



**Planning Commission
Meeting Agenda
May 7, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link:

https://us06web.zoom.us/webinar/register/WN_LWBH0GlbQ6eWFaZn15xRuA

I. Call to Order

II. Approval of Minutes

- 1. April 16th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

- 1. Lots 26-31, Block 18 of Deming's 2nd Addition** **Lot Split**
Northwest C Street and Northwest 7th Street ([LS24-0014](#))
- 2. Lot 1 of Isom Addition** **Property Line Adjustment**
509 Northwest D Street ([PLA24-0006](#))
- 3. 308 South Walton Boulevard Extension** **Large Scale Development Extension**
308 South Walton Boulevard ([LSD22-0043](#))
- 4. Reid Subdivision** **Preliminary Plat Extension**
Southwest Rainbow Farm Road & South Morningstar Road ([PP22-0006](#))

IV. New Business

Advertised Public Hearings

- 1. VanWell Investments LLC** **Rezoning***
1011 Southeast C Street ([RZ24-0015](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to High Density Residential (HDR)
Rezoning: R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential
- 2. Haney Enterprises, LLC** **Rezoning***
841, 843, 855, & 857 Northwest 14th Street ([RZ24-0017](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
Rezoning: C-2, General Commercial to R-2, Medium Density Two Family and Townhome Residential

- | | | |
|----|---|----------------------------------|
| 3. | Lanterns on 4th
Southeast 4th Street (PUD23-0001)
Waiver 1: A waiver from Sec. 1400.09 Landscape Screening of the Land Development Code to provide less screening than required due to conflict with utilities. | Planned Unit Development* |
| 4. | Tree Protection and Preservation | Ordinance* |
| 5. | Art. 1300 Tree Preservation and Protection Amendments | Ordinance* |
| 6. | Art. 1400 Landscaping, Screening and Buffering Amendments | Ordinance* |

V. Other New Business

- The Haven** **Waiver**
905 Southeast 4th Street ([LSD21-0061](#))
Waiver 1: *Sec 501.02 Parking Dimensions*
- Memorial Park Maintenance Building** **Large Scale Development**
2000 Northeast Memorial Park Square ([LSD24-0007](#))
Waiver 1: A waiver from Sec.1100.21.e.3, Large-Scale Development Design Standards as it pertains to overhead doors.
Waiver 2: A waiver from Sec 1200.02.b, Determining Necessity for Off-Site Improvements, Direct Access to substandard streets.
Waiver 3: A waiver from Sec 501.07 Surfacing of Parking Lots.
- Legacy at Featherston** **Waiver**
Featherston Road & Been Road ([PP23-0001](#))
Waiver 1: Sec. 3.4.5 of the Stormwater Management and Drainage Manual
- BHS Sports Facility Addition** **Large Scale Development**
1701 Southeast C Street ([LSD24-0010](#))
Waiver 1: A waiver from Sec 1100.16.b, Right-of-way dedication

VI. Old Business

VII. Other Business

1. <https://www.planbentonville.com/> Informational

VIII. Adjournment



**Planning Commission
Meeting Minutes
April 16, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording:

https://us06web.zoom.us/rec/share/v_2GdPFU8xLexlqtrmpjDlojXnvJUcBB2077NzHrx_OtS5mjsKXTxla2JWIPLMg.WcUJHJDkqwPbJcSSR

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

Commissioners Absent: N/A

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Brittany Chue, Bonnie Bridges via Zoom, Jon Stanley via Zoom

I. Call to Order

- Commissioner Wright calls the meeting to order at 5:00 pm.

II. Approval of Minutes

1. **April 2nd, 2024, Meeting Minutes** **Approval of Meeting Minutes**
 - Motion to approve by Haynie, second by Sanders.
 - Minutes are approved 7-0.

III. Consent Agenda

1. **Lot 24 of Corley's Addition** **Property Line Adjustment**
206 Southwest F Street (PLA24-0007)
2. **Lots 231 and 232 of the Original** **Lot Split**
Town of Bentonville Subdivision
303 West Central Avenue (LS23-0053)
3. **Lots 2 and 3 of School Subdivision** **Lot Split**
1801 Southeast J Street (LS23-0063)
4. **The Mill at The Reserve** **Large Scale Development Extension**
Southwest Regional Airport Blvd. (LSD23-0016)

- Mr. Adler provides a brief overview of the staff report for items on the consent agenda.
- Consent Agenda is approved 7-0.

IV. New Business

Advertised Public Hearings

1. **Willey** **Rezoning***
1200 Southwest Elm Tree Road (RZ24-0010)

Future Land Use Map Amendment: R-E, Residential Estate to Medium Density Residential (MDR)

Rezoning: A-1, Agriculture to R-3, Medium-High Density Multifamily Residential

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Patrick Floyd, the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Discussion among commissioners on land use and progression to higher density.
- Future Land Use map amendment is approved 7-0.
- Rezone is approved 7-0.

2. **Sponberg**

Rezoning*

202 Southwest D Street ([RZ24-0011](#))

Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)

Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Katelyn Ebbs, representing the applicant, is here for any questions.
- Judy Marquess of 503 West Central is concerned about the loss of historic areas in Bentonville and short-term rental increases.
- Steve Marquess of 503 W Central has concerns on the vision of the city and if this is overruling neighborhoods.
- Mr. Marquess is also concerned about mass development and sees many issues with developing the subject property more densely than neighboring properties.
- Commissioner Wright closes the public hearing.
- Discussion on the usage of the property and transition zones.
- Future Land Use map amendment is approved 6-1, with Hipp voting against.
- Rezone is approved 7-0.

3. **Greenhouse-Highway 12 LLC**

Rezoning*

Southwest Regional Airport Boulevard and Greenhouse Road ([RZ24-0012](#))

Future Land Use Map Amendment: Open Space to General Commercial

Rezoning: A-1, Agriculture to C-2, General Commercial

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Dustin Higgins, representing the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Discussion on large-scale development improvements.
- Future Land Use map amendment is approved 7-0.
- Rezone is approved 7-0.

4. **Skylight Homes LLC**

Rezoning*

3820 Ginn Road ([RZ24-0014](#))

Future Land Use Map Amendment: Agriculture to Medium Density Residential (MDR)

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

- Mr. Adler provides an overview of the staff report.

- Commissioner Wright opens the public hearing.
- Clint Karstetter, the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Discussion on potential land uses.
- Future Land Use map amendment is approved 7-0.
- Rezone is approved 7-0.

5. **Bentonville Film Festival**

Conditional Use Permit*

507 Southeast E Street ([CU24-0005](#))

For long-term temporary use (3+ days).

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Flank, the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Discussion on timing for conditional use.
- Conditional Use is approved 7-0.

6. **Southwest A Street Food Court**

Conditional Use Permit*

405 and 407 Southwest A Street ([CU24-0006](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Jenny Burbidge, the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Discussion on parking concerns and the use of the food court as a pedestrian facility.
- Conditional Use is approved 7-0.

7. **Bentonville High School Sports Facility**

Conditional Use Permit*

1701 Southeast C Street ([CU24-0007](#))

Educational Facility in A-1 zoning.

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Chase Allison, the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Conditional Use is approved 5-0, with Hipp abstaining and Davis being absent temporarily.

8. **Ramo d'Olive**

Conditional Use Permit*

104 Southeast 6th Street ([CU23-0010](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Standon, the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Conditional Use is approved 7-0.

9. **Haitham Alley**

Planned Residential Development*

Southwest Parnell Road ([PRD22-0004](#))

Elevation Revision

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Haithem Alley, the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Discussion on the types and percentages of materials being used.
- PRD elevation revisions are approved 7-0.

10. **Downtown Bentonville** **Planned Residential Development***
Pocket Community

204 Northeast 7th Street and 606 Northeast A Street ([PRD24-0001](#))

Rezoning: R-1, Low-Density Single-Family Residential to Planned Residential Development (PRD)

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Keyes Hawkins, the applicant, is here for any questions.
- Wade McGill of 700 NE A Street is concerned with higher density and access to and from the proposed development.
- Mr. McGill expresses issues with access to his drive due to a trailhead nearby and guests to the current duplexes on the property.
- Trey Willis of 201 NE 7th Street is concerned because the neighborhood has almost always been single-family homes, expressing a high volume of foot and bike traffic because of the trails and the neighborhood cannot accommodate 15 more units.
- Commissioner Wright closes the public hearing.
- Discussion on the material requirements and parking concerns.
- The materials are agreed to be determined during the largescale phase and will not be voted on.
- The Planned Residential Development, under the conditions of postponing the materials to the largescale phase, is approved 5-1 with Kerr abstaining and Davis voting against.

11. **Art. 1300 Tree Preservation and** **Ordinance***
Protection Amendments Ordinance

- Mr. Overstreet provides an overview of the staff report.
- Motion to table items 11, 12, and 13 by Sanders, second by Haynie.
- Project is tabled 7-0.

12. **Art. 1400 Landscaping, Screening** **Ordinance***
and Buffering Amendments

- Item is tabled.
- Project is tabled 7-0.

13. **Tree Preservation Manual Ordinance** **Ordinance***

- Item is tabled.
- Project is tabled 7-0.

V. Other New Business

1. **Casey's General Store** **Waiver**

Southwest Regional Airport Boulevard and Greenhouse Road ([WAV24-0008](#))

Waiver 1: *A waiver from Section 1100.21.k.1 Building Placement.*

Waiver 2: *A waiver from Section 1400.05.b.3 to provide a reduced number of parking islands in the interior of the parking lot.*

- Mr. Adler provides an overview of the staff report.
- Motion by Sanders to remove waiver 2 from the agenda and that the applicant work with staff, second by Davis.
- Waiver 2 is removed from the agenda 7-0 by voice vote.
- Motion to approve Waiver 1 by Davis, second by Sanders.
- Waiver 1 is approved 7-0.

2. **Benton County**

Waiver

1300 Southwest 14th Street ([WAV24-0009](#))

Waiver from building material requirements.

- Mr. Adler provides an overview of the staff report.
- Motion to approve by Davis, second by Sanders.
- Waiver is approved 7-0.

VI. Old Business

- The Commissioners and Staff discuss progress on getting the future land-use plan ready for public distribution and public hearings.

VII. Other Business

VIII. Adjournment

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



Lots 26-31, Block 18 of Deming's 2nd Addition

Northwest C Street and Northwest 7th Street

PC Date: 5/7/2024

Staff Report Details

Project Number	LS24-0014
Applicant / Current Owner	
Site Area	+/- [0.5] Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Lot Split: Lots 26-31, Block 18 of Deming's 2nd Addition, Schuber Family Trust, Northwest C Street and Northwest 7th Street, DN-2, Downtown Medium Density Residential, *LS24-0014*

A lot split of existing Lots 22-24, Block 18 of Deming's 2nd Addition, creating new Lots 26-31, Block 18 of Deming's 2nd Addition. Per the requirements of the current Master Street Plan, the existing right-of-way is adequate along both Northwest C Street and Northwest 7th Street. The plat will dedicate utility and drainage easements to serve the new lots.

Project Details

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**



PENDING PC Items

NW 7TH ST

*Demings 2nd
Addition Lots
22, 23, 24*

NW C ST

NW 6TH ST



LS24-0014
Demings 2nd Addition Lots 22, 24, 24
Lot Split



LOT SPLIT
CREATING LOTS 26 THROUGH 31
DEMING'S SECOND ADDITION
BENTONVILLE, ARKANSAS

CLIENT:
Schuber Mitchell Homes
P.O. Box 308 Webb City, MO. 64807
(417) 609-1639
aellvo@schubermitchell.com

SURVEY NOTES:

- 1. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
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 facts which an accurate and current title search may disclose.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Instruments #L202329813 and #L201925209 at the courthouse in Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: NAD83, State Plane Grid Coordinates, Arkansas North Zone (301) referencing Bentonville City Control Monument Number 38.
6. Basis of Elevation: NAVD88, referencing Bentonville City Control Monument Number 38.
7. Record Book and Page shown are per Instrument No. L202311740 and Plat Book "B" , Page 24.
8. This survey is valid only if the drawing includes the seal and signature of the surveyor.
9. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
10. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
11. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
12. This property is zoned DN-2 (Downtown Medium Density Residential). 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.
13. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
14. Subsurface and environmental conditions were not examined nor considered a part of this survey.
15. The locations of underground utilities as shown hereon are based on such above ground structures as 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. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
17. Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
18. 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.
19. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
20. 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.
21. All structures must maintain a minimum of 20' clearances from all electric lines.
22. 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 results 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.
23. It is the responsibility of the developer to coordinate with the New Service Coordinator @479-271-3139 to determine if equipment is in conflict.
24. It is the responsibility of the developer to pay 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 materials to move the equipment to the new lot line.
25. There may not be any fences or any other structures built in any drainage easement.



VICINITY MAP
NTS
ATLAS PAGE # 361

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Land Development Code and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution:
Signed: Bentonville Planning Commission Chairman
Signed: Mayor City of Bentonville
Signed: City Clerk, City of Bentonville



SURVEYOR
Sand Creek Engineering and Surveying
1610 NW 12th St
Bentonville, AR. 72712
(479) 464-9282
SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282



PARENT LOT 22 WARRANTY DEED INSTRUMENT NO. L202158855 DESCRIPTION:

The North 1/2 of Lots 1, 2 and 3, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Book B at page 24. Subject to easements, rights-of-way, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases.

PARENT LOT 23 INSTRUMENT NO. L202311740 DESCRIPTION:

Part of Lots 1 & 2, Block 18 of Demings 2nd Addition, City of Bentonville, Benton County, Arkansas, as shown on Plat "B", Page 24 of the Benton County Records.

PARENT LOT 24 WARRANTY DEED INSTRUMENT NO. L201956412 DESCRIPTION:

The South 1/2 of Lots 1, 2 and 3, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas.

LOT 26 SURVEY DESCRIPTION BY THIS PLAT:

Part of Lot 24, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as shown on Instrument No. L202311740 and being more specifically described as:

Beginning at a Found 1/2" Rebar w/Cap (PLS1370) at the Northwest Corner of Lot 24 on the South Right-of-Way of NW 7th St.; Thence along said South Right-of-Way South 87°18'17" East 31.00 feet to a Set 3/4" Rebar w/Cap (AR1636); Thence leaving said South Right-of-Way South 03°07'27" West 145.20 feet to a Set 3/4" Rebar w/Cap (AR1636) on the North line of a 12 foot alley per Plat Book B at Page 24; Thence along said 12 foot alley North 87°19'46" West 31.38 feet to a Found 1/2" Rebar set in concrete; Thence leaving said alley North 03°16'23" East 145°22 feet to the Point of Beginning, Containing 4,529 Sq.Ft. or 0.10 Acres more or less and Subject to all Rights-of-Way, Easements and Restrictive Covenants of Record or Fact.

LOT 27 SURVEY DESCRIPTION BY THIS PLAT:

Part of Lots 22 and 24, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as shown on Instrument No. L202311740 and being more specifically described as:

Commencing at a Found 1/2" Rebar w/Cap (PLS1370) at the Northwest Corner of Lot 24 on the South Right-of-Way of NW 7th St.; Thence along said South Right-of-Way South 87°18'17" East 31.00 feet to a Set 3/4" Rebar w/Cap (AR1636) for the Point of Beginning; Thence South 87°18'17" East 20.13 feet to a Set 3/4" Rebar w/Cap (AR1636); Thence leaving said South Right-of-Way South 03°07'27" West 145.19 feet to a Set 3/4" Rebar w/Cap (AR1636) on the North line of a 12 foot alley per Plat Book B at Page 24; Thence along said 12 foot alley North 87°19'46" West 31.13 feet to a Set 3/4" Rebar w/Cap (AR1636); Thence leaving said alley North 03°07'27" East 145.20 feet to the Point of Beginning, Containing 2,922 Sq.Ft. or 0.06 Acres more or less and Subject to all Rights-of-Way, Easements and Restrictive Covenants of Record or Fact.

LOT 28 SURVEY DESCRIPTION BY THIS PLAT:

Part of Lots 22 and 23, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as shown on Instrument No. L202311740 and being more specifically described as:

Commencing at a Found 1/2" Rebar w/Cap (PLS1370) at the Northwest Corner of Lot 24 on the South Right-of-Way of NW 7th St.; Thence along said South Right-of-Way South 87°18'17" East 51.13 feet to a Set 3/4" Rebar w/Cap (AR1636) for the Point of Beginning; Thence South 87°18'17" East 21.21 feet to a Set 3/4" Rebar w/Cap (AR1636); Thence leaving said South Right-of-Way South 03°07'27" West 145.18 feet to a Set 3/4" Rebar w/Cap (AR1636) on the North line of a 12 foot alley per Plat Book B at Page 24; Thence along said 12 foot alley North 87°19'46" West 21.21 feet to a Set 3/4" Rebar w/Cap (AR1636); Thence leaving said alley North 03°07'27" East 145.19 feet to the Point of Beginning, Containing 3,079 Sq.Ft. or 0.07 Acres more or less and Subject to all Rights-of-Way, Easements and Restrictive Covenants of Record or Fact.

LOT 29 SURVEY DESCRIPTION BY THIS PLAT:

Part of Lots 22 and 23, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as shown on Instrument No. L202311740 and being more specifically described as:

Commencing at a Found 1/2" Rebar w/Cap (PLS1370) at the Northwest Corner of Lot 24 on the South Right-of-Way of NW 7th St.; Thence along said South Right-of-Way South 87°18'17" East 92.47 feet to a Set 3/4" Rebar w/Cap (AR1636) for the Point of Beginning; Thence South 87°18'17" East 20.13 feet to a Set 3/4" Rebar w/Cap (AR1636); Thence leaving said South Right-of-Way South 03°07'27" West 145.17 feet to a Set 3/4" Rebar w/Cap (AR1636) on the North line of a 12 foot alley per Plat Book B at Page 24; Thence along said 12 foot alley North 87°19'46" West 20.13 feet to a Set 3/4" Rebar w/Cap (AR1636); Thence leaving said alley North 03°07'27" East 145.18 feet to the Point of Beginning, Containing 2,922 Sq.Ft. or 0.06 Acres more or less and Subject to all Rights-of-Way, Easements and Restrictive Covenants of Record or Fact.

LOT 30 SURVEY DESCRIPTION BY THIS PLAT:

Part of Lots 22 and 23, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as shown on Instrument No. L202311740 and being more specifically described as:

Commencing at a Found 1/2" Rebar w/Cap (PLS1370) at the Northwest Corner of Lot 24 on the South Right-of-Way of NW 7th St.; Thence along said South Right-of-Way South 87°18'17" East 92.47 feet to a Set 3/4" Rebar w/Cap (AR1636) for the Point of Beginning; Thence South 87°18'17" East 21.21 feet to a Set 3/4" Rebar w/Cap (AR1636); Thence leaving said South Right-of-Way South 03°07'27" West 145.17 feet to a Set 3/4" Rebar w/Cap (AR1636) on the North line of a 12 foot alley per Plat Book B at Page 24; Thence along said 12 foot alley North 87°19'46" West 21.21 feet to a Set 3/4" Rebar w/Cap (AR1636); Thence leaving said alley North 03°07'27" East 145.17 feet to the Point of Beginning, Containing 3,079 Sq.Ft. or 0.07 Acres more or less and Subject to all Rights-of-Way, Easements and Restrictive Covenants of Record or Fact.

LOT 31 SURVEY DESCRIPTION BY THIS PLAT:

Part of Lots 22 and 23, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as shown on Instrument No. L202311740 and being more specifically described as:

Commencing at a Found 1/2" Rebar w/Cap (PLS1370) at the Northwest Corner of Lot 24 on the South Right-of-Way of NW 7th St.; Thence along said South Right-of-Way South 87°18'17" East 113.68 feet to a Set 3/4" Rebar w/Cap (AR1636) for the Point of Beginning; Thence South 87°18'17" East 36.15 feet to a Found 1/2" Open Top Pipe at the West Right of Way of NW C St.; Thence leaving said South Right-of-Way and along said West Right-of-Way South 03°07'27" West 145.15 feet to a Found 1/2" Open Top Pipe on the North line of a 12 foot alley per Plat Book B at Page 24; Thence leaving said West Right-of-Way and along said 12 foot alley North 87°19'46" West 36.15 feet to a Set 3/4" Rebar w/Cap (AR1636); Thence leaving said alley North 03°07'27" East 145.17 feet to the Point of Beginning, Containing 5,247 Sq.Ft. or 0.12 Acres more or less and Subject to all Rights-of-Way, Easements and Restrictive Covenants of Record or Fact.

SURVEYOR'S CERTIFICATE:

I, Grant E. Nevill, 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 Property Boundary Surveys and Plans have been met.

Date of Execution:

Grant E. Nevill
Registered Land Surveyor
State of Arkansas
Registration No. 1636
SCE PROJECT #: 23069
DATE: 03-28-2024
SHEET: 1 OF 2

City of Bentonville
Project No.:

LS24-00XX

State Filing Code:
500-20N-30W-0-30-130-04-1636

CERTIFICATE OF OWNERSHIP:

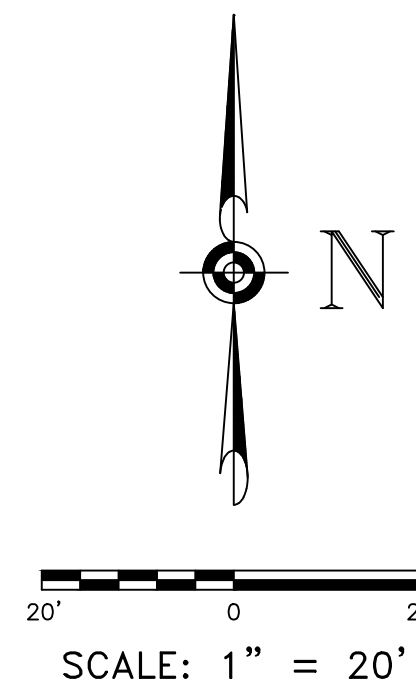
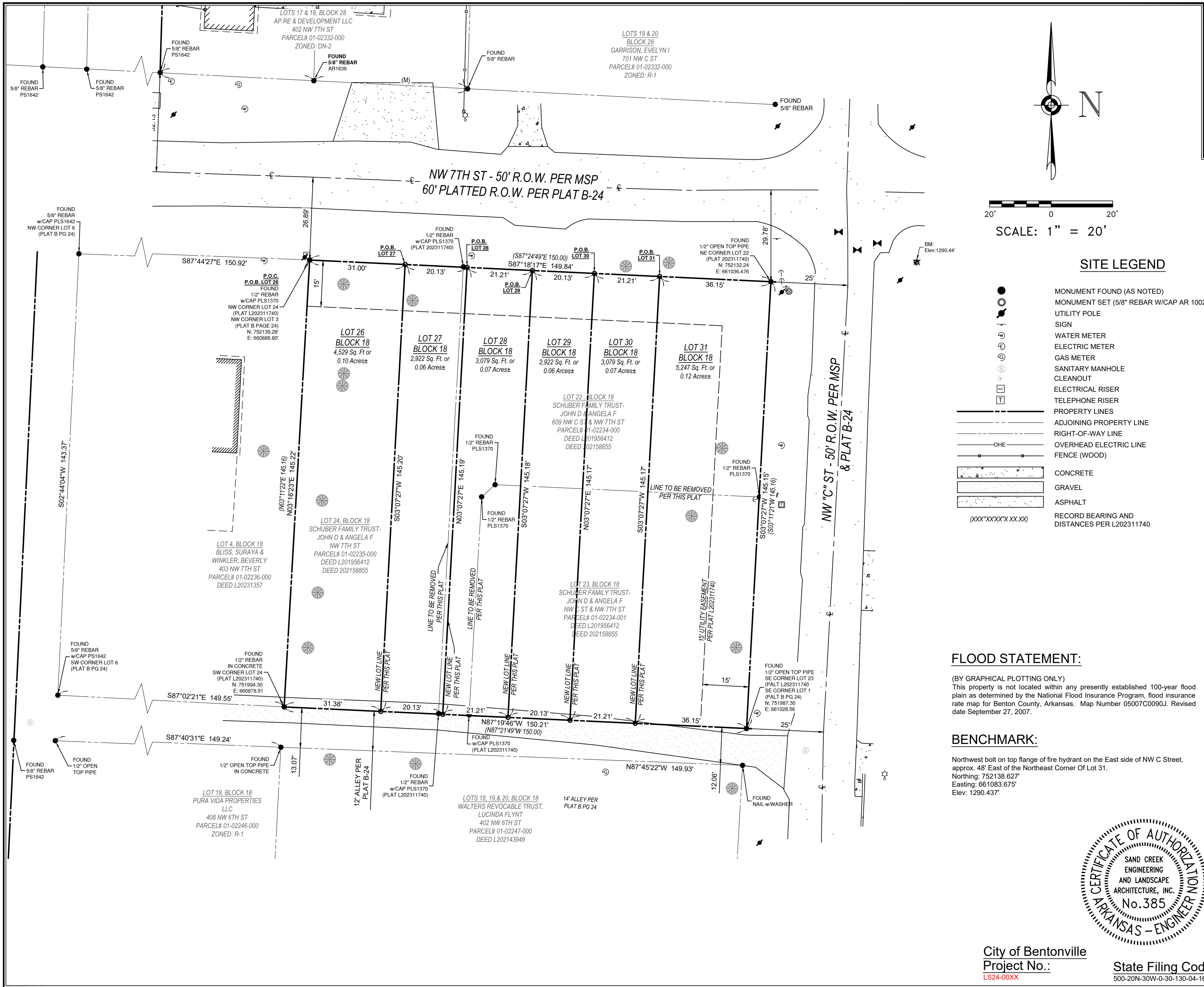
We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives easements, etc. as shown on said plat.

Date of Execution: Signed:

Print Name and Address:

State of Arkansas
County of Benton
Subscribed and sworn before me this day of , 2024.

My commission expires:



SITE LEGEND

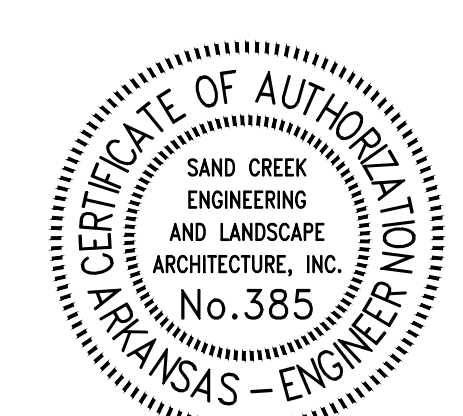
- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (5/8" REBAR W/CAP AR 1002)
- UTILITY POLE
- SIGN
- WATER METER
- ELECTRIC METER
- GAS METER
- SANITARY MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- TELEPHONE RISER
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (WOOD)
- CONCRETE
- GRAVEL
- ASPHALT
- RECORD BEARING AND DISTANCES PER L202311740

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date September 27, 2007.

BENCHMARK:

Northwest bolt on top flange of fire hydrant on the East side of NW C Street, approx. 48' East of the Northeast Corner Of Lot 31.
Northing: 752138.627'
Easting: 661083.675'
Elev: 1290.437'



City of Bentonville
Project No.: LS24-00XX
State Filing Code: 500-20N-30W-0-30-130-04-1636

CLIENT:
Schuber Mitchell Homes
P.O. Box 308 Webb City, MO. 64807
(417) 609-1639
aelivo@schubermitchell.com

LOT SPLIT

PROJECT:
CREATING LOTS 26 THROUGH 31
DEMING'S SECOND ADDITION
BENTONVILLE, ARKANSAS

SHEET:
2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1636
TIMOTHY NEVILL

SAND CREEK
ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
Bentonville, Arkansas (479) 464-9262

PLS:	GEN
CAD:	MJH
FIELD:	MS/MJH
SCE PROJECT #:	23069
DATE:	03/28/2024

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 22-24, BLOCK 18 OF
DEMING'S 2ND ADDITION CREATING NEW LOTS 26-31, BLOCK 18 OF
DEMING'S 2ND ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS;
AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS24-0014)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 22-24, BLOCK 18 OF DEMING'S 2ND ADDITION creating new LOTS 26-31, BLOCK 18 OF DEMING'S 2ND ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 7, 2024;

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 22-24, BLOCK 18 OF DEMING'S 2ND ADDITION creating new LOTS 26-31, BLOCK 18 OF DEMING'S 2ND 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 _____,
2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Lot 1 of Isom Addition

509 Northwest D Street

PC Date: 5/7/2024

Staff Report Details

Project Number	PLA24-0006
Applicant / Current Owner	
Site Area	+/- [0.72] Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Lot 1 of Isom Addition, Edward and Sharon Isom, 509 Northwest D Street, R-1, Low-Density Single-Family Residential, PLA24-0006

A property line adjustment creating Lot 1 of Isom Addition. Per the requirements of the current Master Street Plan, the plat dedicates additional right-of-way along Northwest D Street. The plat also dedicates a 15' wide utility easement the length of the property parallel to Northwest D Street.

Project Details

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**



Pending PC Items

PHILLIPS
VALLEY
ADDITION

2

Isom
Addition
Lot 1

1

2

SILVER LEAF
ADDITION

4

5

HOOK ST

NW D ST

NW 6TH ST

DEMINGS 2ND
ADDITION

24

25

8

10

9

11

26

NW 5TH ST

5TH N DICKSON

SUBDIVISION PILGRIM NAZARENE
CHURCH

DEMINGS ADDITION

15

16

5



PLA24-0006
Creating Lot 1 Isom Addition
509 NW D Street



CERTIFICATE OF OWNERSHIP

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____
Edward Isom

Print Name: _____

Signed: _____
Sharon Isom

Print Name: _____

Source of Title: Quit Claim Deed - Book 719 - Page 216

NOTARY

STATE OF: _____

COUNTY OF: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____

DAY OF _____, 2024

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: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor City of Bentonville

Signed: _____
City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY

I, _____, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material 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. _____
State of Arkansas

**TOTAL ACREAGE: 0.72 ACRE
(31,382.86 SQ.FT.)**

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Benton County, Arkansas Community Panel No. 05007C0090J Dated: September 28, 2007.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, Ricky Hill, No. 1443, or Jacob Long, No. 1915, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718, Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

Satterfield Land Surveyors P.A., Copyright 2024

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

PROPERTY DESCRIPTION

PARCEL #01-00477-000

Parent Tract 1

Part of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of the Southwest Quarter. Thence along the East line of the Southwest Quarter, North 01 degrees 50 minutes 24 seconds East, 2,471.64 feet. Thence leaving the East line of the Northeast Quarter of the Southwest Quarter, North 87 degrees 12 minutes 08 seconds West, 15.82 feet to a set rebar with cap. Thence North 01 degrees 45 minutes 18 seconds East, 118.69 feet to the Point of Beginning. Thence North 85 degrees 57 minutes 48 seconds West, 161.34 feet to an existing rebar. Thence North 01 degrees 27 minutes 28 seconds East, 74.24 feet to a set rebar with cap. Thence South 86 degrees 14 minutes 18 seconds East, 161.70 feet to an existing rebar. Thence South 01 degrees 45 minutes 18 seconds West, 75.00 feet to the Point of Beginning, containing 0.28 of an acre and subject to Road Rights of Way and any Easements of Record.

PARCEL #01-00478-000

Parent Tract 2

Part of the Northeast Quarter of the Southwest Quarter of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of the Southwest Quarter. Thence along the East line of the Southwest Quarter, North 01 degrees 50 minutes 24 seconds East, 2,471.64 feet. Thence leaving the East line of the Northeast Quarter of the Southwest Quarter, North 87 degrees 12 minutes 08 seconds West, 15.82 feet to a set rebar with cap and the Point of Beginning. Thence continuing, North 87 degrees 12 minutes 08 seconds West, 160.00 feet to a set rebar with cap on the East right of way line of Hook Street. Thence along said right of way line, North 01 degrees 10 minutes 25 seconds East, 122.21 feet to an existing rebar. Thence leaving said right of way line, South 85 degrees 57 minutes 48 seconds East, 161.34 feet. Thence South 01 degrees 45 minutes 18 seconds West, 118.69 feet to the Point of Beginning, containing 0.44 of an acre and subject to Road Rights of Way and any Easements of Record.

Lot 1

Part of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of the Southwest Quarter. Thence along the East line of the Southwest Quarter, North 01 degrees 50 minutes 24 seconds East, 2,471.64 feet. Thence leaving the East line of the Northeast Quarter of the Southwest Quarter, North 87 degrees 12 minutes 08 seconds West, 21.82 feet to a set rebar with cap and the Point of Beginning. Thence continuing, North 87 degrees 12 minutes 08 seconds West, 154.00 feet to a set rebar with cap on the East right of way line of Hook Street. Thence along said right of way line, North 01 degrees 10 minutes 25 seconds East, 122.21 feet to an existing rebar. Thence leaving said right of way line, North 01 degrees 27 minutes 28 seconds East, 74.24 feet to a set rebar with cap. Thence South 86 degrees 14 minutes 18 seconds East, 155.70 feet to a set rebar with cap. Thence South 01 degrees 45 minutes 18 seconds West, 193.79 feet to the Point of Beginning, containing 0.69 of an acre and subject to Road Rights of Way and any Easements of Record.

RIGHT OF WAY DEDICATION

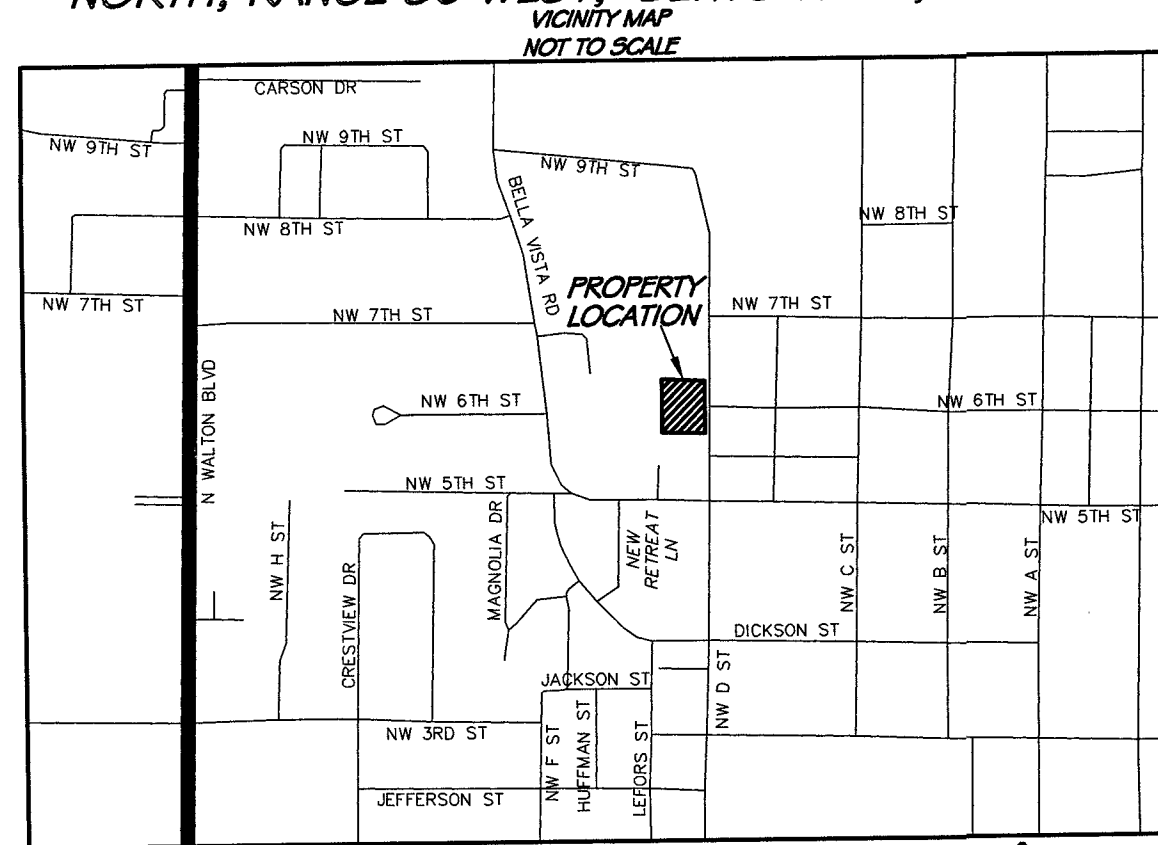
A 6.00 foot Right of Way Dedication in part of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of the Southwest Quarter. Thence along the East line of the Southwest Quarter, North 01 degrees 50 minutes 24 seconds East, 2,471.64 feet. Thence leaving the East line of the Northeast Quarter of the Southwest Quarter, North 87 degrees 12 minutes 08 seconds West, 15.82 feet to a set rebar with cap and the Point of Beginning. Thence continuing, North 87 degrees 12 minutes 08 seconds West, 6.00 feet to a set rebar with cap on the West right of way line of NW "D" Street. Thence along said right of way line the following bearings and distances: North 01 degrees 45 minutes 18 seconds East, 193.79 feet to a set rebar with cap. South 86 degrees 14 minutes 18 seconds East, 6.00 feet to an existing rebar. Thence South 01 degrees 45 minutes 18 seconds West, 193.69 feet to the Point of Beginning, containing 0.03 of an acre and subject to any Easements of Record.

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

ISOM ADDITION - LOT 1

BEING A LOT SPLIT OF PREVIOUSLY UNPLATTED LAND CREATING NEW LOT 1 OF ISOM ADDITION, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER & PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF
PREVIOUSLY UNPLATTED LAND CREATING NEW LOT 1 OF ISOM ADDITION
TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA24-0006)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of PREVIOUSLY UNPLATTED LAND creating new LOT 1 OF ISOM ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on May 7, 2024;

WHEREAS, said property line adjustment is attached hereto as Exhibit “A”;

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

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

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

Section 1: That the property line adjustment of PREVIOUSLY UNPLATTED LAND creating new LOT 1 OF ISOM 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 property line adjustment by certifying said acceptance on the approved property line adjustment;

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 _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Consent Agenda Item [LSD22-0043](#)

For the Planning Commission meeting on May 7, 2024

Details

Large Scale Development Extension: 308 South Walton Boulevard, Loren Witcher Trustee, 308 South Walton Boulevard, C-2, General Commercial, LSD22-0043.

A large scale development extension request for 308 South Walton Boulevard project, LSD22-0043. The applicant has had issues with their architect per the attached narrative which they have since worked through and are now ready for construction. The project was originally approved by the Planning Commission on September 6th, 2022.



W CENTRAL AVE

SW 2ND ST

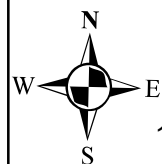
SW
3RD
ST

BIG TREE DR

SWALTON BLVD

Legend

 Pending Planning Commission Items



1 inch = 150 feet

LSD22-0043 9/6/2022
LARGE SCALE DEVELOPMENT
308 S WALTON BLVD





Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

April 16, 2024

Jon Stanley
Planner
City of Bentonville
308 S Walton Blvd
Bentonville, AR 72712

**RE: 308 S WALTON BOULEVARD TIME EXTENSION REQUEST
308 S WALTON BLVD
ECE PROJECT NO. 20-1040
ASSOCIATED CITY PROJECT NO. LSD22-0043**

Dear Ms. Stanley:

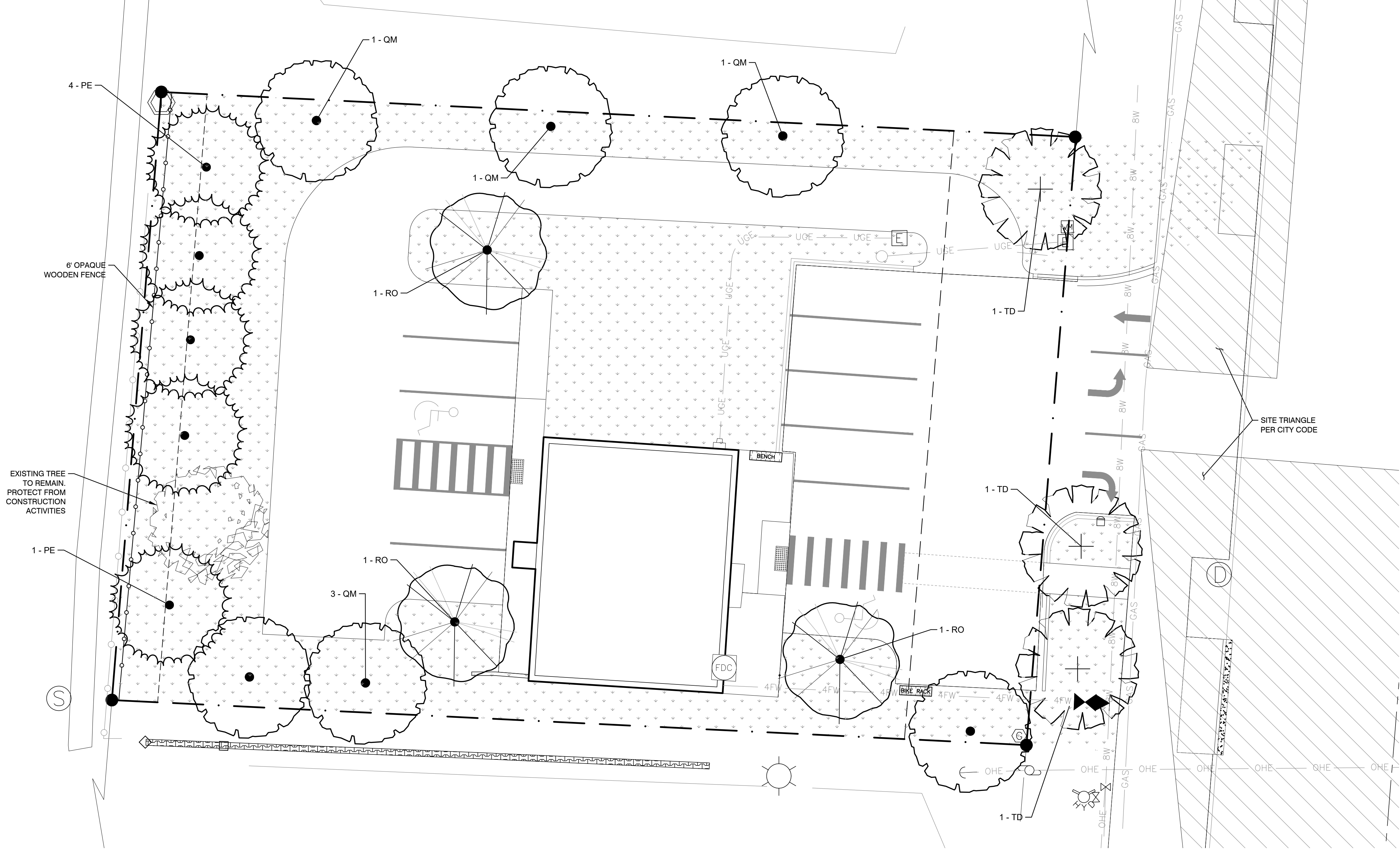
The purpose of this letter is to request a time extension for this project. The project was approved for construction in late 2022. Our client had 1 year to start construction which would have been the end of 2023. Demolition work began and then halted due to not obtaining the building permit. After several reviews, the Developer learned that the Architect of Record, IMA Architecture, did not have a Certificate of Authority with the State of Arkansas. Larry Izegebu, is a licensed architect of IMA Architecture, but IMA Architecture did not have the Certificate of Authority. The project was never approved by the building department. The Developer has now retained the services of a licensed Architect, Philip E Hadfield, and is now pursuing the building permit. Due to these challenges, the Developer is requesting a time extension. Thanks for your review of this request and we would look forward to your approval of the time extension.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: File

C:\Landtek\ECCE (Jason Ingalls)\2022\308 S. Walton\Retail S.Walton Blvd 2022-07-28.dwg



LANDSCAPE PLAN GENERAL NOTES

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA.
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 90" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
- THE SITE IS NOT WITHIN THE AIRPORT ZONE.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER N WALTON BLVD. FRONT BUFFER 1 TREE PER 20'	20' REQUIRED 65' LF / 20' = 3 TREES REQUIRED	20' PROVIDED 3 TREES PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 50 LF NORTH BOUNDARIES 150 LF SOUTH BOUNDARIES 150 LF	3 TREES REQUIRED 3 TREES REQUIRED	3 TREES PROVIDED 3 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 10,452 SF	8% GREENSPACE REQUIRED** 7,047 x .08 = 564 GREENSPACE REQUIRED 3 TREES REQUIRED	596 SF PROVIDED 3 TREES PROVIDED
EXTERNAL PLANTING SCREENING	WEST BOUNDARY TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED	20' SCREEN PROVIDED*

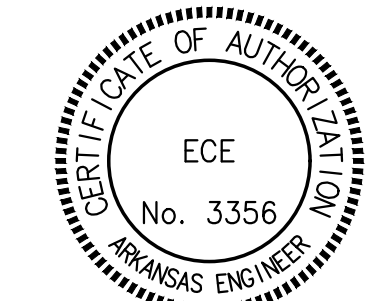
*SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES
**WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL,
AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS

MULCHES

CONTRACTOR SHALL INSTALL 3-4" THICK LAYER OF DOUBLE SHREDDED NON-CYPRESS HARDWOOD WOOD MULCH OVER ALL NEW TREES, SHRUBS AND PERENNIAL BEDS PER THE DETAILS ON THE DETAIL SHEET. SAMPLES OF ALL MULCHES SHALL BE SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT FOR APPROVAL BEFORE BEING PLACED. THERE SHALL BE NO EXPOSED GROUND IN ANY OF THE AREAS BEING COVERED BY MULCH AFTER INSTALLATION.

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B	10' min.	5
SHADE TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	QM	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B	10' min.	6
	RO	Quercus rubra / Red Oak	2.5" Cal.	B&B	10' min.	3
	TD	Taxodium distichum / Bald Cypress	2.5" Cal.	B&B	10' min.	3
GROUND COVERS	CODE	BOTANICAL / COMMON NAME				QTY
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass				7,599 sf



Date	Comments	Rev

308 S WALTON COMMERCIAL	BENTONVILLE, AR 72712
308 S WALTON BLVD.	
LEWIS WILMOTH	
308 S WALTON BLVD, BENTONVILLE, AR 72712	

308 S WALTON BLVD, BENTONVILLE, AR 72712
O 479 384-0028
F 479 384-0028
M 509 756-5300
EMAIL: jason@ece-llc.com



DRAWN BY: JWG
CHECKED BY: JEI
DATE 7/29/2022
JOB NUMBER 21-1054
SHEET NAME LANDSCAPE PLAN
File No. Retail S.Walton Blvd 2022-07-28.dwg
L1.0

FRONT EXTERIOR ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS
AND DOORS : 304 SQ. FT.



STONE :93 SQ. FT. TOTAL = 30%



BRICK :188 SQ. FT. TOTAL = 61%



PRE-FINISHED ARCHITECTURAL
METAL WALL PANELS 24 G. : 46 SQ. FT.
TOTAL = 16%

WOOD SOFFIT PANELS
(CONT. VENT)

TRUSS BRNG.
109'-0 5/8"

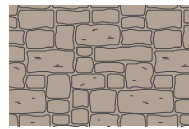
FIN. FL.
100'-0"



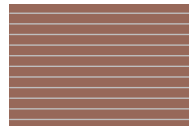
BLDG. FRONT STREET ELEV.

1/4" = 1'-0'

SOUTH EXTERIOR ELEVATION OVERALL SQ. FT. EXCLUDING
WINDOWS AND DOORS : 602 SQ. FT.



