11.25 in
Prime Pcs/Pallet		324	238	136	102	85 68
ColorPlus® Pcs/Pallet		–	238	160	120	100 80
Statement Collection®						
Dream Collection®			•	•	•	•
Prime		•	•	•	•	•

5/4 Smooth		Thickness 1 in		Length 12 ft boards		
Width		3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet		238	136	102	85	80
ColorPlus® Pcs/Pallet		238	160	120	100	80
Statement Collection®						
Dream Collection®		•	•	•	•	•
Prime		•	•	•	•	•

Batten Boards

Thickness	.75 in
Length	12 ft
Width	2.5 in
Prime Pcs/Pallet	437
ColorPlus® Pcs/Pallet	190



Rustic Grain	
Statement Collection®	•
Dream Collection®	•
Prime	•



Smooth	
Statement Collection®	
Dream Collection®	•
Prime	•

Protection in every detail, complete confidence in every area.

Hardie® Soffit

Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

DID YOU KNOW?

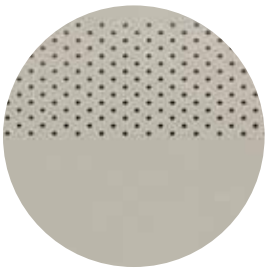
Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

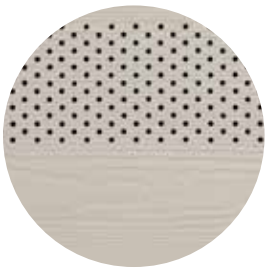
In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.

Hardie® Soffit
Vented Smooth
Paper White

Hardie® Soffit



Vented
Smooth



Vented
Select Cedarmill®



Non-Vented
Smooth



Non-Vented
Select Cedarmill®

Thickness 1/4 in				
Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	216	156	108	—

Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®			
Dream Collection®	•	•	•
Prime	•	•	•

Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®		•	
Dream Collection®	•	•	•
Prime	•	•	•

Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
Statement Collection®				
Dream Collection®	•	•	•	
Prime	•	•	•	•

Non-Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
Statement Collection®		•		
Dream Collection®	•	•	•	
Prime	•	•	•	•

Beaded Porch Panel



Thickness	1/4 in
Size	4 ft x 8 ft
Bead Size	2 in o.c.
Prime Pcs/Pallet	50

Bead edge lands on long edge of sheet to hide seams.

Statement Collection®	
Dream Collection®	•
Prime	•

Distinctive design, engineered to last.

Hardie® Artisan Siding

NOW PART OF THE HARDIE™ ARCHITECTURAL COLLECTION.

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan siding will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.

TONQUE & GROOVE SYSTEM

Hardie® Artisan siding flat wall profiles have a tongue & groove system that helps enable faster, cleaner installation. Orient vertically, horizontally or use as soffit.

MITERED CORNERS

Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan profile.



Tongue &
Groove System



Mitered
Corners



Hardie®
Artisan Siding
V-Groove

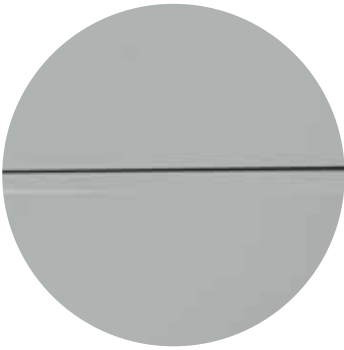
Hardie® Artisan Siding



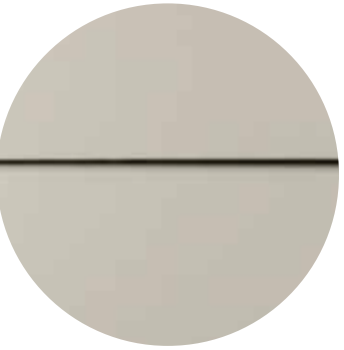
Shiplap



V-Groove



Square Channel



Lap Siding

Shiplap	Thickness 5/8 in	
Width	10.25 in	(9 in exposure)
Length	12 ft	
Pcs/Pallet	105	
Prime	●	

V-Groove	Thickness 5/8 in	
Width	8.25 in	(7 in exposure)
Length	12 ft	
Pcs/Pallet	126	
Prime	●	

Square Channel	Thickness 5/8 in	
Width	10.25 in	(9 in exposure)
Length	12 ft	
Pcs/Pallet	105	
Prime	●	

Lap Siding*	Thickness 5/8 in	
Width	7.25 in (6 in exposure)	8.25 in (7 in exposure)
Length	12 ft	12 ft
Pcs/Pallet	144	125
Prime	●	●

*Lap siding does not offer the tongue & groove system.

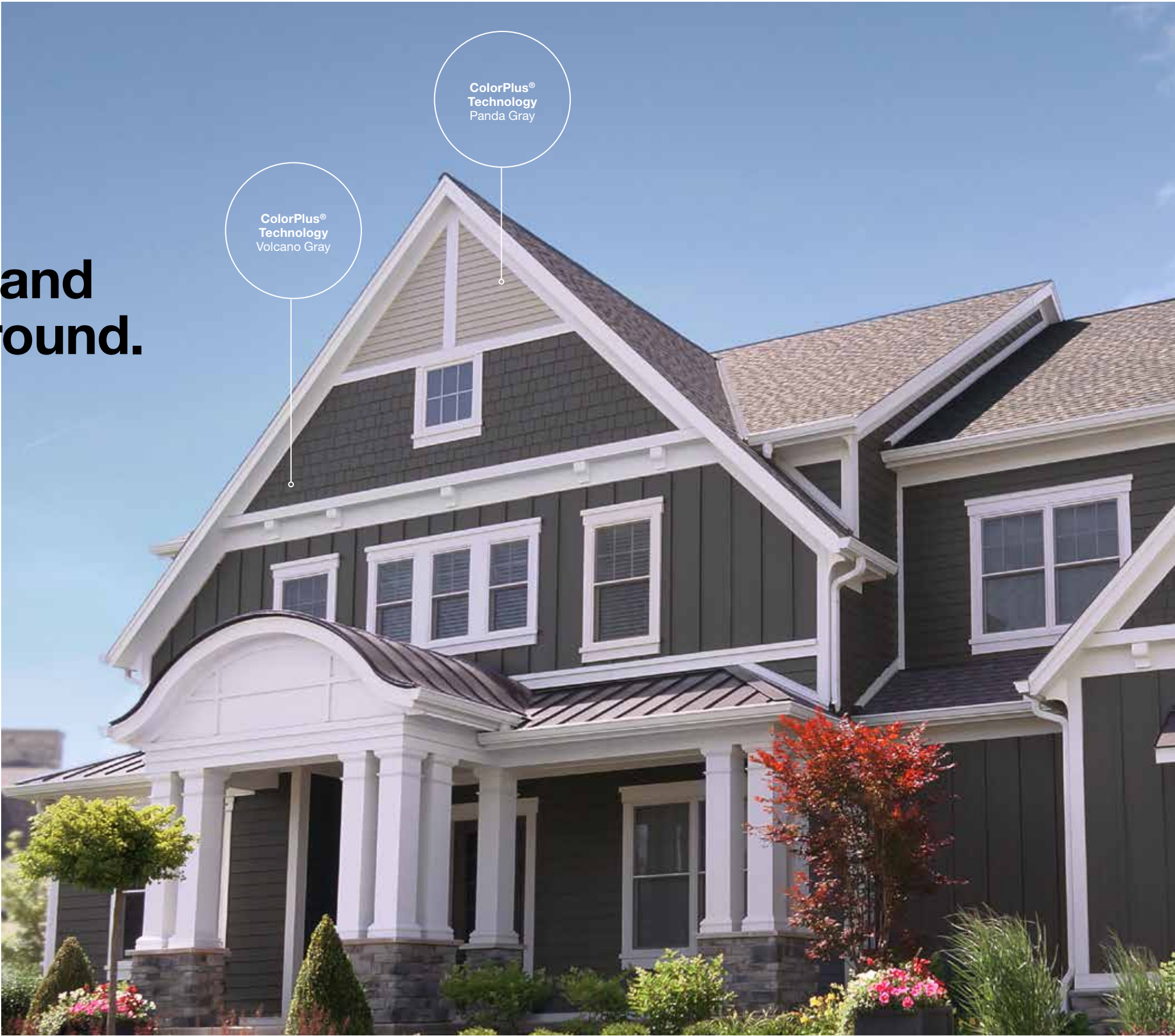


Complete Exterior
by James Hardie™

Confidence and
beauty all around.

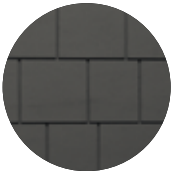


Scan code to visualize
Hardie® products on
your home.



Top to bottom, our exterior product line is defined by high performance, aesthetics and design options.

With a Complete Exterior by James Hardie™, you can bring your dream home to life without having to choose between protection and long-lasting beauty. Using products from a single, trusted manufacturer that offers exceptional warranties, you'll have complete peace of mind, so you can sit back, relax and enjoy your home's exterior.



Hardie® Shingle



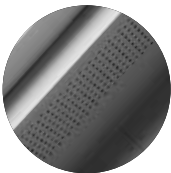
Hardie® Panel &
Hardie® Trim Batten



Hardie® Plank



Hardie® Trim Boards



Hardie® Soffit

**Durability
you can trust.**

**Protection
you can feel.**



Tougher than the elements.



Fire

A home’s exterior is its first line of defense against extreme weather and fire. Prepare your home for the unpredictable with siding that is non-combustible, won’t burn and is recognized by fire departments nationwide.*

- Listed for use in wildfire-prone Wilderness Urban Interface (WUI) zones in the western US.

Cal-Fire Compliant



*Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA, Flagstaff, AZ and Orange County, CA. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.



Pests

Mother Nature’s creatures can wreak havoc on wood-based siding. It can be pecked by birds or damaged by termites or other pests. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.



Mother Nature

Your siding is exposed to Mother Nature all day, every day. You deserve to feel confident that it can hold its own throughout it all — from the changing seasons to extreme weather.

- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County, Florida



Water Resistant

From rain to ice to snow, Mother Nature’s precipitation patterns leave wood exteriors at risk to cracking, swelling and warping. Take shelter from the storm knowing that your siding is built to resist water damage.



Time

ColorPlus® Technology finishes provide a durable finish that helps resist fading and discoloration that other paint applications may see more quickly over time, so your exterior can keep its good looks longer.

Exterior solutions inspired by nature and designed to help protect your home from it.

Hardie™ Zone System

Only Hardie® fiber cement exterior products are Engineered for Climate®, designed specifically with your climate zone in mind for optimal performance. In the northern USA and Canada, HZ5® products resist shrinking, swelling and cracking in wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With Hardie® siding and trim, your home's exterior will be as tough as it is beautiful.



The highest-quality materials for your highest satisfaction.

Unique Formulation HZ10® Substrate

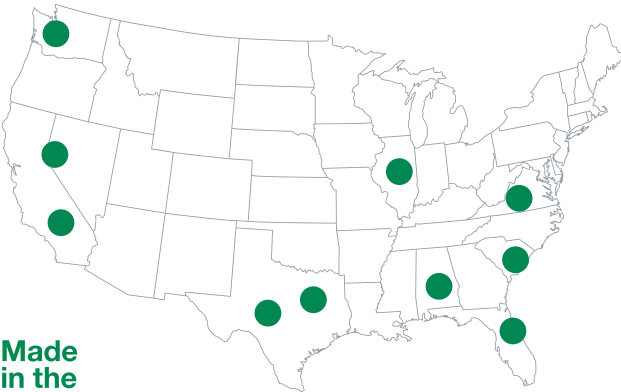
Not all fiber cement is the same. The Hardie® HZ10® product formulation contains the highest-quality raw materials. Our unique formulation, combined with innovative product design and manufacturing processes, creates a substrate that is specifically engineered to resist moisture, cracking, shrinking and swelling, for increased durability and workability.

Proprietary enhancements create durable Hardie® siding

Perfect balance of strength and workability
Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.

Enhanced moisture resistance for unmatched durability
Patented and proprietary additives are chemically bonded within the substrate matrix to provide durable moisture resistance.

Increased dimensional stability
Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.



Made
in the
USA

● James Hardie Manufacturing Plant

10 manufacturing facilities in the United States which source 80% of their raw materials locally



Unmatched investment in manufacturing scale and production innovation

- Largest manufacturer of fiber cement in North America
- Over 7x the North American manufacturing capacity of our nearest fiber cement competitors
- More than 100 process and product quality checks
- Over 95 scientists and engineers in R&D providing dedicated resources for continuous innovation in manufacturing and product development
- More U.S. fiber cement patents than any competitor

Building sustainable communities.

Sustainability is built into our DNA.

At James Hardie, our business is about building better communities that have a lower impact on our environment and are built to last. We operate with a global mindset and at the same time take great care in how our business affects households, our James Hardie community, the local communities in which we live and operate, and across the largest shared community of all, our global ecosystem. Building sustainable communities is at the forefront of our strategy and integral to our success.



- ↑ Global Impact
- ↑ Community Impact
- ↑ James Hardie
- ↑ Homeowner



Scan code to find out more about our sustainability efforts.



Adding value to our communities

We recognize our ability to impact the communities in which we live and work. While maintaining a global mindset, we put great care into how our business affects local communities. We contribute by sourcing, employing, delivering and giving locally.

Creating an impact

We invest in the local community and aim to locate the plants close to suppliers, customers and potential new employees, as well as sustainable transportation opportunities.

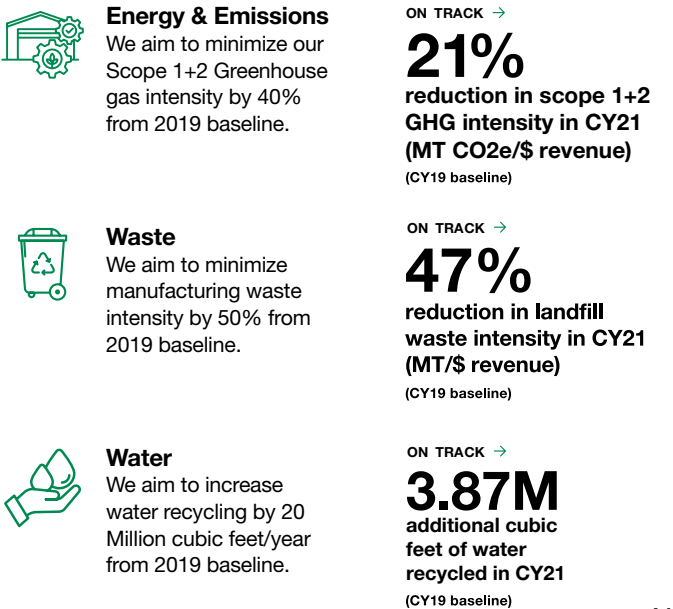


*Above statistics are the James Hardie impact from fiscal year 2022.

The right kind of impact

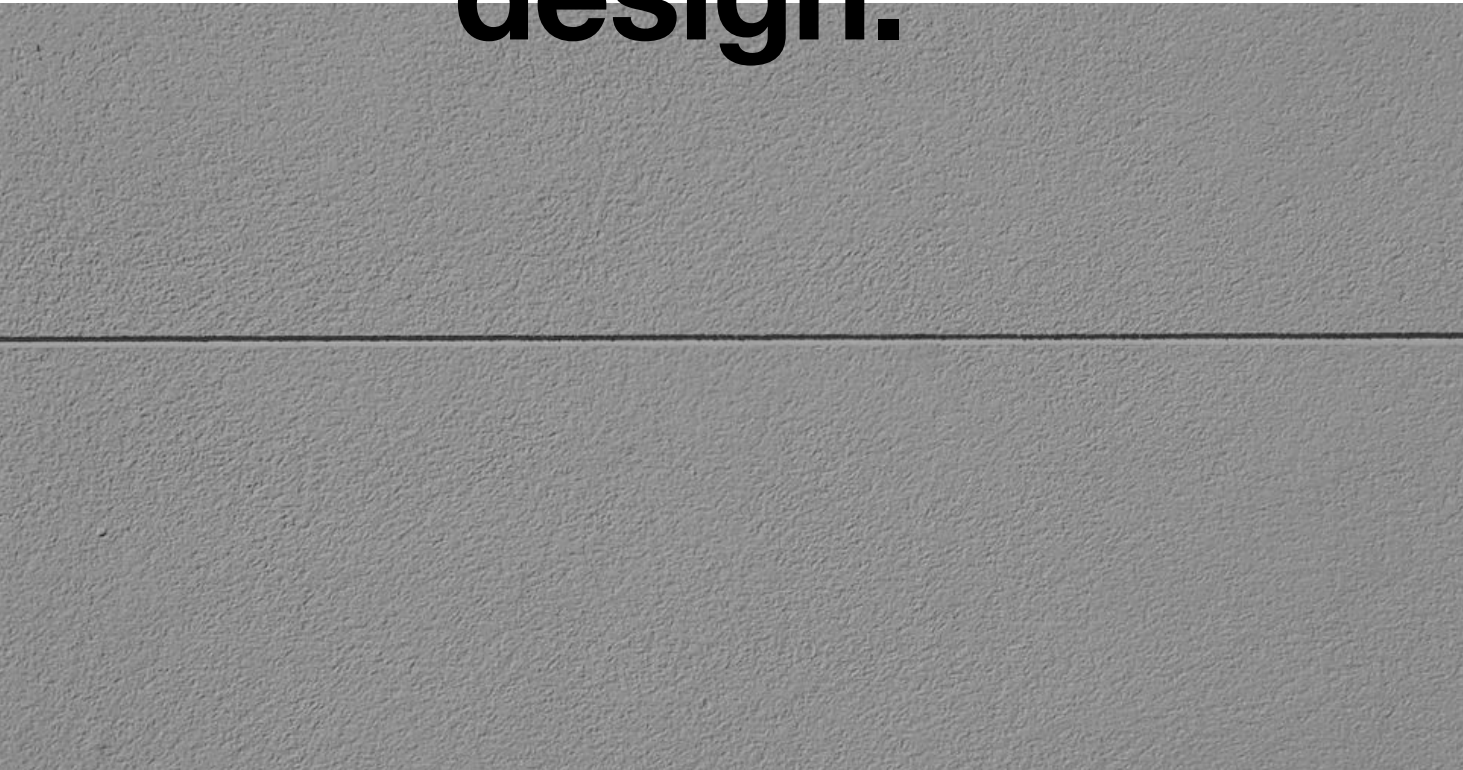
Having a sustainable impact means minimizing our impact on the environment while supporting resilient local communities. We are committed to minimizing our environmental impact, prioritizing the management of waste, water, energy and emissions.

2030 goals





Long-lasting
beauty by
design.



Beauty begins with a finish that lasts.



ColorPlus® Technology

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you'll have peace of mind, knowing you'll have a more consistent color and finish that doesn't depend on good weather.

With over 700 colors available, ColorPlus® Technology finishes offer endless design possibilities and help keep your home looking beautiful longer.



Finishing Technology

Primer

A quality primer is the first step to ensuring that the paint color you select expresses your home's true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your home.



Exceptional finish adhesion

Our proprietary coatings are engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.



Superior color retention

The finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

ColorPlus® Technology finishes are engineered to retain vibrancy and reduce fade or discoloration from UV rays.

Unparalleled beauty with unparalleled performance.

See the James Hardie difference

James Hardie invented modern fiber cement. Trusted by homeowners on over 10 million homes*, we continue to set the standard in premium, high-performance exterior cladding. Our products deliver uncompromising durability and finish quality for a beautiful, lower maintenance exterior.

Our unrivaled investment in R&D and constant innovations in product design, manufacturing and distribution allow us to remain steps ahead of the competition. With the support of our employees and partners, and with our exceptional warranties, we're committed to helping protect your home and investment every step of the way.



*Estimate based on total James Hardie sales through 2022 and average housing unit size.

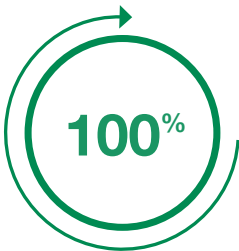


Warranty — for peace of mind

Help protect your home with North America’s #1 brand of siding, backed by exceptional warranties. Unlike other brands, James Hardie doesn’t prorate our siding and trim substrate warranty coverage. We stand 100% behind our siding for 30 years and our trim for 15 years.

- Hardie® siding and soffit products come with a 30-year non-prorated limited substrate warranty.
- Hardie® trim products come with a 15-year non-prorated limited substrate warranty.
- ColorPlus® Technology finishes come with a 15-year prorated limited finish warranty.

Non-Prorated Siding Substrate Warranty Coverage by James Hardie



Year
10



Year
20



Year
30

Endorsements — a reputation built on trust

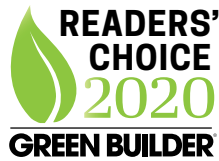
For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned us the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.



Featured on
Magnolia Network's Fixer Upper:
Welcome Home 2021



Featured on
HGTV's
Urban Oasis 2022



Green Builder Magazine
Readers' Choice,
"Most Sustainable Product" 2020

Make your home stand up and stand out.

Increase your home's re-sale value*

Re-siding with fiber cement siding is one of the top ways to increase your home's re-sale value*.

COST vs. VALUE



Scan code to
view the
Cost vs.
Value Report.



*According to the Remodeling 2023 Cost vs. Value Report (www.costvsvalue.com). © 2023 Zonda Media, a Delaware Corporation. Complete data from the Remodeling 2023 Cost vs. Value Report can be downloaded free at www.costvsvalue.com.

FOR THE PROS

Protection that performs at every layer.

Hardie™ Weather Barrier

No exterior cladding can prevent 100% of water intrusion. Your home should have an additional line of defense. Hardie™ Weather Barrier provides a superior balance of water resistance and breathability, keeping the area within the wall drier. This helps prevent moisture accumulation that may lead to mold and mildew growth.



INSTALLATION ADVANTAGES

- Thicker, more durable material for easier, quicker installation
- Superior tear resistance helps prevent water infiltration
- Can be installed with staples in place of cap nails for cost savings
- Provides a higher level of performance, no matter what type of cladding you specify

Weather Barrier

Thickness	11 mil		
Length	100 ft	100 ft	150 ft
Width	3 ft	9 ft	9 ft

Flex Flashing

Thickness	60 mil	
Length	75 ft	75 ft
Width	6 in	9 in

Pro-Flashing

Thickness	20 mil		
Length	75 ft	75 ft	75 ft
Width	4 in	6 in	9 in

Seam Tape

Thickness	3.2 mil	
Length	164 ft	
Width	1-7/8 in	

Installation Done Right

INSTALLATION ACCESSORIES

Hardie™ Blade Saw Blades

Manufactured by Diablo, the Hardie™ Blade saw blade is designed specifically to cut fiber cement products and is the only saw blade James Hardie recommends. The blade creates clean, precise cuts while helping to reduce the amount of airborne dust produced.



PacTool® Gecko Gauge

The PacTool® Gecko Gauge is designed to improve the installation experience, allowing one person to hang Hardie® Plank lap siding during installation. Studies suggest the Gecko Gauge can improve the speed of solo installation by 30%.



Finishing Touches

COLORPLUS® TECHNOLOGY ACCESSORIES

Touch-Up Kits

Specially formulated to match ColorPlus® Technology finishes, our touch-up kits offer resistance to aging, color change and chalking. Estimated one kit per 4,000 sq ft of siding or 1,600 sq ft of trim.



Color-Matched Caulk

OSI® QUAD® MAX sealant offers a high-performance sealant solution to color match Statement Collection® products.* About 18–20 linear feet per tube. Refer to packaging for manufacturer's recommendations.

*For matching Dream Collection® products, contact your local James Hardie representative.

TRIM ACCESSORIES

Flat Tabs

Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

Corner Tabs

Use corner tabs to eliminate face nail holes that would detract from the finished look of corner trim installations.



Scan code to view install and technical documents.



Hardie® Plank
Smooth

Hardie® Trim
Smooth

#MyHardieHome | 1.888.542.7343 | jameshardie.com



© 2023 James Hardie Building Products Inc. All Rights Reserved. TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited. OSI, QUAD and PACTOOL are trademarks of their respective owners. HS2188-SOC 04/23



Remote Work Hub

602 North Walton Boulevard

PC Date: 12/5/2023

Staff Report Details

Project Number	LSD23-0044
Applicant / Current Owner	Brad Kingsley/North Walton Boulevard LLC
Site Area	+/- 7.67 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Mixed-Use
Related projects	

Property Description

The property is located at 602 North Walton Boulevard, and is presently vacant with a zoning designation of C-2, General Commercial. The property has frontage along both North Walton and Northwest 7th Street.

Project Details

The proposed development is a mixed-use structure that will have 292 residential units, office and co-working space, and commercial space, including grocery, retail, and restaurant uses. The applicant has received a waiver from the minimum parking requirements to provide a total of 426 off-street parking spaces.

The applicant proposes vehicular access off of both Walton, at the existing stoplight with Walmart's logistics offices, and along Northwest 7th Street. Bicycle and pedestrian access will be provided to the Walton and 7th St. sidewalks and to Northwest 6th and Northwest H Streets sidewalks as well. Green and amenity space will be provided in the courtyard of the structure.

A limited amount of surface parking will be located both in the front and rear of the building, and most will

Project Details

be structured and located behind the building. A significant amount of bicycle parking will be provided, most of which will be covered. Several old-growth trees on the property are planned to be preserved.

The building will be composed primarily of glass, brick, metal panels, and some composite panels as an accent feature. The building elevations are articulated with changes in material and depth. At its highest point, the building will be just under 74 feet tall.

Relationship to the General Plan / Projected Traffic Impact

This size of development will result in a significant traffic impact at both the vehicular and non-vehicular scale. A traffic study has been provided by the applicant and improvements to the intersection and Northwest 7th Street are proposed.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The proposed development is asking for the following waivers:

Waiver 1: A waiver from Sec. 1400.06 Street Frontage Buffer due to utility and transportation conflicts.

Waiver 2: A waiver from Sec. 1100.02 Access Management Standards to allow for driveway offset of less than 75 feet; to forgo cross access to neighboring commercial property and to reduce the minimum distance between curb cuts.

On Waiver 1, there are extensive utilities along the street frontage of the proposed development, including an overhead transmission line. The applicant is proposing landscaping where possible, and is preserving some of the larger trees that are currently existing. Staff recommends approval of this waiver.

On Waiver 2a, there are existing driveway curb cuts for the church parking lot across 7th Street from the proposed development. Given the use of the property and the peak traffic occurring on Sundays, there will likely be minimal conflict with traffic navigating either property's driveways. Staff recommends approval of this waiver.

On Waiver 2b, there is one commercial property to the south to which cross access would be required. The grade change between the two properties already necessitates a wall between the properties, so a driveway would be challenging to stub out to the south. Staff recommends approval of this waiver.

On Waiver 2c, the inclusion of the proposed curb cut in the existing intersection with Lee Scott Drive should mitigate the spacing issue for which this section is intended to solve. By including the curb cut at the signal, the cut acts more like a street rather than an uncontrolled curb cut. Staff recommends approval of this waiver.

Conclusion

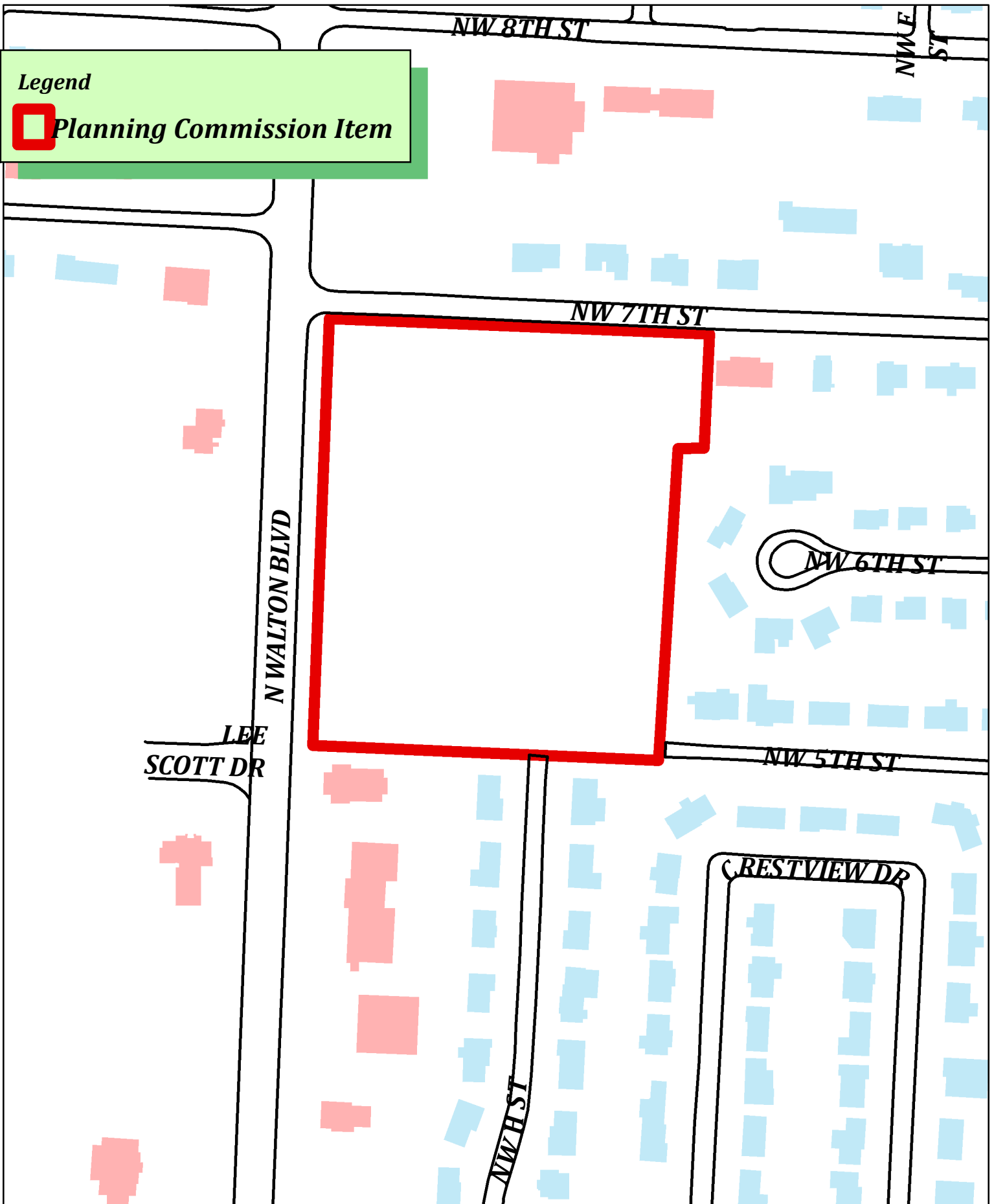
Staff recommends approval of all waivers and the Large Scale Development.

Additional Details

Legend



Planning Commission Item





Waiver Request

To: City of Bentonville

From: Development Consultants, Inc. – on behalf of North Walton Boulevard, LLC

Date: November 27, 2023

Re: Remote Work Hub – Bentonville
602 N Walton Blvd.
Bentonville, AR 72712
LSD #: 2023-XXXX

On behalf of North Walton Boulevard, LLC, Development Consultants, Inc. (DCI) is submitting this Waiver Request as part of the LSD submittal. This includes 4 waiver requests to zoning and drainage departments.

1. Street Frontage Landscape Buffer Waiver Request

City of Bentonville Municipal Code - Appendix B Land Development Code, Article 1400.06

“(c) Minimum buffer width. The landscaped street frontage buffer shall be a minimum of twenty (20) feet and is the planting area parallel to and including the public street right-of-way. Where significant private utility conflicts exist, adjustments shall be made so that trees are planted outside of the private easement but remain in an area parallel to the street right-of-way in a location approved by the director.”

The proposed street frontage landscape buffer varies in width up to 20 ft due to urban streetscape elements including on street parking and an 8' sidewalk. There are islands of plantings that will be less than 3 ft tall between the curb cuts and on street parking areas. Trees cannot be planted in these areas due to sight distance requirements for the driveways to the site. There is a 20' general utility easement adjacent to the right-of-way that has underground water, electricity, and private communication lines. The density of these utilities does not permit tree plantings within 23' of the right-of-way. Shade trees are provided in the green space between the general utility easement and the building. The applicant is requesting a waiver to place the street trees outside of the street frontage landscaping buffer.

2. Curb Cut Offset Request

City of Bentonville Municipal Code - Appendix B Land Development Code, Article 1100.02

“(4) Offset. Either the centerline of opposing nonresidential driveways shall align, or shall be offset no less than seventy-five (75) feet. This condition shall not apply where a permanent median exists without break for these driveways.

The proposed western curb cut on the south side of NW 7th Street will replace the existing curb cut in the same location. The centerline of the proposed western curb cut is 55' west of the centerline of the western curb cut serving the Church of Christ parking pad on the north side of NW 7th Street. The proposed curb cut cannot shift east and align with the north curb cut due to the proposed site and building configuration. Further, it cannot shift west to achieve the 75' offset from the Church of Christ curb cut and maintain a 100' separation from the Walton/7th Street intersection.

The existing curb cut to the north will have offsetting peak traffic times from the proposed development. Additionally, there is a second curb cut serving the Church of Christ parking pad to the north approximately 58' east of the western curb cut. Because this curb cut serves the same parking pad and development, any left/left conflicts from vehicles traveling east/west on NW 7th Street can be alleviated by using the eastern curb cut to the north. To maintain sufficient distance from the Walton/7th Street intersection and because of existing conditions, the applicant is requesting a waiver of the 75' minimum offset and to approve the driveway location as proposed.

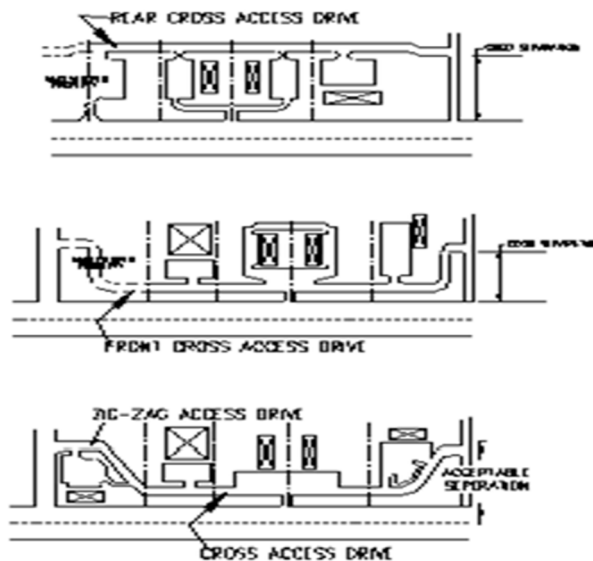
3. Joint and Cross Access Waiver Request

City of Bentonville Municipal Code - Appendix B Land Development Code, Article 1100.02

(e) Joint and cross access.

1. *Major traffic generators. Adjacent commercial or office properties classified as major traffic generators (i.e. shopping plazas, office parks), shall provide a cross access drive and pedestrian access to allow circulation between sites.*
2. *Techniques. A system of joint use driveways and cross access easements as shown in the figure titled "Cross Access Corridor Design" shall be established wherever feasible in commercial zoning districts along streets designated on the City of Bentonville's Master Street Plan and the building site shall incorporate the following:*
 1. *A continuous service drive or cross access corridor extending the entire length of each property served to provide for driveway separation consistent with the curb-cut standards.*
 2. *A design speed of 10 mph and sufficient width to accommodate two-way travel aisles designed to accommodate automobiles, service vehicles, and loading vehicles;*
 3. *Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross-access via a service drive;*
 4. *A unified access and circulation system plan that includes coordinated or shared parking areas is encouraged wherever feasible.*

CROSS ACCESS CORRIDOR DESIGN



3. *Shared parking. Shared parking areas shall be permitted to reduce required parking if peak demand periods for proposed land uses do not occur at the same time periods (i.e. bank and movie theater).*
4. *Documentation. Pursuant to this section, property owners shall:*

1. *Access easement. Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive.*
2. *Access agreement. Record an agreement with the deed that remaining access rights along the thoroughfare will be dedicated to the City of Bentonville and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway.*
3. *Maintenance agreement. Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners.*

The adjacent commercial property to the south is bound by an existing approx. 22" retaining wall on the abutting property line making cross access unfeasible. Due to grading constraints, the applicant is requesting a waiver to the cross access drive.

4. Distance Between Cuts Waiver Request

City of Bentonville Municipal Code - Appendix B Land Development Code, Article 1100.02

“(6) Distance between curb cuts. The table below establishes the minimum distance that shall be provided between curb cuts, based on the maximum speed limit of the road, measured from centerline to centerline. Where lots are contiguous, a common ingress/egress drive is encouraged to minimize curb cuts and better facilitate traffic.

MINIMUM DISTANCE BETWEEN CURB CUTS	
Maximum speed allowed	Minimum distance between curb cuts
30 mph	100
35 mph	150
40 mph	200
45 mph	250
50 mph	300
55 mph	350

The proposed driveway along N Walton Blvd. was located to align with the signalized intersection at Lee Scott Dr. This location is approximately 141 ft centerline to centerline from the commercial drive to the south of this project. In order to maintain alignment with the opposing driveway, the applicant is requesting a waiver to approve the driveway location as proposed.

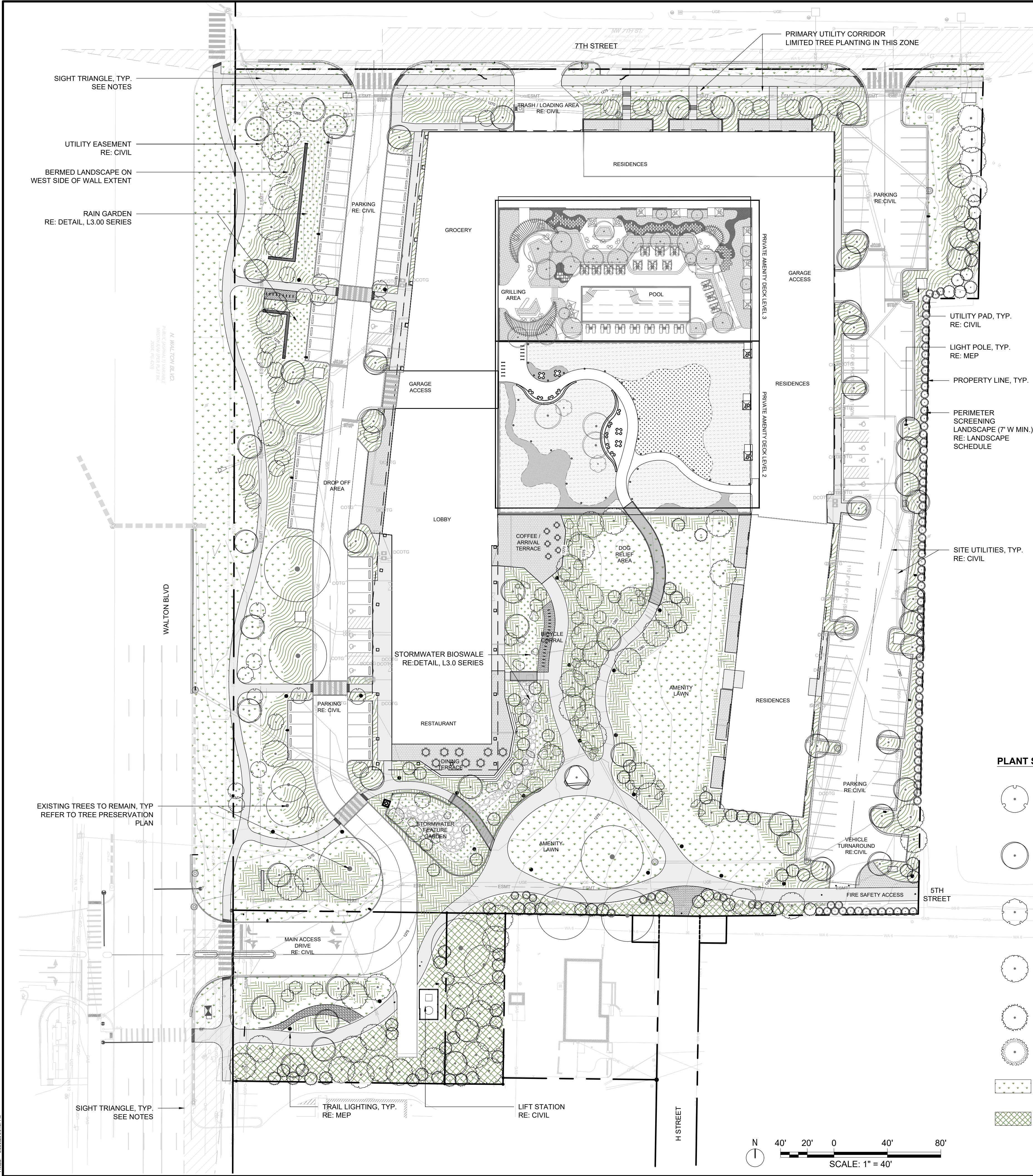
Thank you for providing DCI this opportunity to be of service. Please let us know if you have any questions or concerns.

Sincerely,

DCI



Caroline Fox, PE
Civil Engineer



LANDSCAPE NOTES:

- 1. ALL PLANT MATERIAL SHALL MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) PUBLICATION "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI 280.1 LATEST EDITION).
- 2. ALL PROPOSED TREES SHALL BE INSTALLED MIN. 5' FROM PUBLIC (CITY) UTILITIES.
- 3. UTILITY LOCATIONS SHALL BE FIELD VERIFIED WHERE IN CONFLICT WITH PROPOSED LANDSCAPING.
- 4. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 5. THE CONTRACTOR SHALL THOROUGHLY WATER ALL INSTALLED PLANT MATERIAL AND CONTINUE WATERING THROUGH THE ESTABLISHMENT PERIOD.
- 6. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- 7. HEALTHY TREES SHOWN TO REMAIN SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- 8. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6 A-8 & SEC 1400.8 G-7).
- 9. LANDSCAPE AREAS AROUND PROJECT SIGNAGE TO MEET THE MINIMUM REQUIREMENTS OUTLINED WITHIN SEC. 1400.18 OF THE CITY CODE.
- 10. MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES WITH MATERIALS MATCHING THAT OF THE ARCHITECTURE PER CITY CODE.
- 11. ALL LANDSCAPE AREAS AROUND VEHICULAR INTERSECTIONS TO BE KEPT CLEAR OF SITE OBSTRUCTIONS BETWEEN THREE (3) FEET AND EIGHT (8) FEET ABOVE THE ELEVATIONS OF THE PAVEMENT EDGE OF EACH INTERSECTING STREET, COMMERCIAL DRIVEWAY, OR VEHICULAR ACCESS EASEMENT PER CITY CODE. TREES WITHIN THIS ZONE SHALL BE LIMBED UP TO A HEIGHT OF EIGHT (8) FEET MINIMUM AS REQUIRED.
- 12. MATERIAL KEYS FOR AMENITY DECK LEVELS 02 AND 03 ARE NOT INCLUDED WITHIN THE PLANTING SCHEDULE AND HARDSCAPE KEY.
- 13. REFER TO CIVIL DEMOLITION PLAN FOR ALL EXISTING TREES TO BE REMOVED.
- 14. REFER TO MEP FOR EXTERIOR SITE LIGHTING REQUIREMENTS AND SPECIFICATIONS.

CODE REQUIREMENTS TABLE (FOR REFERENCE ONLY)

ARTICLE 1400 - LANDSCAPING, SCREENING, AND BUFFERING (BENTONVILLE, AR)				
PLANTING / MATERIAL GUIDELINES	SIZE / TYPE REQUIREMENT	QUANTITY REQUIRED	CALCULATION CRITERIA	DESIGN INTENT COMMENTS
Sec. 1400.04 - (f) Tree Planting Mutch	Type: Organic mulch in the form of shredded bark mulch, peat-hulls, cotton seed hulls, or cypress mulch.	NA	Minimum 4'-0" diameter mulch ring around trees, at 3" - 4" depth.	
Sec. 1400.04 - (g) Ground Cover Materials	Lawn grass or herbaceous groundcovers to cover minimum eighty percent (80%) of landscaped street frontage buffer. Organic mulch with weed barrier or pre-emergence herbicides may cover up to twenty percent (20%) of landscaped street frontage buffer.	Lawn / Groundcover: 80% MIN. Organic Mulch: 20% MAX.	The landscaped street frontage buffer shall be a minimum of twenty (20) feet and is the planting area parallel to and including the public street right-of-way.	
Sec. 1400.06 - (d) Number of Street Trees Required	2.5" Caliper	1320/ft of street frontage / 2017 = 66 Street Trees Required	Shade trees shall be provided at a minimum rate of one (1) shade tree per every twenty (20) linear feet or fraction thereof of street frontage. When possible, it is encouraged and preferred that trees not be evenly spaced.	Proposed street tree quantity is potentially less than the required amount. This difference may be covered by the Tree Preservation Credit outlined within Sec. 1400.11 (a). In addition, due to utility constraints along N. Walton Blvd. and 7th street, street trees have been set back from the street edge / ROW.
Sec. 1400.07 - (c) Perimeter Landscape Strip	7'-0" Min. Width	NA	Perimeter landscaping is a planting strip along the rear and side lot lines that includes landscaping and screening, if required.	Perimeter landscaping and screening (per city requirements listed within Sec. 1400.07 (d)) along South and East Property lines.
Sec. 1400.07 - (d) Perimeter Landscape Strip - Number of Trees Required	Shade Trees: 2.5" Caliper Ornamental Trees: 2" Caliper Ornamental Tree (Multi-Trunk): 10'-0" to 12'-0" Ht.	1150/50 = 23 Trees Required	Trees shall be provided at a minimum rate of one (1) tree per every fifty (50) linear feet or fraction thereof. When possible, it is encouraged and preferred that trees not be evenly spaced. Size of both shade and ornamental trees is allowed as long as a minimum fifty percent (50%) are shade trees.	
Sec. 1400.08 - (c) Interior Parking Lot Landscaping Required	Site Includes 50,800 sq. ft. of Parking space.	5080 sq. ft. Landscaping Required	The total area of interior parking lot landscaping required is determined by figuring ten percent (10%) of the total parking lot area. Concrete islands may not be counted toward interior greenspace requirements.	
Sec. 1400.08 - (e) Interior Parking Lot Landscaping Trees Required (External Planting Islands)	2.5" Caliper	23 Planting Islands with 1 Tree Per Island	External planting islands shall contain a minimum of one (1) shade tree.	
Sec. 1400.09 - (c) Screening Requirements - Screen Type A	Opaque Screening: 6'-0" Ht. (Evergreen Vegetation, Landscape Berms, Solid Walls, Solid Fences) Intermittent Screening: 10'-0" Ht. (Evergreen Vegetation, Shade Trees)	NA	(1) Minimum height: Minimum height of twenty (20) feet. Opaque from the ground to a height of six (6) feet, intermittent visual obstruction permitted from above the opaque portion. (2) Intermittent screening of a wall, fence, landscaped earth berm, planted evergreen vegetation, or existing evergreen vegetation.	
Sec. 1400.11 - (a) Tree Preservation Credits	If an applicant is preserving / protecting existing trees on lot, the existing trees may be used as credit toward a reduction in the tree planting requirements, as described below and as approved by the Planning Commission.	NA	Tree Reduction Credits are as follows: 4" to 7.9" DBH = (1) Shade Tree Credit 8" to 2.9" DBH = (2) Shade Tree Credits 3" to 29.9" DBH = (3) Shade Tree Credits 30" + DBH = (4) Shade Tree Credits	
Sec. 1400.15: Minimum Tree Size at Time of Planting	Shade Trees: 2.5" Caliper Ornamental Trees: 2" Caliper Ornamental Tree (Multi-Trunk): 10'-0" to 12'-0" Ht. Evergreen Tree: 8'-0" Ht. Shrubs: 3 Gallon and a height of 18" Flowering Perennials: 5-Gallon Other Ground Cover: 3-Gallon	*Refer to list items above*	Immediately upon planting, trees and shrubs shall meet the following minimum size requirements as presented in the American Standard for Nursery Stock (ANSI Z603.1-2004).	

