



**Planning Commission
Agenda
January 19, 2016**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lots 25, 26, 27, 28 & 29, Block 7, W.A. Burks Addition** **Property Line Adjustment**
Northeast Monroe Street
 - 2. Lots 10 & 11 of Dowell Addition** **Lot Split**
North Walton Boulevard & Northwest 'J' Street
- IV. New Business**
 - 1. Ronald L. Blackwell Trust** **General Plan Amendment***
(Commercial to High Density Residential)
Southeast 'C' Street and Southeast 28th Street
 - 2. Maggie's Midtown** **Large Scale Development**
301, 303, 309 & 315 Southwest 'D' Street
- V. Other Business**
- VI. Planner's Report**
- VII. Adjournment**

Planning Commission
Minutes
January 5, 2016

Meeting called to order at 5:00 p.m. by Richard Binns, Chairperson

Present: Scott Eccleston, Debi Havner, Joe Haynie, Richard Binns, Rod Sanders, Jim Grider and Greg Matteri.

City Staff: Troy Galloway, Beau Thompson and Jon Stanley

Motion by Grider, seconded by Haynie to approve the minutes of December 15, 2015 as written
Approved 7-0

Consent Agenda:

- | | |
|---|--------------------------|
| 1. Lot 28, Block 24, Deming's 2 nd Addition
Northeast 'A' Street | Property Line Adjustment |
| 2. Lot 25, Block 9, W.A. Burks Addition
Northeast 'A' Street & Northeast Park Street | Property Line Adjustment |
| 3. Lot 18 Lefors Addition
Northwest 2 nd Street & Northwest 'F' Street | Lot Split |
| 4. Brighton Cottages Subdivision (The Parks @ Brighton)
Southwest Farringdon Ave | Final Plat |
| 5. Smoothie King
3410 Southeast 'J' Street | Large Scale Development |
| 6. Church of the Nazarene
220 Northwest 'A' Street | Large Scale Development |
| 7. Naples Retail Center
1001 Southwest Regional Airport Boulevard | Large Scale Development |

Motion by Havner, seconded by Sanders to approve the consent agenda
Approved 7-0

New Business:

Item #1

First Western Bank (15-06000030) Large Scale Development, 1108 South Walton Boulevard, Zoned C-2.
The applicant has submitted a Large Scale Development for a 5,000 square feet banking facility with drive-thru and restaurant tenant space. The building is situated on 0.92 acres located at 1108 South Walton Boulevard. Twenty Eight parking spaces are being provided. On-site stormwater detention is being

provided. New sidewalk will be constructed along South Walton Boulevard. The exterior of the building will be constructed of brick, fiber cement siding, and glass.

The applicants have requested a waiver to the Design Standards-Distance between Curb Cuts:

- o (Art 1100, Sec 1100.9.A.6) Ordinance states that the minimum distance between curb cuts when the posted speed limit is 40mph shall be 200 feet. The applicant is requesting the this requirement be waived and is proposing 141 feet of separation from an existing curb cut located to the north of the project site. It should be noted that he applicant is eliminating one of the two existing curb cuts into the project site therefore ultimately reducing the number of curb cuts onto South Walton Boulevard.

Motion by Sanders, seconded by Grider to approve the waiver request. Approved 7-0

Motion to approve the large scale development

Approved 7-0

Planners Report:

In-House Large Scale Development Projects:

1. Concession stand at Citizen's Park
2. Shogun's Patio
3. Crystal Brides Elevator located at the North Entrance
4. Dogwood Trail East of Crystal Bridges
5. Sam's Club Pick-Up Canopy-West Side

January 13-Downtown Residential Regulator Workshop at 3:00 Main Street Fire Department

February 18-Annual Training

Motion by Grider, seconded by Matteri to adjourn

Meeting adjourned

Diane Shastid

Planning Commission Staff Report

Property Line Adjustment: Lots 25, 26, 27, 28, & 29, Block 7, W.A. Burks Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: January 19, 2016

GENERAL INFORMATION:

Project Number: 15-07000024

Applicant: Sonia & Jared Faciszewski

Representative: Newell Development (Thomas Ufer)