STONE :169 SQ. FT. TOTAL = 28%



BRICK :390 SQ. FT. TOTAL = 65%

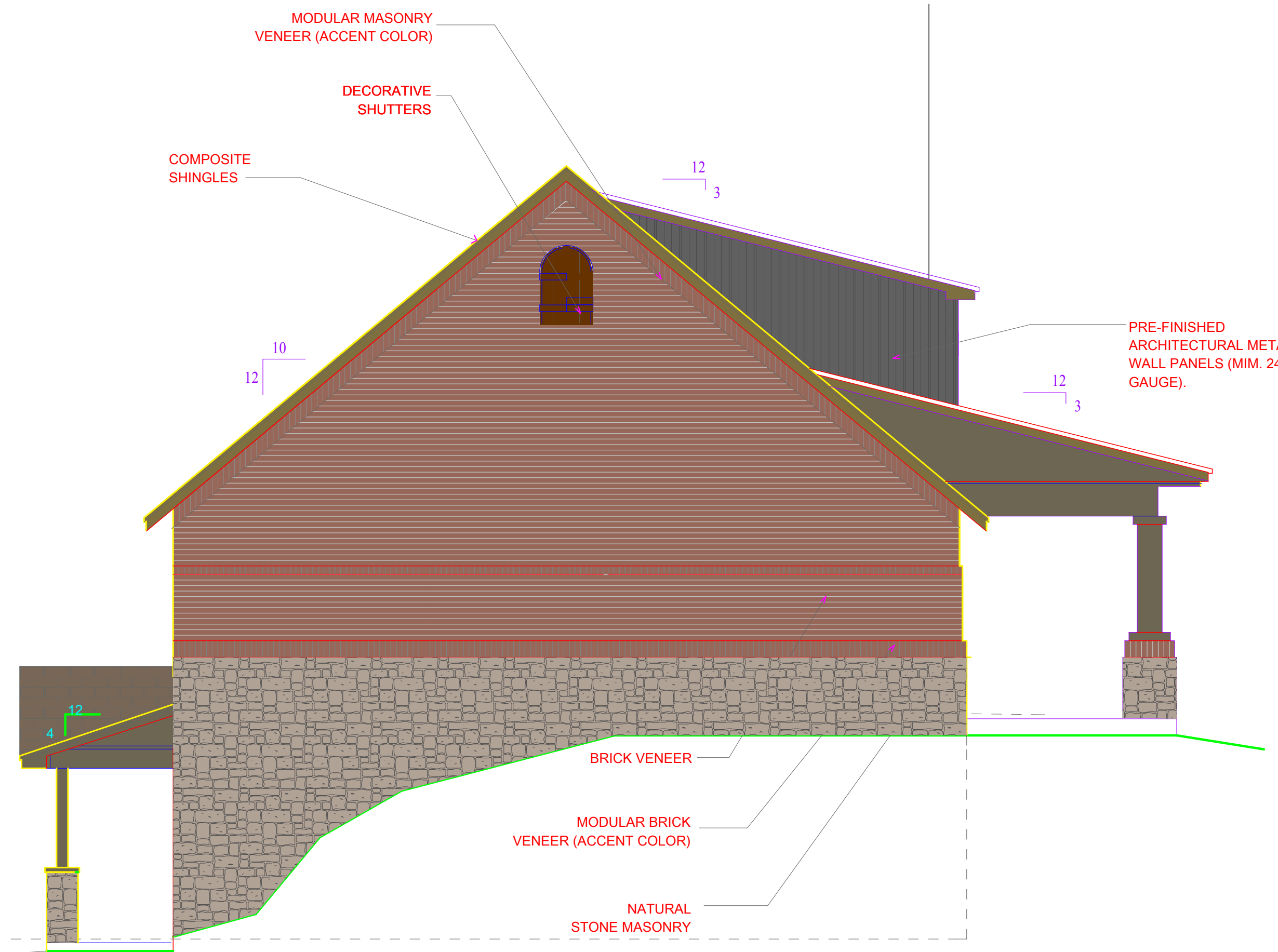


PRE-FINISHED ARCHITECTURAL
METAL WALL PANELS 24 G. : 46 SQ. FT.
TOTAL = 7%

TRUSS BRNG.
109'-0 5/8"

FIN. FL.
100'-0"

FIN. FL.
-109'-0"



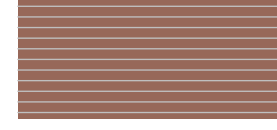
BLDG. SOUTH SIDE ELEV.

1/4" = 1'-0'

**WITCHER'S REALSTATE
OFFICE & APARTMENTS
LEGEND:**



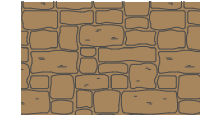
SHINGLES: WEATHERWOOD
ARCHITECTURAL SHINGLES



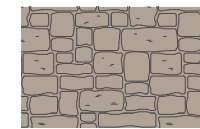
BRICK VENEER: ACME BORDEAUX
- NOMINAL, RUNNING BOND



STAIN



STONE TYPE 1: S-1 (CENTRION STONE
MILLWOOD RUBBLE #25033320)
BUFF COLOR MORTAR



STONE TYPE 2: S-2 (CENTRION STONE
PENNSYLVANIA RUBBLE #25080025)
BUFF COLOR MORTAR



PRE-FINISHED ARCHITECTURAL
METAL WALL PANELS 24 G.



PRE-FINISHED ARCHITECTURAL
METAL ROOF PANELS 24 G.



PAINT TYPE 1: P-1 (BENJAMIN MOORE
- NORTHHAMPTON PUTTY 150%)



PAINT TYPE 2: P-2 (SHERWIN WILLIAMS
- DRY SAGE)



PAINT TYPE 3: P-3 (BENJAMIN MOORE
- COPLEY GRAY)



PAINT TYPE 4: P-4 (BENJAMIN MOORE
- COASTAL FOG 150%)

**PRELIMINARY
NOT FOR CONSTRUCTION**

ARCHITECT

IMA

architecture
planning
design

ISAAC MORAN, ASSOC. AIA
PRINCIPAL

LAWRENCE C. IZEGBU,
ARCHITECT
PRINCIPAL

400 east new hope road
rogers,arkansas 72758

479.445.4595

ARCHITECTURE
ENGINEERING
CIVIL

PROJECT

PROPOSED NEW BUILDING
QUADPLEXES FOR :
WITCHER REALSTATE / MIX USE
308 S. WALTON BLVD
BENTONVILLE, ARKANSAS

**CONSTRUCTION
DOCUMENTS**

These drawings, specifications, ideas, designs and arrangements presented thereby are and shall remain the property of IMA ARCHITECTURAL DESIGN, INC. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of IMA ARCHITECTURAL DESIGN, INC. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

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REVISIONS:
10.27.21

**SHEET
CONTENTS**
EXTERIOR
ELEVATIONS

SHEET
A5

WITCHER'S REALSTATE
OFFICE & APARTMENTS
LEGEND:

SHINGLES: WEATHERWOOD
ARCHITECTURAL SHINGLES

BRICK VENEER: ACME BORDEAUX
- NOMINAL, RUNNING BOND

STAIN

STONE TYPE 1: S-1 (CENTRION STONE
MILLWOOD RUBBLE #25033320)
BUFF COLOR MORTAR

STONE TYPE 2: S-2 (CENTRION STONE
PENNSYLVANIA RUBBLE #25080025)
BUFF COLOR MORTAR

PRE-FINISHED ARCHITECTURAL
METAL WALL PANELS 24 G.

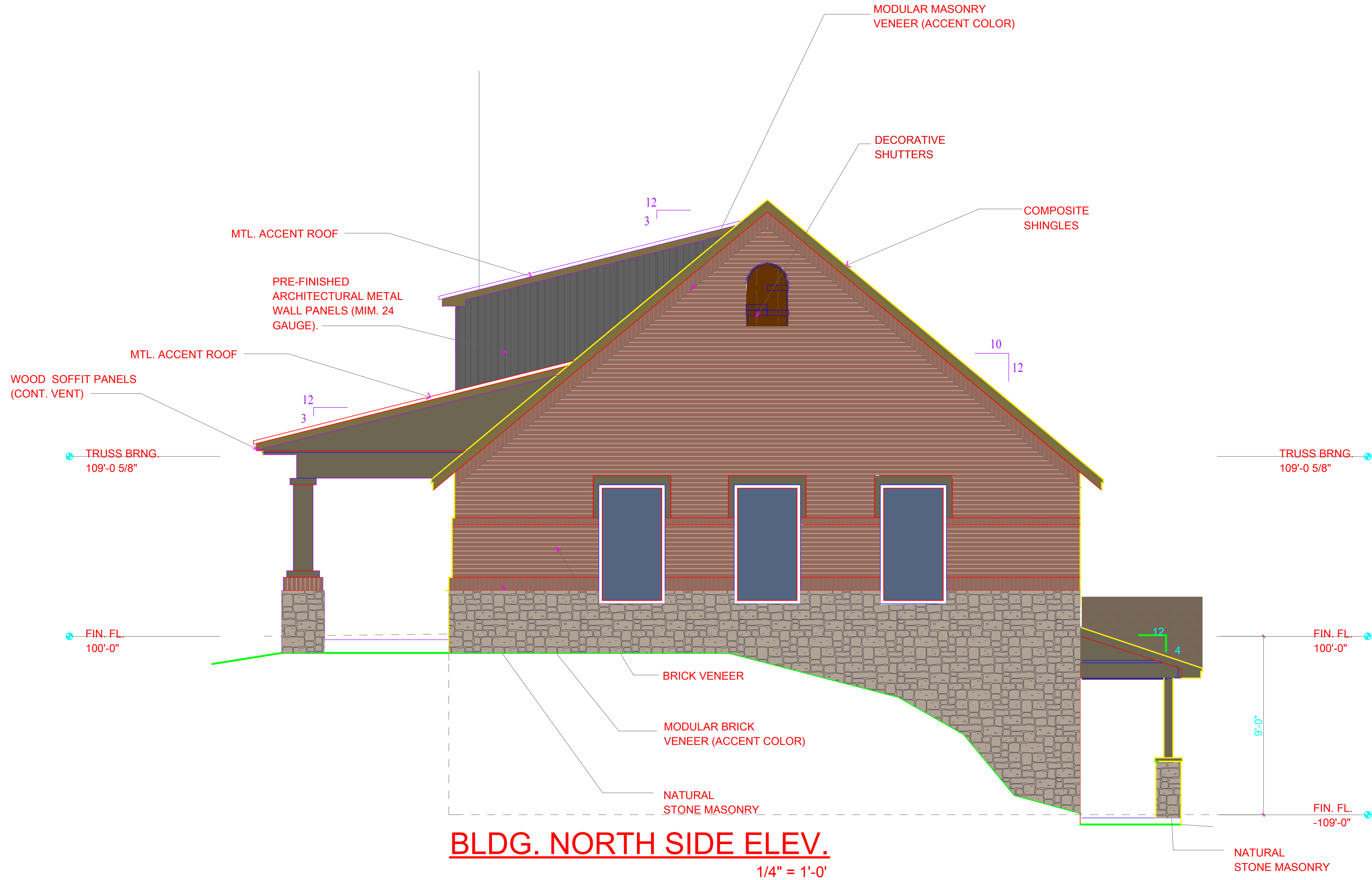
PRE-FINISHED ARCHITECTURAL
METAL ROOF PANELS 24 G.

PAINT TYPE 1: P-1 (BENJAMIN MOORE
- NORTHHAMPTON PUTTY 150%)

PAINT TYPE 2: P-2 (SHERWIN WILLIAMS
- DRY SAGE)

PAINT TYPE 3: P-3 (BENJAMIN MOORE
- COPLEY GRAY)

PAINT TYPE 4: P-4 (BENJAMIN MOORE
- COASTAL FOG 150%)



NORTH EXTERIOR ELEVATION OVERALL SQ. FT. EXCLUDING
WINDOWS AND DOORS : 542 SQ. FT.

STONE :169 SQ. FT. TOTAL = 31%

BRICK :330 SQ. FT. TOTAL = 60%

PRE-FINISHED ARCHITECTURAL
METAL WALL PANELS 24 G. : 46 SQ. FT.
TOTAL = 8%



REAR EXTERIOR ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS
AND DOORS : 487 SQ. FT.

STONE :274 SQ. FT. TOTAL = 56%

BRICK :15 SQ. FT. TOTAL = 3%

PRE-FINISHED ARCHITECTURAL
METAL WALL PANELS 24 G. : 46 SQ. FT.
TOTAL = 41%

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT

IMA

architecture
planning
design

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PRINCIPAL

LAWRENCE C. IZEGBU,
ARCHITECT
PRINCIPAL

400 east new hope road
rogers.arkansas 72758

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ARCHITECTURE
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10.27.21

SHEET
CONTENTS
EXTERIOR
ELEVATIONS

SHEET
A5.1



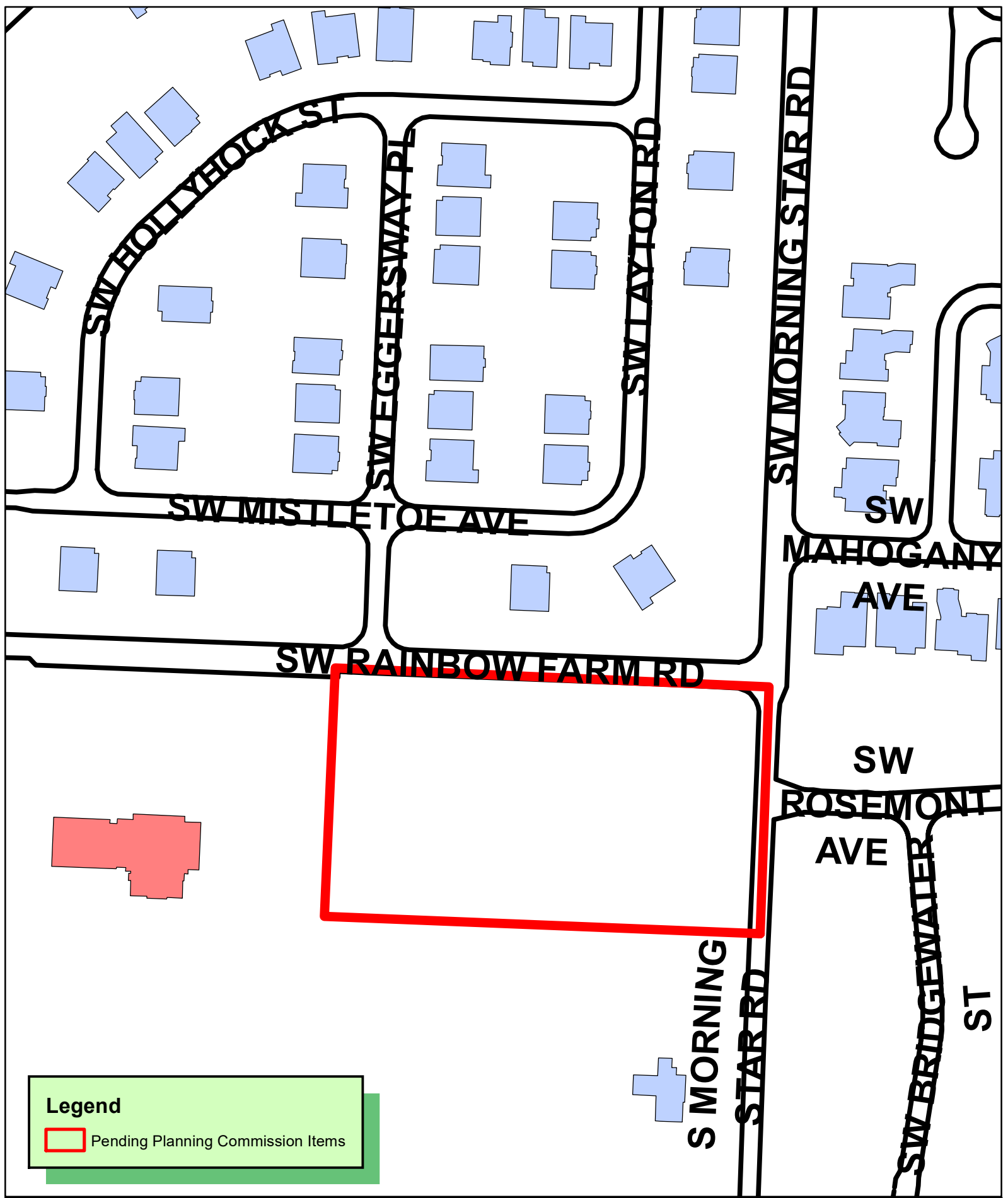
Consent Agenda Item [PP22-0006](#)

For the Planning Commission meeting on May 7, 2024

Details

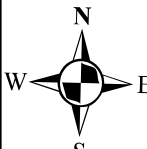
Preliminary Plat Extension: Located at the southwest corner of Southwest Rainbow Farm Road & South Morningstar Road, Srinivasa Bandaru, R-1, Low-Density Single-Family Residential, *PP22-0006*.

This is a preliminary plat extension request for Reid Subdivision Phase 2, Lots 1-13, PP22-0006. The applicant has not given a reason for the delay in their letter but verbally stated that the delay was due to financing which has now been squared away. The project was originally approved by the Planning Commission on June 6, 2023.



Legend

 Pending Planning Commission Items

 1 inch = 150 feet

PP22-0006 10/4/22
PRELIMINARY PLAT
REID SUBDIVISION PHASE 2


Page 20 of 28



April 26th, 2024

City of Bentonville
Attn: Keegan Stanton
305 SW A St
Bentonville, AR 72712

RE: PP22-0006 Reid Subdivision Extension Letter
(Sec 400.07 Expiration of Preliminary Plat Approval)

Planning Department,

Please accept this letter as a request for the extension of time from the referenced city code requirements. The preliminary plat plans were originally approved by Planning Commission on June 20th, 2023.

This project is on track to start soon. We plan to request a precon meeting soon with the city. Please allow for a 12-month extension to the expiration of this project.

Sincerely,

Phil Swope, PE
Project Engineer

REID SUBDIVISION

PRELIMINARY PLAT

OF LOT 1 REID SUBDIVISION CREATING REID SUBDIVISION PHASE 2- LOTS 1-13

Contact Information:

DEVELOPER / PROPERTY OWNER:
Parcel #: 01-18068-000
Srinivasa Bandaru & Parvathi Veeramachaneni
4600 SW Crossbow Cir
Bentonville, AR 72713

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Swope Engineering
7 Halsted Circle
Rogers, Arkansas 72756
479.877.7388 office

City of Bentonville - Engineering Department
Attn: Ellen Norvell, City Engineer
3200 SW Municipal Drive
Bentonville, AR,
Ph: (479) 271-5993
enorvell@bentonvillear.com

City of Bentonville - Stormwater
Attn: Janet Paith
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-5002
jpaith@bentonvillear.com

City of Bentonville - Planning Department
Attn: Tyler Overstreet, Planning Director
305 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-3122

City of Bentonville - Fire Department
Attn: Brad Arnold, Fire Marshal
800 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-3108

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

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

City of Bentonville - Electric Department
Attn: Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3159

City of Bentonville - Wastewater Department
Attn: Chris Earl
1901 NE "A" Street
Bentonville, AR 72712
Ph: (479) 271-3160
chrise@bentonvillear.com

City of Bentonville - Engineering Department
Attn: Ellen Norvell
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-5993
enorvell@bentonvillear.com

CITY OF BENTONVILLE MAYOR
117 W. Central Avenue
Bentoville, AR 72712
Assistant to the Mayor
CONTACT: Karilea Magee
(479) 271-5966 OFFICE

LOTS 3 THROUGH 14 SURVEY DESCRIPTION

BEING A REPLAT OF LOT 1, REID SUBDIVISION
CREATING LOTS 1 THROUGH 13, BENTON
COUNTY, ARKANSAS, AS SHOWN ON PLAT
RECORD 2011, PAGE 413.

PROJECTS NOTES

1. THE CITY OF BENTONVILLE STREETS STANDARDS, CRITERIA MANUAL, SUBDIVISION ORDINANCES, CENTERTON WATER AND SEWER, ELECTRIC UTILITY SPECIFICATION, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLAN OR INFORMATION CONTAINED WITHIN, CITY OF BELL A VISTA 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 COMMUNITY DEVELOPMENT DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-268-4980) 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 REQUIRING A FINAL INSPECTION
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRE-CON WITH THE COMMUNITY DEVELOPMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
5. ALL SIGNAGE AND STRIPING SHALL BE UN ACCORDANCE WITH THE MOST CURRENT VERSION OF MUTCD AND AASHTO TRAIL GUIDELINES.
6. NO LOTS SHALL HAVE ACCESS TO MORNING STAR AND RAINBOW ROAD

SITE INFORMATION

PROPERTY INFORMATION		
Gross Site area	106,297.56	2.44 acres
Proposed Dedicated R.O.W.	30,295.54 sq. ft.	0.70 acres
Net Site Area	136,593.10 sq. ft.	3.14 acres
Zoning	R-1	
ZONING REGULATIONS		
Front Yard Setback		20 ft
Rear Yard Setback		25 ft
Side Interior Setback		7 ft
Side Exterior Setback		20 ft
Lot Area (Minimum)		6,000 sq. ft.
Lot Width (Minimum) - interior/exterior		60 ft
Lot Depth (Minimum)		100 ft
SUBDIVISION INFORMATION		
Buildable Lots		11
Non-Buildable Lots		2
Total Lots		13

Utility Information:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
ATTN: BRENT BALDWIN
1133 EAST HAROLD STREET
FAYETTEVILLE, AR 72703
PH: 479-571-6609
CELL: 479-200-9022
BB6585@ATT.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: CHAD HODGE,
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: 479-263-7057
CHAD.HODGE@COX.COM

ATTN: TIM GOSS
PH:479-651-5583
TIMOTHY.GOSS@COX.COM

ARKANSAS DOT
ATTN: BEN KERWOOD
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
PH: 870-416-2961
BENJAMIN.KERWOOD@ARDOT.GOV

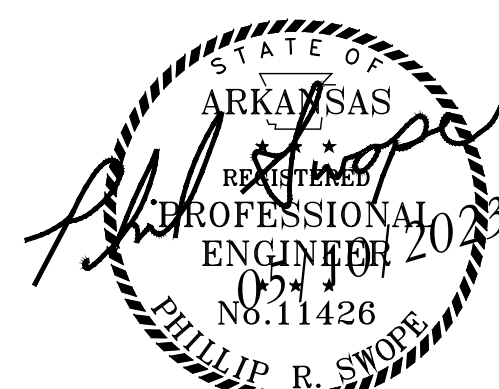
ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: MICAH THARP
PO BOX 329
BENTONVILLE, AR 72712
PH: 870-423-2161 EXT 1450
MTHARP@CARROLLECC.COM

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

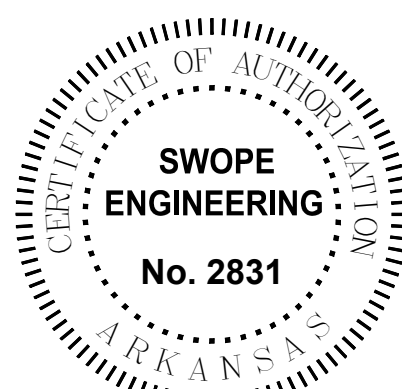


*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



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

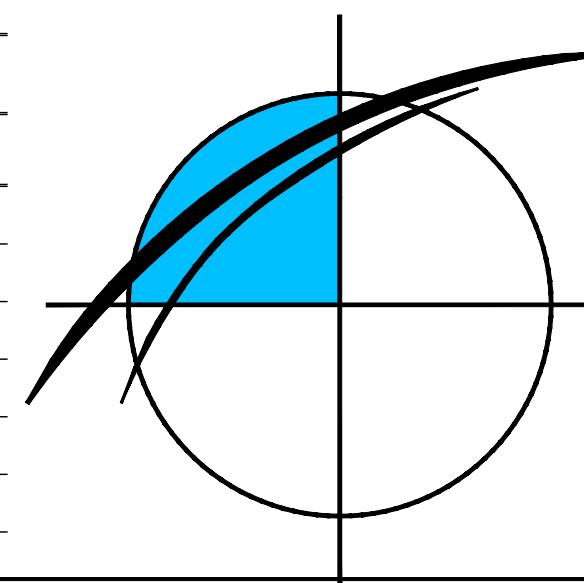
DATE



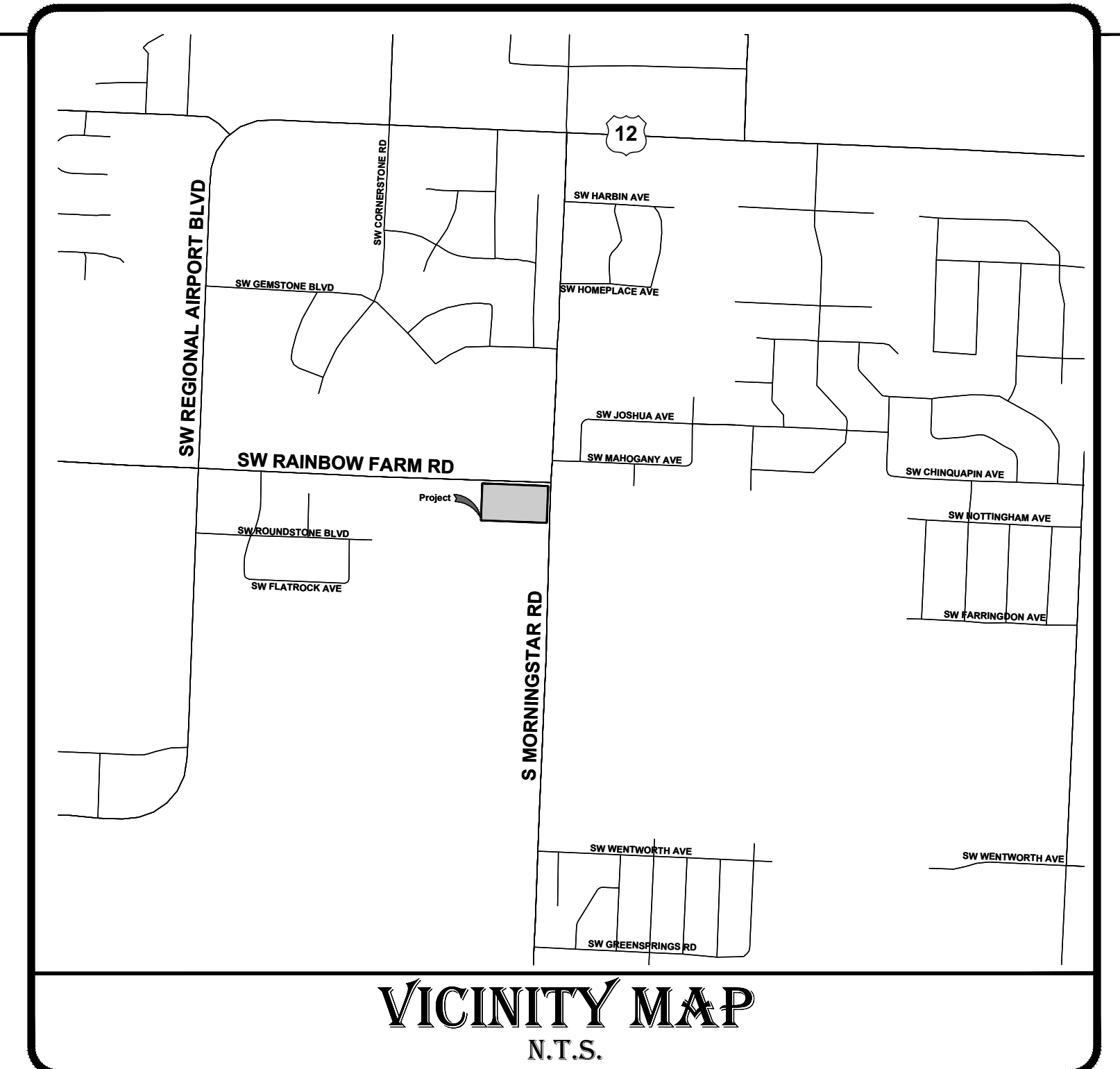
PP22-0006
DATE: MAY 10, 2023
REVISED: 05/10/2023

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	2/14/2023	1st SUBMITTAL
2	RE-2	--/--/20	
3	RE-3	--/--/20	
4	RE-4	--/--/20	
5	RE-5	--/--/20	
6	RE-6	--/--/20	



SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com **C1.0**



VICINITY MAP
N.T.S.

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

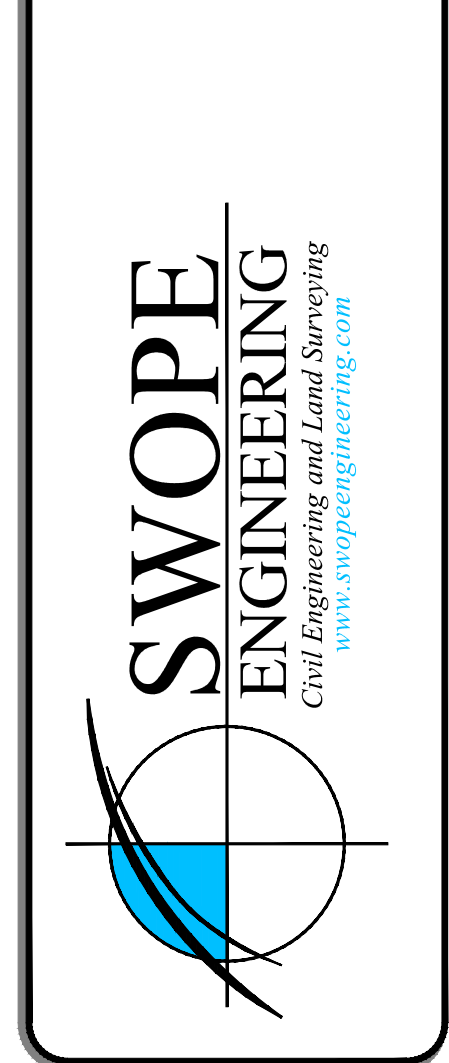
SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	Cover Sheet
C1.1	All General Notes
C2.0	Preliminary Plat
C3.0	Erosion Control & Demo Plan
C3.1	Erosion Control Plan
C3.2	Erosion Control Details
C4.0	Grading Plan
C5.0	Utility Plan
C6.0	Storm Line Plan & Profile
C7.0	Greenview Ave & Harvest Rd Plan & Profile
C7.1	SW Morning Star & SW Rainbow Farm Rd Plan & Profile
C7.2	Rainbow Farm Rd Plan & Profile
C8.0	Sewer Line A&B Plan & Profile
C9.0	Landscape Plan
C10.0	Roadway & Signage Details
C10.1	Storm Drain Details
C10.2	Storm Drain Details
C10.3	BWSD Details
C10.4	BWSD Details
C10.5	BWSD Details
C10.6	BWSD Details
C10.7	BWSD Details
C10.8	BEUD Details
C10.9	BEUD Details
C10.10	BEUD Details

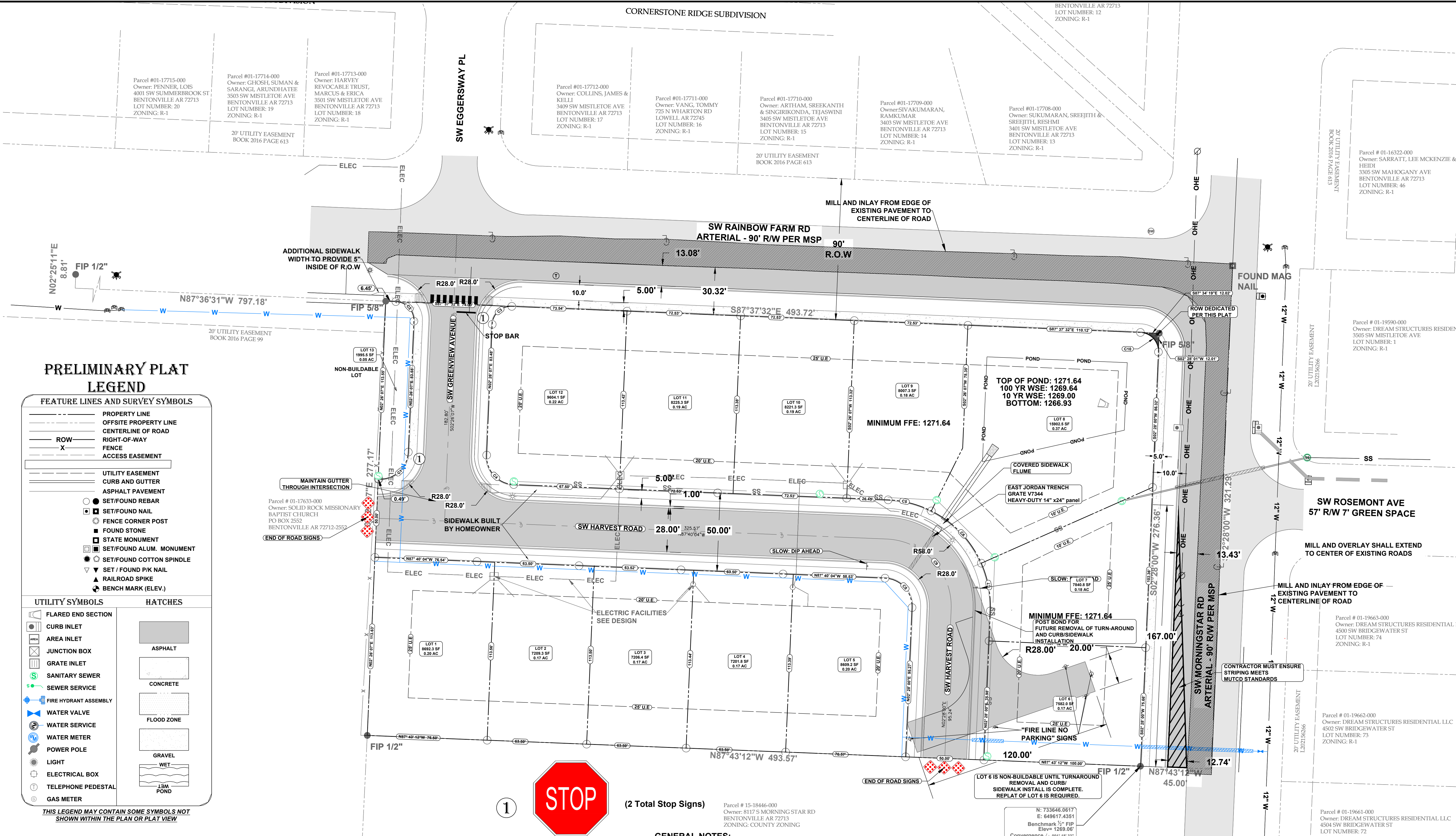
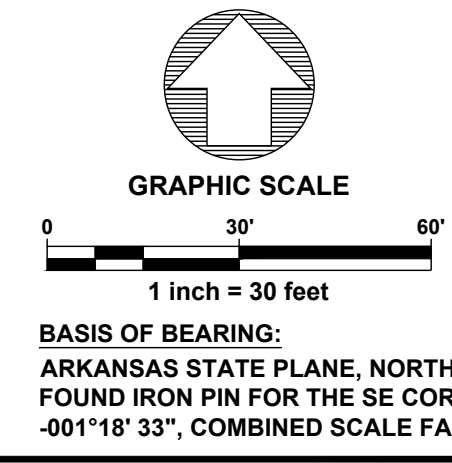
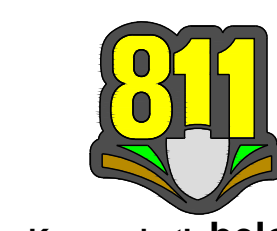


PRELIMINARY PLAT
PROJECT NAME
PRELIMINARY PLAT OR LSD
OWNER
ADDRESS LINE 1
ADDRESS LINE 2

NO.	DATE	REVISION	FIRST SUBMITTAL
1	5/29/2023		



DRAWN BY:	PHIL	JOB NUMBER:	21-211
SUBMITTAL DATE:	5/29/2023	CITY NUMBER:	PP22-0006
DRAWING NAME:	21-211 SRI PLD.WG	SHEET NUMBER:	
C2.0			



PRELIMINARY PLAT LEGEND

- FEATURE LINES AND SURVEY SYMBOLS**
- PROPERTY LINE
 - OFFSITE PROPERTY LINE
 - CENTERLINE OF ROAD
 - RIGHT-OF-WAY
 - FENCE
 - ACCESS EASEMENT
- UTILITY EASEMENT**
- CURB AND GUTTER
 - ASPHALT PAVEMENT
- SET/FOUND REBAR**
- SET/FOUND NAIL
 - FENCE CORNER POST
 - FOUND STONE
 - STATE MONUMENT
 - SET/FOUND ALUM. MONUMENT
 - SET/FOUND COTTON SPINDLE
 - SET/FOUND P/K NAIL
 - RAILROAD SPIKE
 - BENCH MARK (ELEV.)
- UTILITY SYMBOLS**
- FLARED END SECTION
 - CURB INLET
 - AREA INLET
 - JUNCTION BOX
 - GRATE INLET
 - SANITARY SEWER
 - SEWER SERVICE
 - FIRE HYDRANT ASSEMBLY
 - WATER VALVE
 - WATER SERVICE
 - WATER METER
 - POWER POLE
 - LIGHT
 - ELECTRICAL BOX
 - TELEPHONE PEDESTAL
 - GAS METER
- HATCHES**
- ASPHALT
 - CONCRETE
 - FLOOD ZONE
 - GRAVEL
 - WET
 - POND
- THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

THERE CAN NOT BE ANY THING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT DISTANCE AREAS

All Building Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code.

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C37943, Effective Date June 05, 2012.

WETLANDS INFORMATION

There are no known Wetlands on this Site.

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	28.24	18.00	89.90	N47° 23' 02"E
C2	18.86	12.00	90.06	N42° 35' 42"W
C3	18.84	12.00	89.94	N47° 24' 18"E
C4	28.31	18.00	90.10	N42° 36' 58"W
C5	28.66	68.00	24.15	N75° 35' 36"W
C6	47.03	68.00	39.63	N43° 42' 13"W
C7	31.28	68.00	26.36	N10° 42' 39"W
C8	28.32	18.00	90.13	N42° 36' 02"W
C9	67.65	43.00	90.13	N42° 36' 02"W
C10	18.87	12.00	90.09	S42° 34' 46"E

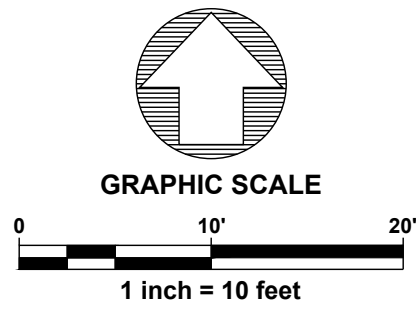
(2 Total Stop Signs)



GENERAL NOTES:

- OTHER THAN "STOP" SIGNS, NO ADDITIONAL SIGNAGE IS PROPOSED AT THIS TIME.
- NO KNOWN FENCE AT THIS TIME. A SEPARATE PERMIT WILL BE REQUIRED FOR FENCING.
- ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR 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 MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNERS' ASSOCIATION THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY INDIVIDUAL HOMEOWNERS.
- PROJECT IS NOT WITHIN THE AIRPORT ZONE.
- 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.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER SHALL OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- 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.

TAPER LENGTH (ARTERIAL) $L = WS^2/155$
 $= 12.74X(45)^2/155 = 167 \text{ FT}$



LANDSCAPING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
7. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
8. ALL PROPOSED TREES SHALL BE MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

SEEDING AND SODDING NOTE:

1. ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND WITH TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED WITH STRAW. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
2. ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.
3. ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC AND STAKED.
4. AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE PLAN.

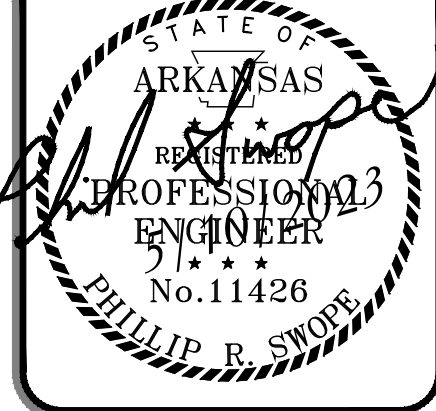
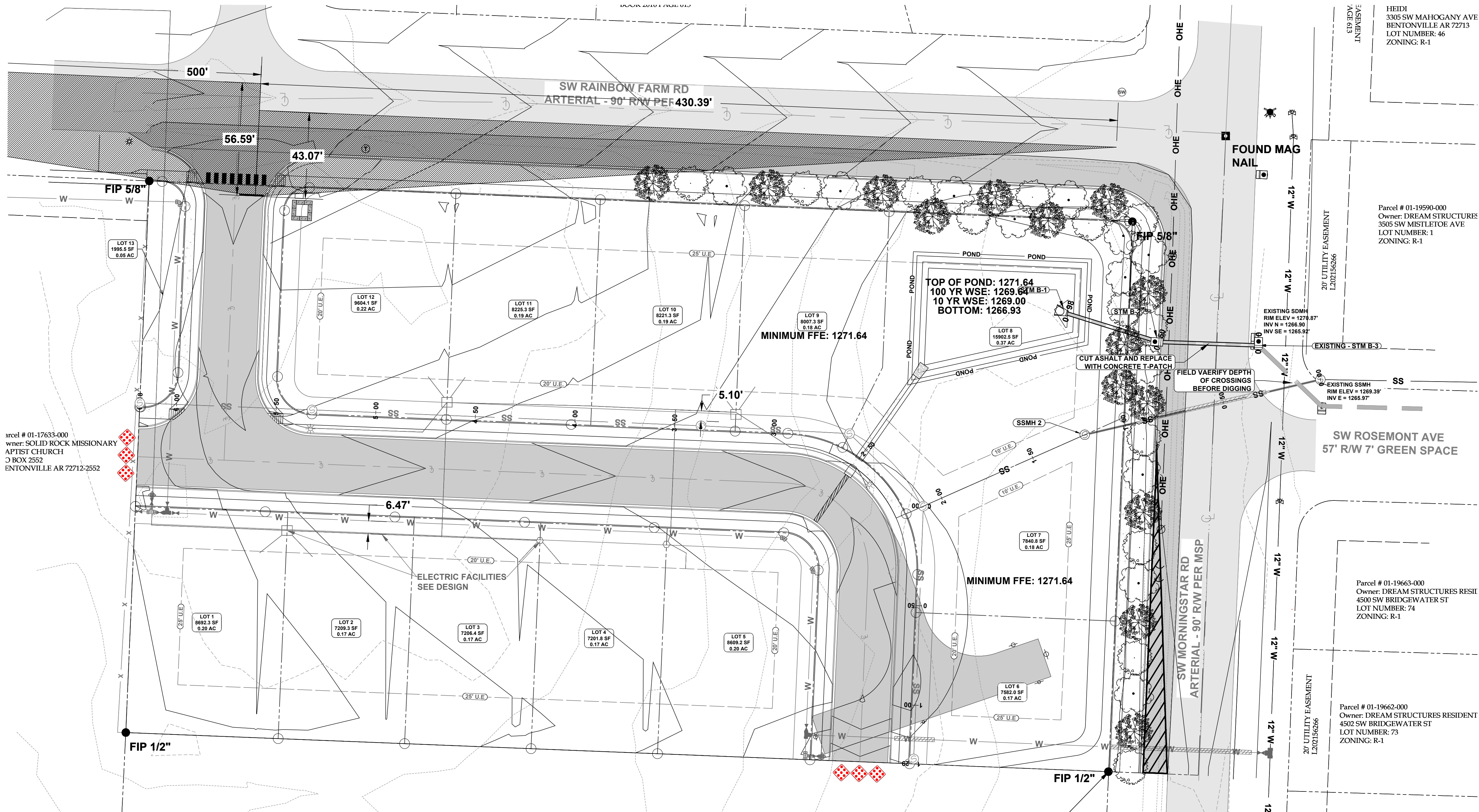
LANDSCAPE REQUIREMENTS:
TOTAL STREET FRONTAGE = 988 FT
1 SHADE TREE PER 20 FT

765 / 20 = 39
39 SHADE TREES REQUIRED
39 SHADE TREES PROVIDED

PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
12		NORWEGIAN SUNSET MAPLE Acer x. Norwegian Sunset	4" CAL / B&B AS SHOWN; MATURE HEIGHT & SPREAD: 35 FT & 35 FT
13		TRIDENT MAPLE Acer buergerianum	4" CAL / B&B AS SHOWN; MATURE HEIGHT & SPREAD: 30 FT & 25 FT
14		YOSHINO CHERRY Prunus x yedoensis	2" CAL / B&B AS SHOWN; MATURE HEIGHT & SPREAD: 25 FT & 30 FT

USE SIGHT DISTANCE OF 220' FOR BOTH RAINBOW FARM& MORNING STAR



LANDSCAPE PLAN

PROJECT NAME
PRELIMINARY PLAT OR LSD
OWNER
OWNER ADDRESS LINE 1
OWNER ADDRESS LINE 2

NO.	DATE	REVISION
1	2/14/2023	FIRST SUBMITTAL

SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DESIGNED BY: JOHN
SUBMITTAL DATE: 2/14/2023
DRAWING NAME: 21-211 SRI PR.DWG
SHEET NUMBER: C9.0

JOB NUMBER: 21-211
CITY NUMBER: PP22-0006





VanWell Investments LLC

1011 Southeast C Street

PC Date: 5/7/2024

Staff Report Details

Project Number	RZ24-0015
Applicant / Current Owner	VanWell Investments LLC
Site Area	+/- 0.54 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	High Density Residential (HDR)
Development Type / Use	Townhomes
Related projects	N/A

Property Description

The subject property is located at 1011 Southeast C Street. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Low Density Residential (LDR). Surrounding zoning districts include R-1, Low-Density Single-Family Residential to the South, East, and West, and R-3, Medium-High Density Multifamily Residential to the North.

Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential, with an accompanying land use amendment request from Low Density Residential (LDR) to High Density Residential (HDR). The applicant states in their narrative that they are planning on building townhomes, but there is a bond project to the west that could affect the setbacks for the development.

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Low Density Residential (LDR). The block to the west of the

Relationship to the General Plan / Projected Traffic Impact

request is designated as High Density Residential (HDR) and to the north is designated as Medium Density Residential (MDR). High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

Public Comment

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

Analysis / Waivers

The subject property is located in an area with a mix of land use designations. Within just a few blocks of this request are Low Density Residential (LDR), Medium Density Residential (MDR), RO, Residential Office, DN-2, Downtown Medium Density Residential, and A-1, Agriculture. It is also located in Priority Area 1 Downtown Intensification, which this request would meet the intent of, as the land use and thereby zoning, would allow for more intense uses than those found in the R-1, Low-Density Single-Family Residential district.

The site is located within a flood hazard area. A Floodplain Development Permit will be required with any proposed Large Scale Development or Preliminary Plat.

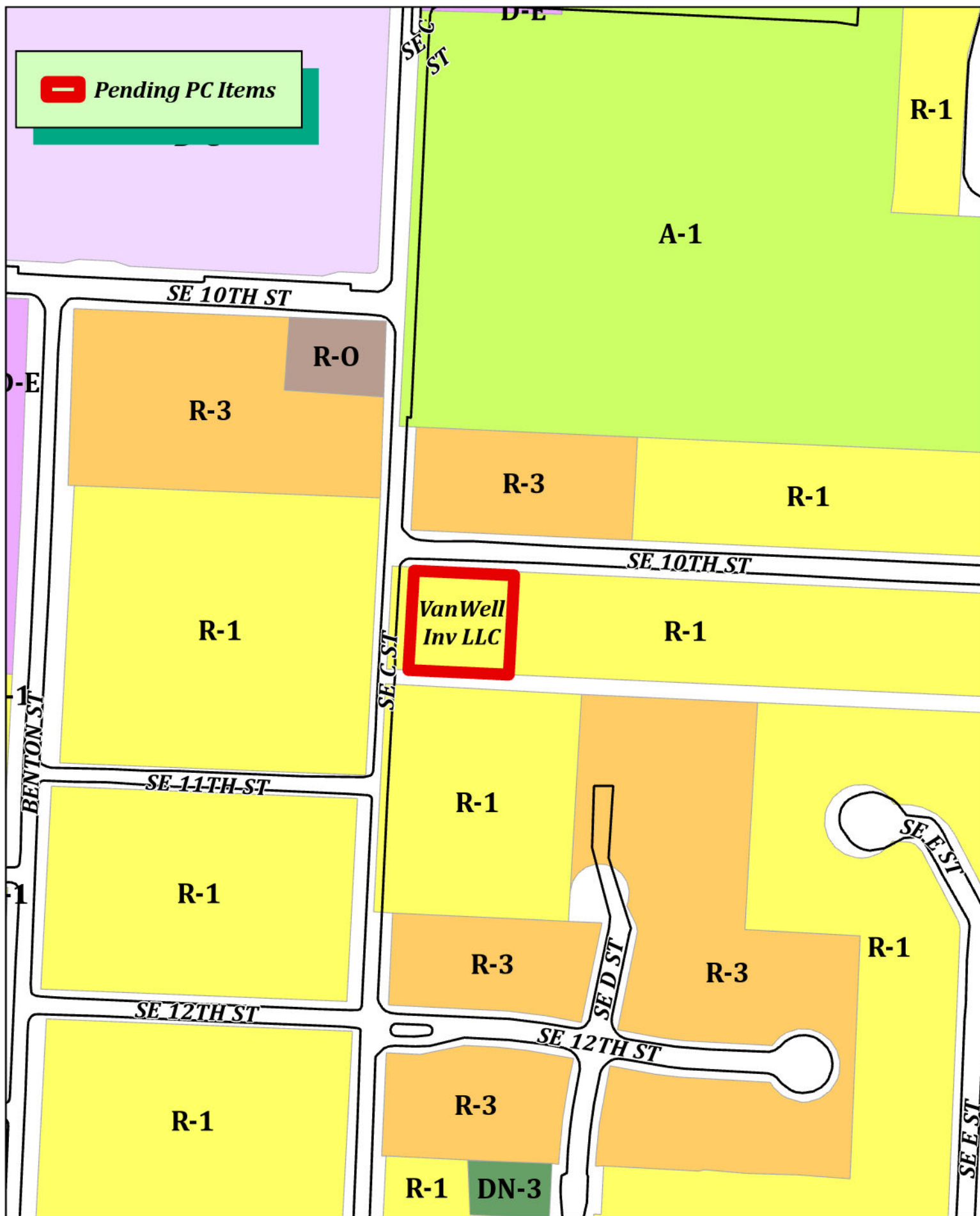
Conclusion

Given this property's location within a mix of land uses, zoning districts, and building types, as well as the Community Plan's call for this area to be intensified in Downtown, this request may fit into the area, however, there are unknowns associated with the project associated with drainage as stated in the applicant's narrative. This location at the intersection of SE 10 and SE C Street with the adjacency of the C Street bike way would make a good node to start intensifying the neighborhood, if indeed that is the goal of the community. Given the uncertainties associated with the drainage and the potential future land use map amendments of "Plan Bentonville" staff recommends delaying this action until more information can be obtained.