PLANT SCHEDULE

	SMALL FRONTAGE TREE Amelanchier arborea / Downy Serviceberry Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud Cotinus obovatus / American Smoke Tree Rhus typhina 'Bailtiger' / Tiger Eyes® Staghorn Sumac	42	2" Cal., B&B 2" Cal., B&B 2" Cal., B&B 2" Cal., B&B	
	DECIDUOUS SHADE TREE Acer saccharum 'JFS-Cascade' / Redfire® Sugar Maple Acer saccharum 'Morton' / Crescendo™ Sugar Maple Nyssa sylvatica 'David Odum' / Afterburner® Tupelo Taxodium distichum 'Mickelson' / Shawnee Brave™ Bald Cypress	59	2.5" Cal., B&B 2.5" Cal., B&B 2.5" Cal., B&B 2.5" Cal., B&B	
	ORNAMENTAL TREE Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry Cornus florida 'Cloud Nine' / Cloud Nine Dogwood Magnolia stellata 'Royal Star' / Royal Star Magnolia	11	1.5" Cal., B&B 1.5" Cal., B&B 1.5" Cal., B&B 1.5" Cal., B&B	
	LARGE EVERGREEN Pinus echinata / Short Leaf Pine Pinus strobus / White Pine Pinus strobus 'Contorta' / Contorted White Pine	60	Min. 8' HT, B&B Min. 8' HT, B&B Min. 8' HT, B&B	
	COLUMNAR EVERGREEN (SCREENING / SITE) Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	83	10' Ht., B&B	
	EVERGREEN (SCREENING) Thuja occidentalis 'American Pillar' / American Pillar Arborvitae	92	10' Ht., B&B	
	LAWN (TURF SOD) Festuca arundinacea 'Rhizomatous RTF' / RTF Tall Fescue	54,921 sf	sod	
	NATIVE GRASS SEED MIX Chasmanthium latifolium / Northern Sea Oats	13,549 sf	seed	
	OZARK GLADE PLANTINGS (UPL) Asclepias tuberosa / Butterfly Milkweed Baptisia x 'Blueberry Sundae' / Decadence® Blueberry Sundae Wild Indigo Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Coreopsis lanceolata / Lanceleaf Tickseed Echinacea simulata / Glade Coneflower Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry Ilex verticillata 'Nana' / Red Sprite Winterberry Muhlenbergia capillaris / Pink Muhly Grass Rhus typhina 'Bailtiger' / Tiger Eyes® Staghorn Sumac Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem Vernonia x 'Summer's Swan Song' / Swan Song Ironweed	23,991 sf		
	PARKING LOT & STREETSCAPE (FACU) Achillea x 'Coronation Gold' / Coronation Gold Yarrow Allium x 'Millennium' / Millennium Ornamental Onion Anemone huibrichtii / Arkansas Bluestar Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass Carex flacca 'Blue Zinger' / Blue Zinger Sedge Echinacea pallida / Pale Purple Coneflower Hydrangea quercifolia / Oakleaf Hydrangea Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage Schizachyrium scoparium 'Smoke Signal' / Smoke Signal Little Bluestem Sedum x 'Autumn Fire' / Autumn Fire Sedum Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	29,703 sf		
	BIOSWALE (FACW) Anemone illustris / Ozark Bluestar Carex muskingumensis / Palm Sedge Dryopteris marginalis / Marginal Shield Fern Equisetum hyemale / Horsetail Ilex glabra 'Shamrock' / Shamrock Inkberry Holly Iris versicolor 'Purple Flame' / Purple Flame Blue Flag Juncus effusus / Soft Rush Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	8,514 sf		

Hufft

PROJECT INFORMATION:
645 REMOTE WORK HUB

602 N. Walton Blvd.

OWNER:

North Walton LLC

5543 Edmondson Pike, Suite 1122
Nashville, TN 37211
(615) 616-7324

ARCHITECT:

HUFFT
403 SE 5th Street
Bentonville, AR 72712
P. 815-531-0202

www.hufft.com

CIVIL ENGINEER:

DCI Engineers

2200 Rodney Park Road
Little Rock, AR 72212
(501) 221-7880

LANDSCAPE ARCHITECT:

40 North

8475 Lower Rd.

Walton, MO 64088

(314) 462-6601

STRUCTURAL:

PMA Engineering

6717 Shallow Branch Parkway, Suite 100

Overland Park, KS 66202

(913) 631-1262

MEP:

HSA Engineering

7405 Ellis St.

Fort Smith, AR 72916

(479) 452-8822

Parking Garage:

WGI, Inc.

8910 Purdue Road, Suite 4000

Indianapolis, IN 46238

(317) 370-1017

LIGHTING DESIGNER:

Charter Sills

11 E. Hubbard 402

Chicago, IL 60611

(312) 759-9999

CODE CONSULTANT:

FSC Inc.

8075 W. 96th

Overland Park, KS 66212

(913) 722-3471

ISSUE:

LSD23-0044

11/13/2023

REVISION SCHEDULE:

NO. DATE

11.13.2023

ISSUE

LSD SUBMISSION

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitute the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2021 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary, what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

NOT FOR CONSTRUCTION DO NOT COPY/DISTRIBUTE

Drawn By: JMR

LANDSCAPE PLAN

L2.00



VIEW FROM SOUTHWEST ENTRANCE

GLASS
ACM - BLACK FINISH
WOOD SOFFIT



VIEW FROM NORTHWEST ENTRANCE

GLASS
BRICK
COMPOSITE LOUVERS OVER GLASS



VIEW FROM NORTHEAST ENTRANCE

GLASS
BRICK

MATERIAL PALETTE



GLASS



COMPOSITE



BRICK



ACM - BLACK



WOOD SOFFIT

Hufft

PROJECT INFORMATION:

645- REMOTE WORK HUB

602 N. Walton Blvd.

OWNER:

North Walton LLC
5543 Edmondson Pike, Suite 112
Nashville, TN 37211
(479) 616-7324

ARCHITECT:

HUFFT
403 SE 5th Street
Bentonville, AR 72712
P. 816-631-0202
www.hufft.com

CIVIL ENGINEER:

DCI Engineers
2200 Rodney Parham Road
Little Rock, AR 72212
(501) 227-7880

LANDSCAPE ARCHITECT:

40 North
8475 Lober Rd.
Weston, MO 64098
(312) 482-6501

STRUCTURAL:

PMA Engineering
6717 Shumate Mission Parkway, Suite 100
Overland Park, KS 66202
(913) 831-1262

MEP:

HSA Engineering
7405 Eike St.
Fort Smith, AR 72916
(479) 432-8822

Parking Garage:

WGI, Inc.
8910 Purdue Road, Suite 4000
Indianapolis, IN 46238
(317) 375-1017

LIGHTING DESIGNER:

Charter Sills
111 E. Hubbard Ave.
Chicago, IL 60611
(312) 758-8900

CODE CONSULTANT:

FSC Inc.
8675 W. 96th
Overland Park, KS 66212
(913) 722-3473

ISSUE:

LSD23-0044
12/01/23

REVISION SCHEDULE:

NO.	DATE	ISSUE
-----	------	-------

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2021 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary - what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

NOT FOR
CONSTRUCTION
DO NOT COPY/
DISTRIBUTE

Drawn By: Author

EXTERIOR PERSPECTIVE
RENDERINGS

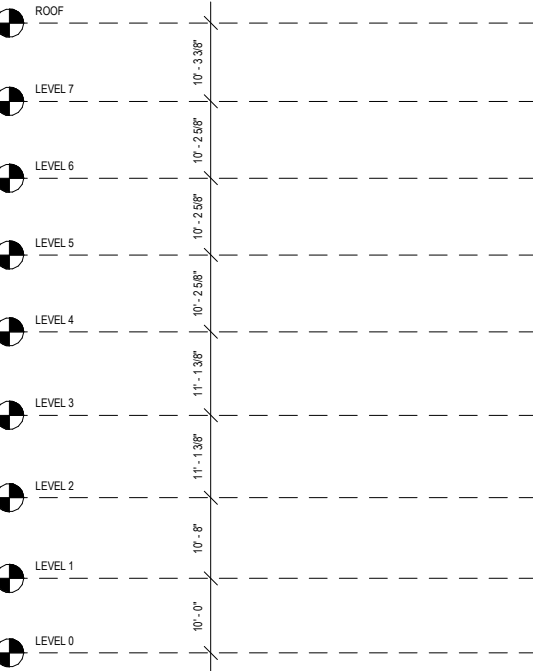
A2.00R

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2021 by Hufft Projects LLC.

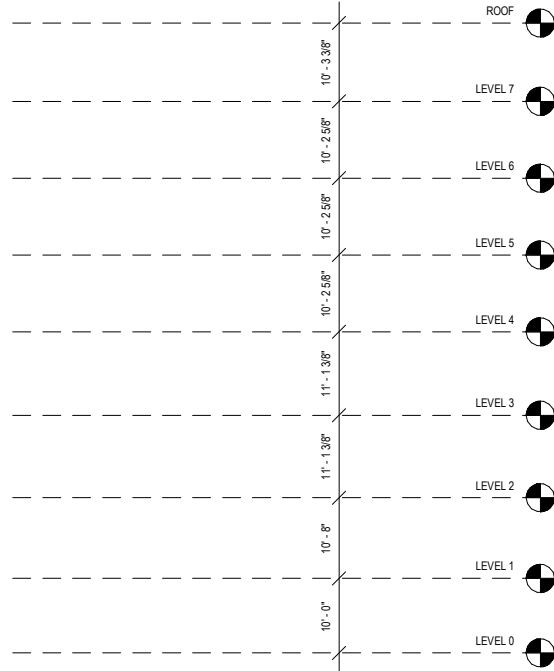
THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary - what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

NOT FOR
CONSTRUCTION
DO NOT COPY/
DISTRIBUTE

BRICK, TYP.
WINDOW, TYP.
COMPOSITE LOUVERS, TYP.
ACM, TYP.
CLEAR INSULATED GLAZING, STOREFRONT, TYP.



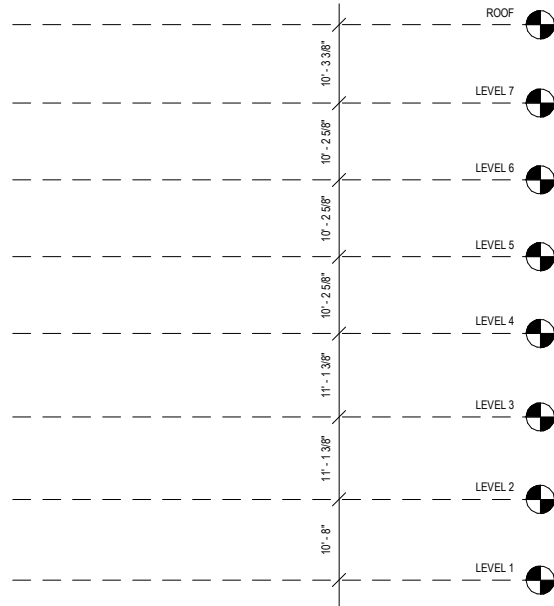
CLEAR INSLATED GLAZING, STOREFRONT, TYP.
ACM, TYP.
COMPOSITE LOUVERS, TYP.



ACM, TYP.
CLEAR INSULATED GLAZING, STOREFRONT, TYP.
BRICK, TYP.
BALCONY, TYP.
WINDOW, TYP.



BRICK, TYP.
BALCONY, TYP.
COMPOSITE LOUVERS, TYP.
WINDOW, TYP.



PROJECT INFORMATION:
645- REMOTE WORK HUB

602 N. Walton Blvd.

OWNER:

North Walton LLC
5543 Edmondson Pike, Suite 112
Nashville, TN 37211
(478) 616-7324

ARCHITECT:

HUFFT
403 SE 5th Street
Bentonville, AR 72712
P. 816-631-0202

www.hufft.com

CIVIL ENGINEER:

DCI Engineers
2200 Rodney Parham Road
Little Rock, AR 72212
(501) 221-7888

LANDSCAPE ARCHITECT:

40 North

8475 Lohar Rd.
Weston, MO 64098
(312) 482-6501

STRUCTURAL:

PMA Engineering
6717 Shumway Mission Parkway, Suite 100
Overland Park, KS 66202
(913) 831-1262

MEP:

HSA Engineering
7405 Eike St.
Fort Smith, AR 72916
(479) 435-8522

Parking Garage:

WGI, Inc.
8910 Purdue Road, Suite 4000
Indianapolis, IN 46238
(317) 375-1017

LIGHTING DESIGNER:

Charter Silis
11 E. Hubbard 402
Chicago, IL 60611
(312) 758-5900

CODE CONSULTANT:

FSC Inc.
8675 W. 96th
Overland Park, KS 66212
(913) 722-3473

ISSUE:

LSD23-0044
12/01/23

REVISION SCHEDULE:

NO.	DATE	ISSUE
-----	------	-------

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2021 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary, what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

NOT FOR
CONSTRUCTION
DO NOT COPY/
DISTRIBUTE

Drawn By: Author

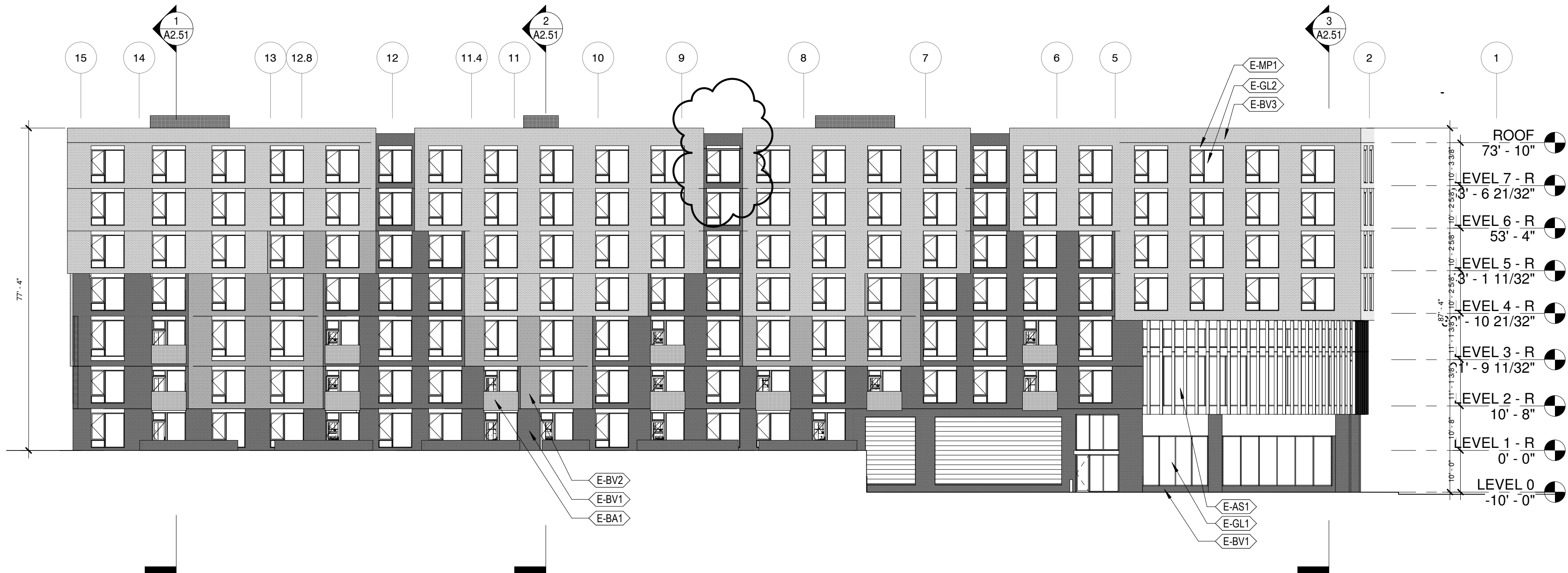
OVERALL EXTERIOR ELEVATIONS -
RENDERED

A2.02R



THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2021 by Hufft Projects LLC.

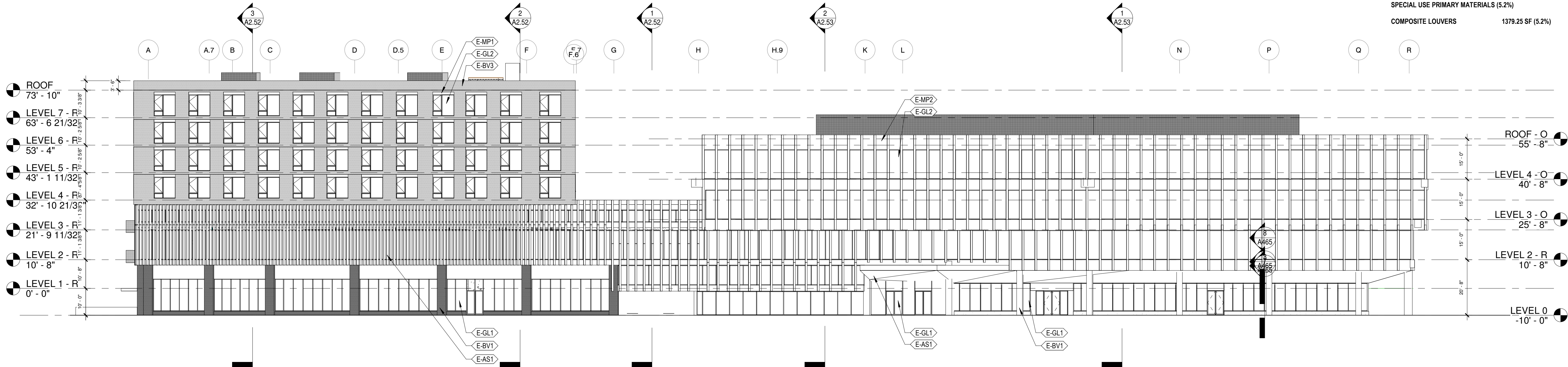
THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary - what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.



1 OVERALL BUILDING ELEVATION - NORTH

1" = 20'-0" RE: 1/A1.00

TOTAL FACADE AREA	26413.77 SF
PRIMARY MATERIALS (94.8%)	
BRICK	12516.46 SF (47.4%)
WINDOWS	10552.97 SF (40%)
GLAZING	1965.09 SF (7.4%)
SPECIAL USE PRIMARY MATERIALS (5.2%)	
COMPOSITE LOUVERS	1379.25 SF (5.2%)



2 OVERALL BUILDING ELEVATION - WEST

1" = 20'-0" RE: 1/A1.00

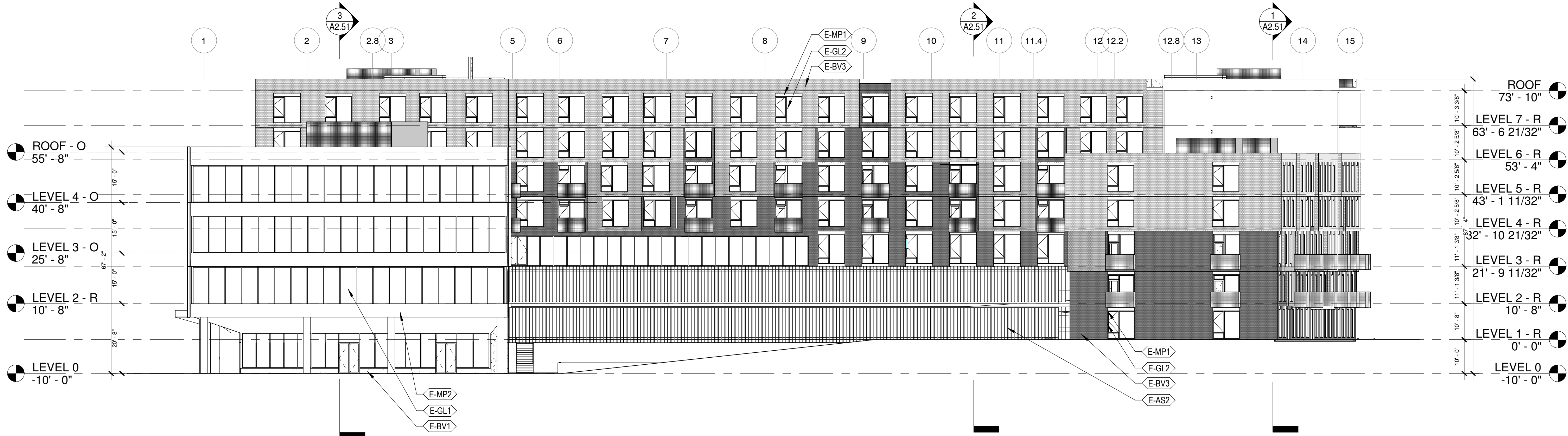
KEYNOTES - EXTERIOR ENVELOPE

TAG	DESCRIPTION
E-AS1	ARCHITECTURAL SCREEN OVER STOREFRONT GLAZING
E-AS2	ARCHITECTURAL SCREEN AT GARAGE
E-BA1	PREFABRICATED ALUMINUM BALCONY. CUSTOM PERFORATED PANEL FASTENED TO RAILING RE: 3/A205
E-BV1	BRICK VENEER 1
E-BV2	BRICK VENEER 2
E-BV3	BRICK VENEER 3
E-CON	CAST IN PLACE CONCRETE WALL
E-GL1	STOREFRONT GLAZING
E-GL2	STOREFRONT GLAZING - RESIDENTIAL UNITS
E-MP1	METAL PANEL TYPE 1
E-MP2	METAL PANEL TYPE 2 - ACM
E-MP3	METAL WALL PANEL TYPE 2

TOTAL FACADE AREA	37631.26 SF
PRIMARY MATERIALS (83.8%)	
BRICK	5229.63 SF (14%)
WINDOWS	3394.64 SF (9%)
GLAZING	16829.96 SF (44.7%)
ACM	6066.46 SF (16.1%)
SPECIAL USE PRIMARY MATERIALS (16.2%)	
COMPOSITE LOUVERS	5019.35 SF (13.3%)
WOOD SOFFIT	910.34 SF (2.4%)
ARCHITECTURAL CONCRETE	180.88 SF (0.5%)

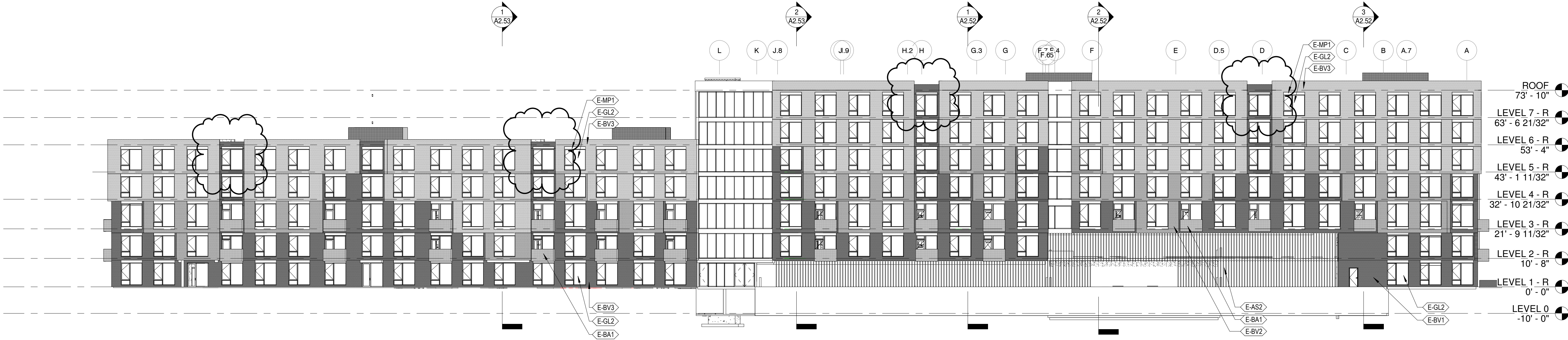
NOT FOR
CONSTRUCTION
DO NOT COPY/
DISTRIBUTE

Printed: 12/02/23 10:52:36 AM



2 OVERALL BUILDING ELEVATION - SOUTH
1" = 20'-0" RE: 1/A1.00

TOTAL FACADE AREA	23771.31 SF
PRIMARY MATERIALS (80%)	
BRICK	8237.25 SF (34.6%)
WINDOWS	5749.50 SF (24.2%)
GLAZING	5041.89 SF (21.2%)
SPECIAL USE PRIMARY MATERIALS (20%)	
COMPOSITE LOUVERS	3381.64 SF (14.3%)
ARCHITECTURAL METAL PANEL	1361.03 SF (5.7%)



1 OVERALL BUILDING ELEVATION - EAST
1" = 20'-0" RE: 1/A1.00

KEYNOTES - EXTERIOR ENVELOPE

TAG	DESCRIPTION
E-AS1	ARCHITECTURAL SCREEN OVER STOREFRONT GLAZING
E-AS2	ARCHITECTURAL SCREEN AT GARAGE
E-BA1	PREFABRICATED ALUMINUM BALCONY. CUSTOM PERFORATED PANEL FASTENED TO RAILING. RE: 3/A205
E-BV1	BRICK VENEER 1
E-BV2	BRICK VENEER 2
E-BV3	BRICK VENEER 3
E-CON	CAST IN PLACE CONCRETE WALL
E-GL1	STOREFRONT GLAZING
E-GL2	STOREFRONT GLAZING - RESIDENTIAL UNITS
E-MP1	METAL PANEL TYPE 1
E-MP2	METAL PANEL TYPE 2 - ACM
E-MP3	METAL WALL PANEL TYPE 2

TOTAL FACADE AREA	34654.28 SF
PRIMARY MATERIALS (91.9%)	
BRICK	14934.57 SF (43.1%)
WINDOWS	14805.45 SF (42.7%)
GLAZING	2091.45 SF (6.1%)
SPECIAL USE PRIMARY MATERIALS (8.1%)	
COMPOSITE LOUVERS	2822.81 SF (8.1%)

Hufft

PROJECT INFORMATION: 645- REMOTE WORK HUB

602 N. Walton Blvd.

OWNER:

North Walton LLC
5543 Edmondson Pike, Suite 1122
Nashville, TN 37211
(478) 616-7324

ARCHITECT:

HUFFT
403 SE 5th Street
Bentonville, AR 72712
P: 478-631-0202

www.hufft.com

CIVIL ENGINEER:

DCJ Engineers
2200 Rodney Parkman Road
Little Rock, AR 72212
(501) 227-7895

LANDSCAPE ARCHITECT:

40 North
8475 Lober Rd.
Wesley, MO 64588
(312) 482-6501

STRUCTURAL:

PMA Engineering
6717 Sherrills Mission Parkway, Suite 100
Overland Park, KS 66202
(913) 831-1262

MEP:

HSA Engineering
7405 Eka St.
Fort Smith, AR 72916
(479) 452-8522

Parking Garage:

WGI, Inc.
8910 Pursue Road, Suite 4000
Indianapolis, IN 46238
(317) 375-1017

LIGHTING DESIGNER:

Charter Sills
11 E. Hubbard 402
Chicago, IL 60611
(312) 759-5900

CODE CONSULTANT:

FSC Inc.
8675 W. 96th
Overland Park, KS 66212
(913) 722-2473

ISSUE:

LSD23-0044
12/01/23

REVISION SCHEDULE:			ISSUE
NO.	DATE	REVISION	Revision #1

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2021 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary - what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

Drawn By: Author

OVERALL EXTERIOR ELEVATIONS

A2.05

NOT FOR
CONSTRUCTION
DO NOT COPY/
DISTRIBUTE



8th Street Gateway Park

Southwest 8th Street

PC Date: 12/5/2023

Staff Report Details

Project Number	LSD23-0047
Applicant / Current Owner	City of Bentonville/Parks Dept. David Wright
Site Area	+/- 85.22 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	N/A
Current Future Land Use Map Designation	Office, General Commercial, Light Industrial, and Residential Estate
Requested Future Land Use Map Designation	N/A
Development Type / Use	Public Park
Related projects	N/A

Property Description

Project Details

The 8th Street Gateway Park is approximately 85 acres of world-class parkland, straddling SW 8th Street, west of SW I Street. This project is the result of extensive public outreach by Bentonville Parks & Recreation to understand what amenities our citizens wanted to see incorporated into the park. The master plan focused on four interrelated aspects: play, connectivity, ecology, and community. The 8th Street Gateway Park is composed of three sections: The East Landing, The Central Yard, and The Porch.

Overall Park Amenities

- 1 mile of beginner mountain bike trails
- 5.75 miles of paved greenways
- Over 1000 new trees and preservation of existing healthy tree canopy.
- Enhancement and expansion of native upland and floodplain woodlands, prairie, and wet meadow landscapes.
- Extensive water quality improvements, including enhancements to existing creeks, expanded stormwater

Project Details

management, and bioswale infrastructure.

- Connection to and extension of the existing Applegate Trail.
- Destination Skate Park (aka Wheeled Sports Garden), Pump Track, and Playground amenities

The East Landing

- The Cycle Ring, a 2/3 mile paved, gently sloping greenway loop that encircles the East Park and crosses above
- SW8th Street, provides unique vantages of the park.
- Stormwater filtration gardens and water quality enhancements.
- Mountain bike trails
- Destination Pump Track

The Central Yard

- A 3600 square foot comfort station and shade pavilion with an adjoining flexible plaza space for gathering, everyday activity, food trucks, exhibitions and performances, and special events.
- 1-acre signature playground
- Skate Park (aka wheeled sports garden)

The West Park Porch

The Porch Plaza and comfort station is a neighborhood-oriented venue where the community gathers, socializes, and recreates.

- A balance bike course.
- Areas for picnicking and neighborhood-oriented structured play.
- 2-acre Great Lawn.
- Quarter mile soft-surface running track.
- Mountain bike trails.

The park will provide a total of 223 parking spaces, 29 in The West Park Porch, 49 in The Central Yard, 25 in the East Park Landing, and 120 on-street parking spaces along SW 8th Street. The park provides extensive landscaping and the preservation of many existing trees, which exceeds the minimum landscaping requirements for the proposed park.

Building Materials

Both the comfort stations and the pavilion are proposed to be constructed of Special Use Primary Materials. Please see the applicant's narrative justifying the use of 12 gauge stainless steel panels, a wood louver system, and the weathering steel rainscreen surfaces.

Relationship to the General Plan / Projected Traffic Impact

While the proposed development will constitute an increase in intensity from the currently vacant property, the traffic impact will likely be minimal. Adequate access and connectivity to existing sidewalks and existing and proposed trail networks should mitigate some effects of additional traffic.

Southwest 8th Street is a major east/west bikeway route, which may result in future vehicle trips being replaced by bicycles, and the existence of residential neighborhoods bordering the park may allow for more pedestrian trips to occur.

Public Comment

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

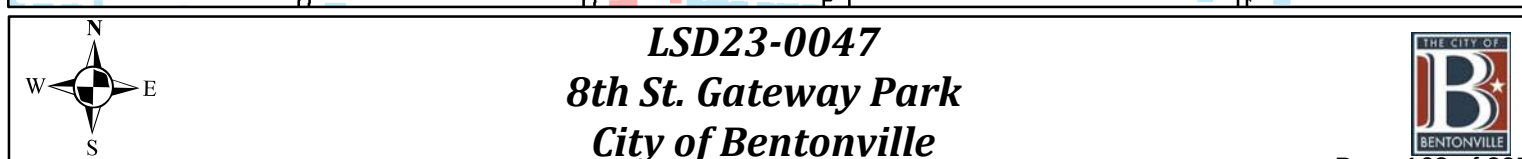
Community Parks are allowed in the following districts: agricultural, residential estates, commercial and industrial districts. The proposed development would allow for a community park to serve the surrounding neighborhoods and community.

Conclusion

The proposed large-scale development meets the minimum requirements of the Land Development Code. The proposal does satisfy the goal of the Bentonville Community Plan under Chapter 8 Open Spaces and Environment to balance the long-term growth projected for Bentonville with the preservation of important open spaces and environmental resources.

Additional Details

Planning Commission Item



November 30, 2023

Bentonville 8th Street Gateway Park

Special Use Material Narrative—The Central Yard Pavilion

When selecting materials for the The Central Yard Pavilion a number of factors were carefully considered and balanced. The primary factors included project context, overall park material palette and aesthetics, and long-term durability and maintenance requirements.

The overall park material palette and aesthetics considers the unique positioning of 8th St Gateway Park, which sits in natural area between the Third Street Historic District to the east and the residential neighborhood to the west. In recognition of its urban location, it will contain unique signature features and spaces for gathering—concentrated areas of high activity—elements one expects in any urban park. These focused areas of activity, however, are set within large restored native landscapes and hydrological enhancements that connect to the extensive network of trails and greenways, a condition that one would expect in a rural or nature park. 8th St Gateway park’s material pallet attempts to dynamically merge these identities. Simple, contemporary forms and small accents of bright colors or synthetic materials nod to the urbane, while raw materials such as natural stone, wood, concrete, and weathered steel celebrate the rural.

With regards to overall project context, 8th Street Gateway Park is situated along the Applegate Trail and, with the planned full build-out of the proposed Bentonville trail network, will be situated a short bike ride or walk from both Coler Preserve and Osage Park and will be part of a larger future system of western Bentonville open spaces connected via trail network. In contrast to the West and East Park Comfort Stations, the The Central Yard Pavilion is a central gathering place within The Yard—the heart of 8th Street Gateway Park. The Central Yard Pavilion combines materials that share a relationship with the larger system of western Bentonville while introducing unique but complimentary materials to signify its central location within The Yard.

The outline of the roof is derived from rural structures in western Arkansas, materially highlighted through corrugated metal surface with a thickened vertical wood slat profile that frames the covered picnic area. The wood slats form the east façade, providing a distinct but soft toned aesthetic from Melissa Drive. Under the roof the warm, elegant tongue and groove wood ceiling is contrasted with a dark stainless steel paneled comfort station that provides public restrooms and storage for Parks & Rec. The bathroom interior walls are composed of natural toned ceramic tile and the floors are a durable epoxied concrete finish. The stainless-steel plumbing fixtures are virtually indestructible and can be easily washed down. All materials, both inside and out, are durable finishes intended to withstand long-term public use.

While these material selections differ from the primary building materials outlined in Section 1100.21 of the Land Development Code, they are similarly high-quality materials, durable, and suit the project context. The Central Yard Pavilion is a signature element at the heart of the park and we sincerely hope that this exciting and unique project becomes a place that Bentonville residents cherish for decades to come.

November 30, 2023

Bentonville 8th Street Gateway Park

Special Use Material Narrative—East Park Comfort Station

When selecting materials for the East Park Comfort Station a number of factors were carefully considered and balanced. The primary factors included project context, overall park material palette and aesthetics, and long-term durability and maintenance requirements.

The overall park material palette and aesthetics considers the unique positioning of 8th St Gateway Park, which sits in natural area between the Third Street Historic District to the east and the residential neighborhood to the west. In recognition of its urban location, it will contain unique signature features and spaces for gathering—concentrated areas of high activity—elements one expects in any urban park. These focused areas of activity, however, are set within large restored native landscapes and hydrological enhancements that connect to the extensive network of trails and greenways, a condition that one would expect in a rural or nature park. 8th St Gateway park’s material pallet attempts to dynamically merge these identities. Simple, contemporary forms and small accents of bright colors or synthetic materials nod to the urbane, while raw materials such as natural stone, wood, concrete, and weathered steel celebrate the rural.

With regards to overall project context, 8th Street Gateway Park is situated along the Applegate Trail and, with the planned full build-out of the proposed Bentonville trail network, will be situated a short bike ride or walk from both Coler Preserve and Osage Park and will be part of a larger future system of western Bentonville open spaces connected via trail network. It was critical for the project to situate itself as part of this larger open space network in terms of programmatic, experiential, and material qualities. The East Park Comfort Station specifically utilizes materials found on structures within these existing open spaces—weathering steel panels and poured concrete—albeit in different ways that lend the project its own distinct identity.

A final major factor influencing the material selection is the long-term durability and maintenance of the East Park Comfort Station. Unlike its neighboring open spaces—Coler Preserve to the north and Osage Park to the south—8th St Gateway Park will be fully operated and maintained by Bentonville Parks and Recreation. First and foremost, material selections had to be durable and fit within current Parks and Recreation operations and maintenance regimes. The bathroom interior walls are composed of ceramic tile and the floors are a durable epoxied concrete finish. The stainless-steel plumbing fixtures are virtually indestructible and can be easily washed down. The weathering steel rainscreen is not only a durable material that lends itself to easy repair or replacement of individual pieces if needed.

While these material selections differ from the primary building materials outlined in Section 1100.21 of the Land Development Code, they are similarly high-quality materials, durable, and suit the project context. While the East Park Comfort Station is but a small piece, we sincerely hope that this exciting and unique project becomes a place that Bentonville residents cherish for decades to come.

November 30, 2023

Bentonville 8th Street Gateway Park

Special Use Material Narrative—West Park Comfort Station

When selecting materials for the West Park Comfort Station a number of factors were carefully considered and balanced. The primary factors included project context, overall park material palette and aesthetics, and long-term durability and maintenance requirements.

The overall park material palette and aesthetics considers the unique positioning of 8th St Gateway Park, which sits in natural area between the Third Street Historic District to the east and the residential neighborhood to the west. In recognition of its urban location, it will contain unique signature features and spaces for gathering—concentrated areas of high activity—elements one expects in any urban park. These focused areas of activity, however, are set within large restored native landscapes and hydrological enhancements that connect to the extensive network of trails and greenways, a condition that one would expect in a rural or nature park. 8th St Gateway park’s material pallet attempts to dynamically merge these identities. Simple, contemporary forms and small accents of bright colors or synthetic materials nod to the urbane, while raw materials such as natural stone, wood, concrete, and weathered steel celebrate the rural.

With regards to overall project context, 8th Street Gateway Park is situated along the Applegate Trail and, with the planned full build-out of the proposed Bentonville trail network, will be situated a short bike ride or walk from both Coler Preserve and Osage Park and will be part of a larger future system of western Bentonville open spaces connected via trail network. It was critical for the project to situate itself as part of this larger open space network in terms of programmatic, experiential, and material qualities. The West Park Comfort Station specifically utilizes materials found on structures within these existing open spaces—weathering steel panels, cast-in-place concrete—albeit in different ways that lend the project its own distinct identity.

A final major factor influencing the material selection is the long-term durability and maintenance of the West Park Comfort Station. Unlike its neighboring open spaces—Coler Preserve to the north and Osage Park to the south—8th St Gateway Park will be fully operated and maintained by Bentonville Parks and Recreation. First and foremost, material selections had to be durable and fit within current Parks and Recreation operations and maintenance regimes. The bathroom interior walls are composed of finished concrete with accent walls in natural toned ceramic tile and the floors are a durable epoxied concrete finish. The stainless-steel plumbing fixtures are virtually indestructible and can be easily washed down. The weathering steel rainscreen is not only a durable material but is a panel system that lends itself to easy repair or replacement of individual pieces if needed.

While these material selections differ from the primary building materials outlined in Section 1100.21 of the Land Development Code, they are similarly high-quality materials, durable, and suit the project context. While the West Park Comfort Station is but a small piece, we sincerely hope that this exciting and unique project becomes a place that Bentonville residents cherish for decades to come.

8th Street Gateway Park

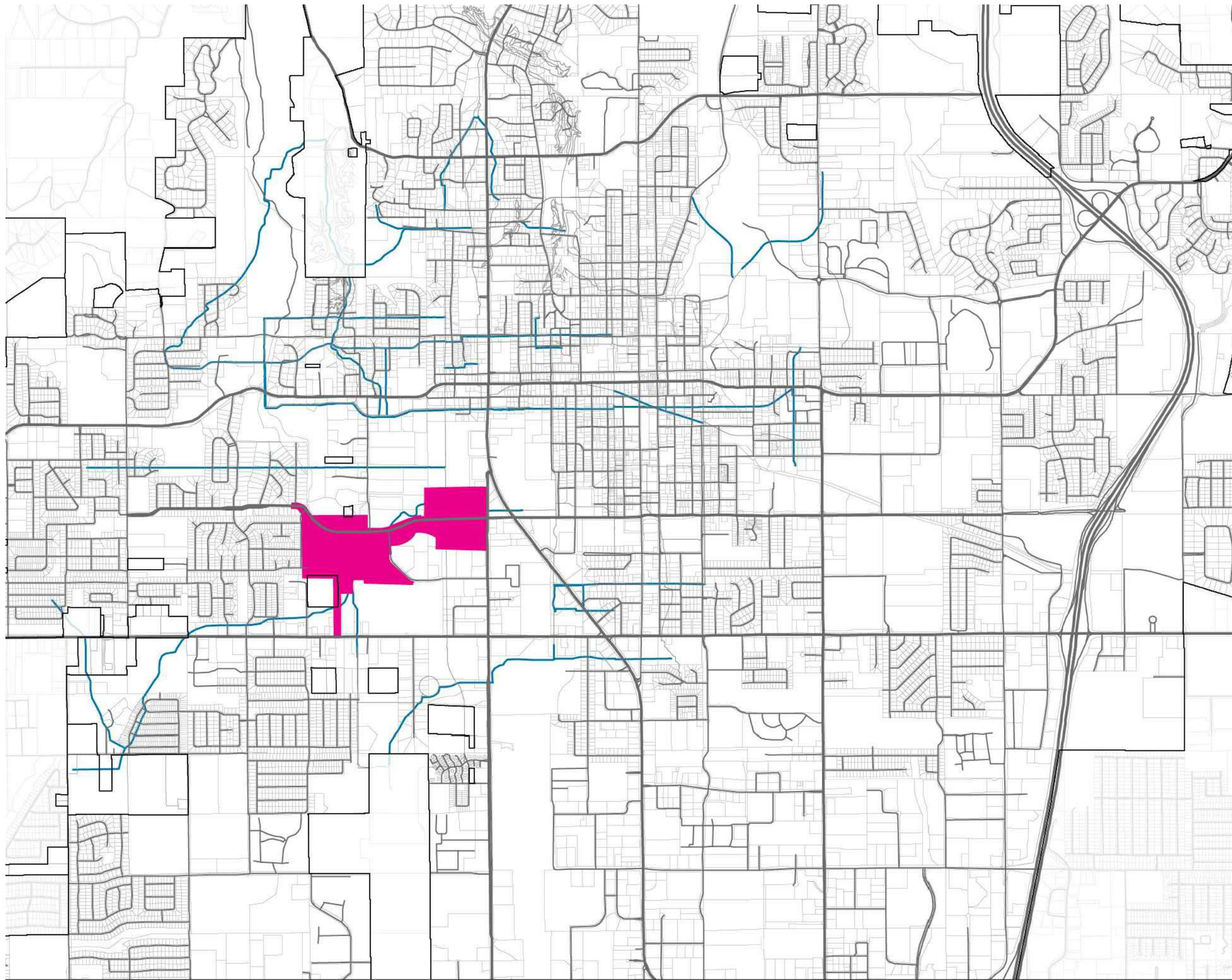
THE CITY OF BENTONVILLE

215 SW A STREET
BENTONVILLE, AR. 72712

LARGE SCALE DEVELOPMENT SUBMISSION #3

CITY OF BENTONVILLE PROJECT NUMBER: LSD23-0047

11.27.2023



01 VICINITY MAP
SCALE: N.T.S.

LANDSCAPE ARCHITECTS + ARCHITECTS:

PORT

53 W. JACKSON BLVD. SUITE 830
CHICAGO, IL. 60604
312.888.2664
www.porturbanism.com

ARCHITECT OF RECORD

POLK STANLEY WILCOX

509 W. SPRING STREET SUITE 150
FAYETTEVILLE, AR 72701
479.444.0473
https://www.polkstanleywilcox.com/

CIVIL AND ECOLOGICAL ENGINEER:

ECOLOGICAL DESIGN GROUP, INC.

216 W. BIRCH STREET
ROGERS, AR. 72756
501.378.0200
www.ecologicaltdg.com/

STRUCTURAL ENGINEER:

APEX ENGINEERS, INC.

1625 LOCUST ST.
KANSAS CITY, MO. 64108
816.421.3222
www.apex-engineers.com/

SKATEPARK CONSULTANT

CALIFORNIA SKATEPARKS

273 N BENSON AVE
UPLAND, CA 91786
831.426.8424
www.californiaskateparks.com/

MEP ENGINEER:

PRIGM ENGINEERING

310 W DICKINSON ST SUITE 210
FAYETTEVILLE, AR
479.877.3188
www.prigm.com

PUMP TRACK DESIGNER:

American Ramp Company

601 McKinley Ave
JOPLIN, MO
427.202.6816
www.americanrampcompany.com

IRRIGATION DESIGNER:

MDL CONSULTING

2829 West Country Club
SEARCY, AR

UTILITY AND CITY CONTACTS

Black Hills Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479)333-7005, joshua.knight@blackhillscorp.com

AT&T: Brent Baldwin, 1133 East Harold St., Fayetteville, AR 72701, Office: (479)571-6609; Cell: (479)200-9022, bb585@att.com OR Lane Rhodes, lr159@att.com, (479) 442-1977

Cox Communications: Chad Hodge, 4901 S. 48th Street, Springdale, AR 72762, (479) 263-37057 chad.hodge@cox.com OR Timothy Goss, (479) 651-5583 timothy.goss@cox.com

Fire Dept.: City of Bentonville, Justin Scantlin, Fire Chief, 800 SW A Street, Bentonville, AR 72712 (479) 271-3151, jscantlin@bentonvillear.com

Street Dept.: City of Bentonville, Tony Davis, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3130, todavis@bentonvillear.com

Water Dept.: City of Bentonville, Beau Thompson, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140, bthompson@bentonvillear.com

Wastewater Dept.: City of Bentonville, Chris Earl, 1901 NE A Street, Bentonville, AR, (479)-271-3161, cearl@bentonvillear.com

Electric Dept.: City of Bentonville, Charlie Barnes, 3200 Municipal Drive, Bentonville, AR 72712 (479)-271-3159, cbarnes@bentonvillear.com

Planning Dept.: City of Bentonville, Tyler Overstreet, 305 SW A Street, Bentonville, AR 72712, (479)-271-3122, toverstreet@bentonvillear.com

City Engineer: City of Bentonville, Ellen Norvell, 3200 SW Municipal Drive, Bentonville, AR 72712, (479)-271-5953, enorvell@bentonvillear.com

Stormwater: City of Bentonville, Janet Paitth, 3200 SW Municipal Dr., Bentonville, AR 7212, (479) 271-5002, jpaitth@bentonvillear.com

Building and Fire Safety: City of Bentonville, Brad Arnold, 305 SW A Street, Bentonville, AR 72712, (479)-271-3108, barnold@bentonvillear.com

FLOOD DATA:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0090J. DATED 09/28/2007)

PROJECT NOTES

1. 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.
2. 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.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE ENGINEERING DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.