Requested Action: Property Line Adjustment Approval

Location: Northeast Monroe Street

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a property line adjustment for property located on the west side of the of the 1200 block of Northeast Monroe Street in an R-1, Single Family Residential Subdivision. The plat as provided shows the creation of 5 new lots from 4 existing lots to be known as Lots 25, 26, 27, 28 & 29 all of which are (0.13 acres), Block 7, W.A. Burks Addition. Right-of-way is also being dedicated for the public alley on the southwest corner of proposed Lot 25 to allow for vehicular turning movements. In addition, 4.8' of right-of-way is being dedicated along Northeast Monroe Street per the Master Street Plan. Water and sewer services are available to the proposed lots.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Low Density Residential
South	R-1, Single Family Residential	Low Density Residential
East	R-1, Single Family Residential	Low Density Residential
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Northeast Monroe Street	Local
West	-	-

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: N/A.

(b) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.
2. All technical review comments must be addressed before building permits will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; these lots are vacant in a redeveloping single family neighborhood north of downtown.

Drainage Report: A drainage report is not required for this property line adjustment.

Water / Sewer: Per the G.I.S. site, water and sewer are available to this location.

Waiver(s): N/A

Analysis / Conclusion: This property line adjustment **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL**.

TIGER BLVD

VALLEY ST

**LOTS
25-29**

NE MONROE ST

FILLMO

LAKE ST

MAIN ST



1 inch = 100 feet

**PROPERTY LINE ADJUSTMENT
LOTS 19-22 BLOCK 7 W A BURKS
15-07000024 ZONE R-1**



FOUND REBAR
 SET 1/2" REBAR W/CAP, 15' TO
 PROPOSED WATER METER
 PROPOSED SEWER TAP
 WOOD FENCE
 PROPERTY LINE
 RIGHT-OF-WAY LINE

PARENT TRACT:

LOTS 19, 20, 21 AND 22, BLOCK 7 OF W.A. BURKS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2012, PAGE 116 OF THE BENTON COUNTY RECORDS.

LOT 25:

PART OF LOT 19, BLOCK 7 OF W.A. BURKS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2012, PAGE 116 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SE CORNER OF SAID LOT 10, THENCE N89°17'55W 4.80 FEET TO THE POINT OF BEGINNING, THENCE N89°17'55W 130.68 FEET, THENCE ALONG OF 23.71 FEET, TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1500 FEET, AN ARC LENGTH OF 23.71 FEET, A CENTRAL ANGLE OF 90°33'1", AND A CHORD BEARING AND DISTANCE OF N34°33'13.52W 130.68 FEET, TO THE SE CORNER OF SAID LOT 10, THENCE N89°17'55W 4.80 FEET TO THE POINT OF BEGINNING, CONTAINING 3,707.98 SQUARE FEET OR 0.13 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF-WAY, LINE, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 26:

PART OF LOTS 19 AND 20, BLOCK 7 OF W.A. BURKS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2012, PAGE 116 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS 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: _____

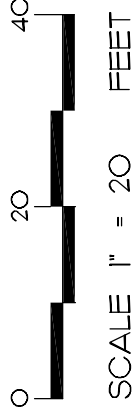
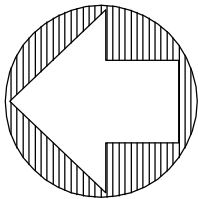
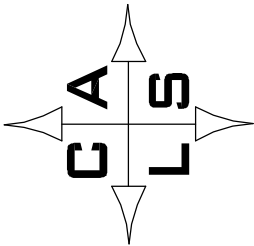
SIGNED _____

DATE OF EXECUTION: _____

SIGNED _____ MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK CITY OF BENTONVILLE

ATLAS PAGE: NO. 319

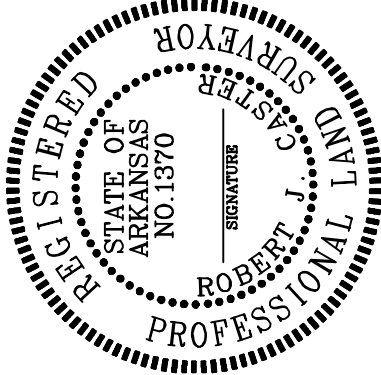
CASTER & ASSOCIATES
LAND SURVEYING, INC.