Additional Details



Pending PC Items



RZ24-0015
VanWell Inv LLC
R-1 to DN-4



We are writing to request a rezone of parcel ID 01-05044-000 located at physical address of 1011 SE C St. Bentonville, AR 72712.

Current Zoning: R-1

Proposed Zoning: DN4

Parcel Owner: VanWell Investments LLC

The parcel's current land use is listed as low density residential. Directly across C St is high density residential use, and medium density residential uses are located directly across 10th St from our site as well many other medium density use designations on 10th. We are in the Downtown intensification strategic growth zone. Soma Terrace townhomes have been approved on 10th St as well as two other mid-block parcels being re-zoned to DN 2. We feel the pattern of recent development in the area justifies a zoning of DN 4 for our parcel.

The site is well situated for utilities with a 6" water main running along our north boundary and another 6" water main across C street from our site. An 8" sewer main is running along our south boundary and another 6" sewer main is running along our west boundary on our side of C St.

We are requesting DN 4 zoning because we are unsure what impact the drainage easements associated with a city bond project will have on our site as well as what potential ROW dedication may be asked for upon development. We would like the added flexibility on lot size and setbacks of the DN 4 zone to deal with any of these potential restrictions we might encounter.

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: RZ24-0015)**

WHEREAS, VANWELL INVESTMENTS 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 and to HIGH-DENSITY RESIDENTIAL, which property is described as follows:

LOT A, ANTON ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS,
AS SHOWN ON PLAT RECORD 13 AT PAGE 436. SUBJECT TO A 20 FT PRIVATE DRIVE
ALONG THE SOUTH SIDE OF SUBJECT PROPERTY. LESS AND EXCEPT 22.8 FEET ON
THE WEST SIDE;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 7, 2024 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 _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, 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 DN-4, DOWNTOWN MIXED-USE
RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0015)**

WHEREAS, VANWELL INVESTMENTS 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 DN-4, DOWNTOWN MIXED-USE RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT A, ANTON ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 13 AT PAGE 436. SUBJECT TO A 20 FT PRIVATE DRIVE ALONG THE SOUTH SIDE OF SUBJECT PROPERTY. LESS AND EXCEPT 22.8 FEET ON THE WEST SIDE;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 7, 2024 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-4, DOWNTOWN MIXED-USE 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-4, DOWNTOWN MIXED-USE 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 _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Haney Enterprises, LLC

841, 843, 855, & 857 Northwest 14th Street

PC Date: 5/7/2024

Staff Report Details

Project Number	RZ24-0017
Applicant / Current Owner	Johnny Haney/Haney Enterprises, LLC
Site Area	+/- 0.97 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	Medium Density Multifamily Housing (Townhomes)
Related projects	N/A

Property Description

The subject property is located at 841, 843, 855, and 857 Northwest 14th Street, abutting Walton. The property is presently zoned C-2, General Commercial, with a land use designation of Low Density Residential (LDR). The property has direct access to both Northwest 14th Street and North Walton Boulevard. Surrounding zoning districts include C-2, General Commercial to the North with a Wal-Mart Neighborhood Market, West with existing commercial development, and South with Habitat for Humanity, and R-1, Low Density Single Family Residential to the East and Northeast, and R-2, Medium Density Two Family and Townhomes to the Southeast constructed by the same owner.

Project Details

The applicant has requested a rezoning of the property from C-2, General Commercial to R-2, Medium Density Two Family and Townhome Residential, with an accompanying land use amendment request from Low Density Residential (LDR) to Medium Density Residential (MDR). The applicant states in their narrative that they plan to create townhomes on the property.

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Low Density Residential (LDR). Additionally, the blocks on the east, southeast, and northeast are classified as Low Density Residential (LDR). The blocks to the north, west, and south are designated as General Commercial.

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 worship, etc.

Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

This zoning request is not consistent with the Future Land Use Map, recommending Low Density Residential for land use and R-1, Low Density Single Family Residential or PRD, Planned Residential Development for zoning. However, this location is within Priority Area 2 of the Community Plan which calls for infill growth supporting the development of vacant properties already served by infrastructure within the context of existing development.

Public Comment

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

Analysis / Waivers

The subject property is located within a mix of Low Density Residential (LDR) and Medium Density Residential (MDR) designations. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan, Priority Area 2 Infill in accommodating a growing population and increased demand for housing.

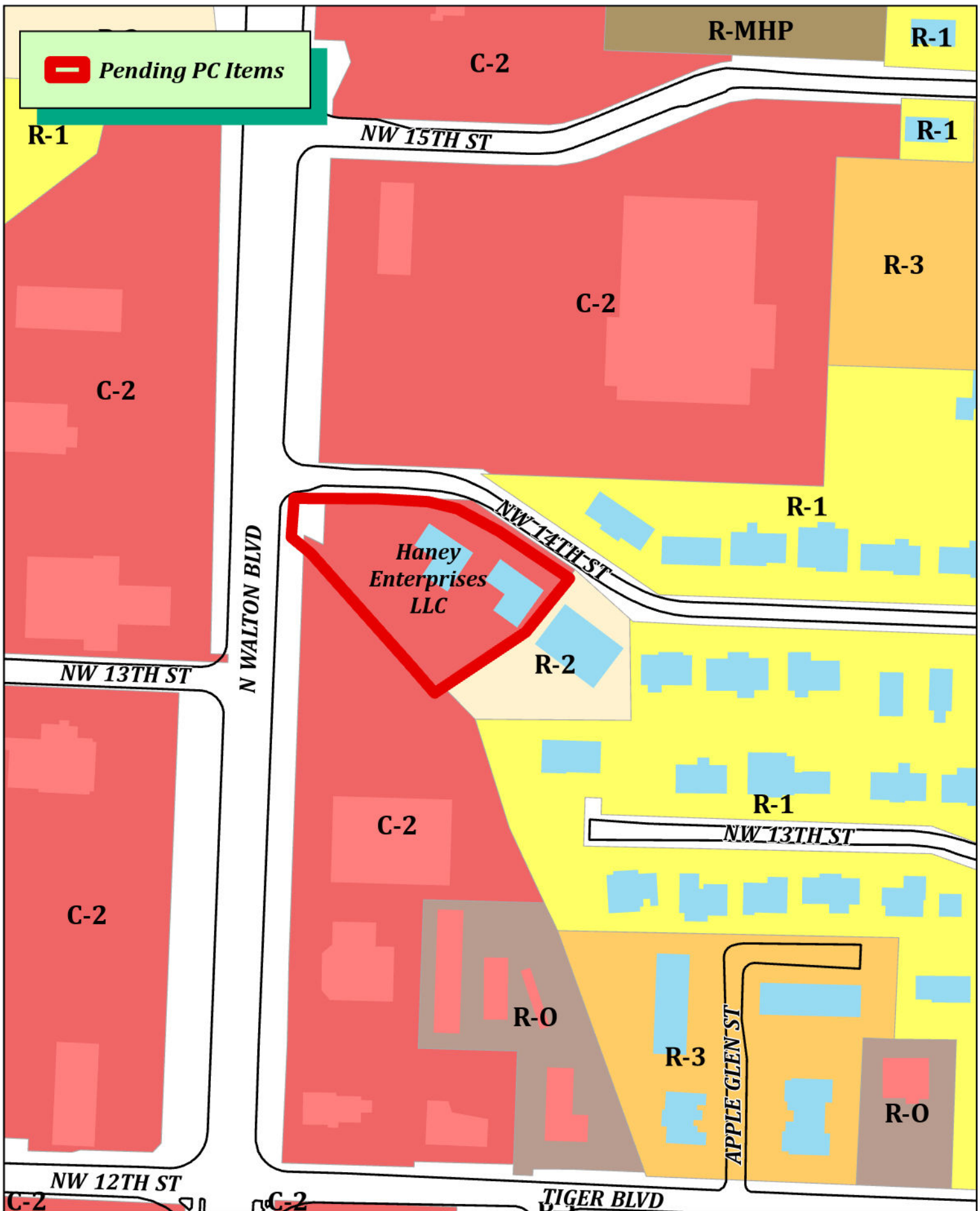
Similarly, this property lies within a mix of zoning districts. C-2, General Commercial is to the north, west, and south, whereas R-1, Low Density Single Family Residential is to the east and northeast and R-2, Medium Density Two Family and Townhome Residential is to the southeast.

From a built environment lens, this street constitutes a mix of residential and commercial unit types: single-family homes, townhomes, and commercial development. All public utilities exist and currently service this site.

Conclusion

Given this property's location within a mix of land uses, zoning districts, and building types, as well as the Community Plan's call for this area to support a growing population and increased housing demand, staff recommends approval of this request.

Additional Details



Rezone Narrative

Lots 1 and 2 of Northwoods Addition, Bentonville, Arkansas

Parcel # 01-03496-000 - 855/857 NW 14th Street

Parcel # 01-03497-000 – 841/843 NW 14th Street

Current Zoning: C-2, General Commercial

Proposed Zoning: R-2, Medium Density Two Family and Townhome

Current Land Use Classification: Commercial

Proposed Land Use Classification: Medium-Density Residential

Owner: Haney Enterprises, LLC

Reason for rezone and land use amendment: To create medium density multi-family units.

How will property relate to surrounding properties:

North C-2:

Property borders NW 14th Street with a Wal-Mart Neighborhood Market on the north side of 14th Street and one single-family residence between the Market and 14th Street

West C-2:

Property West of Walton Blvd is existing Commercial development

South C-2:

Property south is Habitat for Humanity and NWA Restore it

East R-2:

Property was rezoned from R-1 to R-2 in 2022 for the same owner to create the 4-plex townhomes that are under construction

Proposed Use: Medium Density Multifamily Housing (Townhomes)

Traffic: The current city infrastructure is adequate to accommodate the use. No significant impact is expected to traffic.

Signage: No signs are proposed, any future signage to comply with city ordinances and regulations.

Appearance: Townhome style units with architectural design per City of Bentonville Development codes.

Water and Sewer Availability: 6" Water line along NW 14th Street and a 6" Sewer line to the North in NW 14th St. and an 8" Sewer along the south side of the property in the natural ravine.

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM LOW-DENSITY RESIDENTIAL TO MEDIUM-
DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0017)**

WHEREAS, HANEY ENTERPRISES, 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 and to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

LOTS 1 AND 2 OF NORTHWOODS ADDITION TO THE CITY OF BENTONVILLE AS
SHOWN IN PLAT RECORD W-165;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 7, 2024 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 MEDIUM-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 _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF C-2, GENERAL
COMMERCIAL TO R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME
RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0017)**

WHEREAS, HANEY ENTERPRISES, 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 C-2, GENERAL COMMERCIAL to R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOTS 1 AND 2 OF NORTHWOODS ADDITION TO THE CITY OF BENTONVILLE AS SHOWN IN
PLAT RECORD W-165;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 7, 2024 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 C-2, GENERAL COMMERCIAL to R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME 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 C-2, GENERAL COMMERCIAL to R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME 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 _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Lanterns on 4th

Southeast 4th Street

PC Date: 5/7/2024

Staff Report Details

Project Number	PUD23-0001
Applicant / Current Owner	Modus Studio/Market District II LLC
Site Area	+/- 1.38 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	Planned Unit Development (PUD)
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	
Development Type / Use	Mixed-use
Related projects	LSD24-0013, PLA23-0023

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 12/5/23 PC Meeting

The revised project removes the top floor of the building, lowering the height from 6 stories, or 75 feet, to 5 stories, or 62 feet. The unit mix was changed to preserve the number of units approved in the previous plan. Studios were bumped up from 35% to 58% of the total units, while 1-bed was dropped from 40% to 25%, and 2-bed dropped from 25% to 17%.

The total open space provided decreased as well from 0.4 acres, or 28% of the area of the site down to 0.34 acres, or 25% of the area of the site. This still exceeds the minimum required for a PUD of 20%. The open space located on the east side of the structure was originally located on the third floor and has been shifted down to the second floor, accounting for some of the change in the street side design. Further minor adjustments to the facade can be noted in the elevations and renderings.

Project Details

The amended Planned Unit Development consists of 156 multi-family units, of which 58% are studio, 25% are 1-bed, and 17% 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 .34 acres or 25%. 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, some compact, as shown in the exhibit, 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 62 feet high, a total of 5 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? : **No**

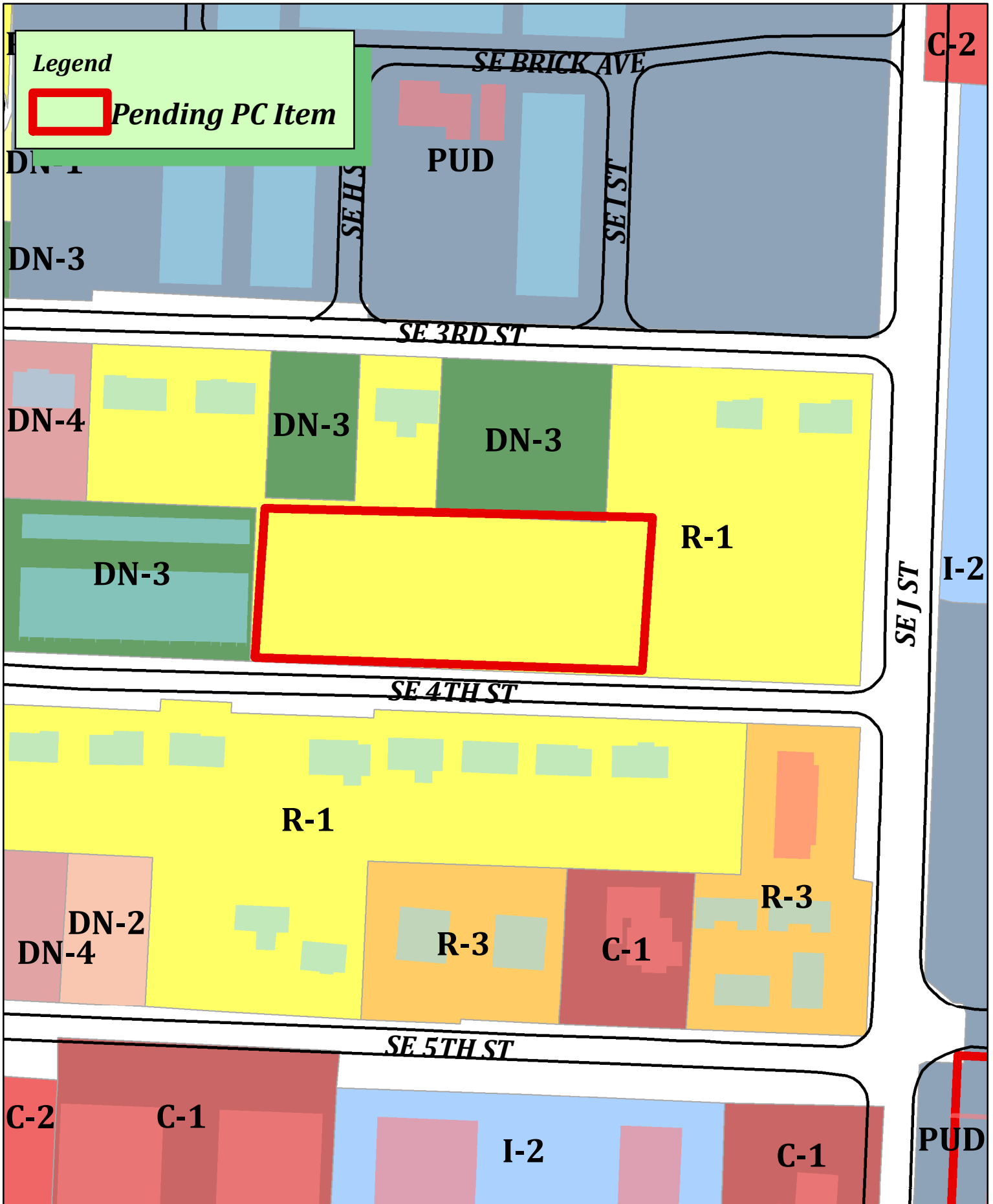
Analysis / Waivers

There is a conflict with the landscaping screen and the utilities along the north side of the property. The developer is seeking a waiver of the landscape screen.

Conclusion

Given the ways in which this proposal has been modified to remove 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 amended PUD.

Additional Details



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



NARRATIVE

1
Planned Unit Development Intent.

This project seeks to address the ongoing housing crisis in Northwest Arkansas by occupying a formerly suburban, but increasingly urban infill site in a swiftly transitioning neighborhood near the new Walmart Headquarters. The Planned Unit Development approach allows stakeholders to understand the intent, qualities, and merits of the proposed project.

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.

The amenities are burgeoning and people need quality housing to call home. This project will provide new options within the context of Bentonville and the greater Northwest Arkansas community.

2
Description of Land Uses.

This PUD includes the following mixed-use allocations:

Neighborhood Commercial.
Approximately 5,000 square feet located along SE 4th Street will be allocated for office, retail, food + beverage or other general commercial uses including the packaged sale of beer, light wine and/or spirits. We envision a restaurant with a bar or a neighborhood bodega in this space.

Housing.
Approximately **156** units of new multifamily housing, with the following mix:

studio units: **35%**
1 bedroom units: **40%**
2 bedroom units: **25%**

Parking.
The project will be properly parked with a combination of street parking and structured parking within a podium at ground level. Angled street parking will be provided for shared commercial and residential uses. Ample covered parking and secured storage for bicycles will also be provided for both customers and tenants within this highly walkable and bikable area. One covered and secured bike storage space will be provided per unit.

Elevated Courtyards.
Elevated courtyards will be provided to meet exceeded minimum open space requirements. Secure 24 hour keycard access will be provided for customers and tenants. Elevated courtyards will be ADA accessible and will meet all applicable code requirements.

3
Structural Design.

This project will consist of 5 stories of wood framed structure for the housing units built on top of a concrete podium that will contain the screened parking, entry lobby and the Neighborhood Commercial retail space.

4
Development Criteria.

The proposed project seeks to adhere to all materiality and articulation requirements of the city design and approval process and will be confirmed through the LSD process.

The entire project will be constructed in one phase.

The project will include a sewer capacity study to be submitted as part of the LSD process.

A preliminary Traffic Impact Report will be conducted prior to completion of the PUD phase of the project.

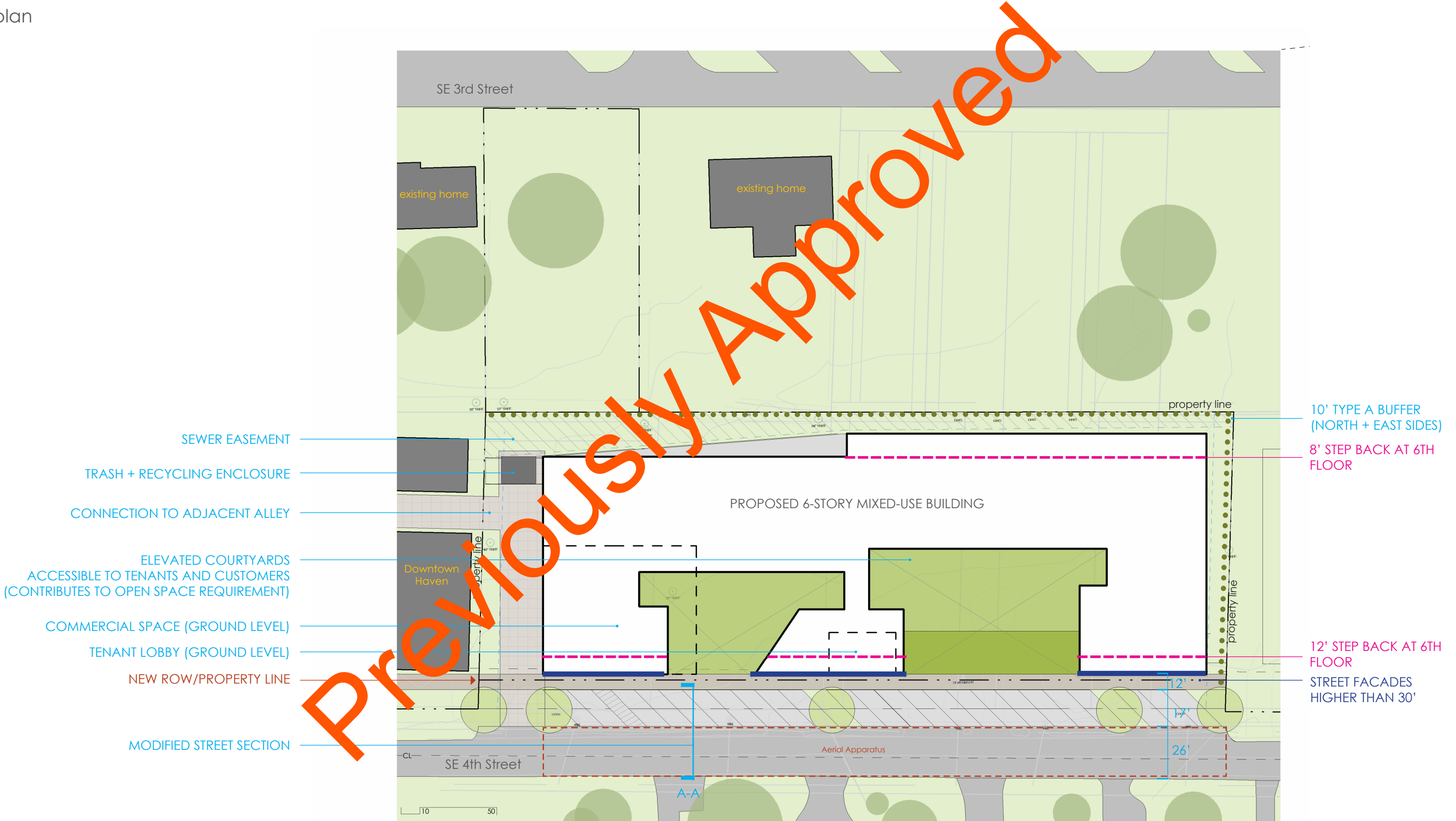
PUD Summary.

SITE.		BUILDING.	
Site Area:	1.38 acres	Neighborhood Commercial:	5,250 SF +/-
Open Space Required:	.28 acres 20%	Amenities + Housing:	155,300 SF +/-
Open Space Provided:	.40 acres 28%	Units:	156
		Density:	113
Setbacks:		Parking:	35,300 SF +/-
Front:	0'	Total Spaces:	144
Side:	10'	Parking Ratio:	.92
Rear:	10'	Secured bike storage:	1 per unit
Building height:	75'*		
12' step back on south elevation at 6th floor			
8' step back on north elevation at 6th floor			

*elevator bulkhead, mechanical screens and other code required items may add to building height as the design progresses.

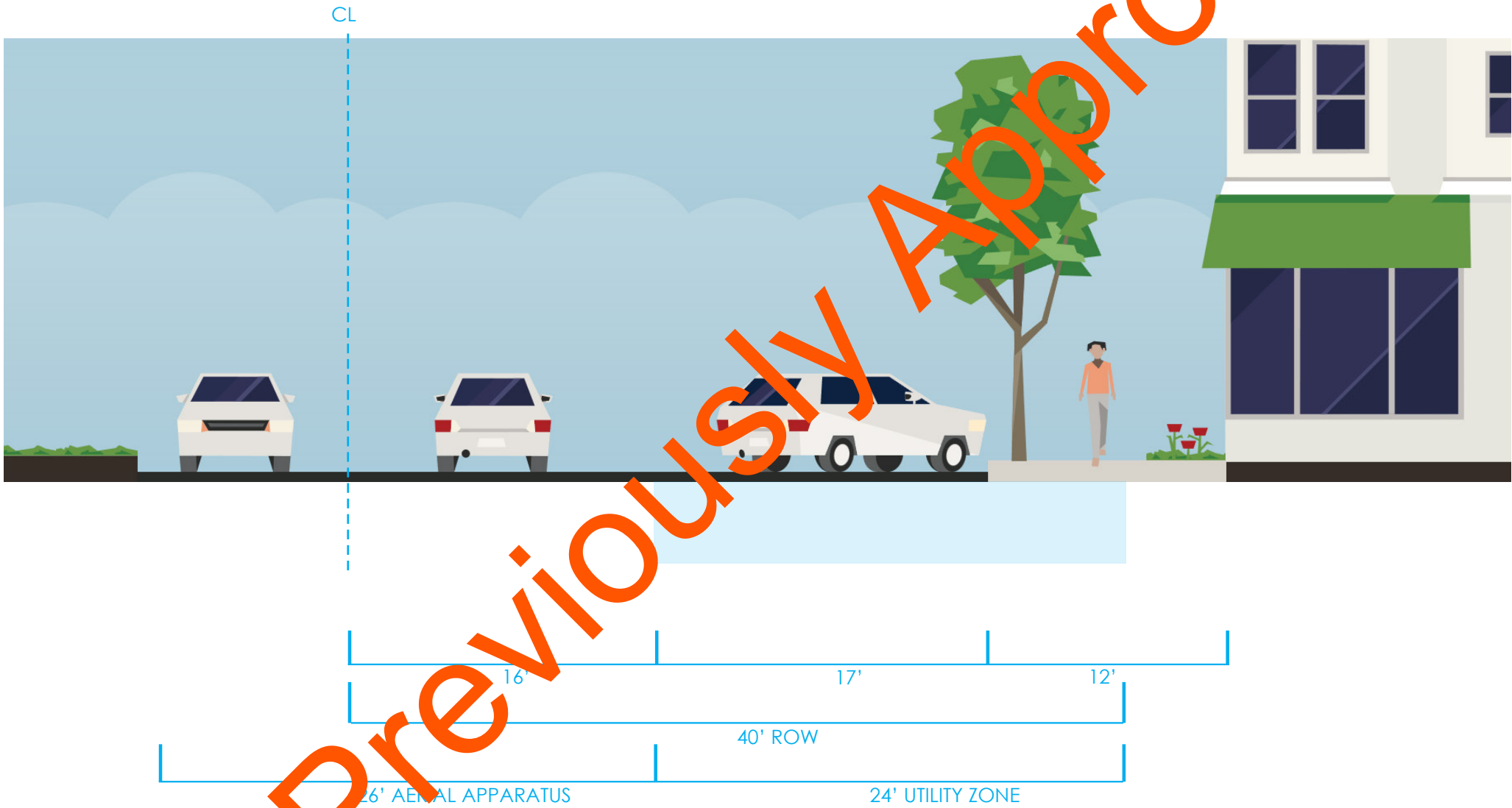
PLAN SET

concept plan



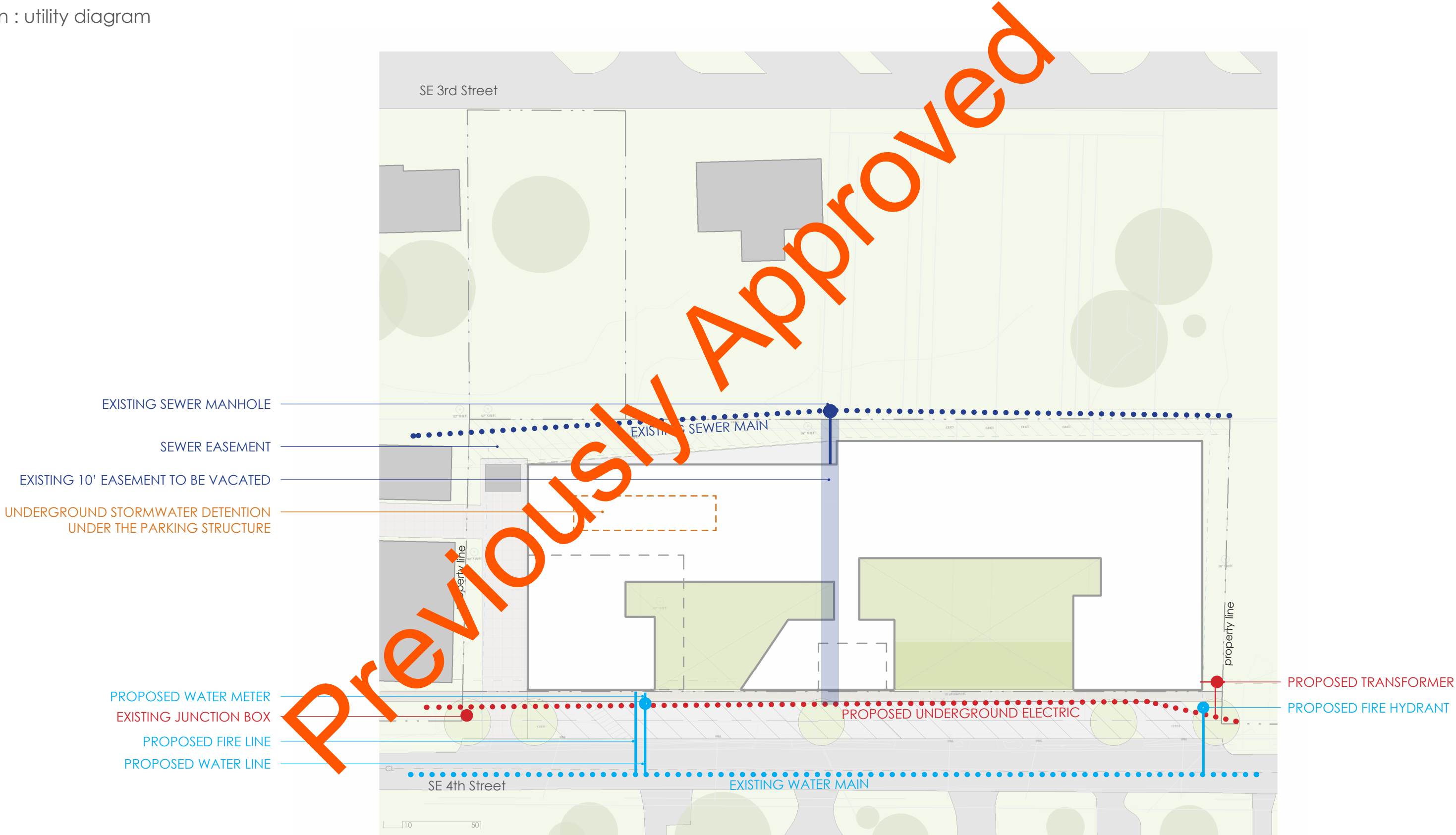
PLAN SET

modified street section A-A



PLAN SET

concept plan : utility diagram



PLAN SET

concept plan : fire access

- Construction Type.

Podium:

Residential Floors:
- type I

type III

Fire Protection.

Sprinklers:

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)

PROPOSED 6-STORY MIXED-USE BUILDING

PLAN SET

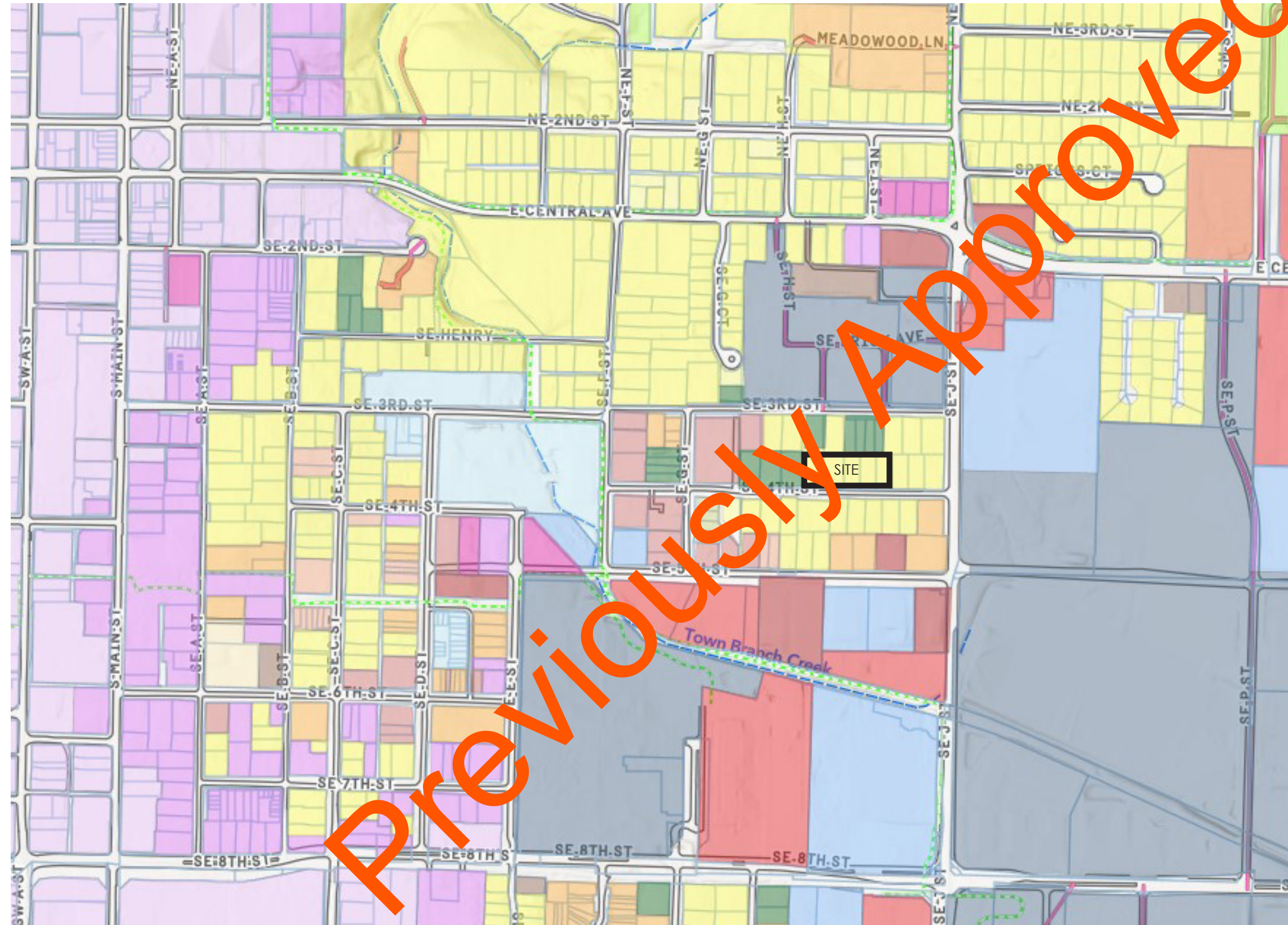
context diagram



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.

current zoning

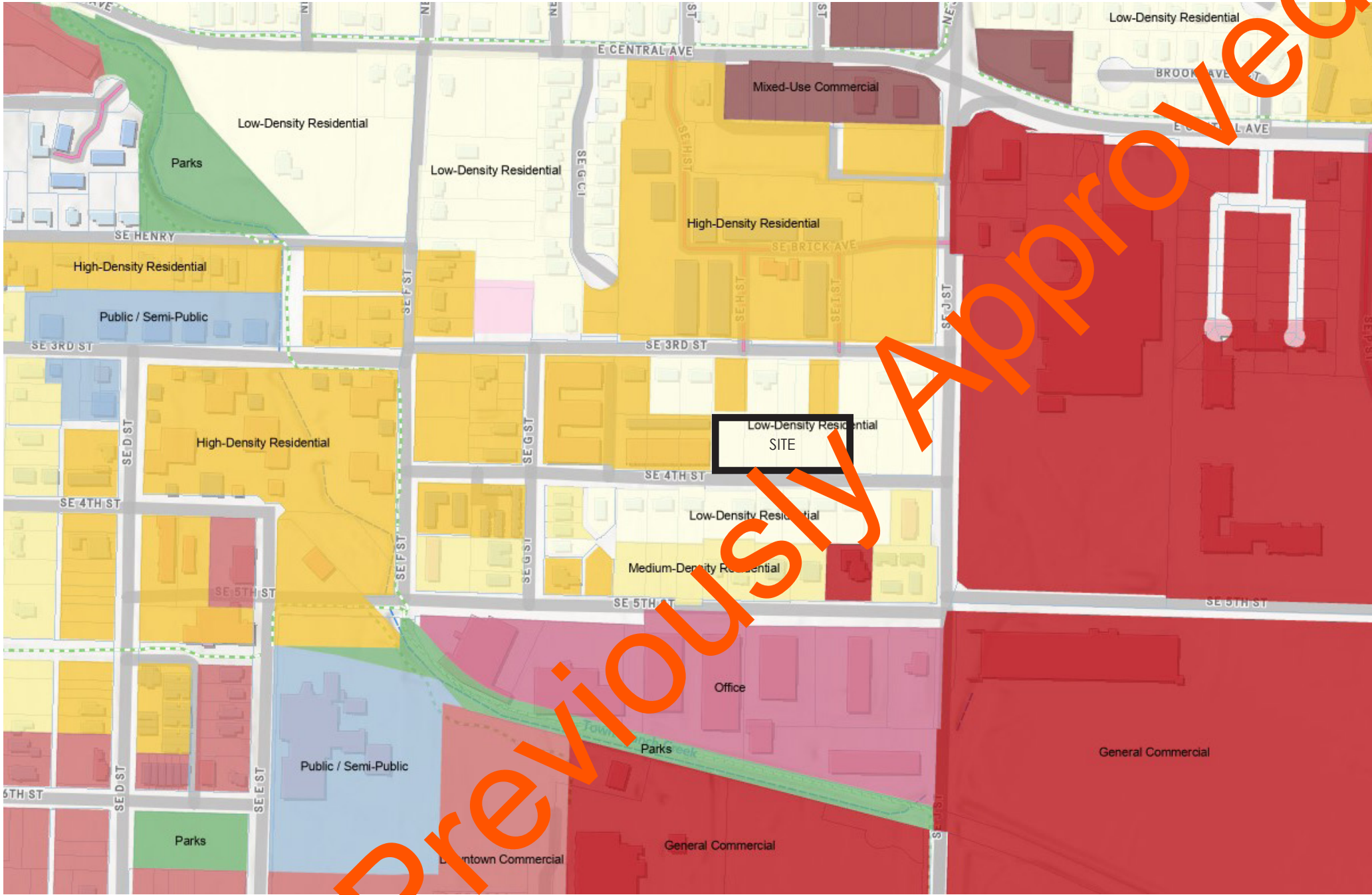


The PUD encompasses a 1.38 acre site that is bound by SE 4th Street along the southern edge. There has been ample transition along this corridor into appropriate housing typologies for increased density in a very walkable and bikable area of Bentonville. This will be the third development along 4th Street 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



Land Use Intent.

The proposed mixed-use project will address the need for high-density housing in a rapidly growing area of Bentonville.

PLAN SET

street elevations



South Elevation



East Elevation



North Elevation



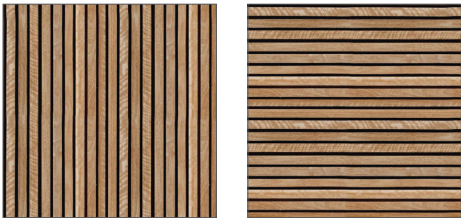
West Elevation

Primary Materials



masonry (brick / brick screen)
glass
other code permitted materials

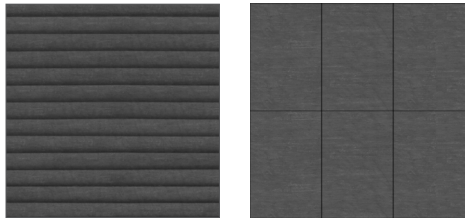
Special Use Materials



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.

PUD REVISION #1

March 29, 2024
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
Tara Bray, AIA tara@modusstudio.com

Civil Engineer + Landscape Architect:
Ecological Design Group
Brahm Driver, PE bdriver@ecologicaldg.com
Leslie Tabor ltabor@ecologicaldg.com



SUMMARY OF CHANGES.

- Unit mix changed from PUD approved ratios to increase the number of studio units. No change in PUD approved unit count.
- Building height changed from PUD approved 6 story building (75') to a 5 story building (62')
- Changed from PUD approved type III construction to type V construction for residential floors
- Open space percentage changed from PUD approved 28% to 25%.
- Waiver requested for type A buffer along the north property line due to sewer easement.

A waiver is being requested for the type A buffer along the north property line due to sewer easement.

1

2

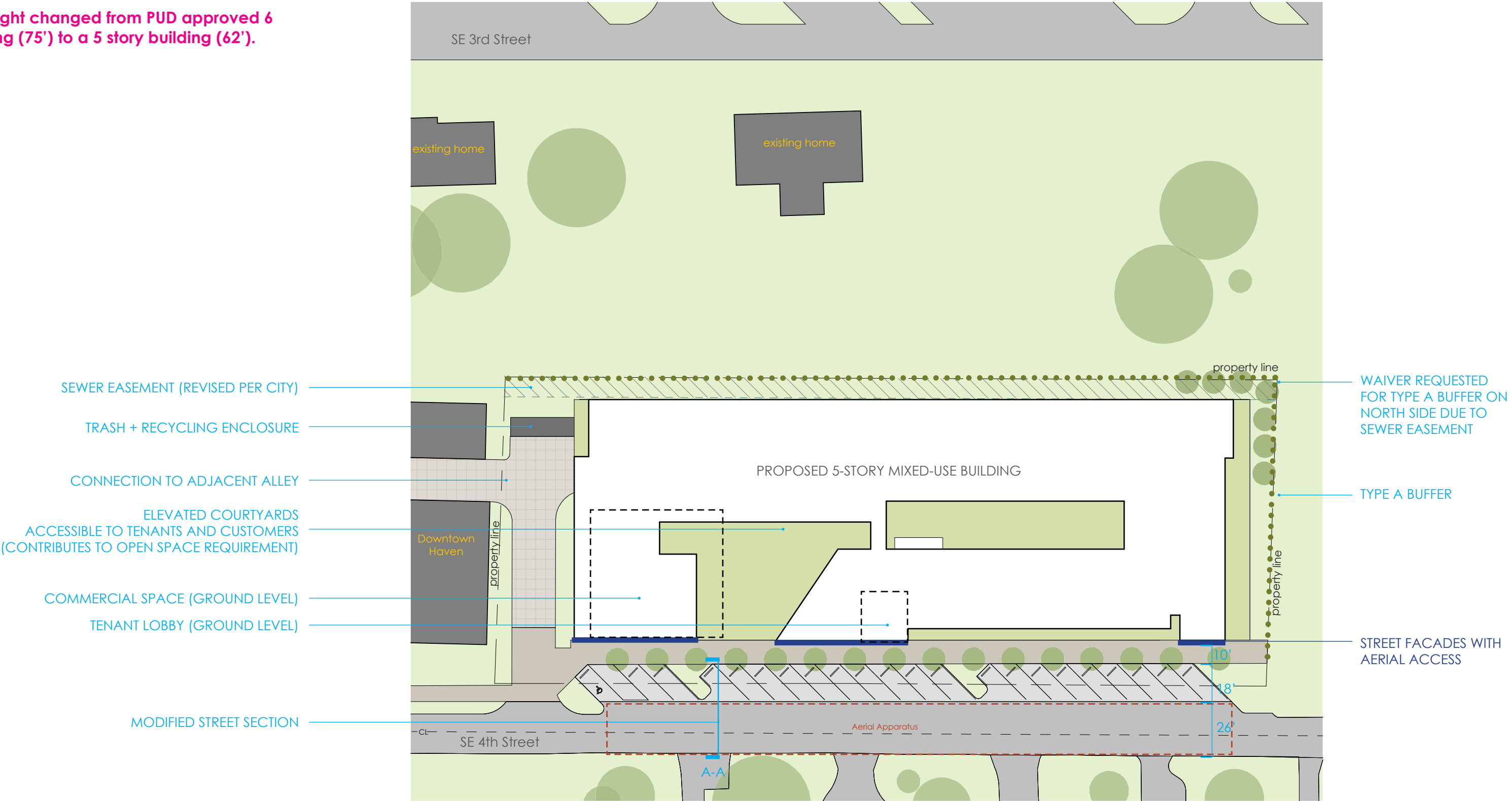
3

4

PLAN SET

concept plan

Building height changed from PUD approved 6 story building (75') to a 5 story building (62').

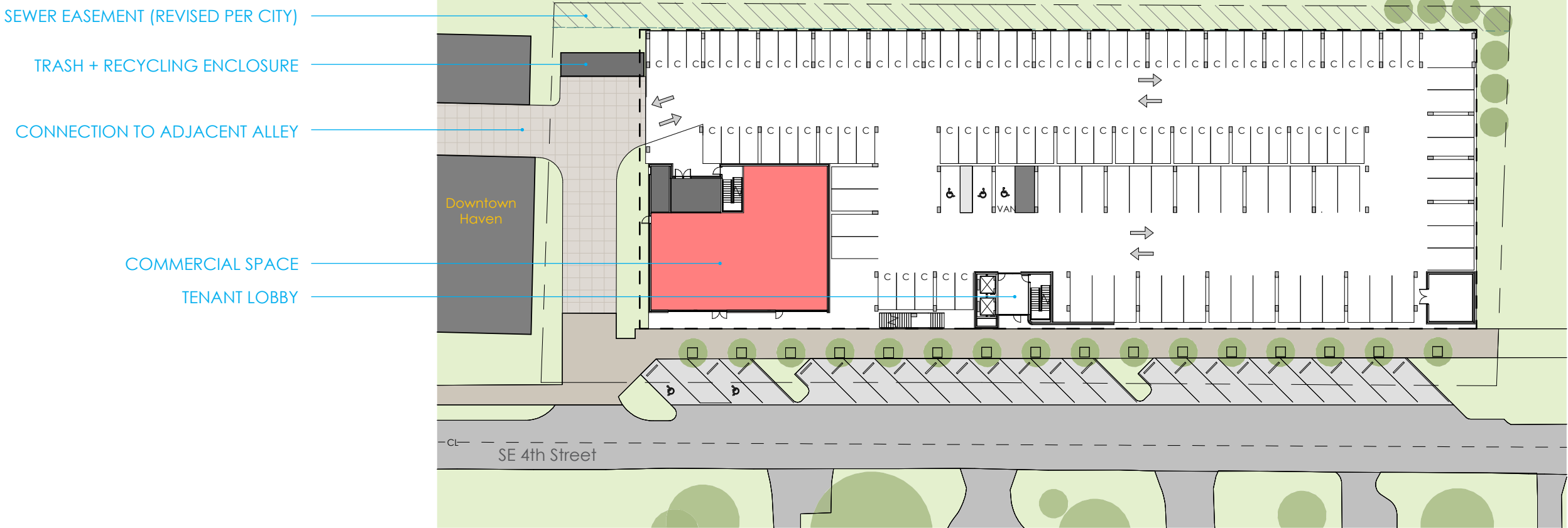


PLAN SET

parking plan

covered podium parking:	122 spaces
standard:	42 spaces
compact:	77 spaces
ADA	3 spaces
street parking:	22 spaces
angled	20 spaces
ADA	2 spaces
total parking:	144 spaces
parking ratio:	.92

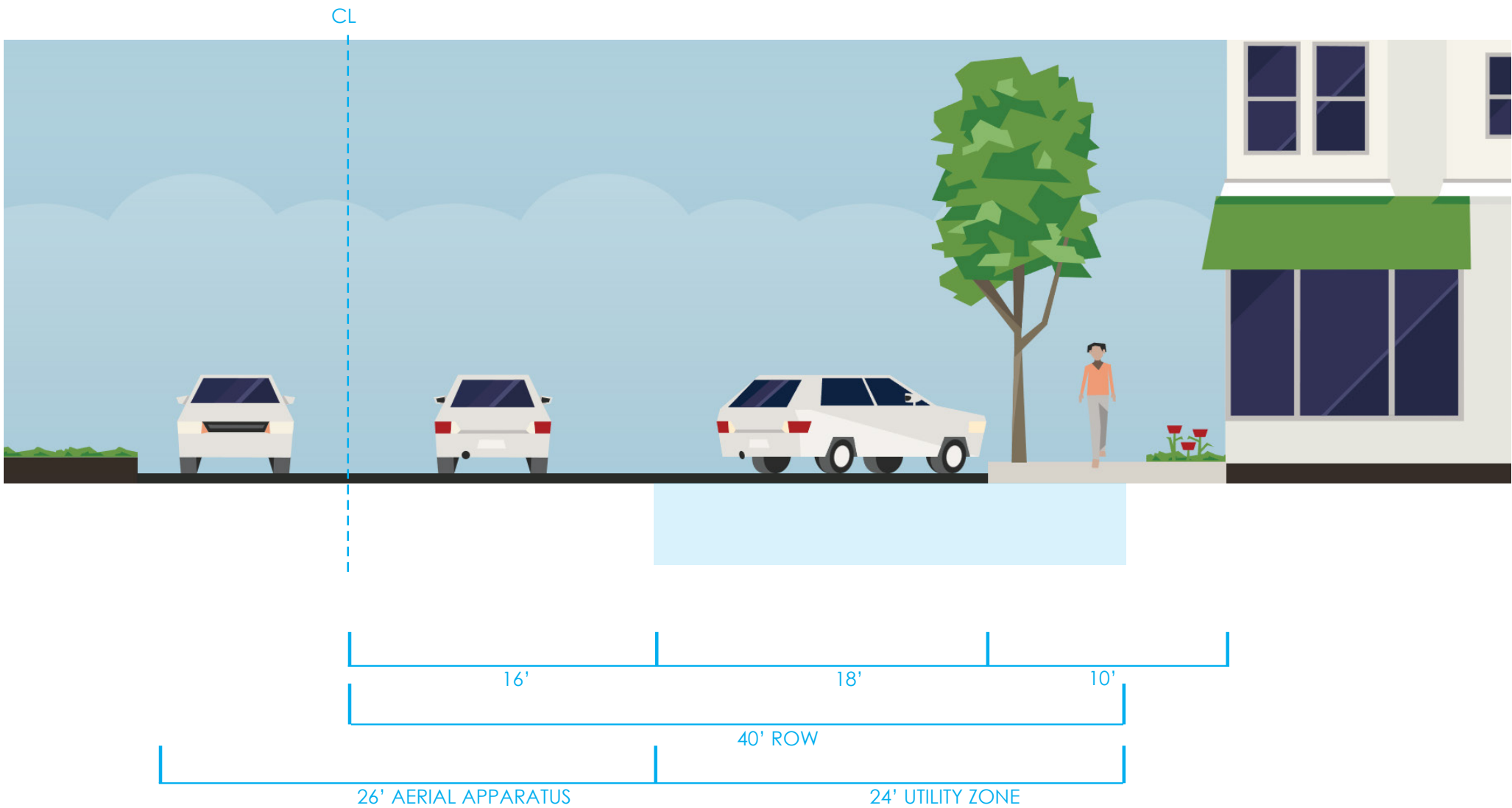
No change in PUD approved parking ratio.