SITE SUMMARY

OWNER: CITY OF BENTONVILLE, BENTONVILLE/BELLA VISTA TRAILBLAZERS ASSOCIATION
CURRENT ZONING: AGRICULTURAL DISTRICT (A-1), PLANNED UNIT DEVELOPMENT (PUD), AND MEDIUM-HIGH DENSITY MULTIFAMILY (R-3)

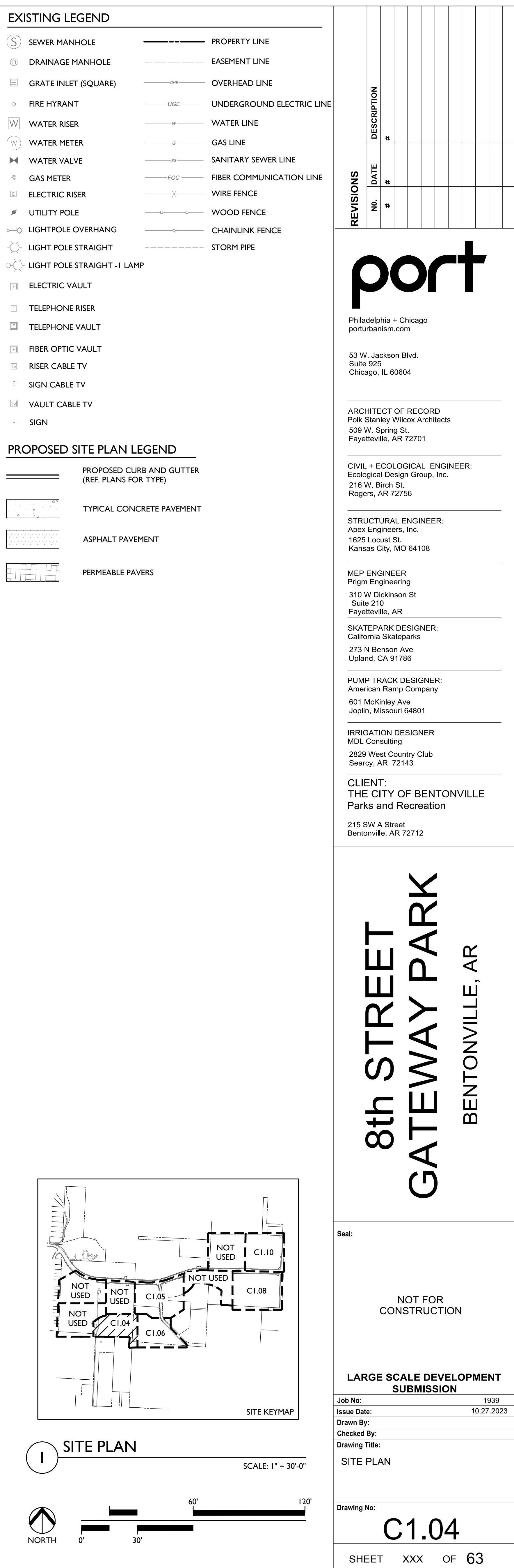
PROPOSED ZONING: AGRICULTURAL DISTRICT (A-1)

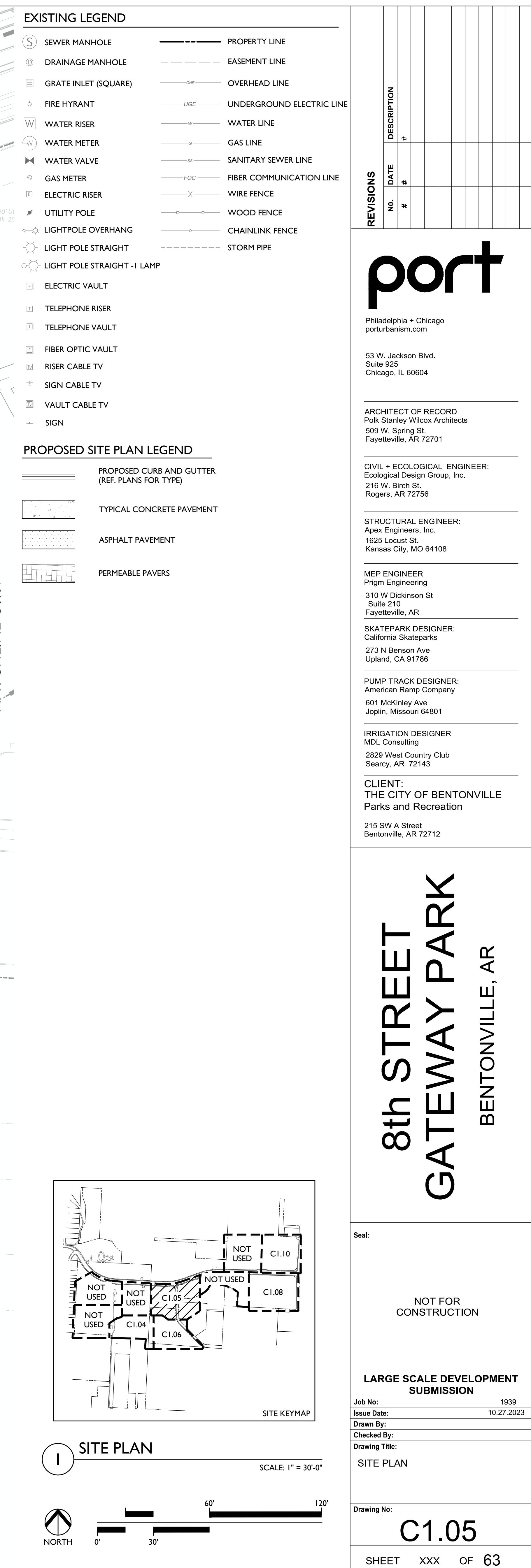
USE: PUBLIC PARK

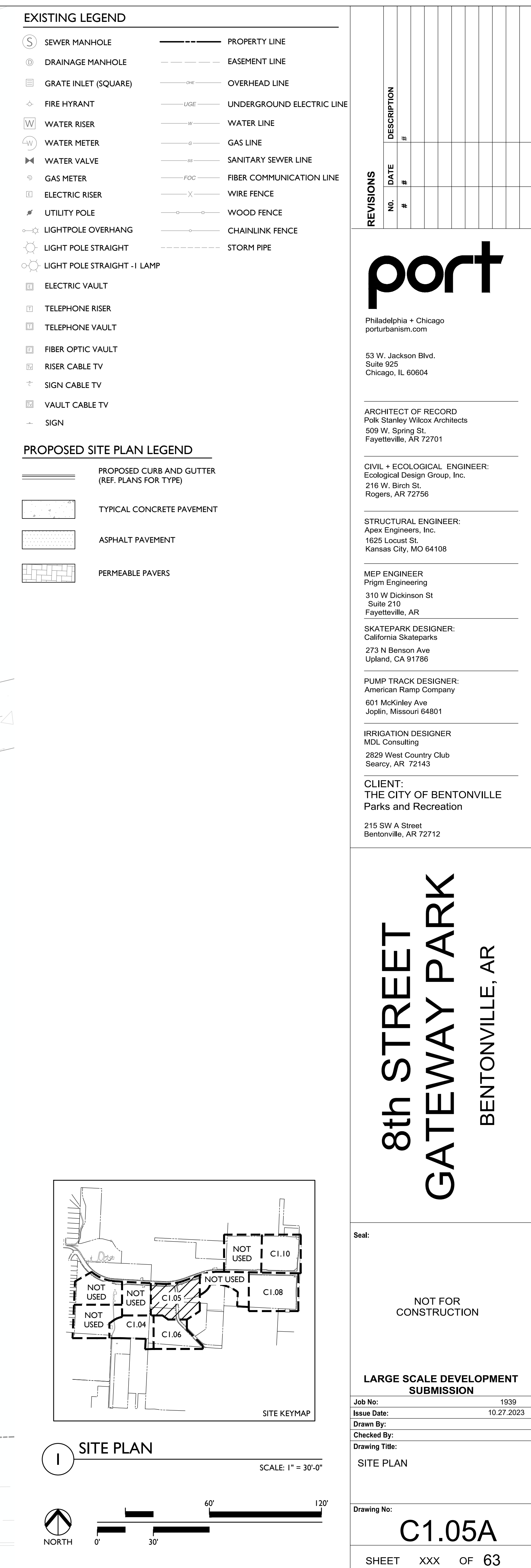
AREA: 85.22 AC

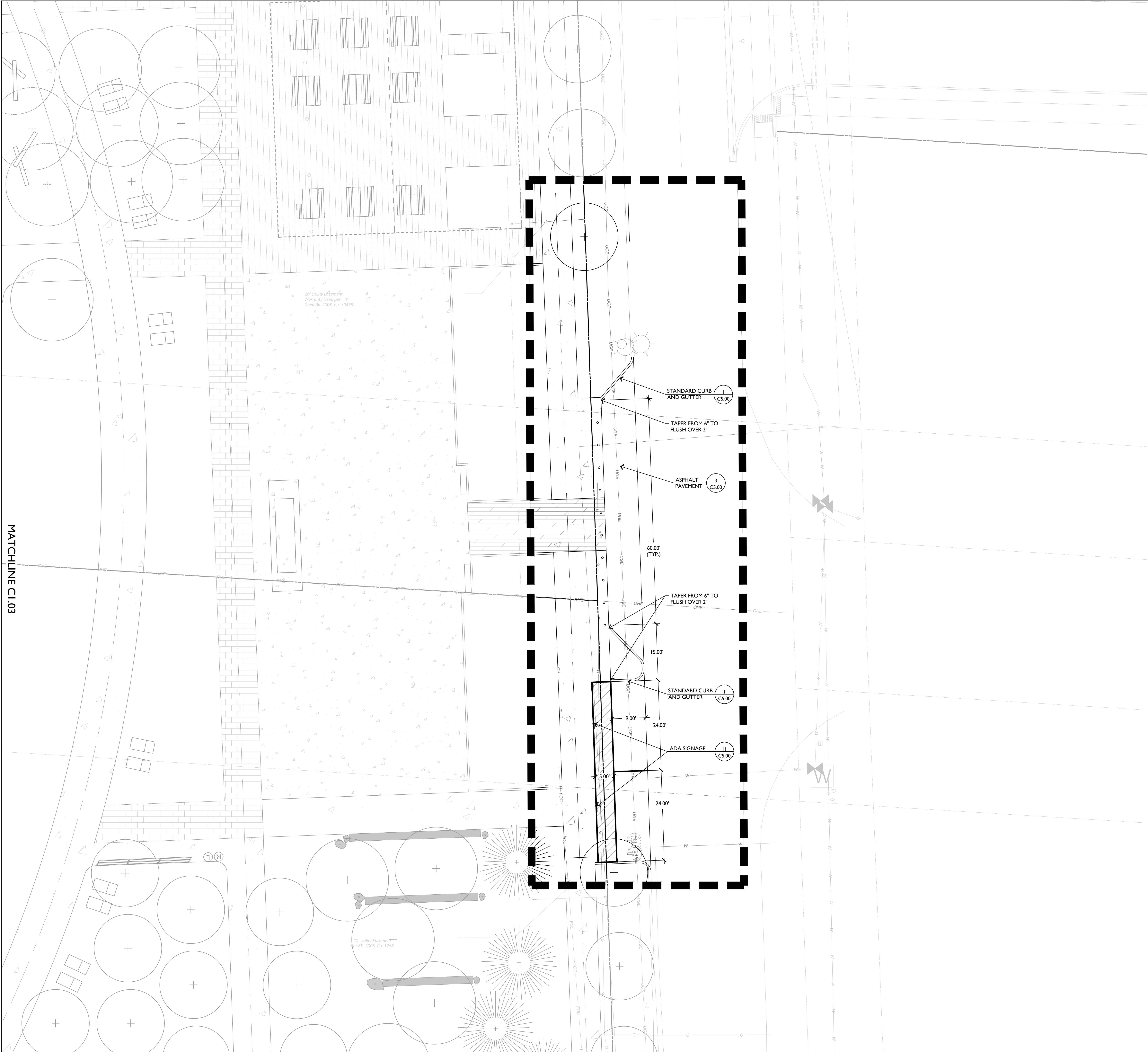
THERE ARE NO REQUIRED WAIVERS, VARIANCES, AND/OR CONDITIONAL USES FOR THIS SITE









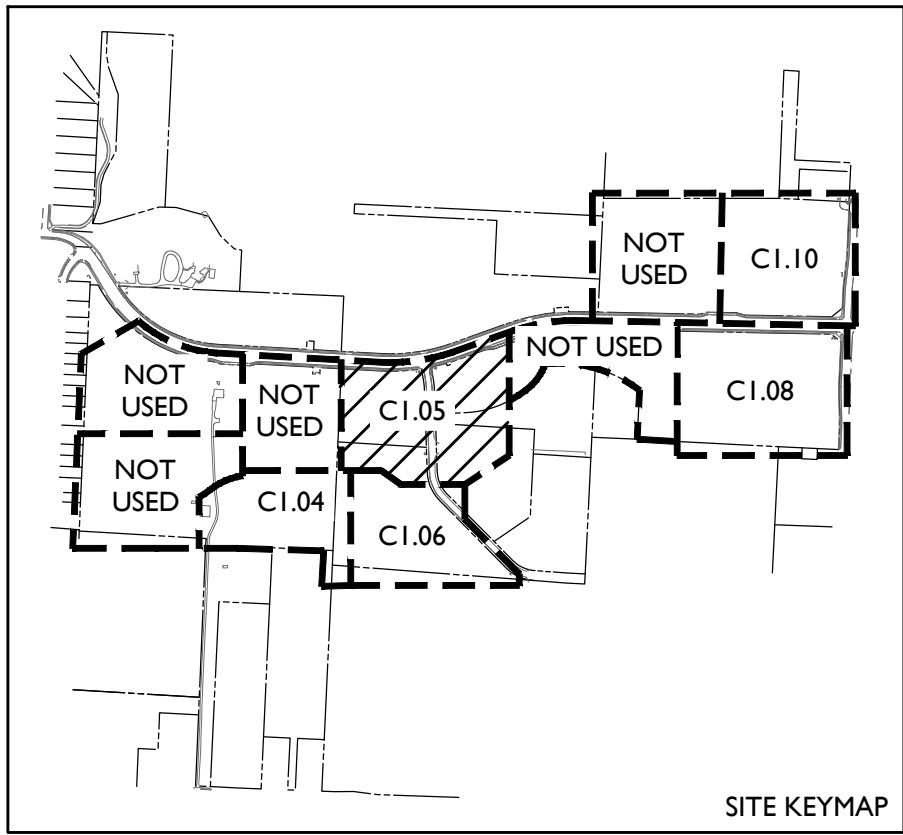


EXISTING LEGEND

- | | | | |
|--|------------------------------|--|---------------------------|
| | SEWER MANHOLE | | PROPERTY LINE |
| | DRAINAGE MANHOLE | | EASEMENT LINE |
| | GRATE INLET (SQUARE) | | OVERHEAD LINE |
| | FIRE HYDRANT | | UNDERGROUND ELECTRIC LINE |
| | WATER RISER | | WATER LINE |
| | WATER METER | | GAS LINE |
| | WATER VALVE | | SANITARY SEWER LINE |
| | GAS METER | | FIBER COMMUNICATION LINE |
| | ELECTRIC RISER | | WIRE FENCE |
| | UTILITY POLE | | WOOD FENCE |
| | LIGHTPOLE OVERHANG | | CHAINLINK FENCE |
| | LIGHT POLE STRAIGHT - 1 LAMP | | STORM PIPE |
| | ELECTRIC VAULT | | |
| | TELEPHONE RISER | | |
| | TELEPHONE VAULT | | |
| | FIBER OPTIC VAULT | | |
| | RISER CABLE TV | | |
| | SIGN CABLE TV | | |
| | VAULT CABLE TV | | |
| | SIGN | | |

PROPOSED SITE PLAN LEGEND

- | | |
|--|---|
| | PROPOSED CURB AND GUTTER
(REF. PLANS FOR TYPE) |
| | TYPICAL CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |
| | PERMEABLE PAVERS |



1 SITE PLAN

SCALE: 1" = 30'-0"



8th STREET
GATEWAY PARK
BENTONVILLE, AR

Seal:

NOT FOR
CONSTRUCTION

LARGE SCALE DEVELOPMENT
SUBMISSION

Job No: 1939
Issue Date: 10.27.2023
Drawn By:
Checked By:
Drawing Title:
SITE PLAN

Drawing No:

C1.05B

SHEET XXX OF 63

port

Philadelphia + Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD
Polk Stanley Wilcox Architects
508 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP ENGINEER
Prigm Engineering
310 W. Dickinson St.
Suite 210
Fayetteville, AR

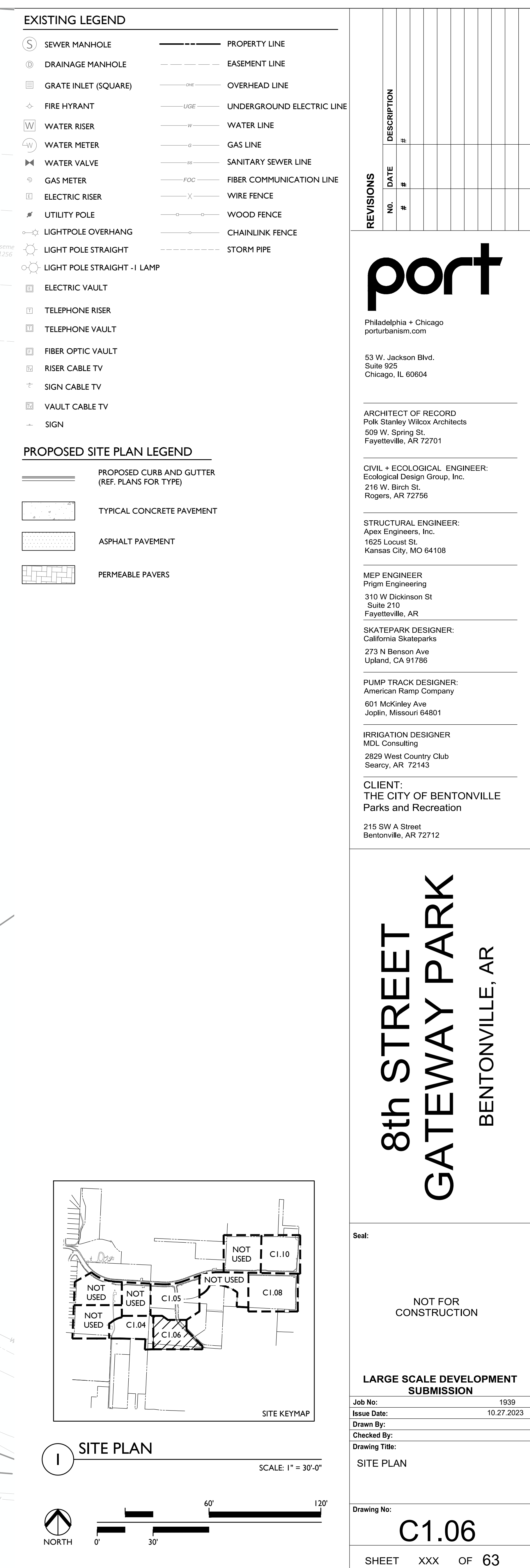
SKATEPARK DESIGNER:
California Skateparks
273 N. Benson Ave.
Upland, CA 91786

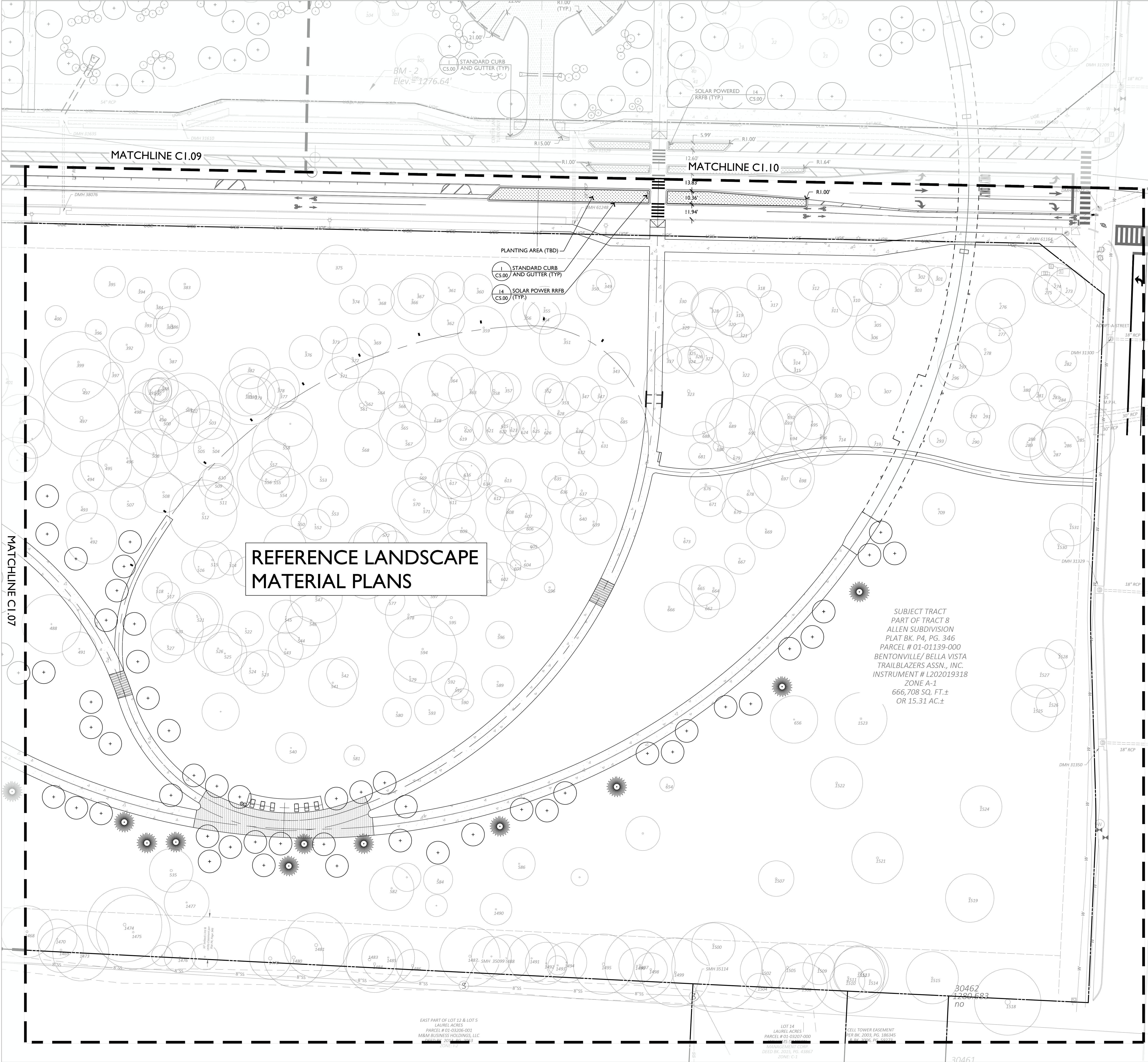
PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave.
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

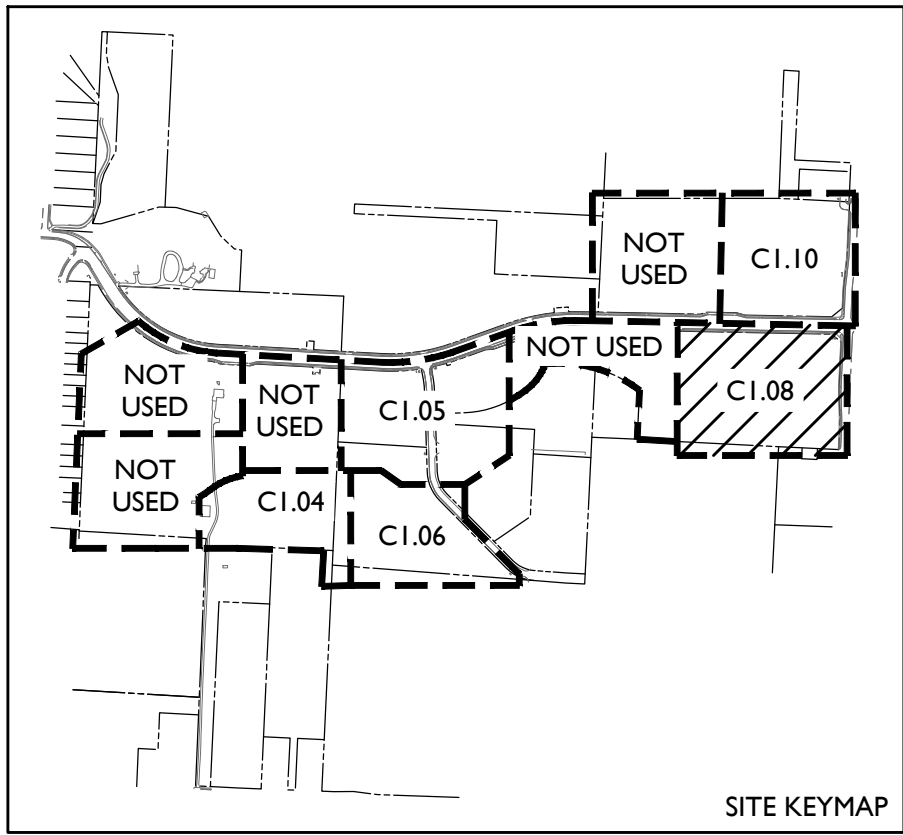
215 SW A Street
Bentonville, AR 72712



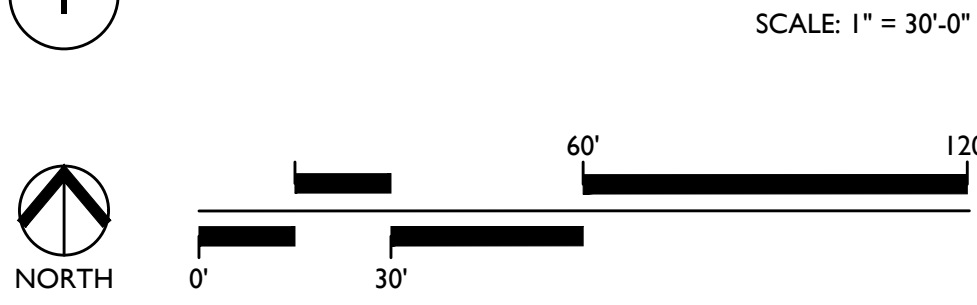


- EXISTING LEGEND**
- SEWER MANHOLE
 - DRAINAGE MANHOLE
 - GRATE INLET (SQUARE)
 - FIRE HYDRANT
 - WATER RISER
 - WATER METER
 - WATER VALVE
 - GAS METER
 - ELECTRIC RISER
 - UTILITY POLE
 - LIGHTPOLE OVERHANG
 - LIGHT POLE STRAIGHT
 - LIGHT POLE STRAIGHT - I LAMP
 - ELECTRIC VAULT
 - TELEPHONE RISER
 - TELEPHONE VAULT
 - FIBER OPTIC VAULT
 - RISER CABLE TV
 - SIGN CABLE TV
 - VAULT CABLE TV
 - SIGN
 - PROPERTY LINE
 - EASEMENT LINE
 - OVERHEAD LINE
 - UNDERGROUND ELECTRIC LINE
 - WATER LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - FIBER COMMUNICATION LINE
 - WIRE FENCE
 - WOOD FENCE
 - CHAINLINK FENCE
 - STORM PIPE

- PROPOSED SITE PLAN LEGEND**
- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
 - TYPICAL CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - PERMEABLE PAVERS



1 SITE PLAN



**8th STREET
GATEWAY PARK
BENTONVILLE, AR**

Seal:

NOT FOR
CONSTRUCTION

**LARGE SCALE DEVELOPMENT
SUBMISSION**

Job No: 1939
Issue Date: 10.27.2023
Drawn By:
Checked By:
Drawing Title:
SITE PLAN

Drawing No:

C1.08

SHEET XXX OF 63

port

Philadelphia • Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD
Pork Stanley Wilcox Architects
508 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MCP ENGINEER
Prigm Engineering
310 W. Dickinson St.
Suite 210
Fayetteville, AR

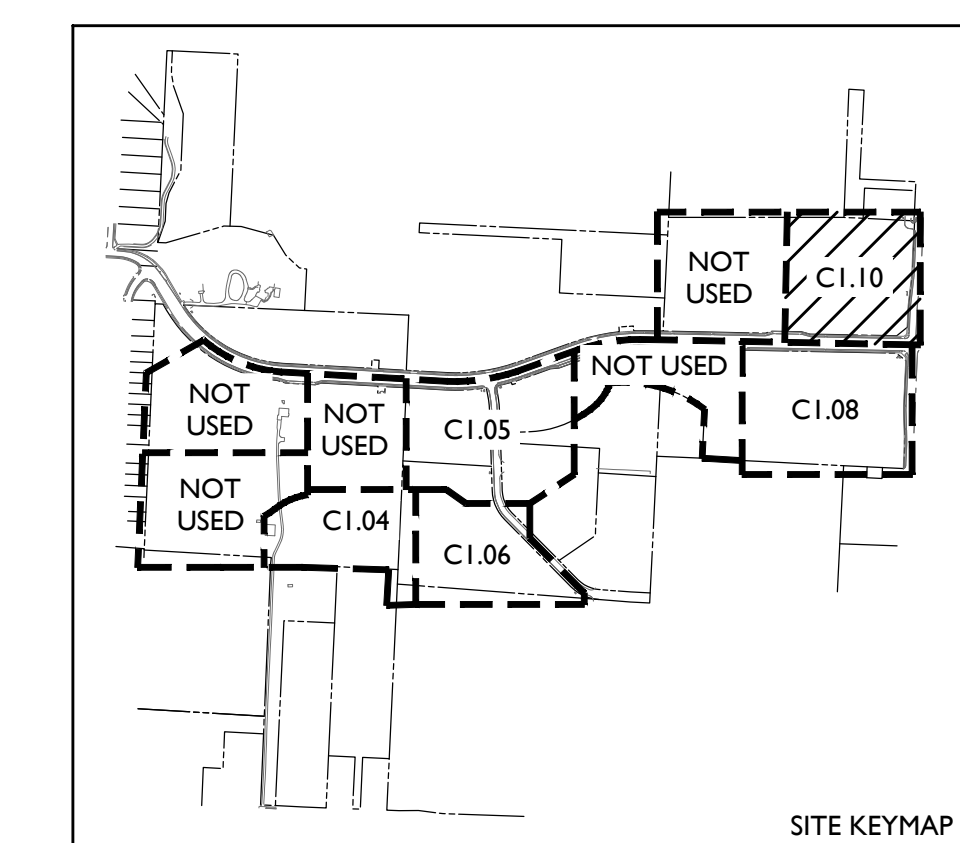
SKATEPARK DESIGNER:
California Skateparks
273 N. Benson Ave.
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave.
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712

[illegible]

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD
Polk Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP ENGINEER
Prigm Engineering
310 W Dickinson S
Suite 210
Fayetteville, AR

SKATEPARK DESIGNER.
California Skateparks
273 N Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712

8th STREET
GATEWAY PARK
BENTONVILLE, AR

Seal:

NOT FOR
CONSTRUCTION

**LARGE SCALE DEVELOPMENT
SUBMISSION**

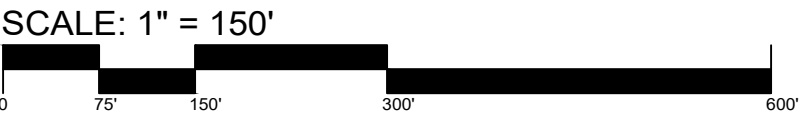
SUBMISSION	
Job No:	1939
Issue Date:	10.27.2023

Drawn By:	
Checked By:	
Drawing Title:	SITE PLAN

Drawing No:

C1.10

SHEET XXX OF 63



port

Philadelphia + Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD
Polk Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP ENGINEER
Prigm Engineering

310 W Dickinson St
Suite 210
Fayetteville, AR 727

SKATEPARK DESIGNER
California Skateparks
273 N Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER
American Ramp Company

601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting

2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712

NOT FOR
CONSTRUCTION

LARGE SCALE DEVELOPMENT SUBMISSION

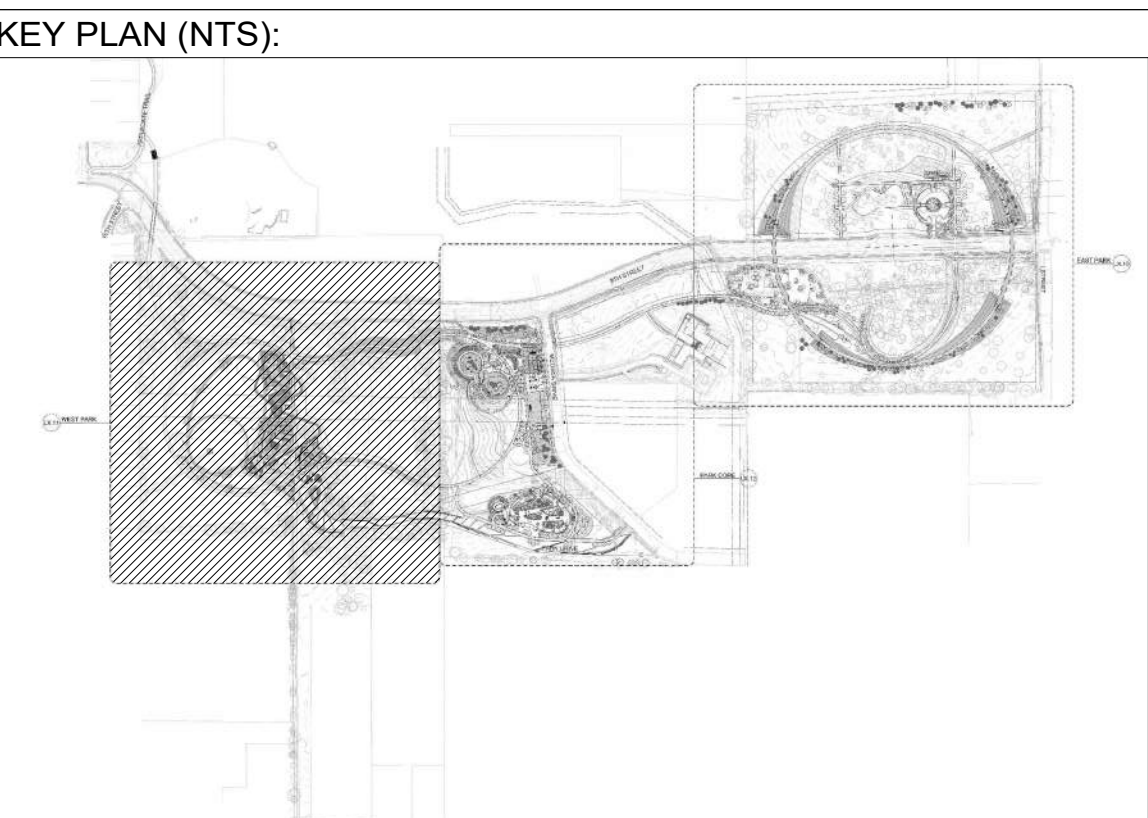
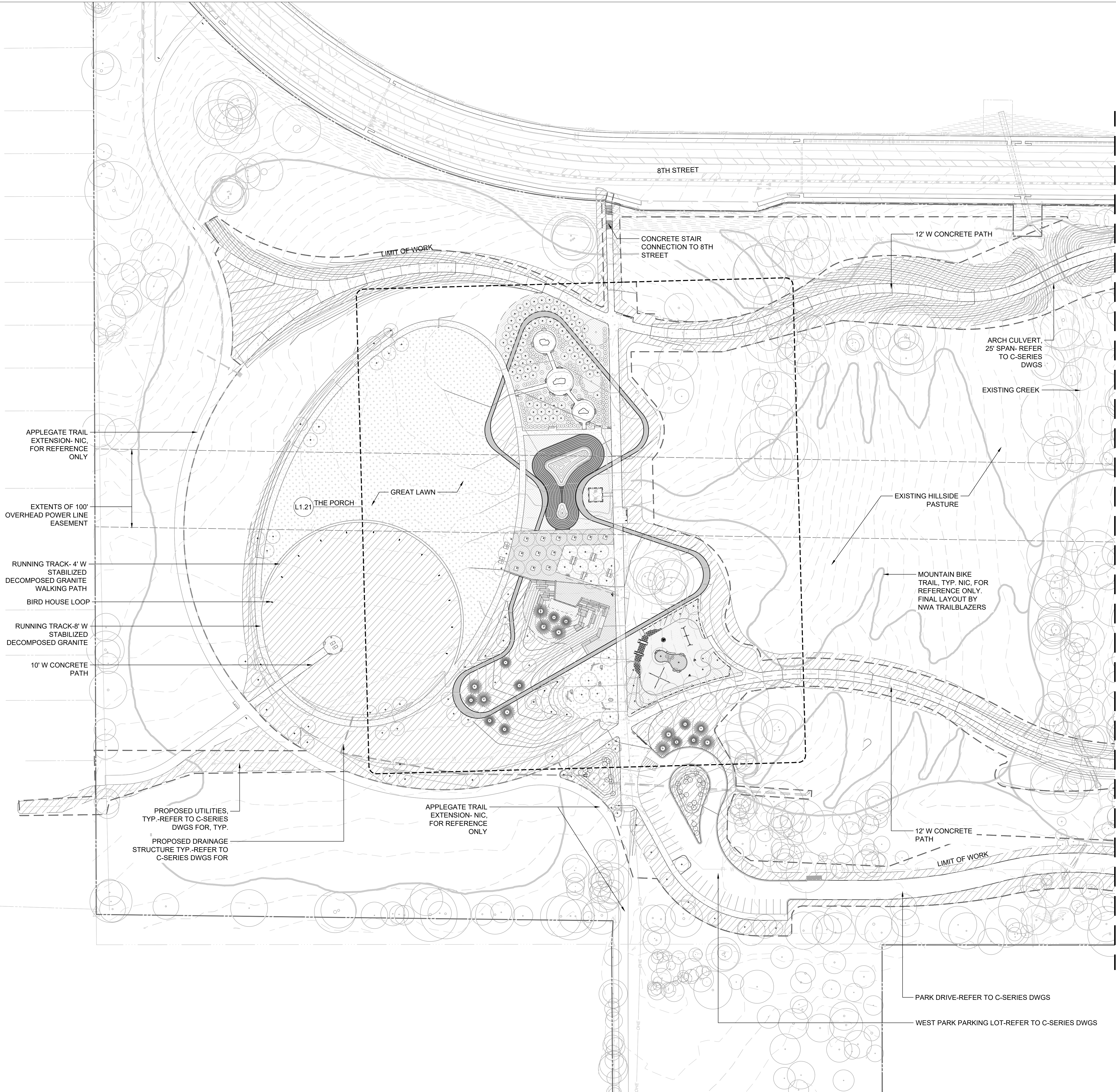
No:	1939
Due Date:	10.27.202
Own By:	SM, M
Checked By:	CM
Working Title:	

ITE KEY PLAN

wing No:

L1.00

SHEET 2 OF 69



- WEST PARK MATERIALS LEGEND**
- Concrete Type 1 (Pedestrian; Broom Finish)
 - Concrete Type 3 (Pedestrian; Exposed Aggregate/ Acid Wash)
 - Precast Paver Type 1 (Permeable)
 - Asphalt Surfacing
 - Decomposed Granite Type 1 (Stabilized)
 - Chip Seal Surfacing
 - Artificial Turf Play Surfacing
 - Step Type 1 (Concrete)

- WEST PARK BOULDERS AND STONE LEGEND**
- Beam Rock
 - Landscape Boulder A (+/- 1.5' L x 2'W x 2' H; Weight: .3 Tons)
 - Landscape Boulder B (+/- 2.5' L x 3'W x 3' H; Weight: .5 Tons)
 - Landscape Boulder C (+/- 4.5' L x 3'W x 3' H; Weight: 1.6 Tons)
 - Landscape Boulder D (+/- 6'L X 4'W X 3.5' H; Weight: 3 Tons)

- WEST PARK FURNISHING LEGEND**
- Bench Type 1
 - Picnic Table Type 2
 - Picnic Table Type 2 (ADA)
 - Lounge Chair
 - Litter Receptacle
 - Recycling Receptacle
 - Water Fountain
 - Bike Rack (NIC-For Reference Only)
 - Bird House
 - Bike Repair Station
 - Salvaged Log

- WEST PARK PLANTING LEGEND**
- TREES AND SHRUBS**
- Existing Tree to Remain
 - Deciduous Tree- Large
 - Deciduous Tree- Small
 - Understory Tree
 - Evergreen Tree-Large
 - Evergreen Tree- Small
 - Thicket Shrub
 - Deciduous Shrub
- UNDERSTORY**
- Seed Mix
 - Planting Mix (Shrub and Plug)
 - Sod
 - Mulch
- Plant limit (lines between planting hatches denote the limits of different planting material - not spade cut landscaping edge or metal edge unless denoted otherwise)

- NOTES:**
- SEE GENERAL NOTES (L0.00) FOR ABBREVIATIONS AND LINE TYPES
 - SEE L3.31 FOR WEST PARK PLAYGROUND EQUIPMENT SCHEDULE
 - ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC WATER UTILITIES



REVISIONS	DESCRIPTION	
	NO.	DATE

port
Philadelphia + Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD
Pork Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP ENGINEER
Prign Engineering
310 W Dickinson St
Suite 210
Fayetteville, AR 72701

SKATEPARK DESIGNER:
California Skateparks
273 N Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712

**8th STREET
GATEWAY PARK
BENTONVILLE, AR**

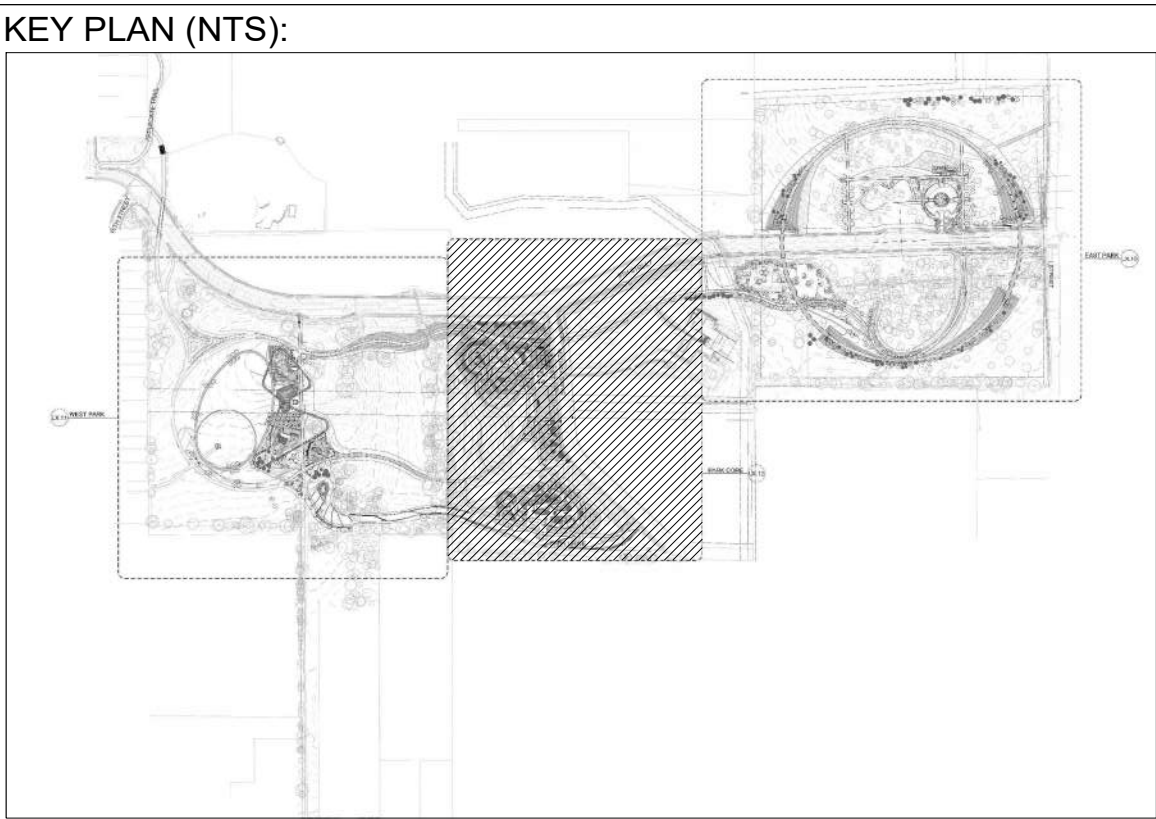
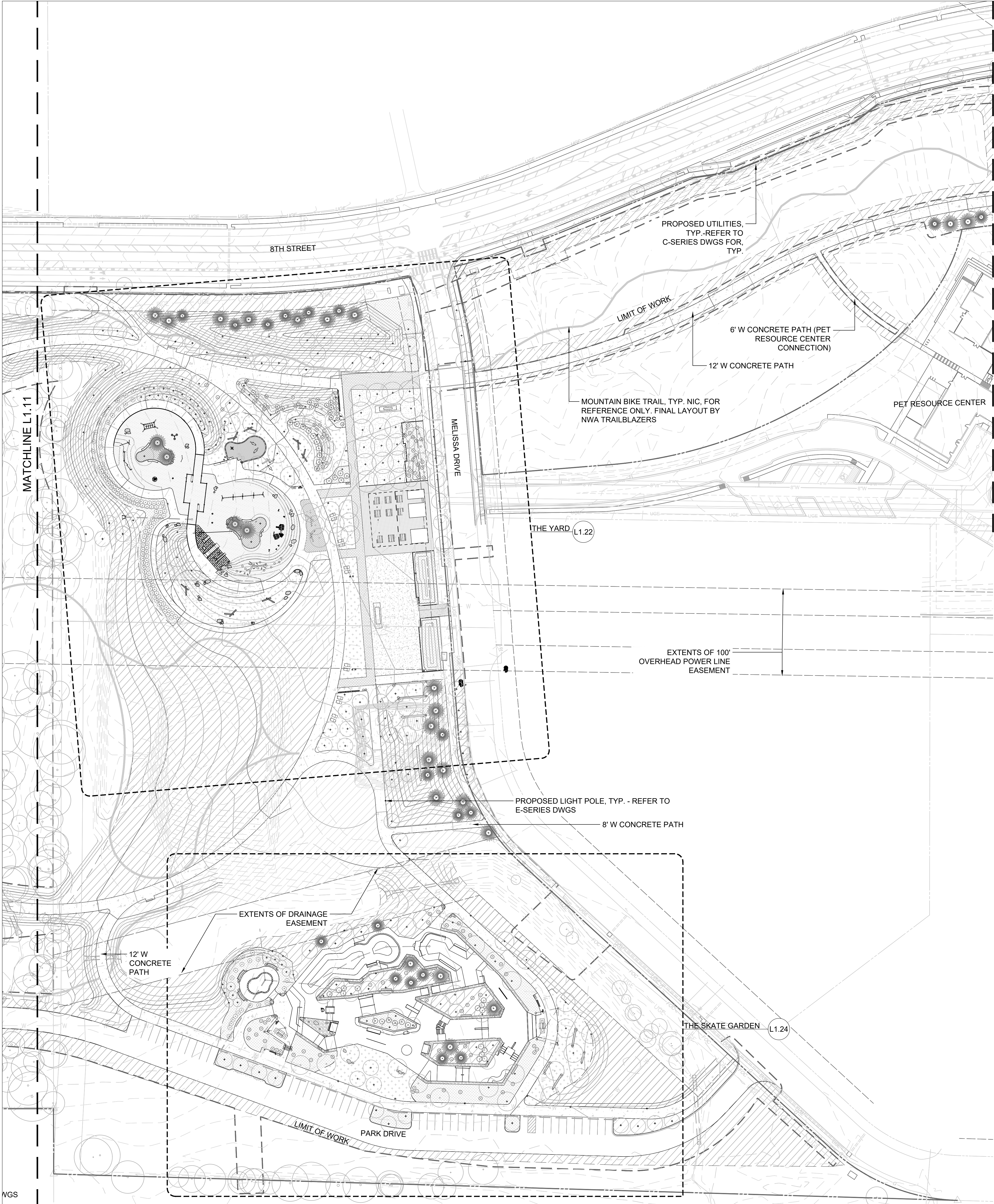
Seal:

NOT FOR
CONSTRUCTION

**LARGE SCALE DEVELOPMENT
SUBMISSION**

Job No: 1939
Issue Date: 10.27.2023
Drawn By: SM, MC
Checked By: CM
Drawing Title: WEST PARK LANDSCAPE SITE PLAN
Drawing No: **L1.11**

SHEET 3 OF 69



- PARK CORE MATERIALS LEGEND**
- Concrete Type 1 (Pedestrian, Broom Finish)
 - Concrete Type 2 (Vehicular, Exposed Aggregate/ Acid Wash)
 - Concrete Type 3 (Pedestrian; Exposed Aggregate/ Acid Wash)
 - Concrete Type 4 (Vehicular; Broom Finish)
 - Precast Paver Type 1 (Permeable)
 - Decomposed Granite Type 1 (Stabilized)
 - Artificial Turf Play Surfacing
 - River Rock
 - Sand
 - Step Type 1 (Concrete)
 - Curb Type 1 (Concrete Planter Curb)
 - Curb Type 2 (Concrete Sand Box Curb)
 - Wall Type 1 (Concrete Climbing Wall)

- PARK CORE BOULDERS AND STONE LEGEND**
- Beam Rock
 - Landscape Boulder A (+/- 1.5' L x 2'W x 2' H; Weight: .3 Tons)
 - Landscape Boulder B (+/- 2.5' L x 3'W x 3' H; Weight: .5 Tons)
 - Landscape Boulder C (+/- 4.5' L x 3'W x 3' H; Weight: 1.6 Tons)
 - Landscape Boulder D (+/- 6'L x 4'W x 3.5' H; Weight: 3 Tons)

- PARK CORE FURNISHING LEGEND**
- Stacked Timber Seating Type 1
 - Stacked Timber Seating Type 2
 - Stacked Timber Seating Type 3
 - Bench Type 1
 - Bench Type 2
 - Picnic Table Type 1
 - Picnic Table Type 1 (ADA)
 - Lounge Chair
 - Litter Receptacle
 - Recycling Receptacle
 - Water Fountain
 - Bollard
 - Bike Rack (NIC-For Reference Only)
 - Bike Repair Station
 - Shade Structure Type 1
 - Shade Structure Type 2
 - Salvaged Log

- WEST PARK PLANTING LEGEND**
- TREES AND SHRUBS**
- Existing Tree to Remain
 - Deciduous Tree- Large
 - Deciduous Tree- Small
 - Understory Tree
 - Evergreen Tree-Large
 - Evergreen Tree- Small
 - Thicket Shrub
 - Deciduous Shrub
- UNDERSTORY**
- Seed Mix
 - Planting Mix (Shrub and Plug)
 - Sod
 - Mulch
- Plant limit (lines between planting hatches denote the limits of different planting material - not spade cut landscaping edge or metal edge unless denoted otherwise)

- NOTES:**
- SEE GENERAL NOTES (L0.00) FOR ABBREVIATIONS AND LINE TYPES
 - SEE L3.31 FOR WEST PARK PLAYGROUND EQUIPMENT SCHEDULE
 - ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC WATER UTILITIES

REVISIONS		DESCRIPTION
NO.	DATE	

port
Philadelphia + Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD
Polsky Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP ENGINEER
Prgm Engineering
310 W Dickinson St
Suite 210
Fayetteville, AR 72701

SKATEPARK DESIGNER:
California Skateparks
273 N Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712

