Planning Commission
Work Session Agenda

Date: Thursday, August 29, 2024
Time: 4:30 PM

Location: Bella Vista District Court
2483 Forest Hills Blvd

I. Call to Order

II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo; Susan Duell, and Linda Lloyd.

III. Unfinished Business

IV. New Business

A. **WVR-2024-55329:** A waiver request associated with PLA-2024-54234 regarding 20 foot front drainage and utility easement at 8 Manchester Drive; Parcels: 16-09059-000 and 16-09060-000; Applicant Melissa Wells; Presented by Planner Hyatt

B. **PLA-2024-54234:** A property line adjustment of Lots 5 and 6, Block 5 of the Coventry Subdivision, creating new Lots 5A and 6A of the Coventry Subdivision; Parcels: 16-09059-000 and 16-09060-000; Applicant Melissa Wells; Presented by Planner Hyatt

V. Open Discussion

A. Proposed Tree and Shrub Recommendation List; Prepared by Staff and the Tree Advisory Board; Presented by Planner Hyatt

B. Welcome to the Team: Planner Conner LaRue; Presented by Planner Robertson

VI. Announcements

VII. Adjournment

Meeting Information:
2483 Forest Hills Blvd
August 29, 2024 at 4:30 pm
Reviewer:
Christopher Hyatt
Planner

Project Number	WVR-55329 & PLA-54234
Applicant	Melissa Wells
Address/Location	8 Manchester Drive
Current Zoning	R-1 Single Family Residential
Site Area	.56 acres
Nature of Request	Waiver Request and Property Line Adjustment between Lots 5 and 6 Coventry Subdivision

Zoning Map

Future Land Use

Property Description
This property is located in the eastern area of Bella Vista City Limits and is located on Parcel #16-09059-000 and 16-09060-000. Lots 5 and 6, Block 5. Coventry Subdivision.

Regulation
Sec. 107-249(c)(1)(b) states that easements of at least 20 feet shall be provided along all front and rear property lines. Sec. 107-126 provides four options for incidental subdivisions: lot splits, minor subdivisions, property line adjustments, and correction plats.

Request
The applicant is requesting a waiver of 107-249(c)(1)(b) for the front property line of new lot 6A on the proposed property line adjustment between lots 5 and 6, creating new Lots 5A (+/- .55 acres) and 6A (+/- .59 acres).

Background
Currently the lot line separating lots 5 and 6 sits inside the boundary of the existing home located on lot 6 (Parcel 16-09060-000). The proposed property line adjustment will shift the lot line between the two lots away from the existing home, bringing it outside of both the new property line and 7.5 foot side easement. However, due to the proximity of the home to the front property line at approximately 9.1 feet, a newly established 20-foot front easement would sit inside of the existing home.

Manchester Drive is classified as a sub-collector per the Master Street Plan and right-of-way requirements have been previously met. All R-1 lot requirements are being met with this request. Various drainage and utility easements are dedicated per this plat.

Public Comment
None at the time of this report.

Outstanding Technical Comments
None at the time of this report.

Recommendation
Staff recommends approval of the property line adjustment so long as the Planning Commission approves the waiver request.

Sec. 107-35 Waiver Review Requirements

When, by the strict interpretation of Chapter 107, an applicant incurs undue restrictions on the physical property to be subdivided or developed, a waiver for such requirements may be granted by the planning commission. **Under no circumstance** should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship. A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided or developed. No waiver shall be granted unless the planning commission finds all of the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.
3. That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

Four affirmative votes of the planning commission's authorized membership shall be necessary for the passage of any waiver.

Sec. 107-35 Waiver Review Procedures

- Under exceptional circumstances, the planning commission may grant waivers at the time of final plat approval.
- In granting the waiver, the planning commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.
- In considering the petition for a waiver, the planning commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.
- The findings of the planning commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the planning commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

Sec. 107-128 Incidental Subdivision Review and Approval

Planning Commission Approval:

1. Applicability. The planning commission shall approve, approve with conditions, or disapprove any incidental subdivision that is not being administratively approved as set forth in section 107-128(a) of this section.
2. Action. Within 60 days of receipt of the complete plat from the applicant, the planning commission shall take action on the incidental subdivision. If the plans are approved with conditions, the conditions shall be set forth in written form to the owner/developer. The signature of the owner/developer on the form setting forth the conditions of approval shall be deemed his agreement to comply with said conditions, whereupon a building permit may be issued. Disapproval of the plat shall be transmitted to the applicant with the reasons therefor within 15 days after the meeting at which the plat was disapproved.
3. Any incidental subdivision that dedicates street rights-of-way or easements to the public that has been approved by the planning commission shall constitute acceptance of said dedication.
4. Approval signatures. All planning commission approvals of incidental subdivisions shall be signified by the signature of the planning commission chairman upon the development plan.

Sec. 107-130 Incidental Subdivision Review Criteria

Approval or disapproval of incidental subdivisions shall be given based on the following threshold guidelines:

5. No new street or alley is required or proposed.
6. No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
7. Such action will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels.
8. There is adequate street right-of-way as required by these regulations and the master street plan.
9. All easement requirements have been satisfied.
10. All lots created by such split or readjustment shall have access on a public street.
11. No substandard sized lots or parcels shall be created.
12. No waivers or variances from these regulations are requested.