PLAN SET

modified street section A-A

No change in PUD approved street section.



PLAN SET

concept plan : fire access

- Construction Type.

Podium:

Residential Floors:
- type I

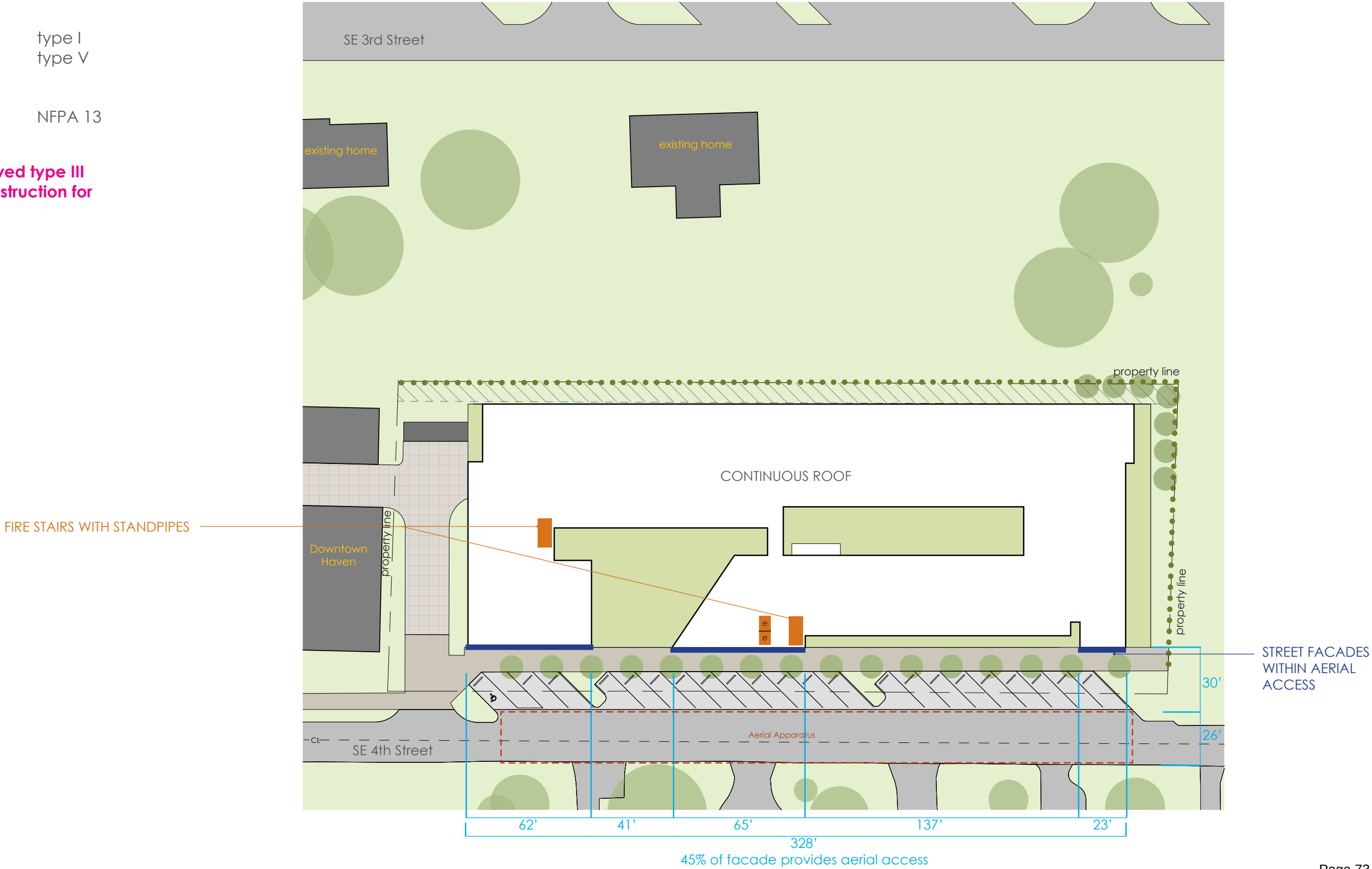
type V

Fire Protection.

Sprinklers:

NFPA 13

Changed from PUD approved type III construction to type V construction for residential floors.



PLAN SET

concept plan : open space diagram

Site Area:1.38 acres

Open Space Required: .28 acres | 20%

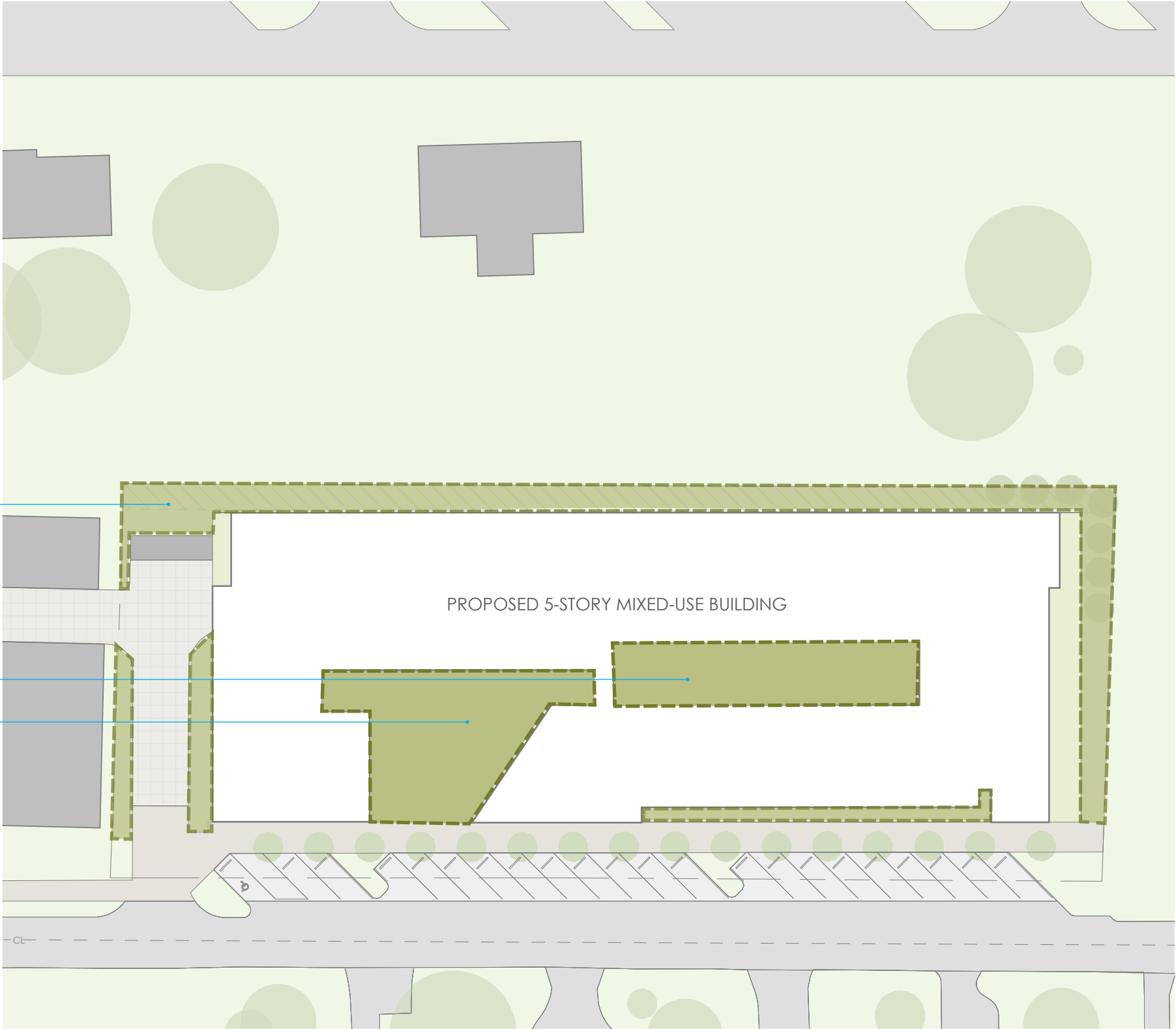
Open Space Provided: .34 acres | 25%

Open space percentage changed from PUD approved 28% to 25%.

GROUND LEVEL (.16 ACRES)

EAST COURTYARD (.1 ACRES)

WEST COURTYARD (.09 ACRES)



PLAN SET

context diagram

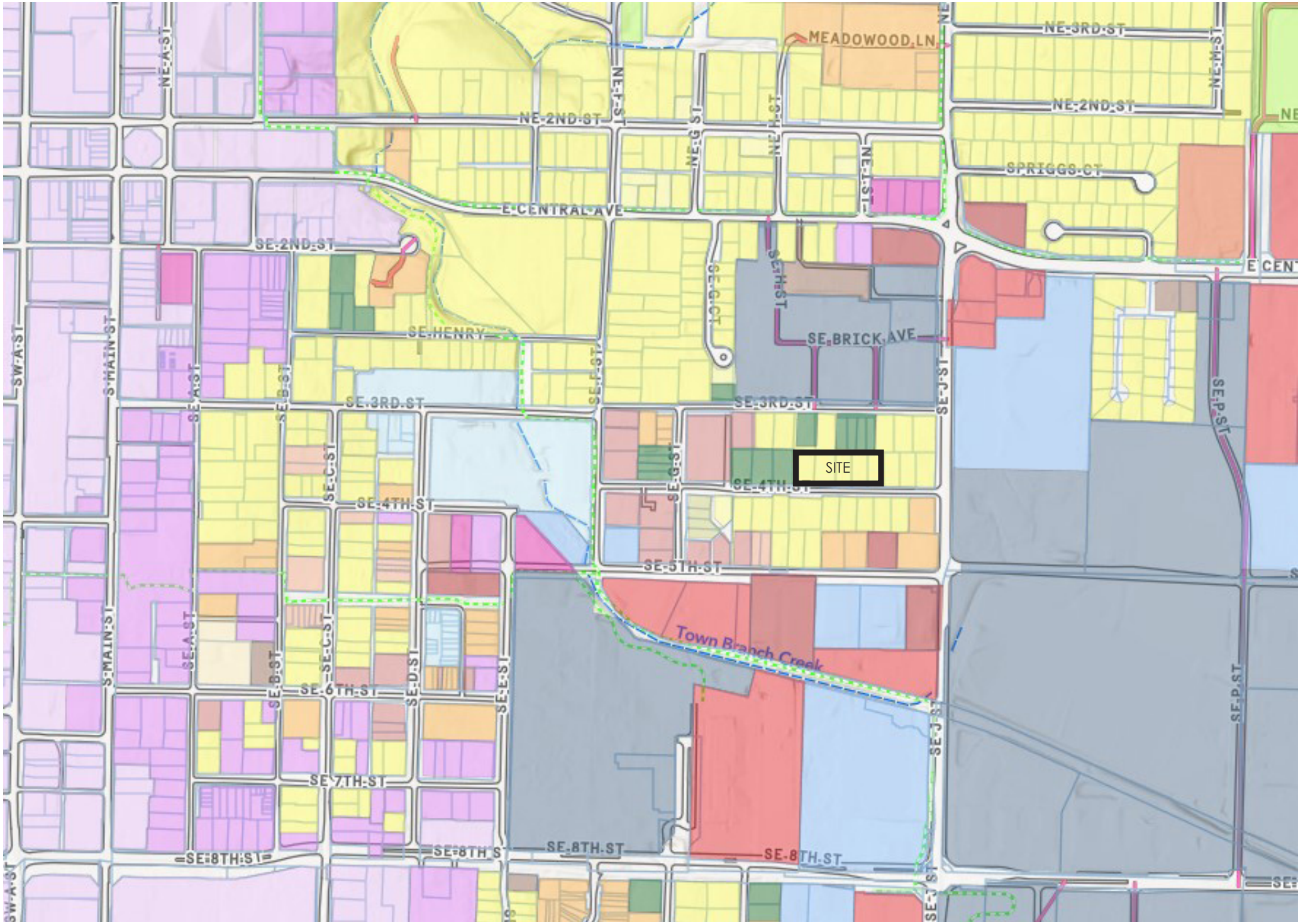


Context.

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PLAN SET

current zoning



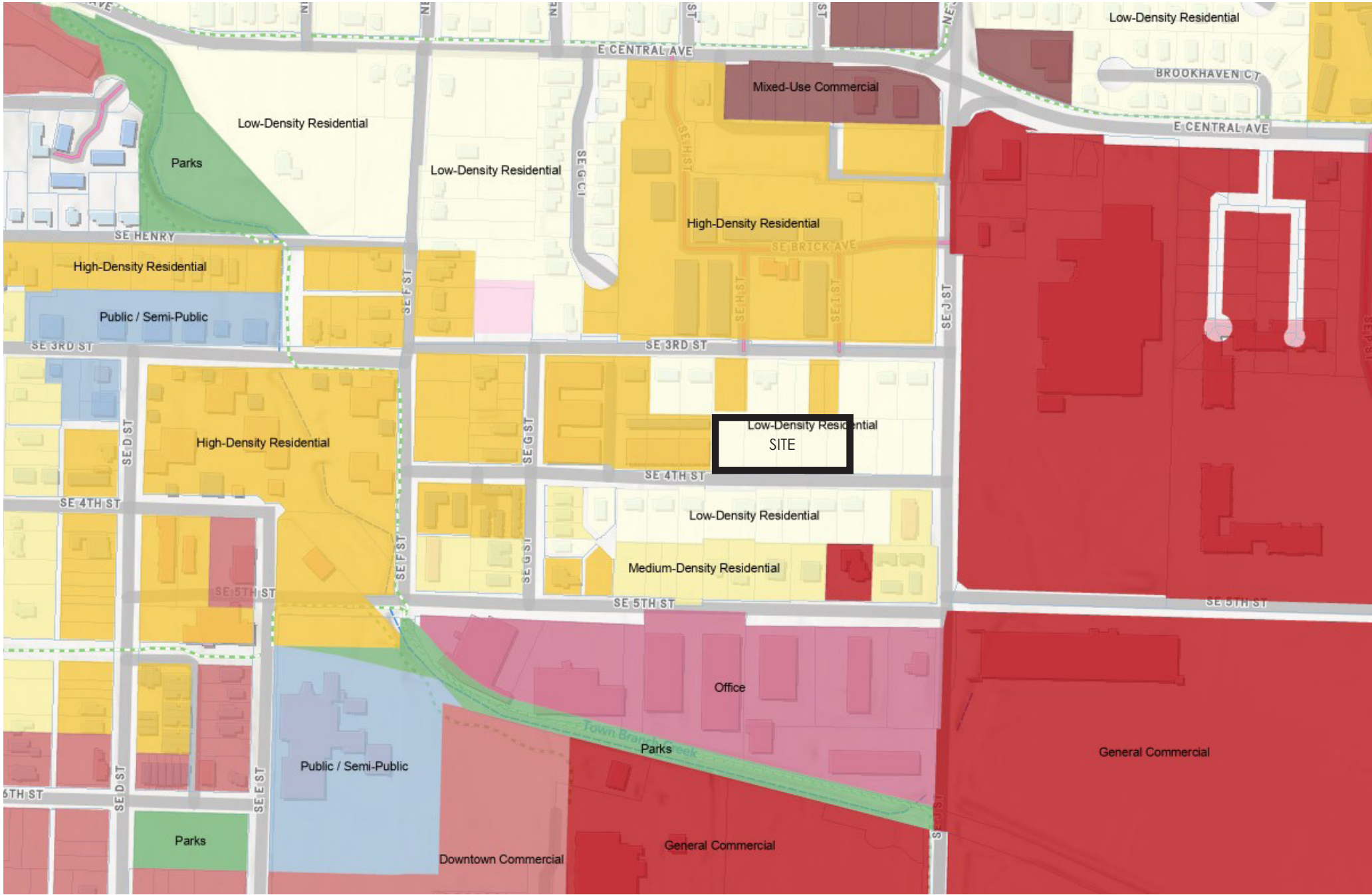
Zoning Intent.

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- | | |
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East Elevation



North Elevation



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*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.



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

Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc – on behalf of Market District II, LLC

Date: March 29, 2024

Re: Multifamily Development @ SE 4th St. Bentonville Ar. Parcel 01-02481-000, 01-02480-000, 01-02479-000, 01-02478-000, 01-02477-000

On behalf of Market District II LLC, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request in addition to the LSD Submittal.

Project Description: Proposed multifamily development includes approximately 156 residential units with 0.25 acres of open space, utility connections, and associated landscape improvements. A conceptual site plans is included with this waiver for reference. The property is zoned as a Planned Unit Development.

This Waiver Request item is listed below:

Waiver Request A:

City of Bentonville Municipal Code: Appendix B – Land Development Code – Sec 1400.09 Landscape Screening Requirement.

- *Purpose.* Screening requirements are established to mitigate potential nuisances by visually separating incompatible land uses, shielding adjacent properties from any adverse external effects of the development, and shielding the development from the negative impacts of existing adjacent uses, such as major streets or railroads.
- *Screening requirement determination.* The table of screening requirements below establishes the instances in which screening shall be provided in the landscape strip and the screening type to be used. Where the row and column intersect, the letter shown indicates the screening type to be provided. Screen types A, B, C and D are described below. When fences are used to meet these requirements, the fence regulations in Article 1100, Design Standards shall apply.

SCREENING REQUIREMENTS					
	Single-family	Duplex/townhouse	Multi-family	Commercial	Industrial
Single-family	N/A	B	A	A	A
Duplex/townhouse	B	D	C	A	A
Multi-family	A	C	D	B	A
Commercial	A	A	B	D	C
Industrial	A	A	A	B	D

(c) *Screen type A:* Opaque screen. Intended to exclude all visual contact between uses and to create a strong impression of spatial separation.

(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) *Materials.* May be composed of a wall, fence, landscaped earth berm, planted evergreen vegetation, or existing evergreen vegetation.



Hardship

- There is currently only one existing house to the north of the property. It's location along the western half of the landscape strip would require a type A screen. However, there is a sewer line and easement running through the western half of the landscape strip along the north side of the property, leaving no room for the required trees or screen fence.

Proposed Solutions

- The applicant is currently in the process of acquiring the neighboring property for a similar multifamily development which would not require a screen. The applicant requests that this waiver be approved pending the eventual acquisition of said property.

If you have any further questions or concerns, please contact me at abrown@ecologicaldg.com or 254.495.6045.

Sincerely,

Alex Brown, ASLA
Ecological Design Group, Inc.



Tree Protection and Preservation Manual

PC Date: 4/16/2024

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 created a Tree Preservation and Protection Package presented to Planning Commission Dec. 5, 2023, recommending several actions to address that request:

- **Tree Preservation and Protection Manual, which is this agenda item.**
- Art. 1300 Tree Preservation and Protection Amendments
- Art. 1400 Landscaping, Screening and Buffering Amendments

Proposed Tree Preservation and Protection Manual

The Tree Preservation and Protection Manual was created with the following goals:

- Establish a set of standards for the planting, protection and maintenance of trees in Bentonville.
- Serve as a collection of all regulations related to trees.
- Share best practices for tree planting.
- Establish standards for street tree planting.
- Provide standard details for tree protection, planting and maintenance.

Recommendation

Staff recommends approval of the proposed manual.

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING THE BENTONVILLE TREE
PRESERVATION AND PROTECTION MANUAL; AND FOR
OTHER PURPOSES.**

WHEREAS, Appendix B Land Development Code, Art. 1300 Tree Preservation and Protection references a Landscape Manual;

WHEREAS, the city has not adopted a Landscape Manual;

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 want to provide better direction tree planting, protection and maintenance.

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

Section 1: That the Bentonville Tree Preservation and Protection Manual shall be and is hereby adopted with *Attachment A: Tree Preservation and Protection Manual*, 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:

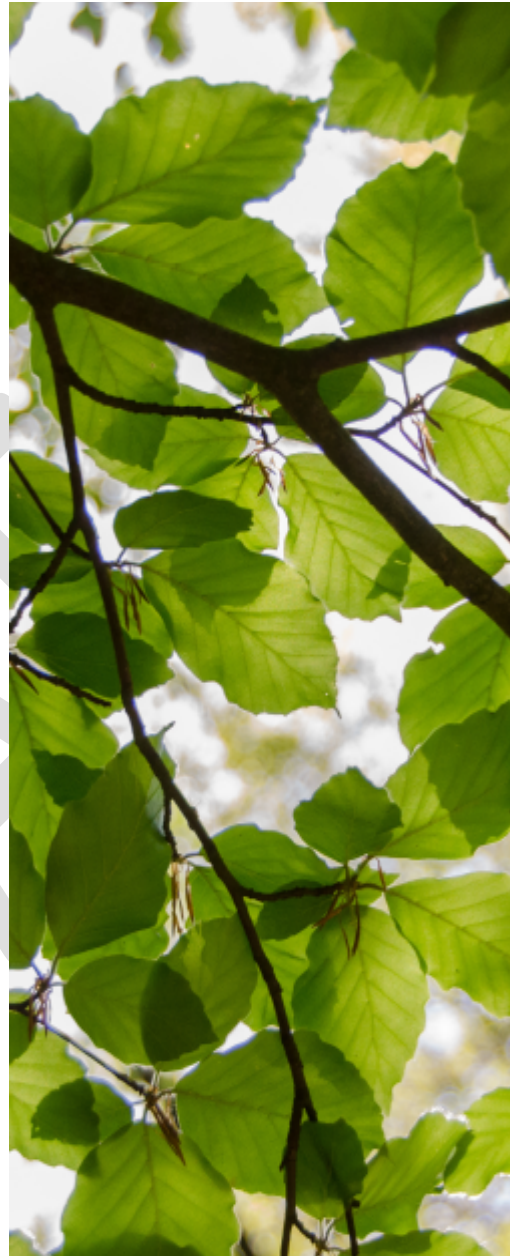
Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



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**
- Appendix: Standard Details**
 - A. Tree Preservation Fencing**
 - B. Root Pruning**
 - C. Soil Compaction Prevention**
 - D. Soil Tree Planking**
 - E. Tree Planting**
 - F. Shrub Planting**
 - G. Tree Well & Grate**
 - H. Tree Planting on Slope**



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.**

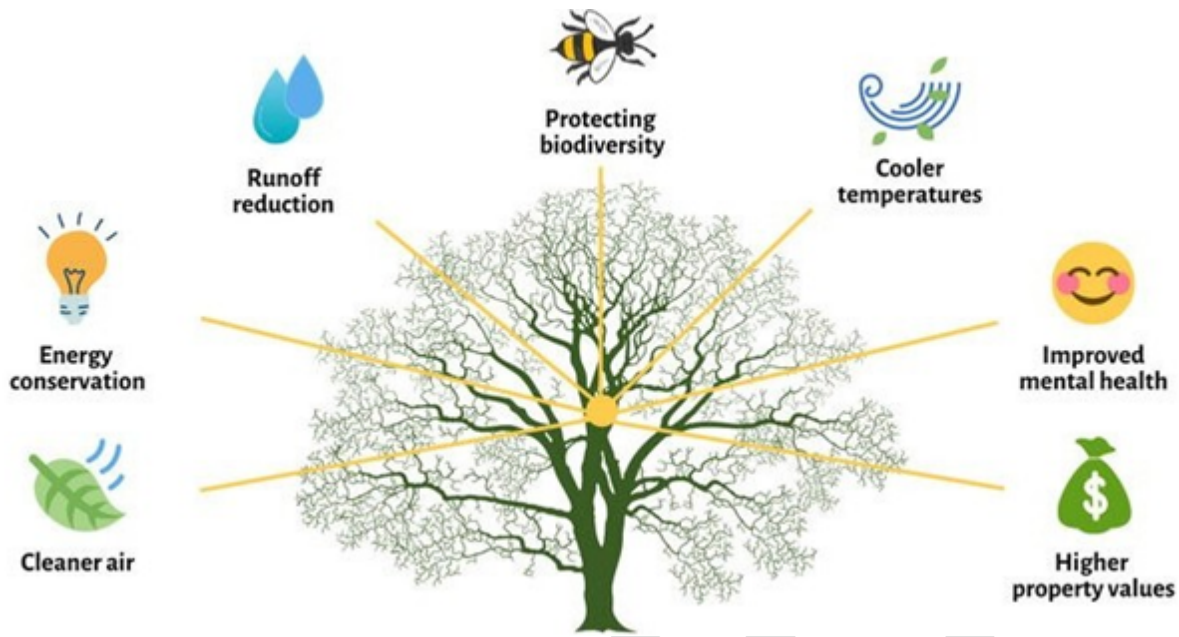
Trees lower surface and air temperatures by providing shade. Shaded surfaces may be 20 - 45°F cooler than the peak temperatures of unshaded materials.

- **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 the general public, 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 tree 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 revise 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 encourage tree planting 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	Use Buffers	Less Desirable Species
Native Woodlands		Invasive Species
Significant Trees (see subsection (b))		Non-native Woodlands

(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 deltoides

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 Drummondi</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

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. It 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. Fencing should be strong and sturdy enough to withstand and deter heavy machinery during construction.

- (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. Fencing should be strong and sturdy enough to withstand and deter heavy machinery during construction.
- (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 plantings are acceptably established in their new environment. All trees planted in the public rights-of-way must be 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. A minimum of two tree species per block is suggested but more than two is strongly encouraged to avoid losing all street trees if one species becomes diseased. 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**

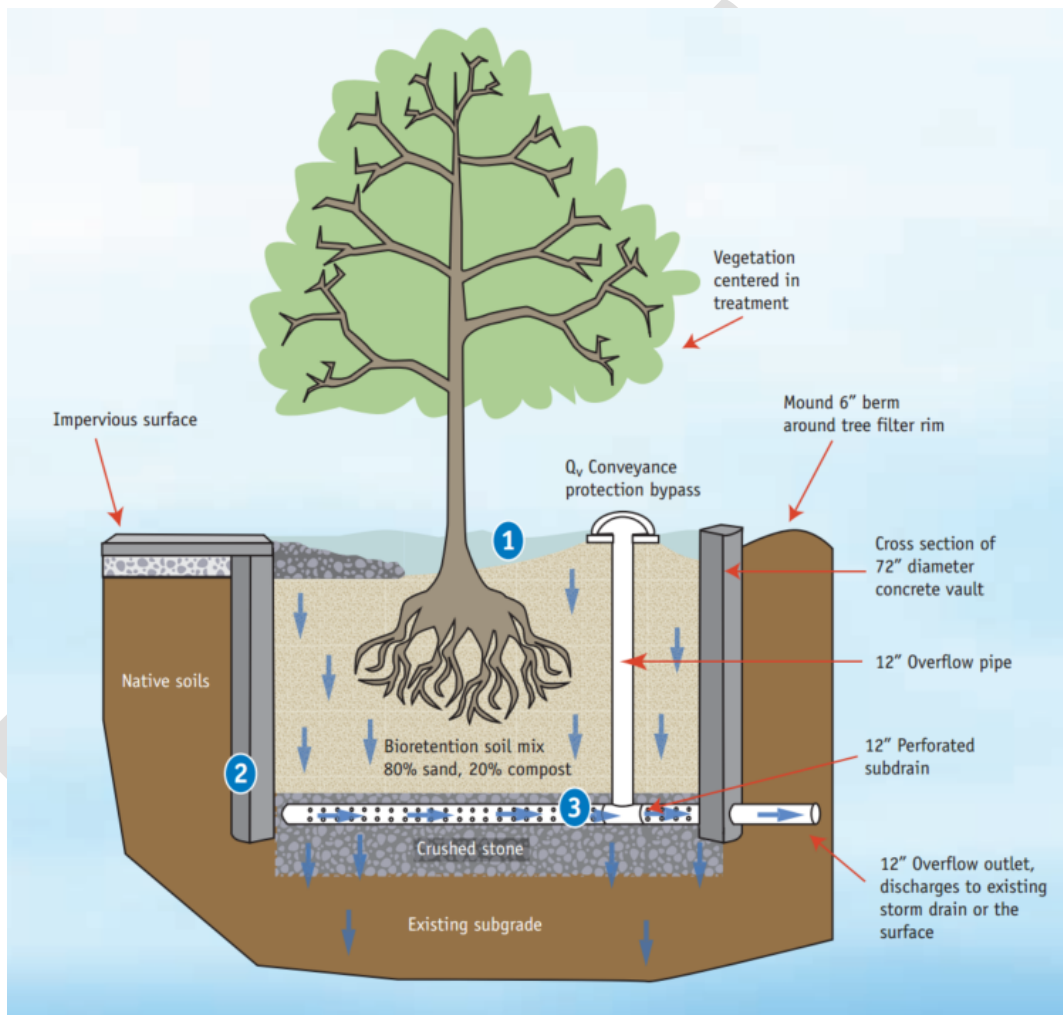
Tree Size	Minimum Width
Small	2'
Medium	3'
Large	4'
X-Large	5'

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



(Image Credit: University of New Hampshire, Stormwater Center. 2009 Biannual Report. Pg. 22)

- (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.

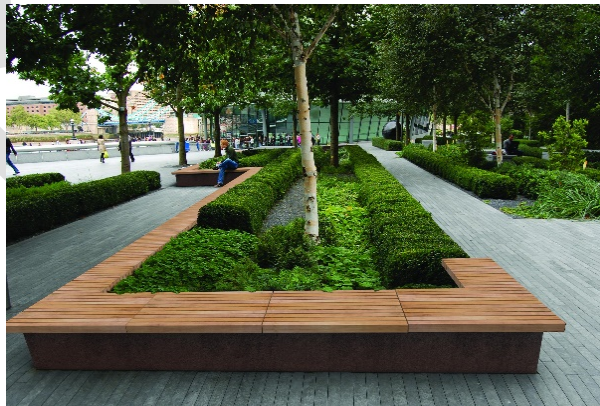
Illustration 2
Concentric Tree Grates



(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

Stake only as necessary and as directed by the project manager. 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.

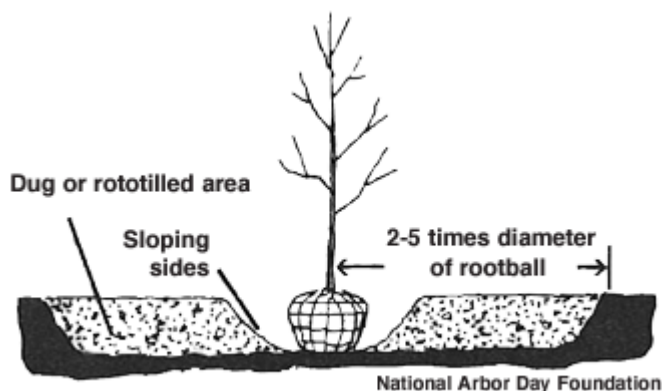
- (1) **Width.** Determine the maximum width at the time of maturity to assist in ensuring the tree does not impact other items in the areas, such as utilities, sidewalks, or building walls.
- (2) **Height.** Determine the maximum height at the time of maturity to ensure it will not grow into anything 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 give you 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. Topping of trees is strongly discouraged since it weakens the tree and reduces the amount of shade it can provide. 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.

Common Name and Cultivars	Scientific Name	Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
American Smoketree	<i>Cotinus obovatus</i>	Yes	25	20	Slow	Ornamental	Y	Y
Arborvitae, American	<i>Thuja occidentalis</i>	Yes	60	15	Med	Screen	N	N
Arborvitae, Emerald	<i>Thuja occidentalis</i> 'Emerald Green'	No	15	4	Slow	Screen	N	Y
Arborvitae, Green Giant	<i>Thuja</i> x 'Green Giant'	No	60	20	Fast	Screen	N	N
Arborvitae, Nigra American	<i>Thuja occidentalis</i> 'Nigra'	Yes	30	10	Slow	Screen	N	Y
Beech, American	<i>Fagus grandifolia</i>	Yes	70	40	Med	Shade	N	N
Birch, European Hornbeam	<i>Carpinus betulus</i>	No	50	35	Med	Shade	Y	N
Birch, River "Dura-Heat®", "Heritage®"	<i>Betula nigra</i>	Yes	45	30	Med/Fast	Shade	N	N
Catalpa, Dwarf Southern "Nana"	<i>Catalpa bignonioides</i>	Yes	18	22	Med	Ornamental	Y	Y
Cherry, Yoshino	<i>Prunus x yedoensis</i>	No	25	30	Med/Fast	Ornamental	Y	Y
Cypress, Arizona	<i>Cupressus arizonica</i>	Yes	35	15	Fast	Screen	N	N
Cypress, Atlantic White Cedar	<i>Chamaecyparis thyoides</i>	Yes	25	12	Fast	Screen	N	N
Cypress, Bald "Shawnee Brave®"	<i>Taxodium distichum</i>	Yes	70	35	Fast	Shade	Y	N
Cypress, Japanese Cedar	<i>Cryptomeria japonica</i>	No	60	30	Med	Screen	N	N
Cypress, Chinese Pistache	<i>Pistacia chinensis</i>	No	30	30	Med	Ornamental	Y	N
Dogwood, Eastern Flowering, White	<i>Cornus florida</i>	Yes	20	25	Slow	Ornamental	Y	Y
Dogwood, Kousa	<i>Cornus kousa</i>	No	25	25	Slow/Med	Ornamental	Y	Y

Table 7
Approved Trees

Common Name and Cultivars	Scientific Name	Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
Elm, American "New Harmony", "Princeton", "Valley Forge"	<i>Ulmus americana</i>	Yes	75	55	Med/Fast	Shade	Y	N
Elm, Chinese/Lacebark "Allee", "Athena Classic," "Bosque," "Everclear"	<i>Ulmus parvifolia</i>	No	50	45	Med/Fast	Shade & Ornamental	Y	N
Elm, Fruitless Crabapple	<i>Malus</i> sp.	Yes	25	25	Med	Ornamental	Y	Y
Ginkgo, "Autumn Gold", "Fastigiata", "Presidential Gold™", "Princeton Sentry"	<i>Ginkgo biloba</i>	No	75	60	Slow	Shade	Y	N
Ginkgo, Goldenrain tree	<i>Koelreuteria paniculata</i>	No	40	35	Med	Ornamental	N	N
Gum, Black/Tupelo "Red Rage™", "Wildfire"	<i>Nyssa sylvatica</i>	No	50	30	Med	Shade	Y	N
Gum, Fruitless Sweetgum	<i>Liquidambar styraciflua</i> "Rotundiloba"	Yes	70	55	Fast	Shade	Y	N
Hickory, Shagbark	<i>Carya ovata</i>	Yes	80	40	Slow	Shade	Y	N
Holly, American Greenleaf	<i>Ilex opaca</i>	Yes	50	40	Slow	Screen	N	N
Holly, Common Winterberry/Possumhaw "Afterglow", "Sparkleberry", "Warren's Red", "Winter Red"	<i>Ilex verticillata</i>	Yes	24	12	Med	Ornamental	N	Y
Holly, Foster	<i>Ilex xattenuata</i> 'Fosteri'	Yes	25	10	Med	Screen	N	N
Holly, Kentucky Coffeetree, "Espress", "Prairie Titan™"	<i>Gymnocladus dioicus</i>	Yes	75	50	Med	Shade	Y	N
Honeylocust, Thornless "Moraine", "Shademaster", "Skyline"	<i>Gleditsia triacanthos</i> v. <i>inermis</i>	Yes	50	50	Fast	Shade	Y	N
Hornbeam, American /Ironwood	<i>Carpinus caroliniana</i>	Yes	25	25	Slow	Shade	Y	Y
Linden, Little-leaved	<i>Tilia cordata</i>	Yes	60	40	Med	Shade	Y	N
Maple, Norway "Cleveland", "Columnare", "Erectum"	<i>Acer platanoides</i>	No	50	45	Med	Shade	Y	N
Maple, Freeman "Armstrong", "Autumn Blaze™", "Autumn Fantasy™", "Indian Summer", "Scarlet Sentinel™"	<i>Acer x freemanii</i>	Yes	60	50	Fast	Shade	Y	N

Table 7
Approved Trees

Common Name and Cultivars	Scientific Name	Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
Maple, Norwegian Sunset	Acer truncatum x platanoides "Keithsform"	No	35	35	Med	Shade	Y	N
Maple, Red "Bowhall", "Autumn Flame", "Red Sunset™", "October Glory™"	Acer rubrum	Yes	65	55	Med/Fast	Shade	Y	N
Maple, Shantung	Acer truncatum	No	25	25	Slow/Med	Shade	Y	Y
Maple, Sugar "Commemoration", "Fall Fiesta™", "Green Mountain", "John Pair", "Legacy"	Acer saccharum	Yes	65	55	Slow/Med	Shade	Y	N
Maple, Trident	Acer buergerianum	No	30	25	Med	Shade	Y	N
Oak, Chinquapin	Quercus muehlenbergii	Yes	50	60	Slow/Med	Shade	Y	N
Oak, Columnar English "Crimson Spire™", "Regal Prince®"	Quercus robur x	Yes	45	18	Med/Fast	Shade	Y	N
Oak, Bur	Quercus macrocarpa	Yes	70	80	Slow/Med	Shade	Y	N
Oak, Northern Red	Quercus rubra	Yes	60	60	Med/Fast	Shade	Y	N
Oak, Pin - upright habit, no pendulous branches "Pacific Brilliance™"	Quercus palustris	Yes	50	25	Med/Fast	Shade	Y	N
Oak, Sawtooth	Quercus acutissima	Yes	55	55	Med/Fast	Shade	Y	N
Oak, Shumard	Quercus shumardii	Yes	55	55	Med	Shade	Y	N
Oak, Water	Quercus nigra	Yes	60	50	Med	Shade	Y	N
Oak, White	Quercus alba	Yes	75	60	Med	Shade	Y	N
Oak, Willow "Hightower®"	Quercus phellos	Yes	60	45	Med/Fast	Shade	Y	N
Pine, Eastern White	Pinus strobus	Yes	80	40	Fast	Screen	N	N
Pine, Loblolly	Pinus taeda	Yes	90	35	Fast	Screen	Y	N
Planetree, London	Platanus x acerifolia	No	100	80	Med	Shade	Y	N
Poplar, Tulip	Liriodendron tulipifera	Yes	80	45	Fast	Shade	Y	N
Redbud, Eastern "Alba", "Appalachian Red", "Forest Pansy"	Cercis canadensis	Yes	30	25	Med	Ornamental	Y	Y
Redbud, Texas "Oklahoma"	Cercis canadensis	Yes	18	24	Med	Ornamental	Y	Y
Redwood, Dawn	Metasequoia	No	65	25	Med/Fast	Shade	Y	N

Table 7 Approved Trees								
Common Name and Cultivars	Scientific Name	Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
	glyptostroboides							
Serviceberry, Autumn Brilliance	Amelanchier x grandiflora	Yes	25	25	Fast	Ornamental	N	Y
Serviceberry, Downy	Amelanchier arborea	Yes	25	25	Med	Ornamental	Y	Y
Sycamore	Platanus occidentalis	Yes	100	100	Fast	Shade	N	N
Walnut, Black	Juglans nigra	Yes	75	75	Med	Shade	N	N
Zelkova, Green Vase, Musashino, Village Green	Zelkova serrate	No	80	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:

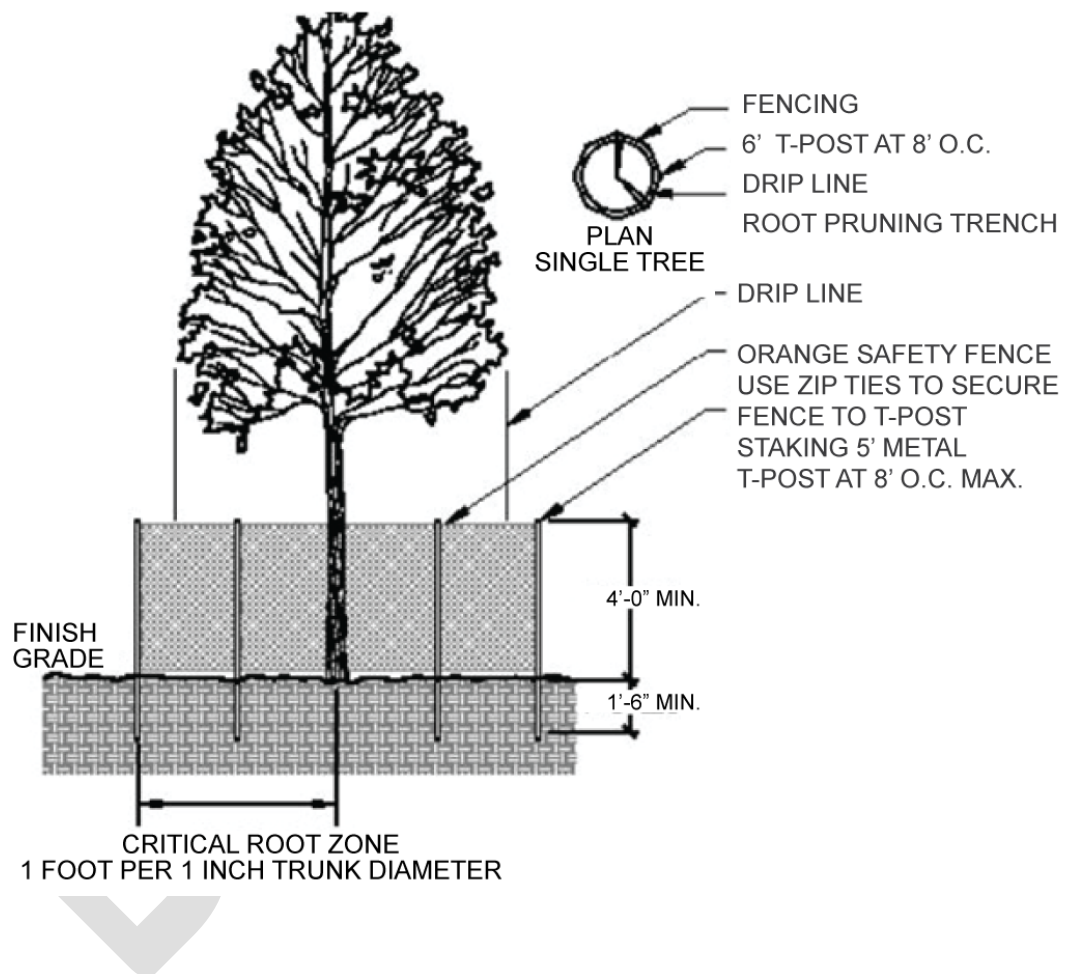
Table 8 Prohibited Trees		
Ash (all varieties)	Lespedeza, Sericea	Periwinkle, Bigleaf/Littleleaf
Bamboo, Golden	Lespedeza, Shrubby	Photinia
Bamboo, Heavenly	Loosestrife, Purple	Poplar, Silver
Elm, Siberian	Maple, Amur	Privet, Common
Empress Tree	Maple, Silver	Privet, Chinese
Euonymus, Burning Bush	Mimosa	Rose, Multiflora
Euonymus, Creeping	Mulberry	Tree of Heaven
Honeysuckle, Bush/ Japanese/Shrub	Mustard, Garlic	Winter Creeper
Japanese Kudzu Vine	Olive, Autumn	Wisteria, Asian
Ivy, English	Olive, Russian	
Lespedeza	Pear, Bradford	

See Bentonville Municipal Code, Appendix B Land Development Code, Sec 1400.14 Prohibited Trees And Plants.