8th STREET GATEWAY PARK BENTONVILLE, AR

Seal:

NOT FOR
CONSTRUCTION

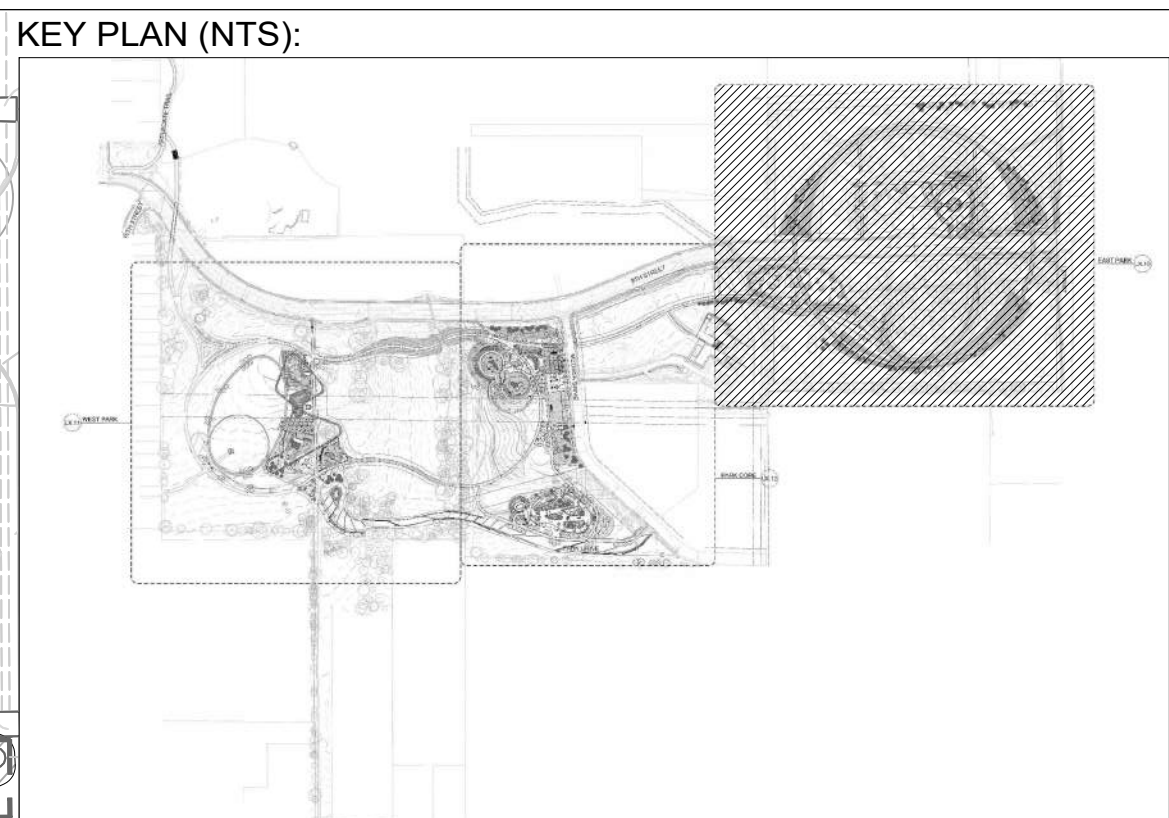
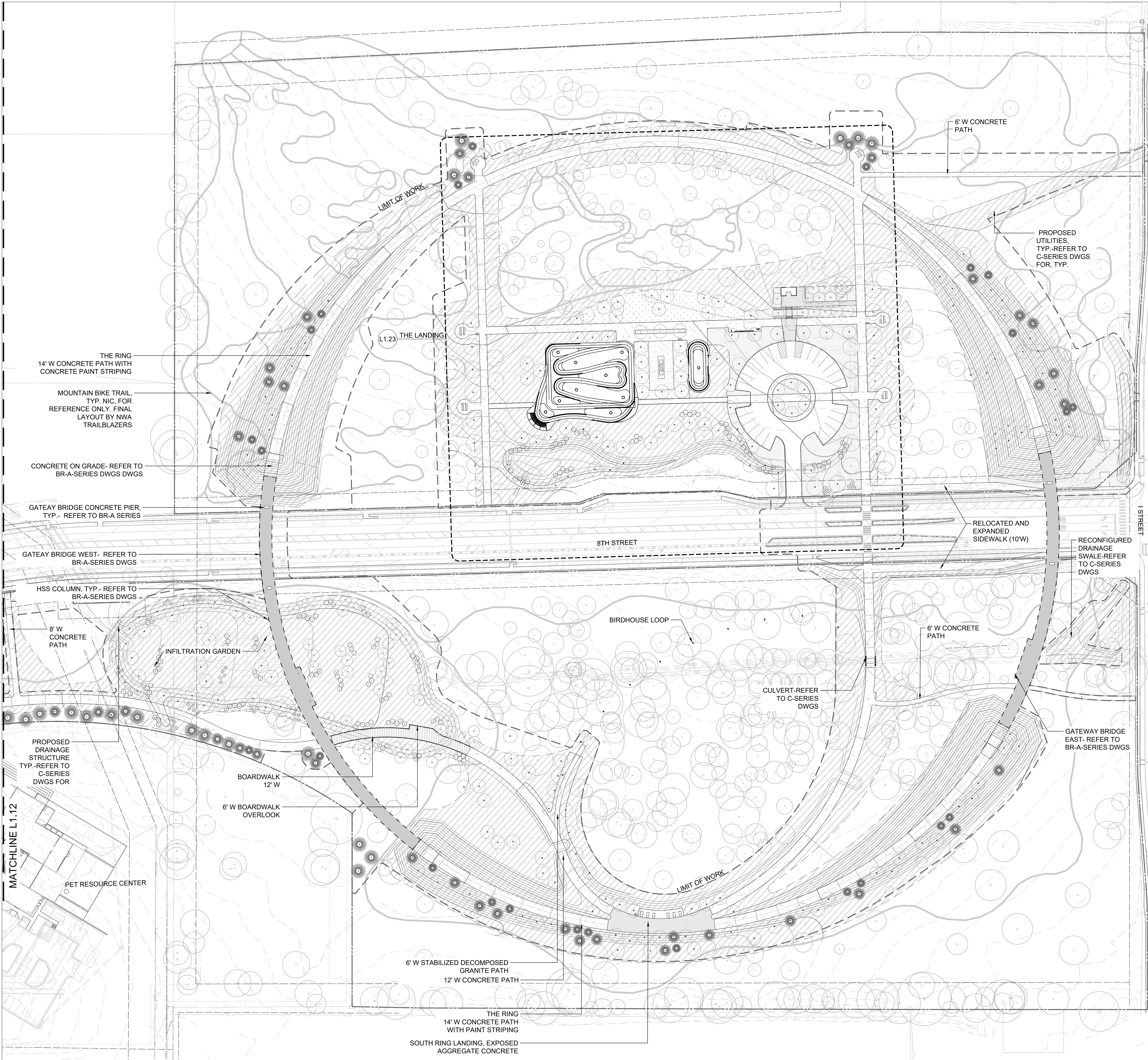
**LARGE SCALE DEVELOPMENT
SUBMISSION**

Job No: 1939
Issue Date: 10.27.2023
Drawn By: SM, MC
Checked By: CM
Drawing Title:
PARK CORE LANDSCAPE SITE
PLAN

Drawing No: **L1.12**

SHEET 4 OF 69





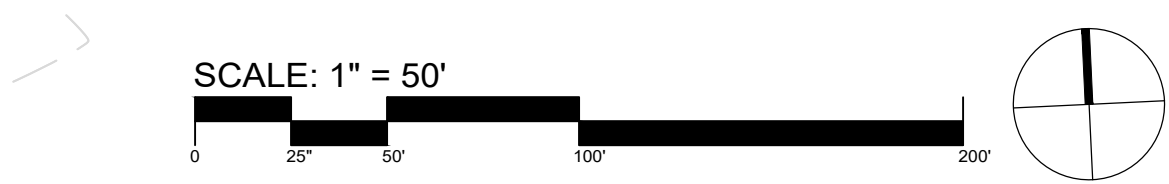
- EAST PARK SITE MATERIALS LEGEND**
- Concrete Type 1 (Pedestrian; Broom Finish)
 - Concrete Type 3 (Pedestrian; Exposed Aggregate/ Acid Wash)
 - Decomposed Granite Type 1 (Stabilized)
 - Boardwalk
 - Rip-Rap
 - Stair Type 1
 - Concrete Paint Stripe

- EAST PARK BOULDERS AND STONE LEGEND**
- Beam Rock

- EAST PARK FURNISHING LEGEND**
- Stacked Timber Seating Type 3
 - Bench Type 2
 - Picnic Table Type 2
 - Picnic Table Type 2 (ADA)
 - Lounge Chair
 - Litter Receptacles
 - Recycling Receptacles
 - Water Fountain
 - Bird House
 - Bike Rack (NIC-For Reference Only)
 - Bike Repair Station
 - Bollard

- EAST PARK PLANTING LEGEND**
- TREES AND SHRUBS**
- Existing Tree to Remain
 - Deciduous Tree- Large
 - Deciduous Tree- Small
 - Understory Tree
 - Evergreen Tree-Large
 - Evergreen Tree- Small
 - Deciduous Shrub
- UNDERSTORY PLANTING**
- Seed Mix
 - Planting Mix (Shrub and Plug)
 - Sod
 - Plant limit (lines between planting hatches denote the limits of different planting material - not spade cut landscaping edge or metal edge unless denoted otherwise)

- NOTES:**
- SEE GENERAL NOTES (L0.00) FOR ABBREVIATIONS AND LINE TYPES
 - SEE L3.31 FOR WEST PARK PLAYGROUND EQUIPMENT SCHEDULE
 - ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC WATER UTILITIES



REVISIONS		DESCRIPTION
NO.	DATE	

port
Philadelphia + Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD
Pols Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP ENGINEER
Prign Engineering
310 W Dickinson St
Suite 210
Fayetteville, AR 72701

SKATEPARK DESIGNER:
California Skateparks
273 N Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712

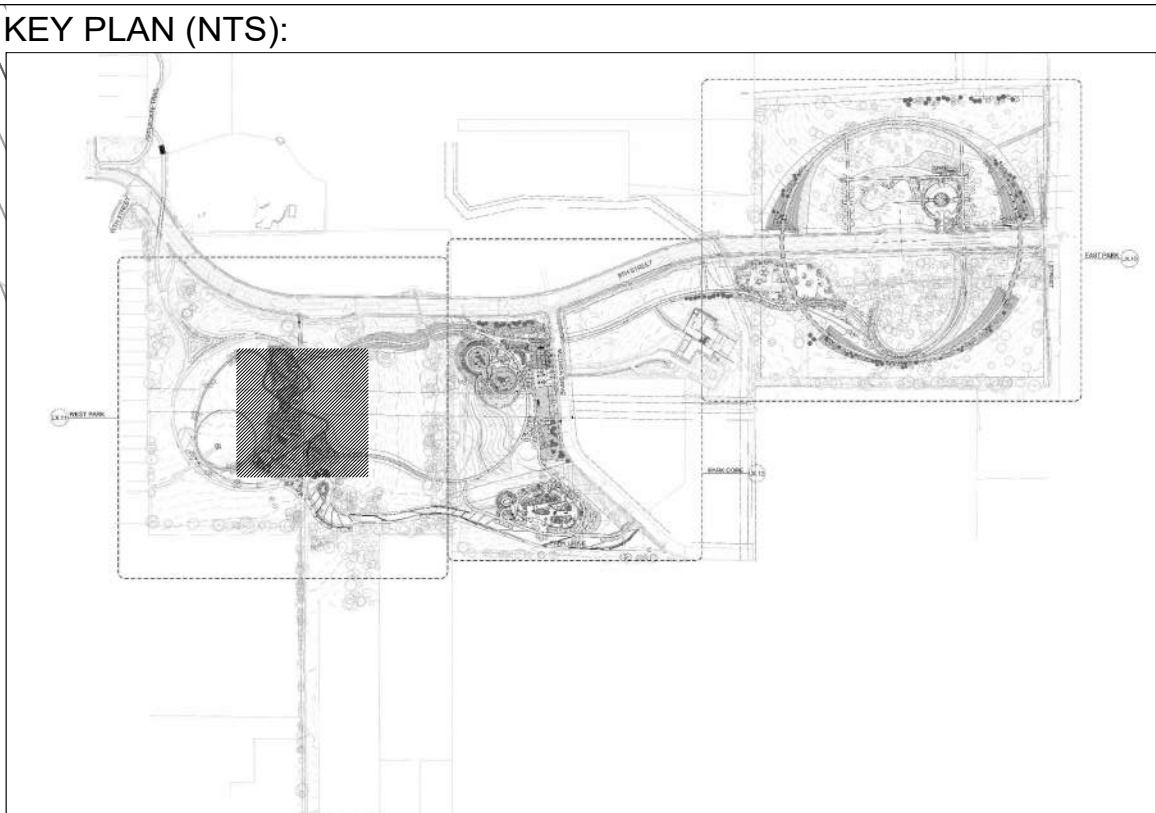
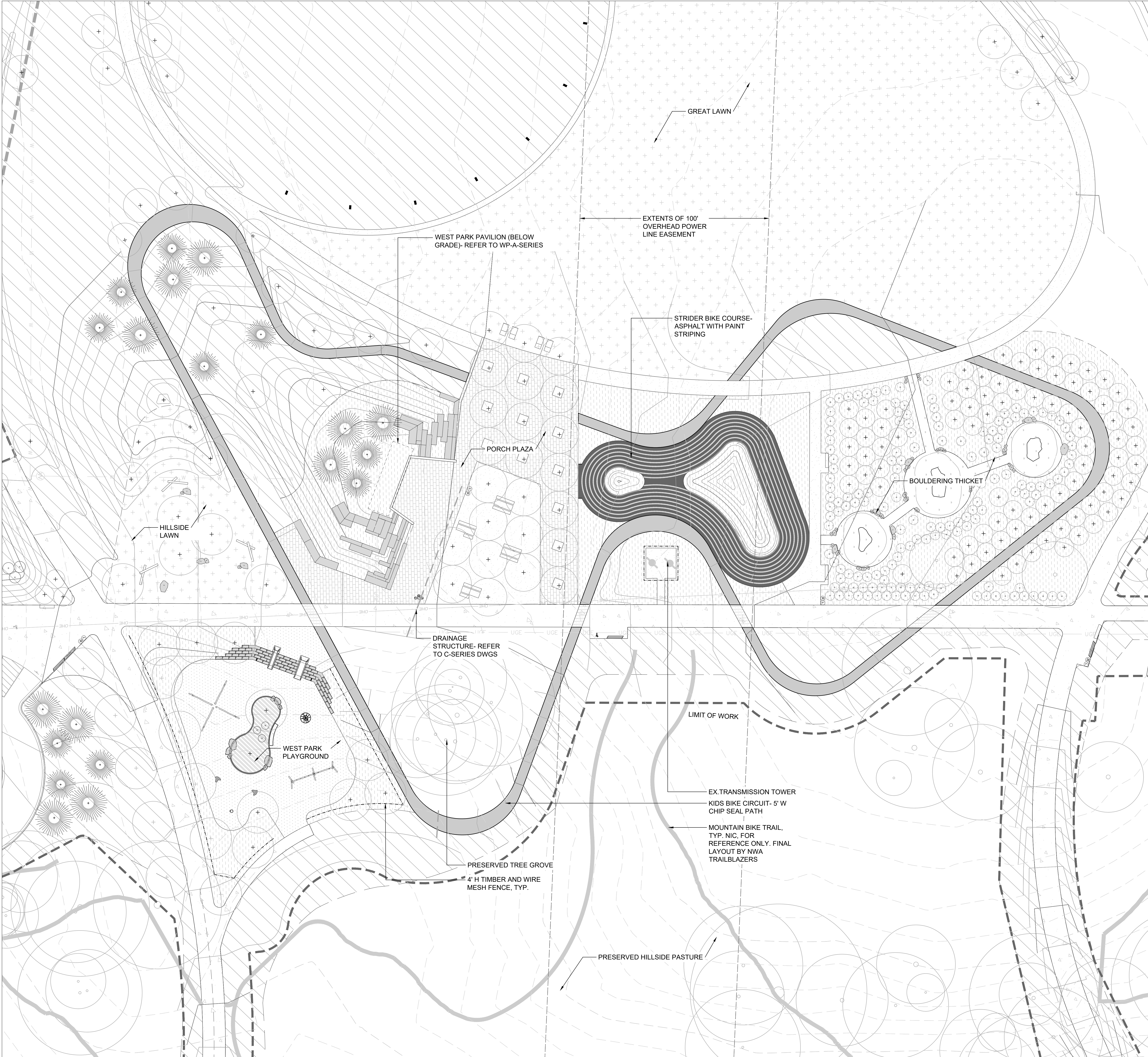
8th STREET GATEWAY PARK BENTONVILLE, AR

Seal:

NOT FOR CONSTRUCTION

LARGE SCALE DEVELOPMENT SUBMISSION

Job No: 1939
Issue Date: 10.27.2023
Drawn By: SM, MC
Checked By: CM
Drawing Title: EAST PARK LANDSCAPE SITE PLAN
Drawing No: **L1.13**
SHEET 5 OF 69



- WEST PARK MATERIALS LEGEND**
- Concrete Type 1 (Pedestrian; Broom Finish)
 - Concrete Type 3 (Pedestrian; Exposed Aggregate/ Acid Wash)
 - Precast Paver Type 1 (Permeable)
 - Asphalt Surfacing
 - Decomposed Granite Type 1 (Stabilized)
 - Chip Seal Surfacing
 - Artificial Turf Play Surfacing
 - Step Type 1 (Concrete)

- WEST PARK BOULDERS AND STONE LEGEND**
- Beam Rock
 - Landscape Boulder A (+/- 1.5' L x 2'W x 2' H; Weight: .3 Tons)
 - Landscape Boulder B (+/- 2.5' L x 3'W x 3' H; Weight: .5 Tons)
 - Landscape Boulder C (+/- 4.5' L x 3'W x 3' H; Weight: 1.6 Tons)
 - Landscape Boulder D (+/- 6' L x 4'W x 3.5' H; Weight: 3 Tons)

- WEST PARK FURNISHING LEGEND**
- Bench Type 1
 - Picnic Table Type 2
 - Picnic Table Type 2 (ADA)
 - Lounge Chair
 - Litter Receptacle
 - Recycling Receptacle
 - Water Fountain
 - Bike Rack (NIC-For Reference Only)
 - Bird House
 - Bike Repair Station
 - Salvaged Log

- WEST PARK PLANTING LEGEND**
- TREES AND SHRUBS**
- Existing Tree to Remain
 - Deciduous Tree- Large
 - Deciduous Tree- Small
 - Understory Tree
 - Evergreen Tree-Large
 - Evergreen Tree- Small
 - Thicket Shrub
 - Deciduous Shrub
- UNDERSTORY**
- Seed Mix
 - Planting Mix (Shrub and Plug)
 - Sod
 - Mulch
- Plant limit (lines between planting hatches denote the limits of different planting material - not spade cut landscaping edge or metal edge unless denoted otherwise)

- NOTES:**
- SEE GENERAL NOTES (L0.00) FOR ABBREVIATIONS AND LINE TYPES
 - SEE L3.31 FOR WEST PARK PLAYGROUND EQUIPMENT SCHEDULE
 - ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC WATER UTILITIES



REVISIONS		DESCRIPTION
NO.	DATE	

port
Philadelphia + Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD
Pork Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP ENGINEER
Prign Engineering
310 W Dickinson St
Suite 210
Fayetteville, AR 72701

SKATEPARK DESIGNER:
California Skateparks
273 N Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation
215 SW A Street
Bentonville, AR 72712

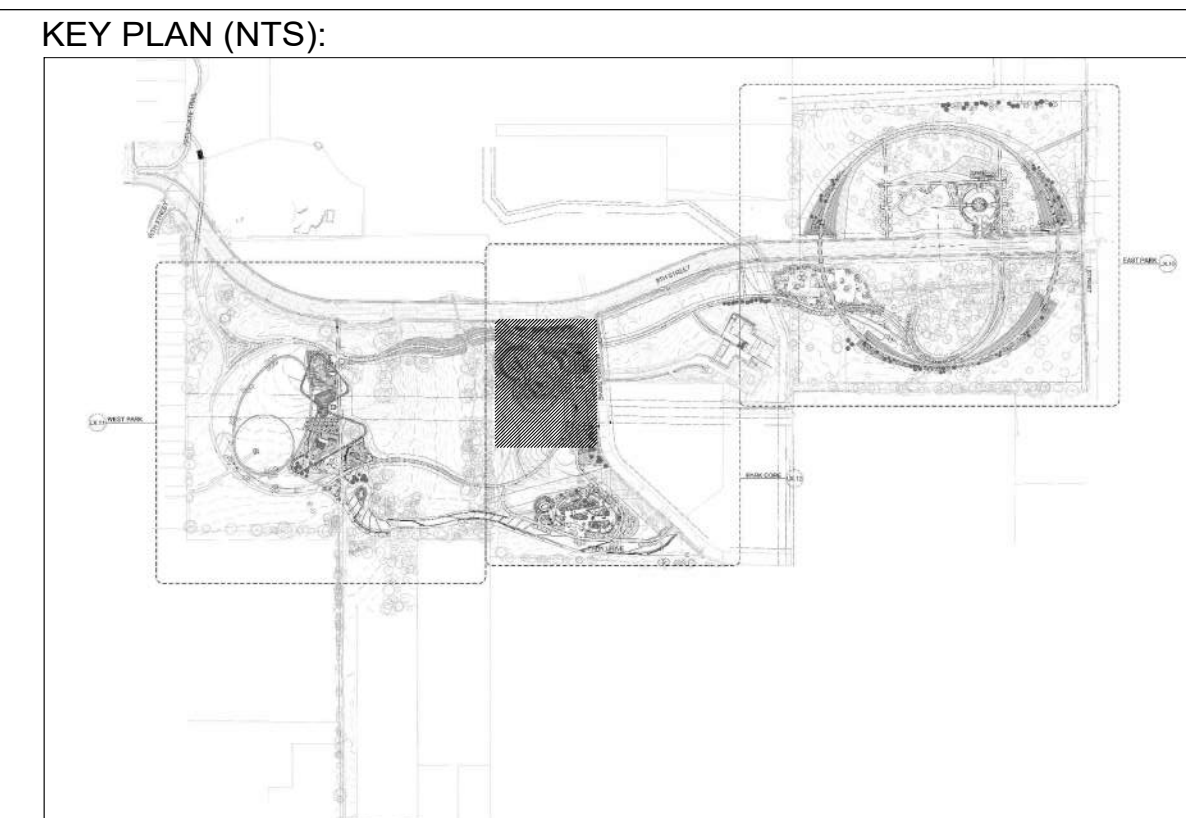
8th STREET
GATEWAY PARK
BENTONVILLE, AR

Seal:

NOT FOR CONSTRUCTION

LARGE SCALE DEVELOPMENT SUBMISSION

Job No: 1939
Issue Date: 10.27.2023
Drawn By: SM, MC
Checked By: CM
Drawing Title: THE PORCH LANDSCAPE SITE PLAN ENLARGEMENT
Drawing No: **L1.21**
SHEET 6 OF 69

[illegible]

port

Philadelphia + Chicago
porturbanism.com

53 W. Jackson Blvd
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD
Polk Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP ENGINEER
Prigm Engineering
310 W Dickinson St
Suite 210
Fayetteville, AR 72701

SKATEPARK DESIGNER:
California Skateparks
273 N Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712

8th STREET
GATEWAY PARK
BENTONVILLE, AR

Seal:

NOT FOR
CONSTRUCTION

**LARGE SCALE DEVELOPMENT
SUBMISSION**

Job No:	1939
Issue Date:	10.27.2023
Drawn By:	SM, MC
Checked By:	CM

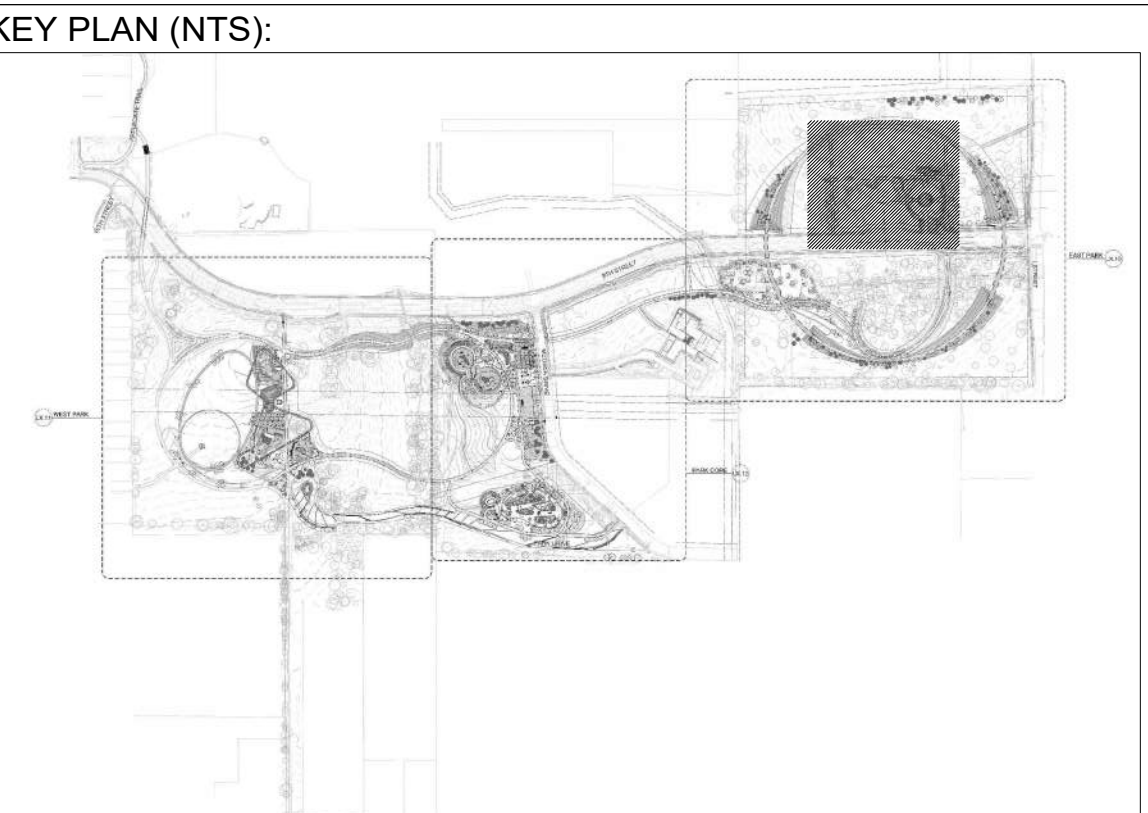
THE YARD LANDSCAPE SITE
PLAN ENLARGEMENT

Drawing No:

L1.22

SHEET 7 OF 69





- Concrete Type 1 (Pedestrian; Broom Finish)
- Concrete Type 3 (Pedestrian; Exposed Aggregate/ Acid Wash)
- Decomposed Granite Type 1 (Stabilized)
- Boardwalk
- Rip-Rap
- Stair Type 1
- Concrete Paint Stripe

Beam Rock

- Stacked Timber Seating Type 3
- Bench Type 2
- Picnic Table Type 2
- Picnic Table Type 2 (ADA)
- Lounge Chair
 - Litter Receptacles
 - Recycling Receptacles
- Water Fountain
- Bird House
- Bike Rack (NIC-For Reference Only)
- Bike Repair Station
- Bollard

TREES AND SHRUBS

- Existing Tree to Remain
- Deciduous Tree- Large
- Deciduous Tree- Small
- Understory Tree
- Evergreen Tree-Large
- Evergreen Tree- Small
- Deciduous Shrub

UNDERSTORY PLANTING

- ▨ Seed Mix
- ▨ Planting Mix (Shrub and Plug)
- ▨ Sod

— Plant limit (lines between planting hatches denote the limits of different planting material - not spade cut landscaping edge or metal edge unless denoted otherwise)

1. SEE GENERAL NOTES (L0.00) FOR ABBREVIATIONS AND LINE TYPES
2. SEE L3.31 FOR WEST PARK PLAYGROUND EQUIPMENT SCHEDULE
3. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC WATER UTILITIES

REVISIONS			DESCRIPTION
Nº.	DATE		

port

Philadelphia + Chicago
porturbanism.com

53 W. Jackson Blvd
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD
Polk Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP ENGINEER
Prigm Engineering

310 W Dickinson St
Suite 210
Fayetteville, AR 72701

SKATEPARK DESIGNER
California Skateparks
273 N Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712

8th STREET
GATEWAY PARK
BENTONVILLE, AR

Seal:

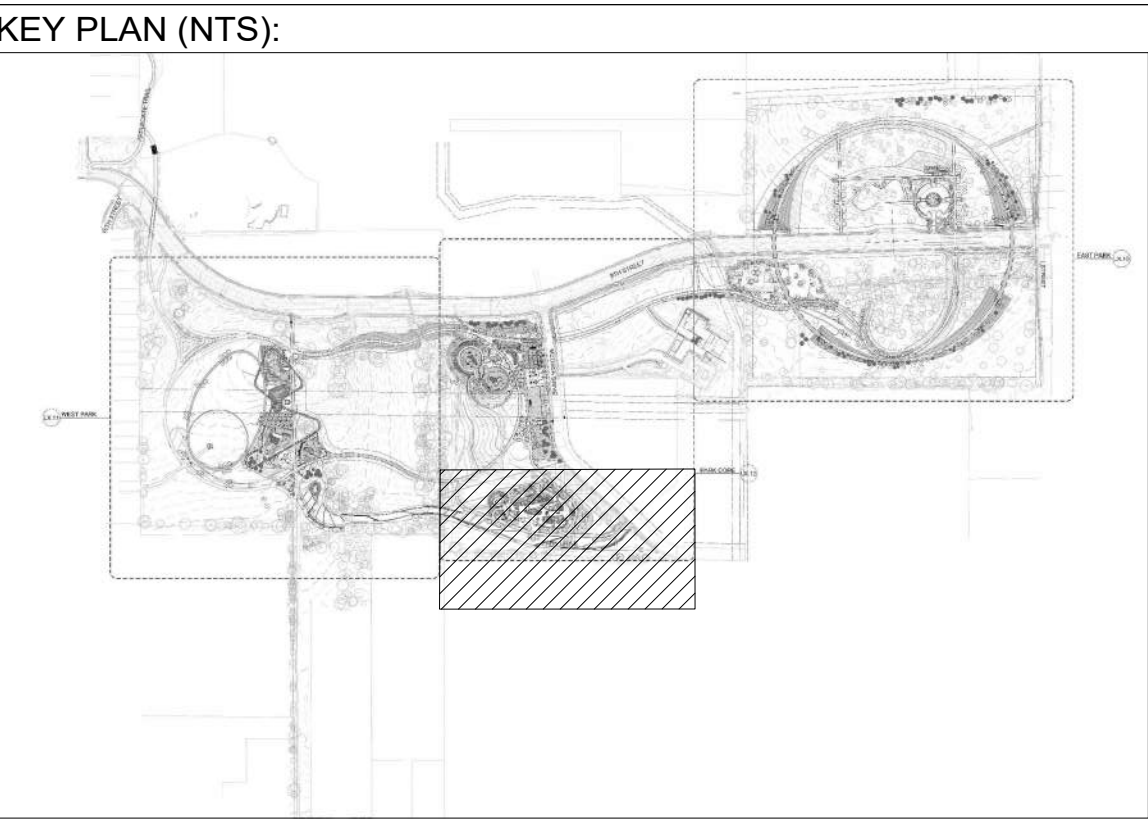
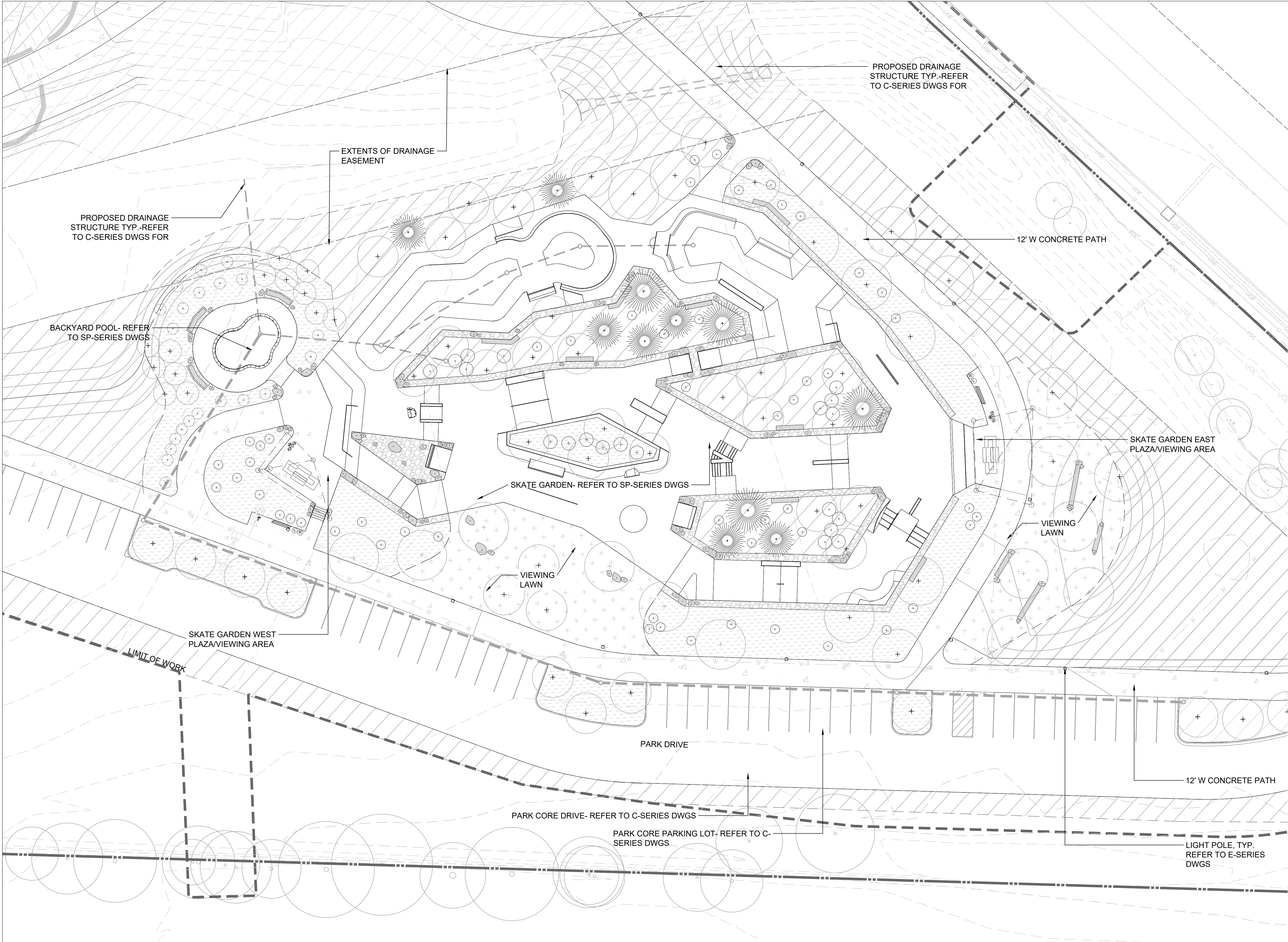
NOT FOR
CONSTRUCTION

Job No:	1939
Issue Date:	10.27.2023
Drawn By:	SM, MC
Checked By:	CM
Drawing Title:	
THE LANDING LANDSCAPE SITE PLAN ENLARGEMENT	

Drawing No:

L1.23

SHEET 8 OF 69



PARK CORE MATERIALS LEGEND

- Concrete Type 1 (Pedestrian, Broom Finish)
- Concrete Type 2 (Vehicular, Exposed Aggregate/ Acid Wash)
- Concrete Type 3 (Pedestrian; Exposed Aggregate/ Acid Wash)
- Concrete Type 4 (Vehicular; Broom Finish)
- Precast Paver Type 1 (Permeable)
- Decomposed Granite Type 1 (Stabilized)
- Artificial Turf Play Surfacing
- River Rock
- Sand
- Step Type 1 (Concrete)
- Curb Type 1 (Concrete Planter Curb)
- Curb Type 2 (Concrete Sand Box Curb)
- Wall Type 1 (Concrete Climbing Wall)

PARK CORE BOULDERS AND STONE LEGEND

- Beam Rock
- Landscape Boulder A (+/- 1.5' L x 2'W x 2' H; Weight: .3 Tons)
- Landscape Boulder B (+/- 2.5' L x 3'W x 3' H; Weight: .5 Tons)
- Landscape Boulder C (+/- 4.5' L x 3'W x 3' H; Weight: 1.6 Tons)
- Landscape Boulder D (+/- 6'L X 4'W X 3.5' H; Weight: 3 Tons)

PARK CORE FURNISHING LEGEND

- Stacked Timber Seating Type 1
- Stacked Timber Seating Type 2
- Stacked Timber Seating Type 3
- Bench Type 1
- Bench Type 2
- Picnic Table Type 1
- Picnic Table Type 1 (ADA)
- Lounge Chair
- Litter Receptacle
- Recycling Receptacle
- Water Fountain
- Bollard
- Bike Rack (NIC-For Reference Only)
- Bike Repair Station
- Shade Structure Type 1
- Shade Structure Type 2
- Salvaged Log

WEST PARK PLANTING LEGEND

- TREES AND SHRUBS**
- Existing Tree to Remain
 - Deciduous Tree- Large
 - Deciduous Tree- Small
 - Understory Tree
 - Evergreen Tree-Large
 - Evergreen Tree- Small
 - Thicket Shrub
 - Deciduous Shrub
- UNDERSTORY**
- Seed Mix
 - Planting Mix (Shrub and Plug)
 - Sod
 - Mulch
- Plant limit (lines between planting hatches denote the limits of different planting material - not spade cut landscaping edge or metal edge unless denoted otherwise)

- NOTES:**
- SEE GENERAL NOTES (L0.00) FOR ABBREVIATIONS AND LINE TYPES
 - SEE L3.31 FOR WEST PARK PLAYGROUND EQUIPMENT SCHEDULE
 - ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC WATER UTILITIES

REVIEWS	DESCRIPTION	
	NO.	DATE



Philadelphia + Chicago
porturbanism.com

ARCHITECT OF RECORD
Poh, Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP ENGINEER
Prign Engineering
310 W Dickinson St
Suite 210
Fayetteville, AR 72701

SKATEPARK DESIGNER:
California Skateparks
273 N Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712

8th STREET
GATEWAY PARK
BENTONVILLE, AR

Seal:

NOT FOR
CONSTRUCTION

**LARGE SCALE DEVELOPMENT
SUBMISSION**

Job No: 1939
Issue Date: 10.27.2023
Drawn By: SM, MC
Checked By: CM
Drawing Title:

THE SKATE GARDEN
LANDSCAPE SITE PLAN
ENLARGEMENT

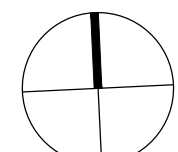
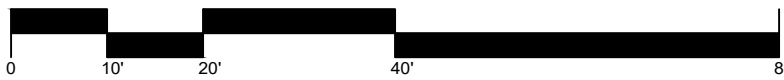
Drawing No:

L1.24

SHEET 9

OF 69

SCALE: 1" = 20'





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



1 SOUTH ELEVATION - LSD
SCALE: 1/4" = 1'-0"

port

Philadelphia + Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD:
POLK | STANLEY | WILCOX
509 W. Spring St., Ste 150
Fayetteville, AR 72701
polkstanleywilcox.com

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP Engineer:
Prigm Engineering
310 Dickson St., Ste. 210
Fayetteville, AR 72701

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER:
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation
215 SW A Street
Bentonville, AR 72712

8th STREET
GATEWAY PARK
Park Core Pavilion
BENTONVILLE, AR

Seal: 

NOT FOR
CONSTRUCTION

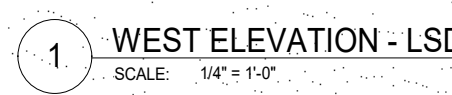
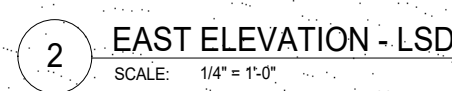
**LARGE SCALE DEVELOPMENT
SUBMISSION**

Job No:	PSW JOB #: 979A
Issue Date:	07.17.2023
Drawn By:	AK
Checked By:	BB

EXTERIOR ELEVATIONS

Drawing No:
PC-A-301

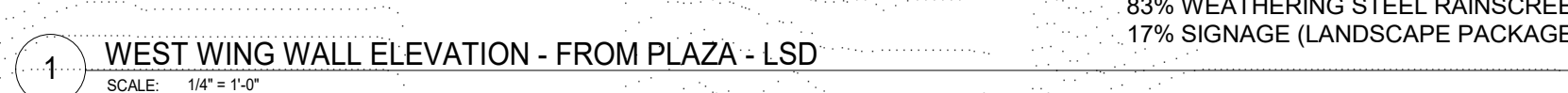
SHEET OF



CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation
215 SW A Street
Bentonville, AR 72712



SHEET OF

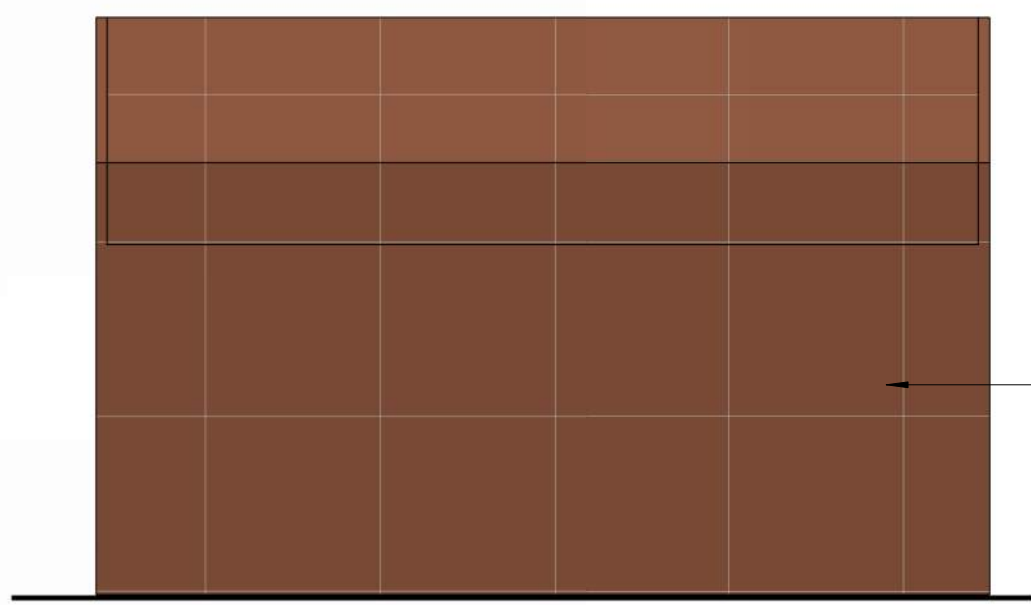
OF





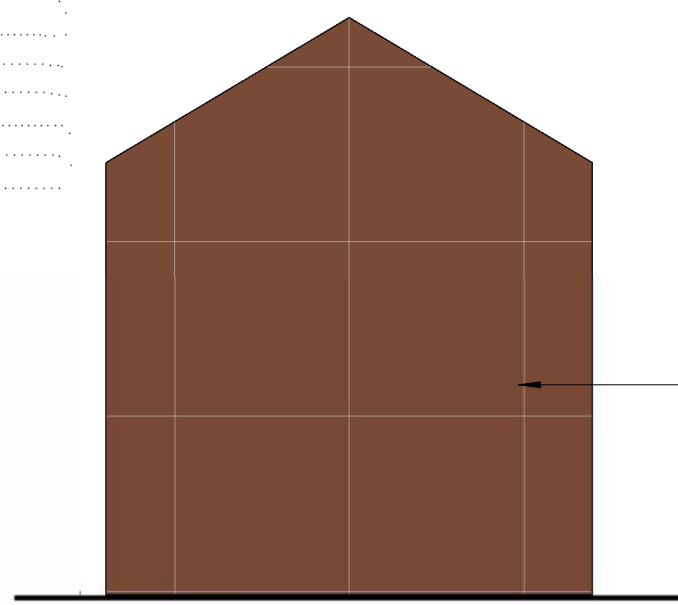
4 SOUTH ELEVATION - LSD
SCALE: 1/4" = 1'-0"

76% WEATHERING STEEL RAINSCREEN
24% GLAZED CMU



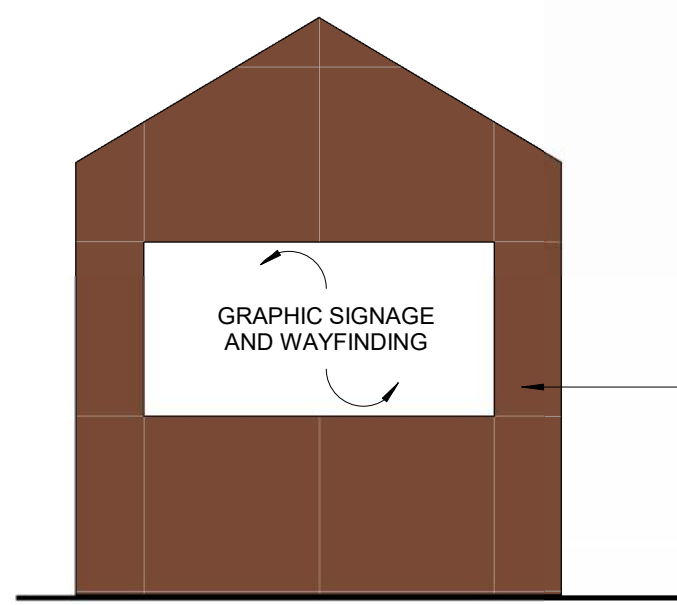
3 NORTH ELEVATION - LSD
SCALE: 1/4" = 1'-0"

100% WEATHERING STEEL RAINSCREEN



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

100% WEATHERING STEEL RAINSCREEN



1 EAST ELEVATION - LSD
SCALE: 1/4" = 1'-0"

76% WEATHERING STEEL RAINSCREEN
25% SIGNAGE (LANDSCAPE PACKAGE)

port

Philadelphia + Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD:
FOLK | STANLEY | WILCOX
509 W. Spring St., Ste. 150
Fayetteville, AR 72701
polstanleywilcox.com

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP Engineer:
Prigm Engineering
310 Dickson St., Ste. 210
Fayetteville, AR 72701

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER:
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation
215 SW A Street
Bentonville, AR 72712

8th STREET GATEWAY PARK

East Park Pavilion
BENTONVILLE, AR

Seal:

NOT FOR
CONSTRUCTION

100% DESIGN DEVELOPMENT
Job No: PSW JOB #: 979A
Issue Date: 07.17.2023
Drawn By: SB
Checked By: Checker
Drawing Title:

BUILDING SECTIONS &
ELEVATIONS

Drawing No:
EP-A-301

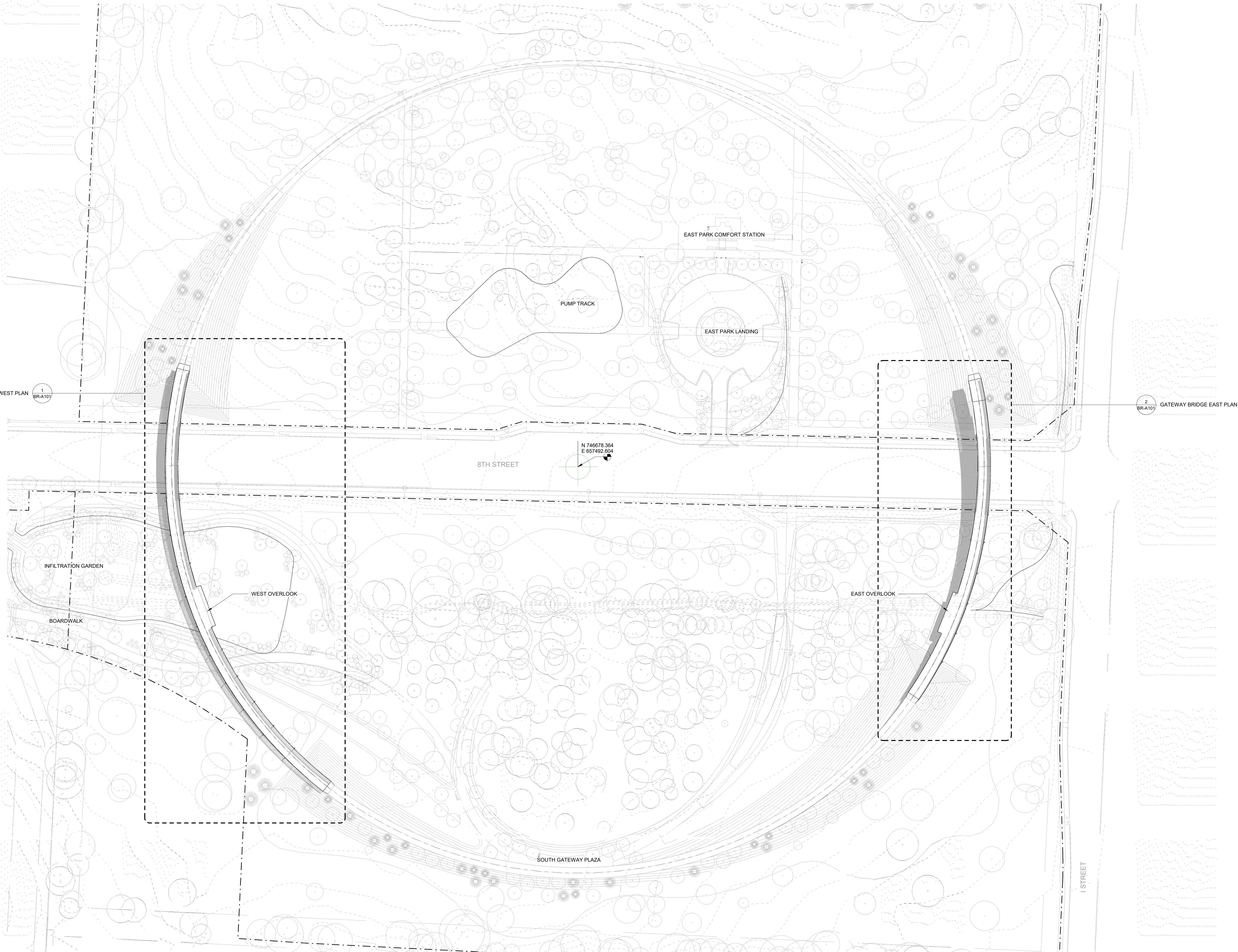
SHEET OF

GATEWAY BRIDGE WEST PLAN
1
BR-A101

2
BR-A101
GATEWAY BRIDGE EAST PLAN

1
BRIDGE CONTEXT PLAN
SCALE: 1"=50'

0' 25' 50' 100'



REVISIONS

NO.	DATE	DESCRIPTION



Philadelphia • Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD:
Polk Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL • ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch Street
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 LOCUST STREET
Kansas City, MO 64108

MEP ENGINEER:
Prigm Engineering, PLLC
310 W. Dickson St.
Suite 210
Fayetteville, AR 72701

SKATEPARK CONSULTANT:
California Skateparks
273 N. Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER:
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712

8th STREET
GATEWAY PARK
BENTONVILLE, AR

Seal:

NOT FOR
CONSTRUCTION

LARGE SCALE DEVELOPMENT
SUBMISSION

Job No: 1939
Issue Date: 09.15.2023
Drawn By: RZ/AK
Checked By: BB
Drawing Title:

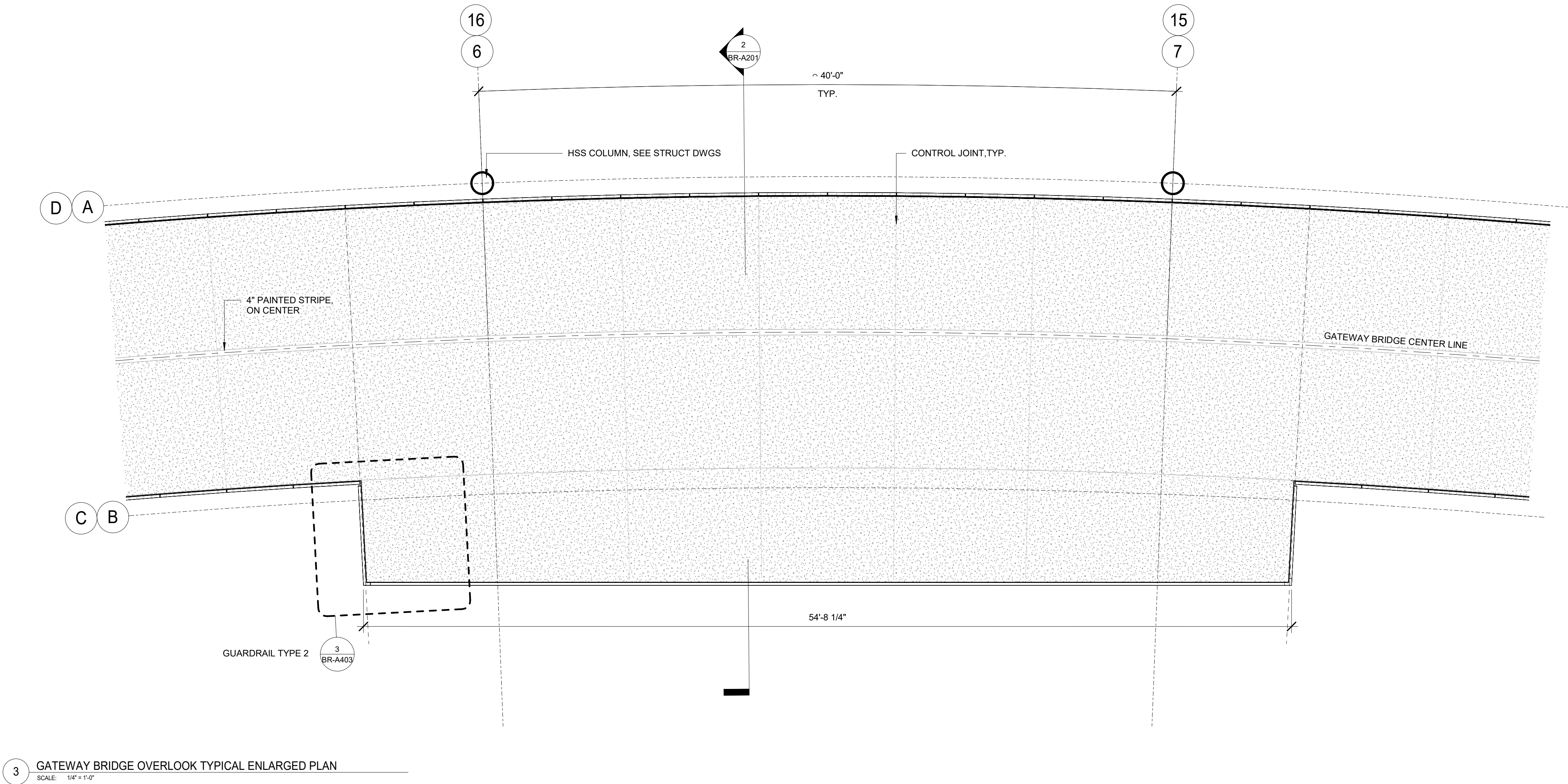
GATEWAY BRIDGE CONTEXT
PLAN

Drawing No:

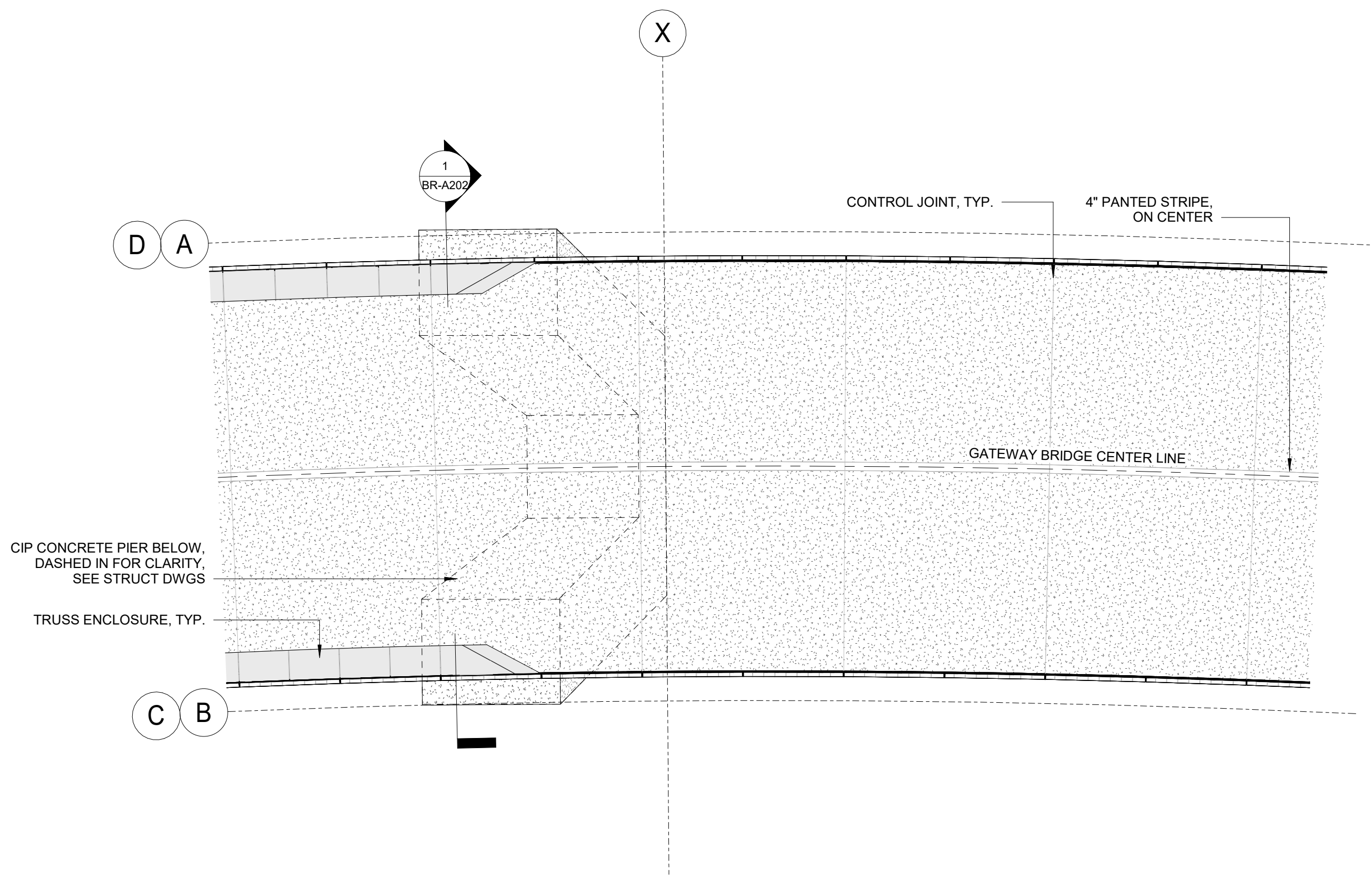
BR-A012

SHEET

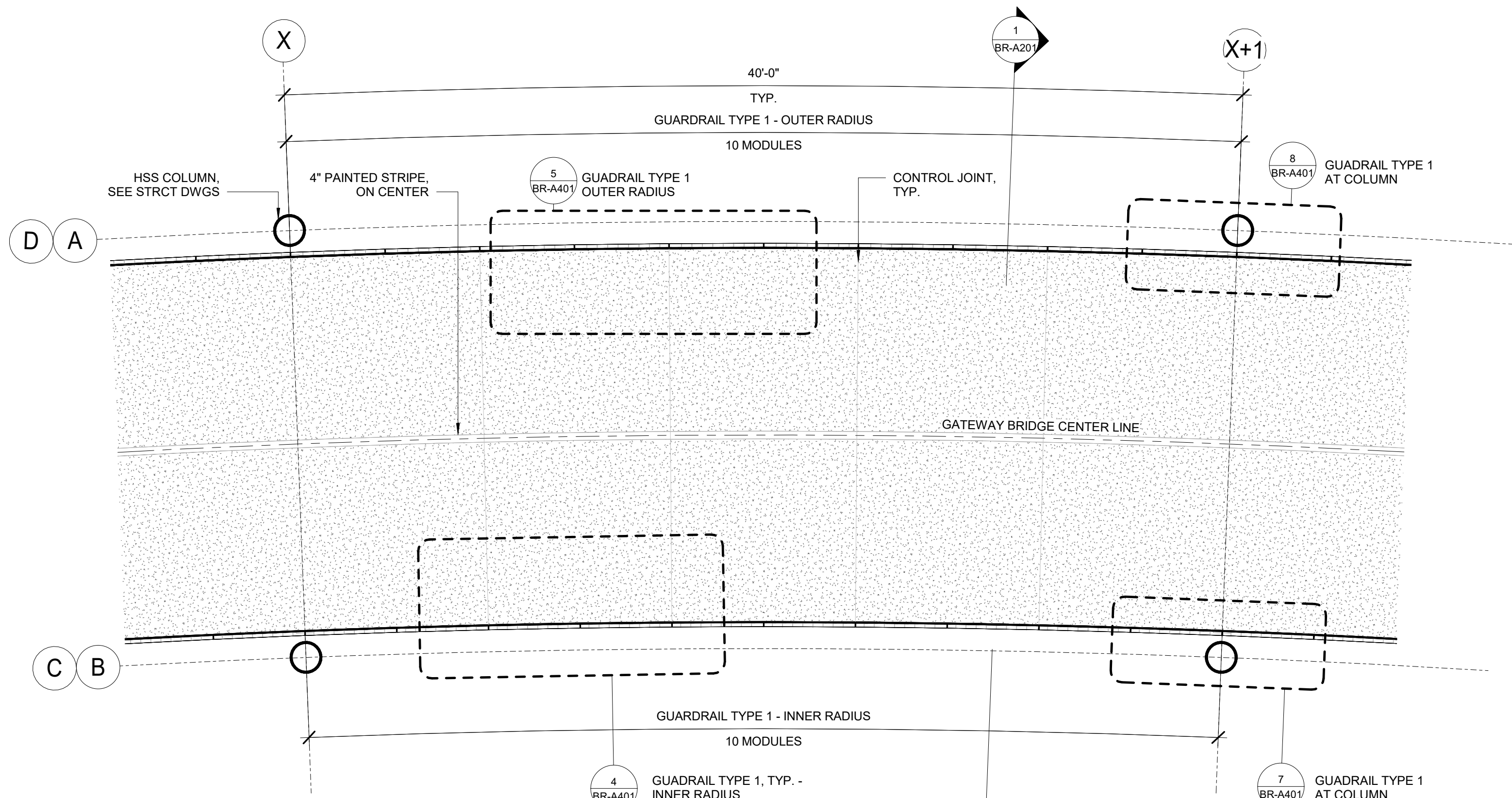
OF



3 GATEWAY BRIDGE OVERLOOK TYPICAL ENLARGED PLAN
SCALE: 1/4" = 1'-0"



2 GATEWAY BRIDGE TRUSS ENCLOSURE END TYPICAL ENLARGED PLAN
SCALE: 1/4" = 1'-0"



1 GATEWAY BRIDGE TYPICAL ENLARGED PLAN
SCALE: 1/4" = 1'-0"



REVISIONS		DESCRIPTION	
NO.	DATE	BY	APP.

port
Philadelphia • Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD:
Polk Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch Street
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 LOCUST STREET
Kansas City, MO 64108

MEP ENGINEER:
Prigm Engineering, PLLC
310 W. Dickson St.
Suite 210
Fayetteville, AR 72701

SKATEPARK CONSULTANT:
California Skateparks
273 N. Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinloy Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER:
MDL Consulting
2829 West Country Club
Scarcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation
215 SW A Street
Bentonville, AR 72712

8th STREET GATEWAY PARK BENTONVILLE, AR

Seal:

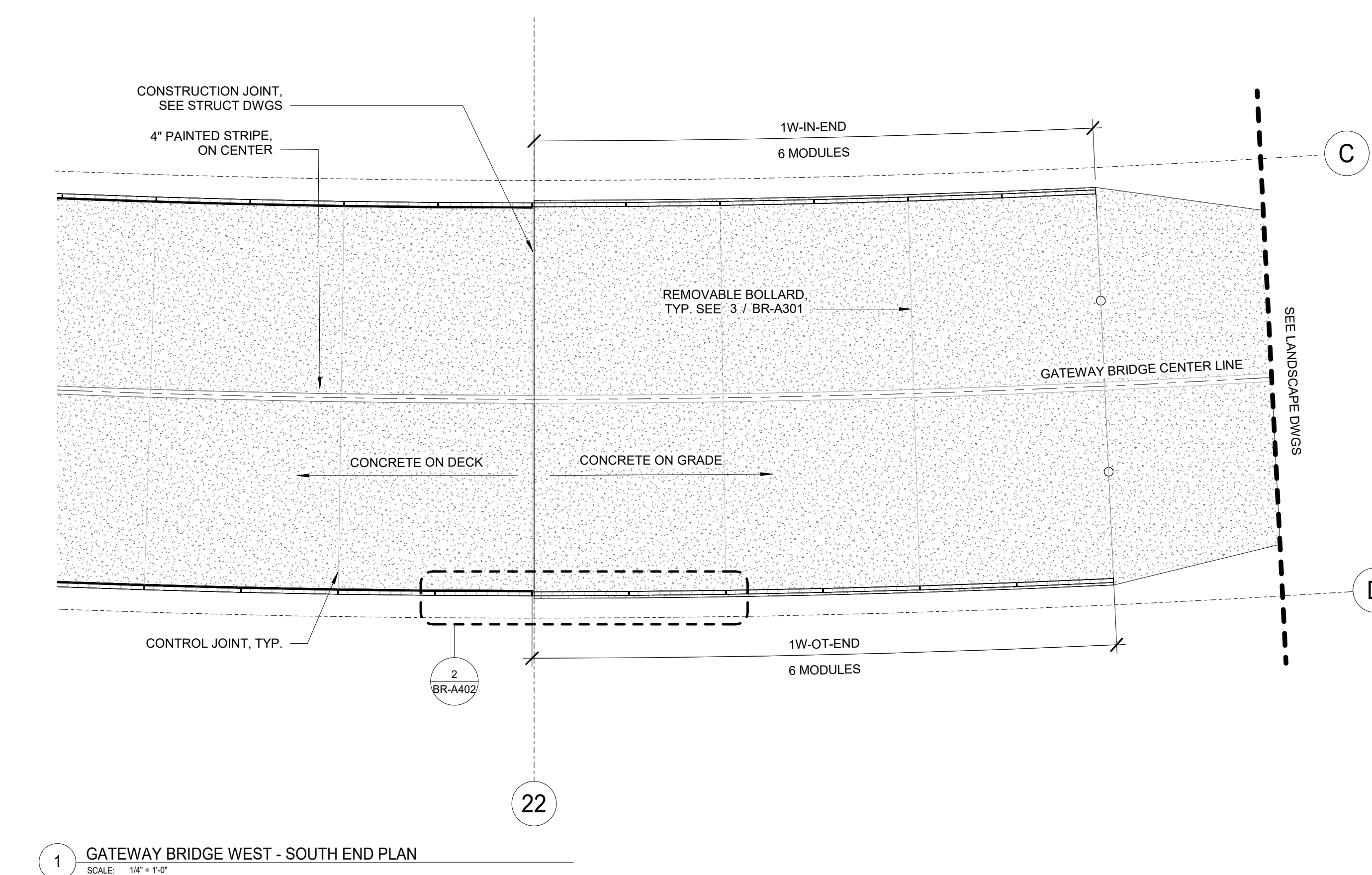
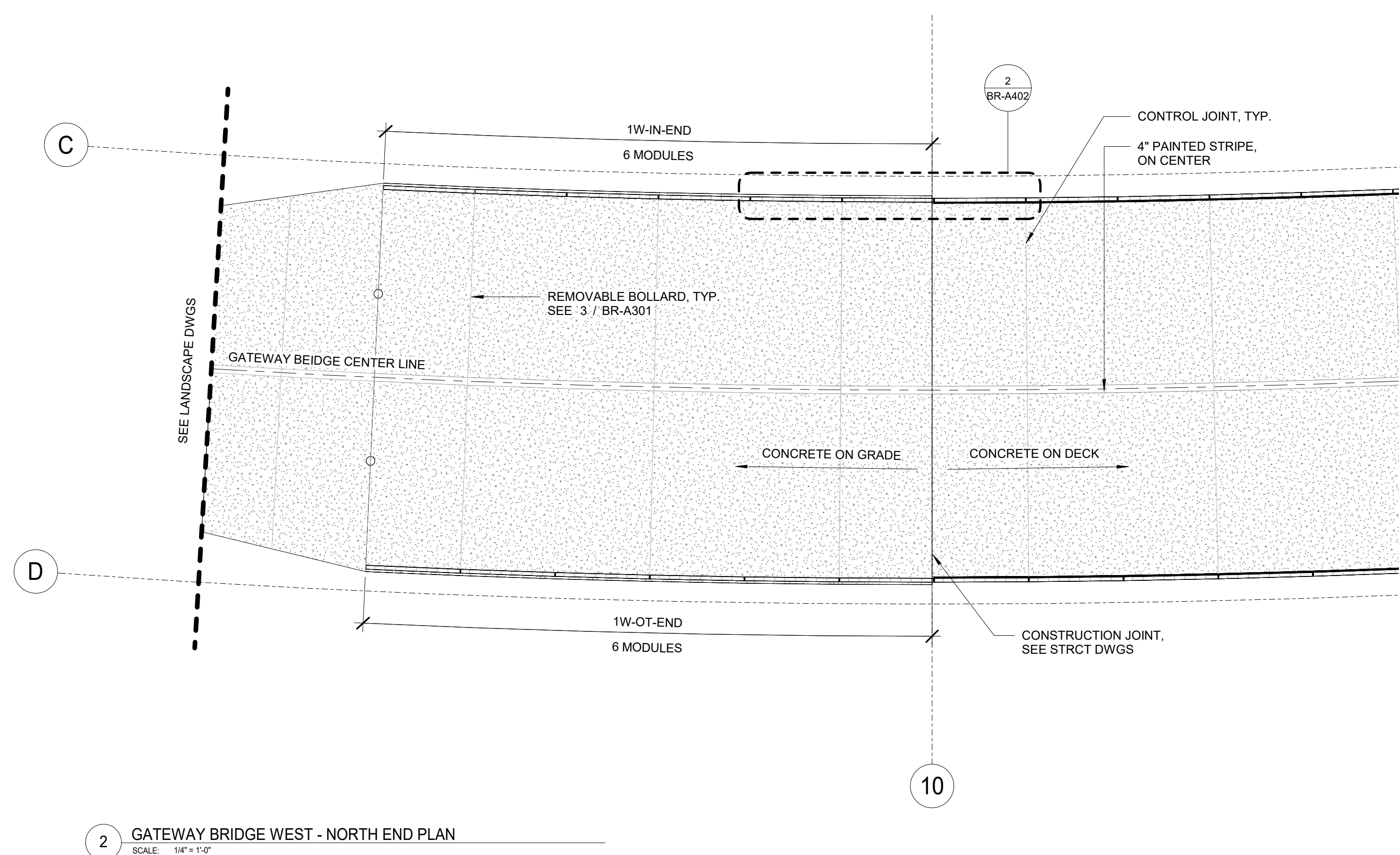
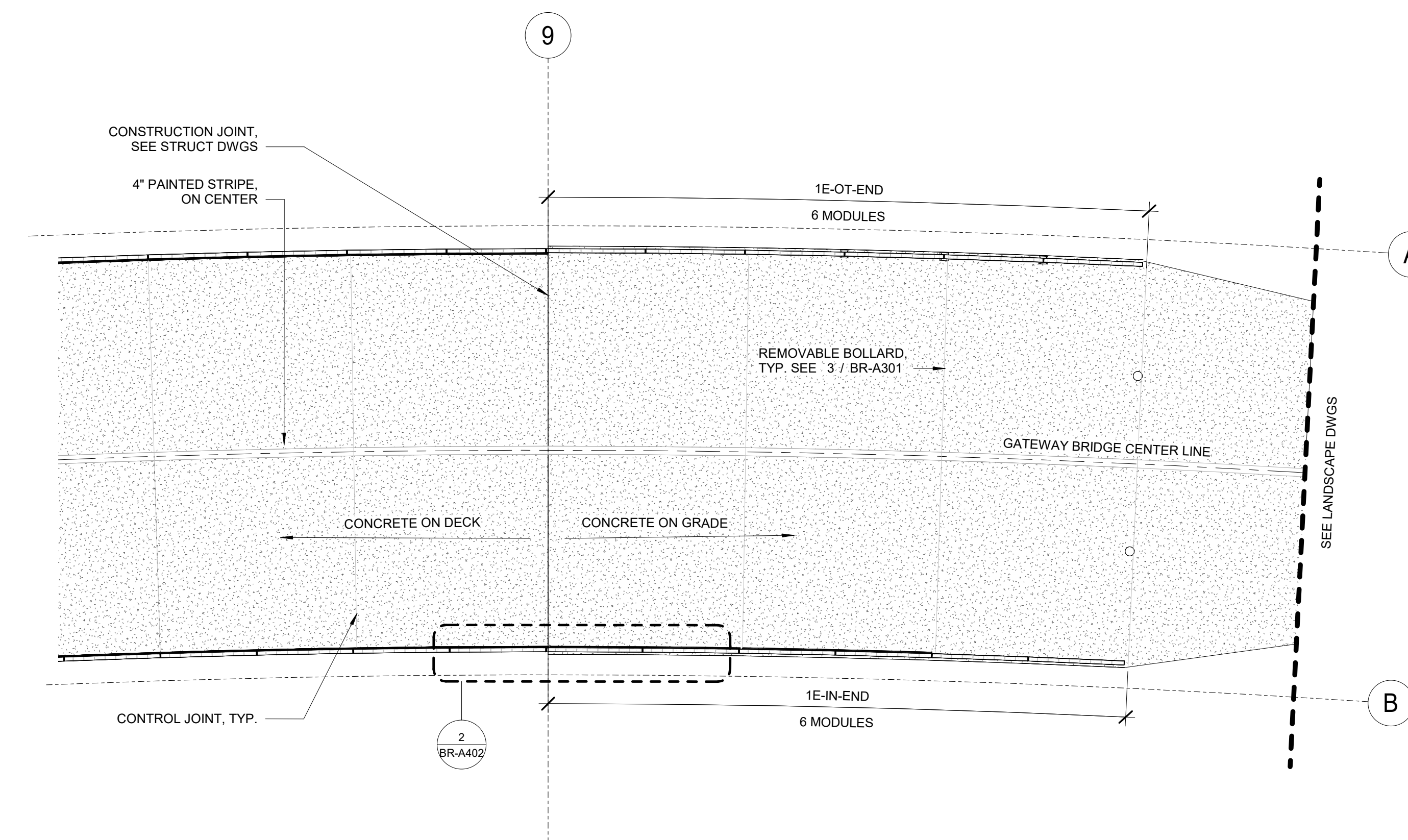
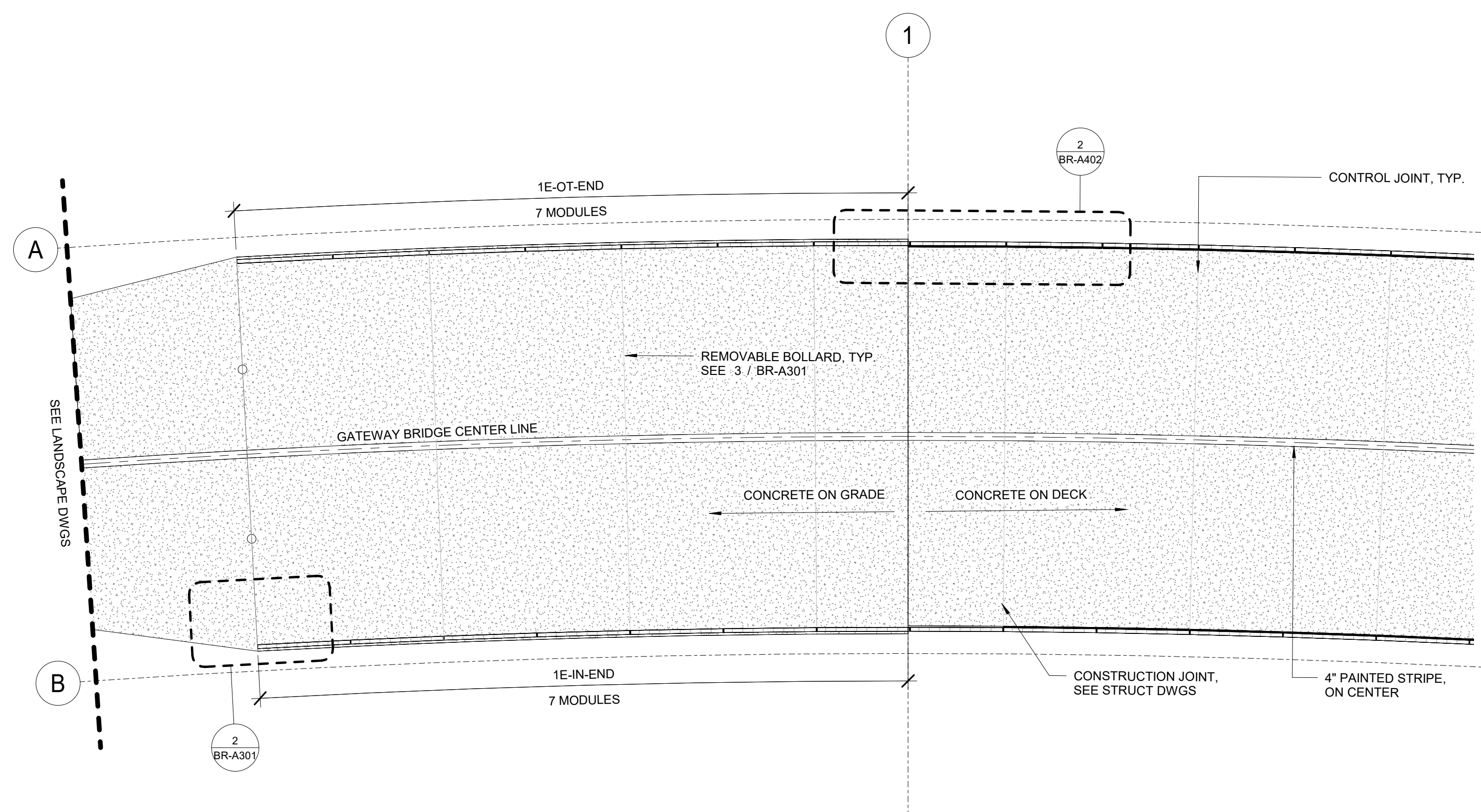
NOT FOR
CONSTRUCTION

LARGE SCALE DEVELOPMENT
SUBMISSION

Job No: 1939
Issue Date: 09.15.2023
Drawn By: RZ/AK
Checked By: BB
Drawing Title: GATEWAY BRIDGE ENLARGED
PLANS

Drawing No:
BR-A111

SHEET OF

[illegible]

port

Philadelphia + Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD:
Polk Stanloy Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch Street
Rogers, AR 72756

STRUCTURAL ENGINEER.
Apex Engineers, Inc.
1625 LOCUST STREET
Kansas City, MO 64108

MEP ENGINEER:
Prigm Engineering, PLLC
310 W. Dickson St.
Suite 210
Fayetteville, AR 72701

SKATEPARK CONSULTANT:
California Skateparks
273 N. Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinloy Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712

8th STREET
GATEWAY PARK
BENTONVILLE, AR

Seal:

NOT FOR
CONSTRUCTION

**LARGE SCALE DEVELOPMENT
SUBMISSION**

Job No:	1939
Issue Date:	09.15.2023
Drawn By:	RZ/AK
Checked By:	BE
Drawing Title:	

GATEWAY BRIDGE ENLARGED
PLANS

Drawing No:

BR-A112

SHEET OF



215 SW A Street
Bentonville, AR 72712

SHEET OF

port

Philadelphia • Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD:
Polk Stanley Wilcox Architects

509 W. Spring St.
Fayetteville, VA 72701

CIVIL & ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.

216 W. Birch Street
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apeo Engineers, Inc.

1625 LOCUST STREET
Kansas City, MO 64108

MEP ENGINEER:
Fryon Engineering, PLLC

310 W. Dickson St.
Suite 210
Fayetteville, VA 72701

SKATEPARK CONSULTANT:
California Skateparks

273 N. Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company

601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER:
MDL Consulting

2829 West Country Club
Scarso, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712



Seal:

NOT FOR
CONSTRUCTION

**LARGE SCALE DEVELOPMENT
SUBMISSION**

Job No:	1939
Issue Date:	09.15.2023
Drawn By:	RZ/AK
Checked By:	BE
Drawing Title:	

GATEWAY BRIDGE ENLARGED SECTIONS

Drawing No:

BR-A201

SHEET OF



215 SW A Street
Bentonville, AR 72712

8th STREET
GATEWAY PARK
BENTONVILLE, AR

Seal:

NOT FOR
CONSTRUCTION

**LARGE SCALE DEVELOPMENT
SUBMISSION**

Job No:	1939
Issue Date:	09.15.2023
Drawn By:	RZ/AK
Checked By:	BB
Drawing Title:	

GATEWAY BRIDGE ENLARGED SECTIONS

Drawing No:

BR-A202

SHEET OF

WEATHERING STEEL RAILING

POWDER COATED HSS COLUMNS, CHARCOAL

C.I.P. CONCRETE PIER



WOOD TOP RAIL

WEATHERING STEEL TRUSS ENCLOSURE

WEATHERING STEEL RAILING

CONCRETE ON METAL DECK, BROOM FINISH

PAINTED STRIPE



REVISIONS		DESCRIPTION	
NO.	DATE	BY	APP.

port

Philadelphia • Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD:
Polk Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch Street
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 LOCUST STREET
Kansas City, MO 64108

MEP ENGINEER:
Prigm Engineering, PLLC
310 W. Dickson St.
Suite 210
Fayetteville, AR 72701

SKATEPARK CONSULTANT:
California Skateparks
273 N. Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinloy Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER:
MDL Consulting
2829 West Country Club
Scarcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation

215 SW A Street
Bentonville, AR 72712

8th STREET GATEWAY PARK BENTONVILLE, AR

Seal:

NOT FOR
CONSTRUCTION

LARGE SCALE DEVELOPMENT SUBMISSION

Job No: 1939
Issue Date: 09.15.2023
Drawn By: RZ/AK
Checked By: BB
Drawing Title:

FINISHES

Drawing No:

BR-A300

SHEET

OF









Market District II LLC

1003 Southeast 4th Street

PC Date: 12/5/2023

Staff Report Details

Project Number	PUD23-0001
Applicant / Current Owner	Modus Studio/Market District II LLC
Site Area	+/- 1.39 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	Planned Unit Development (PUD)
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	High Density Residential (HDR)
Development Type / Use	Mixed-Use
Related projects	

Property Description

This project, *"Lanterns on 4th"*, is located on Southeast 4th Street, just west of Southeast J Street. The property is currently zoned R-1, Low-Density Single-Family Residential and has a Land Use designation of Low Density Residential (LDR). Adjacent zoning designations include DN-3, Downtown High Density Residential to the West and North, and R-1, Low-Density Single-Family Residential to the North, East, and South. The property has direct access to Southeast 4th Street.

Applicant's Proposed Changes since the 11/7/23 PC Meeting

The revised project description shows a 12' balcony, (a 12' setback on the 6th story) on the south side (street side) of the building, best seen from the east and west elevations. An additional 8' balcony, (8' setback on the 6th story) is proposed on the north side of the building, best seen in the east and west elevations.

4 units have been dropped, bringing the unit total down from 160 to 156. The unit mix has been updated to the following: from 15% studio to 35% studio, from 35% 1-bed to 40% 1-bed, and from 50% 2-bed to 25% 2-bed. 5 additional parking spaces have been added, bringing total parking from 139 originally to 144 spaces, and a new parking ratio of 0.92, up from 0.87.

Property Description

A 12' pedestrian way has been proposed between the on-street parking and front of the building that includes walkway, street trees, and other landscaping and amenities.

Project Details

The applicant is proposing a Planned Unit Development that consists of 156 multi-family units, of which 15% are studio, 35% are 1-bed, and 50% are 2-bed. Additional commercial space will be incorporated on the ground floor. The narrative states this space would be limited to office, retail, food & beverage, and general commercial uses, including sale of beer, light wine, and spirits. Elevated courtyards are proposed to serve the minimum 20% open space requirement. The total open space provided is .40 acres or 28%. The applicant states these will be ADA accessible and will be open to customers and tenants 24/7.

The applicant is proposing 144 parking spaces at a ratio of 0.92 parking spaces per unit. In addition, 1 secured bicycle parking space will be provided per unit. Parking will be provided both on-street and below the structure. The applicant asserts, based on previous development in Bentonville including the G at Market development just west of this proposal, that this parking ratio will be sufficient for a multi-use project in Downtown Bentonville. The applicant is providing a higher ratio of parking than at G at Market.

One structure is proposed on this site, and the applicant states that they will follow all LSD design requirements. Setbacks are proposed at a 0' front, 10' side, and 10' rear. The building is proposed to be 72 feet high, a total of 6 stories. The principal materials include brick, wood rainscreen, architectural metal panel, fiber cement panel, and concrete. Screening is proposed on the North and East sides of the site.

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Plan depicts this area as Low Density Residential (LDR). The applicant has requested a land use of High Density Residential (HDR). While this land use amendment is not consistent with the alignment policy, it is compatible with the existing land uses of the neighborhood and the proposed development is similar in scale and use to G at Market which holds the HDR land use as well. The proposed development meets several intents of Priority Area 1: Downtown Intensification including providing multi-family and mixed-use housing that allows developers to offset high property costs through market-driven means, providing a variety of housing options to allow people to live close to jobs and commerce, and capitalizing on existing physical infrastructure.

Public Comment

Has Staff received Public Comment at the time of this report? : **Yes**

Analysis / Waivers

The proposed PUD is a mixed-use development that would provide neighborhood level housing and commercial opportunities. This type of development, coupled with the recent and on-going redevelopment to higher densities in this neighborhood, serves to provide a development pattern that promotes alternative transportation - including walking and bicycling - and bringing people closer to jobs, in this case Walmart's new campus and other Downtown opportunities. The proposal meets the intent of Priority Area 1 of the Comprehensive Plan, and the land use change that is requested is appropriate for the

Analysis / Waivers

development, as it is mixed use, but primarily residential, and appropriate for the neighborhood as well.

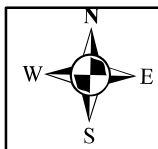
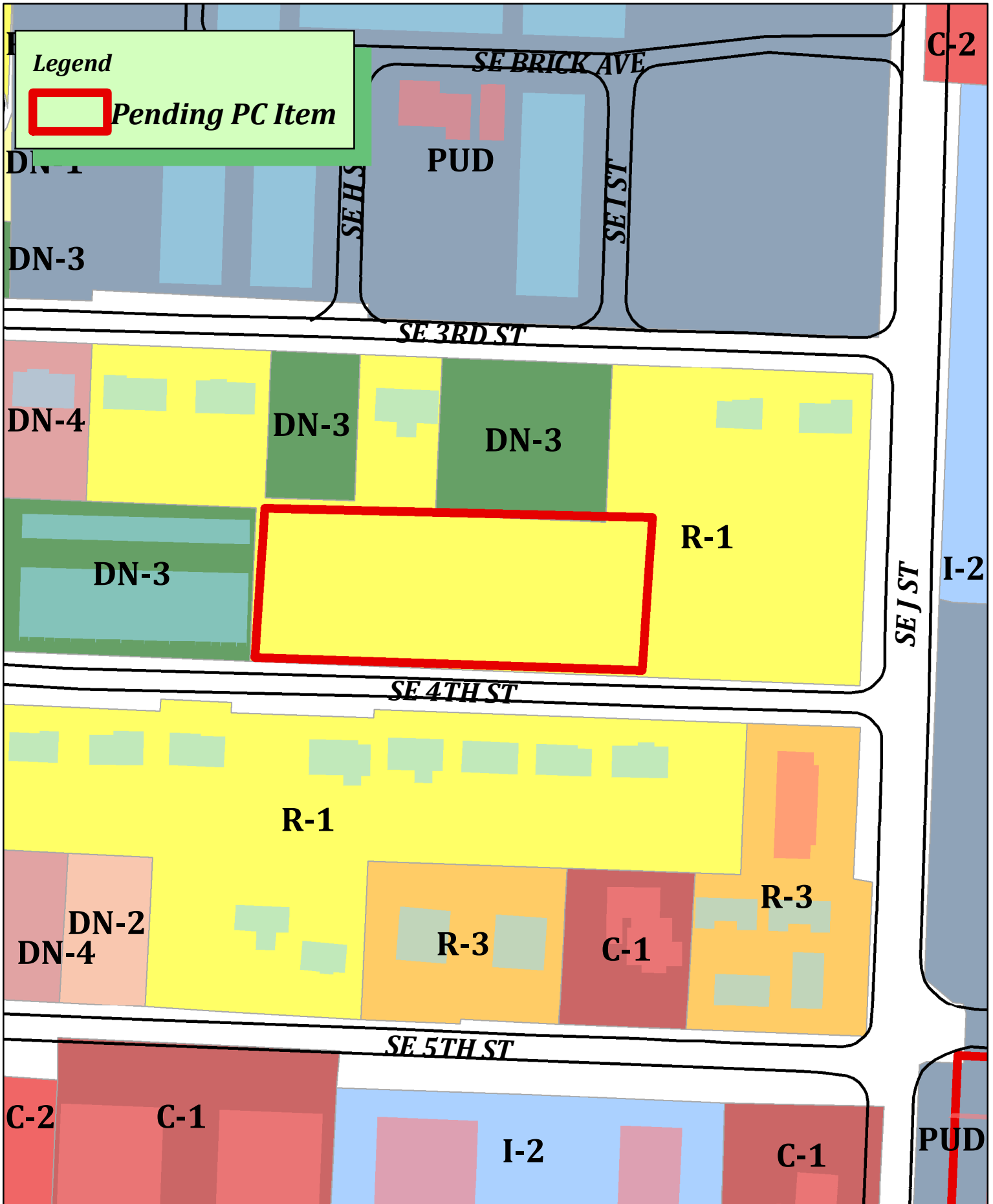
The applicant has stated that the subsequent Large Scale Development will meet the design criteria of Sec. 1100. The proposed materials and architectural features appear to be consistent with existing and under construction projects in this area. Parking is provided at 0.92 spaces per unit, typical for vertical mixed-use developments and this is augmented by the inclusion of dedicated bicycle parking for each unit as well as commercial space located on the ground floor. The location, being only a block to the new Walmart campus and in proximity to other commercial and employment destinations downtown, lends itself to alternative transportation options such as walking and bicycling. The design of the development, coupled with its location and neighborhood, provides residents with an opportunity to choose housing in a "car-light" environment.

Conclusion

Ideally, the planning effort for the future land use map update would be completed for this neighborhood in transition to better define the vision for this area before consideration of a project of this magnitude.

Given the ways in which this proposal has been modified to step back the top story and the way it meets the intents of the Comprehensive Plan, coupled with the proximity of this development to jobs, commerce, and recreation, staff recommends approval of this PUD.