SCALE: 1" = 20'

LOT LINE ADJUSTMENT OF
LOTS 19, 20, 21 & 22, BLOCK 7
W.A. BURKS ADDITION

NE MONROE STREET
E, BENTON COUNTY,
ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
15-143	ASD	PIC	1 OF 1



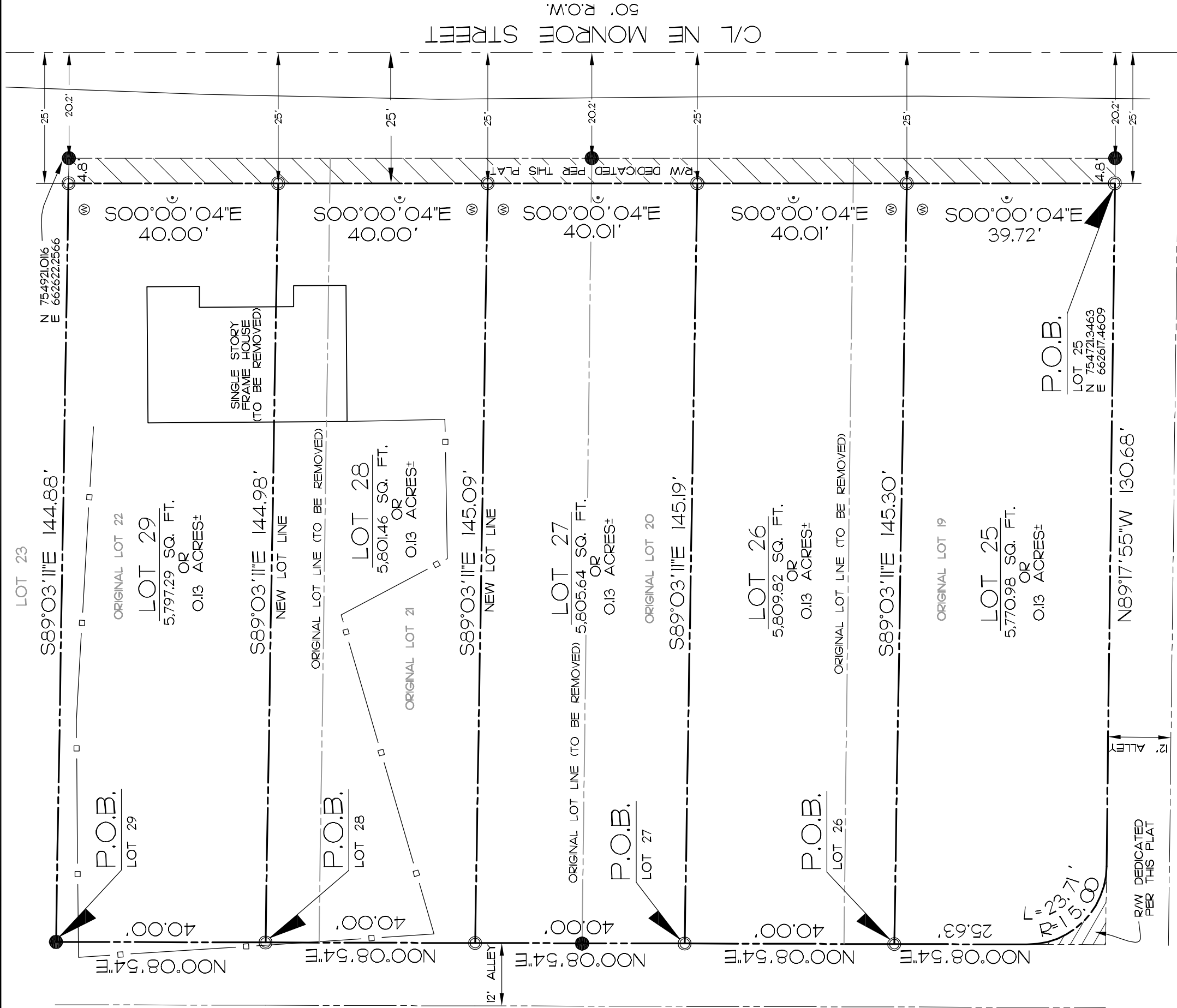
FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X". AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS



NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT BOOK 2012, PAGE 116.

4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

5. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

6. THE PROPERTY SHOWN HEREON IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

GARAGE FRONT: 30 FEET
FRONT YARD: 20 FEET
SIDE YARD: 7 FEET (INTERIOR), 20 FEET (EXTERIOR)
REAR YARD: 25 FEET

THIS IS PER THE REQUIREMENTS OF THE CITY OF BENTONVILLE, ARKANSAS.