H|B|S HALL BOOTH SMITH, P.C.
ATTORNEYS AT LAW

Ryan Blue
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Rogers, AR 72758

Office: 479.391.6200
Fax: 479.278.4237
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July 18, 2024

City of Bella Vista
Planning Commission
101 Town Center
P.O. Box 5655-72714
Bella Vista, AR 72714

RE: Request for Waiver for front easement of Lot 6, Block 5, Manchester Drive, Bella Vista
PLA54234

Dear Commissioners:

Please accept this letter as a request from Section 107-249(c)(1)(b); specifically, a waiver from the requirement of a 20 foot easement at the front of the property. The property in question is in regards to Lot 6, Block 5, Manchester Drive, Bella Vista, Arkansas: 8 Manchester Drive, Bella Vista, Arkansas. The property owners, Wesley and Melissa Wells, have requested to adjust the boundary line between lots 5 and 6 so that the boundary line no longer encroaches upon their driveway and retaining wall. A new survey of lots 5 and 6 has been prepared and presented. Lot 5 is a vacant lot; however, lot 6 contains the residence of Wesley and Melissa Wells at 8 Manchester Drive. The home was built in 2006, prior to the City's existence, and stands 9.1 feet from the property line. Thus, an easement of twenty (20) feet would encroach upon and encompass a portion of their residence. Therefore, the Wells' request a waiver of the twenty (20) foot easement requirement, found in Section 107(c)(1)(b), for Lot 6, Block 5, Manchester Drive, Bella Vista, Arkansas. Thank you for your consideration of this request.

Sincerely,

Ryan P. Blue
Attorney at Law

Melissa M Wells
Melissa Wells - owner

- Wesley D. Wells - owner

SURVEY NOTES:

ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST EASEMENTS, RIGHTS-OF-WAY OR COVENANTS NOT SHOWN OR NOTED HEREON.

CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NAD-83, NORTH ZONE.

COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

ONLY ABOVE GROUND OBSERVED UTILITIES WERE LOCATED. OTHER UTILITIES MAY EXIST NOT NOTED OR SHOWN HEREON. UNDERGROUND UTILITIES SHOWN ARE PER PAINT MARKINGS, FOUND FLAGS, DESIGN DRAWINGS, OR OTHER DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS MAY VARY FROM THOSE SHOWN HEREON.

PERTAINING TO #24,42,43,44,45 OF CITY PLAN REQUIREMENTS. SURVEYOR DOES NOT KNOW THE HISTORY OF THE PROPERTY AND IS UNAWARE OF ANY OF THE ITEMS LISTED AND HAS NOT BEEN FURNISHED A SITE ENVIRONMENTAL EVALUATION REPORT.

SETBACKS SHOWN GRAPHICALLY ARE PER PLAT 'L' AT PAGE 8

EXISTING DEVELOPER'S 7.5' UTILITY & DRAINAGE EASEMENTS SHOWN ARE PER PLAT 'L' AT PAGE 8

BUILDING SETBACKS PER R-1 ZONING

SETBACK REQUIREMENTS:
A. MINIMUM FRONT SETBACK FROM ALL PROPERTY LINES SHALL BE 20 FEET, UNLESS OTHERWISE STATED ON THE SUBDIVISION PLAT.
B. A MINIMUM SIDE SETBACK OF 15 FEET SHALL BE ESTABLISHED PARALLEL TO ALL STREET RIGHT-OF-WAY LINES.
C. A MINIMUM SIDE SETBACK OF SEVEN AND ONE-HALF FEET SHALL BE ESTABLISHED PARALLEL TO SIDE PROPERTY LINES, UNLESS OTHERWISE STATED ON THE SUBDIVISION PLAT.
D. A MINIMUM REAR SETBACK OF 15 FEET SHALL BE ESTABLISHED PARALLEL TO REAR PROPERTY LINES, UNLESS OTHERWISE STATED ON THE SUBDIVISION PLAT.
E. ALONG BODIES OF WATER. LOTS OR PARCELS WITH ACCESS TO BODIES OF WATER SHALL HAVE AT LEAST 25 FOOT SETBACK FROM THE WATER'S EDGE IN WHICH NO PRIMARY OR ACCESSORY STRUCTURES MAY BE BUILT, EXCEPT AS PROVIDED IN SECTION 109-185.

HEIGHT REQUIREMENTS = MAXIMUM 40 FEET.

FLOOD NOTE

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0080 J. MAP EFFECTIVE DATE: SEPTEMBER 28, 2007.

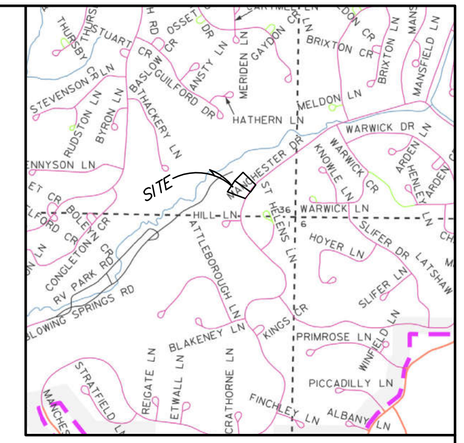
ADJUSTED LOT 6A DESCRIPTION:

ALL OF LOT 6 AND PART OF LOT 5, BLOCK 5, COVENTRY SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT "L" AT PAGE 8. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID LOT 5; THENCE N68°06'58"W 218.80 FEET TO THE SW CORNER OF SAID LOT 5; THENCE N29°31'25"E 137.55 FEET TO THE SW CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING; THENCE N37°39'38"E 132.00 FEET TO THE NW CORNER OF SAID LOT 6; THENCE S50°58'22"E 206.21 FEET TO THE NE CORNER OF SAID LOT 6 AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MANCHESTER DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE OF MANCHESTER DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 686.12 FEET, AN ARC LENGTH OF 117.39 FEET AND A CHORD BEARING AND DISTANCE OF S34°40'21"W 117.25 FEET TO THE ADJUSTED SE CORNER OF LOT 6A; THENCE LEAVING SAID RIGHT-OF-WAY LINE N55°02'07"W 212.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.59 ACRES OR 25,867 SQUARE FEET, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY OR COVENANTS OF RECORD OR FACT.

