



Fayetteville, AR 72701 113 W. Mountain St.

URBAN FORESTRY/TREE PRESERVATION AND LANDSCAPE REGULATIONS

Prospective Applicant,

As Urban Forester for the City of Fayetteville it is my duty to uphold all City Ordinances regarding the protection and preservation of trees, and the design of landscapes. I am responsible for the review of proposed development projects to ensure that each fully complies with applicable ordinances.

It is highly recommended that prospective applicants meet with the Urban Foresters prior to site design, to effectively move through the City's development review process. Fayetteville law requires that tree preservation be made a priority for new development (see §167.01). Criteria used to evaluate the preservation of trees is found in Chapter 167 of the Tree Preservation Ordinance. [Unified Development Code](#)

The minimum canopy percentage of a land area required to be preserved is dependent on that areas zoning designation (see §167.04 Table 1). All proposed designs must meet these minimum requirements with priority being given to the preservation of existing trees to meet these requirements (see §167.04E). If preserved canopy cover falls below these requirements (and all design options have been exhausted) mitigation will be required. (see §167.04I).

Please familiarize yourself with these and other requirements found in the Tree Protection and Preservation Ordinance, as well as the City's Tree Preservation and Landscape Manual, [Tree Preservation and Landscape Manual](#) to answer any further questions or contact this office. It is your obligation to know and meet all city requirements. The Urban Foresters job is to ensure your project complies with these requirements.

John Scott
Urban Forester
113 West Mountain
Fayetteville, AR 72701
(479)444-3470
jscott@fayetteville-ar.gov

Melissa Evans
Urban Forester
113 West Mountain
Fayetteville, AR 72701
(479) 444-3486
mevans@fayetteville-ar.gov

Tree Protection and Preservation Ordinance Requirements and Procedures:

Applicability: 167.04 A and pages 3-4 of [Tree Preservation and Landscape Manual](#)

- Small Site Improvement Plans (SIP)
- Large Site Improvement Plans (LSIP)
- Preliminary Plats (PPL)
- Planned Zoning Districts (PZD)
- Concurrent Plats (CCP)
- Large Scale Development (LSD)
- Final Plats (FPL)
- Any type of development located in the Hillside Hilltop Overlay District (HHOD)
- Parking Lots with five (5) or more spaces

Pre-Application Information- Information to gather before submitting a development review package.

- Conduct a site visit
- Determine Baseline Data- Know what zone your property is with GIS maps. [GIS Maps](#)
- Identify tree preservation percentage minimum requirements-167.04 Table 1 UDC
- Identify tree preservation priorities- Appendix 17 page 17 of the Tree Preservation and Landscape Manual or UDC 167.04 Table 2.
- Meet with Urban Forestry – If you have your zone and information this will help us better help you prior to designing the site, staff has experienced that once a design has been created, applicants are less likely to be flexible.

Development Review Package

Tree preservation Plan- The element included in this plan demonstrate how you intend to preserve and protect tree canopy on site.

Landscape Plan- The elements included in this plan help communicate the overall design and proposed installation of your landscape plan on site.

Other Information- Other information may be required as staff and code requires, such as a site analysis or site report.

Tree preservation Plan Check List

1. Show existing trees and tree canopies with legend and attach numbers to cross reference.
2. Show canopy coverage as currently exists on site.
3. Include a table with the tree species, size, health and priority level. * See *preservation priorities chart in Appendix, page 17 or UDC 167.04 Table 4.*
4. If the property has many trees, group the trees and note the significant specimens.
5. Label and number grouped trees with average species, size, health, and priority.
6. Show all existing utilities.
7. Show all property boundaries.
8. Show natural features (trees, flood ways, creeks, wetlands...) beyond the property line up to 100' or as requested by the Urban Forester.

9. Provide Soil types.
10. Show Floodplains and/or floodways.
11. Showing Existing streets, sidewalks or bike paths and rights of ways.
12. Show all proposed on-site and off-site improvements.
13. Graphically show trees/canopy to be preserved and/or removed.
14. Show Tree preservation and mitigation calculations on the Plans. [Tree Preservation and Mitigation Calculator](#)

Tree Preservation Calculations <i>Example</i>		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements		100%
Zoning Designation * Select Below with drop down arrow		
PZD, Planned Zoning District	0	25%
HHOD * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	0	25.0%
Existing Tree Canopy * Minus Right of Way and Easements		#DIV/0!
Tree Canopy Preserved	0	#DIV/0!
Tree Canopy Removed *On Site		#DIV/0!
Tree Canopy Removed *Off Site		
Tree Canopy Removed Total	0	#DIV/0!
Removed Below Minimum	0	
Mitigation Requirements	0	

Please complete the highlighted fields and use the tabs at the bottom of the workbook for more calculations.

**** If minimum requirements are not met, as indicated through Tree Preservation Calculations show the following on your Tree Preservation Plan:**

- Detail design approach used to minimize damage or removal of existing canopy.
- Provide written justification for removal of individual or groups of trees/canopy.
- Details providing information about on-site mitigation or off-site mitigation alternatives.
- Submit an analysis report/statement to justify low preservation requirements.

ALSO NOTE : The process, iterations, and approaches with tree preservation in mind.