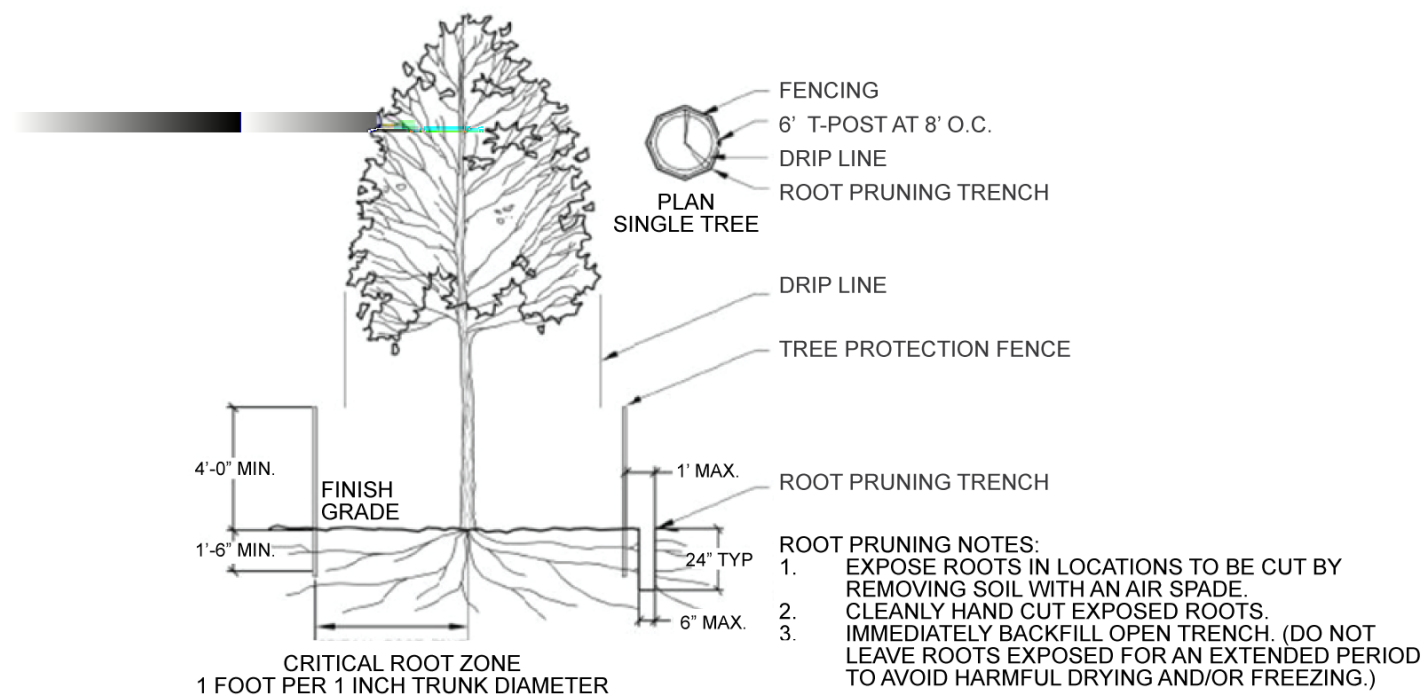
Appendix: Standard Details

Appendix A: Tree Preservation Fencing



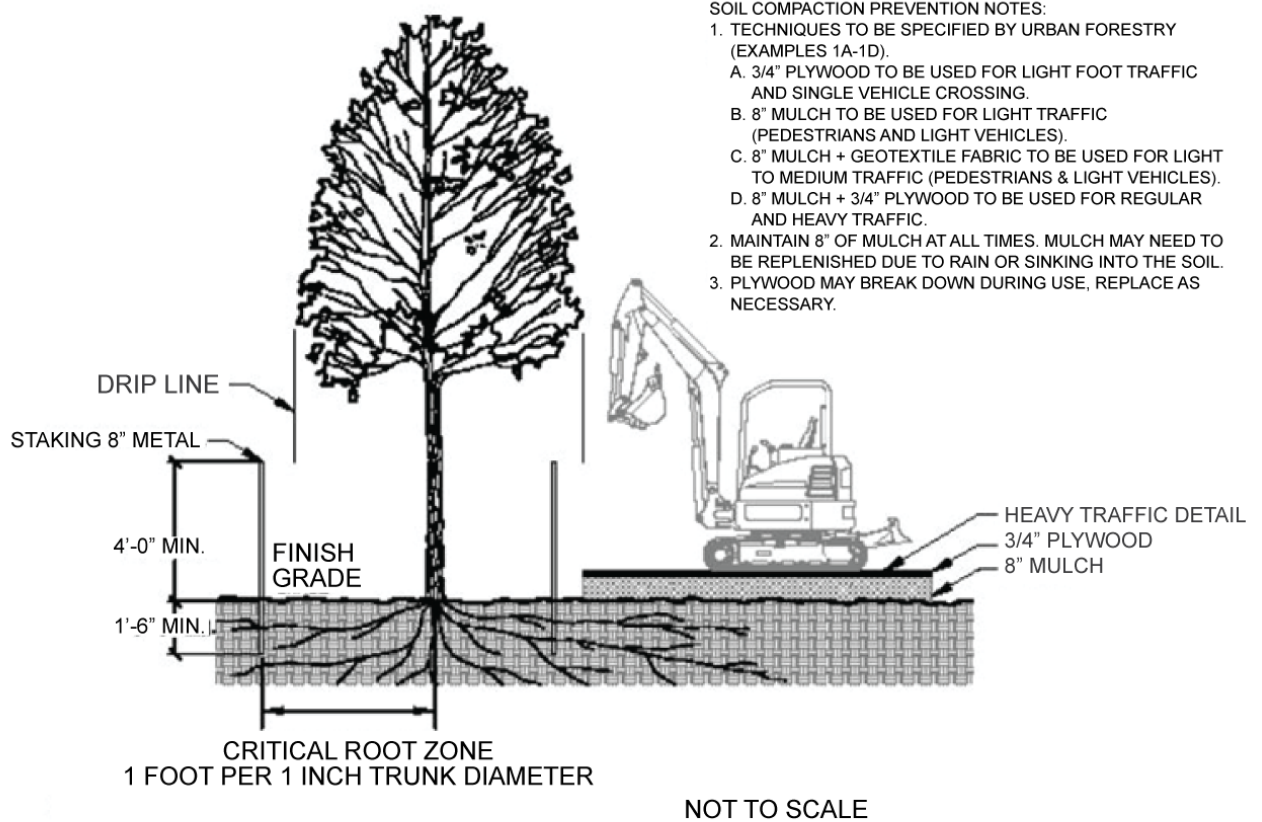
Appendix B

Root Pruning



Appendix C

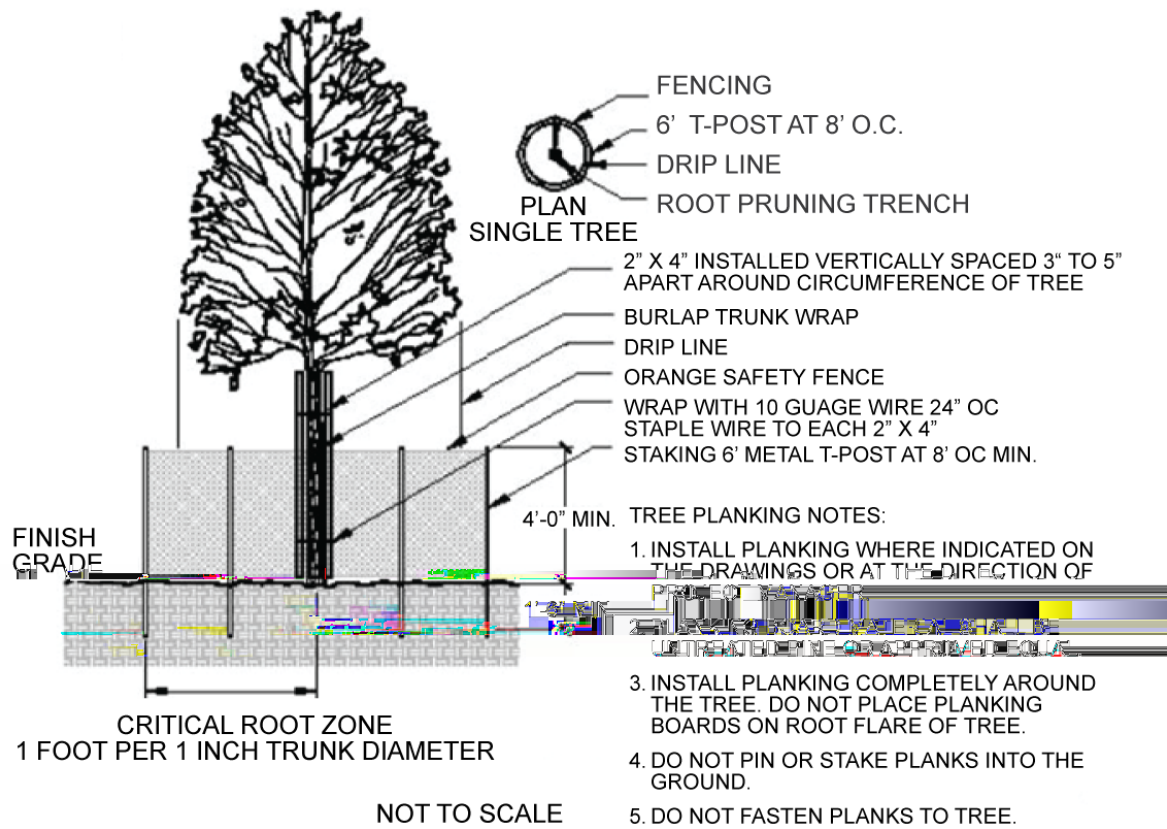
Soil Compaction Prevention



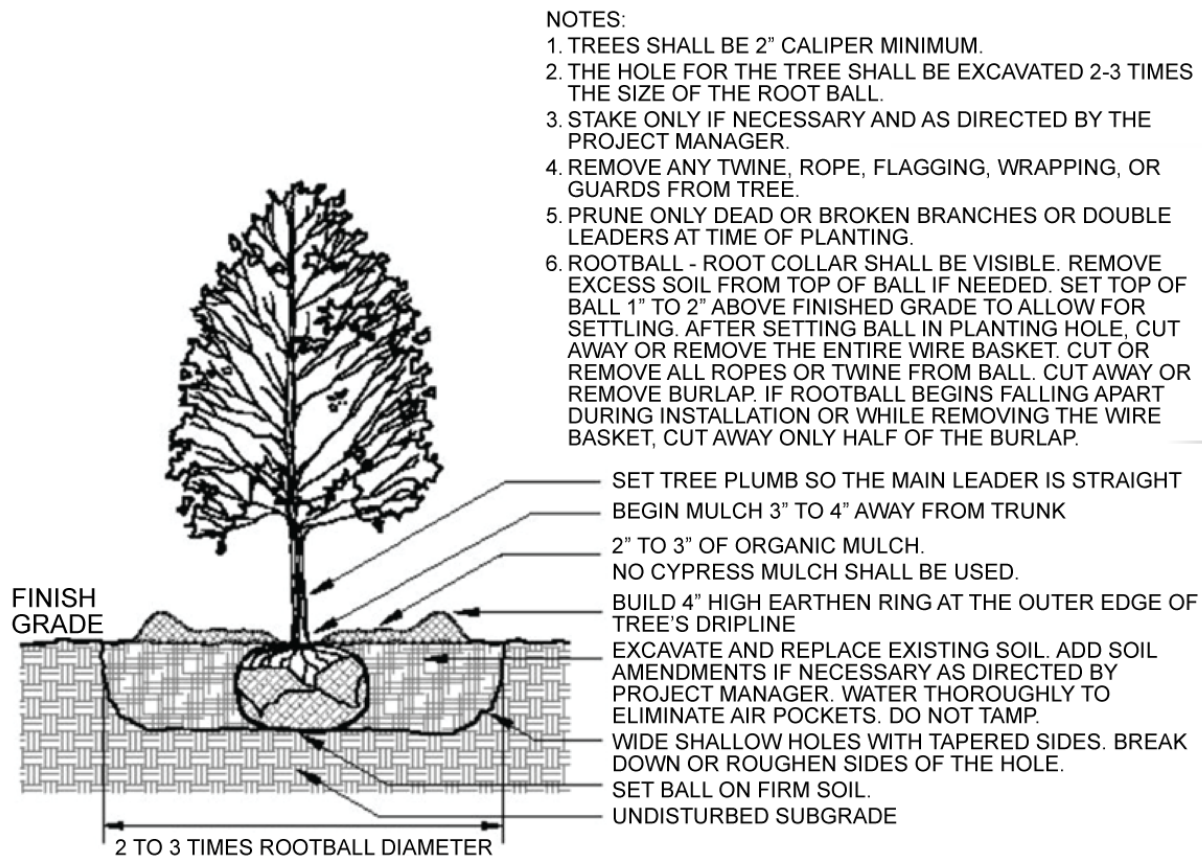
SOIL COMPACTION PREVENTION NOTES:

1. TECHNIQUES TO BE SPECIFIED BY URBAN FORESTRY (EXAMPLES 1A-1D).
 - A. 3/4" PLYWOOD TO BE USED FOR LIGHT FOOT TRAFFIC AND SINGLE VEHICLE CROSSING.
 - B. 8" MULCH TO BE USED FOR LIGHT TRAFFIC (PEDESTRIANS AND LIGHT VEHICLES).
 - C. 8" MULCH + GEOTEXTILE FABRIC TO BE USED FOR LIGHT TO MEDIUM TRAFFIC (PEDESTRIANS & LIGHT VEHICLES).
 - D. 8" MULCH + 3/4" PLYWOOD TO BE USED FOR REGULAR AND HEAVY TRAFFIC.
2. MAINTAIN 8" OF MULCH AT ALL TIMES. MULCH MAY NEED TO BE REPLENISHED DUE TO RAIN OR SINKING INTO THE SOIL.
3. PLYWOOD MAY BREAK DOWN DURING USE, REPLACE AS NECESSARY.

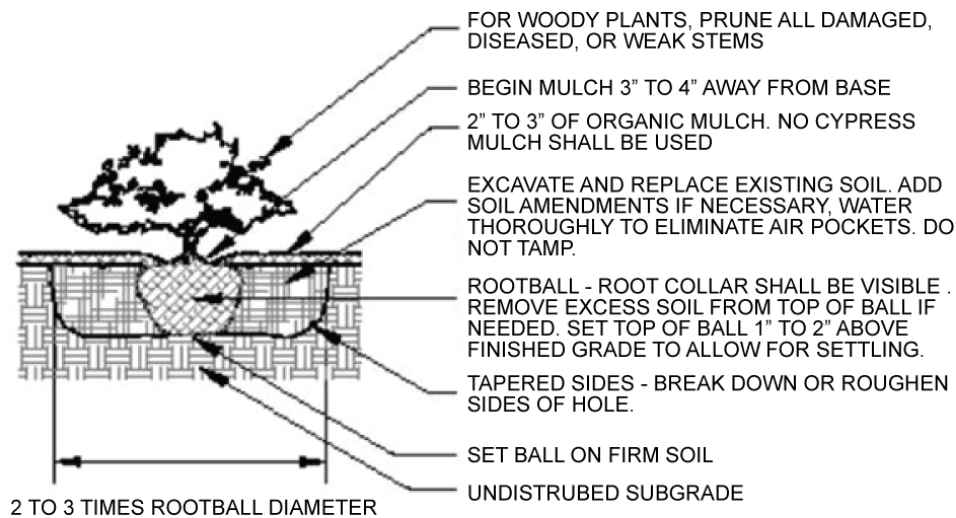
Appendix D Soil Tree Planking



Appendix E Tree Planting

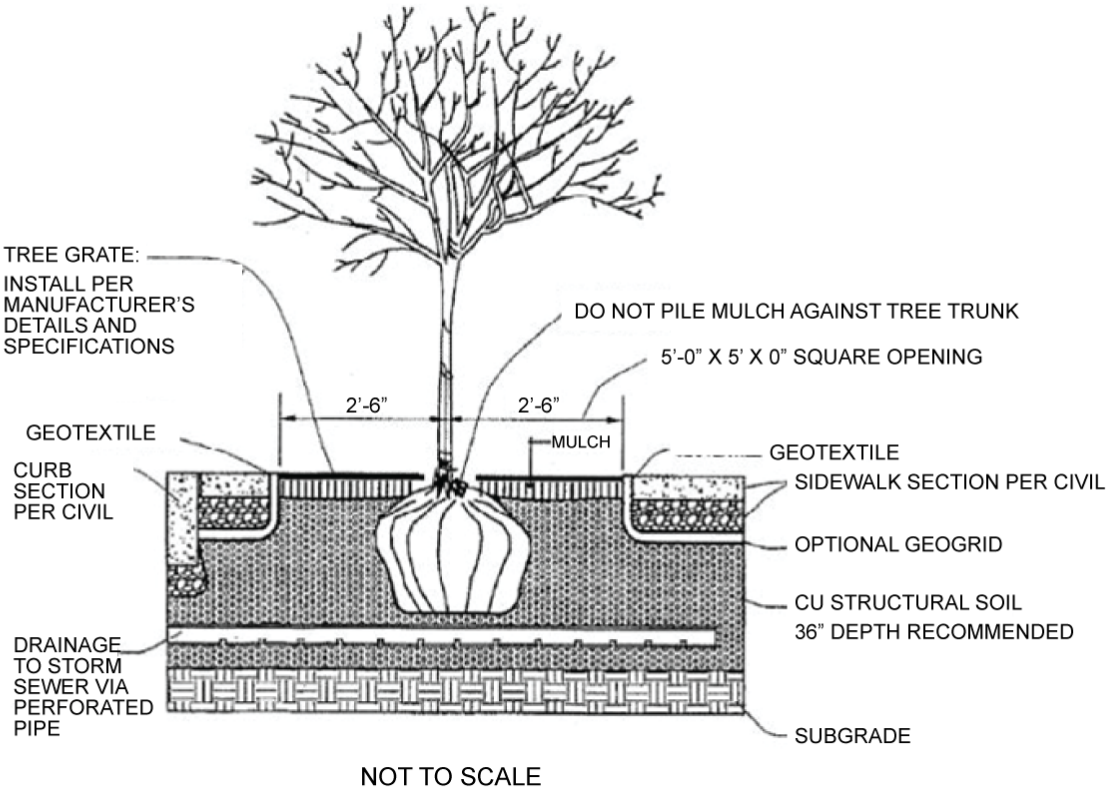


Appendix F
Shrub Planting



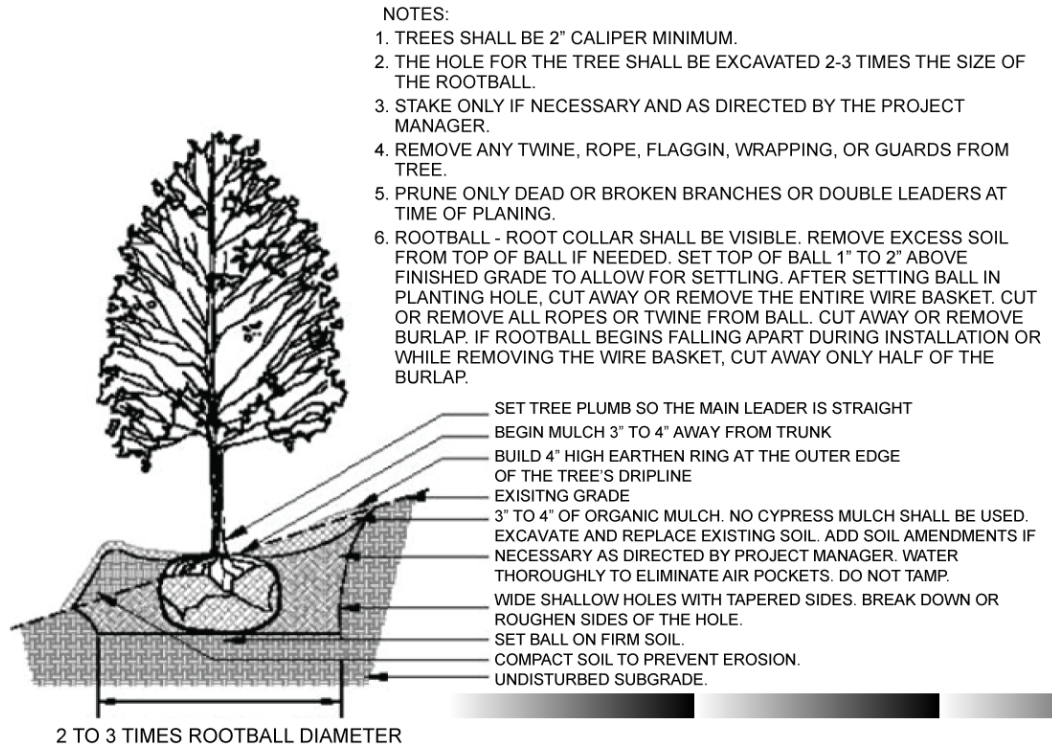
NOT TO SCALE

Appendix G
Tree Well & Grate



Appendix H

Tree Planting on Slope



NOT TO SCALE



Art. 1300 Tree Preservation and Protection Amendments

PC Date: 4/16/2024

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Art. 1300 Tree Preservation and Protection

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 created a Tree Preservation and Protection Package presented to Planning Commission Dec. 5, 2023, recommending several actions to address that request:

- Tree Preservation and Protection Manual
- **Art. 1300 Tree Preservation and Protection Amendments, which is this agenda item.**
- Art. 1400 Landscaping, Screening and Buffering Amendments

Proposed Amendments to Art. 1300 Tree Preservation and Protection

1. *Sec. 1300.02:* Add the objective "to maintain and increase Bentonville's tree canopy."
2. *Sec. 1300.03:* Add this section specifying what Article 1300 applies to.
3. *Sec. 1300.06:* Add this section to require the adoption of the Tree Preservation and Protection Manual.
4. *Sec. 1300.07(a):* Add exemptions for emergency repairs, routine maintenance and capital improvements for water, sewer, roads and electric.
5. *Sec. 1300.07(c):* Add that the Planning Director must approve removal of trees in public right of way (exempting those for city repairs, maintenance and improvements), establish criteria for making the determination for approval and replacement provisions.

Recommendation

Staff recommends approval of the proposed amendments.

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:

Malorie Marrs, 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 Development Planning 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 3 trees planted for every 1 tree removed.
 - (3) When the Planning Director determines 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. City employees that mow and trim public properties should be trained in the proper use of mowers and weed trimmers to avoid damage to trees during routine lawn maintenance. 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.



Art. 1400 Landscaping, Screening and Buffering Amendments

PC Date: 4/16/2024

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Art. 1400 Landscaping, Screening and Buffering

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 created a Tree Preservation and Protection Package presented to Planning Commission Dec. 5, 2023, recommending several actions to address that request:

- Tree Preservation and Protection Manual
- Art. 1300 Tree Preservation and Protection Amendments
- **Art. 1400 Landscaping, Screening and Buffering Amendments, which is this agenda item.**

Proposed Amendments to Art. 1400 Landscaping, Screening and Buffering

- 1. Sec. 1400.03(c):** Revise so that all downtown neighborhood districts are exempt, not just DN-4.
- 2. Sec. 1400.04(h):** Add section requiring that planting maintenance and removal follow the standards of the Tree Preservation and Protection Manual.
- 3. Sec. 1400.04(i):** Add section requiring that the Planning Director be notified prior to the removal of any trees required by this article, establish criteria for determining approval of removal and replacement requirements.
- 4. Sec. 1400.05:** Add to the landscape plan requirements:
 - list the size of existing vegetation over 6-inch in diameter,
 - identify the type, size and quality of trees to be preserved, and
 - indicate protection of preserved trees in accordance with the Tree Protection and Preservation Manual,
 - Indicate which tree maintenance guarantee option will be used.
- 5. Sec. 1400.11:** Revise tree preservation credits to encourage more preservation:
 - Replacement trees can be any type, not shade only as currently required,
 - Allow smaller preserved trees to be credited at a higher rate,
 - Allow preserved trees to reduce open space requirements, and
 - Require preserved trees to be protected in accordance with the Tree Protection and Preservation Manual.

- 6. *Sec. 1400.13:* Identify trees that are native to Arkansas and add scientific plant names.
- 7. *Sec. 1400.16:* Allow all DN district to follow the specific landscaping requirements for downtown and require street trees to be planted in accordance with the Tree Preservation and Protection Manual.
- 8. *Sec. 1400.20:* Add this section to establish a Tree Maintenance Guarantee to hold applicants responsible for the health and maintenance of trees required for development. Two options are provided: (1) a monetary guarantee or (2) proof of a three-year maintenance contract.

Recommendation

Staff recommends approval of the proposed amendments.

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:

Malorie Marrs, 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 **in makeing** 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 **3** trees planted for every 1 tree removed.

(3) **When the Planning Director determines** 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>Scientific Name</u>	<u>Native</u>	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
American Smoketree	<u>Cotinus obovatus</u>	<u>Yes</u>	25	20	Slow	Ornamental	Y	Y
<u>Arborvitae</u> , American	<u>Thuja occidentalis</u>	<u>Yes</u>	60	15	Med	Screen	N	N
<u>Arborvitae</u> , Emerald	<u>Thuja occidentalis 'Emerald Green'</u>	<u>No</u>	15	4	Slow	Screen	N	Y
<u>Arborvitae</u> , Green Giant	<u>Thuja x 'Green Giant'</u>	<u>No</u>	60	20	Fast	Screen	N	N
<u>Arborvitae</u> , Nigra American	<u>Thuja occidentalis 'Nigra'</u>	<u>Yes</u>	30	10	Slow	Screen	N	Y
<u>Beech</u> , American	<u>Fagus grandifolia</u>	<u>Yes</u>	70	40	Med	Shade	N	N
<u>Birch</u> , European Hornbeam	<u>Carpinus betulus</u>	<u>No</u>	50	35	Med	Shade	Y	N
<u>Birch</u> , River "Dura-Heat®", "Heritage®"	<u>Betula nigra</u>	<u>Yes</u>	45	30	Med/Fast	Shade	N	N
<u>Catalpa</u> , Dwarf Southern "Nana"	<u>Catalpa bignonioides</u>	<u>Yes</u>	18	22	Med	Ornamental	Y	Y
<u>Cherry</u> , Yoshino	<u>Prunus x yedoensis</u>	<u>No</u>	25	30	Med/Fast	Ornamental	Y	Y
<u>Cypress</u> , Arizona	<u>Cupressus arizonica</u>	<u>Yes</u>	35	15	Fast	Screen	N	N
<u>Cypress</u> , Atlantic White Cedar	<u>Chamaecyparis thyoides</u>	<u>Yes</u>	25	12	Fast	Screen	N	N
<u>Cypress</u> , Bald "Shawnee Brave®"	<u>Taxodium distichum</u>	<u>Yes</u>	70	35	Fast	Shade	Y	N
<u>Cypress</u> , Japanese Cedar	<u>Cryptomeria japonica</u>	<u>No</u>	60	30	Med	Screen	N	N
<u>Cypress</u> , Chinese Pistache	<u>Pistacia chinensis</u>	<u>No</u>	30	30	Med	Ornamental	Y	N
<u>Dogwood</u> , Eastern Flowering, White	<u>Cornus florida</u>	<u>Yes</u>	20	25	Slow	Ornamental	Y	Y
<u>Dogwood</u> , Kousa	<u>Cornus kousa</u>	<u>No</u>	25	25	Slow/Med	Ornamental	Y	Y
<u>Pink Dogwood</u>			<u>25</u>	<u>25</u>	<u>Med</u>	<u>Ornamental</u>	<u>Y</u>	<u>Y</u>
<u>White Dogwood</u>			<u>25</u>	<u>25</u>	<u>Med</u>	<u>Ornamental</u>	<u>Y</u>	<u>Y</u>
<u>Elm</u> , American "New Harmony", "Princeton", "Valley Forge"	<u>Ulmus americana</u>	<u>Yes</u>	75	55	Med/Fast	Shade	Y	N

Art. 1400 Amendments

Common Name and Cultivars	<u>Scientific Name</u>	<u>Native</u>	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
<u>Elm</u> , Chinese/ Lacebark "Allee", "Athena Classic," "Bosque," "Everclear"	<u>Ulmus parvifolia</u>	<u>No</u>	50	45	Med/Fast	Shade & Ornamental	Y	N
<u>Elm</u> , Fruitless Crabapple	<u>Malus sp.</u>	<u>Yes</u>	25	25	Med	Ornamental	Y	Y
<u>Ginkgo</u> , "Autumn Gold", "Fastigiata", "Presidential Gold™", "Princeton Sentry"	<u>Ginkgo biloba</u>	<u>No</u>	75	60	Slow	Shade	Y	N
<u>Ginkgo</u> , Goldenraintree	<u>Koelreuteria paniculata</u>	<u>No</u>	40	35	Med	Ornamental	N	N
<u>Gum</u> , Black/Tupelo "Red Rage™", "Wildfire"	<u>Nyssa sylvatica</u>	<u>No</u>	50	30	Med	Shade	Y	N
<u>Gum</u> , Fruitless Sweetgum	<u>Liquidambar styraciflua</u> <u>"Rotundiloba"</u>	<u>Yes</u>	70	55	Fast	Shade	Y	N
<u>Hickory</u> , Shagbark	<u>Carya ovata</u>	<u>Yes</u>	80	40	Slow	Shade	Y	N
<u>Holly</u> , American <u>Greenleaf</u>	<u>Ilex opaca</u>	<u>Yes</u>	50	40	Slow	Screen	N	N
<u>Holly</u> , Common Winterberry/Possumhaw "Afterglow", "Sparkleberry", "Warren's Red", "Winter Red"	<u>Ilex verticillata</u>	<u>Yes</u>	24	12	Med	Ornamental	N	Y
<u>Holly</u> , Foster	<u>Ilex xattenuata 'Fosteri'</u>	<u>Yes</u>	25	10	Med	Screen	N	N
<u>Greenleaf Holly</u>			<u>35</u>	<u>20</u>	<u>Med</u>	<u>Screen</u>	<u>N</u>	<u>Y</u>
<u>Holly</u> , Kentucky Coffeetree, "Espress", "Prairie Titan™"	<u>Gymnocladus dioicus</u>	<u>Yes</u>	75	50	Med	Shade	Y	N
Honeylocust, Thornless "Moraine", "Shademaster", "Skyline"	<u>Gleditsia triacanthos v. inermis</u>	<u>Yes</u>	50	50	Fast	Shade	Y	N
Hornbeam, American /Ironwood	<u>Carpinus caroliniana</u>	<u>Yes</u>	25	25	Slow	Shade	Y	Y
<u>Linden</u> , Little-leaved	<u>Tilia cordata</u>	<u>Yes</u>	60	40	Med	Shade	Y	N
<u>Maple</u> , Norway "Cleveland", "Columnare", "Erectum"	<u>Acer platanoides</u>	<u>No</u>	50	45	Med	Shade	Y	N
<u>Maple</u> , Freeman "Armstrong", "Autumn Blaze™",	<u>Acer x freemanii</u>	<u>Yes</u>	60	50	Fast	Shade	Y	N

Common Name and Cultivars	<u>Scientific Name</u>	<u>Native</u>	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
"Autumn Fantasy™", "Indian Summer", "Scarlet Sentinel™"								
<u>Maple</u> , Norwegian Sunset	<u>Acer truncatum x platanoides "Keithsform"</u>	<u>No</u>	35	35	Med	Shade	Y	N
<u>Maple</u> , Red "Bowhall", "Autumn Flame", "Red Sunset™", "October Glory™"	<u>Acer rubrum</u>	<u>Yes</u>	65	55	Med/Fast	Shade	Y	N
<u>Sawtooth Maple</u>			<u>55</u>	<u>55</u>	<u>Med/Fast</u>	<u>Shade</u>	<u>Y</u>	<u>N</u>
<u>Maple</u> , Shantung	<u>Acer saccharum</u>	<u>No</u>	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>Acer buergerianum</u>	<u>No</u>	30	25	Med	Shade	Y	N
<u>Oak</u> , Chinquapin	<u>Quercus muehlenbergii</u>	<u>Yes</u>	50	60	Slow/Med	Shade	Y	N
<u>Oak</u> , Columnar "Crimson Spire™", "Regal Prince®"	<u>Quercus robur x</u>	<u>Yes</u>	45	18	Med/Fast	Shade	Y	N
<u>Oak</u> , Bur	<u>Quercus macrocarpa</u>	<u>Yes</u>	70	80	Slow/Med	Shade	Y	N
<u>Oak</u> , Northern Red	<u>Quercus rubra</u>	<u>Yes</u>	60	60	Med/Fast	Shade	Y	N
<u>Oak</u> , Pin - upright habitat, no pendulous branches "Pacific Brilliance™"	<u>Quercus palustris</u>	<u>Yes</u>	50	25	Med/Fast	Shade	Y	N
<u>Oak</u> , Sawtooth	<u>Quercus acutissima</u>	<u>Yes</u>	<u>55</u>	<u>55</u>	<u>Med/Fast</u>	<u>Shade</u>	<u>Y</u>	<u>N</u>
<u>Oak</u> , Shumard	<u>Quercus shumardii</u>	<u>Yes</u>	55	55	Med	Shade	Y	N
<u>Oak</u> , Water	<u>Quercus nigra</u>	<u>Yes</u>	60	50	Med	Shade	Y	N
<u>Oak</u> , White	<u>Quercus alba</u>	<u>Yes</u>	75	60	Med	Shade	Y	N
<u>Oak</u> , Willow "Hightower®"	<u>Quercus phellos</u>	<u>Yes</u>	60	45	Med/Fast	Shade	Y	N
<u>Pine</u> , Eastern White	<u>Pinus strobus</u>	<u>Yes</u>	80	40	Fast	Screen	N	N
<u>Pine</u> , Loblolly	<u>Pinus taeda</u>	<u>Yes</u>	90	35	Fast	Screen	Y	N
<u>Planetree</u> , London	<u>Platanus x acerifolia</u>	<u>No</u>	100	80	Med	Shade	Y	N
Poplar, Tulip	<u>Liriodendron tulipifera</u>	<u>Yes</u>	80	45	Fast	Shade	Y	N

Common Name and Cultivars	<u>Scientific Name</u>	<u>Native</u>	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
<u>Redbud</u> , Eastern "Alba", "Appalachian Red", "Forest Pansy"	<u>Cercis canadensis</u>	<u>Yes</u>	30	25	Med	Ornamental	Y	Y
<u>Redbud</u> , Texas "Oklahoma"	<u>Cercis canadensis</u>	<u>Yes</u>	18	24	Med	Ornamental	Y	Y
<u>Redwood</u> , Dawn	<u>Metasequoia glyptostroboides</u>	<u>No</u>	65	25	Med/Fast	Shade	Y	N
<u>Serviceberry</u> , Autumn Brilliance	<u>Amelanchier x grandiflora</u>	<u>Yes</u>	25	25	Fast	Ornamental	N	Y
<u>Serviceberry</u> , Downy	<u>Amelanchier arborea</u>	<u>Yes</u>	25	25	Med	Ornamental	Y	Y
Sycamore	<u>Platanus occidentalis</u>	<u>Yes</u>	100	100	Fast	Shade	N	N
<u>Walnut</u> , Black	<u>Juglans nigra</u>	<u>Yes</u>	75	75	Med	Shade	N	N
<u>Zelkova</u> , Green Vase, Musashino, Village Green	<u>Zelkova serrate</u>	<u>No</u>	80	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
Japanese Kudzu Vine
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

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.

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		

(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 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.



The Haven

905 Southeast 4th Street

PC Date: 5/7/2024

Staff Report Details

Project Number	LSD21-0061
Applicant / Current Owner	Patrick Foy / Market District LLC
Site Area	+/- 0.97 Acres
Current Zoning	DN-3, Downtown High Density Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Multi-family
Related projects	

Property Description

The subject property is located on SE 4th Street and is zoned DN-3, Downtown High Density Residential. Surrounding zoning districts are DN-4, Downtown Mixed-Use Residential to the west and R-1, Low Density Single Family Residential to the north, south, and east.

Project Details

The project was approved by the Planning Commission in January of 2022. This is a large-scale development proposing a three-story mixed use building containing 22 residential units and 3,620 square feet of office/retail space. During construction, it was determined that the approved parallel parking width (9') conflicted with the fire code requirement to have a travel way of 26'. The applicant proposes to stripe the spaces for compact cars to better contain the space and keep the required 26' clear.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers

The applicant is requesting a waiver from the parallel parking stall dimensions of 9' x 22' to allow for a stall size of 7.5' by 15' in length. The striping is proposed to define acceptable parking locations to prevent haphazard parking and provide a clear travel way of 26' for emergency access and through traffic. Engineering does not support the waiver while planning does encourage parallel parking wherever possible. The average car width is now around 6' according to www.nacto.org.

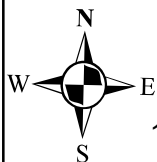
Conclusion

Additional Details



Legend

 Pending Planning Commission Items



1 inch = 150 feet

LSD21-0061
LARGE SCALE DEVELOPMENT
THE HAVEN





April 15, 2024

AVO: 051864

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

RE: Haven (LSD21-0061)
Parking Dimension Waiver Letter

To whom it may concern,

Halff, on behalf of Market District, LLC, is requesting a waiver from the City of Bentonville Code of Ordinances for the below referenced code:

Appendix A, Article 510, Sec. 501.02 Parking Dimensions

(1) Parallel Spaces are designated to be 9' wide and 22' deep.

During construction it was determined that the on-street parking shown on The Master Street Plan (MSP) within a Downtown Local Street contradicts the fire code which require 26' unobstructed road width. Due to this, we are requesting the approval of 7.5' width parallel spaces so that we can both obtain on-street, organized, parking as well as providing the 26' emergency access roadway width. 7.5' width parallel parking space would classify as a compact parking space that has average dimensions of 7.5' wide and 15-18' depths. With the sidepath adjacent it is our opinion that there will be more than enough room for patrons to park, ingress/egress from their vehicle and reach the sidepath.

If there are any questions regarding this matter, please don't hesitate to contact me via email at pfoy@halff.com or via phone at (479) 273-2209.

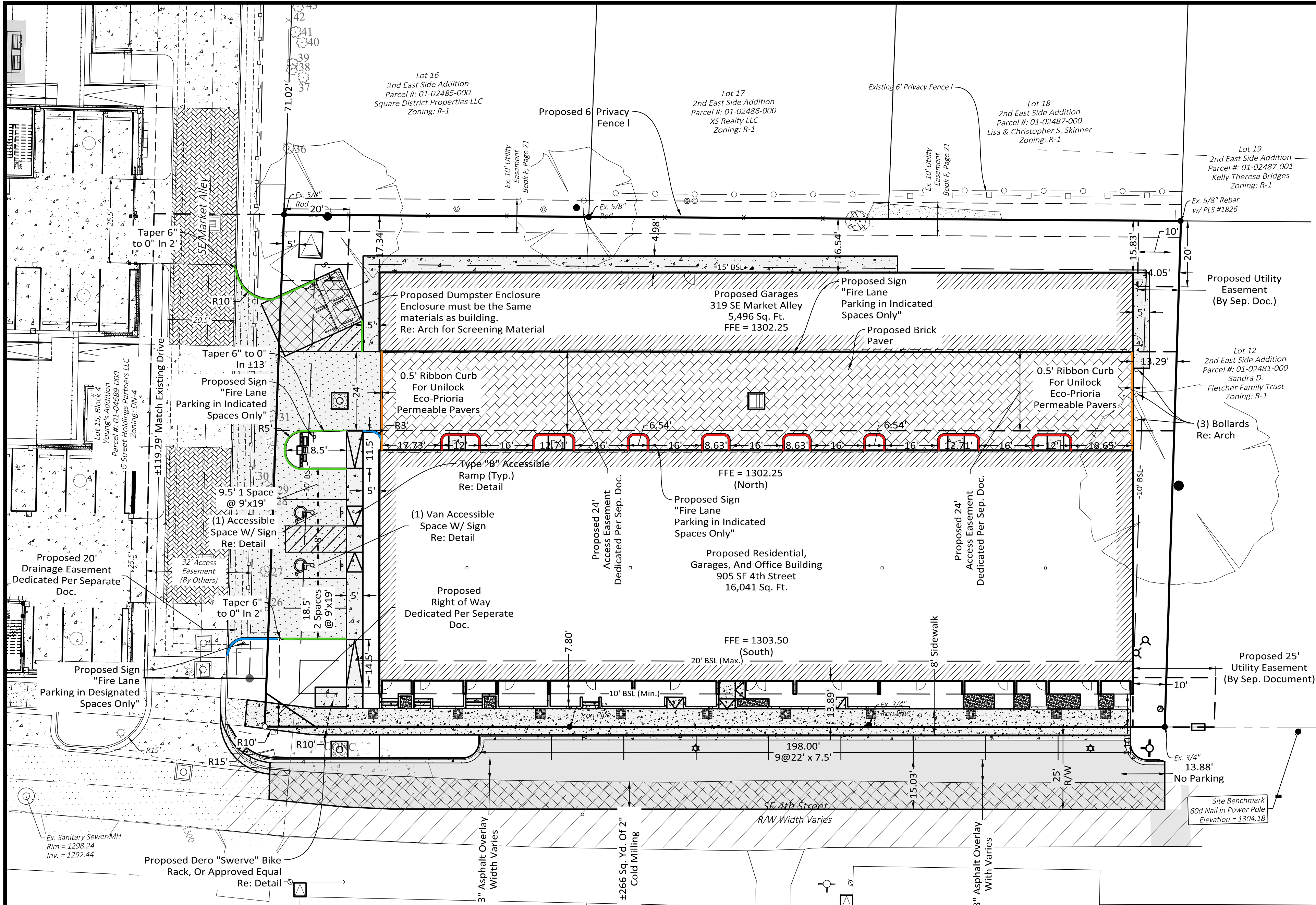
Sincerely,

HALFF

A handwritten signature in blue ink that reads "Patrick Foy". The signature is stylized with a large, flowing "P" and "F".

Patrick Foy, P.E.
Project Manager

Drawing Name: P:\BUT-02 (The Haven)\DRAFTING\BUT-02 PLAN SHEETS.dwg Last Modified: Mar 06, 2024 - 8:45am Plotted on: Mar 06, 2024 - 8:49am by ah5174



Note: Refer To Architecture Plans For Building Dimensions.

All Mechanical Equipment (Roof And Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

The Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building. Refer To Detail In Architecture Plans.

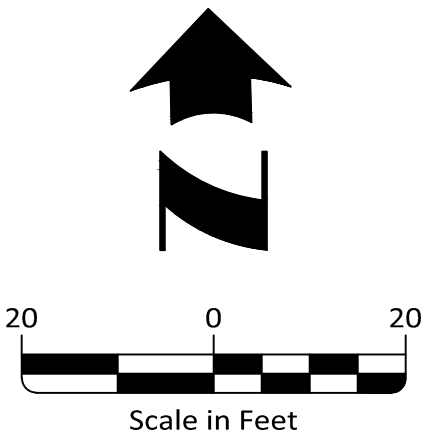
The City Of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, And State Code Shall Govern These Plans. If There Are Discrepancies In The Plans Or Information Contained Within, City Of Bentonville Ordinances, Standards, And Specifications Shall Rule. Unless, Approved In Writing By The City Engineer.

To Schedule An Inspection Or Test With The City Of Bentonville Engineering Department, Inspections Must Be Called In (479) 271-3168 By The Engineer Of Record 24 Hours In Advance Before 10 A.M. For An Inspection The Following Day.

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 A.M. For An Inspection The Following Day.

All Proposed Signage Will Require a Separate Permit.

All Proposed Fencing will Require a Separate Permit.



Curb Type Legend:

- Type "A" Curb & Gutter
Re: Sheet C12
- Ribbon Curb Per Unilock
Eco-Prioria Permeable Pavers
Re: Sheet C13
- Ribbon Curb For Unilock
Eco-Prioria Permeable Pavers
With Fire Lane Striping
Re: Sheet C13
- Type "D" Ribbon Curb & Gutter
Re: Sheet C12
- Integral Curb For Concrete Paving
Re: Sheet C13

PARKING SUMMARY

		Spaces Required	Spaces Provided
Residential (Multi-Family Dwelling - 25 Units)	3 Spaces per 2 Units	38	38
Business and Professional Office Space (3,620 Sq. Ft.)	1 Space per 300 Sq. Ft.	12	12
Accessible Spaces	26 - 50	2	2
Total		50*	50*

*Includes Accessible Spaces

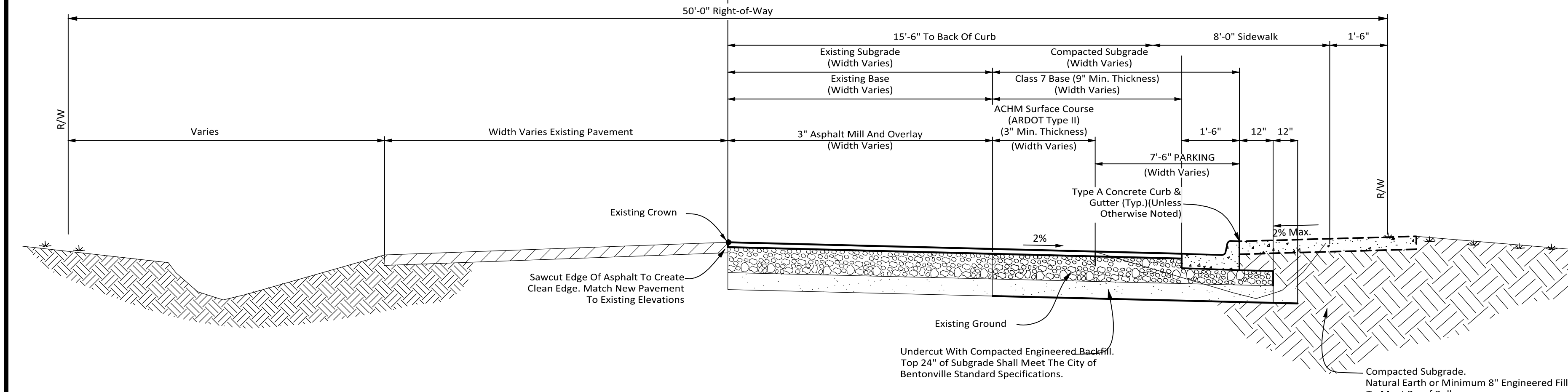
Parking Count	3 Spaces
Standard Stalls	2 Spaces
ADA Stalls	2 Spaces
On-Street Parking	6+ Spaces
1-Car Garage	11 Spaces
2-Car Garage	28 Spaces
Total	50 Spaces

Zoning - Downtown High Density Residential (DN-3)

Building Setbacks							
Front Yard		Side Yard				Rear Yard	
Minimum	Maximum	Exterior Corner Side Yard (CS)		Interior Side Yard (S)			
		Min.	Max.	Detached Yard	Attached Yard		
10'	20'	10'	20'	10'	0'	15'	

TYPICAL SECTION - LANE WIDENING SE 4TH STREET

N.T.S.



HAVEN
City Project # LSD21-0061

Bentonville, AR

Issued for Construction
09.14.2023

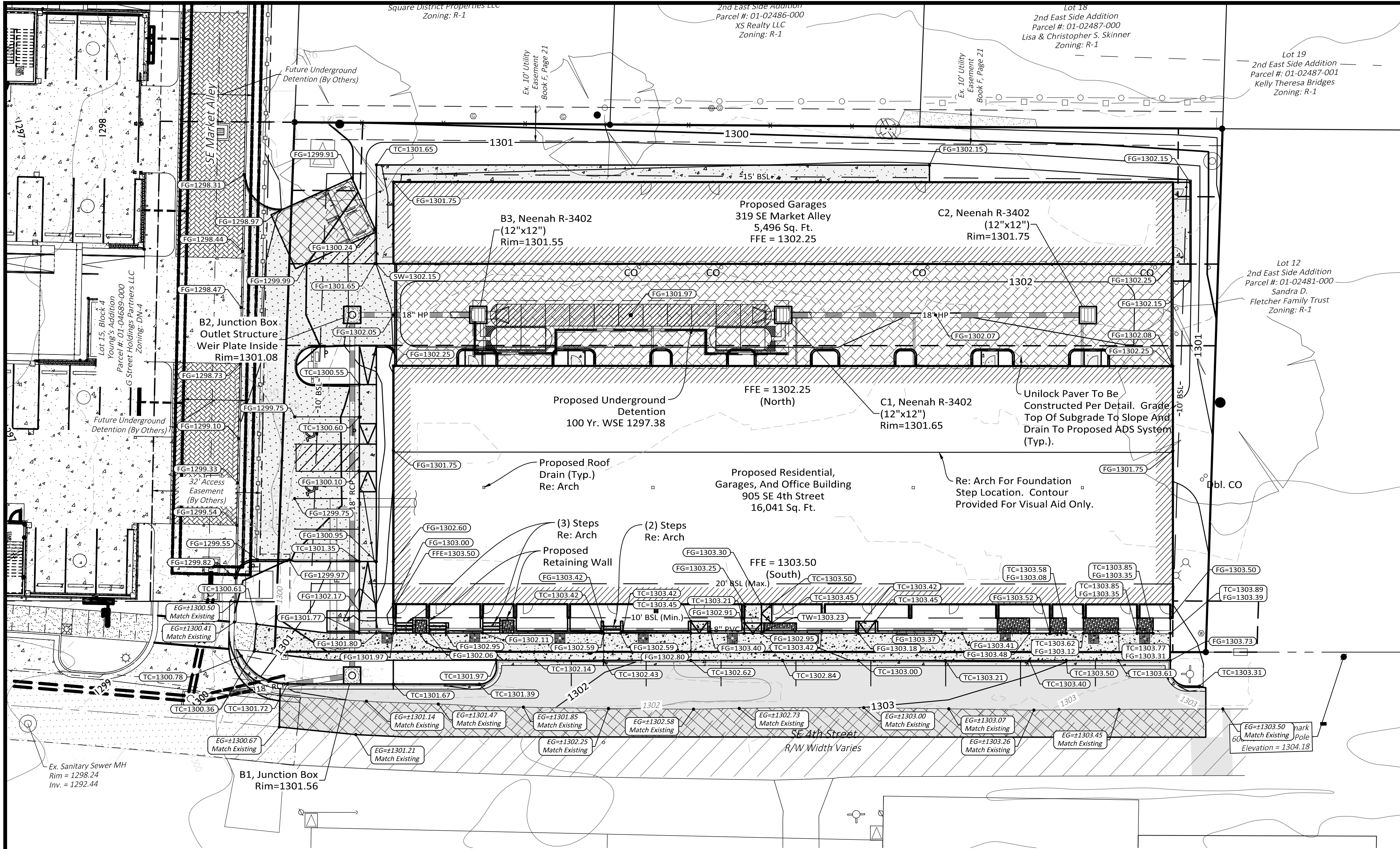
SITE DIMENSION PLAN

Revisions	
1	Proposed water main to be open cut
2	03.06.2024 added parking to SE 4th Street

Drawn By: TBL	Vert. Scale: N/A
Approved By: PRF	Horiz. Scale: 1"=20'
Date: 07.12.2022	Plot Scale: 1
Project No.: BUT-02	DWG Name: PLAN SHEETS

SHEET **C4** of 15

Drawing Name: P:\BUT-02 (The Haven)\DRAFTING\BUT-02 PLAN SHEETS.dwg Last Modified: Mar 06, 2024 - 8:45am Plotted on: Mar 06, 2024 - 8:49am by ah5174



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

HAVEN
City Project # LSD21-0061

Bentonville, AR

Issued for Construction
09.14.2023

GRADING PLAN

Revisions

- 1 Proposed water main to be open cut
- 2 03.06.2024 added parking to SE 4th Street

Drawn By: TBL	Vert. Scale: N/A
Approved By: PRF	Horiz. Scale: 1"=20'
Date: 07.12.2022	Plot Scale: 1
Project No.: BUT-02	DWG Name: PLAN SHEETS

SHEET **C7**

of 15



Memorial Park Maintenance Building

2000 Northeast Memorial Park Square

PC Date: 5/7/2024

Staff Report Details

Parks

Project Number	LSD24-0007
Applicant / Current Owner	City of Bentonville
Site Area	+/- 56.37 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	N/A
Current Future Land Use Map Designation	Parks
Requested Future Land Use Map Designation	N/A
Development Type / Use	Maintenance building for Parks Dept.
Related projects	N/A

Property Description

The subject property is located at 2000 Northeast Memorial Park Square at the intersection of Northwest John DeShields Boulevard and Northeast Moberly Lane. The property is presently zoned A-1, Agricultural, with a land use designation of Parks. Adjacent zoning districts A-1, Agriculture to the north, south, east and west with some R-3, Medium-High Density Multifamily Residential to the east as well. Adjacent uses include all park property land with the exception of the two parcels to the east which are privately owned and are either undeveloped or multi-family in their current uses. The property has direct access to Northeast Moberly Lane and also fronts onto Northeast John DeShields Boulevard and Northeast Memorial Park Square.

Project Details

The proposed project is a demolition of the existing City of Bentonville Parks Department maintenance building and the construction of a new maintenance facility at this location. The new facility will be +/- 18,792 square feet and will consist of an administration area, maintenance bay areas, truck port, and an equipment wash station.