LEGEND

- SET 1/2" REBAR
- FOUND 1/2" REBAR OR AS NOTED
- CLS — FOUND 1/2" LS#1286
- PROPERTY LINE
- UTILITY & DRAINAGE EASEMENT
- BUILDING SETBACK LINE PER PLAT L-8
- OH — EXISTING OVERHEAD UTILITY LINE
- W — EXISTING UNDERGROUND WATER LINE
- EXISTING UTILITY POLE WITH GUY ANCHOR
- (XX.XX') — PLATTED OR DEED BEARING OR DISTANCE
- MB — EXISTING MAILBOX
- EXISTING SEWER VALVE
- W — EXISTING WATER METER
- ROW — RIGHT-OF-WAY



LOT 8

LOT 7
OWNER: WELLS
PARCEL #16-09061-000

COMMON PROPERTIES
OWNER: BVPOA
PARCEL #16-00076-000

LOT 6
0.56 ACRES±
PARCEL #16-09060-000
OWNER: WESLEY & MELISSA WELLS
ZONED R-1

ADJUSTED LOT 6A
0.59 ACRES±
25,867 S.F.±

LOT 5
0.58 ACRES±
PARCEL #16-09059-000
OWNER: WESLEY & MELISSA WELLS
ZONED R-1

ADJUSTED LOT 5A
0.55 ACRES±
24,118 S.F.±

LOT 4
OWNER: TAYLOR REV. TRUST
PARCEL #16-09058-000

MANCHESTER DRIVE
60' R/W PLAT L-8

CLS
N 776155.5017
E 658787.0855
120.42
N48°43'23"E
EXISTING CONCRETE PATH
EXISTING MOUNTAIN BIKE TRAIL
132.00'
N37°39'38"E
7.5'
20' UTILITY & DRAINAGE EASEMENT TO BE DEDICATED TO THE PUBLIC BY THIS PLAT.
(S51°20'32"E)
S50°58'22"E
206.21'
EXISTING DEVELOPERS 7.5' U&D EASEMENT ALONG PROPERTY LINE REMOVED BY THIS PLAT BOOK "L" PAGE 8 TO BE VACATED BY SEPARATE INSTRUMENT
7.5' UTILITY & DRAINAGE EASEMENT TO BE DEDICATED TO THE PUBLIC BY THIS PLAT.
POB
CLS
FND. 5/8" REBAR
LS#1358 S24°26'13"E
2.84' FROM COMPUTED
LOT CORNER
(135.91')
137.55'
N29°31'25"E
PROPERTY LINE REMOVED BY THIS PLAT.
NEW 7.5 UTILITY & DRAINAGE EASEMENT RESERVED BY DEVELOPER ALONG BOTH SIDES OF ADJUSTED PROPERTY LINE BY THIS PLAT
ADJUSTED LOCATION OF PROPERTY LINE BY THIS PLAT.
S58°22'30"E (S58°44'14"E) 211.85'
S55°02'07"E
212.50'
20' UTILITY & DRAINAGE EASEMENT TO BE DEDICATED TO THE PUBLIC BY THIS PLAT.
7.5' UTILITY & DRAINAGE EASEMENT ALONG ALL SIDE PROPERTY LINES TO BE DEDICATED TO PUBLIC BY THIS PLAT.
FND. 5/8" REBAR
N 775931.3093
E 658638.6497
N68°06'58"W
218.80'
(218.33')
20' UTILITY & DRAINAGE EASEMENT TO BE DEDICATED TO THE PUBLIC BY THIS PLAT.
POB
FND. 5/8" REBAR
LS#1358 S54°06'14"W
1.08' FROM FOUND
1/2" REBAR LOT CORNER
15' BUILDING SETBACK
R.O.W.
R=686.12'
L=100.00'
CH=S43°44'58"W
99.91'
24.1'
CH=S34°40'21"W
117.25'
R=686.12'
L=117.39'
20' BUILDING SETBACK
R=686.12' L=88.54'
CH=S26°04'27"W 88.48'
EXISTING SEWER TANK/PUMP
DECK
EXISTING A/C UNITS
EXISTING RESIDENCE & MANCHESTER DRIVE
PORCH
CONC. WALK
RETAINING WALL
SHED
EXISTING DRIVEWAY
EXISTING RETAINING WALL
CONCRETE
EXISTING RESIDENCE
EXISTING DRIVEWAY
EXISTING 12' RCB CULVERT
OH
W
ROW
EDGE OF ASPHALT
(L=85')
R=686.12'
L=93.38'
CH=N51°49'26"E
93.31'
S34°16'37"E
60.00'
FND. 3/8" REBAR
PRIOR SURVEY

0 15 30 60
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

N

NOTES CONSTITUTING A PART OF THIS LOT LINE ADJUSTMENT-REPLAT AND TO BE READ IN CONNECTION WITH THE LOT LINE ADJUSTMENT ("REPLAT") AND ALL PROPERTY REFLECTED THEREON

BV DEVELOPER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS DEVELOPER, (SUCCESSOR BY ASSIGNMENT OF DEVELOPER RIGHTS BY COOPER COMMUNITIES, INC. FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.), FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, THE FOLLOWING PLAT DESIGNATING CERTAIN LANDS REFLECTED THEREON BLOCKS 1 THRU 6, INCLUSIVE, COVENTRY SUBDIVISION, BELLA VISTA VILLAGE, BENTON COUNTY, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON JUNE 8, 1970, IN BOOK L, PAGE 8.