Additional Details



PUD23-0001
SE 4th St
1003 SE 4TH ST



PUD SUBMISSION #4

November 27, 2023
PUD23-0001

Developer:
Randall Hinton Development
Bill Butler bill@randallhintondev.com

Architect:
modus studio
Chris Baribeau, AIA chris@modusstudio.com
Kiara Gilmore, AIA kiara@modusstudio.com

Civil Engineer + Landscape Architect:
Ecological Design Group
Brahm Driver, PE bdriver@ecologicaldg.com
Tanner Weeks tweeks@ecologicaldg.com



1

2

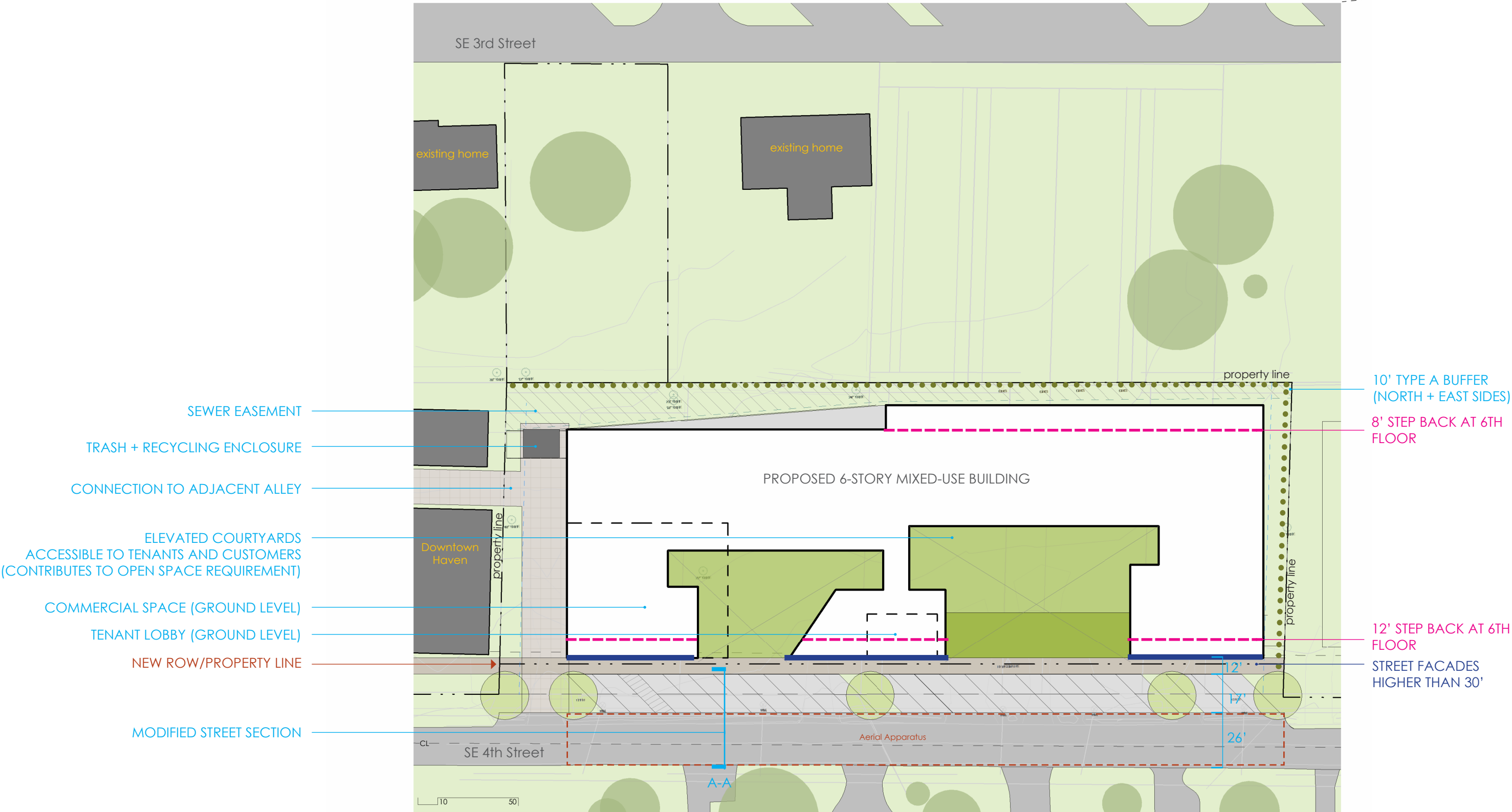
3

4

Page 207 of 295

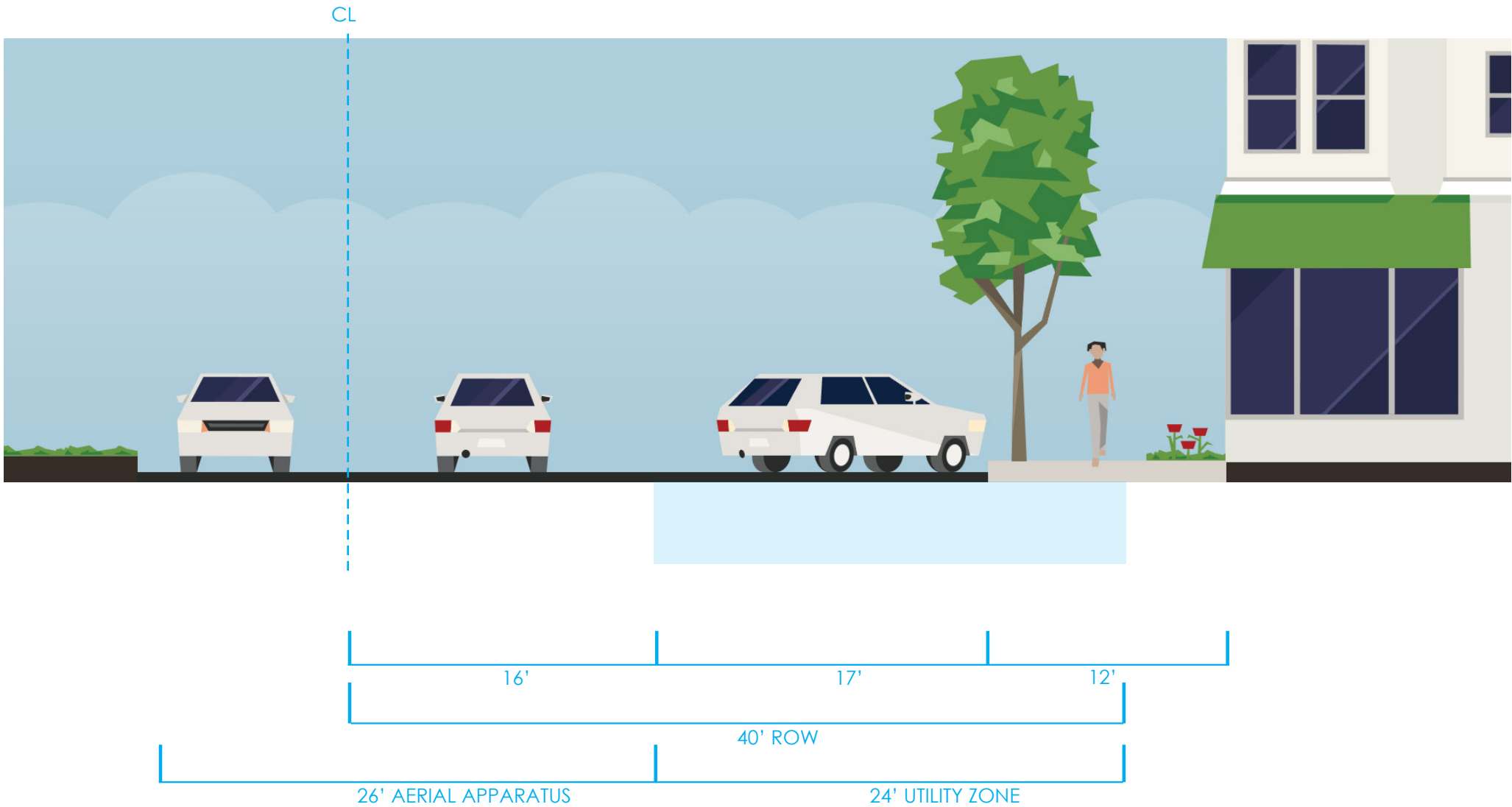
PLAN SET

concept plan



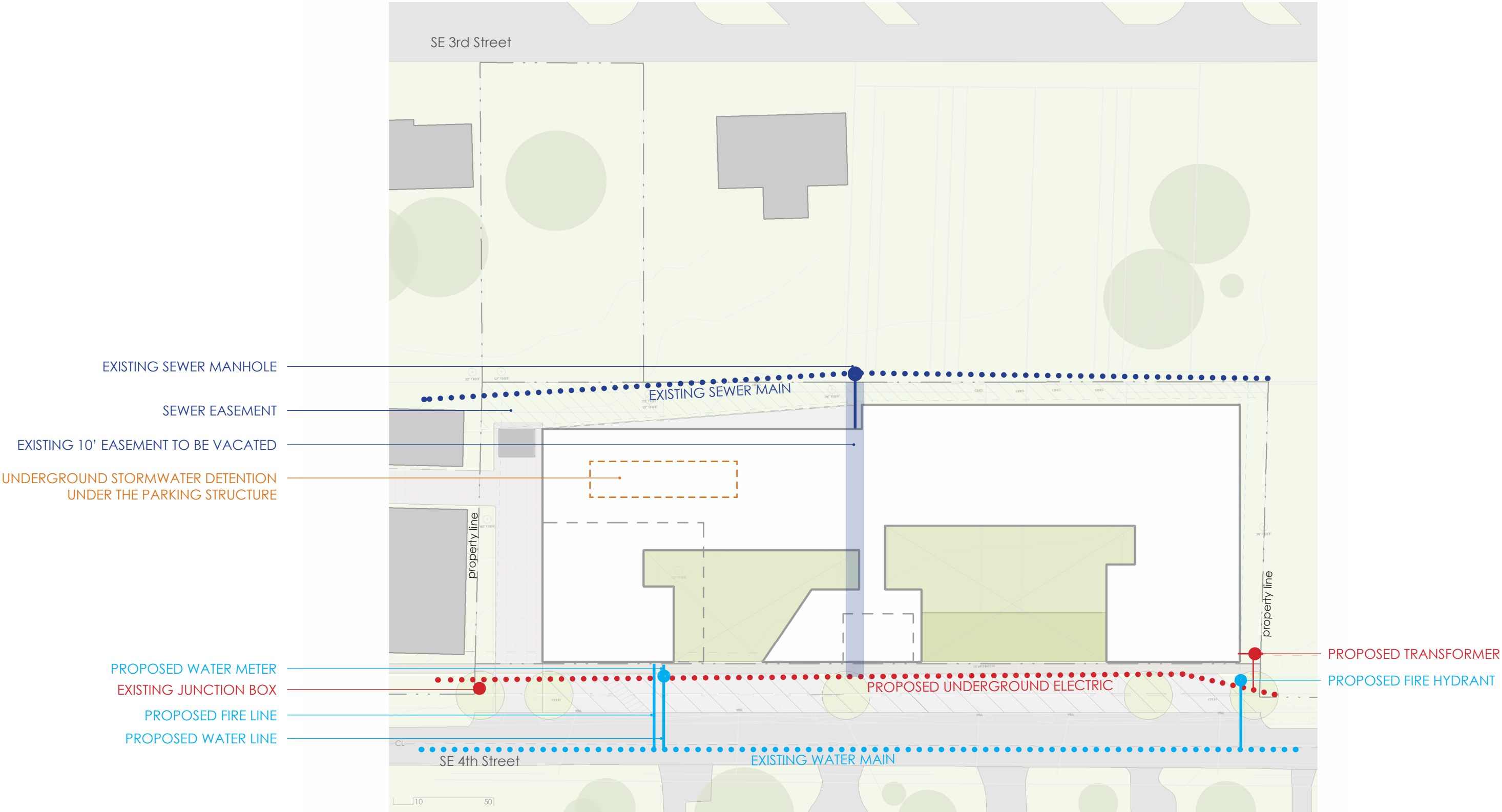
PLAN SET

modified street section A-A



PLAN SET

concept plan : utility diagram



PLAN SET

concept plan : fire access

Construction Type.

Podium:

Residential Floors:

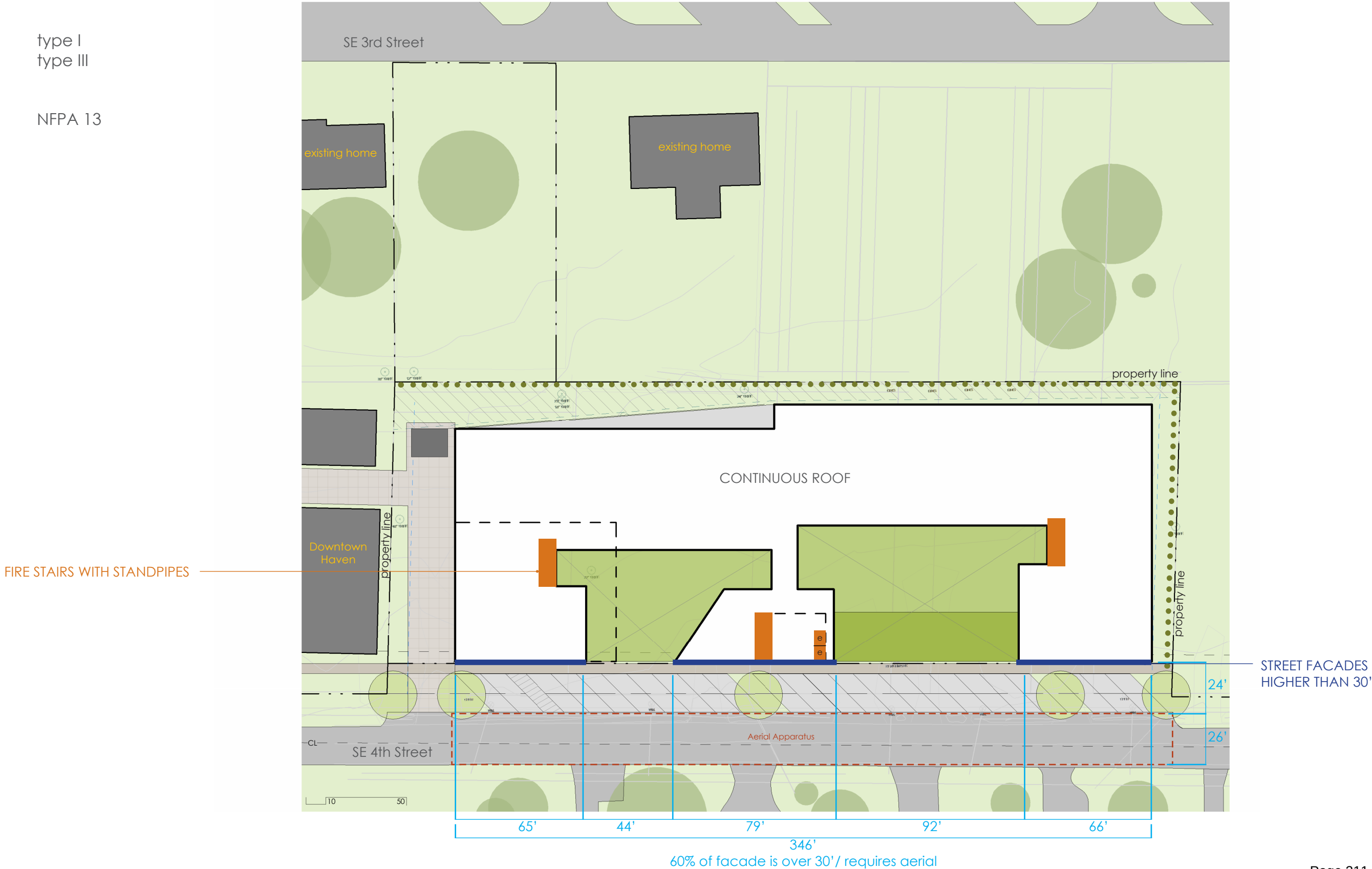
Fire Protection.

Sprinklers:

type I

type III

NFPA 13



PLAN SET

concept plan : open space diagram

Site Area:1.38 acres

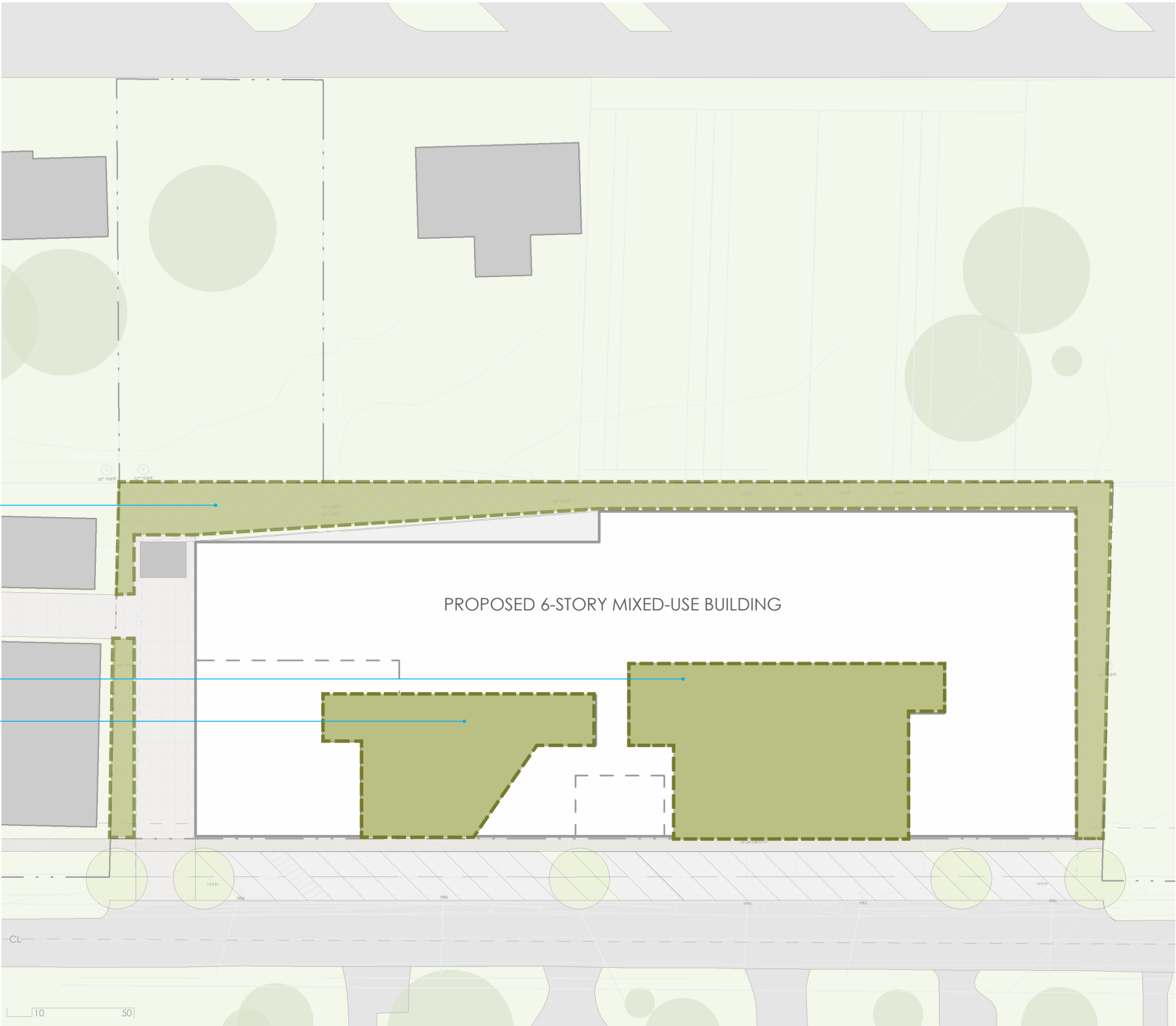
Open Space Required:.28 acres | 20%

Open Space Provided:**.40 acres | 28%**

GROUND LEVEL (.16 ACRES)

EAST COURTYARD (.15 ACRES)

WEST COURTYARD (.09 ACRES)



PLAN SET

context diagram

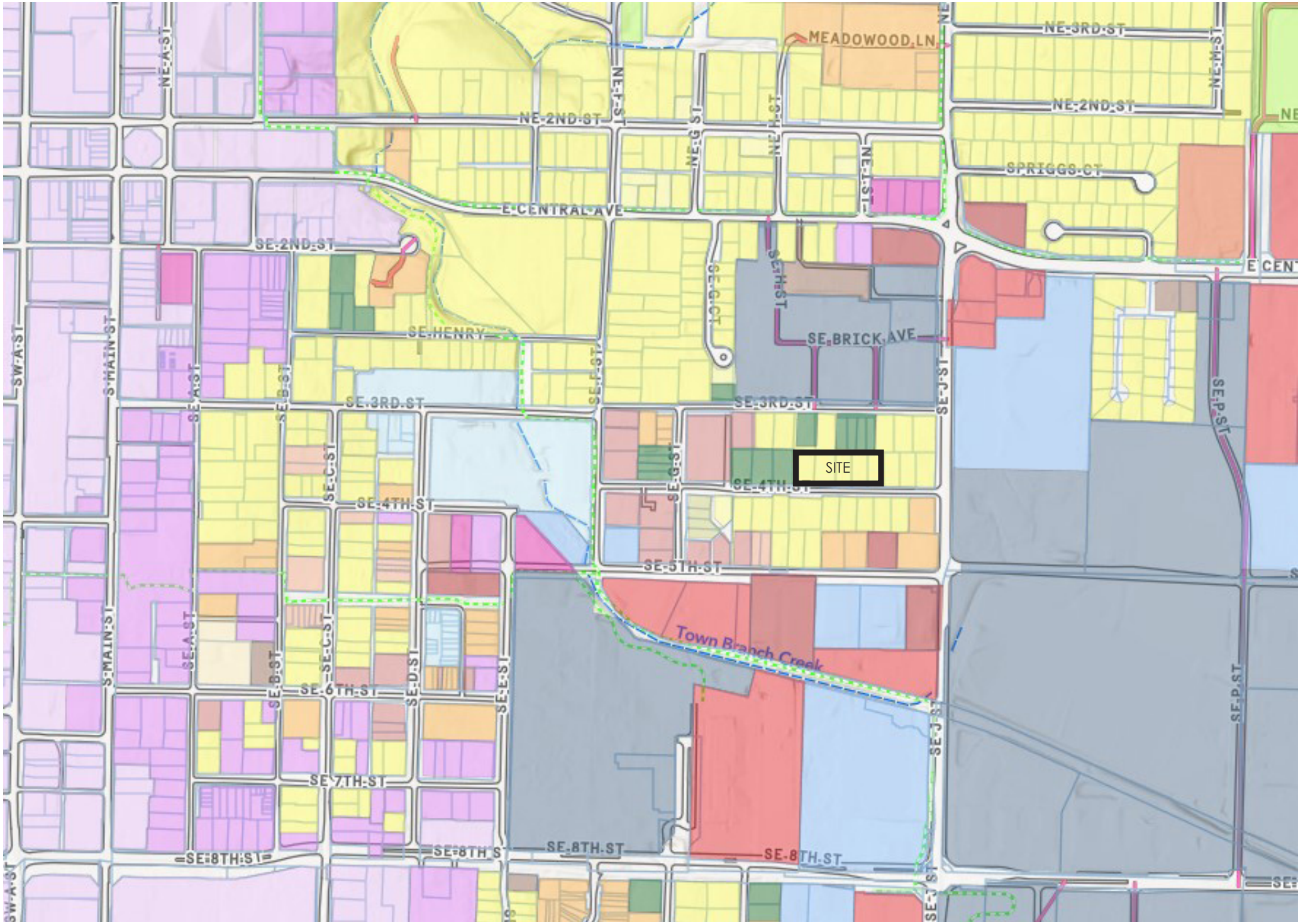


Context.

The proposed mixed-use project is located on SE 4th street in a swiftly transitioning neighborhood near the new Walmart Headquarters. The site is located within walking distance of The Momentary, 8th St. Market and the Downtown Square.

PLAN SET

current zoning



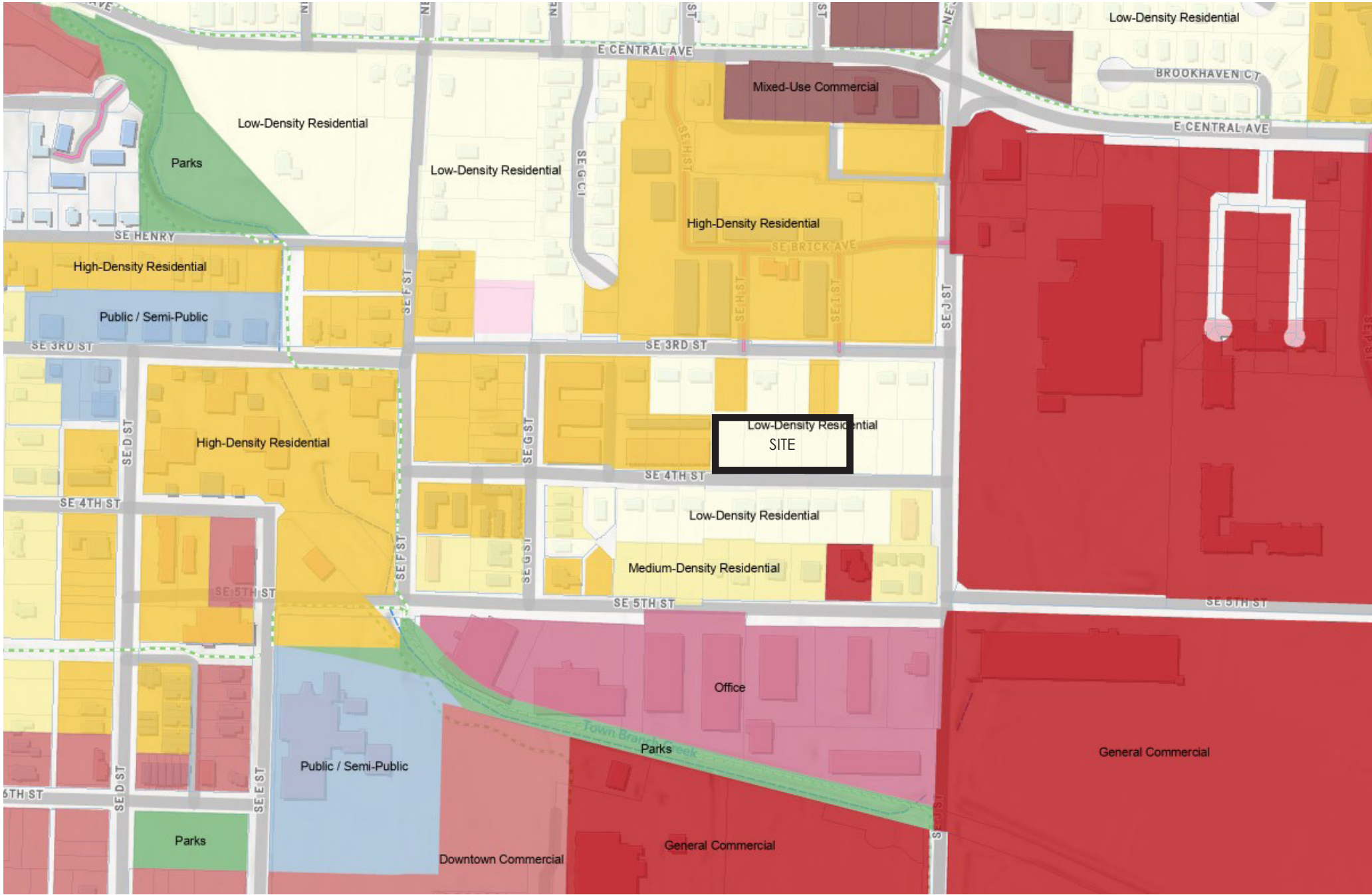
Zoning Intent.

The PUD encompasses a 1.38 acre site that is bound by SE 4th Street along the southern edge. There has been ample transition along this corridor into appropriate housing typologies for increased density in a very walkable and bikable area of Bentonville. This will be the third development along 4th Street by Randall Hinton Development with G at Market completed last year and Downtown Haven currently under construction to the west.

- | | |
|------------------------------|---|
| A-1 Agricultural District | PRD |
| C-1 Neighborhood Commercial | PUD |
| C-2 General Commercial | R-1 Single Family Residential |
| C-3 Central Commercial | R-2 Duplex & Patio Home |
| D-C Downtown Core | R-3 Medium Density Residential |
| D-E Downtown Edge | R-4 High Density Residential |
| DN-1 Downtown Neighborhood 1 | R-E Residential Estate |
| DN-2 Downtown Neighborhood 2 | R-MHP Manufactured Home Residential |
| DN-3 | R-O Residential Office |
| DN-4 Downtown Neighborhood 4 | R-ZL Zero Lot Line Residential |
| I-1 Light Industrial | RC-2 Central Residential - Moderate |
| I-2 Heavy Industrial | RC-3 Central Residential - High Density |

PLAN SET

future land use



PLAN SET

street elevations



South Elevation



East Elevation



North Elevation



West Elevation

Primary Materials

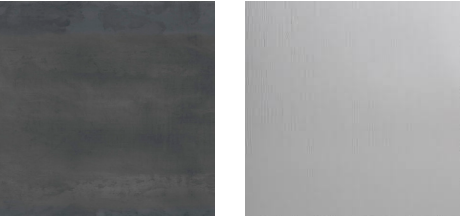


masonry (brick / brick screen)
glass
other code permitted materials

Special Use Materials



wood rainscreen (vertical / horizontal)



architectural metal panel



fiber cement board (lap / panel)



architectural concrete

PLAN SET

conceptual vignette* - view from south



*final materials to be selected as a part of the large scale development process.

PLAN SET

conceptual vignette* - view from SE corner



*final materials to be selected as a part of the large scale development process.

PLAN SET

conceptual vignette* - view from SW corner



*final materials to be selected as a part of the large scale development process.

Bradley Gavrielides

From: Enrique ACUÑA TAM <enriqueacuna@yahoo.com>
Sent: Thursday, November 2, 2023 6:02 PM
To: Tyler Overstreet; Luke Aitken
Cc: danddtownsend918@gmail.com; c.m.v.72712@hotmail.com; Bradley Gavrielides
Subject: Re: Request for Information on Five Vacant Lots on SE 4th St

You don't often get email from enriqueacuna@yahoo.com. [Learn why this is important](#)

Dear Luke, Tyler.

Can you kindly send the link to the meeting as I am out of country these days.. As a neighbor, I don't support and I am against approving this PUD, I believe you have been involved and aware of my issues with this Builder before. I own 904, 906 and 1002 SE 4th St., all within distance of this PUD to be able to voice my position and concerns as follow:

- In the past, Builder has been negligent on controlling vehicles speed of contractors and subcontractors.
- In the past, Builder has been negligent on maintaining the street clean.
- In the past, Builder has been negligent on noise Db levels before the ordinance times.
- In the past, the Builder has tried to use its size to take advantage of the neighbors in the street to relocate Utilities for their benefit at our disadvantage. This is an important topic as it is ongoing and affects all neighbors on the South side of 4th St.
- I don't support this massive PUD and I am AGAINST it because of my previous experience with the Builder, and traffic that is and will be generated in such a small street, and all damage being done to the neighborhood.
- I don't support this PUD because past approvals don't mean the City should continue approving this out of control intense concentration of properties in this area. 3, 4 and 5 street are not able to handle all the significant increase of residences / apartments that have been built in the last three years and approving this PUD will only make things critically bad.
- I don't support this PUD because it originally, and is still is, SE 4th was zoned as Residential, but this Builder has been smart enough to get the City to approve massive construction starting from the corner and convincing the City every time to continue expanding because into the street because his own previous construction has already been rezoned, so at the end all the Street will be rezoned while this was never in the original Master Plan and the City went along with approvals because of a "nearby building" (being his own) has already been approved.
- I don't support this PUD because is simply horrible and massive. It is exactly what Bentonville should not be about. I know the current plans are just renderings for rezoning purposes and they will be improved, but general idea and size will be the same.

If this rezoning gets approved to PUD SE 4th St will be basically come an Apartment / Commercial street for all intent and purposes hence sentencing the remaining residences to become as well in an already extremely crowded area with no room for expanding streets, parking or sidewalks.

Thank you,
Enrique A Acuna. (Property owner of 904, 906 and 1002 SE 4th St.)
T. 479 888 2571
enriqueacuna@yahoo.com

On Thursday, October 19, 2023 at 09:30:32 PM GMT+8, Luke Aitken <laitken@bentonvillear.com> wrote:

Hey Enrique,

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM LOW-DENSITY RESIDENTIAL TO HIGH-
DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PUD23-0001)**

WHEREAS, Market District II, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of LOW-DENSITY RESIDENTIAL to HIGH-DENSITY RESIDENTIAL, which property is described as follows:

LOTS 9 AND 10 AND A PART OF LOT 8 OF EAST SIDE FIRST ADDITION, AND ALSO LOTS 11 AND 12 OF SECOND EAST SIDE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12 OF SECOND EAST SIDE ADDITION AND RUNNING THENCE ALONG THE NORTH LINE OF SAID SECOND EAST SIDE ADDITION S88°05'29"E 180.12' TO AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 10 OF EAST SIDE FIRST ADDITION, THENCE ALONG THE NORTH LINE OF SAID EAST SIDE FIRST ADDITION S88°06'20"E 209.97', THENCE LEAVING SAID NORTH LINE S03°45'20"W 154.46' TO THE NORTH RIGHT-OF-WAY OF SOUTHEAST 4TH STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°56'44"W 210.02', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N88°18'56"W 179.86', THENCE LEAVING SAID RIGHT-OF-WAY N03°40'50"E 154.57' TO THE POINT OF BEGINNING, CONTAINING 1.38 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held December 5, 2023 at the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said future land use classification as presented on the property be changed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present land use classification of LOW-DENSITY RESIDENTIAL to HIGH-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED AND APPROVED this ____ day of _____, 2023.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW
DENSITY SINGLE FAMILY RESIDENTIAL TO PUD, PLANNED UNIT
DEVELOPMENT; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PUD23-0001)**

WHEREAS, Market District II, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to PUD, PLANNED UNIT DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOTS 9 AND 10 AND A PART OF LOT 8 OF EAST SIDE FIRST ADDITION, AND ALSO LOTS 11 AND 12 OF SECOND EAST SIDE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12 OF SECOND EAST SIDE ADDITION AND RUNNING THENCE ALONG THE NORTH LINE OF SAID SECOND EAST SIDE ADDITION S88°05'29"E 180.12' TO AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 10 OF EAST SIDE FIRST ADDITION, THENCE ALONG THE NORTH LINE OF SAID EAST SIDE FIRST ADDITION S88°06'20"E 209.97', THENCE LEAVING SAID NORTH LINE S03°45'20"W 154.46' TO THE NORTH RIGHT-OF-WAY OF SOUTHEAST 4TH STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°56'44"W 210.02', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N88°18'56"W 179.86', THENCE LEAVING SAID RIGHT-OF-WAY N03°40'50"E 154.57' TO THE POINT OF BEGINNING, CONTAINING 1.38 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 7, 2023 in the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to PUD, PLANNED UNIT DEVELOPMENT.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to PUD, PLANNED UNIT DEVELOPMENT to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this _____ day of _____, 2023.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Tree Preservation Package - Informational

PC Date: 12/5/2023

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Art. 1300 and Art. 1400

Issue Statement

The Tree & Landscape Committee as well as members of the public have requested improving city codes to help preserve and protect trees in Bentonville. Staff is recommending several actions to address that request with the following documents attached:

- Tree Preservation and Protection Manual
- Art. 1300 Tree Preservation and Protection Amendments
- Art. 1400 Landscaping, Screening and Buffering Amendments

Proposed Tree Preservation and Protection Package

1. Adopt a Tree Preservation & Protection Manual.

Issue: A Landscape Manual is currently referenced in Article 1300 Tree Preservation and Protection. However, a manual has not been adopted.

Recommendation:

- Require a manual to be adopted.** Add to Article 1300 Tree Preservation and Protection that the city is to adopt a Tree Preservation and Protection Manual.
See attached: Art. 1300, new Sec. 1300.06.
- Adopt Manual.** Staff has prepared a landscape manual and presented to the Tree & Landscape Advisory Committee.
See attached: Tree Preservation & Protection Manual.
- Follow Manual.** Require the manual to serve as the guide for tree planting, maintenance, preservation and removal.
See attached: Art. 1400, Sec. 1400.04 (h).

2. Establish a system to guarantee tree maintenance for three years.

Issue: Currently, Sec. 1400.05 Landscape Plan Requirements require four general statements about a maintenance schedule, guarantee (with no time limit), tree topping and tree removal. These statements are informational and do not adequately provide the necessary tools to ensure trees are properly maintained for a three -year period to improve chances for longevity.

Recommendation:

- a. Require a Tree Maintenance Guarantee.** Amend Art. 1400 by adding Sec. 1400.20 Tree Maintenance Agreements. These are based on other municipal regulations that require an agreement and monetary guarantee for street and private trees required.

See attached: Art. 1400, new Sec. 1400.20.

3. Adopt Planting Specifications for Street Trees.

Issue: Recently, staff has found that trees planted in tree grates are growing out of them, breaking the grates and impacting the sidewalk. There is also a need for options when there are conflicts with utilities and other street furniture.

Recommendation:

- a. Adopt Specs.** Include specs for tree grates with removable rings, above ground tree planters, and other best practice options for street tree in the Tree Preservation and Protection Manual.

See attached: Tree Preservation and Protection Manual – Appendix A: Standard Specs.

- b. Require street trees to meet specs.** Require streets trees to be planted meeting one of the best practice options in the Tree Preservation and Protection Manual. Amend the applicability requirements and tree planting requirements table.

See attached: Art. 1400, new Sec. 1400.16(c)

4. Improve the credit incentives to preserve trees.

Issue: Currently, the credit for preserving trees is a reduction in the amount of trees required to be planted. This has not been enough of an incentive to encourage preservation. Improving the ratio credit and offering credit toward reducing open space requirements are recommended.

Recommendation:

- a. Revise size schedule for tree credits.**

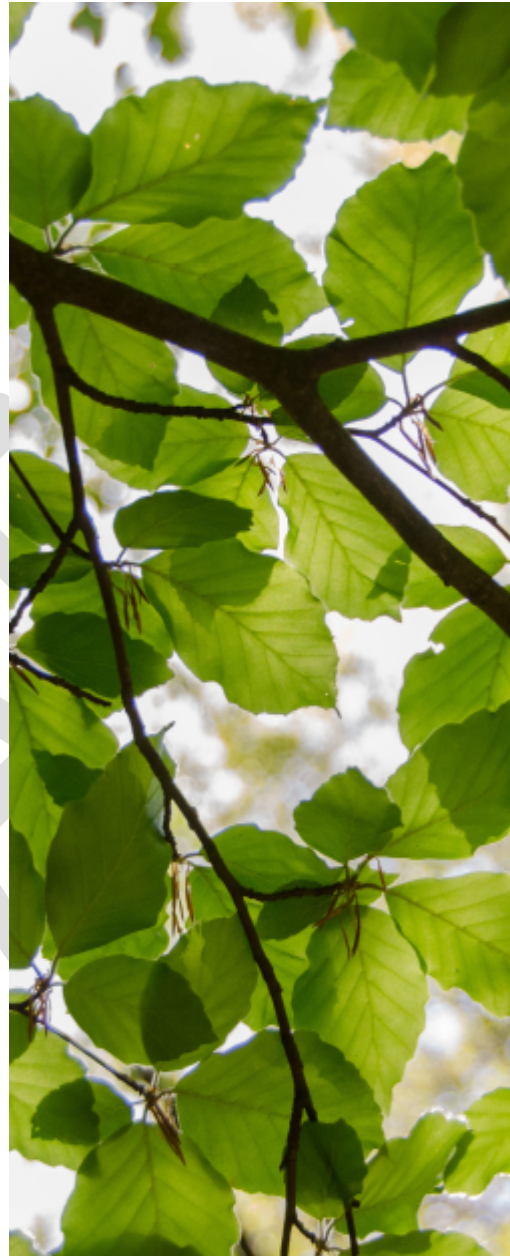
See attached: Art. 1400, amended Sec. 1400.12(a)(1)

- b. Add a tree credit option for open space.**

See attached: Art. 1400, amended Sec. 1400.12(a)(3)



CITY OF BENTONVILLE



Tree Preservation and Protection Manual

Table of Contents



- 1. Introduction**
- 2. Tree Preservation and Protection**
- 3. Landscape Plans**
- 4. Tree Preservation Plans**
- 5. Street Tree Planting**
- 6. Tree Planting Best Practices**
- 7. Tree Maintenance Best Practices**
- 8. Tree Planting and Care Resources**
- 9. Approved and Prohibited Trees**
- 10. Appendix A: Standard Details**



1. Introduction

The urban forest consists of all the trees and associated vegetation in the community. This includes street trees, open green spaces, forested areas, trees in parks and playgrounds, and vegetation in residential, commercial, and industrial areas as well. The urban forest is essential to our health and livelihood by providing clean air, reducing energy consumption in our homes, reducing erosion, air temperature, and noise pollution, screening incompatible uses, increasing real estate values, improving wildlife habitat, and providing a desirable place to live.

(a) Benefit of Trees

Trees have numerous benefits that contribute to a cleaner and healthier environment.

- **Trees help clean our air.**

Global forests removed about 1/3 of fossil fuel emissions annually from 1990-2007. Trees remove pollution from the atmosphere, improving air quality and human health. Roadside trees reduce nearby indoor air pollution by more than 50%.

- **Trees help us save energy.**

Trees properly placed around buildings can reduce air conditioning needs by 30% and can save 20 - 50% in energy used for heating. Carefully positioned trees can reduce a household's energy consumption for heating and cooling by up to 25%.

- **Trees help reduce runoff.**

Trees and other vegetation protect the soil from erosion by slowing rainfall impact and water runoff. A tree's complex root system holds the soil together. Trees also contribute leaf debris, which forms a protective mulch for the top layer of soil.

- **Trees benefit wildlife.**

Trees provide vital wildlife habitat. Trees and forests provide an important species range. Many animals have a range of hundreds of square miles.

- **Trees provide cooling.**

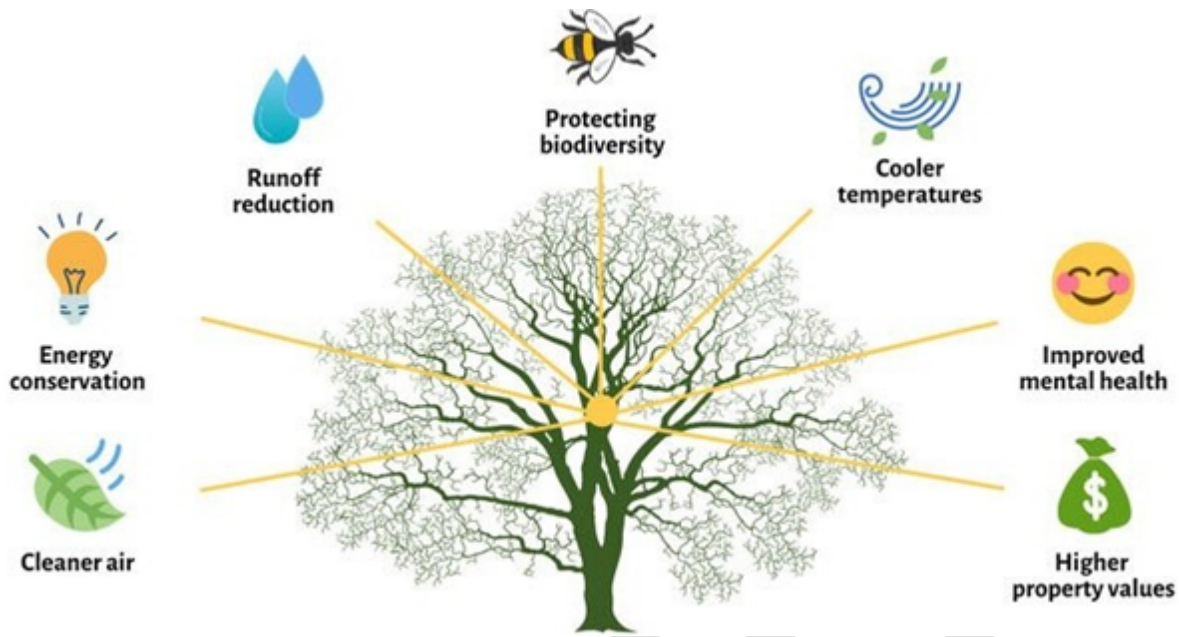
Trees lower surface and air temperatures by providing shade. Shaded surfaces may be 20 - 45°F cooler than the peak temperatures of unshaded materials.

- **Trees contribute to our health.**

A study of 10 cities found community forests save an average of one life each year. In New York City, trees save an average of eight lives every year. Office workers with a view of trees report significantly less stress and more satisfaction.

- **Trees increase our property values.**

In Portland, Oregon, homes with street trees sold for \$7,130 more, on average, and 1.7 days more quickly. In Fulton County (Atlanta), Georgia, mature trees positively influenced home sale prices. Homes sold for nearly \$105,000 more in neighborhoods with mature trees.



For more information on the benefits of trees, visit the links below.

<https://www.arboday.org/trees/treefacts/>

<https://www.nashvilletreefoundation.org/benefits-of-trees>

(b) Purpose of this Manual

The purpose of this manual is to provide developers, engineers, landscape architects and contractors with the City's requirements for tree preservation and protection and landscape installation. This manual corresponds with and expands on the requirements detailed in the City of Bentonville Land Development Codes, Art. 1300 Tree Preservation and Protection and Art. 1500 Landscaping, Screening and Buffering.

(c) City's Vision and Goals

The Bentonville Community Plan adopted in 2018 has several sections that discuss trees planting and preservation. In Chapter 8 Open Space and Environment, specific goals are listed as follows:

- Adopt great regulatory incentives for tree preservation.
- Continue to review and update the development regulations to ensure species appropriateness and diversity.
- Partner with local and regional organizations and advocates.
- Plant trees as part of commercial streetscapes improvements.
- Support residential tree planting in existing neighborhoods.

This manual is designed in support of those goals and provides a means to support their implementation.

(d) Administration and Enforcement of this Manual

The tree preservation and landscaping information in this manual are guidelines to be used in the preservation and beautification of Bentonville. Questions pertaining to this manual should be directed to Bentonville Planning at 479-271-3122 or planning@bentonvillear.com.

(e) Tree and Landscape Advisory Committee

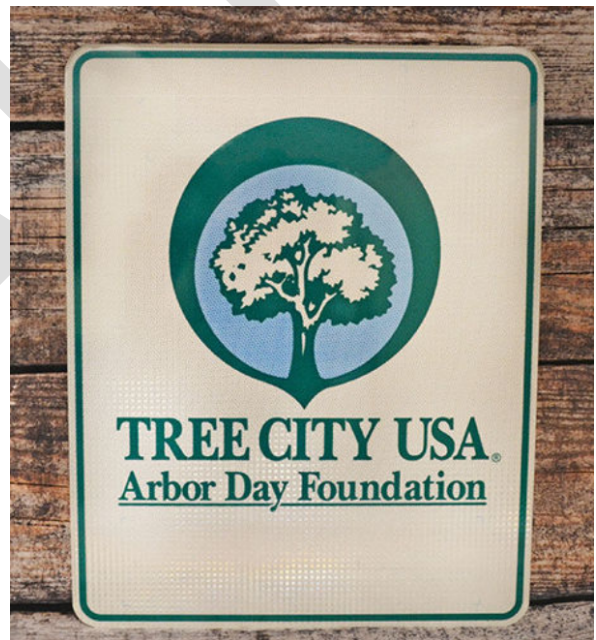
The Planning and Community Development Department will provide staff support and meet regularly with the Tree & Landscape Advisory Committee (T&L). This committee serves as an advisory committee to Planning Commission, City Council, and city staff working to maintain, improve, renew and protect the urban forest in public rights-of-way, as well as to share information with the public, enhance appreciation of trees, promote proper tree care, and encourage participation in the development of Bentonville's urban forest.

(f) Tree City USA

The City of Bentonville has been recognized as a Tree City USA Community since 1998 and has received three Growth Awards.

The National Arbor Day Foundation honors communities with this award if they meet four core standards of sound urban forestry management:

- (1) *The presence of a tree board or department.* Bentonville's Tree and Landscape Advisory Committee was established in 1998. It has a minimum of five members and meets monthly.
- (2) *A community tree ordinance.* Bentonville adopted its Tree Preservation and Protection Ordinance in 1998. It has been codified into Appendix B Land Development Code, Art. 1300 Tree Preservation and Protection.
- (3) *A community forestry program.* The Tree and Landscape Advisory Committee works to plant trees and conducts a tree giveaway twice a year.
- (4) *Observance of Arbor Day.* The Bentonville Garden Club hosts the annual Arbor Day celebration in Bentonville.



2. Tree Preservation and Protection

(a) Priority Areas for Preservation.

The conditions described below are classified by priority levels to assist in determining those areas where preservation is desired.

Table 1: Priority Areas		
High Priority	Mid-level Priority	Low Priority
Canopied Slopes	Contiguous Woodlands	Orchards
Floodways and riparian buffers	Non-native Woodlands	Less Desirable Species
Native Woodlands	Use Buffers	Invasive Species
Significant Trees (see subsection (b))		

(b) Significant Trees for Preservation

Significant trees are healthy existing trees that are considered priority for preservation. The following characteristics are considered significant for preservation:

- combination of growth speed and size (see tables 2a- 2d below),
- advanced age for its species,
- represents an uncommon or endangered species,
- considered a native species, or
- other significant characteristic.

**Table 2a
Significant Tree Sizes**

Type	Minimum Size
Fast Growth Trees	24" DBH +
Slow to Moderate Growth Trees	18" DBH +
Small Species	8" DBH +

**Table 2b
Common Fast Growth Trees (24" DBH)**

Common name	Scientific Name
Baldcypress	Taxodium distichum
Beech American	Fagus grandiflora
Black Cherry	Prunus serotina
Bois D'Arc	Maclura pomifera
Catalpa	Catalpa speciosa
Cottonwood	Populus deltoids

Eastern Red Cedar	<i>Juniperus virginiana</i>
Elm American	<i>Ulmus Americana</i>
Hackberry	<i>Celtis occidentalis</i>
Loblolly Pine	<i>Pinus taeda</i>
Shortleaf Pine	<i>Pinus echinata</i>
Red Maple	<i>Acer Rubrum</i>
River Birch	<i>Betula nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Sycamore	<i>Platanua occidentalis</i>
Tulip Poplar	<i>Liriodendrum tulipifera</i>

Table 2c

Common Slow to Moderate Growth Trees (18" DBH)

Common name	Scientific Name
American Holly	<i>Ilex Opaca</i>
Bitternut Hickory	<i>Carya cordiform</i>
Black Gum	<i>Nyssa sylvatica</i>
Black Hickory	<i>Carya texana</i>
Black Oak	<i>Quercus velutina</i>
Black Walnut	<i>Juglans nigra</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Crabapple	<i>Malus</i>
Cucumber Magnolia	<i>Magnolia acuminata</i>
Ginkgo	<i>Ginkgo biloba</i>
Golden Raintree	<i>Koelreuteria paniculate</i>
Kentucky Coffee Tree	<i>Gymnocladus dioica</i>
Mockernut Hickory	<i>Carya tomentosa</i>
Red Oak Group (Norther Red Oak, Southern Red Oak, Nuttall, Shumard, Pin, Water, Willow)	<i>Quercus</i>
Shagbark Hickory	<i>Carya ovata</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Ozark Chinkapin	<i>Castanea ozarkensis</i>
Pecan	<i>Carya illinoensis</i>
White Oak Group (Post, Bur, Overcup, Chinquapin, Swamp Chestnut)	<i>Quercus</i>
Umbrella Magnolia	<i>Magnolia tripetala</i>
White Ash	<i>Fraxinus Americana</i>
Western Soapberry	<i>Sapindus Drummondii</i>
Yellowwood	<i>Cladrastis kentukea</i>
Zelkova	<i>Zelkova serrata</i>
Persimmon	<i>Diopyros virginiana</i>
Sassafras	<i>Sassafras albidum</i>
Sourwood	<i>Oxydendrum arboretum</i>
Sugar Maple	<i>Acer saccharum</i>

Table 2d Common Small Species 8" DBH	
Common name	Scientific Name
Blackhaw	Viburnum prunifolium
Buckthorn	Rhamnus caroliniana
Dogwood	Cornus florida
Eastern Redbud	Cercis canadensis
Fringetree	Chionanthus virginicus
Hornbeam	Carpinus caroliniana
Hophorn beam	Ostrya virginiana
Paw Paw	Asimina triloba
Possumhaw	Ilex decidua
Red Buckeye	Aesculus pavia
Star Magnolia	Magnolia stellate
Serviceberry	Amelanchier arborea
Silverbell	Halesia Carolina
Saucer Magnolia	Magnolia soulangiana
Smoketree	Cotinus coggygria
Witch Hazel	Hamamelis virginiana
Persimmon	Diopyros virginiana
Sassafras	Sassafras albidum
Sourwood	Oxydendrum arboretum

3. Landscaping Plans

Most development plans, either large scale development or plats, require a landscaping plan. The purpose of this section is to specifically identify what information related to tree planting, preservation and protection should be shown on the landscape plan.

(a) Requirements. The following items must be shown on the landscape plan.

- (1) Preserved trees.
- (2) Proposed grading.
- (3) Proposed building footprint and any other structures.
- (4) Proposed parking lots with spaces indicated and curb or wheel stops shown.
- (5) Existing and proposed utilities.
- (6) Existing and proposed topography.
- (7) Existing drive aisles, streets, alleys, and other improvements to the site.
- (8) Proposed landscaping. As applicable, use these letters for each proposed tree:
 - ‘S’ for street trees
 - ‘P’ for perimeter trees
 - ‘F’ for front trees
 - ‘I’ for internal trees
 - ‘E’ for existing trees
 - ‘M’ for mitigation
- (9) Required landscape buffers.

(b) Standard Details. Details may go on a separate sheet. Reference the specifications in the appendices of this manual.

- (1) Tree Planting (see Appendices, Exhibit 5)
- (2) Shrub Planting (see Appendices, Exhibit 6)
- (3) Urban Tree Well (see Appendices, Exhibit 7)
- (4) Slope Tree Planting (see Appendices, Exhibit 8)

(c) Standard Notes. Notes may go on a separate sheet.