The building is single-story and has a maximum proposed height of 25 feet. The buildings are articulated

Project Details

along the front to provide differentiation between the various uses and help to break up the long linear facade.

Access to the site is provided at two locations along Northeast Moberly Lane. Pedestrian access is provided around the site and connects to the trail and sidewalk network within the park. Parking is adequate and meets the requirements of the code.

The building is composed of a mix of brick, metal panels and glazing. Some of these materials are considered to be Secondary Primary Materials by code.

Relationship to the General Plan / Projected Traffic Impact

There is no anticipated traffic increase from this site as the existing conditions will remain the same.

Public Comment

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

Analysis / Waivers

The proposed project requests three waivers:

Waiver 1: A waiver from Sec.1100.21.e.3, Large-Scale Development Design Standards as it pertains to overhead doors. The Land Development Code states that overhead doors are prohibited on primary street facing facades and the applicant is proposing 11 of them to face Northwest Moberly Lane. These doors are screened by a 8' tall privacy fence.

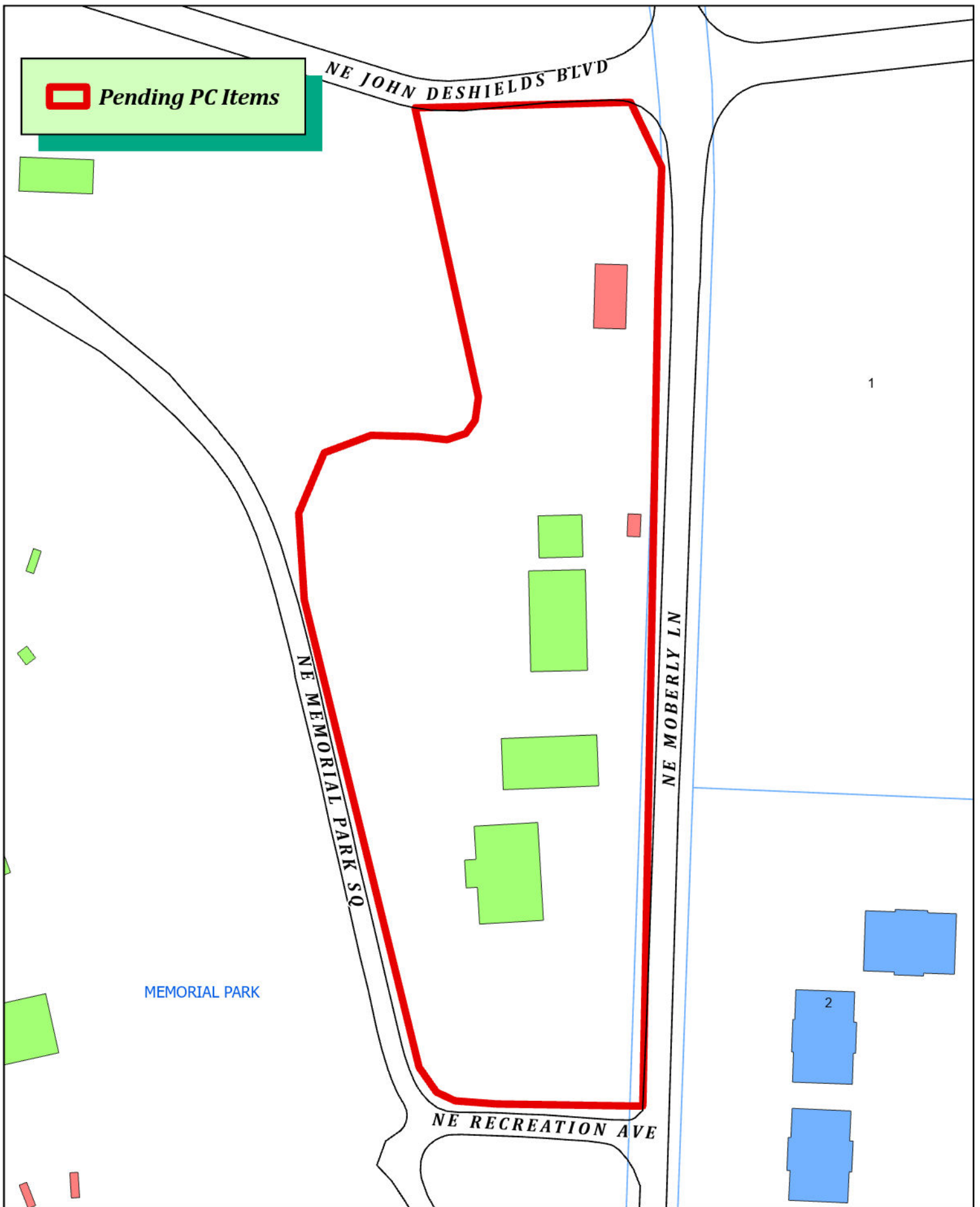
Waiver 2: A waiver from Sec 1200.02.b, Determining Necessity for Off-Site Improvements, Direct Access to substandard streets. The applicant is proposing to dedicate the required right-of-way but not construct the road improvements. See applicants waiver request letter.

Waiver 3: A waiver from Sec 501.07 Surfacing of Parking Lots. The code requires that all parking and driving surface be paved unless constructed as part of a low-impact development as approved by the City Engineer. The applicant is requesting the use of gravel within the maintenance yard parking driving areas. This area is screened from public view by a privy fence. It should also be noted that the Administration Building parking is proposed to be paved.

Conclusion

If the Planning Commission approves the three requested waivers, then staff recommends approval. If Planning Commission denies any of the three waivers, staff recommends the applicant request the project to be tabled until the Planning Commission's concerns can be addressed.

Additional Details



LSD24-0007
Memorial Park Maintenance
Large Scale Development



April 26, 2024

City of Bentonville Engineering Department
305 SW A Street
Bentonville, Arkansas 72712

RE: Coiling Door Placement Waiver
Maintenance Facility
Bentonville Parks and Recreation

Dear Commissioners,

On behalf of the City of Bentonville, Hight Jackson Associates, we respectfully request consideration of a waiver of Section 1100.21 Commercial Design Standards on a portion of the complex required for Commercial Zoned properties. The property for this project is located at 401 SE Moberly Ln. This is regarding the overhead coiling door placement on the front façade facing east to Moberly Lane.

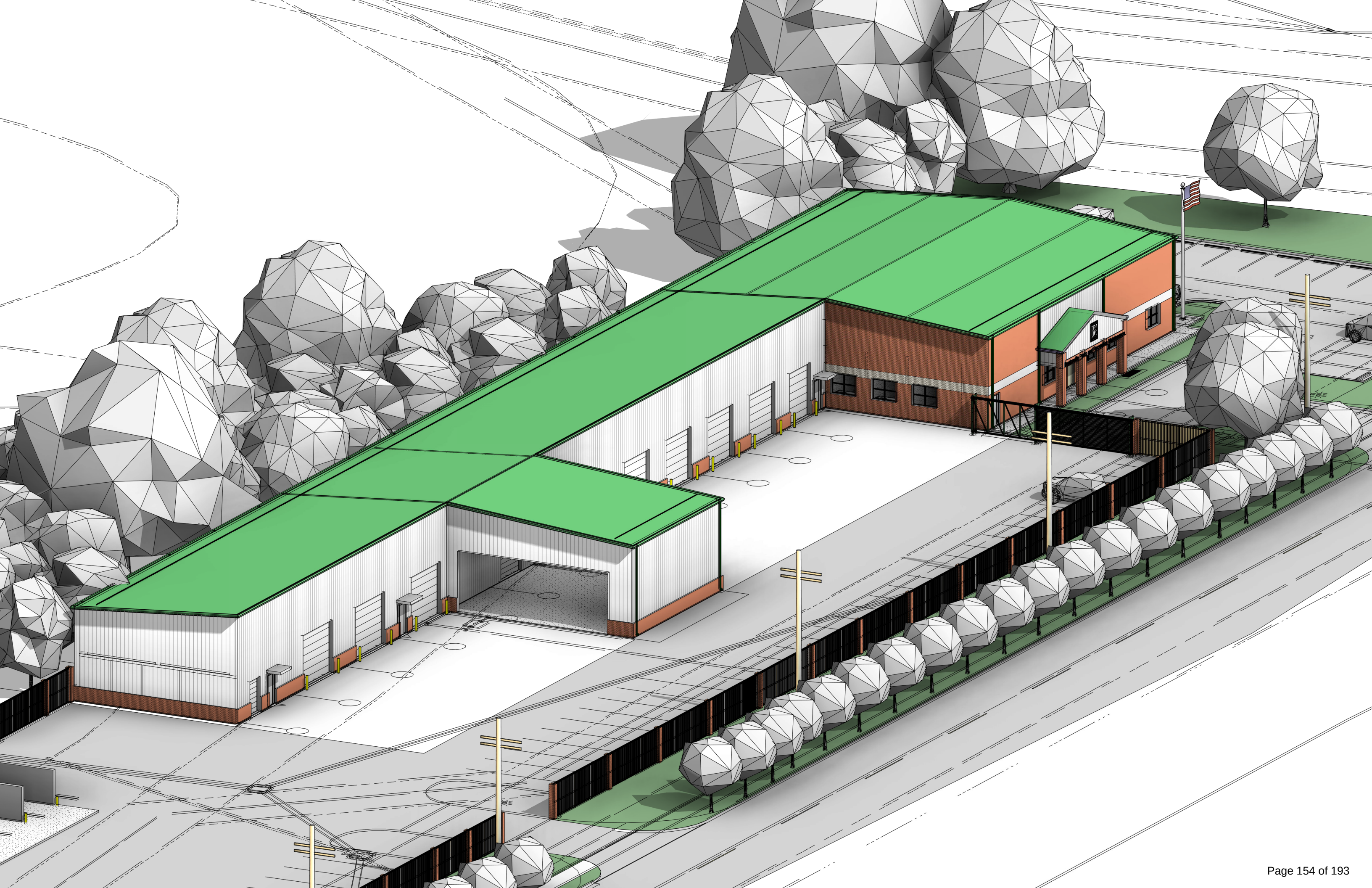
This portion of the building provides maintenance and storage bays in the maintenance yard for city-owned vehicles and equipment. The project site is very narrow in scale. The west side faces Memorial Park. Arranging the overhead doors in a different orientation would prove exceedingly difficult if not impossible to maneuver vehicles into the bays on this site. A wood fence with brick pilasters encloses the maintenance yard on all sides hiding doors from public view.

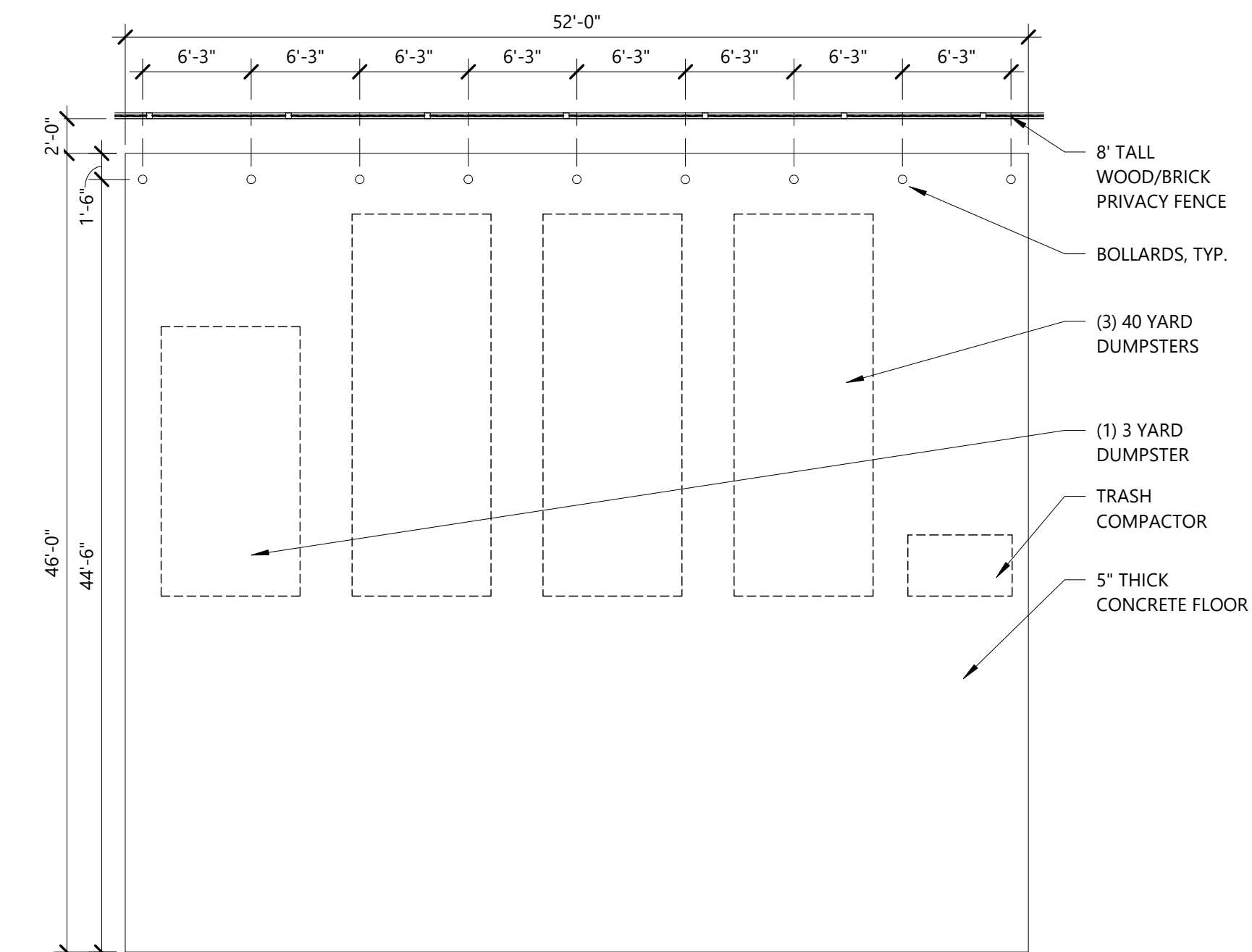
We greatly appreciate your consideration of this request. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,

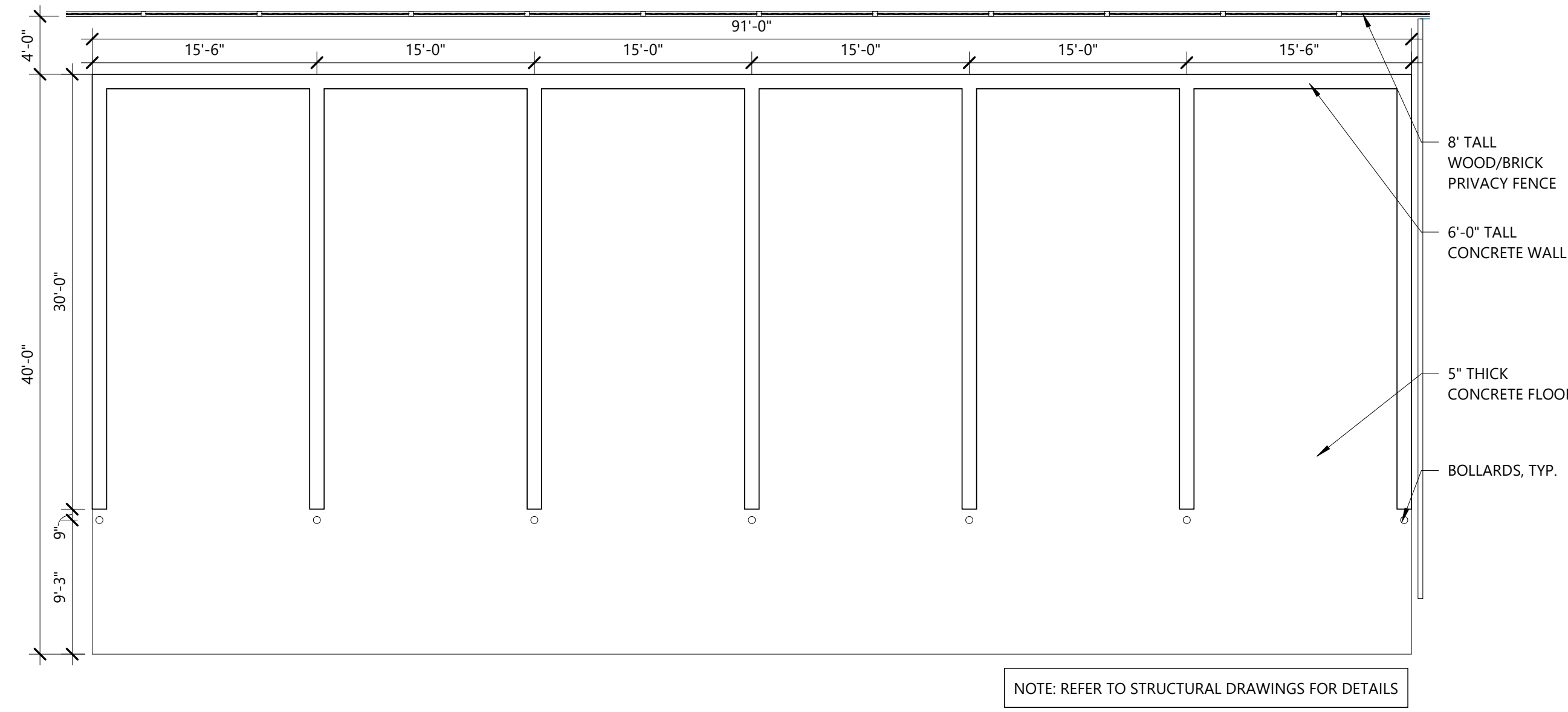


Mark Haguewood
Hight Jackson Associates

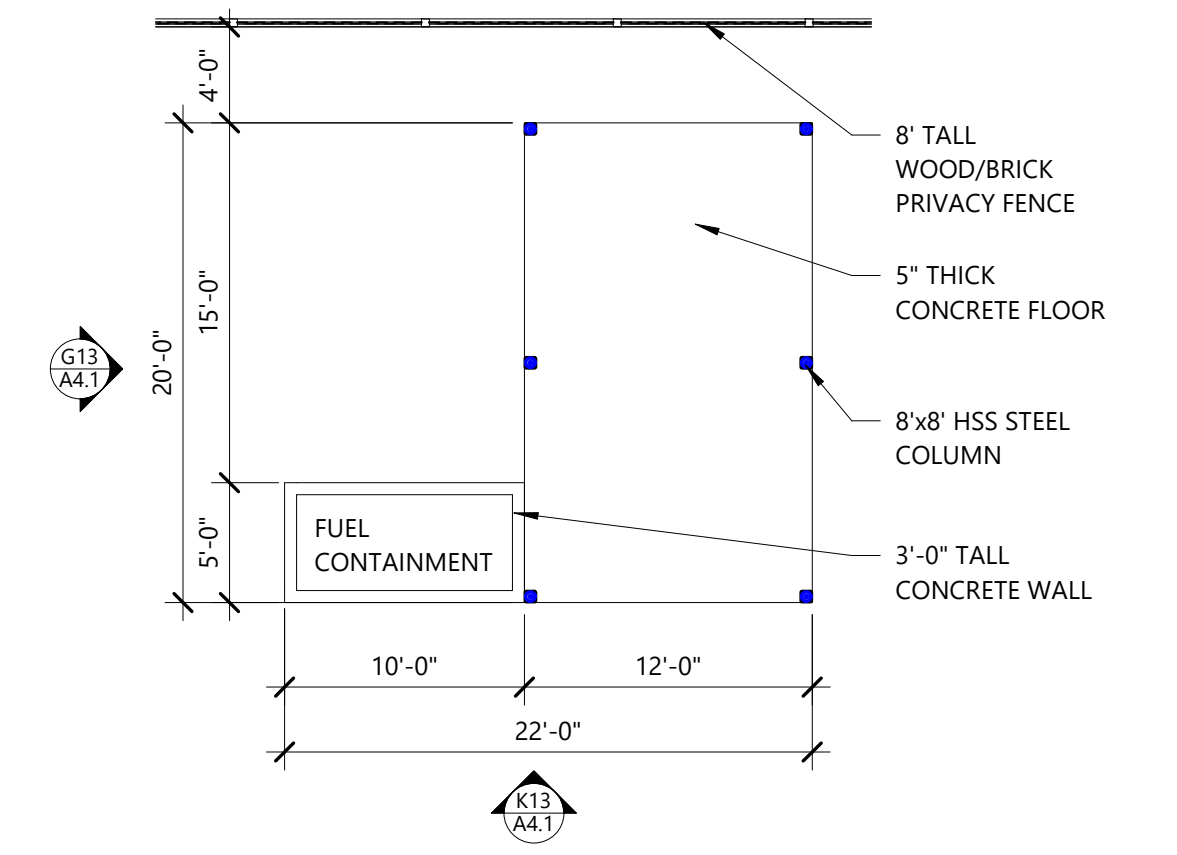




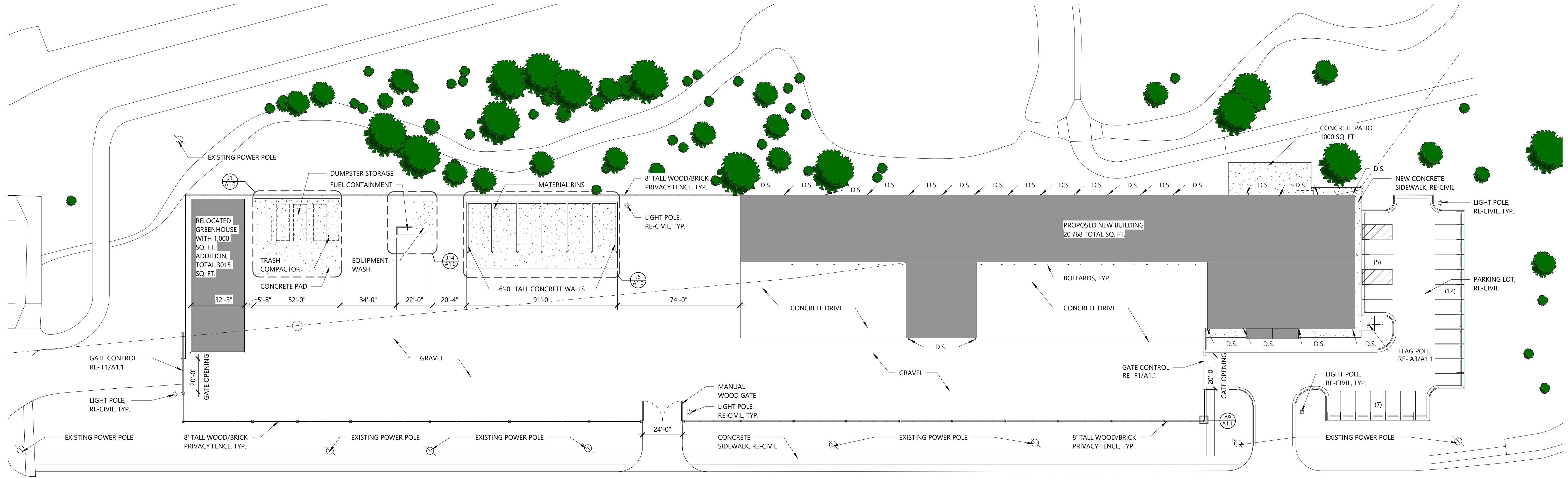
J1 Enlarged Plan - Dumpster Bins
1/8" = 1'-0"



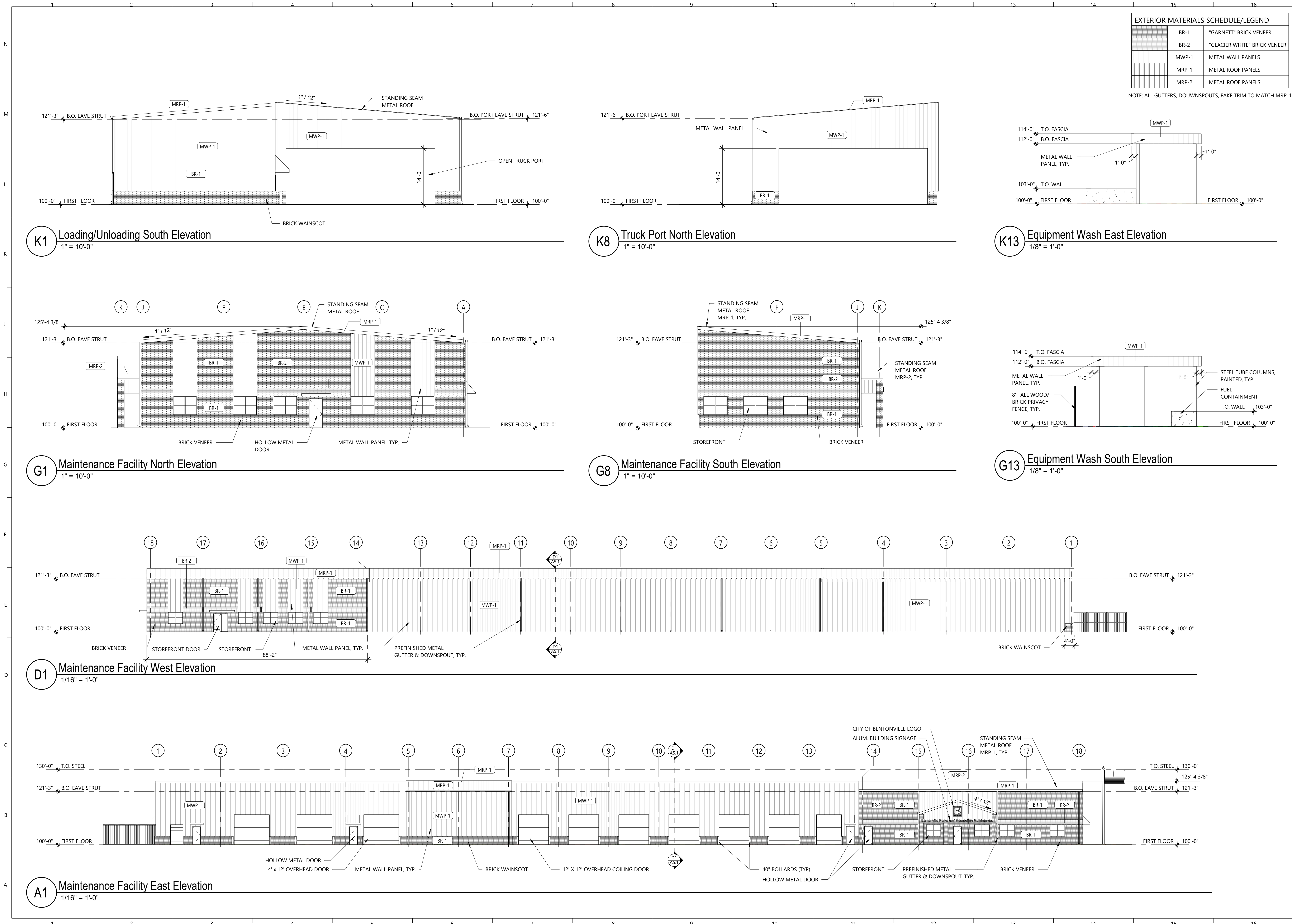
J5 Enlarged Plan - Material Bins
1/8" = 1'-0"



J14 Enlarged Plan - Equipment Wash
1/8" = 1'-0"



A1 Architectural Site Plan
1" = 30'-0"





April 26, 2024

Bentonville Engineering Department
305 SW A Street
Bentonville, AR 72712

Re: Memorial Park Maintenance Building
Bentonville, AR
CTA No. 22113001

We formerly petition the planning commission to consider approving the placement of a gravel lot in front of the proposed Memorial Park Maintenance Facility in lieu of asphalt paving. The gravel area will be screened from public view on all sides by an 8-foot wooden fence with stone column fence posts. This gravel area will also not have dedicated parking sections and will be used for maintenance vehicle purposes. The use of gravel in place of asphalt was also considered while managing stormwater flows that would otherwise be increased due to additional impervious area. Finally, the potential for gravel track out to Moberly Lane will be minimized due to the concrete areas proposed at all entrance/exits.

If you have any questions or concerns, please contact us at your earliest convenience. Thank you in advance for your consideration of this request.

Sincerely,

Daniel Ellis, P.E.



March 29, 2024

Bentonville Engineering Department
305 SW A Street
Bentonville, AR 72712

Re: Memorial Park Maintenance Building,
Bentonville, AR
CTA No. 22113001

The existing Memorial Park Maintenance Building faces NE Moberly Lane. The road is shown in the Master Street Plan as a collector. We propose that the improvement of the Memorial Park Maintenance Building will dedicate the 70 feet of right of way for a collector street without making the street improvements to NE Moberly per the standard collector street sections. This is in part due to the building abutting a 100-year BLE flood area. Widening the road section would not provide room for building between the BLE and the collector street. Additionally, due to the nature of the park area, a collector street would not be conducive to the high levels of pedestrian traffic occurring near the building.

If you have any questions or concerns, please contact us at your earliest convenience. Thank you in advance for your consideration of this request.

Sincerely,

Taylor Lindley, P.E.

April 16, 2024

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

RE: Exterior finish materials narrative
Maintenance Facility
Bentonville Parks and Recreation

Dear Planning Department,

On behalf of the City of Bentonville, Hight Jackson Associates, we respectfully request consideration and approval of the proposed exterior materials selected for this project. The project does not completely adhere to building elevations/materials in accordance with 1100.21.e.1 and 1100.21.e.2. The reason being is to stay with the recently completed Bentonville Municipal Works Facility and the Bentonville Maintenance Annex design theme and use of materials used on the projects.

The administrative portion of the complex (north end) complies, with use of 75% or more of the Primary Materials (Brick and Windows) on north, south, east, and west elevations with a small amount of architectural metal panels (Special use primary material) on north, east and west elevations. The portion of the remaining building are maintenance bays within the maintenance yard is in keeping with the forementioned maintenance facilities, using a brick wainscot and the architectural metal wall panel finishes. Please note that the maintenance yard is surrounded with a new solid wood fence with brick columns. The fence would terminate at the southwest corner of the maintenance bays. The west side of the maintenance bays are architectural metal panels. A good portion of the west side is buffered from view by trees in Memorial Park.

Other structures within the fenced-in maintenance yard include an open equipment wash bay with canopy, concrete material bins, and a relocated greenhouse, which will be expanded.

We have included metal wall and roof panel cut sheets along with brick colors we will be using on this project. Wall panels are 22 ga. and roof panels are 24 ga.

We greatly appreciate your consideration of this request. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,



Mark Haguewood, AIA, Vice President
Hight Jackson Associates

Matrix MX-1

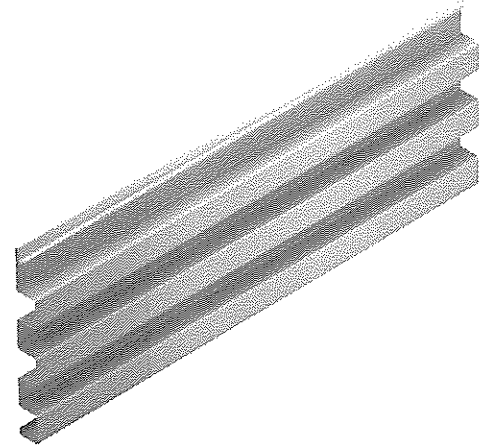
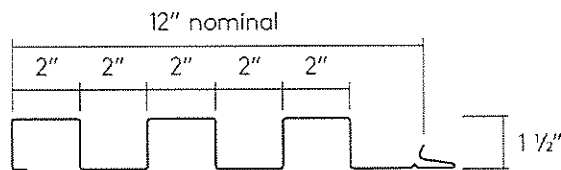
Primary application: Wall

Height 1.5" / 38.1mm

Width 12" / 305mm

Perforation options for aluminum, stainless steel, zinc, and copper

Produced at: Bristol CT, Fontana CA, DeLand FL



Suggested Metals

Galvalume 24, 22, 20, 18 ga
aluminum .032, .040, .050
zinc .8mm, 1mm
copper 16, 20 oz.
stainless steel 24, 22 ga

Testing Information

ASTM 1592 for aluminum and Galvalume
ASTM 283/331 for aluminum and Galvalume (solid panels)
FM Approval testing can be performed to job specifications
Florida Product Approval 22, 20, 18 gauge only

Span charts for untested gauges/materials are calculated using section properties. Untested/perforated panels require side stitching/exposed fasteners.



Morin HQ / East 685 Middle Street | Bristol | CT 06010 T: (860) 584-0900 F: (860) 582-7503 Toll Free: 1-800-640-9501
Morin West 10707 Commerce Way | Fontana | CA 92337 T: (909) 428-3747 F: (909) 428-6433 Toll Free: 1-800-700-6140
Morin South 1975 Eidson Drive | DeLand | FL 32724 T: (860) 584-0900 F: (860) 582-7503 Toll Free: 1-800-640-9501

www.morincorp.com
#morincorp

VIEW FROM NORTHEAST

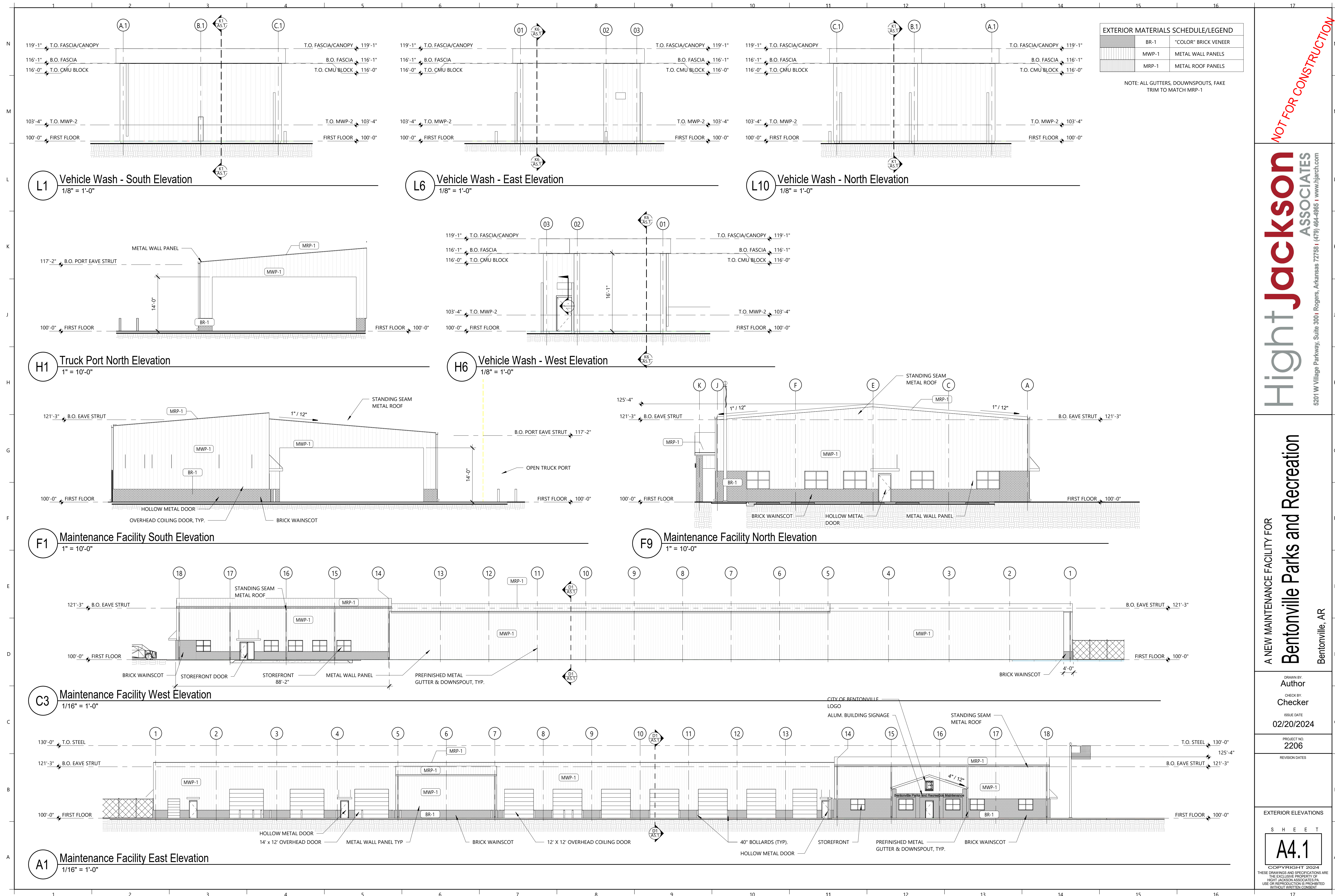


VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST





NOT FOR CONSTRUCTION

Hight Jackson

ASSOCIATES

5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72781 | (479) 464-4965 | www.hjarch.com

A NEW MAINTENANCE FACILITY FOR

Bentonville Parks and Recreation

Bentonville, AR

DRAWN BY:
Author

CHECK BY:
Checker

ISSUE DATE:
02/20/2024

PROJECT NO:
2206

REVISION DATES:

EXTERIOR ELEVATIONS

SHEET

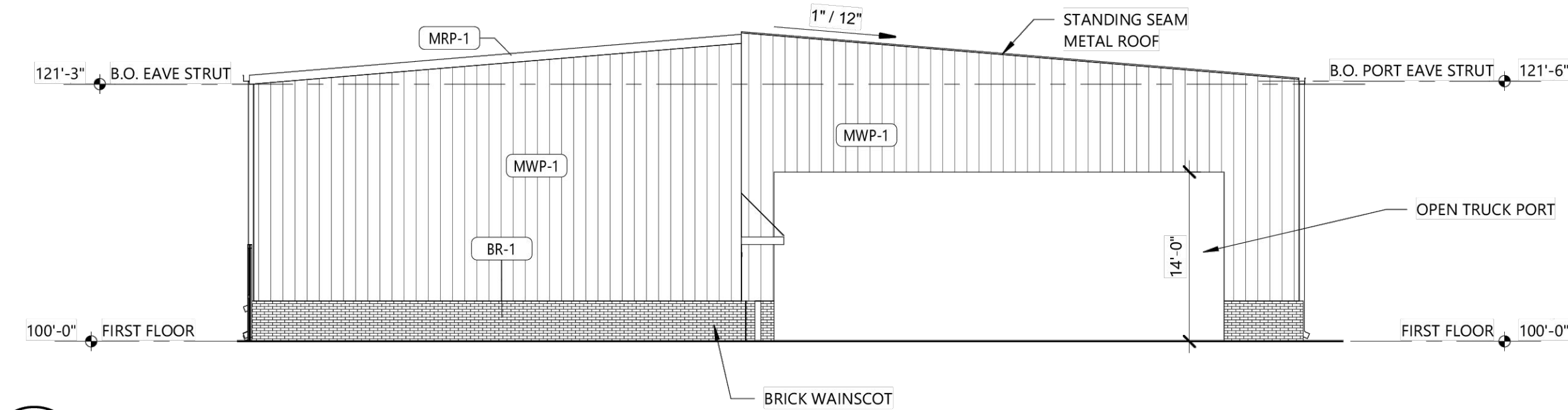
A4.1

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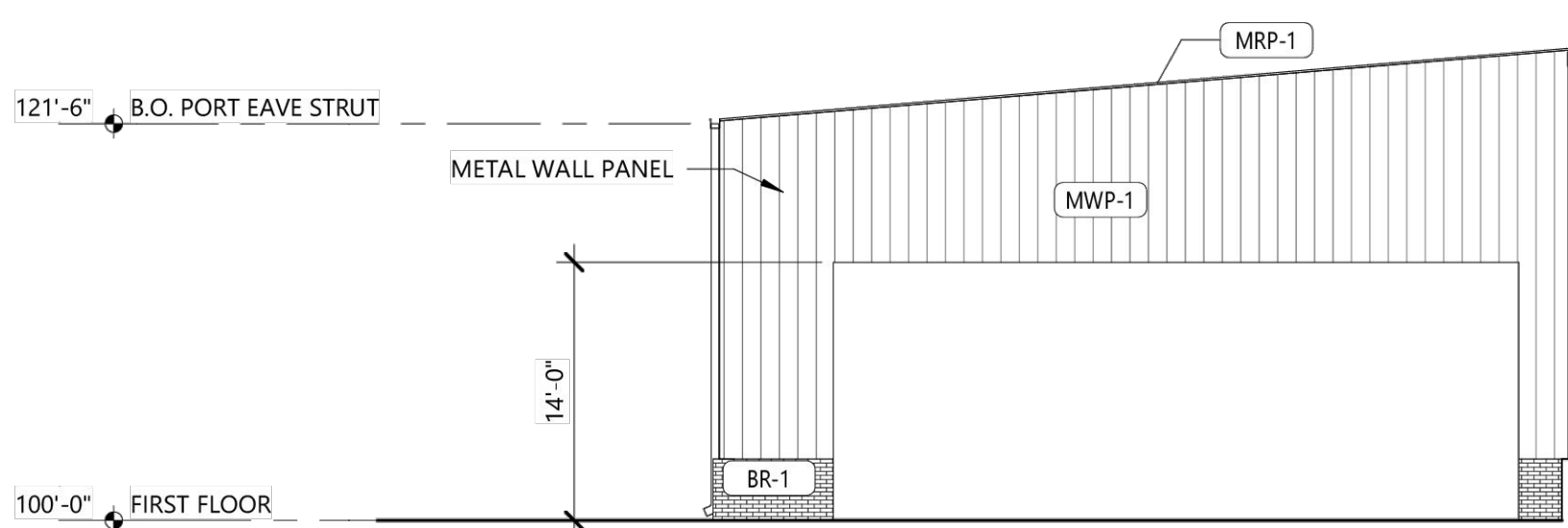
Page 165 of 193

EXTERIOR MATERIALS SCHEDULE/LEGEND		
	BR-1	"GARNETT" BRICK VENEER
	BR-2	"GLACIER WHITE" BRICK VENEER
	MWP-1	METAL WALL PANELS
	MRP-1	METAL ROOF PANELS
	MRP-2	METAL ROOF PANELS

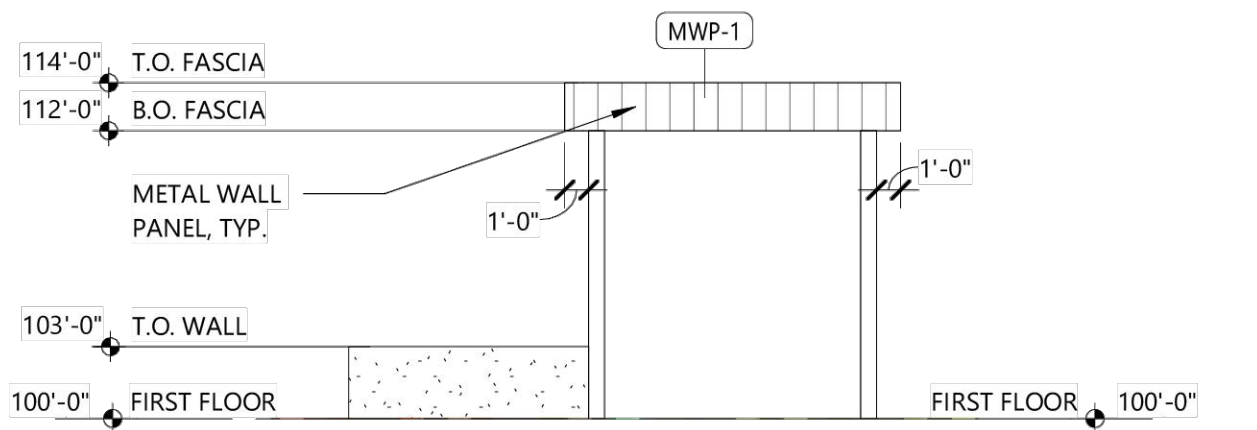
NOTE: ALL GUTTERS, DOWNSPOUTS, FAKE TRIM TO MATCH MRP-1



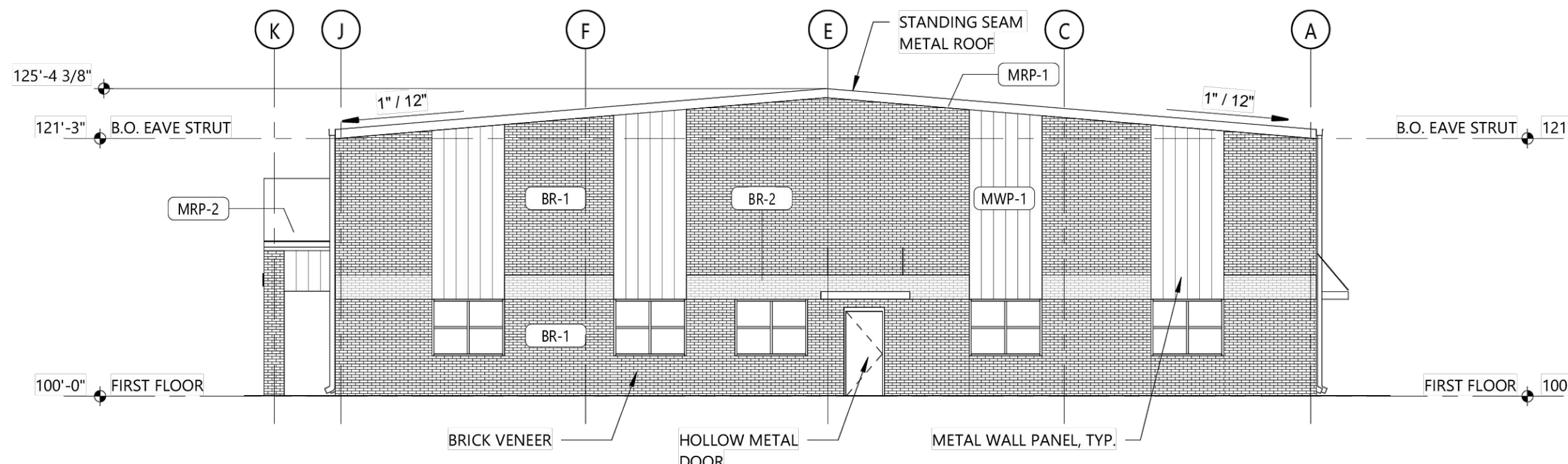
K1 Loading/Unloading South Elevation
1" = 10'-0"



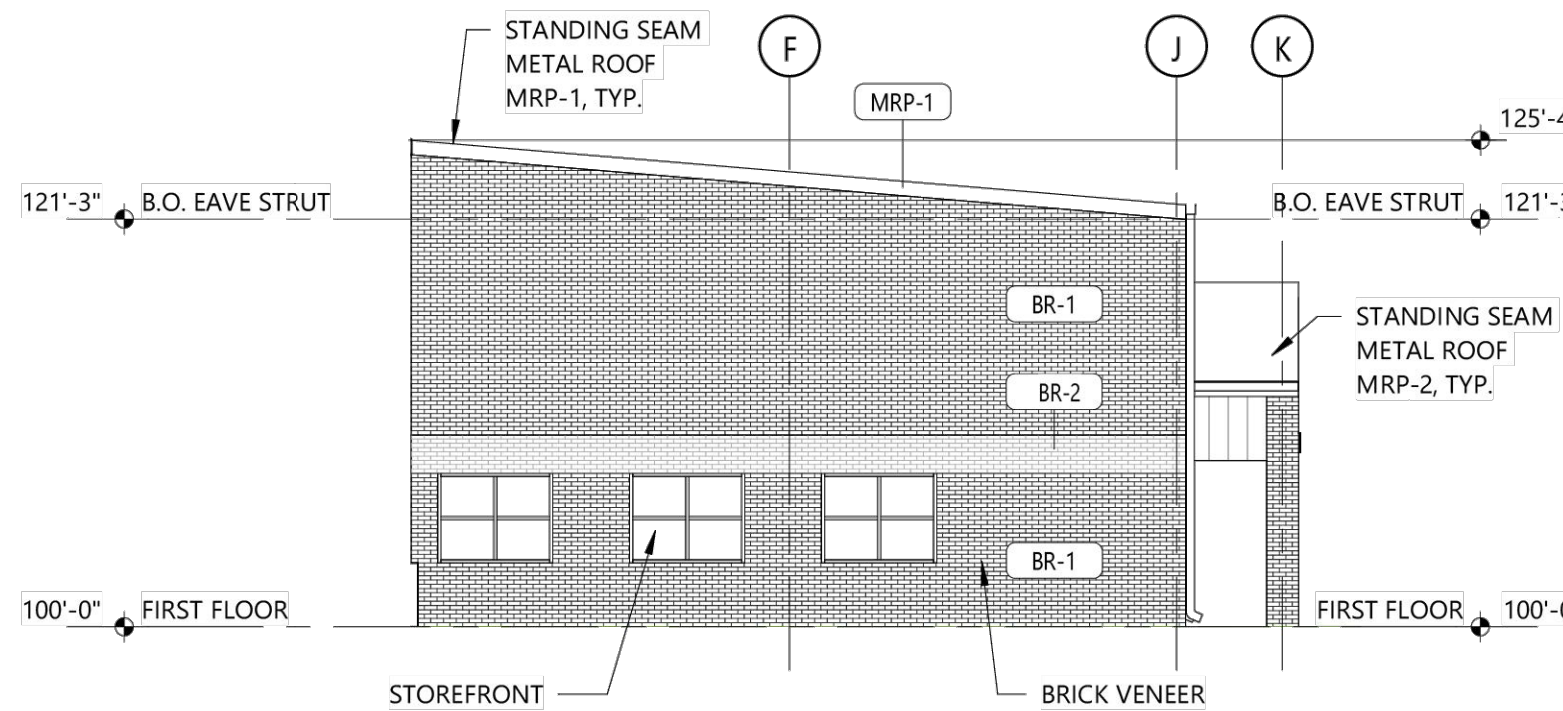
K8 Truck Port North Elevation
1" = 10'-0"



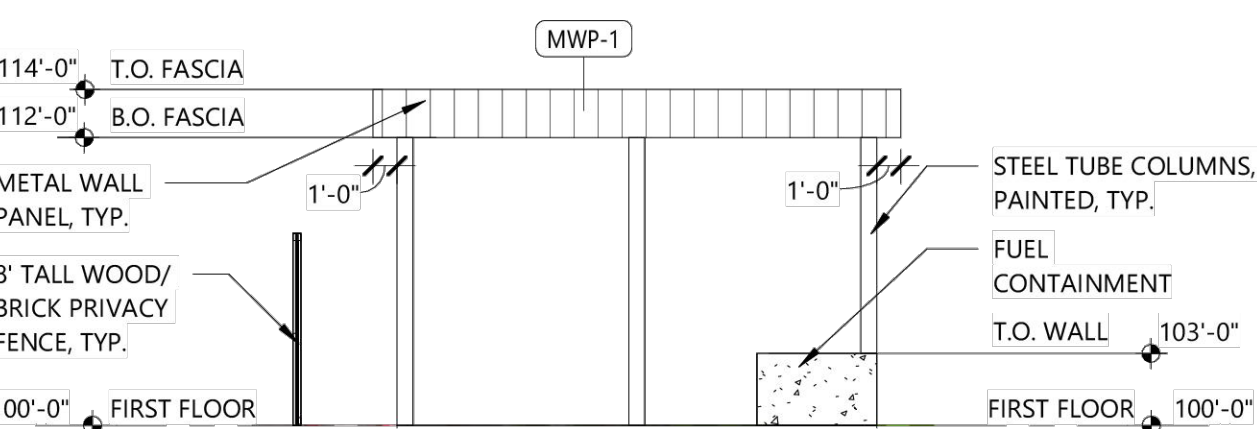
K13 Equipment Wash East Elevation
1/8" = 1'-0"



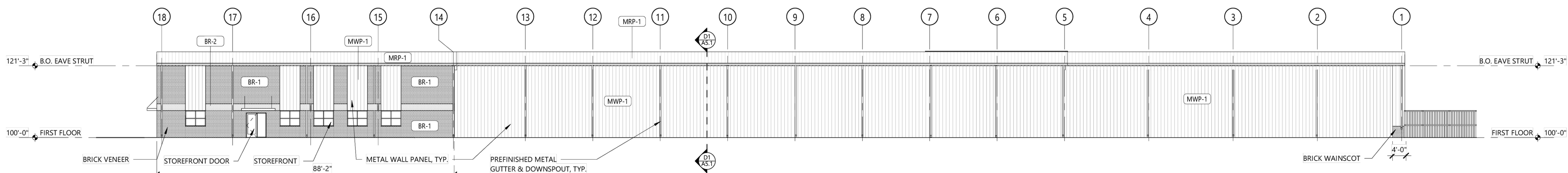
G1 Maintenance Facility North Elevation
1" = 10'-0"



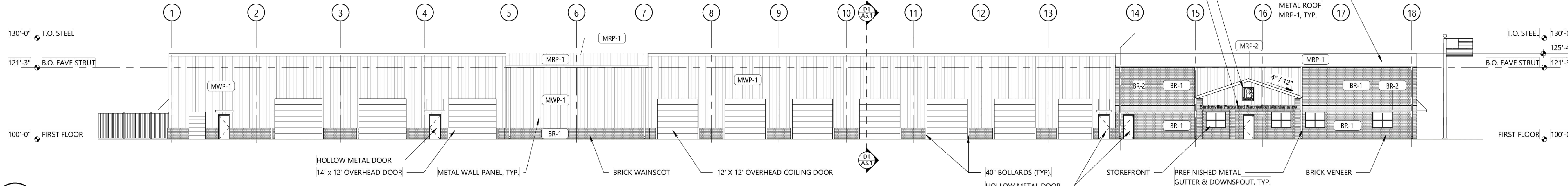
G8 Maintenance Facility South Elevation
1" = 10'-0"



G13 Equipment Wash South Elevation
1/8" = 1'-0"



D1 Maintenance Facility West Elevation
1/16" = 1'-0"



A1 Maintenance Facility East Elevation
1/16" = 1'-0"

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

A NEW MAINTENANCE FACILITY FOR
Bentonville Parks and Recreation
Bentonville, AR

DRAWN BY:
CHECK BY:
ISSUE DATE
04/16/2024
PROJECT NO.
2206
REVISION DATES

EXTERIOR ELEVATIONS
S H E E T
A4.1

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Map of the project location in Glenbrook, Illinois. The map shows a residential area with streets including Palace Ln, NE 3 St, NE Brave Ln, Coleman Av, Community Av, NE Wildcat Way, Glenbrook, Robert S Pl, Danville, Darnall, Ivy Pl, Ivy Cir, Walker St, Purdie Cir, NE 5th St, Jared St, McCollum Rd, E Hwy 72, and Moberly Ln. A shaded area represents the project location, with a black arrow pointing to it from the label "PROJECT LOCATION".