1. WESLEY WELLS AND MELISSA WELLS, HUSBAND AND WIFE AND OWNERS OF LOTS 5 AND 6, BLOCK 5, COVENTRY SUBDIVISION, BELLA VISTA VILLAGE, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS, REFLECTED HEREON, NOW JOINED BY THE CITY OF BELLA VISTA, THE BELLA VISTA VILLAGE ARCHITECTURAL CONTROL COMMITTEE ("ACC"), AND THE DEVELOPER, HEREBY REPLAT THE LOTS REFLECTED HEREON FOR THE PURPOSE OF MOVING THE COMMON SIDE LOT LINE BETWEEN LOTS 5 AND 6, THEREBY DECREASING THE ACREAGE OF LOT 5 AND INCREASING THE ACREAGE OF LOT 6 AND REDESIGNATING LOT 5 AND LOT 6 AS LOT 5A AND LOT 6A, RESPECTIVELY, (HEREINAFTER THE "REPLAT").
2. THE DEVELOPER'S PREDECESSOR IN INTEREST (CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) JOINED BY BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION, FORMERLY BELLA VISTA COUNTRY CLUB, A NON-PROFIT CORPORATION, EXECUTED ON THE 18TH DAY OF MAY, 1965, A DECLARATION WITH PROTECTIVE COVENANTS ATTACHED THERETO AS EXHIBIT 1 AND FORMING A PART OF SAID DECLARATION, WHICH DECLARATION WAS FILED FOR RECORD AT 10:00 O'CLOCK A.M. ON THE 18TH DAY OF MAY, 1965, IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, WHICH IS THERE RECORDED IN BOOK 373, PAGE 08 ET SEQ. ("DECLARATION"). ON JUNE 8, 1970, THE DEVELOPER'S PREDECESSOR IN INTEREST (JOHN A. COOPER COMPANY) FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A PLAT OF COVENTRY SUBDIVISION, FOR BLOCKS 1 THRU 6, INCLUSIVE, WHICH PLAT IS THERE RECORDED IN RECORD BOOK L, PAGE 8 ("ORIGINAL PLAT"). ON JUNE 8, 1970, THE DEVELOPER'S PREDECESSOR IN INTEREST (JOHN A. COOPER COMPANY) FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR BELLA VISTA VILLAGE FOR BLOCKS 1 THRU 6, INCLUSIVE, COVENTRY SUBDIVISION, BELLA VISTA VILLAGE, ARKANSAS IN BOOK 417, PAGE 227 ("SUPPLEMENTAL DECLARATION"), WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED ON THE ORIGINAL PLAT AND THE REPLAT WITHIN THE PROVISIONS OF THE AFORESAID DECLARATION. THE AFORESAID DECLARATION, SUPPLEMENTAL DECLARATION, AND ORIGINAL PLAT AND PLAT NOTES ARE IN THEIR ENTIRETY BY REFERENCE MADE A PART OF THE REPLAT AND THE PROVISIONS THEREOF SHALL APPLY AS TO THE REPLAT. HOWEVER, IN THE EVENT THERE IS A CONFLICT BETWEEN TERMS OF THE DECLARATION, SUPPLEMENTAL DECLARATION, THE ORIGINAL PLAT OR ORIGINAL PLAT NOTES, AND THE REPLAT REFLECTED HEREON, THE TERMS OF THE REPLAT SHALL CONTROL.

3. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE REPLAT OR IN THE REPLAT NOTES.
4. UNLESS SHOWN OTHERWISE ON THE REPLAT, ALL LOTS HAVE A NON-EXCLUSIVE AND SUBORDINATE SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT (RESERVED BY THE DEVELOPER) ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
5. SETBACK LINES AS PRESCRIBED BY THE ARCHITECTURAL CONTROL COMMITTEE AND THE CITY OF BELLA VISTA SHALL CONTROL AS TO CONSTRUCTION OF ANY STRUCTURES UPON THE PROPERTIES REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
6. UTILITY AND DRAINAGE EASEMENTS LOCATED ADJACENT TO THE ORIGINAL LOT LINE SEPARATING LOTS 5 AND 6, BLOCK 5, COVENTRY SUBDIVISION ("LOT LINE REMOVED"), PREVIOUSLY RESERVED BY THE DEVELOPER PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND SHOWN ON THE ORIGINAL PLAT SHALL BE VACATED BY A SEPARATE INSTRUMENT AND REPLACED WITH SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENTS ADJACENT AND PARALLEL TO THE RE-PLATTED COMMON SIDE LOT LINE SEPARATING LOT 5A AND LOT 6A, BLOCK 5, COVENTRY SUBDIVISION ("ADJUSTED LINE"), SAID EASEMENTS TO BE PARALLEL TO THE ADJUSTED LOT LINE OF LOT 5A AND LOT 6A, BLOCK 5, COVENTRY SUBDIVISION.
7. IN THE EVENT IT BECOMES NECESSARY TO AMEND THE REPLAT SUBSEQUENT TO THE RECORDATION HEREOF FOR CORRECTION OF SCRIVENER ERROR OR ERRORS HEREON, THE DEVELOPER HEREBY RESERVES THE RIGHT TO DO SO, PROVIDED, HOWEVER, THAT ANY SUCH AMENDMENT SHALL NOT IN ANY MANNER AFFECT ANY THEN OWNER OF THE LANDS REFLECTED HEREON WITHOUT THE JOINDER THEREOF.
8. THE DEVELOPER JOINS IN THE REPLAT OF LOT 5 AND LOT 6, BLOCK 5, COVENTRY SUBDIVISION, BELLA VISTA VILLAGE, BENTON COUNTY, ARKANSAS INTO LOT 5A AND LOT 6A, BLOCK 5, COVENTRY SUBDIVISION, BELLA VISTA VILLAGE, BENTON COUNTY, ARKANSAS, RESPECTIVELY, FOR THE SOLE PURPOSE OF RELOCATION OF ITS RESERVED UTILITY AND DRAINAGE EASEMENTS AS HEREIN DESCRIBED AND AS SHOWN ON THE REPLAT AND FOR THE SOLE PURPOSE OF AGREEING TO ANY CHANGES CREATED HEREBY IN LOCATION OF UTILITY AND DRAINAGE EASEMENTS RESERVED TO SAID DEVELOPER PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID.