7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

9. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER SHALL CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.

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

Planning Commission Staff Report

Lot Split: Lot 10 & 11, Dowell Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: January 19, 2016

GENERAL INFORMATION:

Project Number: 15-05000047

Applicant: Grizzly Properties, LLC

Representative: Blew & Associates (Wes Liker)

Requested Action: Lot Split Approval

Location: North Walton Boulevard & Northwest 'J' Street

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a lot split for property that fronts North Walton Boulevard to the east and NW 'J' Street to the west. The plat as provided by the applicant shows the creation of two new lots from one existing lot. The new lots will be known as Lot 10 (1.63 acres) and Lot 11 (2.40 acres), of Dowell Addition. Right-of-Way is being dedicated along Northwest 'J' Street per the Master Street Plan. A drainage and cross access easement will also be dedicated with the plat. Water and sewer services are available to this location.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential & R-2, Duplex & Patio Home Residential	Medium Density Residential
South	C-2, General Commercial	Commercial
East	C-2, General Commercial	Commercial
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	North Walton Boulevard	Arterial
West	Northwest 'J' Street	Local

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows: No traffic data exists for this location.
- (b) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.
2. All technical review comments must be addressed before building permits will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is vacant along an established commercial corridor in the northwest part of the city.

Drainage Report: A drainage report is not required for this lot split.

Water / Sewer: Per the G.I.S. site, water and sewer are currently in use on the site.

Waiver(s): N/A

Analysis / Conclusion: This lot split **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL**.

NW 15

EY PL

BLUE QUAIL DR

NW J ST

**LOTS
10 & 11**

N WALTON BLVD

NW 13TH ST



1 inch = 100 feet

**LOT SPLIT
DOWELL ADD
OLD LOT 5 NEW LOTS 10 & 11
15-05000047 ZONE C-2**



LOT SPLIT TRACT 5, CREATING NEW LOTS 10 & 11 OF DOWELL ADDITION, BENTONVILLE, ARKANSAS)

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-31W-02-24-220-04-1532

COMPLETED FIELD WORK:
NOVEMBER 16, 2015

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2007 AT PAGE 8797.
2. SURVEY PLAT FILED IN PLAT BOOK 4 AT PAGE 151.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS IN "ZONE "A" OR "A-E" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C00901, WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007 AND IS IN A SPECIAL FLOOD HAZARD AREA.

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.

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

TRACT 5A DOES NOT HAVE ACCESS TO CITY OF BENTONVILLE WATER AND WILL REQUIRE A WATER MAIN EXTENSION.

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

Zoning & Setback Information

ZONING:
C-2

BUILDING SETBACKS:
FRONT: 20'
SIDE INTERIOR: 5'
SIDE EXTERIOR: 10'
REAR: 15'

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS 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 _____ MAYOR

SIGNED _____ CITY CLERK

SIGNED _____ PLANNING COMMISSION CHAIRMAN



01-05080-001
CASA AMERICANA INC
PO BOX 1595
FAYETTEVILLE AR 72702-1595

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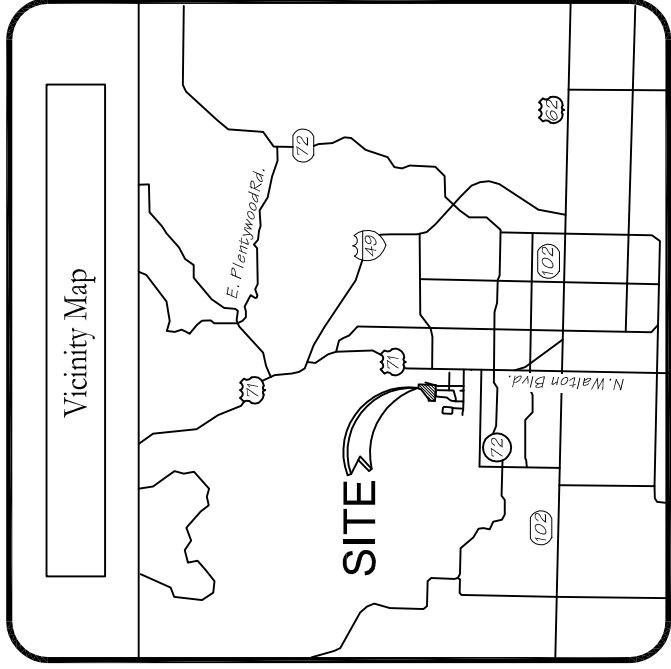
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Found 1/2" Rebar
P.L.S. 985



PARENT LOT
ALL OF TRACT 5, DOWELL ADDITION TO THE CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT BOOK 4 AT PAGE 151.