15. Show Mitigation requirements if indicated as necessary through results of Tree Preservation Calculations. **Located on the same calculation but a different tab at the bottom of the workbook*
16. Show all existing and proposed grading.
17. Show limits of soil disturbance.
18. Show location of tree protection fencing.
19. Show limits of root pruning, if needed.
20. Show construction traffic flow on work site.
21. Locate material storage during construction.
22. Locate concrete washout during construction.
23. Locate Construction entrance/exit.
24. Locate all proposed utility easements and drainage easements.

25. Locate all proposed rights of ways
26. Include the following standard notes and details when applicable. All found in searches on City of Fayetteville's website.
 - a. City of Fayetteville notes for Tree Preservation Plan. [City of Fayetteville Landscape Notes](#)
 - b. Tree preservation fencing detail. [Tree Preservation Fence Detail](#)
 - c. Root Pruning detail, if needed. *Contact Urban Forestry staff for the detail.*
 - d. Soil compaction prevention, if needed. *Contact Urban Forestry staff for the detail.*
 - e. Tree planking, if needed. *Contact Urban Forestry staff for the detail.*
27. An abbreviated tree preservation plan may be submitted, please contact Urban Forestry staff prior to submitting an abbreviated tree preservation plan.

Landscape Plan Checklist

1. Show tree preservation.
2. Show existing and proposed grading.
3. Show proposed building footprint and any other structures.
4. Show proposed parking lots with spaces indicated and curb or wheel stops shown, if needed.
5. Show existing and proposed utilities and label accordingly.
6. Show existing drive aisles, streets, alleys, and other improvements.
7. Show proposed landscaping. As applicable, use these letters for each proposed tree:
 - a. **'S'** or **'L'** for street trees or lot trees, one for every 3 feet or one per lot.
 - b. **'M'** for mitigation tree.
 - c. **'P'** for parking lot trees.
 - d. **'D'** for detention pond requirements.
8. Show Mitigation requirements, use the [Tree Preservation and Mitigation Calculator](#)
9. Show Parking lot requirements using the tree preservation and mitigation calculator above.
10. Show Stormwater Facility Landscape requirements using the tree preservation and mitigation calculator above.
11. Show Street Tree requirements using the tree preservation and mitigation calculator above.
12. Show a plant schedule which includes species, size and quantity.
13. Please include the following standard notes and details when applicable. All Found in searches on the City's website and the appendix of the Tree Preservation and Landscape Manual.
 - a. Detail for Tree Planting. [Tree Planting Detail](#)
 - b. Detail for Shrub Planting. [Shrub Planting Detail](#)
 - c. Detail for Urban Tree Well. [Urban Tree Well Detail](#)
 - d. Detail for Slope Tree Planting. [Tree Planting on a Slope Detail](#)
 - e. Standard City of Fayetteville Landscape Notes. [Landscape Notes](#)

THE DEVELOPMENT REVIEW PROCESS is charted in the Tree Preservation and Landscape Manual on pages 9, 10 and 11. [Tree Preservation and Landscape Manual](#)

THE CONSTRUCTION PERMIT PROCESS for attaining a **Grading Permit**, a **Building Permit**, and **Certificate of Occupancy** is charted and listed in the Tree Preservation and Landscape Manual on pages 12, 13, 14, and 15. [Tree Preservation and Landscape Manual](#)

PERFORMANCE SURETY AND 3 YEAR MAINTENANCE SURETY information is included on pages 14 and 15 of the Tree preservation and Landscape Manual [Tree Preservation and Landscape Manual](#)

Tree Preservation Easements

Tree preservation easements must be shown on the plat as it relates to the subject property and must be dimensioned or described by metes and bounds for input in to the City's GIS system.

The tree preservation easements must be shown graphically and clearly on the easement plat of the final plat with the associated signature block below.

Tree Preservation Easement

The Tree Preservation Easement indicated on this easement plat constitutes a covenant running with the title of the subject property and is denoted for the property owners and their future successors, assignees or transferees to preserve, protect and maintain existing tree canopy. No tree removal or land disturbance as defined within the City of Fayetteville Unified Development Code may occur within the Tree Preservation Area unless approved by the City of Fayetteville. Persons seeking removal of such Tree Preservation Easements, or requesting to modify the property in such a way as to effect the canopy within, must seek approval from the City Council through a request made by the Urban Forester of the City of Fayetteville.

Approved by

Date

City of Fayetteville Urban Forester

For projects without a Tree Preservation Easement use the following signature block on final plats.

Certificate of Approval of Tree Protection and Preservation

I Hereby Certify That This Plat Has Complied with The Requirements of The Tree Preservation Ordinance Of The City Of Fayetteville Unified Development Code.

Date

City of Fayetteville Urban Forester

Please contact the Urban Forester for questions about the correct signature block for final plats.

Tree Preservation Waiver forms can be found on our website. Projects without trees located on the site are eligible to complete and submit a Tree Preservation Waiver. [Tree Preservation Waiver](#). For questions concerning Tree Preservation Waiver please contact Urban Forestry staff.

Value of Trees- Please keep in mind as a site is designed and constructed that trees are a great asset to our City and an important part of what makes Fayetteville a desirable place to develop. Numerous studies have consistently shown how valuable mature trees are economically, environmentally and socially. Every Tree Counts.

Urban Forestry Staff