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	TOPOGRAPHIC SURVEY
C-003	GENERAL NOTES
C-004	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN (C)
C-103	UTILITY PLAN (C)
C-104	GRADING PLAN
C-105	EROSION CONTROL PH I
C-106	EROSION CONTROL PH II
C-107	PAVING PLAN
C-201	STORM LINE 1 P&P (C)
C-202	STORM LINE 2 P&P (C)
C-203	SANITARY SEWER LINE 1 P&P (C)
C-204	SANITARY SEWER LINE 1 P&P (C)
C-205	FIRE LINE & WATERLINE 1 P&P (C)
C-501	EROSION CONTROL DETAILS 1 OF 2
C-502	EROSION CONTROL DETAILS 2 OF 2
C-503	STANDARD DETAILS 1 OF 4
C-504	STANDARD DETAILS 2 OF 4
C-505	STANDARD DETAILS 3 OF 4
C-506	STANDARD DETAILS 4 OF 4
C-507	BENTONVILLE SANITARY DETAILS 1 OF 2
C-508	BENTONVILLE SANITARY DETAILS 2 OF 2
C-509	BENTONVILLE WATER 1 OF 3
C-510	BENTONVILLE WATER 2 OF 3
C-511	BENTONVILLE WATER 3 OF 3
L-101	OVERALL PLANTING PLAN
L-102	PLANTING PLAN A
L-103	PLANTING PLAN B
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2
A.1.1	ARCHITECTURAL SITE DETAILS
A.4.1	EXTERIOR ELEVATIONS

Key Plan

EASEMENT

CURB

INTERMEDIATE CONTOUR 1206

INTERMEDIATE CONTOUR 1205

INDEX CONTOUR

SS

G

W

UGT

UNDERGROUND TELEPHONE

UGT

UNDERGROUND ELECTRIC

OHE

OVERHEAD ELECTRIC

FO

FIBER OPTIC

UGTV

UNDERGROUND TELEVISION

CHAIN LINK FENCE

CHAIN LINK FENCE

WOOD FENCE

WOOD FENCE

BARBED WIRE FENCE

BARBED WIRE FENCE

BUILDING SET BACK

BUILDING SET BACK

RIGHT OF WAY

RIGHT OF WAY

PROPERTY LINE

PROPERTY LINE

ROAD CENTERLINE

ROAD CENTERLINE

[illegible]

BLACK HILLS ENERGY
JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, ARK 72745
PHONE: (479)-333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM
AT&T
BRET BALDWIN
1133 E. HAROLD ST
FAYETTEVILLE, AR 72701
PHONE: (479)200-1922
PHONE: (479)-561-6809
EMAIL: BB585@ATT.COM
OR LAYNE RHODES
EMAIL: LR159@ATT.COM
PHONE: (479)442-1977

COX COMMUNICATIONS
CHAD HODGE
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479)263-7057
EMAIL: CHAD.HODGE@COX.COM
AND TIMOTHY GOSS
PHONE: (479)651-5583
EMAIL: TIMOTHY.GOSS@COX.COM

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

STREET/3/19/2024 9:45:50

JON STANLEY
CITY OF BENTONVILLE
TONY DAVIS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
(479)271-3130

WATER

BEAU THOMPSON
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

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

WASTEWATER DEPT
CHRIS EARL
CITY OF BENTONVILLE
1901 NE A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3161

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

PLANNING DEPT:
TYLER OVERSTREET
305 SW A STREET
BENTONVILLE, AR
PHONE: (479) 271-3122
BUILDING AND FIRE SAFETY
BRAD ARNOLD
305 SW A STREET
BENTONVILLE, AR
PHONE: (479) 271-3108

STORMWATER
AULSON WEST
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR
PHONE: (479) 271-6719
EMAIL: JWEST@BENTONVILLEAR.COM

3. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. **ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPOOLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

BUILDING SETBACK:	FRONT 30'
	SIDE 30'
	REAR 30'
SITE AREA:	59.33 AC. (2,584,477.44 SQ.FT.)
BUILDING SIZE:	18792.87 SQ. FT.
BUILDING USAGE:	MAINTENANCE: 11712.87 SQ.FT.
	OFFICE: 7080 SQ.FT.

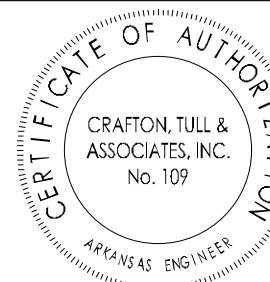
PURSUANT TO QUITCLAIM DEED RECORDED IN DEED BOOK 2003 AT PAGE 38552
PROPERTY DESCRIBED AS FOLLOWS:

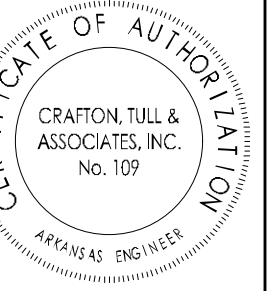
LOT 5 OF THE CARTER ADDITION TO THE CITY OF BENTONVILLE, AS RECORDED IN
THE BENTON COUNTY CIRCUIT CLERK'S OFFICE AT BOOK P4, PAGE 472, FILED ON
FEB. 7, 2002.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 0500702060K, 05007C0095K, EFFECTIVE DATE 20120605, 20120605.

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

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





GRAPHIC SCALE IN FEET



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '50' in the middle, and '100' at the right end.

PARKS MAINTENANCE
BLDG
BENTONVILLE, AR

Key Plan

[illegible]

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PROJECT NO: 22113001
ISSUE DATE: 08/10/23
CONTACT: T. LINDLEY
QC by:
QC Date:

**PRELIMINARY
PLANS**

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SD24-0007
OVERALL SITE PLAN (C)

C-101



Key Plan

[illegible]

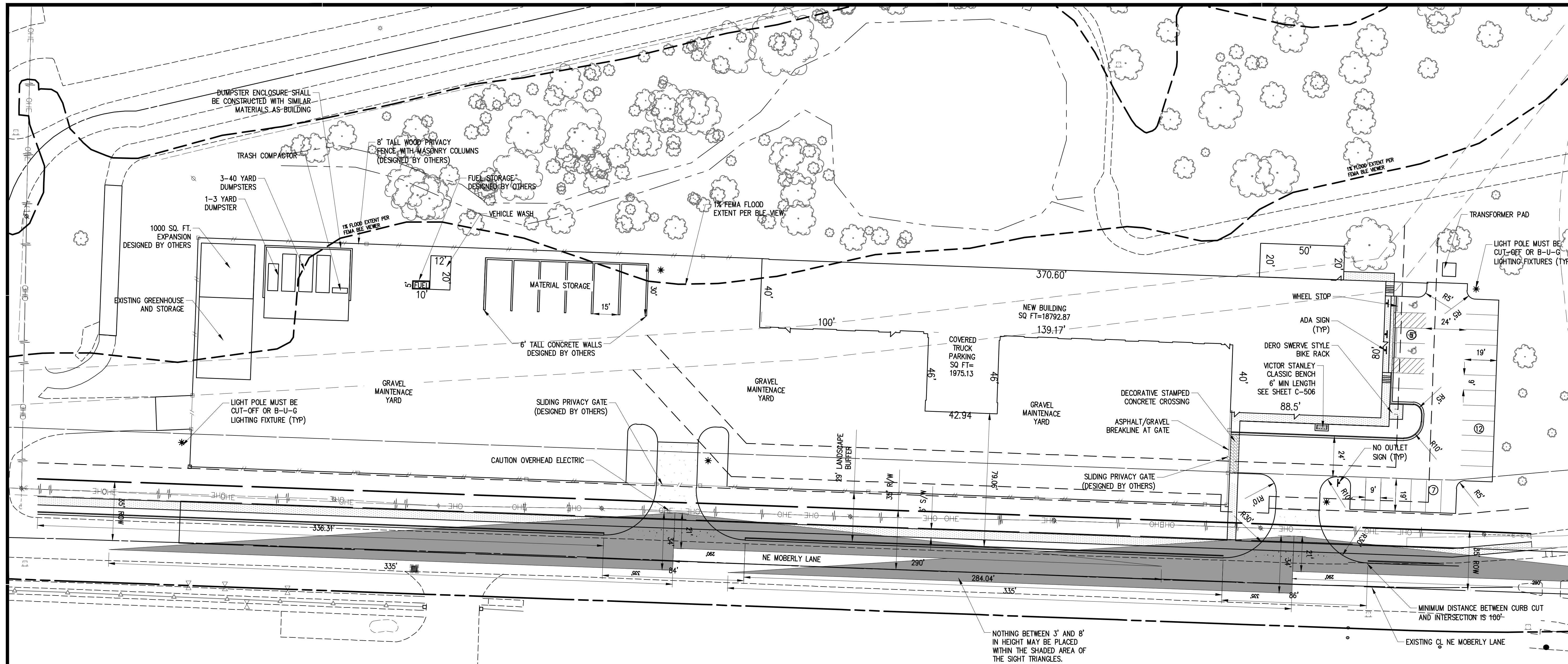
PROJECT NO: 22113001
ISSUE DATE: 08/10/23
CONTACT: T. LINDLEY
QC by:
QC Date:

PRELIMINARY
PLANS

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AND SEALED
DOCUMENT

LSD24-0007
SITE PLAN (C)

Page 169 of 19



LEGEND (CONSTRUCT)

SYMBOLS



LIGHT POLE
POWER POLE

LINEWORK

EASEMENT

CURB

BUILDING SET BACK

RIGHT OF WAY

PROPERTY LINE

DRAWING: G:\22\1300_MENMANTING\INFRASTRUCTURE\CI\LD\DWG\1 SITE PLAN.DWG
 A-FOUR SITE PLAN (C) LAST SAVED: CA5280 4/22/2024 5:36 AM
 NOTES: 00. CHAIRMAN ANDREWSON 4/22/2024 0:00 AM. POSTED BY: CHAIRMAN ANDREWSON



1% FLOOD EXTENT PE
FEMA BLE VIEWER

LANDSCAPE FRONTAGE BUFFER

NE MOBERLY LANE

MATCH LINE

MATCHLINE

Key Plan

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Craffon, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Craffon, Tull & Associates, Inc.

PROJECT NO: 22113001
ISSUE DATE: 08/10/23
CONTACT: T. LINDLEY
QC by:
QC Date:

PRELIMINARY
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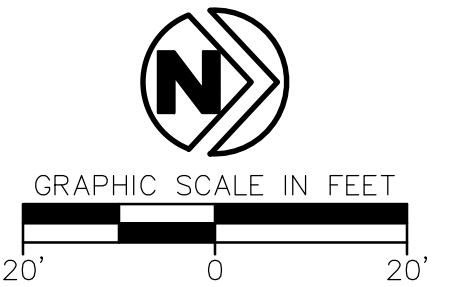
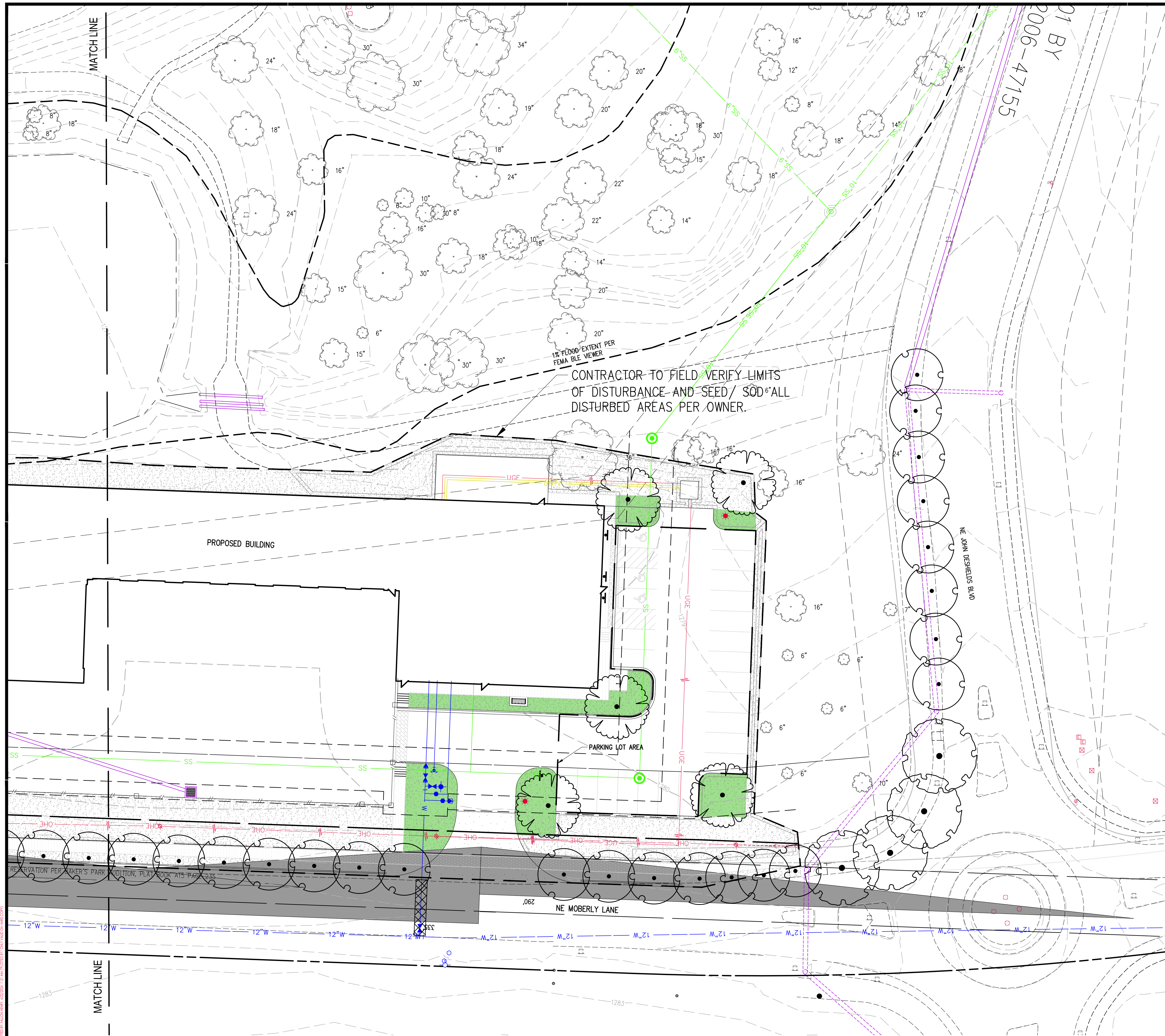
LSD24-0007
PLANTING PLAN A

L-102



Know what's **below**

Call before you dig



PARKS MAINTENANCE
BLDG
BENTONVILLE, AR

Key Plan

[illegible]

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PROJECT NO: 22113001

PRELIMINARY PLANS

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SD24-0007
PLANTING PLAN B

Arkansas One Call



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

L-103



Legacy at Featherston

Featherston Road & Been Road

PC Date: 5/7/2024

Staff Report Details

Project Number	PP23-0001
Applicant / Current Owner	Prestige Investments Group LLC
Site Area	+/- 14.41 Acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential
Related projects	

Property Description

A waiver request from Section 3.4.5 of the Stormwater Management and Drainage Manual.

The Applicant states that due to wet soil conditions, pre-cast storm drain inlets would better suit the project and is requesting a waiver. They are requesting to use the pre-cast inlets for the following inlets/junction boxes: 11-19, 21-25

The project is currently under construction and on-hold until a decision is made on this waiver request.

A preliminary plat for Legacy at Featherstone Addition situated in between Been Road and Southwest Featherston Road. The plat creates 64 lots, zoned R-2, Medium Density Two Family Townhome Residential. A street network provides access off of both Southwest Featherston Road and Been Road. Street stubouts are provided to the properties to the north and south 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.

Project Details

Project Details

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

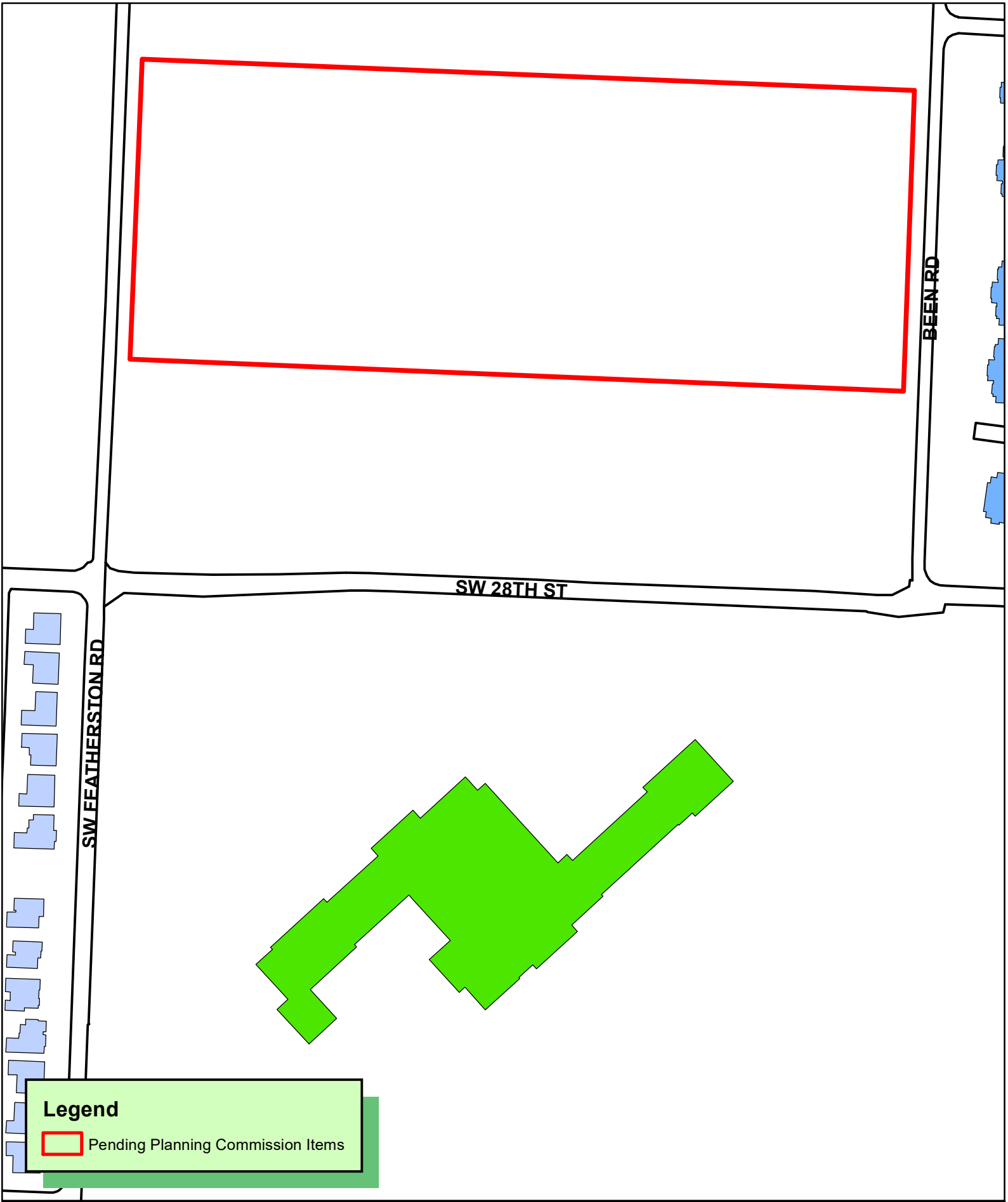
Analysis / Waivers

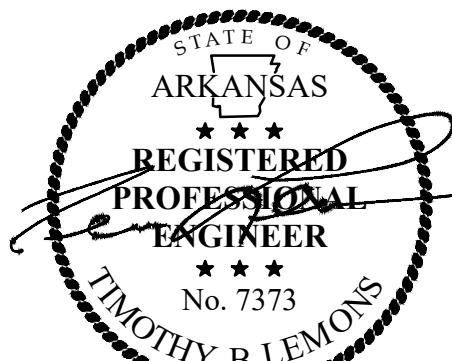
The applicant seeks to install precast inlets as specified in their waiver request.

Conclusion

Engineering has no objections to the waiver request.

Additional Details



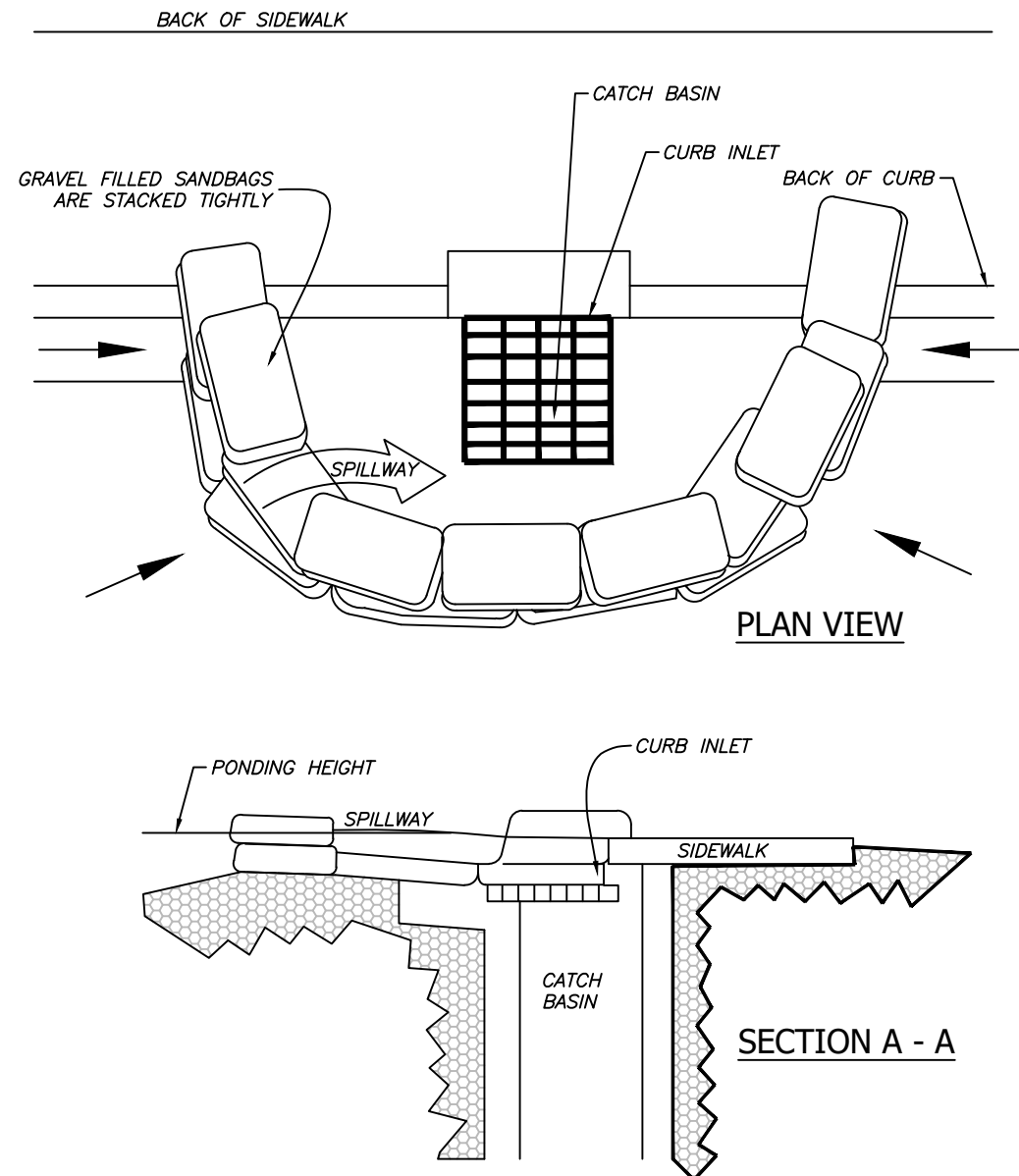
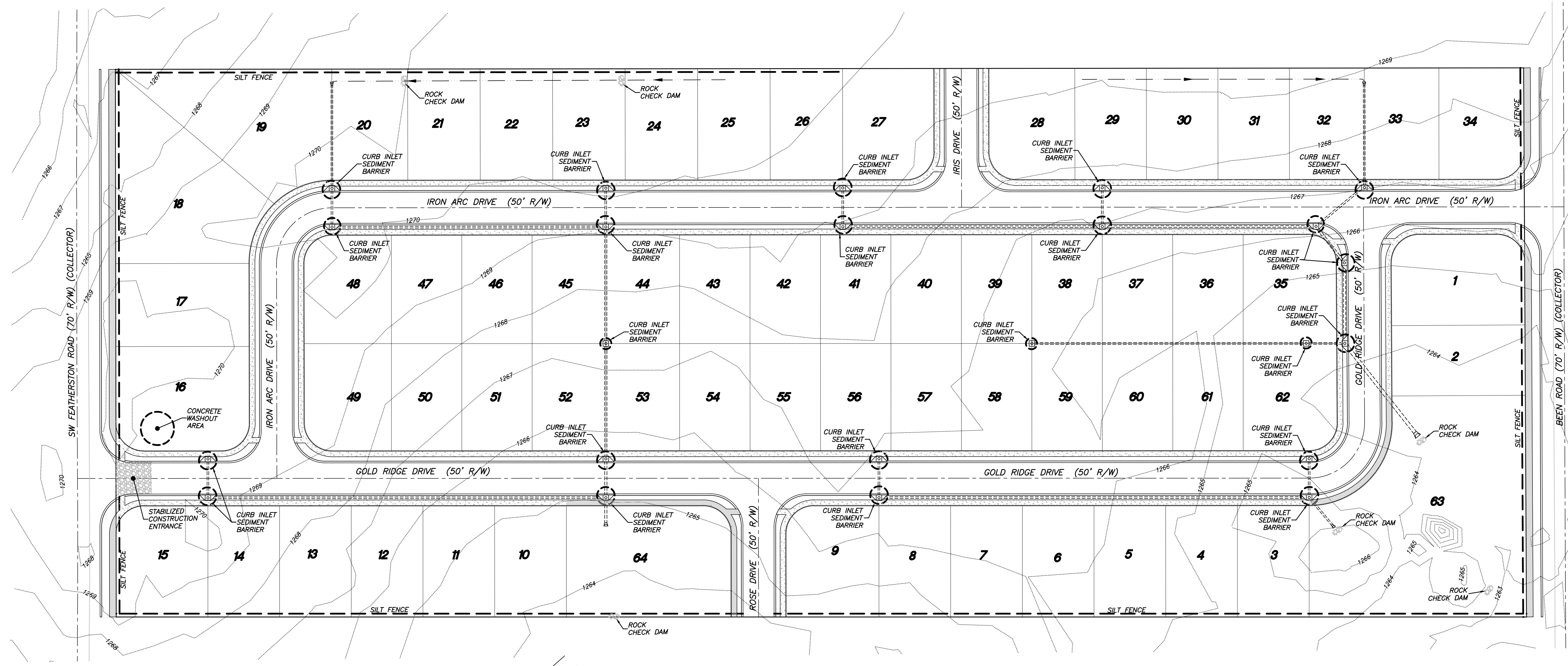


LEMONS ENGINEERING CONSULTANTS, INC.
CABOT, ARKANSAS 72023
(501) 843-5081 • Fax (501) 941-0959
ENGINEERING + SURVEYING
WATER • SEWER • TRANSPORTATION • SUBDIVISIONS

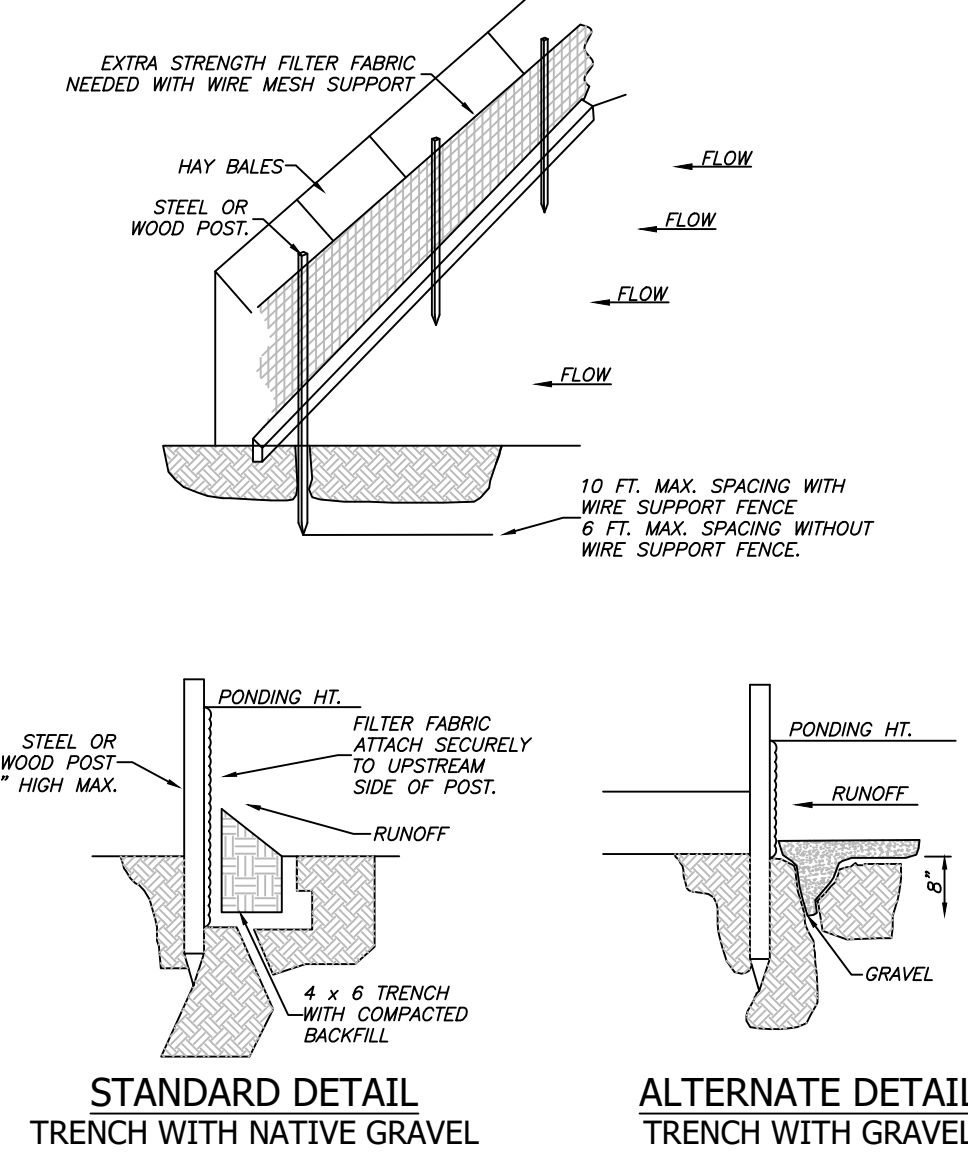
EROSION CONTROL PLAN
LEGACY AT FEATHERSTONE ADDITION
Part of the SE 1/4 of Section 2, T-20-N, R-31-W
City of Bentonville, Benton County, Arkansas

Tri-Star Contractors, Inc.
1910 Waukesha Road
Siloam Springs, AR 72761

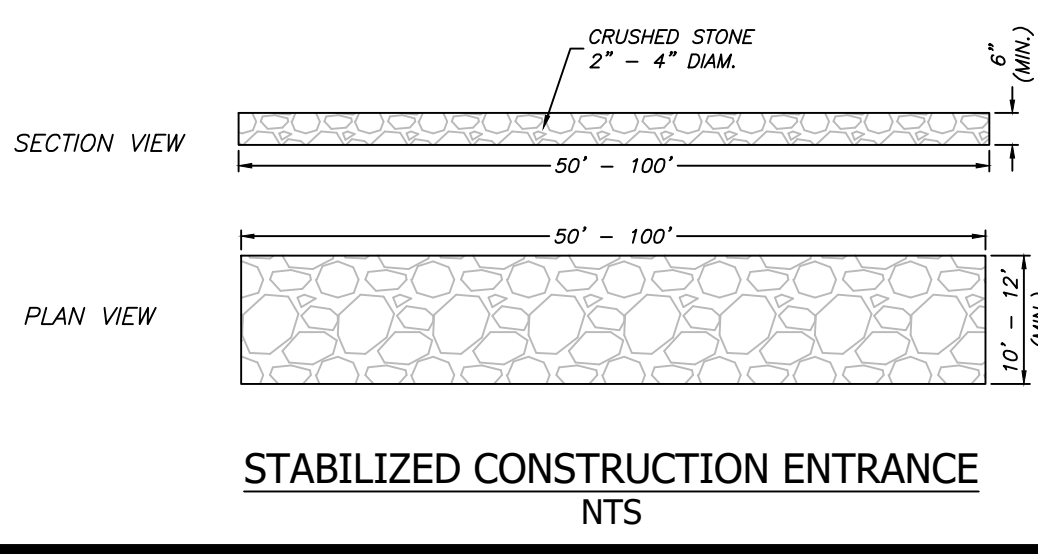
Revisions	Date	By
1. Revised as per city's comments.	1-3-23	B. Judd
2. Revised as per city's comments.	2-9-23	B. Judd
3. Revised as per city's comments.	3-1-23	B. Judd
4.		
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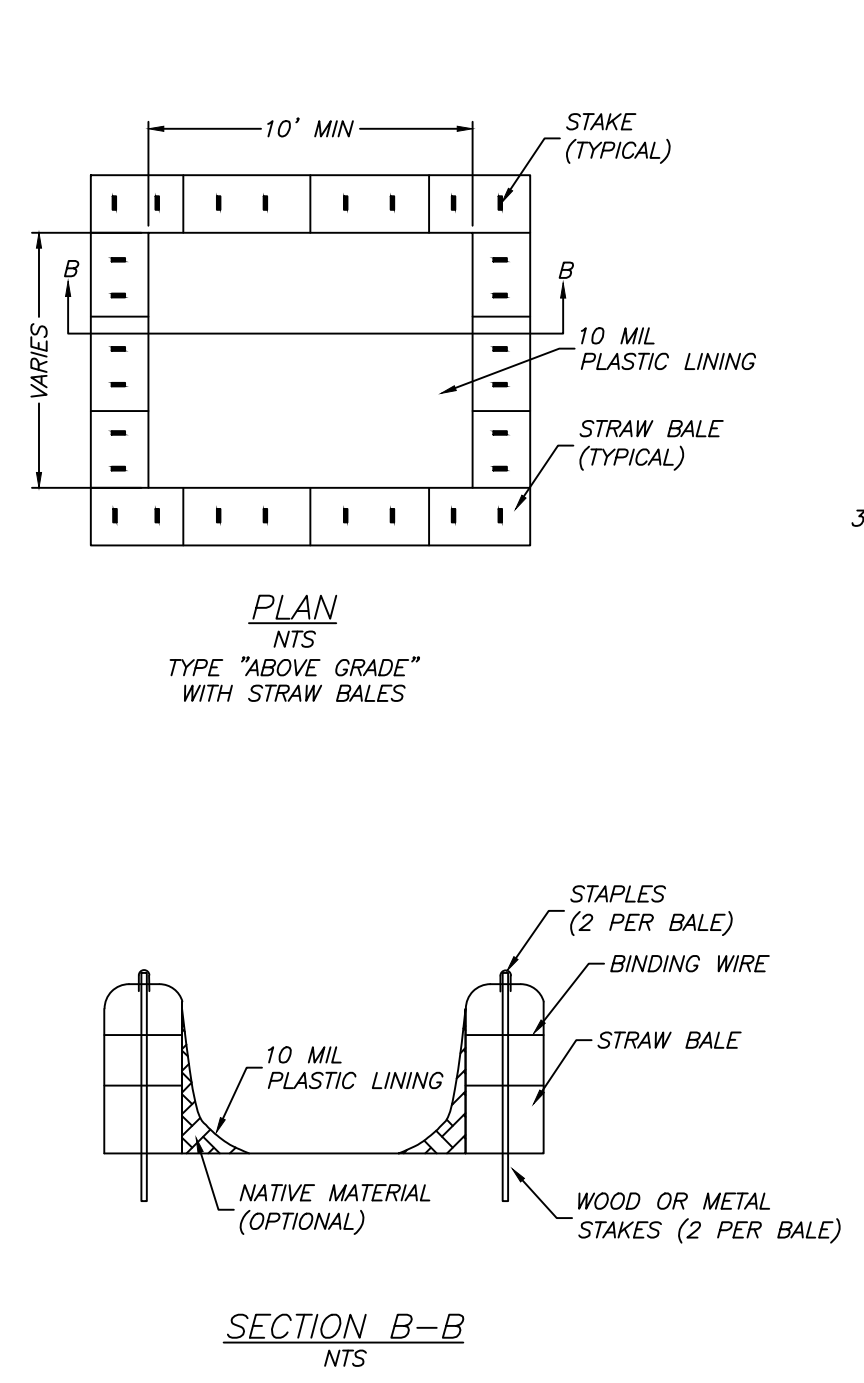
NOTES:
1.) PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2.) SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED, AND PACKED TIGHTLY.
3.) LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



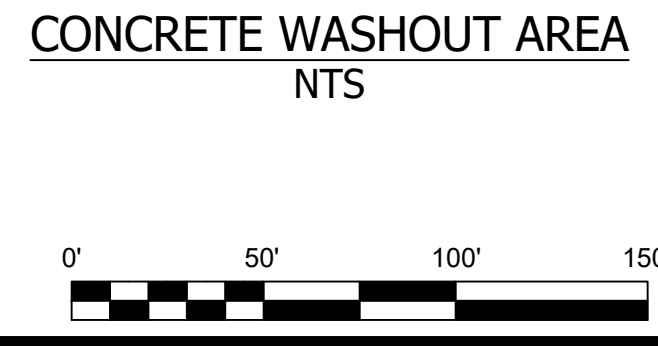
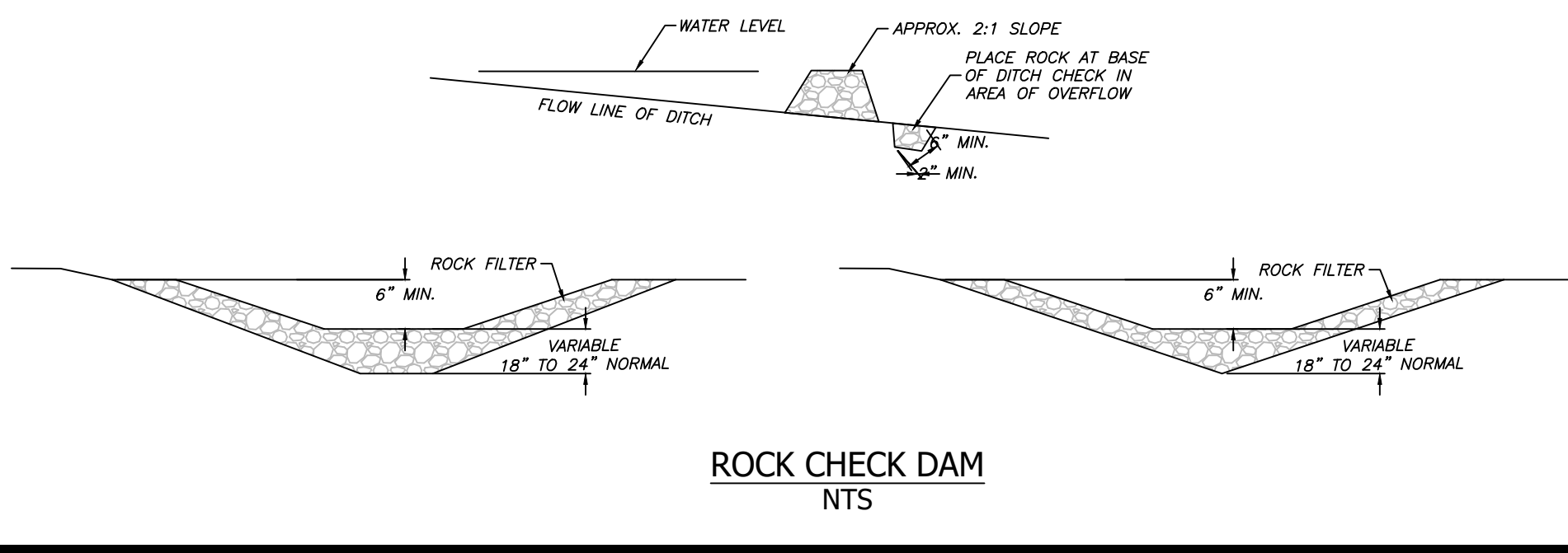
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



GENERAL NOTES:
1.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
2.) TEMPORARY STRAW BALE DIKES ARE TO BE CONSTRUCTED NOT TO POND WATER ON ADJACENT PROPERTY.
3.) ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE & PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
4.) ONE OF THE FOLLOWING GROUND COVER METHODS SHALL BE USED AT AREAS OF CLEARING OTHER THAN FUTURE PAVEMENT SURFACES:
STRAW OR HAY-LOOSE 2.0 TONS/ACRE
STRAW OR HAY-TIED, ANCHORED, OR TACKED 1.5 TONS/ACRE
5.) SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR REVEGETATED.
6.) CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING ON FLOW OF MUD INTO PUBLIC RIGHT-OF-WAY.
7.) ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
8.) CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES & PROVIDE RAIN FALL MONITORING & BI-WEEKLY INSPECTION REPORTS IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS.
9.) CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" (BMP'S) WHEN IMPLEMENTING & MAINTAINING SEDIMENT & RUN-OFF CONTROLS.
10.) THE USE OF "BIO-DEGRADABLE SOCK" IS ALLOWED AS OPPOSED TO SILT FENCE.



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OF ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
4. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
5. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE. FACILITY SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUIDS GENERATED DURING WASHOUT PROCEEDURES.
6. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEEDURES.
7. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
8. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
9. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA TO PROPERLY DISPOSED OF OFFSITE.
10. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREAS AND SLOWED TO HALT, THE CONCRETE SHOULD BE BROKEN UP, REMOVED AND DISPOSED OF. DISPOSED OF HARDENED CONCRETE ON A REGULAR BASIS.
11. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED ACCORDING TO THE DETAIL, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT, BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATORS.
12. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.



(PP23-0001)





Lemons Engineering Consultants, Inc.
204 West Cherry Street
Cabot, Arkansas 72023
(501) 605-7565
arstrep43@gmail.com

April 24, 2024

Bentonville Planning Department
305 SW A Street
Bentonville, Arkansas 72712

Re: Legacy at Featherston (Project #PP 23-0001)
Waiver Request – Use of Pre-Cast Storm Drain Inlets

To Whom It May Concern:

Please accept this letter as our formal request for a waiver as pertaining to the use of pre-cast Storm Drain Inlets in select locations for the Legacy at Featherston (Sec 3.4.5 of the Stormwater Management & Drainage Manual).

Due to wet soil conditions, the owner does hereby request the use of pre-cast storm drain Inlets for the following inlets/junction boxes: 11-19, 21-25. Inlets 1-10 will be poured in place, since they do not possess the same wet issues as what has been encountered at the locations under discussion.

The use of pre-cast inlets does support the goals of the City with respect to providing a good drainage system. These inlets will be manufactured by Scurlock Industries, a local pre-cast concrete provider with an impeccable reputation.

These pre-cast inlets will assist in completing this project in a timely manner. This will also lessen the time that the excavated areas (for the inlets) will remain open thereby also helping in the limitation of silt leaving the site.

The use of pre-cast inlets on this project does maintain the public health, safety, and welfare. The time needed for open excavation will be reduced with the implementation of the pre-cast inlets.

Please allow us to present this request to the City at the next meeting. The construction of the storm drain system is basically on hold until this issue can be resolved. Thank you for your time and consideration.