NEW LOT 10
A PART OF TRACT 5, DOWELL ADDITION TO THE CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT BOOK 4 AT PAGE 151,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT WHICH IS N02°18'34"E 223.37' FROM THE
SOUTHEAST CORNER OF SAID TRACT 5, SAID POINT BEING A SET IRON PIN
AND RUNNING THENCE N87°25'27"W 400.00' TO A SET IRON PIN, THENCE
N51°46'22"E 336.17' TO A FOUND IRON PIN, THENCE N1°50'55"E 74.74' TO A
FOUND IRON PIN, THENCE S87°39'28"E 127.97' TO A FOUND IRON PIN,
THENCE S02°18'34"W 291.82' TO THE POINT OF BEGINNING.

RIGHTS-OF-WAY OF RECORD, IF ANY.

NEW LOT 11
A PART OF TRACT 5, DOWELL ADDITION TO THE CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN AT THE SOUTHEAST
CORNER OF SAID TRACT 5 AND RUNNING THENCE N87°25'27"W 476.36' TO A
SET IRON PIN, THENCE N02°19'27"E 194.18' TO A SET IRON PIN, THENCE
S87°39'28"E 42.55' TO A FOUND IRON PIN, THENCE N51°46'22"E 44.41' TO A SET
IRON PIN, THENCE S87°39'28"E 400.00' TO A SET IRON PIN, THENCE
S02°18'34"W 223.37' TO THE POINT OF BEGINNING, CONTAINING 2.40 ACRES
MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD,
IF ANY.

R/W DEDICATION DESCRIPTION
A PART OF TRACT 5, DOWELL ADDITION TO THE CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°25'27"W 476.36'
FROM THE SOUTHEAST CORNER OF SAID TRACT 5, SAID POINT BEING A SET
IRON PIN ON THE EAST PROPOSED RIGHT-OF-WAY OF NW "J" STREET AND
RUNNING THENCE N87°25'27"W 5.86' TO A POINT ON THE EXISTING EAST
RIGHT-OF-WAY OF NW "J" STREET, THENCE ALONG SAID EXISTING
RIGHT-OF-WAY N02°21'10"E 194.15' TO A FOUND IRON PIN, THENCE LEAVING
SAID EXISTING RIGHT-OF-WAY S87°39'28"E 5.77' TO A SET IRON PIN ON THE
EAST PROPOSED RIGHT-OF-WAY OF NW "J" STREET, THENCE ALONG SAID
EAST PROPOSED RIGHT-OF-WAY S02°19'27"W 194.18' TO THE POINT OF BEGINNING,
CONTAINING 0.03 ACRES MORE OR LESS, SUBJECT TO EASEMENTS OF
RECORD, IF ANY.

PROPOSED DRAINAGE EASEMENT:
A PART OF TRACT 5, DOWELL ADDITION TO THE CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT BOOK 4 AT PAGE 151,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING
AT A POINT WHICH IS N02°18'34"E 32.81' FROM THE SOUTHEAST CORNER OF
SAID TRACT 5 AND RUNNING THENCE S02°19'27"W 33.72' THENCE N15°29'42"W
3.88' THENCE N15°03'55"E 38.78' THENCE S87°39'28"E 10.65' THENCE
S15°29'42"E 38.74' THENCE S02°18'34"W 98.52' TO THE POINT OF BEGINNING.