- (1) The contractor shall confirm the location of all utilities prior to starting any work. The contractor is responsible for contacting AR One-Call regarding utilities.
- (2) All plants must be healthy, vigorous, and free of pests and diseases.
- (3) Standards set forth in “American Nursery Stock” represent guideline specifications only and shall constitute minimum quality requirements for plant material.
- (4) All trees must be container grown or balled and burlapped (as indicated on the plant list).

- (5) All required trees shall be a minimum of 2" caliper with a single dominant central trunk. Multi-trunk trees are not acceptable without prior approval from Planning/Urban Forester.
- (6) All trees must be straight trunked and full-headed, unless specified otherwise, and must meet all requirements specified on plans.
- (7) All trees and shrubs shall be installed per City of Bentonville planting details.
- (8) All plants are subject to the approval of the landscape architect before/during/after construction.
- (9) All planting areas must be completely mulched with a 4" layer of organic mulch. Mulch shall not be placed immediately adjacent to tree trunks, but shall be kept at least 3" from the root collar at the soil line.
- (10) All proposed planting areas covered by grass shall have the sod completely removed before planting begins.
- (11) All planting beds shall be contained by edging material other than vegetation.
- (12) Prior to construction, the contractor shall be responsible for locating all underground utilities and should avoid damage to all utilities during the course of work. The contractor is responsible for repairing any damage to utilities resulting from the landscape construction at no cost to the owner.
- (13) The contractor is responsible for verifying all quantities shown on the landscape plan before pricing out work.
- (14) The contractor is responsible for fully maintaining all planting material in all planting and lawn areas until the work is accepted in total by the owner.
- (15) The contractor shall completely guarantee all plant material for a period of one year beginning on the date of total acceptance. The contractor shall properly make all replacements before or at the end of, the guarantee.
- (16) Any plant material which dies turns brown, or defoliates prior to total acceptance for the work shall be promptly removed from the site and replaced with material of the same species, quantity, and size, and meeting all plant list specifications.

4. Tree Preservation Plans

If an applicant is seeking credits for preserving trees on-site, a Tree Preservation Plan is required in addition to the Landscape Plan. This is applicable to large scale developments and preliminary plats. See Article 900 Plat and Plan Requirements. The purpose of the Tree Preservation Plan is to demonstrate how the applicant intends to preserve and protect the tree canopy on site. Must comply with requirements in the City of Bentonville's Land Development Code Article 1300: Tree Preservation and Protection.

(a) Requirements

- (1) If a tree preservation plan is required, the following items must be included: (for trees over 6" in diameter. Show existing trees and tree canopies with legend and attach numbers to cross-reference the trees.
- (2) Show canopy coverage as currently exists on site.
- (3) Include a table with the tree species, size, health, and priority level. See *Sec. 3 Tree Preservation*.
- (4) *If the property has a large number of trees, identify the trees to preserve and the species of these trees. Label and number trees with average species, size, health, and ranking (see Exhibit 11).
- (5) Label and number grouped trees with average species, size, health, and priority. See *Sec. 3 Tree Preservation*.
- (6) Show all existing and proposed utilities.
- (7) Show all property boundaries.
- (8) Show natural features (trees, floodways, creeks, wetlands...) beyond the property line up to 100'.
- (9) Provide all soil types within the project boundary.
- (10) Show floodplains and/or floodway.
- (11) Show existing and proposed streets, sidewalks, or public and bike paths rights-of-way in accordance to the Master Street Plan.
- (12) Show all proposed on-site and off-site improvements associated with the proposed project.
- (13) Delineate trees/canopy groups to be preserved and removed.
- (14) Show Tree Preservation Calculations.
- (15) Show mitigation requirements as indicated if necessary through the results of Tree Preservation Calculations.
(If mitigation is required because the project does not meet the minimum preservation requirements, the applicant will need to include the mitigation efforts in the Tree Preservation Plan.)
- (16) Show location of tree protection fencing.
- (17) Show limits of root pruning.
- (18) Show construction traffic flow and boundaries on work site.

- (19) Locate material storage during construction.
- (20) Locate concrete wash-out during construction.
- (21) Locate construction entrance/exit.
- (22) Locate all existing and new utility/drainage easements.

(b) Standard Details. The following details should be included in the plan.

- (1) Tree Preservation Fencing Installation (see Appendices, Exhibit 1)
- (2) Root Pruning (see Appendices, Exhibit 2)
- (3) Soil Compaction Prevention (see Appendices, Exhibit 3)
- (4) Tree Planking (see Appendices, Exhibit 4)

(c) Standard Notes. The following notes should be included on the plan.

- (1) All trees and natural areas shown on this plan to be preserved shall be protected during construction with temporary fencing, in accordance with the Tree Preservation Fencing Details.
- (2) Protective fences shall be erected according to City of Bentonville standards for tree protection.
- (3) Protective fences shall be installed prior to the start of any site preparation work and shall be maintained throughout all phases of the construction project.
- (4) Erosion and sedimentation control barriers shall be installed or maintained in a manner that does not result in soil build-up within tree drip lines.
- (5) Protective fences shall surround the trees/tree group and will be located at the drip line. For natural areas protective fences shall follow the limit on construction in order to prevent the following:
 - a. Soil compaction in the root zone of an area resulting from vehicular traffic or equipment storage.
 - b. Root zone disturbances due to grade changes (greater than 6"). Root trenching is not viewed by City Arborists.
 - c. Wounds to exposed tree roots, trunk, or limbs by mechanical equipment.
 - d. Other activities detrimental to trees such as chemical storage, concrete truck cleaning, and fires.
- (6) Exceptions to installing fences at tree driplines may be allowed in the following cases:
 - a. Where there is to be an approved grade change, impermeable paving surface, tree fell, or other such site development.
 - b. Where permeable paving is to be installed within a tree's dripline, erect the fence at the outer limits of the permeable paving area prior to site grading so this area is graded

separately prior to paving installation, minimizing root damage.

- c. Where trees are close to proposed buildings, erect the fence to allow 6-10 feet of workspace.
 - d. Where there are severe space constraints due to tract size or other special circumstances.
- (7) Where any of the above exceptions result in a fence closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or limits of lower branching) in addition to the reduced fencing. See Tree Planking Detail.
 - (8) Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
 - (9) Any roots exposed during construction activity shall be pruned flush with the soil backfill root areas with good quality Topsoil as soon as possible. If exposed root areas are not backfilled within 3 days, cover with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
 - (10) Any trenching required for the installation of landscape irrigation shall be placed as far from existing trees as possible.
 - (11) No landscaping topsoil digging greater than 4 inches shall be permitted within the dripline of trees. No soil is permitted on the root flare of any tree.
 - (12) Pruning to provide clearance for structures, vehicular traffic, and equipment shall take place before construction begins.
 - (13) All finished pruning must be done according to recognized, approved, standards of the industry language, the American National Standard on arbor pruning 2006 or later. A city-certified tree pruner must be retained to make all pruning cuts, a list of certified tree pruners is available from the urban forester.
 - (14) Deviation from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

5. Street Tree Planting

(a) Purpose

The purpose of these specification is to establish a set of standards for the planting of street trees in the public rights-of-way to ensure quality tree materials are used and that new planting are acceptably established in their new environment. All trees planted in the public rights-of-way must and pre-approved by the City of Bentonville.

(b) Species Selection

Tree species selection is a cooperative decision between property owners and the City of Bentonville, except for major streets. Two tree species per block are encouraged; up to four species are allowed. Nursery trees must meet the acceptance specification (Appendix B). The species must be adaptable to the conditions at the planting site (climate, soil, sunlight, root space, utilities, proximity to structures and hardscape, space for mature height and spread, space for the trunk and root crown of a mature tree, availability of irrigation).

(c) Major Streets

Plantings on major streets should match the existing designated tree species unless it is being phased out in favor of more desirable species. If the existing species is not on the official list it is being phased out. The use of large trees is encouraged.

(d) Location

- (1) **Approval.** The planting location of trees in street areas must be approved by City of Bentonville staff and shown on an approved landscape plan. Trees can either be planted in the planting strip between the curb and sidewalk, in an area cut out of the sidewalk, or on the building side of the sidewalk, as long as it is within the public right-of-way.
- (2) **Intersections.** Street trees must not be planted where they will obstruct the views of stop signs or traffic signals. Trees are not to be planted within 20' distance from side street curb face to first street tree. Street trees must be placed to allow for visibility of all information signs on the street. Informational signs and street trees shall not occupy the same opening.
- (3) **Clearance with Other Structures & Utilities.** The following spacing requirements are used to determine appropriate planting locations of street trees:

Table 3 Clearance and Spacing Requirements	
Structure	Preferred Distance from Tree
Utility and light poles	5 ft. (no light) -20 ft. (with light); adjust depending on canopy diameter of mature tree.
Commercial driveways	10 ft.
Residential driveways, fire hydrants, water or gas meters, valve boxes, sewer line	5 ft
Underground electrical, sewer mains, water mains, basements	5 ft. laterally (minimum).

(e) **Spacing between trees**

The intent of these standards is to allow every interested property owner at least one street tree as planting site conditions permit. Spacing for street trees must be approved by City of Bentonville staff. Because lots vary in width and other interfering factors, minimum spacing guidelines are provided in Table 4.

**Table 4
Spacing Between Trees**

Tree Size	Canopy Diameter	Required Spacing
small tree	20' – 30'	15' – 20'
medium trees	30' – 40'	20' – 25'
large trees	40' – 50'	25' – 35'

Imposed factors such as the frequency of driveway cuts, underground utilities, signs, light and telephone poles, and other streetscape elements will, of course, alter the desired center spacing (see, Clearance with Other Structures & Utilities, below). No tree that grows taller than 25' shall be planted under high voltage lines.

(f) **Tree wells/boxes.** One option for planting trees in the street right-of-way is in a tree well, chamber or box.

(1) **Well size.** Tables 5 and 6 provide the recommended dimensions of tree grates for tree size at maximum growth.

**Table 5
Recommended Well Size**

Tree Size	Well /Chamber / Box Minimum Dimensions
Small	2'x 4'
Medium	3'x 6'
Large	4'x 8'
X-large	5'x 10'

**Table 6
Continuous Planting Strip or Median Size**

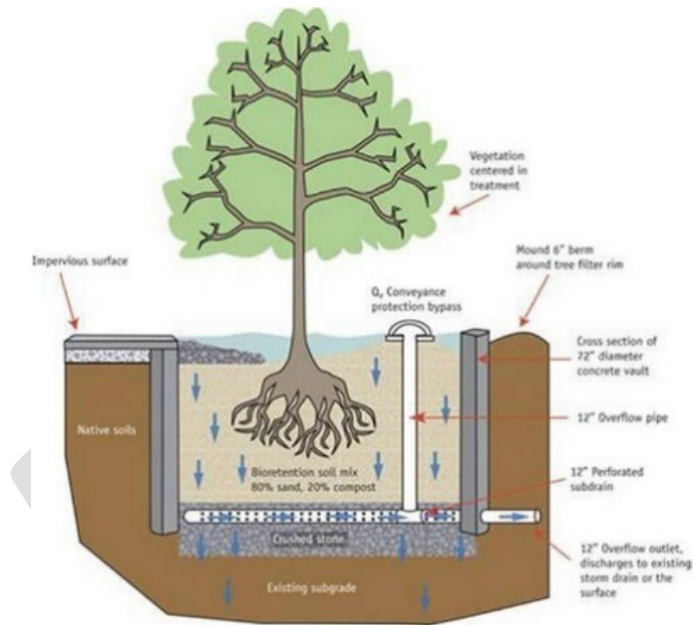
Tree Size	Minimum Width
Small	2'
Medium	3'
Large	4'
X-Large	5'

The city is responsible for keeping planting wells free of weeds, turf, litter, etc. and for preventing them from becoming tripping hazards.

(2) Chamber Materials.

Tree boxes or chambers are designed to collect the first flush of stormwater and treat it before being discharged into the storm sewer system or to the subsoil. They consist of three primary components: a chamber, soil media, and the plant. For more information on tree boxes, visit the "Green Infrastructure Practices" article from rutgers.org.

Illustration 1
Tree Chamber Design



- (3) **Grates.** Grates are considered an extension of the sidewalk. Grates with concentric rings are preferred since they allow adjustments to be made as the tree trunk expands. As the tree begins to outgrow its surrounding grate, the center ring can be removed to allow the tree to continue growing. The city is responsible for maintaining and repairing tree grates and for preventing grates from damaging trees. For more information, visit ejco.com.

Illustration 2
Concentric Tree Grates



(g) Elevated Planters

Elevated tree planters provide a planting alternative in areas with various conflicts stemming from an urban environment. These planters also provide benefits such as creating seating in open spaces.

**Illustration 3
Elevated Planter Example**



(h) Tree Root Barriers

Approved root barriers shall be installed to provide protection for infrastructure from tree roots. Linear root barriers are to be installed when planting a street tree 8 feet or less from hardscape in any parkway/boulevard or median strip. The root barrier will be designed such that the major root structure will be restrained from extending into other utility corridors, but still allow for the normal growth of the tree.

(i) Staking

The Reddy Stake U-Stake it system is preferred. Only one 9' metal tree stake is needed per tree. As an alternative, two, eight foot tall, three inch diameter, lodge pole stakes driven 18" into solid undisturbed soil outside the root ball may be used. The tree is then secured with rubber tree ties or other tree tie material no less than 1" wide.

(j) Water Basin

A water basin (3" berm of soil) capable of holding 10 gallons of water shall be formed around the root ball where irrigation systems are not required.

(k) Tree Watering

The city is responsible for watering the newly planted trees. An appropriate amount of water (10 gallons) must be applied each week, for three years during the non-rainy season, to establish the trees in the landscape. Where feasible the trees shall be watered by an irrigation system and timer. The trees must remain as a permanent part of the landscape.

6.

Best Practices: Tree Planting

Source: University of Arkansas, Cooperative Extensions Service

(a) Understand the tree being planted.

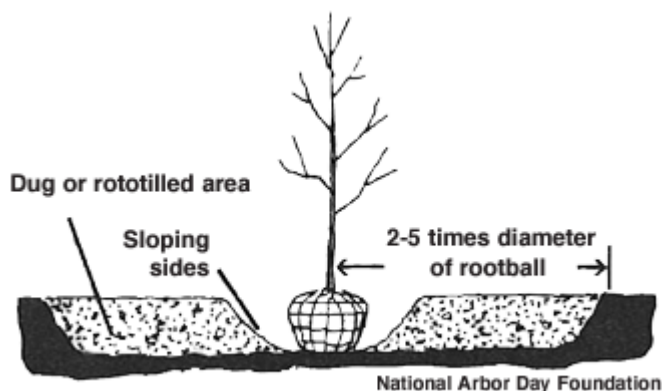
- (1) **Width.** Determine the maximum width at the time of maturity to assist in ensure the tree does not impact other items in the areas, such as utilities, sidewalks, or building walls.
- (2) **Height.** Determine the maximum height at the time of maturity to ensure it will not grow into anything overhead, such as power lines or rooflines.
- (3) **Sun requirements.** Determine what type of sun exposure is required. Here's a guide based on the plant's sun needs:
 - Full sun = Minimum of 6 hours of direct sun each day
 - Part sun = 3 to 6 hours of direct sun each day
 - Part shade = 3 to 6 hours of direct sun each day, but avoid the intense mid-day sun
 - Full shade = Less than 3 hours of direct sun each day
- (4) **Trees come in three ways: balled in burlap, bare root or containerized.** They also come in many sizes. Choose one that you can easily manage. Container grown plants can be planted any time you want to. Balled in burlap trees should be planted before the heat of summer sets in or again in the fall. Bare root trees need to be planted when they are totally dormant since there is nothing inside the plastic sleeve to sustain plant growth.

(b) Understand the planting site.

- (1) **Sun exposure.** Determine how much sun exposure will be available for your proposed planting site and if it meets the needs of your tree type. See (a)(3) above.
- (2) **Soil.** Have your soil tested before planting by submitting soil samples to the [Benton County Cooperative Extension](#) office. This will you give the soil pH, whether it is acid or alkaline, and they will have recommendations of changes needed based on the tree being planted.
- (3) **Drainage.** A percolation test can help you identify drainage issues. Dig a hole 1 foot deep, fill with water, and see how long it takes to empty. If the water level drops more slowly than 1 inch per hour, drainage is poor. Poorly drained sites can be corrected by proper plant selection, installing a drainage system, elevating plants, or planting beds above the affected area.
- (4) **Location of utilities.** To check for utility obstructions by calling 811 or visit the [AR 811 website](#). Never place any tree growing taller than 15 feet beneath power lines or within 15 feet of them.
- (5) **Other obstructions.** Do not plant too close to surrounding objects including houses, barns and other trees. Remember that tree roots spread well beyond the branch area of the tree and roots can interfere with foundations, sidewalks, and paved areas.

(c) Plant the tree.

- (1) Clear.** Remove surrounding vegetation and mulch from the area where you will be digging the hole.
- (2) Dig.** Dig a hole at least two times the width of the root ball so the roots can spread out. Only dig as deep as the root ball.
- (3) Place the tree.** Remove the container or burlap from the tree. Place the tree in the hole, making sure it is straight. Backfill and lightly tamp the soil.



- (4) Water.** Water immediately after planting and once a week during the first season of planting.
- (5) Mulch.** Mulch will help keep grass and weeds away from the tree, can protect it from string trimmer damage and helps conserve soil moisture. Place a ring of mulch 3-4 feet around the trunk, 3-4 inches deep. Do not let the mulch touch the trunk and leave a mulch-free area of 1-2 inches wide at the base of the tree to reduce moist bark and prevent decay.

A wide variety of products are available for use as landscape mulch. Mulch can be broadly categorized as either organic or inorganic. Common inorganic mulch materials include crushed stone, recycled tire chips and gravel. Organic materials include pine needles, softwood or hardwood tree bark, colored wood chips, composted yard waste, and cottonseed hulls.



Avoid volcano mulching.



The depth of an organic mulch should not exceed 3 inches after settling.

- (6) **Stake.** Only stake a tree if the location is subject to high winds or pedestrian traffic. Use a soft material for the portion that goes around the trunk. The guying should be loose. E sure to remove all stakes after one year.
- (7) **Do not fertilize.** Using a fast-release fertilizer immediately after planting can burn the roots. Either wait a year to use fertilizer or use a slow-release fertilizer.



7. Best Practices: Tree Maintenance

(a) Watering

It is important that the total root system of the tree receive moisture. As the tree grows, the watering system will need to be adjusted to compensate for the extended root system.

Sprinkler systems must be programmed to provide adequate water for various plant needs. Sprinkler systems for turf areas generally apply enough water for the shallow roots of the lawn. To supply sufficient water for the tree root zone, the watering schedule will need to include a longer watering each week.

All trees and shrubs require water year-round. To supplement the plant's water requirements during the winter months, soak the soil around the plant before the ground freezes.

(b) Fertilizing

Newly planted trees should not be fertilized. During the second year, a tree may be fertilized in late fall or early spring with a slow-release fertilizer. Be sure to follow the instructions because over-fertilizing can kill a tree. Do not use lawn fertilizers containing weed killer!

For trees with less than 6" DBH use 1-2 pounds of fertilizer per inch of trunk diameter measured at four and a half feet above ground level. For trees six inches and more in trunk diameter, apply 2-4 pounds of fertilizer per inch of trunk diameter measured four and a half feet above the ground.

The most beneficial method of fertilizing trees is to incorporate a granulated fertilizer into the root zone. This is accomplished by punching holes fifteen inches deep in a circular pattern around the tree, beginning halfway between the trunk and the dripline. Stagger the holes so the fertilizer is distributed evenly around the tree. Another method for fertilizing trees is by a broadcast surface application. A granulated fertilizer is spread evenly over the ground surface above the root zone. It is best if the fertilizer is watered in or applied directly before a light rain.

(c) Pruning

Major pruning of trees should be performed by someone with professional training. Minor pruning of trees may be done by individuals. See Tree Care Tips & Techniques. Follow these general recommendations:

- As young trees grow, low-growing branches that interfere with pedestrian and street traffic should be removed.
- Branches that have been broken should be removed as soon as possible.
- Sucker growth at the base of trees should be removed unless it is the proper growth habit of the tree.
- Always prune along the branch collar; never leave a stub.
- Be sure the pruning tools are sharp and clean before using them. Late winter is the best time to prune deciduous trees.
- Evergreens should be pruned in early spring.

(d) Insects and Disease

The best defense against insects and disease is to keep the tree in a healthy condition. Regular inspections of plants can help prevent serious problems from occurring. When a problem is detected and cannot be diagnosed, consider the following:

- (1) Do other trees nearby have the same problem?
- (2) Has the area been treated recently with chemicals such as fertilizer or herbicides?
- (3) Has the soil been disturbed by the removal or addition of topsoil?
- (4) What have the past weather conditions been in the area?
- (5) Is there any evidence of damage to the trunk system?
- (6) Are the leaves wilted or an odd color?

Once a plant problem has been diagnosed, the type of control or repair needs to be determined. Consult the City's designated agent, County Extension Office, a local nursery, or a certified tree specialist for further information.



8. Tree Planting and Care Resources

University of Arkansas Cooperative Extension Service (UACES)

www.uaex.edu

UACES Trees Database

www.aragriculture.org/horticulture/ornamentals/plantdatabase/default.htm

Arkansas Forestry Commission

www.forestry.arkansas.gov

Arkansas Urban Forestry Council

www.arkansastrees.org

National Arbor Day Foundation

www.arborday.org

Trees Are Good

www.treesaregood.com

Urban Forestry

www.treelink.org

Tree and Shrub Insects

www.treehelp.com/trees/trees-insects.asp

Tree Diseases

www.treehelp.com/trees/trees-diseases.asp

International Society of Arboriculture

www.isa-arbor.com

USDA Forest Service Urban and Community Forestry

www.urbanforestrysouth.org

9.

Approved and Prohibited Trees

(a) Approved Trees.

The City of Bentonville has identified a list of trees that are approved for landscape plans required for Large Scale Development projects. This list is adopted by ordinance and codified into Sec. 1400.13 of the Land Development Code. This list may be updated from time to time and the most recent ordinance shall prevail. Native plant materials are preferred.

Table 7 Approved Trees							
Common Name and Cultivars	AR Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
American Smoketree	Yes	25	20	Slow	Ornamental	Y	Y
Arborvitae, American	Yes	60	15	Med	Screen	N	N
Arborvitae, Emerald	No	15	4	Slow	Screen	N	Y
Arborvitae, Green Giant	No	60	20	Fast	Screen	N	N
Arborvitae, Nigra American	Yes	30	10	Slow	Screen	N	Y
Beech, American	Yes	70	40	Med	Shade	N	N
Birch, European Hornbeam	No	50	35	Med	Shade	Y	N
Birch, River "Dura-Heat®", "Heritage®"	Yes	45	30	Med/Fast	Shade	N	N
Catalpa, Dwarf Southern "Nana"	Yes	18	22	Med	Ornamental	Y	Y
Cherry, Yoshino	No	25	30	Med/Fast	Ornamental	Y	Y
Cypress, Arizona	Yes	35	15	Fast	Screen	N	N
Cypress, Atlantic White Cedar	Yes	25	12	Fast	Screen	N	N
Cypress, Bald "Shawnee Brave®"	Yes	70	35	Fast	Shade	Y	N
Cypress, Japanese Cedar	No	60	30	Med	Screen	N	N
Cypress, Chinese Pistache	No	30	30	Med	Ornamental	Y	N
Dogwood, Eastern Flowering	Yes	20	25	Slow	Ornamental	Y	Y
Dogwood, Kousa	No	25	25	Slow/Med	Ornamental	Y	Y
Dogwood, Pink	Yes	25	25	Med	Ornamental	Y	Y
Dogwood, White	Yes	25	25	Med	Ornamental	Y	Y
Elm, American "New Harmony", "Princeton", "Valley Forge"	Yes	75	55	Med/Fast	Shade	Y	N
Elm, Chinese/Lacebark "Allee", "Athena Classic", "Bosque", "Everclear"	No	50	45	Med/Fast	Shade & Ornamental	Y	N

Table 7
Approved Trees

Common Name and Cultivars	AR Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
Elm, Fruitless Crabapple	Yes	25	25	Med	Ornamental	Y	Y
Ginko, "Autumn Gold", "Fastigiata", "Presidential Gold™", "Princeton Sentry"	No	75	60	Slow	Shade	Y	N
Ginko, Goldenraintree	No	40	35	Med	Ornamental	N	N
Gum, Black/Tupelo "Red Rage™", "Wildfire" (NATIVE)	No	50	30	Med	Shade	Y	N
Gum, Fruitless Sweetgum	Yes	70	55	Fast	Shade	Y	N
Hickory, Shagbark	Yes	80	40	Slow	Shade	Y	N
Holly, American	Yes	50	40	Slow	Screen	N	N
Holly, Common Winterberry/Possumhaw "Afterglow", "Sparkleberry", "Warren's Red", "Winter Red"	Yes	24	12	Med	Ornamental	N	Y
Holly, Foster	Yes	25	10	Med	Screen	N	N
Holly, Greenleaf	Yes	35	20	Med	Screen	N	Y
Holly, Kentucky Coffeetree, "Espress", "Prairie Titan™"	Yes	75	50	Med	Shade	Y	N
Honeylocust, Thornless "Moraine", "Shademaster", "Skyline"	Yes	50	50	Fast	Shade	Y	N
Hornbeam, American /Ironwood	Yes	25	25	Slow	Shade	Y	Y
Linden, Little-leaved	Yes	60	40	Med	Shade	Y	N
Oak, Chinquapin	No	50	60	Slow/Med	Shade	Y	N
Oak, Columnar "Crimson Spire™", "Regal Prince®"	Yes	45	18	Med/Fast	Shade	Y	N
Oak, Bur	Yes	70	80	Slow/Med	Shade	Y	N
Oak, Northern Red	Yes	60	60	Med/Fast	Shade	Y	N
Oak, Pin - upright habitat, no pendulous branches "Pacific Brilliance™"	Yes	50	25	Med/Fast	Shade	Y	N
Oak, Shumard	Yes	55	55	Med	Shade	Y	N
Oak, Water	Yes	60	50	Med	Shade	Y	N
Oak, White	Yes	75	60	Med	Shade	Y	N
Oak, Willow "Hightower®"	Yes	60	45	Med/Fast	Shade	Y	N
Maple, Norway "Cleveland", "Columnare", "Erectum"	No	50	45	Med	Shade	Y	N
Maple, Freeman "Armstrong", "Autumn Blaze™", "Autumn Fantasy™", "Indian Summer", "Scarlet Sentinel™"	Yes	60	50	Fast	Shade	Y	N

Table 7 Approved Trees							
Common Name and Cultivars	AR Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
Maple, Norwegian Sunset	No	35	35	Med	Shade	Y	N
Maple, Red "Bowhall", "Autumn Flame", "Red Sunset™", "October Glory™"	Yes	65	55	Med/Fast	Shade	Y	N
Maple, Sawtooth	Yes	55	55	Med/Fast	Shade	Y	N
Maple, Shantung		25	25	Slow/Med	Shade	Y	Y
Maple, Sugar "Commemoration", "Fall Fiesta™", "Green Mountain", "John Pair", "Legacy"	Yes	65	55	Slow/Med	Shade	Y	N
Maple, Trident	No	30	25	Med	Shade	Y	N
Pine, Eastern White	Yes	80	40	Fast	Screen	N	N
Pine, Loblolly	Yes	90	35	Fast	Screen	Y	N
Planetree, London		100	80	Med	Shade	Y	N
Poplar, Tulip	Yes	80	45	Fast	Shade	Y	N
Redbud, Eastern "Alba", "Appalachian Red", "Forest Pansy"	Yes	30	25	Med	Ornamental	Y	Y
Redbud, Texas "Oklahoma"	Yes	18	24	Med	Ornamental	Y	Y
Redwood, Dawn	No	65	25	Med/Fast	Shade	Y	N
Serviceberry, Autumn Brilliance	Yes	25	25	Fast	Ornamental	N	Y
Serviceberry, Downy	Yes	25	25	Med	Ornamental	Y	Y
Sycamore	Yes	100	100	Fast	Shade	N	N
Walnut, Black	Yes	75	75	Med	Shade	N	N
Zelkova, Green Vase	No	80	50	Med	Shade	Y	N
Zelkova, Musashino	No	45	15	Fast	Screen	N	N
Zelkova, Village Green	No	60	50	Med	Shade	Y	N

See Bentonville Municipal Code, Appendix B Land Development Code, Sec 1400.13 Approved Trees List.

(b) Prohibited Trees.

The following trees and plants are prohibited:

Table 8 Prohibited Trees		
Ash (all varieties)	Lespedeza, Shrubby	Photinia
Bamboo, Golden	Loosestrife, Purple	Poplar, Silver
Bamboo, Heavenly	Maple, Amur	Privet, Common
Elm, Siberian	Maple, Silver	Privet, Chinese
Empress Tree	Mimosa	Rose, Multiflora
Euonymus, Burning Bush	Mulberry	Tree of Heaven
Euonymus, Creeping	Mustard, Garlic	Winter Creeper
Honeysuckle, Bush/ Japanese/Shrub	Olive, Autumn	Wisteria, Asian
Ivy, English	Olive, Russian	Zelkova, Japanese Kudzu Vine
Lespedeza	Pear, Bradford	
Lespedeza, Sericea	Periwinkle, Bigleaf/Littleleaf	

See Bentonville Municipal Code, Appendix B Land Development Code, Sec 1400.14 Prohibited Trees And Plants.



Appendix A: Standard Details

Exhibit 1: Tree Preservation Fencing

EXAMPLE OF TREE PRESERVATION FENCING INSTALLATION:

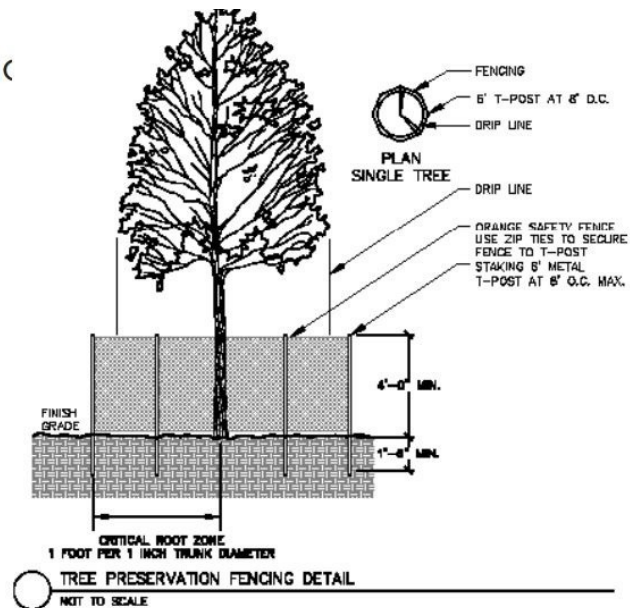


Exhibit 2 Root Pruning

EXAMPLE OF ROOT PRUNING:

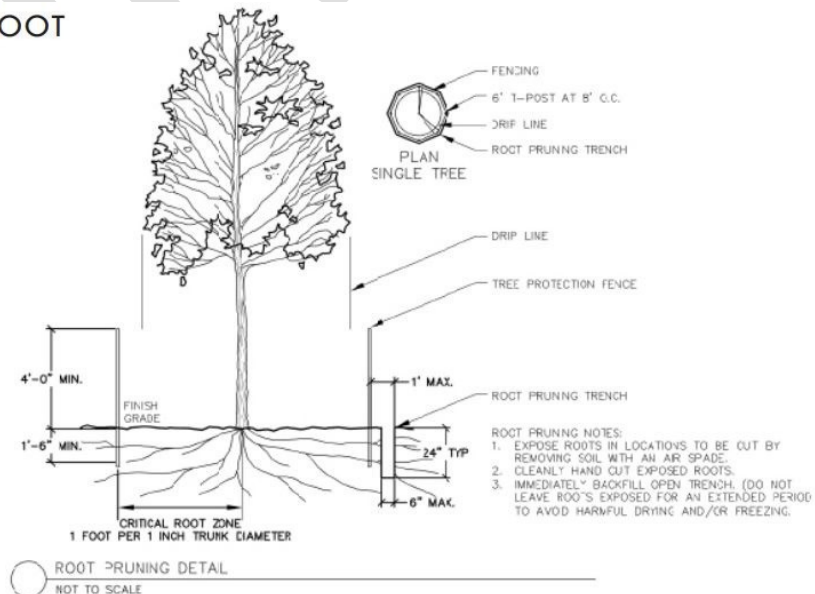


Exhibit 3

Soil Compaction Prevention

EXAMPLE OF SOIL COMPACTION PREVENTION DETAIL:

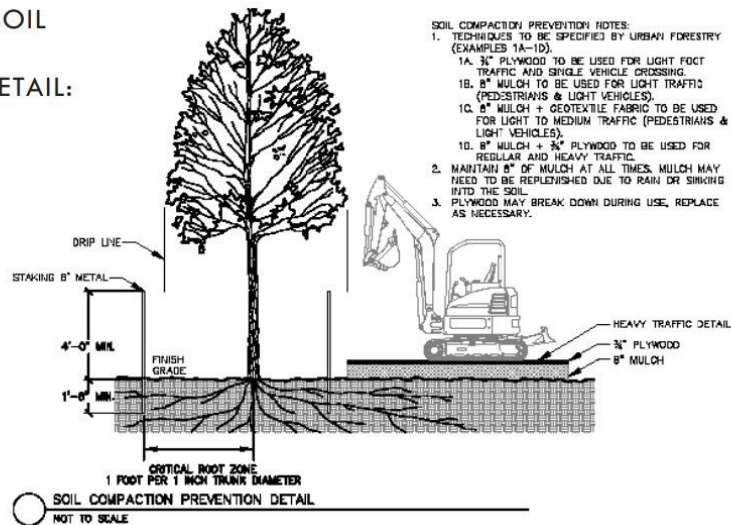


Exhibit 4

Soil Tree Planking

EXAMPLE OF SOIL TREE PLANKING :

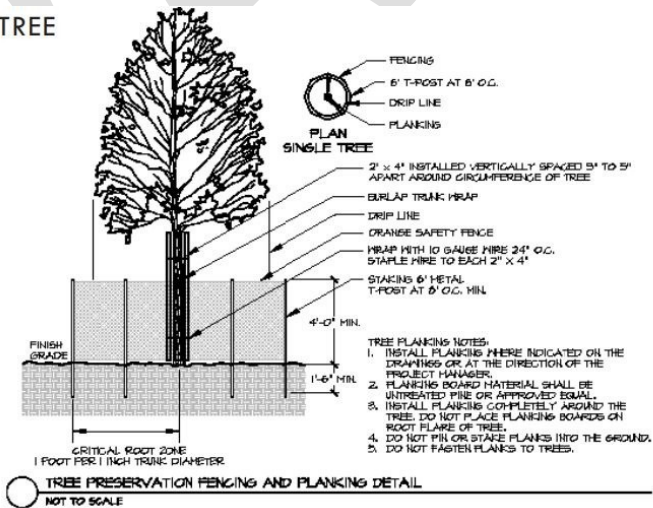


Exhibit 5

Tree Planting

EXAMPLE OF TREE PLANTING DETAIL:

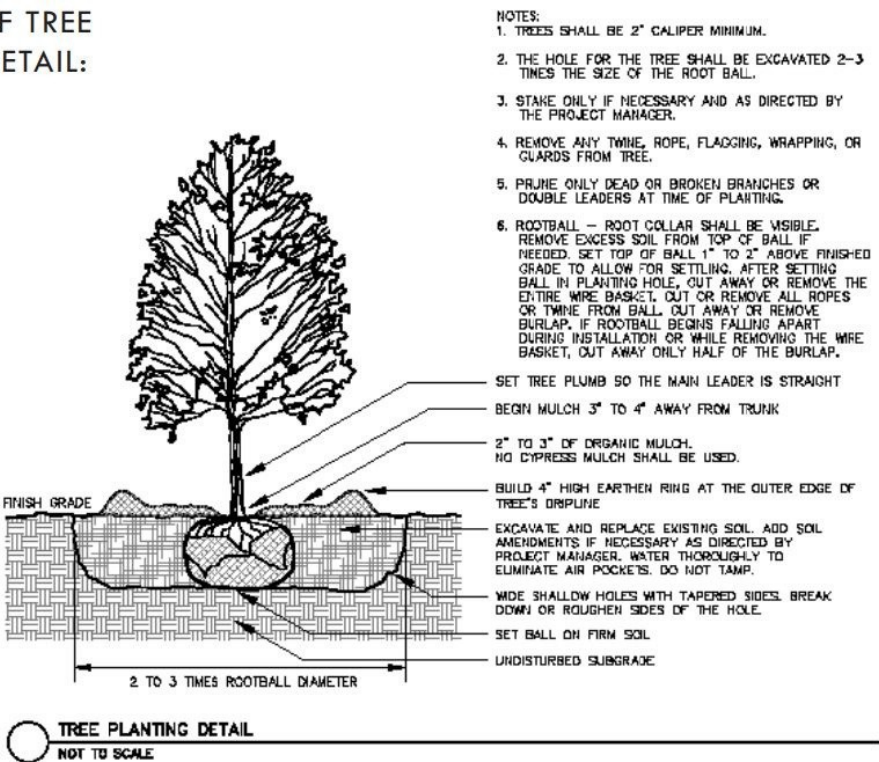


Exhibit 6

Shrub Planting

EXAMPLE OF SHRUB PLANTING DETAIL:

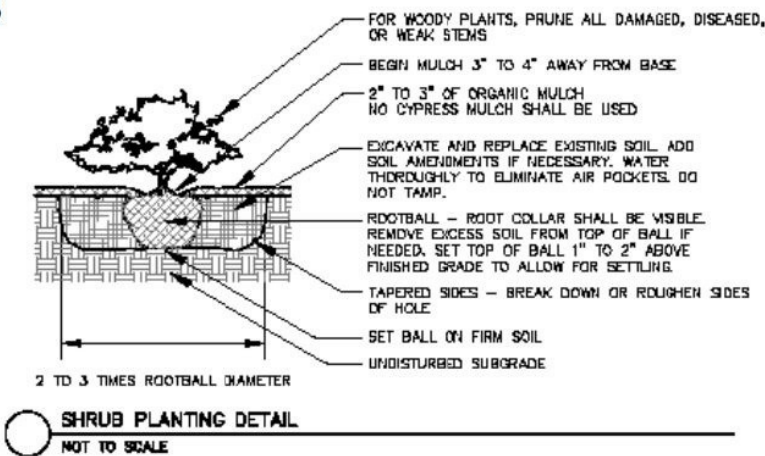


Exhibit 7

Tree Well & Grate

EXAMPLE OF URBAN TREE
WELL(TREE GRATE AND
STRUCTURAL SOIL)
DETAIL:

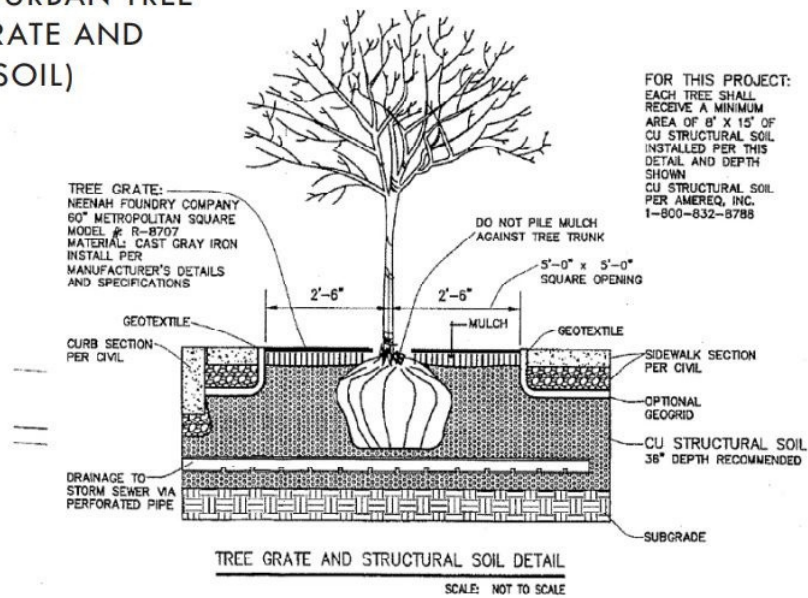
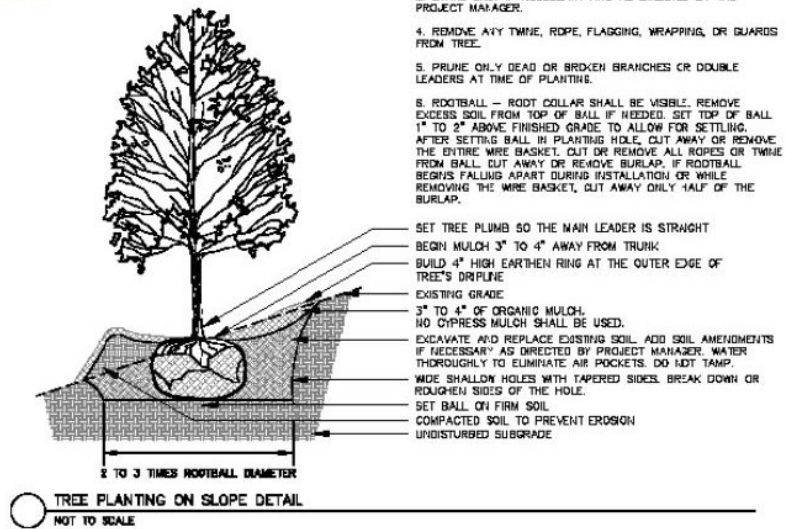


Exhibit 8

Tree Planting on Slope

EXAMPLE OF SLOPE TREE PLANTING DETAIL:



ORDINANCE NO. _____

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE
APPENDIX B LAND DEVELOPMENT CODE ARTICLE 1300 TREE
PRESERVATION AND PROTECTION; AND FOR OTHER PURPOSES.**

WHEREAS, the City of Bentonville adopted Ord. No. 98-90 Tree Preservation and Protection in 1998 with the a purpose of preserving and protecting the natural beauty of Bentonville and protecting the health and safety of its citizens with regulation of tree maintenance, planting and removal of trees within the street rights-of-way and other public grounds;

WHEREAS, the 2021 Bentonville Urban Tree Assessment indicated that the city's tree canopy decreased from 25.0% in 2013 to 24.8% in 2019;

WHEREAS, city staff and the Tree and Landscape Advisory Committee aim to provide better direction on the removal of trees in street rights-of-way and other public grounds to help slow the loss of tree canopy in Bentonville.

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

Section 1: That Bentonville Municipal Code, Appendix B Land Development Code, Art. 1300 Tree Preservation and Protection shall be and is hereby amended with *Attachment A: Tree Preservation and Protection Amendments*, an electronic copy and hard copy of which is on file with the City Clerk and is hereby adopted by references as though it were copied herein fully.

Section 2- Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk

Attachment A Tree Preservation & Protection Amendments

Underline text to be added; strikethrough text to be deleted; sections not shown to remain unchanged.

Article 1300 Tree Preservation and Protection

Sec 1300.02 Objectives

Objectives of this ordinance include, but are not limited to, the following:

- (a) To save trees on public property from indiscriminate destruction or unnecessary removal.
- (b) To moderate the effects of sun, wind, and temperature changes.
- (c) To filter pollutants from the air and release oxygen.
- (d) To stabilize soil and prevent erosion.
- (e) To preserve desirable trees.
- (f) To establish an education program providing information and guidelines for tree preservation and maintenance.
- (g) To maintain and increase Bentonville's tree canopy.

Sec. 1300.03 Applicability.

This article shall apply to the planting, maintenance and removal of trees within street rights-of-way or on other city-owned public property within the City of Bentonville. The regulations set forth in this Article shall not apply to private property.

Sec. 1300.06 Adoption of a Tree Preservation and Protection Manual.

- (a) Adoption. The City of Bentonville shall adopt a Tree Preservation and Protection Manual that includes the following:
 - a. Recommended tree species
 - b. Prohibited tree species
 - c. Significant tree species
 - d. Planting best practices
 - e. Maintenance best practices
 - f. Pruning best practices
- (b) Review and updates. The Tree and Landscape Advisory Committee will periodically review the Tree Preservation and Protection Manual and update as necessary.

Sec 1300.07 Tree Planting, Maintenance And Removal

- (a) *City action.* The City shall have the right to plant, prune, maintain, and remove trees within all street rights-of-way, alleys, squares, and other public grounds, as may be necessary for the following purposes:
- (1) To increase visibility of any traffic control device or sign.
 - (2) To preserve or enhance the symmetry and beauty of such public grounds.
 - (3) To ensure street lighting properly spreads along the street.
 - (4) To accomplish emergency repairs, routine maintenance and capital improvements for water, sewer, roads or electric systems.
- (b) *Standards.* All tree planting, maintenance and removal on public grounds shall follow the standards, specifications and guidelines provided in the City of Bentonville Landscape Tree Preservation and Protection Manual, ~~which will be established and periodically reviewed by the Tree and Landscape Advisory Committee.~~
- (1) It shall be a violation of this ordinance to damage, destroy or mutilate any tree in a public right-of-way or on other public grounds, or attach or place any rope or wire (other than one to support a young or broken tree), sign, poster, handbill or any other thing to any such tree.
 - (2) It shall be unlawful for any person to top or cut back to stubs the crown of any tree in street rights-of-way or on other public grounds.
 - (3) Trees shall not be planted to conceal a fire hydrant from the street or impede the line of sight on any street.
 - (4) Trees severely damaged by storms or other causes where required pruning practices are impractical may be exempted from this ordinance.
- (c) *Notification and Approval.* Trees may not be planted in or removed from street rights-of-way or on other public grounds without notification to and approval by the Community DevelopmentPlanning Director; and providing the selection and location of said trees are in accordance with the guidelines of this ordinance. City action in accordance with 1300.07(a) shall not be required to notify the Planning Director. In making a determination, the Planning Director shall consider the following:
- (1) If the tree interferes with ingress/egress to the subject property and there is no other reasonable access to and from the structure or to the property from the public right-of-way.
 - (2) Whether the tree is in danger of falling; interferes with utility service determined by a trained and experienced vegetation management or line clearance employee and/or person; creates unsafe vision clearance within a sight triangle or other legal right-of way; or materially impairs the structural integrity of an existing structure.

- (3) Whether the tree is deemed a high-risk tree, fatally diseased or dead. The department may require supporting documentation confirming that the tree is a high-risk tree, fatally diseased or dead and cannot be abated by other means (i.e. pruning, trimming, fruit removal, removal of hazardous limbs).
- (4) Whether the tree is a prohibited tree species. Prohibited tree species may be removed without the need for a replacement tree.
- (5) Any other relevant criteria the director deems appropriate to make a determination.
- (d) Replacement. Any trees removed according to the provisions above shall be replaced at the following ratios.
 - (1) Trees removed after notification and approval by the Planning Director shall be replaced with approved species at a ratio of 1 tree planted for every 1 tree removed.
 - (2) Trees removed without notification or approval by the Planning Director shall be replaced with approved species at a ratio of 2 trees planted for every 1 tree removed.
 - (3) When the Planning Director and the applicant determine that compliance with the replacement planting requirements is not feasible, the applicant may make a financial contribution to the City's tree planting fund at a rate of \$1,000 per required replacement tree.
- (e) *Training.* City employees performing tree work on public grounds shall attend an educational workshop on basic tree science and the proper techniques of tree pruning. A certificate will be issued when an individual has successfully completed the workshop.

Sec 1300.09 Stop Work Order

The ~~Community Development~~Planning Director may issue a stop work order directing the parties involved to cease and desist all work which does not comply with the Tree Preservation Ordinance. A hearing will be held within 48 hours of the issuance of the stop work order as provided in Section 1300.3 of this article.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE
APPENDIX B LAND DEVELOPMENT CODE ARTICLE 1400
LANDSCAPING, SCREENING AND BUFFERING; AND FOR OTHER
PURPOSES.**

WHEREAS, Article 1400 Landscaping, Screening and Buffering was adopted with an objective to moderate the effects of sun, wind and temperature changes, filter pollutants from the air and release oxygen, and preserve desirable trees;

WHEREAS, the 2021 Bentonville Urban Tree Assessment indicated that the city's tree canopy decreased from 25.0% in 2013 to 24.8% in 2019.

WHEREAS, staff and the Tree and Landscape Advisory Committee aim to improve tree protection and preservation in private development.

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

Section 1: That Bentonville Municipal Code, Appendix B Land Development Code, Art. 1400 Landscaping, Screening and Buffering shall be and is hereby amended with *Attachment A: Landscaping, Screening and Buffering Amendments*, an electronic copy and hard copy of which is on file with the City Clerk and is hereby adopted by references as though it were copied herein fully.