WE THE UNDERSIGNED, OWNER 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, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

_____ WESLEY WELLS

_____ MELISSA WELLS

WESLEY & MELISSA WELLS
8 MANCHESTER DRIVE
BELLA VISTA, AR 72714
406-839-7970
Source of title: DEED 2016-66384 & 2016-61534

ADJUSTED LOT 5A DESCRIPTION:

PART OF LOT 5, BLOCK 5, COVENTRY SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT "L" AT PAGE 8. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID LOT 5; THENCE N68°06'58"W 218.80 FEET TO THE SW CORNER OF SAID LOT 5; THENCE N29°31'25"E 137.55 FEET TO THE NW CORNER OF SAID LOT 5; THENCE S55°02'07"E 212.50 FEET TO THE NE CORNER OF THE ADJUSTED LOT 5A AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MANCHESTER DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE OF MANCHESTER DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 686.12 FEET, AN ARC LENGTH OF 88.54 FEET AND A CHORD BEARING AND DISTANCE OF S26°04'27"W 88.48 FEET TO THE POINT OF BEGINNING. CONTAINING 0.55 ACRES OR 24,118 SQUARE FEET, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY OR COVENANTS OF RECORD OR FACT.

CITY OF BELLA VISTA

PURSUANT TO THE CITY OF BELLA VISTA SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

SIGNED: _____ DATE OF EXECUTION: _____
BELLA VISTA PLANNING CHAIRPERSON

BELLA VISTA VILLAGE ARCHITECTURAL CONTROL COMMITTEE APPROVAL:

THE BELLA VISTA VILLAGE ARCHITECTURAL CONTROL COMMITTEE HEREBY APPROVES THE RESUBDIVISION OF THE ABOVE MENTIONED LOTS AS SHOWN HEREON.

BY: _____
CHAIR

DATED THIS _____ DAY OF _____, 2024

DEVELOPER
BV DEVELOPER , LLC

BY: _____
Brenda Anderson, Agent

DATED THIS _____ DAY OF _____, 2024

REGISTERED
STATE OF ARKANSAS
NO.1286
SIGNATURE
THOMAS R. COSTELLO
PROFESSIONAL LAND SURVEYOR

I, Thomas Costello, 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: 07/24/2024
Registered Land Surveyor No. 1286

ORIGINAL LOT 5 DESCRIPTION: (DEED 2016-66384)

LOT 5, BLOCK 5, COVENTRY SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT "L" AT PAGE 8.

ORIGINAL LOT 6 DESCRIPTION: (DEED 2016-61534)

LOT 6, BLOCK 5, COVNETRY SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT "L" AT PAGE 8.

REV. 6-18-24 DEVELOPER NOTES
REV. 6-14-24 CITY & DEVELOPER REVIEW COMMENTS
REV. 7-24-24 AGAIN MORE REVISIONS PER CITY
REV. 7-04-24 NOTES & CITY COMMENTS
REV. 6-26-24 PER CITY COMMENTS

LOT LINE ADJUSTMENT PLAT

ADJUSTING THE PROPERTY LINE BETWEEN

LOTS 5 & 6, BLOCK 5
COVENTRY SUBDIVISION
BELLA VISTA, BENTON COUNTY, ARKANSAS
– TO BE KNOWN AS –
LOTS 5A & 6A, BLOCK 5
COVENTRY SUBDIVISION
BELLA VISTA, BENTON COUNTY, ARKANSAS

Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

SHEET 1 OF 1	DRAWING: BNDY	FIELD DATE: 02/02/24	JOB NO. 24011

500-21N-31W-0-36-220-04-1286

TREE RECOMMENDATION LIST

COMMON NAME	BOTANICAL NAME	Shade/Ornamental	NATIVE NON- NATIVE	HEIGHT	WIDTH	SUN/SHADE	SOIL CONDITION	SPECIAL NOTE
AMERICAN ARBORVITAE	Thuja occidentalis	Ornamental	Non-native	20-40'	10-15'	Full to part	Medium	Evergreen, attracts birds, winter interest
AMERICAN HORNBEAM	Carpinus caroliniana	Ornamental	Native	20-35'	20-35'	Part to full shade	Medium	Fall color, attracts birds
			ASH (Fraxinus)					
WHITE	Fraxinus americana	Shade	Native	60-80'	60-80'	Full sun	Medium	Fall color, attracts birds, deer tolerant, susceptible to future emerald ash borer mortality
GREEN	Fraxinus pensyvanica	Shade	Native	50-70'	35-50'	Full sun	Medium	Shade tree, attracts birds, deer tolerant, susceptible to future emerald ash borer mortality
BALD CYPRESS	Taxodium distichum	Shade	Native	50-70'	20-30'	Full sun	Medium to wet	Rain gardens, fall color, deer tolerant
BLACK GUM	Nyssa sylvatica	Shade	Native	30-50'	20-30'	Full to part	Medium to wet	Shade tree, rain garden, attracts birds and bees
			BUCKEYE (Aesculus)					
OHIO	Aesculus glabra	Ornamental	Native	20-40'	20-40'	Full to part	Medium to wet	Fall color, showy, fragrant, attracts birds and butterflies
RED	Aesculus pavia	Ornamental	Native	12-15'	12-15'	Full to part	Medium to wet	Fall color, showy, fragrant, attracts birds and butterflies
CANADIAN HEMLOCK	Tsuga canadensis	Shade	Native	40-70'	25-35'	Part to full shade	Medium	Evergreen, deer tolerant
			DOGWOOD (Cornus)					
FLOWERING	Cornus florida	Ornamental	Native	15-30'	15-30'	Full to part	Medium	Showy, good cutting, attracts butterflies and birds, deer tolerant
ROUGH-LEAF	Cornus drummond	Ornamental	Native	15-25'	15-25'	Part to full shade	Low	Showy, attractive, blooms ornamental, fall color, eronsion control, bog or pond area. Atttracts nectar-insects, fruit birds
DOWNY SERVICEBERRY	Amelanchier arborea	Ornamental	Native	15-25'	15-25'	Full to part	Medium	Fragrant, showy, edible, attracts birds, bees, butterflies, wildlife
EASTERN COTTONWOOD	Populus deltoides	Shade	Native	50-80'	35-60'	Full sun	Medium to wet	Shade tree, rain garden, attracts birds. Fast growing and short lived
EASTERN REDBUD	Cercis canadensis	Ornamental	Native	20-30'	25-35'	Full to part	Dry to medium	Showy, fall color, good cutting, attracts butterflies and birds, deer tolerant
			ELM (Ulmus)					Elms support 150 butterfly and moth species
ACCOLADE	Ulmus davidiana	Shade	Native	50-60'	25-40'	Full sun	Medium	Shade tree, fall color
LACEBARK	ulmus parvifolia	Shade	Non-native	40-50'	25-40'	Full sun	Medium	Shade tree, winter interest
PROSPECTOR	Ulmus davidiana var. japonica	Shade	Non-native	40-50'	20-25'	Full to part	Medium to wet	Resistant to Dutch Elm Disease, fall color, attracts birds
HACKBERRY	Celtis occidentalis	Shade	Native	40-60'	40-60'	Full to part	Medium to wet	Shade tree, rain garden, attracts birds and butterflies, edible fruit
			HOLLY (Ilex)					
AMERICAN	Ilex opaca	Ornamental	Native	15-30'	10-20'	Full to part	Medium	Evergreen, red winter berries support 18 species of birds, host for 39 butterflies and moths, male plant needed for fruit set.
CAROLINA, SAND	Ilex ambigua	Ornamental	Native	15-20'	10-20'	Part	Medium	Berries attract songbirds. Fruit-mammals, fruit-birds, nesting site, nectar-insects
DECIDUOUS, POSSUM	Ilex decidua	Ornamental	Native	15-20'	10-20'	Part	Medium	Berries attract songbirds, fruit-mammals, fruit-birds, nesting site, nectar-insects
FOSTER	Ilex x attenuata "Fosteri"	Ornamental	Non-native	20-30'	10-20'	Full to part	Medium	Birds, femail will fruit without male
YAUPON	Ilex vomitoria	Ornamental	Native	10-20'	8-10'	Full to part	Medium to wet	Showy, attracts birds, winter interest, must plant male and female
JAPANESE ZELKOVA	Zelkova serrata	Shade	Non-native	60-80'	40-50'	Full sun	Medium	Shade tree
			JUNIPER (Juniperus)					
CHINESE	Juniperus chinensis	Shade	Non-native	40-50'	15-20'	Full sun	Medium	Deer tolerant
EASTERN RED (var virginiana	Juniperus virginiana	Shade	Native	65'		Full to part	Medium	Evergreen. Food and shelter for wildlife, and protective vegetation for fragile soils.
LEYLAND CYPRESS	Cuprocyparis leylandii	Shade	Non-native	60-70'	10-15'	Full	Medium	Evergreen
LITTLE-LEAF LINDEN	Tilia cordata	Shade	Non-native	50-70'	35-50'	Full to part	Medium	Shade tree, showy, fragrant, attracts butterflies
			MAGNOLIA (Magnolia)					
SAUCER	Magnolia x soulangeana	Ornamental	Non-native	20-25'	20-25'	Full to part	Medium	Fragrant, showy
SOUTHERN	Magnolia grandiflora	Shade	Native	50-70'	30-50'	Full to part	Medium	Showy, evergreen, fragrant
Sweetbay	Magnolia virginiana	Ornamental	Native	10-35'	10-35'	Full to part	Medium to wet	Showy, fragrant, rain garden, attracts birds
MAIDENHAIR TREE	Ginkgo biloba	Shade	Non-native	50-80'	30-40'	Full sun	Medium	Showy, deer tolerant