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

DATE OF EXECUTION: _____
PRINT NAME: _____
SIGNED: _____
PRINT NAME: _____
SIGNED: _____

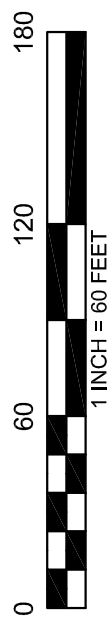
I, BUCKLEY D BLEW, HEREBY CERTIFY THAT THIS PLAT CORRECTLY
REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY
MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND
THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL
MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR
LAND SURVEYORS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

DATE OF EXECUTION: _____
SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1532
STATE OF ARKANSAS

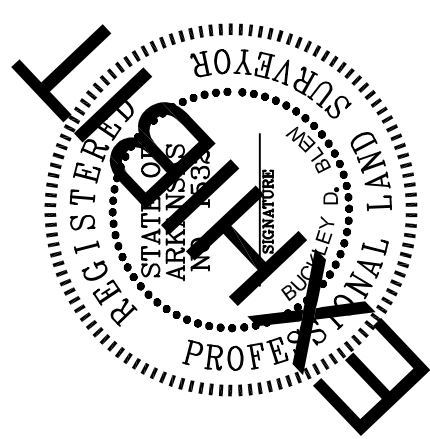
DATE	REVISION
12-21-15	AS PER CITY COMMENTS
1-4-16	AS PER CITY COMMENTS
1-11-16	AS PER CITY COMMENTS

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD
- UTILITY EASEMENT
- FENCE
- SET 1/2" REBAR & CAP
- FOUND MONUMENT (AS NOTED)
- POWER POLE
- GAS METER
- ELECTRICAL BOX
- TELEPHONE FEDESTAL
- WATER METER
- STORM WATER MANHOLE
- DRAINAGE EASEMENT



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 16TH DAY OF NOVEMBER, 2015.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND
NO OTHER SIGNATURE IS AFFIXED TO THIS PLAT, THAT
THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE
CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT
DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, PA CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
W.L.	8-20-15	B.D.B.
COUNTY & STATE:	JOB NUMBER:	
BENTON COUNTY, ARKANSAS		
LOCATION:		
		15-822

TRACT 5, DOWELL ADDITION

FOR THE USE AND BENEFIT OF:
**GRIZZLY
PROPERTIES, LLC.**



PC Meeting of: January 19, 2016

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3126
Fax: (479) 271-5906

LAND USE MAP AMENDMENT: Ronald L. Blackwell Trust – Commercial to High Density Residential

Current Planning Division Correspondence: Planning Commission Staff Report

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: January 19, 2016

GENERAL INFORMATION

H.T.E. Project Number: 13-01800001

Applicant/Current Owner: Ronald L. Blackwell Trust

Representative: Lindsey Management (Hugh Jarratt)

Requested Action: Land Use Map Amendment

Location: Southeast "C" Street and Southeast 28th Street

Existing Zoning: A-1, Agricultural

Future Land Use Map Designation: Commercial

Proposed Land Use Map Designation: High Density Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is vacant near an undeveloped intersection in the Southeast section of the city and is situated between two collector streets.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Commercial	C-2, General Commercial	Mixed Use
South	City Park Land (Phillips Park)	A-1, Agricultural	Open Space
East	Commercial & Industrial	C-2, General Commercial, I-1, Light Industrial & PUD, Planned Unit Development	Commercial, Industrial & Office
West	Commercial	C-2, General Commercial	Commercial

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	Local Street	Un marked Residential Street Curb, Gutter and Sidewalk
South	-	Proposed Collector	None
East	Southwest 'F' Street	Local Street	2 lane Curb and Gutter
West	Been Road	Collector	Proposed

LEGAL NOTIFICATIONS

Public Notice: Staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on December 19, 2015. In addition, staff posted a notice of public hearing sign on the property on December 31, 2015. This **DOES** meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of how the proposed change impacts the overall intent of the General Plan or the land use mix on the Future Land Use Map, how the proposed change affects other land uses.

Finding(s) of Staff: Policy LU-23 Housing Types within the General Plan suggest multi-family housing within close proximity to activity nodes that offer goods and services. The mix of uses and housing types that are near employment centers will help to reduce the impact on city infrastructure, all helping to meet the intent of the policy.

2. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding(s) of Staff: The proposed land use modification is at the intersection of a proposed east to west and north to south corridor. The proposed use will not adversely impact the transportation infrastructure. The proximity to goods, service and employment center will further reduce the impact on the city wide transportation network.