Sincerely,

Tim Lemons, PE



BHS Sports Facility Addition
1701 Southeast C Street
PC Date: 5/7/2024

Staff Report Details	
Project Number	LSD24-0010
Applicant / Current Owner	Bentonville School District
Site Area	+/- 51.74 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	N/A
Current Future Land Use Map Designation	Public/Semi-Public
Requested Future Land Use Map Designation	N/A
Development Type / Use	High School Sports Facility
Related projects	N/A

Property Description
The subject property is located at 701 Southeast C Street and is presently zoned A-1, Agricultural, with a land use designation of Public/Semi-Public. Adjacent zoning districts are A-1, Agriculture or R-1, Low-Density Single-Family Residential. Adjacent uses include all school property with the exception of the northeast where there are some single-family homes in a small residential subdivision.

Project Details
The proposed project is an expansion of the existing Bentonville High School Soccer and Track Facility. The new facility will be +/-6,658 square feet and will consist of locker rooms, coaches' offices, laundry/uniform storage areas and restrooms. The building is single-story and has a maximum proposed height of 14 feet. The buildings are articulated along the sides to help break up the longer linear facades. There are three existing access points to the site along Southeast C Street. No new access points are being proposed with this expansion. Pedestrian access exists and connects to the trail and sidewalk network around the facility. Parking is adequate and meets the requirements of the code.

Project Details

The building is composed of a mix of brick, CMU (architectural concrete block), metal panels and glazing. Some of these materials are considered to be Secondary Primary Materials by code.

The project adheres to or exceeds all landscaping and screening requirements of Article 1400 of the Land Development Code.

Relationship to the General Plan / Projected Traffic Impact

There is little anticipated traffic increase from this site as the existing conditions will remain similar.

Public Comment

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

Analysis / Waivers

The proposed project requests one waiver:

Waiver 1: A waiver from Sec 1100.16.b, Right-of-way dedication. The applicant is requesting not to dedicate right-of-way per the current Master Street Plan along Southeast C Street and Southeast 18th Street. Both of which are classified as Collector Streets. Please see applicants waiver request letter that outlines how the proposed Trailblazers trail along SE 18th and SE C St (LSD23-0033) within a pedestrian easement offsets the need for the right of way dedication at this time.

Conclusion

Both Planning and Engineering have no objection to the waiver request given the relatively minor nature of the building addition, and the proposed trail and easement that will provide additional mobility in the area.

Additional Details





March 15, 2023
AVO: 056871

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

**RE: BHS Sports Facility Addition
Right-of-Way Dedication Waiver Letter**

To whom it may concern,

Halff, on behalf of Bentonville Public Schools, is requesting a waiver from the City of Bentonville Code of Ordinances for additional Right of Way dedication associated with a Large Scale Development for a building addition on the BHS campus.

The Master Street Plan (MSP) calls for 70ft of right of way (R/W) dedication for SE C Street and SE 18th Street. Currently, both SE C Street and SE 18th Street have 60ft of R/W at the intersection and 50ft of R/W beyond that. SE C Street is currently bound by existing overhead electric lines and utility easement on the west side and existing parking infrastructure on the east side of the road. Furthermore, there are plans for a 10ft shared use trail along the north side of SE 18th Street and the west side of SE C Street currently under review with the City. This trail will fulfill the shared use aspect of the collector road typical section. Based on the trail plans provided by the City, the current R/W width combined with the trail easement nearly equates to the 70ft R/W width that would be required per the MSP. Knowing that the intent of the road and trail are being met with the current proposed facilities, a waiver for additional R/W dedication is being requested.

Finally, waiving the requirement for a 70 foot right of way at this location should not interfere with public access to these areas.

If there are any questions regarding this matter, please don't hesitate to contact me via email at callison@halff.com or via phone at (479) 579-3973.

Sincerely,

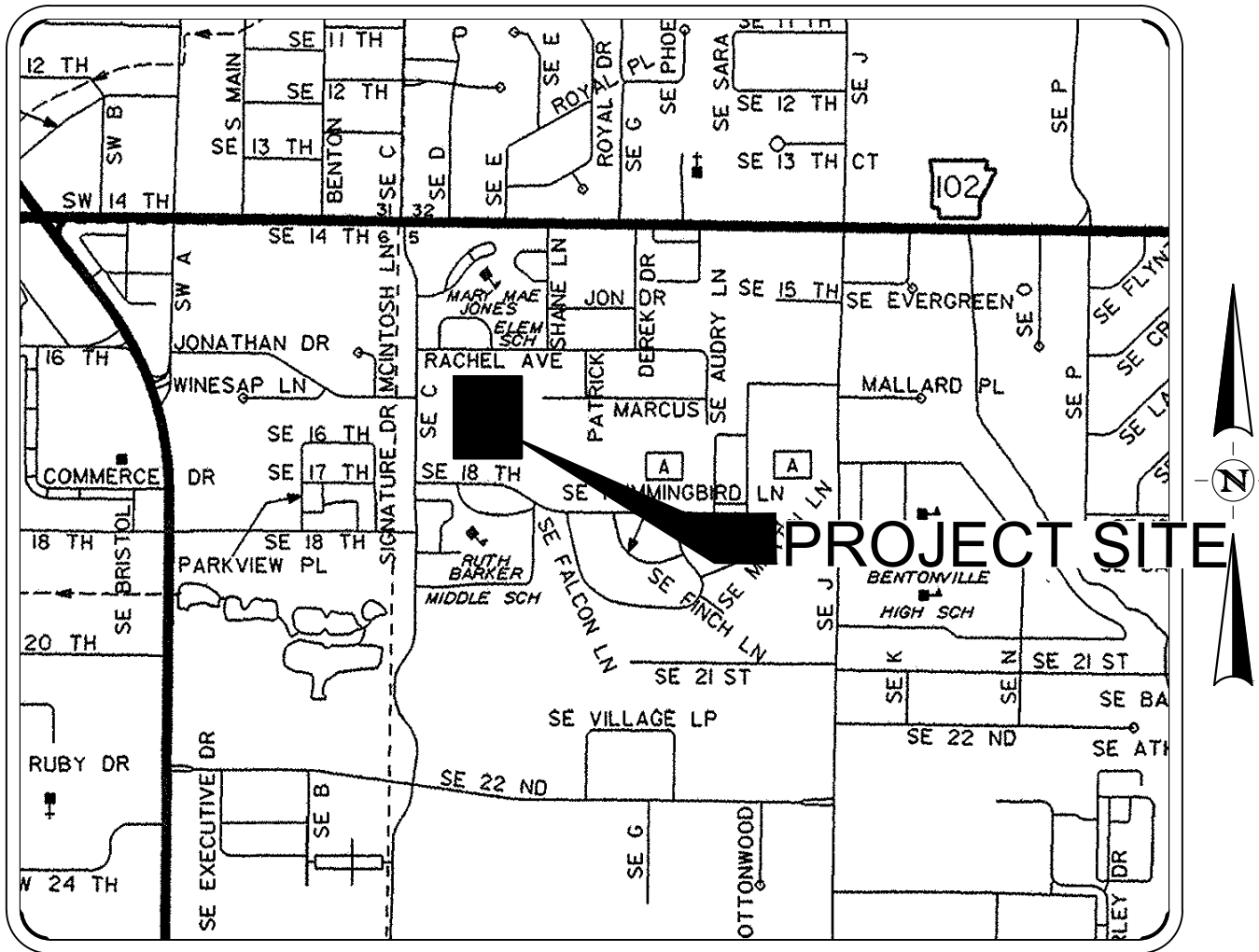
HALFF

A handwritten signature in black ink that reads "Chase Allison". The signature is fluid and cursive, with the first name "Chase" and last name "Allison" clearly distinguishable.

Chase Allison, P.E.
Civil Engineer

LARGE SCALE DEVELOPMENT PLANS
FOR
BHS SPORTS FACILITY ADDITION
CITY REVIEW

1701 SE C STREET
BENTONVILLE, AR
APRIL 2024



LOCATION MAP

NOT TO SCALE

ENGINEER

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST #1
BENTONVILLE, AR 72712
CONTACT: CHASE ALLISON
EMAIL: CALLISON@HALFF.COM
TEL: 479-273-2209
FIRM/ BUSINESS NO.: 1470 STATE: AR

SURVEYOR

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST #1
BENTONVILLE, AR, 72712
CONTACT: JAMES AUNSPAUGH
EMAIL: JAUNSPAUGH@HALFF.COM
TEL: 479-273-2209

LANDSCAPE ARCHITECT

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST #1
BENTONVILLE, AR, 72712
CONTACT: DIRK THIBODAUX
EMAIL: DTHIBODAU@HALFF.COM
TEL: 479-273-2209

ARCHITECT

HIGHT-JACKSON ASSOCIATES, P.A.
5201 VILLAGE PARKWAY, SUITE 300
CONTACT: MICHELLE McCLAFLIN
EMAIL: MMCLAFLIN@HJARCH.COM
TEL: 479-464-4965

GOVERNING AGENCIES

CITY OF BENTONVILLE

3200 S.W. MUNICIPAL DRIVE
OR 305 SW A STREET
BENTONVILLE, ARKANSAS 72712

CITY PLANNING
CONTACT: TYLER OVERSTREET
305 SW A ST.
PHONE: (479) 271-3122

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

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

CITY ENGINEER
CONTACT: ELLEN NORVELL
PHONE: (479) 271-3168

BUILDING & FIRE SAFETY
CONTACT: JAKE FEEMSTER
PHONE: (479) 271-3108

STORMWATER
CONTACT: ALISON WEST
PHONE: (479) 271-6719
EMAIL: jwest@bentonvillear.com

SITE UTILITY CONTACTS

TELEPHONE

AT&T
CONTACT: BRENT BALDWIN
PHONE: (479) 571-6609 (OFFICE)
PHONE: (479) 200-9022 (CELL)
1133 HAROLD STREET
FAYETTEVILLE, ARKANSAS 72703
EMAIL: bb6585@att.com

NATURAL GAS

BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 333-7005
EMAIL: joshua.knight@blackhillscorp.com

WASTE WATER

CITY OF BENTONVILLE
CONTACT: CHRIS EARL
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: (479) 271-3160

WATER & SEWER

CITY OF BENTONVILLE
CONTACT: BEAU THOMPSON
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3140

CABLE TELEVISION

COX COMMUNICATIONS
4901 S. 48th STREET
SPRINGDALE, ARKANSAS 72762
CONTACTS: CHAD HODGE
PHONE: (479) 263-7057
EMAIL: chad.hodge@cox.com
TIMOTHY GOSS
PHONE: (479) 651-5583
EMAIL: timothy.goss@cox.com

ELECTRIC

CITY OF BENTONVILLE
CONTACT: CHARLIE BARNES
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

FIRE DEPARTMENT

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

DEPARTMENT OF HEALTH

ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

OWNER/CLIENT:



BENTONVILLE PUBLIC SCHOOLS
CONTACT: PAUL WALLACE, DIRECTOR OF FACILITIES
8579 W. FORD SPRINGS ROAD
BENTONVILLE, AR, 72712
TEL. 479-254-5082
www.bentonvillek12.org

PREPARED BY:



2407 SE COTTONWOOD ST #1
BENTONVILLE, AR 72712
TEL. 479-273-2209 FAX --
www.halff.com

WAIVER REQUEST

- SECTION 1100, 16 (B) (1)- STREET STANDARDS-MSP RIGHT-OF-WAY DEDICATION REQUIREMENTS.

CONDITIONAL USE PERMIT REQUEST

- CU24-0007 FOR EDUCATIONAL FACILITY IN ZONE A-1

BENTONVILLE STANDARD NOTES:

- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
- TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- PRE-PAVE PRECON WILL BE REQUIRED BEFORE 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.
- BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY
- ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PRESERVED UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.
- THIS PROJECT IS WITHIN AIRPORT ZONE "C(3)" AND THE DESIGN MEETS THE REQUIREMENTS OF THIS ZONING.

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

CHASE ALLISON 21839
NAME: PE LICENSE NO.
4/5/2024
DATE
1470 AR
FIRM / BUSINESS NO. STATE



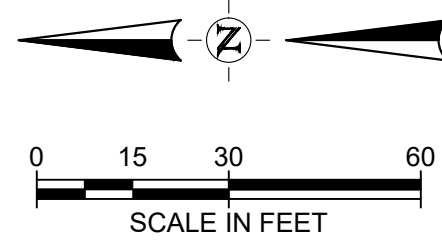
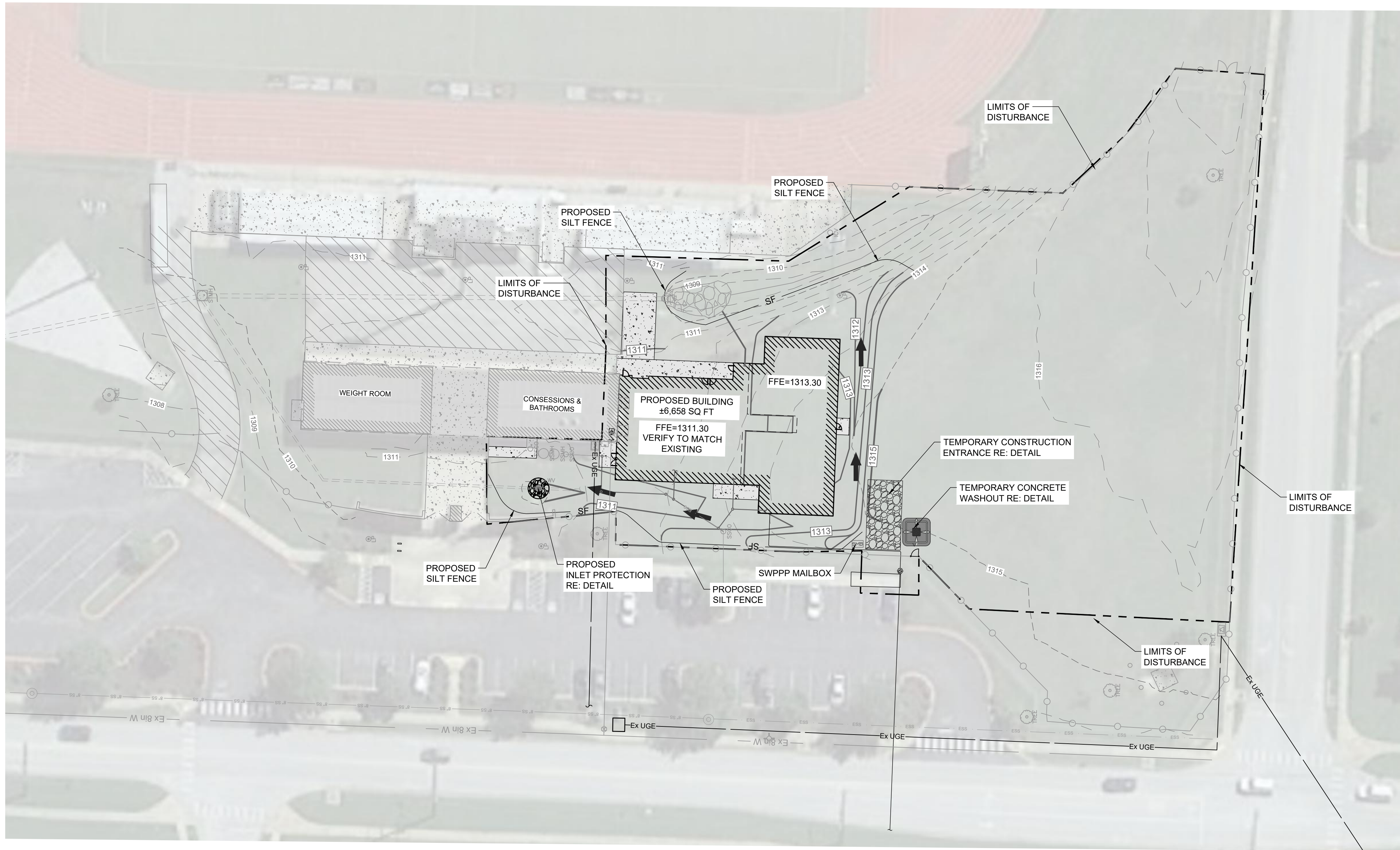
Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "ARKANSAS 811" SYSTEM AT 1-800-482-8998 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

AVO: 56871 DATE: APRIL, 2024

CITY PROJECT: LSD24-0010

C0.0



SITE EROSION CONTROL GENERAL NOTES:

1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN TWENTY-ONE (21) DAYS. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES.
2. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR EVERY 14 DAYS AND AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-QUARTER (0.25) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
3. PROVIDE TIRE WASH, SILT FENCE, INLET PROTECTION, AND/OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING ALL PHASES OF CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED OF DEBRIS, FINISH GRADED, AND STABILIZED WITH PERMANENT VEGETATION IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.
4. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED UNTIL THE COMPLETION OF ALL PHASES OF CONSTRUCTION AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE PERMANENT VEGETATION IS ESTABLISHED.
5. ALL DISTURBED AREAS NOT TO BE PAVED OR LANDSCAPE BEDS SHALL BE SODDED.
6. ANY TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDED WITH A TEMPORARY SEED MIX.
7. DUST CONTROL ON-SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
8. IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM TRAFFIC EXITS, CONTRACTOR SHALL ESTABLISH ADDITIONAL VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS. ANY DIRT OR MUD TRACKED ONTO ADJACENT ROADWAY SHALL BE PICKED/SWEPT UP IMMEDIATELY.
9. ALL EROSION AND SEDIMENTATION CONTROLS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITIES AND MAINTAINED AS PART OF THIS CONTRACT. CONTRACTOR TO INSTALL EROSION CONTROL IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN AS A MINIMUM. OTHER MEASURES MAY BE REQUIRED TO ASSURE THAT SILT IS CONTROLLED ON-SITE.

SEQUENCE OF CONSTRUCTION:

1. INSTALL SILT FENCE, TEMPORARY CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AND TIRE WASH FOR CONSTRUCTION TRAFFIC AT LOCATION SHOWN IN THE PLANS.
2. INSTALL INLET PROTECTION AND OTHER EROSION CONTROL MEASURES.
3. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE CITY PRIOR TO CONTRACTOR PROCEEDING WITH CONSTRUCTION.
4. BEGIN DEMOLITION. PERFORM MASS GRADING OF THE SITE.
5. INSTALL STORM SEWER AND OTHER UTILITY LINES. WHEN UNDERGROUND UTILITY INSTALLATION IS COMPLETE, FINE-GRADE THE PAVED AREAS TO SUBGRADE AND INSTALL THE STONE BASE COURSE.
6. AS THESE PHASES PROGRESS, INTERMITTENT STORM WATER CONTROLS SHOULD BE INSTALLED TO PREVENT SILT FROM WASHING OFF THE CONSTRUCTION SITE AND ENTERING THE STREETS, STORM SEWER SYSTEM, OR ADJACENT PROPERTIES.
7. FINISH GRADE THE SITE AND PERFORM FINAL CLEANUP. SPREAD TOPSOIL AND SOD ALL AREAS DISTURBED BY CONSTRUCTION THAT WILL NOT BE PAVED OR LANDSCAPE BEDS. REFER TO THE SOD/SEEDING NOTES, THIS SHEET.
8. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER PERMANENT STAND OF VEGETATION IS ESTABLISHED.

SODDING NOTE:

ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4" FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED WITH BERMUDA SOD. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL AREAS OVER 15% SHALL BE TREATED AS ABOVE, BUT SHALL BE COVERED WITH EROSION CONTROL FABRIC EDGES.

LIMITS OF DISTURBANCE: 1.38 ACRES

NOTE TO CONTRACTOR:

ALL EROSION CONTROL SHOWN FUNCTIONS AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE REQUIREMENTS OF THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY'S GENERAL PERMIT ARE MAINTAINED. ACTUAL EROSION CONTROL DEVICES MAY VARY DUE TO THE CONTRACTOR'S SEQUENCE OF DEMOLITION AND CONSTRUCTION. ADDITIONAL MEASURES MAY BECOME NECESSARY DURING CONSTRUCTION.

LEGEND

SF Proposed Silt Fence
--- Limits of Disturbance
Rock Check Dam
Temporary Construction Entrance
Inlet Protection
SWPPP Mailbox
Flow Arrow
Concrete Washout

EROSION CONTROL



2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL. (479) 273-2209

CITY PROJECT: LSD24-0010

ISSUED FOR
REVIEW

Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

A NEW ADDITION FOR
BHS SPORTS FACILITY

SE C STREET, BENTONVILLE, AR 72712

DRAWN BY:
KES

CHECK BY:
CKA

ISSUE DATE
04/01/2024

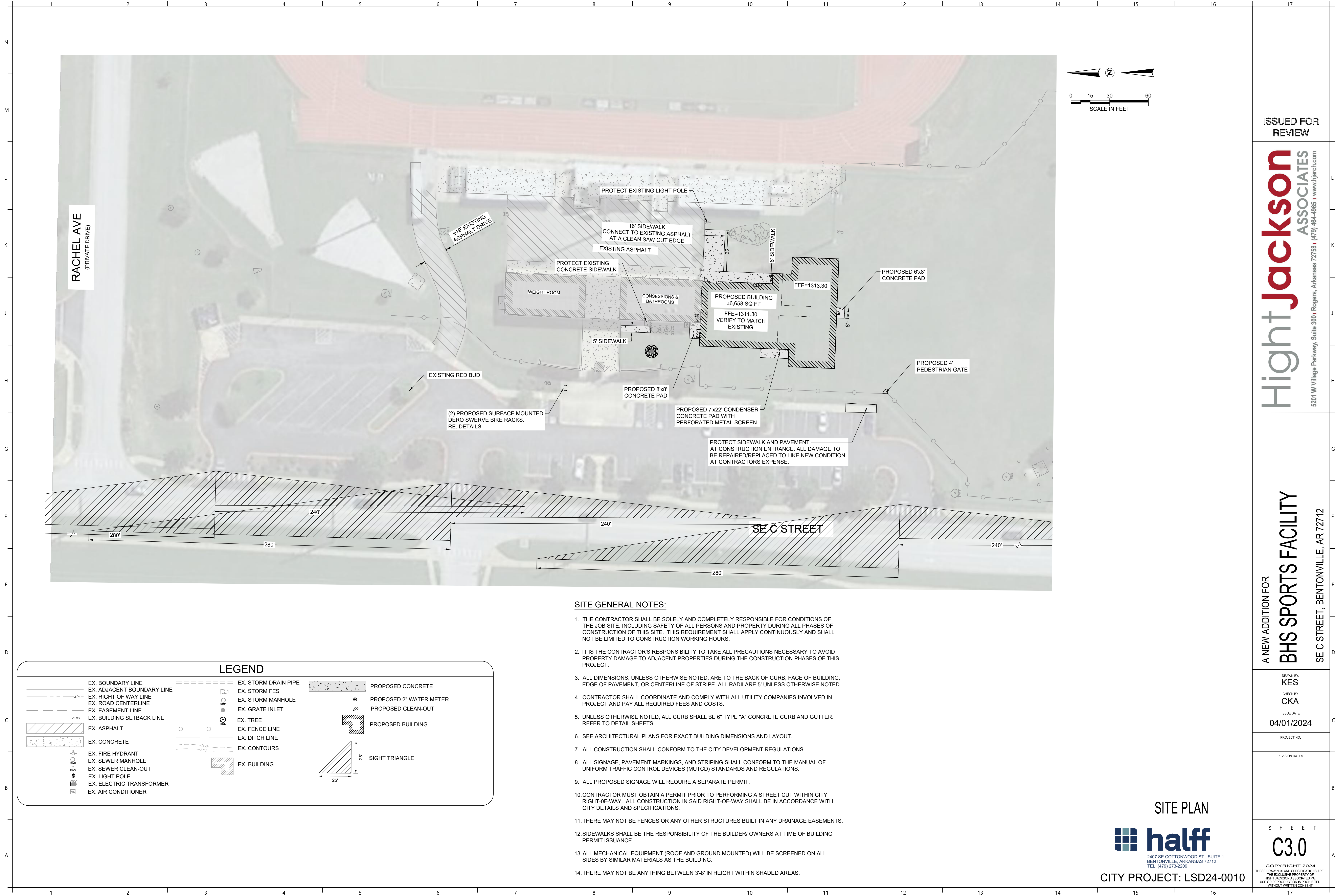
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RACHEL AVE
(PRIVATE DRIVE)

PROTECT EXISTING LIGHT POLE

16' SIDEWALK
CONNECT TO EXISTING ASPHALT
AT A CLEAN SAW CUT EDGE
EXISTING ASPHALT

PROTECT EXISTING
CONCRETE SIDEWALK

WEIGHT ROOM

CONSESSIONS &
BATHROOMS

PROPOSED BUILDING
±6,658 SQ FT
FFE=1311.30
VERIFY TO MATCH
EXISTING

FFE=1313.30

PROPOSED 6'x8'
CONCRETE PAD

PROPOSED 4'
PEDESTRIAN GATE

EXISTING RED BUD

(2) PROPOSED SURFACE MOUNTED
DERO SWERVE BIKE RACKS.
RE: DETAILS

PROPOSED 8'x8'
CONCRETE PAD

PROPOSED 7'x22' CONDENSER
CONCRETE PAD WITH
PERFORATED METAL SCREEN

PROTECT SIDEWALK AND PAVEMENT
AT CONSTRUCTION ENTRANCE. ALL DAMAGE TO
BE REPAIRED/REPLACED TO LIKE NEW CONDITION.
AT CONTRACTORS EXPENSE.

SE C STREET

SITE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
8. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
9. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
10. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
11. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
12. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/ OWNERS AT TIME OF BUILDING PERMIT ISSUANCE.
13. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
14. THERE MAY NOT BE ANYTHING BETWEEN 3'-8" IN HEIGHT WITHIN SHADED AREAS.

LEGEND

- | | | |
|----------------------------|----------------------|-------------------------|
| EX. BOUNDARY LINE | EX. STORM DRAIN PIPE | PROPOSED CONCRETE |
| EX. ADJACENT BOUNDARY LINE | EX. STORM FES | PROPOSED 2" WATER METER |
| EX. RIGHT OF WAY LINE | EX. STORM MANHOLE | PROPOSED CLEAN-OUT |
| EX. ROAD CENTERLINE | EX. GRATE INLET | PROPOSED BUILDING |
| EX. EASEMENT LINE | EX. TREE | SIGHT TRIANGLE |
| EX. BUILDING SETBACK LINE | EX. FENCE LINE | |
| EX. ASPHALT | EX. DITCH LINE | |
| EX. CONCRETE | EX. CONTOURS | |
| EX. FIRE HYDRANT | EX. BUILDING | |
| EX. SEWER MANHOLE | | |
| EX. SEWER CLEAN-OUT | | |
| EX. LIGHT POLE | | |
| EX. ELECTRIC TRANSFORMER | | |
| EX. AIR CONDITIONER | | |

SITE PLAN



2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL. (479) 273-2209

CITY PROJECT: LSD24-0010

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REVIEW

Hight Jackson
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A NEW ADDITION FOR
BHS SPORTS FACILITY

SE C STREET, BENTONVILLE, AR 72712

DRAWN BY:
KES
CHECK BY:
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ISSUE DATE
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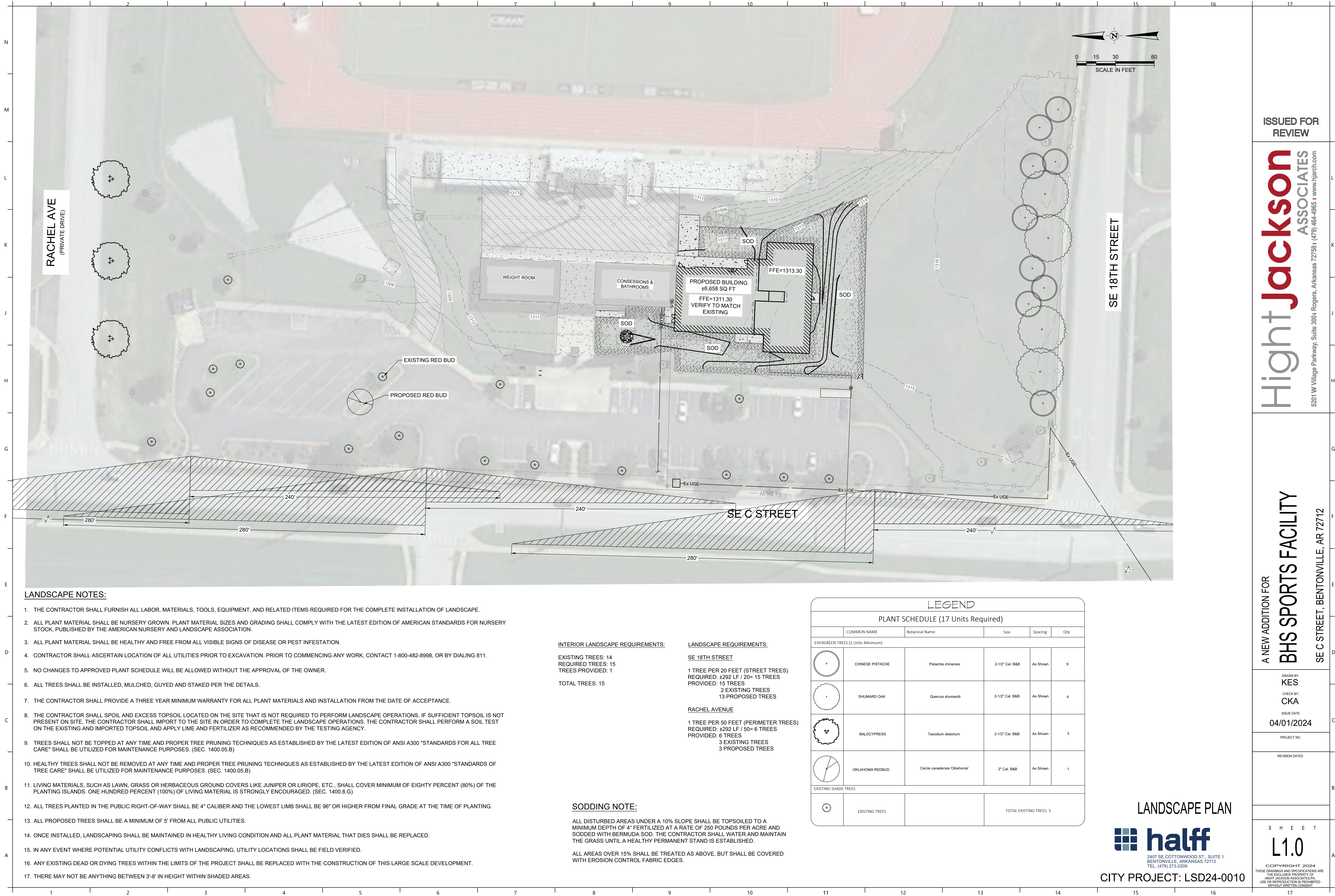
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REVISION DATES

SHEET

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LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998, OR BY DIALING 811.
5. NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER.
6. ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS.
7. THE CONTRACTOR SHALL PROVIDE A THREE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
8. THE CONTRACTOR SHALL SPOIL AND EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
9. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.05.B)
10. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS OF TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.05.B)
11. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIAL IS STRONGLY ENCOURAGED. (SEC. 1400.8.G)
12. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT THE TIME OF PLANTING.
13. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
14. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
15. IN ANY EVENT WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
16. ANY EXISTING DEAD OR DYING TREES WITHIN THE LIMITS OF THE PROJECT SHALL BE REPLACED WITH THE CONSTRUCTION OF THIS LARGE SCALE DEVELOPMENT.
17. THERE MAY NOT BE ANYTHING BETWEEN 3'-8" IN HEIGHT WITHIN SHADED AREAS.

INTERIOR LANDSCAPE REQUIREMENTS:

EXISTING TREES: 14
REQUIRED TREES: 15
TREES PROVIDED: 1

TOTAL TREES: 15

LANDSCAPE REQUIREMENTS:

SE 18TH STREET

1 TREE PER 20 FEET (STREET TREES)
REQUIRED: ±292 LF / 20= 15 TREES
PROVIDED: 15 TREES
2 EXISTING TREES
13 PROPOSED TREES

RACHEL AVENUE

1 TREE PER 50 FEET (PERIMETER TREES)
REQUIRED: ±292 LF / 50= 6 TREES
PROVIDED: 6 TREES
3 EXISTING TREES
3 PROPOSED TREES

SODDING NOTE:

ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4" FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED WITH BERMUDA SOD. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL AREAS OVER 15% SHALL BE TREATED AS ABOVE, BUT SHALL BE COVERED WITH EROSION CONTROL FABRIC EDGES.

LEGEND					
PLANT SCHEDULE (17 Units Required)					
	COMMON NAME	Botanical Name	Size	Spacing	Qty.
EVERGREEN TREES (2 Units Minimum)					
	CHINESE PISTACHE	<i>Pistachia chinensis</i>	2-1/2" Cal. B&B	As Shown	9
	SHUMARD OAK	<i>Quercus shumardii</i>	2-1/2" Cal. B&B	As Shown	4
	BALDCYPRESS	<i>Taxodium distichum</i>	2-1/2" Cal. B&B	As Shown	3
	OKLAHOMA REDBUD	<i>Cercis canadensis 'Oklahoma'</i>	2" Cal. B&B	As Shown	1
EXISTING SHADE TREES					
	EXISTING TREES		TOTAL EXISTING TREES: 5		

LANDSCAPE PLAN

2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL. (479) 273-2209

CITY PROJECT: LSD24-0010

ISSUED FOR
REVIEW

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A NEW ADDITION FOR
BHS SPORTS FACILITY
SE C STREET, BENTONVILLE, AR 72712

DRAWN BY:
KES
CHECK BY:
CKA
ISSUE DATE
04/01/2024

PROJECT NO.

REVISION DATES

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City of Bentonville,

At the Bentonville High School Soccer and Track Facility Expansion the Bentonville School District is proposing use of materials to match the existing materials at the established existing facility.

The 19 year old existing facility was constructed in 2005. The existing materials consist of exposed fastener metal wall panel, split face cmu veneer and standing seam metal roof and are in good condition.

The proposed addition would connect to the south side of the existing building utilizing similar material to provide a match and cohesive environment at the facility.

An architectural split face cmu wainscoting to match the existing is proposed for the lower approximate 30% of the building. Architectural split face cmu a highly durable product for ground contact meeting the requirements of ASTM C90, are molded with two concrete units attached face to face. The units are cured and then mechanically split apart, leaving the split face with a rough texture that emulates natural quarried stone. The architectural split face cmu will include water repellant admixtures for moisture management.

Above the wainscoting an architectural concealed fastener metal panel system would be installed. The architectural metal wall panel would be of similar profile and color to match the existing context of the established site. The architectural metal wall panel would have a 20yr finish warranty and its finish system consist of a Two-coat Fluoropon® coatings (fluoropolymer) containing 70% polyvinylidene difluoride (PVDF) resins that meet or exceed the most rigorous ASTM and AAMA 2605 standards, providing exceptional durability for exterior metal building products. The architectural metal wall panel will be a 22-gauge material to provide additional durability.

The exterior building wall materials would classify under the special use primary materials. The building color will maintain the muted existing color scheme of the facility, there will be no bright primary colors utilized. The addition is planned to be respectful to the existing building compatibility by utilizing similar appearing materials with a similar scale and roof slope to match the existing facility.

The entrance to the complex and building will remain as the current brick entry wall and plaza area. The brick entry wall is located in front of the existing building creating a front entry presence from the street view. The existing brick would be classified as a primary material.

No prohibited materials are being proposed.

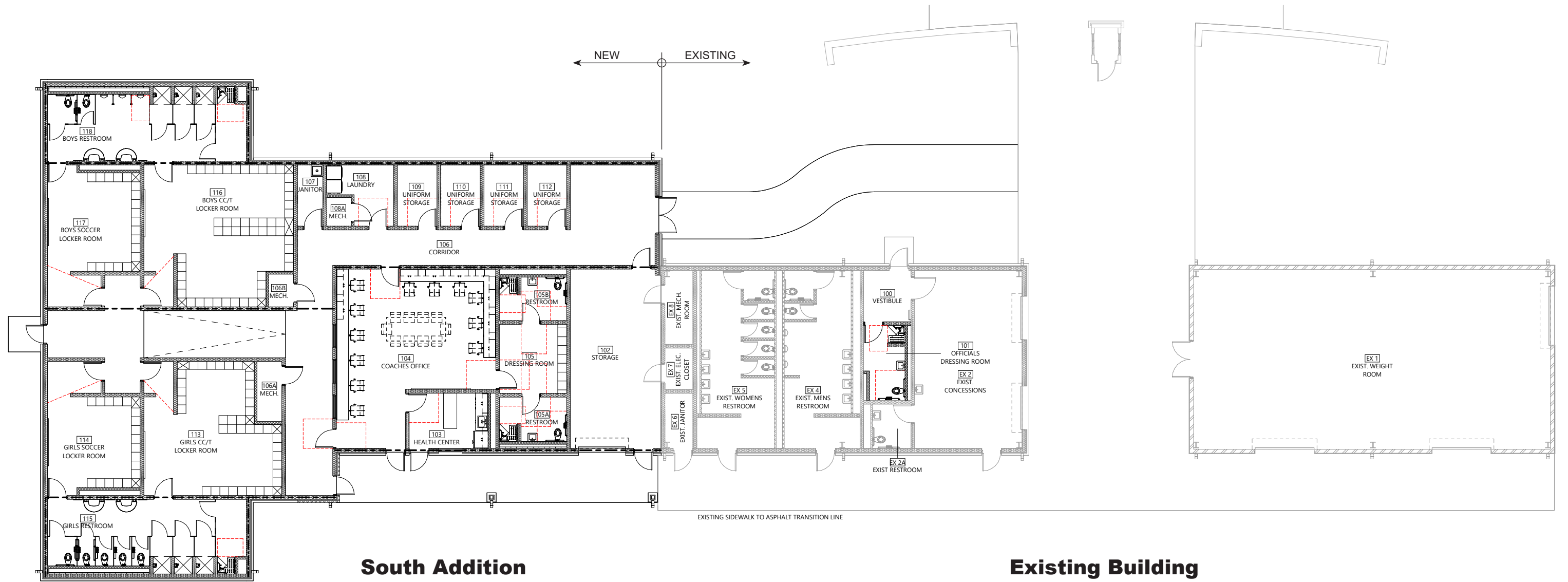
Thank you for your review of this project for the Bentonville School District.

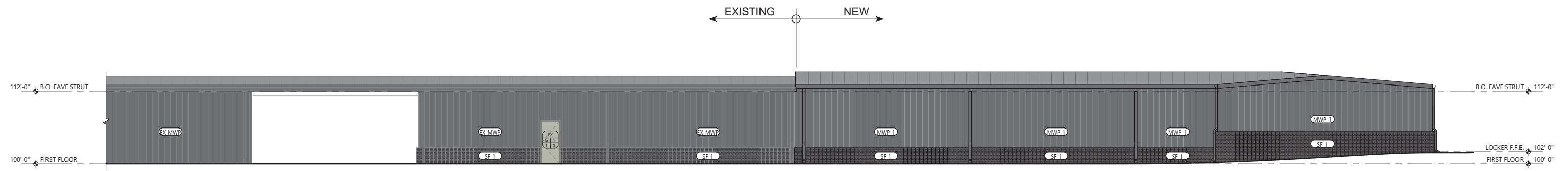
Respectfully submitted,



Michelle McClafin

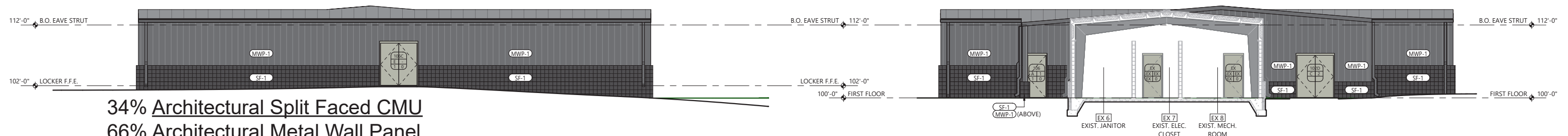
Hight Jackson Associates





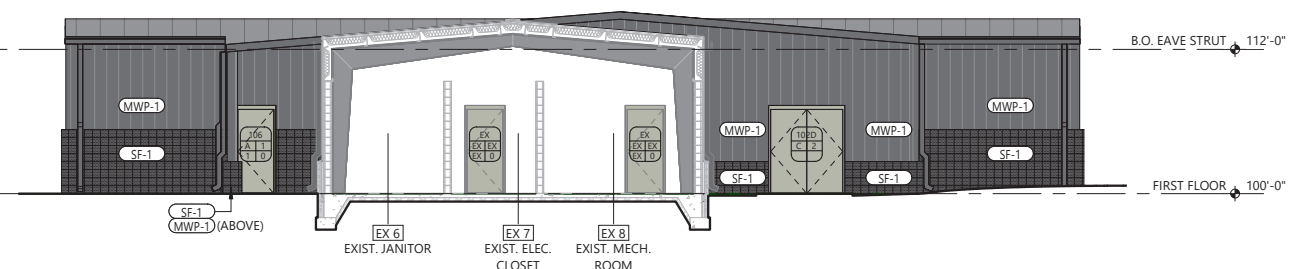
H1 Overall West Elevation
1/8" = 1'-0" Ref: A1/ A2.1

27% Architectural Split Faced CMU
73% Architectural Metal Wall Panel



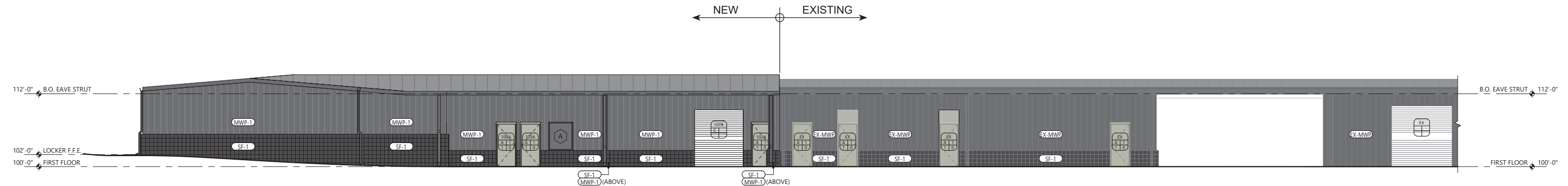
E1 Overall South Elevation
1/8" = 1'-0" Ref: A1/ A2.1

34% Architectural Split Faced CMU
66% Architectural Metal Wall Panel



E10 Overall North Elevation
1/8" = 1'-0" Ref: A1/ A2.1

35% Architectural Split Faced CMU
65% Architectural Metal Wall Panel



A1 Overall East Elevation
1/8" = 1'-0" Ref: A1/ A2.1

31% Architectural Split Faced CMU
69% Architectural Metal Wall Panel

EXTERIOR MATERIALS SCHEDULE/LEGEND		
	SF-1	"SHALE" SPLIT FACE CMU
	MWP-1	"DARK BRONZE" METAL WALL PANELS
	EX-MWP	EXISTING METAL WALL PANELS









Integrity XD-12

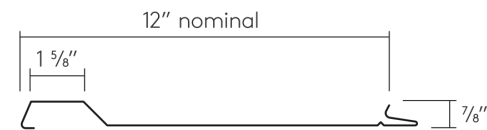
Primary application: Wall

Height .875" / 22.2mm

Width 12" / 305mm

Perforation options for aluminum, stainless steel, zinc, and copper

Produced at: Bristol CT, Fontana CA, DeLand FL



Suggested Metals

Galvalume 22, 20, 18 ga

aluminum .040, .050

zinc .8mm, 1mm

copper 16, 20 oz.

stainless steel 24, 22 ga

Testing Information

ASTM 1592 testing can be performed to job specifications

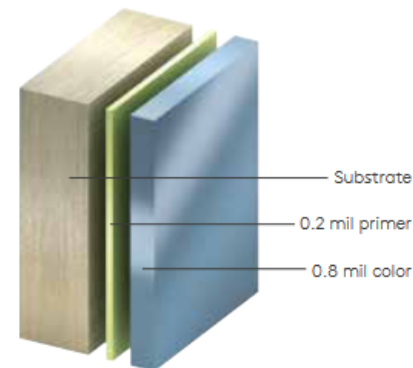
ASTM 283/331 for aluminum and Galvalume (solid panels)

FM Approval testing can be performed to job specifications

Florida Product Approval testing can be performed to job specifications

Span charts for untested gauges/materials are calculated using section properties. Untested/perforated panels require side stitching/exposed fasteners.

Two-coat Fluorpon® coatings (fluoropolymer) containing 70% polyvinylidene difluoride (PVDF) resins that meet or exceed the most rigorous ASTM and AAMA 2605 standards, providing exceptional durability for exterior metal building products.



Bentonville High School Sports Facility Addition
SE C Street, Bentonville, AR 72712

03/06/2024



Example Uses:



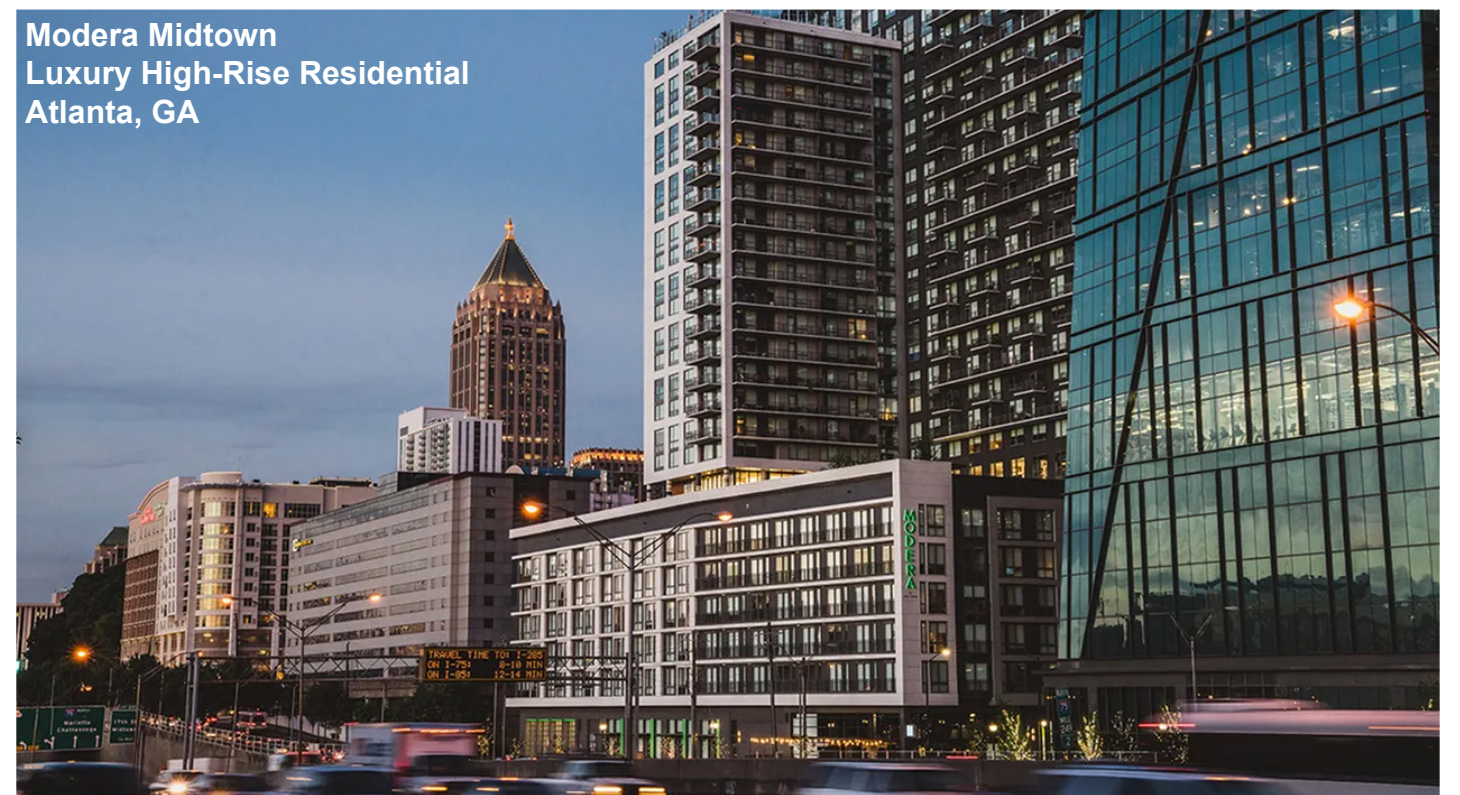
Adohi Hall
University of Arkansas
Fayetteville, AR



Adohi Hall
University of Arkansas
Fayetteville, AR



One Henry Adams
Multi-Family Residential
San Francisco, CA



Modera Midtown
Luxury High-Rise Residential
Atlanta, GA

**Morin Integrity XD-12
Metal Wall Panel**

HightJack50n
ASSOCIATES
Page 191 of 193



<https://www.planbentonville.com/>

PC Date:

Staff Report Details

Project Number	2024-113
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

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