Section 2- Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk

Attachment A

Landscaping, Buffering and Screening Amendment

Underline text to be added; strikethrough text to be deleted; sections not shown to remain unchanged.

Article 1400 Landscaping, Buffering and Screening

Sec 1400.03 Exemptions From Landscaping, Screening And Buffering Regulations

- (a) *Previous approval.* Developments that have been approved and permitted to begin building construction prior to the adoption of this Article shall be exempt.
- (b) *Downtown (D) districts.* Development and redevelopment in the DC, Downtown Core and the DE, Downtown Edge zoning districts shall be exempt from Section 1400.06, Street Frontage Buffer Landscaping, Sec. 1400.07 Perimeter landscape requirements, and Section 1400.15, Minimum tree size at time of planting. Both DC and DE zoning districts, however, shall be subject to Section 1400.16, Downtown ~~d~~Districts Landscaping ~~r~~Requirements.
- (c) *Downtown Neighborhood (DN) districts.* Development and redevelopment in the DN-4, ~~Downtown Mixed-use Residential~~ districts where the applicable minimum setback is 0' shall be exempt from Sec.1400.06 Street Frontage Buffer Landscaping and Sec. 1400.07 Perimeter landscape requirements, -but shall be subject to the regulations ~~for DE-districts~~ in Sec. 1400.16 Downtown Districts Landscaping Requirements.
- (d) *Residential.* Newly constructed single and two-family residential structures shall be exempt from this Article with the exception of Section 1400.10, Residential tree planting required.
- (e) *Municipal Airport.* Development subject to the design standards for the Bentonville Municipal Airport shall be exempt from this article with the exception of Section 1400.18, Municipal Airport landscaping requirements.

Sec 1400.04 General Standards For Landscaping, Screening And Buffering

- (a) *Sight distance requirements.* All landscaping and screening shall comply with the areas to be kept clear of all sight obstructions as set forth in Section 1100.01(f), Sight distances at driveways and intersections, unless otherwise approved by the City Engineer.
- (b) *Wheel stops.* Except as provided below, all landscaped areas at the front line of off-street parking spaces shall be protected from encroachment or intrusion of vehicles through the use of wheel stops or curb and gutter.
 - (1) *Minimum height.* Wheel stops shall have a minimum height of six (6) inches above finished grade of the parking area.
 - (2) *Anchoring.* Wheel stops shall be properly anchored and shall be continuously maintained in good condition by the property owner.
 - (3) *Location.* Wheel stops shall not be placed in locations of anticipated pedestrian traffic.

- (c) *Soil and climactic conditions.* Trees and other vegetation shall be planted in soil and climatic conditions which are appropriate for the growth habits. Trees and plants used in the landscape design shall to the greatest extent be:
- (1) Have non-invasive growth habits.
 - (2) Encourage low maintenance, high quality design.
 - (3) Be otherwise consistent with the intent of this article.
- (d) *Right-of-way.* Trees may be planted in the public right-of-way.
- (e) *Tree species selection.* Trees required by, or provided in compliance with, this Article shall be chosen from the list located in Section 1400.13, Approved tree list.
- (f) *Mulch.* At the time of planting and for the life of the tree, all tree root areas shall be mulched with a minimum four-foot diameter ring of mulch, three (3) to four (4) inches deep. Mounding or piling mulch against the tree trunk is prohibited. Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch shall be used.
- (g) *Groundcover materials.* Groundcover should be planted to minimize the impact of expansive areas without plant coverage.
- (1) *Living material.* Living materials, such as lawn grass or herbaceous groundcovers like juniper or lirioppe, etc., shall cover a minimum of eighty percent (80%) of the landscaped street frontage buffer. Herbaceous groundcover shall be planted and maintained in a mulched bed. One hundred percent (100%) of living materials is strongly encouraged.
 - (2) *Non-living material.* Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch may cover up to twenty percent (20%) of the landscaped street frontage buffer. Weed barrier or pre-emergence herbicides shall be installed or applied.
 - (3) *Prohibited.* Gravel, concrete, brick pavers or other pavement is prohibited.
- (h) *Tree Preservation and Protection Manual.* All tree planting, maintenance and removal shall follow the standards, specifications and guidelines provided in the City of Bentonville Tree Preservation and Protection Manual.
- (i) *Notification.* Trees required by this Article may not be removed without notification to and approval by the Planning Director. This policy does not apply to trees within their 3-year maintenance guarantee (Sec. 1400.20) and shall instead follow those requirements. In making a determination, the Planning Director shall consider the following:
- (1) Whether the tree is located in the buildable area or yard area where a structure or improvement may be placed and the tree unreasonably restricts the permitted use of the property. Trees located in the right-of-way are separately regulated by Article 1300.
 - (2) Whether the tree is in danger of falling; interferes with utility service determined by a trained and experienced vegetation management or line clearance employee

and/or person; creates unsafe vision clearance within a sight triangle or other legal right-of way; or materially impairs the structural integrity of an existing structure.

(3) Whether the tree is deemed a high-risk tree, fatally diseased or dead. The department may require supporting documentation confirming that the tree is a high-risk tree, fatally diseased or dead and cannot be abated by other means (i.e. pruning, trimming, fruit removal, removal of hazardous limbs).

(4) Whether the tree is a prohibited tree species. Prohibited tree species may be removed without the need for a replacement tree.

(5) Any other relevant criteria the **director** deems appropriate to consider to make a determination.

(j) *Replacement.* Any trees removed according to the provisions above shall be replaced at the following ratios.

(1) Trees removed after notification and approval by the Planning Director shall be replaced with approved species at a ratio of 1 tree planted for every 1 tree removed.

(2) Trees removed without notification or approval by the Planning Director shall be replaced with approved species at a ratio of 2 trees planted for every 1 tree removed.

(3) When the Planning **Director** and the applicant determine that compliance with the replacement planting requirements is not feasible, the applicant may make a financial contribution to the City's tree planting fund at a rate of \$1,000 per required replacement tree.

Sec 1400.05 Landscape Plan Requirements

(a) *Standards.*

- (1) The landscape plan shall be prepared and sealed by a licensed landscape architect.
- (2) The spacing of all trees and plants shall be designed to accommodate the mature height and width of the tree and plant.
- (3) If after a period of time, the owner wishes to renovate fifty percent (50%) or more of the total landscape areas or fifty percent (50%) or more of the total number of plants at an existing development, a new landscape plan that meets the current regulations of this Article shall be submitted to the Current Planning Department for an in-house administrative review.

(b) *Items to be provided on the landscape plan.* The landscape plan for all development shall provide all information and details listed below.

- (1) Street frontage buffer landscaping as required by and in compliance with this article.
- (2) Perimeter landscaping as required by and in compliance with this article.

- (3) Interior parking lot landscaping as required by and compliance with this article.
- (4) Screening as required by and in compliance with this article.
- (5) *Existing vegetation.* Location, type, size (DBH) and quality of trees and other vegetation over 6-inch DBH shall be inventoried by a licensed landscape architect, certified arborist, or horticulturalist.
- (6) *Preservation.* Location, type, size (DBH) and quality of existing trees and other vegetation to be saved.
- (7) *Protection.* Methods and details for protecting existing trees and other vegetation during construction and approved sediment control plan, if available, in accordance with the Tree Protection and Preservation Manual.
- (8) *Tree location and type.* Location of all trees to be planted and a tree list including the common name, scientific name, caliper size, height at maturity and quantity. Trees referred to in this section shall be chosen from the approved list located in Section 1400.13, Approved Tree List.
- (9) *Plants.* Location of all plants and a plant list including the common name, size and quantity.
- (10) *Other landscaping improvements.* Location of all other landscaping improvements including benches, paving, screens, fountains, statues or other landscape features.
- (11) *Maintenance.* Description of maintenance provisions and a maintenance schedule shall be submitted with the landscape plan.
- (12) *Maintenance guarantee statement.* A note shall be added to the landscape plan that states, once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced and indicate which tree maintenance guarantee option will be used to comply with the Tree Maintenance requirements in Sec. 1400.20.
- (13) *Tree topping guarantee statement.* A note shall be added to the landscape plan that states, trees shall not be topped at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes.
- (14) *Tree removal guarantee statement.* A note shall be added to the landscape plan that states, healthy trees shall not be removed at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes.
- (15) *Sight distances.* The sight distance, as described in Section 1400.04(a), Sight distances, shall be indicated on the plan with a dimensioned shaded area.

Sec 1400.11 Tree Preservation Credits

(a) Credit options. If an applicant is preserving and protecting existing trees on the lot, the applicant may choose one of the two credit options below.

(1) Reduction of required trees. If an applicant is preserving and protecting existing trees on the lot, the existing trees may be used as credit toward a reduction in the tree planting requirements, as described below and as approved by the Planning Commission. ~~Preservation and protection of existing trees on the lot may be credited toward the tree planting requirements.~~ Credit for preserved trees shall be ~~permitted~~ allowed at the ~~following~~ rates in the table below:

TREE REDUCTION <u>PRESERVATION</u> CREDITS	
Total diameter of all preserved trees Diameter at Breast Height (DBH)	Number of <u>required</u> trees <u>to be</u> credited
4 to 7.9 inches DBH	1 shade -tree
8 to 22.9 <u>17.9</u> inches DBH	2 shade -trees
23-18 to 29.9 <u>23.4</u> inches DBH	3 shade -trees
24 to 29.9 <u>30</u> inches + DBH	4 shade -trees
<u>30+ inches DBH</u>	<u>5 trees</u>

(a)(2) Reduction in open space requirements. If specimen trees or groves of three or more trees over four-inch caliper are preserved and protected during development of the site (beyond those credited toward landscaping requirements), credit may be applied toward the required open space acreage by calculating the area of the critical root zone circumference and multiplying that square footage by three. The resulting amount may be subtracted from the required open space.

(b) *Healthy trees.* No tree preservation credits will be allowed for any dead tree, any tree in poor health, any tree subjected to grade alterations within the drip line or prohibited trees identified in Section 1400.14, Prohibited trees and plants.

(c) *Protection during construction.* Trees for which credit is given shall be adequately protected by following the protection methods provided in the Tree Preservation and Protection Manual during construction from:

- (1) Mechanical injuries to root, trunk and branches.
- (2) Injuries by chemical poisoning.
- (3) Injuries by excavation.
- (4) Injuries by paving.

Sec 1400.13 Approved Tree List

The table below establishes the tree species that are allowed to be planted for compliance with this Article. Any species not listed shall be considered on a case by case basis. All plant material shall meet the requirements established by the American Association of Nurserymen publication "American Standards for Nursery Stock" (ANSI Z60.1 Latest Edition). Native plant materials are preferred.

Common Name and Cultivars	<u>Native to Arkansas</u>	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
American Smoketree	<u>Yes</u>	25	20	Slow	Ornamental	Y	Y
<u>Arborvitae</u> , American	<u>Yes</u>	60	15	Med	Screen	N	N
<u>Arborvitae</u> , Emerald	<u>No</u>	15	4	Slow	Screen	N	Y
<u>Arborvitae</u> , Green Giant	<u>No</u>	60	20	Fast	Screen	N	N
<u>Arborvitae</u> , Nigra American	<u>Yes</u>	30	10	Slow	Screen	N	Y
<u>Beech</u> , American	<u>Yes</u>	70	40	Med	Shade	N	N
<u>Birch</u> , European Hornbeam	<u>No</u>	50	35	Med	Shade	Y	N
<u>Birch</u> , River "Dura-Heat®", "Heritage®"	<u>Yes</u>	45	30	Med/Fast	Shade	N	N
<u>Catalpa</u> , Dwarf Southern "Nana"	<u>Yes</u>	18	22	Med	Ornamental	Y	Y
<u>Cherry</u> , Yoshino	<u>No</u>	25	30	Med/Fast	Ornamental	Y	Y
<u>Cypress</u> , Arizona	<u>Yes</u>	35	15	Fast	Screen	N	N
<u>Cypress</u> , Atlantic White Cedar	<u>Yes</u>	25	12	Fast	Screen	N	N
<u>Cypress</u> , Bald "Shawnee Brave®"	<u>Yes</u>	70	35	Fast	Shade	Y	N
<u>Cypress</u> , Japanese Cedar	<u>No</u>	60	30	Med	Screen	N	N
<u>Cypress</u> , Chinese Pistache	<u>No</u>	30	30	Med	Ornamental	Y	N
<u>Dogwood</u> , Eastern Flowering	<u>Yes</u>	20	25	Slow	Ornamental	Y	Y
<u>Dogwood</u> , Kousa	<u>No</u>	25	25	Slow/Med	Ornamental	Y	Y
<u>Dogwood</u> , Pink	<u>Yes</u>	25	25	Med	Ornamental	Y	Y
<u>Dogwood</u> , White	<u>Yes</u>	25	25	Med	Ornamental	Y	Y
<u>Elm</u> , American "New Harmony", "Princeton", "Valley Forge"	<u>Yes</u>	75	55	Med/Fast	Shade	Y	N

<u>Elm</u> , Chinese/Lacebark "Allee", "Athena Classic," "Bosque," "Everclear"	<u>No</u>	50	45	Med/Fast	Shade & Ornamental	Y	N
<u>Elm</u> , Fruitless Crabapple	<u>Yes</u>	25	25	Med	Ornamental	Y	Y
<u>Ginko</u> , "Autumn Gold", "Fastigiata", "Presidential Gold™", "Princeton Sentry"	<u>No</u>	75	60	Slow	Shade	Y	N
<u>Ginko</u> , Goldenraintree	<u>No</u>	40	35	Med	Ornamental	N	N
<u>Gum</u> , Black/Tupelo "Red Rage™", "Wildfire" (<u>NATIVE</u>)	<u>No</u>	50	30	Med	Shade	Y	N
<u>Gum</u> , Fruitless Sweetgum	<u>Yes</u>	70	55	Fast	Shade	Y	N
<u>Hickory</u> , Shagbark	<u>Yes</u>	80	40	Slow	Shade	Y	N
<u>Holly</u> , American	<u>Yes</u>	50	40	Slow	Screen	N	N
<u>Holly</u> , Common Winterberry/Possumhaw "Afterglow", "Sparkleberry", "Warren's Red", "Winter Red"	<u>Yes</u>	24	12	Med	Ornamental	N	Y
<u>Holly</u> , Foster	<u>Yes</u>	25	10	Med	Screen	N	N
<u>Holly</u> , Greenleaf	<u>Yes</u>	35	20	Med	Screen	N	Y
<u>Holly</u> , Kentucky Coffeetree, "Espress", "Prairie Titan™"	<u>Yes</u>	75	50	Med	Shade	Y	N
Honeylocust, Thornless "Moraine", "Shademaster", "Skyline"	<u>Yes</u>	50	50	Fast	Shade	Y	N
Hornbeam, American /Ironwood	<u>Yes</u>	25	25	Slow	Shade	Y	Y
<u>Linden</u> , Little-leaved	<u>Yes</u>	60	40	Med	Shade	Y	N
<u>Oak</u> , Chinquapin	<u>No</u>	50	60	Slow/Med	Shade	Y	N
<u>Oak</u> , Columnar "Crimson Spire™", "Regal Prince®"	<u>Yes</u>	45	18	Med/Fast	Shade	Y	N
<u>Oak</u> , Bur	<u>Yes</u>	70	80	Slow/Med	Shade	Y	N
<u>Oak</u> , Northern Red	<u>Yes</u>	60	60	Med/Fast	Shade	Y	N
<u>Oak</u> , Pin - upright habitat, no pendulous branches "Pacific Brilliance™"	<u>Yes</u>	50	25	Med/Fast	Shade	Y	N

<u>Oak</u> , Shumard	<u>Yes</u>	55	55	Med	Shade	Y	N
<u>Oak</u> , Water	<u>Yes</u>	60	50	Med	Shade	Y	N
<u>Oak</u> , White	<u>Yes</u>	75	60	Med	Shade	Y	N
<u>Oak</u> , Willow "Hightower®"	<u>Yes</u>	60	45	Med/Fast	Shade	Y	N
<u>Maple</u> , Norway "Cleveland", "Columnare", "Erectum"	<u>No</u>	50	45	Med	Shade	Y	N
<u>Maple</u> , Freeman "Armstrong", "Autumn Blaze™", "Autumn Fantasy™", "Indian Summer", "Scarlet Sentinel™"	<u>Yes</u>	60	50	Fast	Shade	Y	N
<u>Maple</u> , Norwegian Sunset	<u>No</u>	35	35	Med	Shade	Y	N
<u>Maple</u> , Red "Bowhall", "Autumn Flame", "Red Sunset™", "October Glory™"	<u>Yes</u>	65	55	Med/Fast	Shade	Y	N
<u>Maple</u> , Sawtooth	<u>Yes</u>	55	55	Med/Fast	Shade	Y	N
<u>Maple</u> , Shantung		25	25	Slow/Med	Shade	Y	Y
<u>Maple</u> , Sugar "Commemoration", "Fall Fiesta™", "Green Mountain", "John Pair", "Legacy"	<u>Yes</u>	65	55	Slow/Med	Shade	Y	N
<u>Maple</u> , Trident	<u>No</u>	30	25	Med	Shade	Y	N
<u>Pine</u> , Eastern White	<u>Yes</u>	80	40	Fast	Screen	N	N
<u>Pine</u> , Loblolly	<u>Yes</u>	90	35	Fast	Screen	Y	N
<u>Planetree</u> , London		100	80	Med	Shade	Y	N
Poplar, Tulip	<u>Yes</u>	80	45	Fast	Shade	Y	N
<u>Redbud</u> , Eastern "Alba", "Appalachian Red", "Forest Pansy"	<u>Yes</u>	30	25	Med	Ornamental	Y	Y
<u>Redbud</u> , Texas "Oklahoma"	<u>Yes</u>	18	24	Med	Ornamental	Y	Y
<u>Redwood</u> , Dawn	<u>No</u>	65	25	Med/Fast	Shade	Y	N
<u>Serviceberry</u> , Autumn Brilliance	<u>Yes</u>	25	25	Fast	Ornamental	N	Y
<u>Serviceberry</u> , Downy	<u>Yes</u>	25	25	Med	Ornamental	Y	Y
Sycamore	<u>Yes</u>	100	100	Fast	Shade	N	N
<u>Walnut</u> , Black	<u>Yes</u>	75	75	Med	Shade	N	N
<u>Zelkova</u> , Green Vase	<u>No</u>	80	50	Med	Shade	Y	N

<u>Zelkova</u> , Musashino	<u>No</u>	45	15	Fast	Screen	N	N
<u>Zelkova</u> , Village Green	<u>No</u>	60	50	Med	Shade	Y	N

Sec 1400.14 Prohibited Trees And Plants

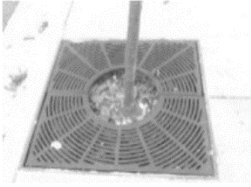
The following trees and plants are prohibited:

Ash (all varieties)
Bamboo, Golden
Bamboo, Heavenly
<u>Elm</u> , Siberian
Empress Tree
Euonymus, Burning Bush
Euonymus, Creeping
Honeysuckle, Bush/Japanese/Shrub
Ivy, English
Lespedeza
Lespedeza, Sericea
Lespedeza, Shrubby
Loosestrife, Purple
<u>Maple</u> , Amur Maple
<u>Maple</u> , Silver
Mimosa
Mulberry
Mustard, Garlic
<u>Olive</u> , Autumn
<u>Olive</u> , Russian
<u>Pear</u> , Bradford
<u>Periwinkle</u> , Bigleaf/Littleleaf
Photinia
<u>Poplar</u> , Silver
Privet, Common

Privet, Chinese
Rose, Multiflora
Tree of Heaven
Winter Creeper
<u>Wisteria</u> , Asian
<u>Zelkova</u> , Japanese Kudzu Vine

Sec 1400.16 Downtown Zoning Districts Landscaping

- (a) *Applicability.* The landscaping requirements in this section shall apply to the ~~D-C, Downtown Core Zoning District and the D-E, Downtown Edge Zoning District~~ Downtown (d) Districts, and Downtown Neighborhood (DN) Districts, depending on the type of street frontage, as established in the zoning code.
- (b) *Downtown zoning street tree planting requirements.* The table below establishes the minimum requirements, unless otherwise indicated, for tree plantings along streets in the

DOWNTOWN ZONING STREET TREE PLANTING REQUIREMENTS		
	Arterial or Collector street	Downtown Local street
(1) Requirement	1 tree per 30 linear feet	1 tree per 25 linear feet
(2) Spacing	30 feet maximum on center	25 feet maximum on center
(3) Shade	3-inch caliper	2.5-inch caliper
(4) Ornamental	2-inch caliper	1.5-inch caliper
(5) Planting beds	5 feet by 6 feet minimum	3 feet by 3 feet minimum
(6) Tree grates* 	5 feet by 6 feet minimum	3 feet by 3 feet minimum
*Made of cast iron and placed a minimum of twelve (12) feet from streetlights		

~~Downtown zoning districts. (5) Planting beds~~

- (c) *Street Tree Planting Standards.* ~~Trees planted in public right of way in the applicable zoning districts shall be selected, designed, placed and planted in accordance with the Tree Preservation and Protection Manual.~~

Sec. 1400.20 Tree Maintenance Guarantee

- (a) **Required.** All plans requiring trees per Article 1400 shall include a binding three (3) year maintenance guarantee, which shall hold the applicant responsible for the health of all required planted trees.
- (b) **Options.** Applicant may choose one of the two options below to meet the maintenance guarantee requirement.
- (1) *Maintenance Guarantee.* Approval of a final plat or certificate of occupancy shall be contingent upon the applicant depositing with the city either currency, bond, irrevocable letter of credit or other surety, in an amount equal to the estimated cost of materials and labor of trees at the time of planting. The bond, irrevocable letter of credit, or other surety must cover the entire three (3) year maintenance and monitoring period. The applicant shall submit cost estimates to the planning department.
- a. Upon completion of the three (3) year maintenance period, the planning department shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such finding, the city shall release the currency, bond, or letter of credit.
- b. In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the planning department. If the applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary monies from the tree maintenance guarantee to do so.
- c. In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.
- (2) *Maintenance Contract.* In lieu of a maintenance guarantee in subsection (a), the monitoring and maintenance requirement may also be met through proof of a three (3) year tree maintenance contract with a landscape contractor approved by the planning department. The contract shall name the City of Bentonville as a third party beneficiary. This fully executed contract shall contain:
- a. Itemized proof of payment or charge for three (3) years of watering and maintenance for each required tree and landscaping.
- b. A clause that requires that if the approved contract is breached, the developer shall either immediately supply an acceptable replacement maintenance contract.
- c. After inspection by the planning department at the end of the three (3) year period, if the planning director determines that less than 90% of the trees are found healthy and with a reasonable chance of surviving to maturity, the trees shall be replaced

by the developer within sixty (60) days of notice from the planning director. If the developer fails to comply, the city would recover losses as outlined in the contract.



Affordable Housing

PC Date:

Staff Report Details

Project Number	2023-408
Applicant / Current Owner	
Site Area	+/- [Site_Area] Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

Please see packet for information on this item.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Additional Details

401.14 Affordable Housing Development

- (a) *Purpose and Intent.* The purpose and intent of this ordinance are to address the shortage of attainable housing options in the City of Bentonville, to promote economic diversity, and to improve the quality of life for all residents by doing the following:
- (1) Increase the availability of workforce housing options for residents of Bentonville by creating incentives for developers to include affordable housing units in new development projects.
 - (2) Implement the affordable housing goals, policies, and objectives set forth in the Bentonville Community Plan and the Affordable Housing Workgroup Final Report and Recommendations to ensure that the city's growth and development are accompanied by an adequate supply of affordable housing.
 - (3) Support the economic vitality of Bentonville by providing opportunities for employees of local businesses to live near their workplaces, reducing commute times, and improving quality of life.
 - (4) Encourage the creation of multi-modal, mixed-income communities by promoting the development of affordable housing units that are integrated with market-rate housing.
 - (5) Foster diversity and inclusivity in Bentonville by ensuring that housing is available for people of all income levels, including those with lower incomes who may otherwise be priced out of the housing market.
- (b) *Applicability.* The specific use standards of this section shall be applicable to the development, expansion, and operation of affordable housing developments and affordable housing units.
- (1) *Affordable Housing Developments.* Eligible projects are considered affordable housing developments if they are funded wholly or in part by HOME, CDBG, LIHTC, or other similar federal, state, or philanthropic affordable housing funding programs. The applicant shall submit all required documentation to the Bentonville Planning Director to determine eligibility as an affordable housing development.
- (c) *Incentives.* The following incentives or a combination thereof may be applied to affordable housing developments to encourage the provision of affordable housing in the City of Bentonville.
- (1) *Site and Development Flexibility.* The following code requirements may be modified for the purposes of the Affordable Housing Density Bonus subject to the review criteria and maximums established herein. Modifications shall be granted in accordance with the Bentonville Community Plan, Future Land Use Map, and when it is demonstrated that the development will be compatible with surrounding areas in terms of scale, form, and building character. Consideration shall be given to utility infrastructure to ensure it is adequate and available to accommodate the proposed density. If any calculation results in a fraction, the calculation shall be rounded up to the next higher whole number.
 - a. *Site and Development Flexibility.* The following code requirements may be modified for the purposes of the Affordable Housing Density Bonus subject to the review criteria and maximums established herein:

Regulatory Incentive	Downtown Core	Infill	Edge Growth
<i>Land Area per Dwelling Unit.</i> Reductions may be granted in accordance with the Bentonville Community Plan, Future Land Use Map, and when it is demonstrated that the development will be compatible with surrounding areas in terms of scale, form, and building character. Consideration shall be given to utility infrastructure to ensure it is adequate and available to accommodate the proposed density.	30%	20%	10%
<i>Lot Width and Area.</i> Lot width and area requirements may be reduced below the district minimum.	25%	20%	10%
<i>Height.</i> Height maximums may be increased above the district maximum. Where height maximum incentives are granted, the applicant shall design their site to minimize impacts to adjacent residential properties. Methods may include clustering units and structures closer to the public roadway, additional screening along side or rear property lines, or incorporating step backs into building design.	24-feet	12-feet	N/A
<i>Parking.</i> On-site parking requirements may be reduced to match the projected parking demand for the development. The applicant shall demonstrate through a technical memorandum, parking study, or similar analysis that a reduction will not cause an adverse impact to surrounding neighborhoods. Substantial bicycle parking, e-bike sharing, mixed-use or transit-oriented development, car sharing, or other programs that incentivize active transportation and reduced vehicular miles traveled, may also be used as justification for reduced parking. Applicants may be required to execute parking mitigation strategies such as: clearly delineating residential parking areas from other uses, annual parking data reporting, and any other mitigation strategies determined to be necessary by the Planning Director.	Context-Specific		
<i>Easement Width.</i> The easement width shall be proportional to the utility design based on separation and depth of installation. The easement width will be determined by the means and methods required to repair, replace and maintain the proposed infrastructure. Additional easements for franchise utilities be required has requested by the owners after consultation with the franchisee.	May be reduced to building setback line, depending on specific context.		

- (2) *Expedited Review Process.* An expedited review process is herein established for affordable housing developments; however, all public notice requirements shall be applicable. Where possible, applications containing Affordable Housing that meets the intent of this section shall be given highest priority.

- a. Affordable housing developments are exempt from the pre-application conference requirement listed in Articles 600 and 700 of the Land Development Code.
 - b. Affordable housing developments may optionally submit their 30%, 60%, or 90% plan review drawings for plan review prior to their formal application.
- (3) *Project Liaison.* The Current Planning Manager or their designee serves as an ombudsman to shepherd the affordable housing development through the review and permitting process and is responsible for coordinating all City review comments, questions, and responses. This ombudsman will provide the affordable housing developer with a single point of contact for all questions regarding the review process. The project liaison shall have frequent meetings and check-ins with the developer, engineer, and any other project representatives to ensure all required timelines and deadlines are being met.
- (4) *Application fees.* The Planning Department is authorized to waive application fees for affordable housing developments and units, except where legal constraints prevent such waiving.
- (5) *Impact Fees.* Impact fees may be waived or reduced subject to the requirements of Chapter 46, Impact Fees, of the Municipal Code. Applicable Capacity Fees are required.
- (6) *Affordability Requirement.* Affordable housing developments shall follow all affordability requirements of their applicable federal, state, or philanthropic assistance program. Details of the terms of these affordability requirements and compliance provisions shall be incorporated into the affordable housing development plan. *Development Requirements* Affordable Housing Developments shall be subject to the requirements of the Zoning and Land Development Code for their current zoning district and development type in addition to the following requirements.
- (7) *Location, Integration, and Character of Affordable Housing Units.* All affordable housing developments, regardless of incentives, shall comply with the following criteria:
 - a. Affordable housing units in an affordable housing development shall be mixed with, and not clustered together or segregated in any way from market-rate units.
 - b. If the affordable housing development plan includes a phasing plan, the phasing plan shall provide for the development of affordable housing units concurrently with the market-rate units. No phasing plan shall provide that the affordable housing units are built last in an affordable housing development.
 - c. The exterior appearance of affordable housing units in an affordable housing development shall be made similar to market-rate units by the provision of exterior building materials and finishes that are substantially the same in type and quality.

- (8) *Diversity of Affordable Housing Stock.* Affordable housing units in an affordable housing development shall consist of a mix of housing unit types and sizes.
- (d) *Approval Process.* The approval process for affordable housing developments is based on the approval process outlined below.
- (1) *Application.* For all developments in which the applicant proposes to include affordable housing, the applicant shall complete and file an application according to the policies and process established by the City, based upon the development type and the submittal requirements of Article 900 of the Land Development Code.
- (2) *Affordable Housing Development Plan.* In addition to the requirements of section (1) above, the applicant shall provide the Planning Department with an affordable housing development plan. The affordable housing development plan shall contain the following information:
- a. A general description of the development, including whether the development will contain units for rent or for sale.
 - b. A summary of any site or development modifications proposed, as well as a narrative of how the development satisfies the review criteria for each.
 - c. The total number of market-rate units and affordable housing units by income tier.
 - d. The number of bedrooms in each market-rate unit and each affordable unit.
 - e. The occupiable square footage of each market-rate and affordable unit.
 - f. The location in the development of each market-rate and affordable unit.
 - g. If phasing is proposed, a phasing plan stating the number of market-rate and affordable units in each phase.
 - h. The estimated sales price or monthly rent of each market-rate unit and each affordable unit.
 - i. How long each affordable unit will stay affordable.
 - j. The max household income allowed in each of the affordable units.
 - k. A compliance plan that follows the city's compliance requirements.
- (3) *Approval.* Affordable housing development plans that meet all requirements of this ordinance can be approved administratively. Any deviation from the requirements of this ordinance requires approval by the Planning Commission.



Cottage Zoning

PC Date:

Staff Report Details

Project Number 2023-405

Applicant / Current Owner

Site Area

Current Zoning

Requested Zoning

Current Future Land Use Map Designation

Requested Future Land Use Map Designation

Development Type / Use

Related projects

Property Description

Project Details

Please see packet for information on this item.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Additional Details

Sec 601.02 Pocket Neighborhoods.

1. *Applicability.* The regulations in this section shall apply to all dwelling units and developments that meet the definition of *Dwelling, Pocket Neighborhood* in Article 201 of the Zoning Code.
2. *Lot and Area Standards.* The table below establishes minimum lot and area standards for Pocket Neighborhoods.

Standard	Zoning-District(s)	Requirement
Minimum Lot Area (square feet)	R-1 and DN-1	10,000
	R-2 and DN-2	8,000
	R-3, R-4, DN-3, and DN-4	6,000
Minimum Land area/Dwelling unit (square feet)	R-1 and DN-1	2,500
	R-2 and DN-2	2,000
	R-3, R-4, DN-3, and DN-4	1,500
Minimum lot width	R-1 and DN-1	100'
	R-2 and DN-2	80'
	R-3, R-4, DN-3, and DN-4	60'
Maximum Interior Lot Coverage	All districts	50%
Maximum Exterior Lot Coverage	All districts	55%
Maximum Number of Pocket Neighborhood Units per lot (subject to sufficient land area)	R-3 and R-4	No Maximum
	All others	12
Maximum Total Floor Area (square feet)	All districts	2,500

Commented [SK1]: Do we establish lot and area requirements in any other section of the use regulations? Just not sure this is the appropriate fit with this section of the code.

1. *Exceptions.*

1. *Maximum Number of Pocket Neighborhood Units per lot.* Developments located in the R-3 and R-4 districts are exempt from the maximum number of pocket neighborhood units per lot requirement but must meet all other requirements of this Section.
3. *Setback Standards.* The table below establishes the minimum setback and unit separation standards for Pocket Neighborhoods.

Standard	Requirement
Front Setback	10 foot minimum and 20 foot maximum
Side Setback	7 feet
Rear Setback	7 feet
Minimum distance between units	7 feet

Commented [SK2]: Maybe this is best incorporated into the lot/areas standards in the zoning district regulations - add a line for pocket neighborhood.

4. *Height and Roofs.* Pocket neighborhood units shall be a maximum of two- and one-half stories in height.
5. *Open Space.*

Commented [KS3]: 2 and a half stories? Maybe allows for a loft?

1. *Minimum Common Open Space/Unit.* Pocket Neighborhood developments shall provide a minimum of 500 square feet of common, usable open space per unit. The open space shall be adjacent to a public street or public trail.

1. No dimension of a common open space area used to satisfy the minimum square footage requirement shall be less than ten feet.
2. Required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.

Commented [KS4]: Do we want it adjacent to the street? I think Black Apple functions really well and they are not exactly adjacent with there open space. Accessible, absolutely.

3. Common open space shall be improved for passive or active recreational use, garden/food production, social gathering spaces or landscaped areas. Examples may include but are not limited to courtyards, orchards, landscaped picnic areas, plazas or gardens. A detailed site plan of the common open space depicting the design and amenities of the space shall be reviewed with the site plan for approval.
 4. Amenities such as permanent or movable seating, landscaping, trails and paths, barbeque or eating facilities, covered shelters or water features shall be included within the common open space. Low Impact Development stormwater management facilities may be placed within the common open space when they are integrated with the amenities listed above.
2. *Private Open Space.*
1. *Minimum Area.* Each pocket neighborhood unit shall be provided with a private open space of a minimum of 250 square feet with no dimension less than 10 square feet. Private open space shall be contiguous to each pocket neighborhood unit and in intended for the private use of the individual resident.
 2. *Fencing.* Private open spaces shall have a maximum fence height of 6-feet. Private open space fences located between the pocket neighborhood unit and public streets, public trails, or the common open space, however, shall have a maximum height of 4-feet.
6. *Pedestrian Connectivity.*
1. All buildings and common spaces shall be served by a pedestrian circulation system that connects to an existing or planned public sidewalk or trail system.
7. *Parking.*
1. *Minimum Spaces Required.* Pocket Neighborhood Developments shall provide parking proportionate to the square footage of pocket neighborhood dwelling units established below:
 1. Dwelling units 1,250 square feet or less shall provide one parking space per unit.
 2. Dwelling units greater than 1,250 square feet shall provide 1.5 spaces per unit.
 2. *Location.* Parking shall be located inside a structure detached from pocket neighborhood units or outside a structure subject to the following:
 1. The parking is screened from direct street view by one or more street facades, by garage doors, or by a fence and landscaping.
 2. Parking between structures is only allowed when it is located toward the rear of the principal structure and is served by an alley or private driveway.
 3. Parking may not be located in the front yard.
 4. Parking may be located between any structure and the rear lot line of the lot or between any structure and a side lot line, which is not a street side lot line.
 5. Designated on-street parking spaces may be counted towards the minimum parking requirements of this section.
8. *Bicycle Parking.*
1. *Minimum Spaces Required.* Pocket neighborhoods shall provide a minimum of one bicycle parking space per dwelling unit.
 2. *Design.* The design and siting of bicycle parking spaces shall be consistent with the recommendations of *Essentials of Bike Parking*, published by the Association of Pedestrian and Bicycle Professionals.
9. *Design Requirements.*
1. *Materials and design.* Front, side, and rear building facades visible from any public street or trail, or the common open space, shall incorporate attractive design materials and massing elements that create visual interest and a character consistent with surrounding

Commented [KS5]: Should we specify a number or how many amenities, like LSD we require 2 site amenities?

Commented [KS6]: Could we explore allowing adjacent on-street parking to be counted? Maybe limited to local street sections.

development. Such design and massing elements could include porches or stoops, dormers, varied roof lines planar modulation or varied façade materials.

2. *Unit Orientation.* All pocket neighborhood units must abut the shared, common open space. Pocket neighborhood units adjacent to a public street or trail may orient their primary façade towards either the public street/trail or the common open space. In this case, both the façade that fronts the public street and the façade that fronts the open space must incorporate design and character elements consistent with this Article. Units that are not adjacent to the public street/trail, must orient towards the common open space.
 3. *Porches.* Pocket Neighborhood Units should incorporate usable, front porches that orient towards either the public street or common open space, depending on unit location.
 4. *Functional character elements.* Where appropriate, character elements shall be fully functional. Dormers shall be constructed to allow for occupiable space, and porches shall be a minimum depth of 6' to allow for regular use.
 5. *Exterior materials.* Exterior façade materials and details should be consistent with the character of the surrounding context.
10. *Approval Process.*
1. Pocket Neighborhood Developments may be approved through the administrative Large Scale Development process, outlined in Section 700.04 of the Land Development Code.
 2. Pocket Neighborhood Units shall be subject to all building and fire safety permitting requirements.



Administrative Approvals

PC Date:

Staff Report Details

Project Number	2023-406
Applicant / Current Owner	
Site Area	
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

Please see packet for information on this item.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Additional Details

ORDINANCE NO. _____

**AN ORDINANCE AMENDING APPENDIX B LAND DEVELOPMENT
CODE TO EXPAND ADMINISTRATIVE APPROVALS FOR
FINAL PLATS, INCIDENTAL SUBDIVISIONS AND
LARGE SCALE DEVELOPMENTS;
AND FOR OTHER PURPOSES.**

WHEREAS, smaller developments that meet city codes can be approved administratively, easing the burden on the applicant, staff, planning commission, and city council.

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

Section 1: That Bentonville Municipal Code, Appendix B Land Development Code shall be and is hereby amended with *Attachment A: Administrative Approvals*, an electronic copy and hard copy of which is on file with the City Clerk and is hereby adopted by references as though it were copied herein fully.

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _____, 2023.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk

Bentonville Municipal Code
Appendix B: Land Development Code

Art. 500 Final Plats

Sec 500.04 Review And Approval Of Final Plats

- (a) *Planning Commission action.* The planning commission shall approve or disapprove the final plat within sixty (60) days of when staff accepts the submittal as complete and ready for planning commission review; otherwise said final plat shall be deemed to have been approved. Disapproval of the plat shall be transmitted to the owner/developer with the reasons therefore within a reasonable time (not to exceed two weeks) after the meeting at which the plat was disapproved. Approval of the final plat by the planning commission shall ~~not~~ constitute the acceptance by the public of the dedication of any streets or other public ways or grounds.
- ~~(b) *City Council action.* City council approval of the final plat shall provide for the acceptance of right-of-way, drainage easements, and utility easement dedications.~~

Sec 500.09 Criteria For Guarantees

~~The following items~~ Any items that do not threaten public health, safety, or welfare may be guaranteed upon approval of the director of the associated department. Including, but not limited to:

- (a) Planning. Landscaping installed when scheduling a development final inspection between December 1 and March 1 and between July 15 and September 15 if the climate and weather delay completion.
- (b) Sewer.
- (1) Cosmetic work.
- (c) Streets.
- (1) Correction of final layer of pavement to the required thickness and density.
- (2) Correction of low or ponding areas in street.
- (3) Correction of unacceptable curb sections.
- (4) Correction of damaged sidewalk sections.
- (5) Approved as-built street drawings.
- (6) Caulking (sidewalks and curb and gutter).
- (7) Cosmetic work for drainage appurtenances.
- (d) Water.
- (1) Painting hydrants.
- (2) Adjusting meter tiles to grade.
- (3) Adjusting meter setters.
- (4) Adjusting valve stacks.
- (5) Valve pads at final grade and grouted.
- (e) Drainage. Cosmetic work (finish grout, clean out boxes and pipes, etc.).

Art. 600 Incidental Subdivisions

Sec 600.02 Types Of Incidental Subdivisions

- (a) *Lot split.* A lot split is the platting or subdivision of a lot, tract or parcel located within the planning area that meet the following conditions:
 - (1) Creates ~~three (3)~~six (6) lots or less;
 - (2) Rights-of-way and/or utility easements are being dedicated to the city;
 - (3) The original lot has not been split more than three times; and
 - (4) Meets all of the applicability requirements in Section 600.01.
- (b) *Informal plat.* An informal plat is the platting or subdivision of a lot, tract, or parcel within the planning area that meet the following conditions:
 - (1) Creates two or more new lots;
 - (2) Does not require dedications, vacations, reservations, changes in alignment of easements or rights-of-ways, street improvements, variances, waivers, or extensions of utilities; and
 - (3) Meets all of the applicability requirements in Section 600.01.
- (c) *Property line adjustment.* A property line adjustment in which a property line(s) is moved or relocated but does not create an additional lot. A property line adjustment may or may not dedicate right-of-way and/or utility easements.
- (d) *Correction plat.* A correction plat in which a correction to an existing plat is necessary due to an incorrect legal description or scrivener errors. The correction plat does not change the boundaries, does not change the subdivision name and does not create new lots. The correction plat may or may not create new utility easements.
- (e) *Easement Plat.* A plat in which only easements and/or dedications are established or altered.

Sec 600.04 Review And Approval Of Incidental Subdivisions

- (a) *Administrative approval.*
 - (1) *Applicability.* The director may review and administratively approve an incidental subdivision if ~~no dedications are being made and~~ no waivers or variances are requested.
 - (2) *Staff action.* Within ten (10) days of receipt of the complete plat, the director shall approve, approve with conditions, or disprove said plat. If the plans are approved, a building permit can be issued immediately. If the plans are approved with conditions, the conditions shall be set forth in written form to the developer. The signature of the developer on the form setting forth the conditions of approval shall be deemed his agreement to comply with said conditions, whereupon a building permit may be issued. If the plat is disapproved, the reasons for such action shall be provided in written form to the developer.
 - (3) *Additional review.* If the director determines that there is a necessity of transmitting the plans to outside sources for additional comment or in-depth study, he shall notify the developer in writing within ten (10) days that a decision will not be made within the ten-

day time period, what the reasons are for the delay and the date at which a decision can be expected. A copy of said letter shall be sent to the chairman of the planning commission. If the developer objects to such an extension, said objection shall be heard as a priority item at the next regularly scheduled planning commission meeting.

(4) *Approval signatures.* All staff approvals to any plat shall be signified by the signature of said staff member upon the development plan.

(b) *Planning commission action.* The planning commission shall approve or disapprove any incidental subdivision that is not being administratively approved as set forth above within sixty (60) days from when staff accepts the submittal as complete and ready for planning commission review, otherwise said incidental subdivision shall be deemed to have been approved. Disapproval of the plat shall be transmitted to the applicant with the reasons therefore within a reasonable time (not to exceed two weeks) after the meeting at which the plat was disapproved. Approval of the incidental subdivision by the planning commission shall not constitute the acceptance by the public of the dedication of any streets or other public ways or grounds.

~~(c) *City council action.* Any incidental subdivision that dedicates street right-of-way or easements shall be reviewed by the city council. Upon approval by the planning commission, all recommendations shall be submitted to the Bentonville City Council for approval.~~

Sec 600.06 Expiration Of Incidental Subdivision Approval

If the incidental subdivision is not recorded in accordance with Section 600.04~~5~~, Recording of an ~~I~~ncidental ~~s~~ubdivision within one year of the date of application, the incidental subdivision approval shall be considered expired and the owner/developer shall be required to resubmit in accordance with this article. Incidental subdivisions related to an active building permit or development are exempt from this requirement.

Art. 700 Large Scale Development

Sec 700.04 Review And Approval Of Large-Scale Developments

(a) *Administrative approval.*

- (1) *Applicability.* The director may administratively approve any development that the director determines that the scale does not warrant a full large scale development plan, provided the development does not exceed 10,000 SF of impervious surface improvements:
 - a. *Residential.* Any residential development not exceeding ~~four-six~~ (64) family units; or
 - b. ~~*Nonresidential.* Any nonresidential alteration or extension not exceeding 50% of the gross floor area of the existing structure. Only one (1) such alteration or extension to a structure may be approved by the director.~~
 - e.b. *Trails and drainage.* Any trail or drainage proposed to be constructed that is not part of an existing large-scale development.
 - d.c. *Parking lots only.* Any parking lot proposed to be constructed or existing gravel parking lots to be paved that do not exceed fifteen (15) spaces that are not part of a large-scale development.
 - d. *Site Improvements only.* Landscaping and other site improvements that do not otherwise violate any Section of this ordinance.
 - e. *County.* All County Development that falls within the City of Bentonville's Planning Area Boundary shall will follow the Administrative approvalSmall-Scale Development process and be reviewed under the Land Development Codes.
 - f. City of Bentonville Capital Improvement Projects less than \$1 million.
- (2) *Staff action.* Within ten (10) days of receipt of the complete development, landscape and construction plans, the Director shall approve, disapprove or approve with conditions said plans, after all reviewing departments have approved the plans.
 - a. *Approved.* If the director approves the plans, the applicant may apply for a building permit.
 - b. *Approved with conditions.* If the plans are approved with conditions, the conditions shall be set forth in written form to the developer. The signature of the developer on the form setting forth the conditions of approval shall be deemed his agreement to comply with said conditions.
 - c. *Disapproved.* If the plans are disapproved, the reasons for such action shall be reduced to written form and supplied to the developer.
- (3) *Additional review.* If the director determines that there is a necessity of transmitting the plans to outside sources for additional comment or in-depth study, he shall notify the developer in writing within the ten-day period that a decision will not be made within the ten-day period, what the reasons are for the delay and the date at which a decision can be expected. A copy of said letter shall be sent the chairman of the planning commission. If

- the developer objects to such an extension, said objection shall be heard as a priority item at the next regular planning commission meeting.
- (4) *Approval signatures.* All staff approvals to any development plan shall be signified by the signature of said staff member upon the development plan.
- (b) *Planning Commission approval.* All developments other than those excepted by Section ~~50-700.04~~(a)(1), Applicability shall be submitted to the planning commission, which shall approve, disapprove or approve with conditions the submitted plan. The planning commission is required to take such action within forty-five (45) days of submission of a substantially complete application unless the applicant agrees to a postponement. All planning commission approvals to any development plan shall be signified by the signature on the development plan of the chairperson of the planning commission, a letter from the Planning Director to the applicant.

Sec 700.10 Final Inspection For Large-Scale Developments

- (a) *Purpose.* The purpose of the large-scale development site final inspection (development final) is to insure the completed project complies with the Land Development Code, Zoning Code, and other governing specifications and regulations of the City of Bentonville.
- (b) *Process.*
- (1) *Certificate of completion.* When site construction is complete, the owner/developer's engineer-of-record shall submit a written statement certifying that all improvements and installations to associated with the large scale development required for its approval under the terms of these regulations have been made, added, or installed and functional in accordance with city specifications.
- (2) *Site final inspection.* The owner/developer's engineer-of-record shall request a site final inspection from the Engineering Department. No site final inspection shall be passed until all items are completed in accordance with below the approved or amended plans, the Land Development Code, the Zoning Code, street and utility specifications, and all other governing specifications and regulations of the City of Bentonville, except landscaping and cosmetic work that is not complete but meets the criteria for guarantees in Section 700.12..
- (3) *Building final inspection.* A building final inspection shall be scheduled only after the project has passed the site final inspection and any required guarantees are submitted.

Sec 700.12 Criteria For Guarantees

The following itemsAny items that do not threaten public health, safety, or welfare may be guaranteed upon approval of the director of the associated department. Including, but not limited to:

- (a) *Drainage.*
- (1) Cosmetic work (finish grout, clean out boxes and pipes, etc.).
- (b) *Fire.*

- (1) Building addressed (permanently).
- (c) *Planning*. Landscaping installed when scheduling a development final inspection between December 1 and March 1 and between July 15 and September 15 if the climate and weather delay completion.
- (d) *Sewer*.
 - (1) Cosmetic work.
- (e) *Streets*.
 - (1) Unacceptable curb sections on city streets corrected.
 - (2) Approved as-built street drawings submitted.
 - (3) Joints in concrete pavement and curb and gutter cleaned and caulked.
 - (4) Caulking (sidewalks and curb and gutter).
 - (5) Cosmetic work for drainage and appurtenances.
- (f) *Water*.
 - (1) Hydrants painted.
 - (2) Meter tiles adjusted to grade.
 - (3) Meter setters adjusted to grade.
 - (4) Valve stacks adjusted to grade.