MAPLE (Acer)								
JAPANESE RED	Acer Palmatum	Ornamental	Non-native	10-25'	10-25'	Full to part	Medium	Fall color
PAPERBARK	Acer griseum	Ornamental	Non-native	20-30'	15-25'	Full to part	Medium	Fall color, striking exfoliating bark
RED	Acer rubrum	Shade	Native	40-70'	30-50'	Full to part	Medium to wet	Showy, attracts birds, seasonal color, maple trees are fast growing and their roots are close ot the surface of the ground. This makes it very hard to grow anything underneath maple trees. Grows tall and narrow in the shade.
SUGAR	Acer saccharum	Shade	Native	40-60'	25-45'	Full to part	Medium	Fall color, hot for approx. 200 butterflies and moths, needs well-drained soil. Tolerates heavy shade.
TRIDENT	Acer buergerianum	Ornamental	Non-native	20-30'	20-30'	Full to part	Medium	Fall color
OAK (Quercus)								Oak trees are host to more butterflies and moths than any other tree in AR (approx. 500). Trees with high numbers of caterpillars draw in the birds.
BLACK	Quercus velutina	Shade	Native	50-60'	50-60'	Full sun	Dry to medium	Shade, fall color
BLACKJACK	Quercus marilandica	Shade	Native	20-40'	20-40'	Full sun	Dry to medium	Showy
CHINKAPIN	Quercus muehlenbergii	Shade	Native	40-60'	50-70'	Full sun	Dry to medium	Showy
NORTHERN RED	Quercus rubra	Shade	Native	60-75'	60-75'	Full sun	Dry to medium	Broad spread
NUTTAL	Quercus Texana	Shade	Native	50-80'	40-65'	Full sun	Medium	Shade, fall color, rain garden
PIN	Quercus palustris	Shade	Native	50-70'	40-60'	Full sun	Medium to wet	Shade, fall color, rain garden
SHINGLE	Quercus imbricaria	Shade	Native	40-60'	40-60'	Full sun	Medium	Shade, fall color
SCARLET	Quercus coccinea	Shade	Native	50-70'	40-50'	Full sun	Dry to medium	Shade, fall color
SHUMARD	Quercus shumardii	Shade	Native	40-60'	30-40'	Full sun	Dry to medium	Shade, fall color, rain garden
WHITE	Quercus alba	Shade	Native	60-100'	50-70'	Full to part	Medium	Shade, fall color, drought garden
WILLOW	Quercus phellos	Shade	Native	60-100'	50-70'	Full to part	Medium	Shade, fall color, drought garden
PAWPAW	Asimina triloba	Ornamental	Native	15-30'	15-30'	Full to part	Medium to wet	Fragrant, fall color, edible, host for zebra swallowtail and spinx moth. Needs two trees for pollination
PINE (Pinus)								
LOBLOLLY	Pinus Taeda	Shade	Native	40-90'	20-40'	Full	Medium to wet	Deer tolerant
SHORTLEAF	Pinus echinata	Shade	Native	50-60'	20-30'	Full	Dry to medium	Deer tolerant, fast-growing evergreen with a deep taproot, host to 156 butterflies and moths
PLUM (Prunus)								
AMERICAN	Prunus americana	Ornamental	Native	15-25'	15-25'	Full to part	Dry to medium	Frgrant, showy, edible, attracts birds, bees, wildlife
PURPLE LEAF	Prunus cerasifera 'Atropurpurea	Ornamental	Non-native	15-25'	15-25'	Full sun	Medium	Attracts birds, bees, and small mammals
RIVER BIRCH	Betula nigra	Shade	Native	30-60'	30-50'	Full to part	Medium to wet	Attractive bark, fast growth, host plant to 221 butterflies and moths, especially 'Heritage cultivar'
SASSAFRAS	Sassafras albidum	Shade	Native	30-60'	25-40'	Full to part	Medium	Fall color, host to 29 different moths and butterflies
SYCAMORE (Plantanus)								
AMERICAN	Platanus occidentalis	Shade	Native	40-100'	40-70'	Full to part	Moist to wet	Should be planted at least 15 feet from your house or sidewalk. Deer tolerant, shade tree, attract all sorts of wildlife, with pollinators seeking out the inconspicuous flowers, butterflies and moths seeking out the tree for shelter, and small birds, like goldfinches, juncos, and chickadees, as well as, small mammals like squirrels, beavers, and fmuskrats seeking out the seeds for food. Susceptible to anthracnose.
LONDON-PLANE	Platanus x acerifolia	Shade	Non-native	70-100'	65-80'	Full to part	Moist to wet	Same as above, NOT SUSCEPTIBLE TO ANTHRACNOSE
VIBURNUM (Viburnum)								
BLACKHAW	Viburnum prunifolium	Ornamental	Native	12-15'	6-12'	Full to part	Dry to medium	Fall color, showy, edible, attracts birds, butterflies
RUSTY BLACKHAW	Viburnum rufidulum	Ornamental	Native	10-20'	10-20'	Full to part	Dry to medium	Fall color, showy, edible, attracts birds, butterflies
SWEET	Viburnum odoratissimum	Ornamental	Non-native	10-20'	15-20'	Full to part	Medium	Fall color, showy, edible, attracts birds, butterflies
YEW	Taxus x media	Ornamental	Non-native	12-20'	6-12'	Full to part	Medium	Hedge, showy, attracts birds, rabbit tolerant
TULIP POPLAR	Liriodendron tulipifera	Shade	Introduced	60-90'	30-50'	Full sun	Medium	Shade tree, fall color, showy, attracts birds and hummingbirds
WASHINGTON HAWTHORN	Crataegus phaenopyrum	Ornamental	Native	25-30'	25-30'	Full sun	Medium	Showy, edible, attracts birds, bees, butterflies
YOSHINO CHERRY	Prunus x yedoensis	Shade	Non-native	30-40'	30-40'	Full to part	Medium	Showy, edible, attracts birds, bees, butterflies