3. A determination as to whether the proposed land use would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

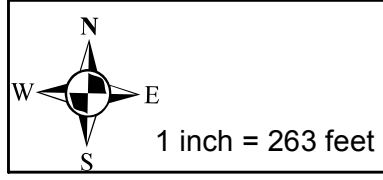
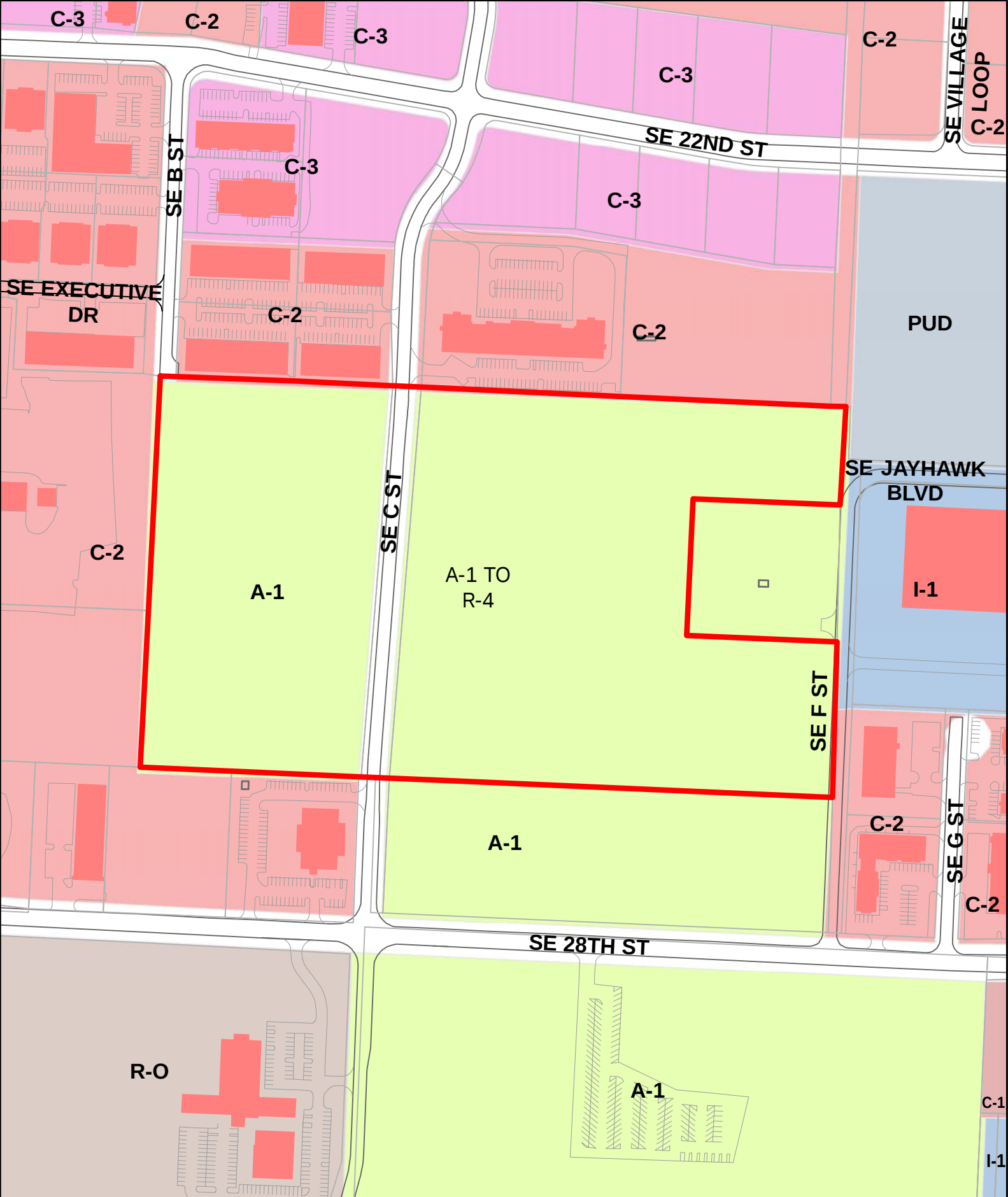
Finding(s) of Staff: Water and sewer availability and capacity in this area are extremely adequate. Through the use of Impact Fees collected during the construction of the multifamily units the city will further increase the availability of emergency service in the Southeast part of Bentonville. Emergency services are also adequate at the proposed location.