CITY OF Bella Vista PLANNING DIVISION

SMALL TREES & SHRUBS RECOMMENDATION LIST

COMMON NAME	BOTANICAL NAME	NATIVE NON- NATIVE	HEIGHT	WIDTH	SUN/SHADE	SOIL CONDITION	SPECIAL NOTE
ABELIA	Abelia x grandiflora	Non-native	3-6'	3-6'	Full to part	Medium	Showy, fragrant
AMERICAN BEAUTYBERRY	Callicarpa americana	Native	5'	5'	Full to part	Dry to wet	Showy, birds feast on beautifull fall purple berries, cut back to 12'18" in early spring to manage size and shape
AMERICAN HAZELNUT	Corylus americana	Native	5-10'	5-10'	Full to part	Medium to wet	Food for birds, mammals, and insects
AZALEA	Rhododendron viscosum	Native	3-5'	3-5'	Part shade	Medium to wet	Showy, fragrant, good cut, fall color, attracts hummingbirds and butterflies, rabbit tolerant
BOXWOOD	Buxus	Non-native	3-5'	2-3'	Full to part	Medium	Evergreen, deer tolerant
BUTTERFLY BUSH	Buddleja davidii	Non-native	6-12'	4-15'	Full sun	Medium	Showy, attracts birds and butterflies, rabbit tolerant, good cut flower
CHOKEBERRY RED	Aronia arbutifolia	Native (South AR)	6-8'	3-4'	Full to part	Medium	White flowers in spring for bees and butterflies, berries for birds, great fall color
CHOKEBERRY BLACK	Aronia melanocarpa	Native (South AR)	6-8'	3-4'	Full to part	Medium	White flowers in spring for bees and butterflies, berries for birds, great fall color
CREPE MYRTLE	Lagerstroemia	Non-native	2-10'	2-10'	Full sun	Medium	Fhowy, attracts birds and butterflies, edible, good cut flower, fall color
ELDERBERRY	Sambucus canadensis	Native	5-12'	5-12'	Full to part	Medium to wet	Showy, attracts birds and butterflies, edible, good cut flower, fall color
SILKY DOGWOOD	Cornus amomum	Native	12'	12'	Part to full sha	Medium to wet	Flowers attract a range of beneficial insects, butterflies and others. The fruits are eaten by birds (including ducks, quail, & turkeys), rabbits, and other small animals. Birds will also feed on the various insects and insect larvae that use silky dogwood as a host plant.
FOUNTAIN GRASS	Pennisetum alopecuroides	Non-native	1.5-2.5'	1.5-2.5'	Full to part	Medium to wet	Showy, attracts birds and butterflies, fall color, winter interest

GOLDEN CURRENT	Ribes oderatum	Native	3-10'	3-10'	Full to part	Dry to medium	Shower yellow fragrant blooms, drought tolerant, flowers provide nectar to hummingbirds, butterflies and bees
HOLLY (Ilex)							
HELLERI	Ilex crenata 'Helleri'	Non-native	2-4'	3-5'	Full to part	Medium	Showy, evergree, deer tolerant, must plant male and female
INKBERRY	Ilex glabra	Non-native	5-8'	5-8'	Full to part	Medium to wet	Attracts birds, rabbit and deer tolerant, must plant male and female
WINTERBERRY	Ilexverticillata	Native	6-12'	6-12'	Full to part	Medium to wet	Attracts birds, showy fruit.
HYDRANGEA	Hydrangea arborescens	Native	3-5'	3-5'	Part shade	Medium	Rabbit proof, naturalizes, rain garden, showy, good cutting flower
LILAC	Syringa vulgaris	Non-native	12-16'	8-12'	Full sun	Medium	Showy, good cut flower, fall color, attracts birds, naturalizes
MAIDEN GRASS	Miscanthus sinensis	Non-native	4-7'	3-6'	Full to part	Medium	Showy, good cut flower, attracts birds and butterflies, deer and rabbit tolerant
MUHLY GRASS	Muhlenbergia capillaris	Native	3-4'	2-3'	Full to part	Dry to medium	Showy, winter interest, naturalizes
NINEBARK	Physocarpus opulifolius	Native	5-10'	5-10'	Full to part	Dry to medium	Showy, white flowers, birds, butterflies, pollinators
OZARK WITCHHAZEL	Hamamelis vernalis	Native	6-10'	8-15'	Full to part	Medium	Fall color, frangrant, attractive
SCARLET FIRETHORN	Pyracantha coccinea	Non-native	6-18'	6-18'	Full to part	Medium	Showy, attracts birds, thorny, tolerates clay soil
SPICEBUSH	Lindera benzoin	Native	5-13'	8-10'	Full to part	Dry to wet	Host to spicebush swallowtail moth. The fruit is valued by birds, leaves by white tail deer.
SPIREA	Spiraea alba	Non-native	3-4'	3-4'	Full to part	Medium to wet	Showy, fragrant, attracts birds and butterflies, deer tolerant, good cut flower
VIBURNUM (Viburnum)							
ARROWWOOD	Viburnum dentatum	Native	6-10'	6-10'	Full to part	Medium	Fall color, showy, edible, attracts birds and butterflies
LIMEROCK ARROWWOOD	Viburnum bracteatum	Native	4-6'	4-6'	Full to part	Medium	Fall color, showy, attracts birds, deer tolerant
POSSUM HAW	Viburnum nudum	Native	5-12'	5-12'	Full to part	Medium to wet	Fall color, showy, fragrant, attracts birds and butterflies, tolerates wet soil
YUCCA (Yucca)							
ARKANSAS	Yucca arkansana	Native	2'	2'	Full to part	Dry to medium	Showy flower stalk, host plant for catepillars of giant-skipper butterflies
ADAM'S NEEDLE	Yucca filamentosa	Native	4-8'	2-3'	Full to part	Medium to dry	Showy flower stalk, host plant for catepilars, rabbit and deer tolerant