ANALYSIS, CONCLUSION, & SUMMARY

The proposed land use map amendment is located where an existing arterial and collector street intersects. Additional residential units in this area will provide an opportunity for residents to live and work in the same sector of the city. There are multiple ingress/egress opportunities to can be utilized in the development of the property that will help to reduce traffic congestion. The high density residential designation will provide a buffer between the commercial that exist to the west and the industrial and commercial that exists to the north, and east. The public park to the south will offer recreational opportunities to those living in the area.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of this Land Use Map Amendment from Commercial to High Density Residential.



General Plan Amendment
RON BLACKWELL FORD ADDITION
Commercial to High Density Residential
15-01800005



LAND USE AMENDMENT NARRATIVE

1. **Reason for the initiation of this Proposal:** A local multi-family developer desires to build an apartment development on the site and would like to amend the Land Use Plan to conform thereto.
2. **How will this change the land use and character of the property:** The land use will change from industrial to residential. This will add more homes to an area close to the downtown services offered by Bentonville. The surrounding area is substantially developed and this amendment will have little impact on the surrounding properties.
3. **How is the property more suitable for the proposed land use:** Bentonville has experienced a surge in growth. Services and jobs are plentiful close to the property but housing is not. This amendment will allow Bentonville residents to live close to work, schools, services, and recreational activities offered by Bentonville.
4. **Would the permitted change be detrimental to the surrounding property:** No. The surrounding property is substantially developed.
5. **What are alternative courses of action:** If the land use is not changed, the apartment home developer will not develop this site.
6. **What are your proposed plans for the property:** An apartment home development.
7. **What alternatives have been discussed:** None at this time.
8. **Additional Information:** Lindsey Management Co., Inc., is the proposed developer.

Planning Commission Staff Report

Large Scale Development: Maggie's Midtown

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: January 19, 2016

GENERAL INFORMATION:

Project Number: 15-06000036

Applicant: MEP Enterprises

Representative: Gray Rock Consulting (Dirk Thibodaux)

Requested Action: Large Scale Development Approval

Location: 301, 303, 309 & 315 Southwest 'D' Street

Existing Zoning: R-C2, Central Residential – Moderate Density

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a Large Scale Development for 4 Townhomes located at the intersection of Southwest 'D' Street and Southwest 3rd Street. The average size of each unit will be 2,500 square. Eight parking spaces are required and 8 spaces are being provide including a single car garage for each unit. A 5' wide sidewalk with 10' greenspace will be constructed along Southwest 'D' Street. Each unit will have a minimum of two shade trees planted in the front yards. The public alley located on the southern side of the property will be improved to allow access to southern most unit. Stormwater detention will be detained on site and released a pre-development rate. The exterior materials of the building will consist of various shades of antique brick.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front Townhomes:	10'	10'/North & 23'/West
Side Interior Townhomes:	0'	5' South
Side Exterior Townhomes:	10'	-
Rear Townhomes:	10'	14' East
Garage Rear & Side:	5'	6'
Max Height	60'	22'
Landscape Coverage	1 tree per 20 lf of street frontage & 1 tree per 50 lf for perimeter =15 trees	14 new trees and 1 existing = 15 trees
Parking	2 spaces per unit = 8	8

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-C2, Central Residential- Moderate Density	Downtown Mixed Use Residential
South	R-1, Single Family Residential	Downtown Mixed Use Residential
East	R-1, Single Family Residential	Downtown Mixed Use Residential
West	R-1, Single Family Residential	Downtown Mixed Use Residential

STREETS

Direction	Name	Classification
North	Southwest 3 rd Street	Local
South	Public Alley	Alley
East	-	-
West	Southwest 'D' Street	Local

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: N/A

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.
2. All technical review comments must be addressed before building permits will be issued.
3. All landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced. (Sec 1400.5.C-10)
4. The building will be constructed with similar exterior materials of those submitted and approved by the planning commission.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently vacant in a rapidly re-developing area in the southwest part of downtown.

Drainage Report: A drainage report was submitted and tentatively approved by the city engineer.

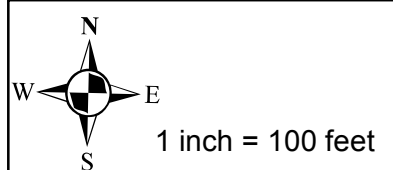
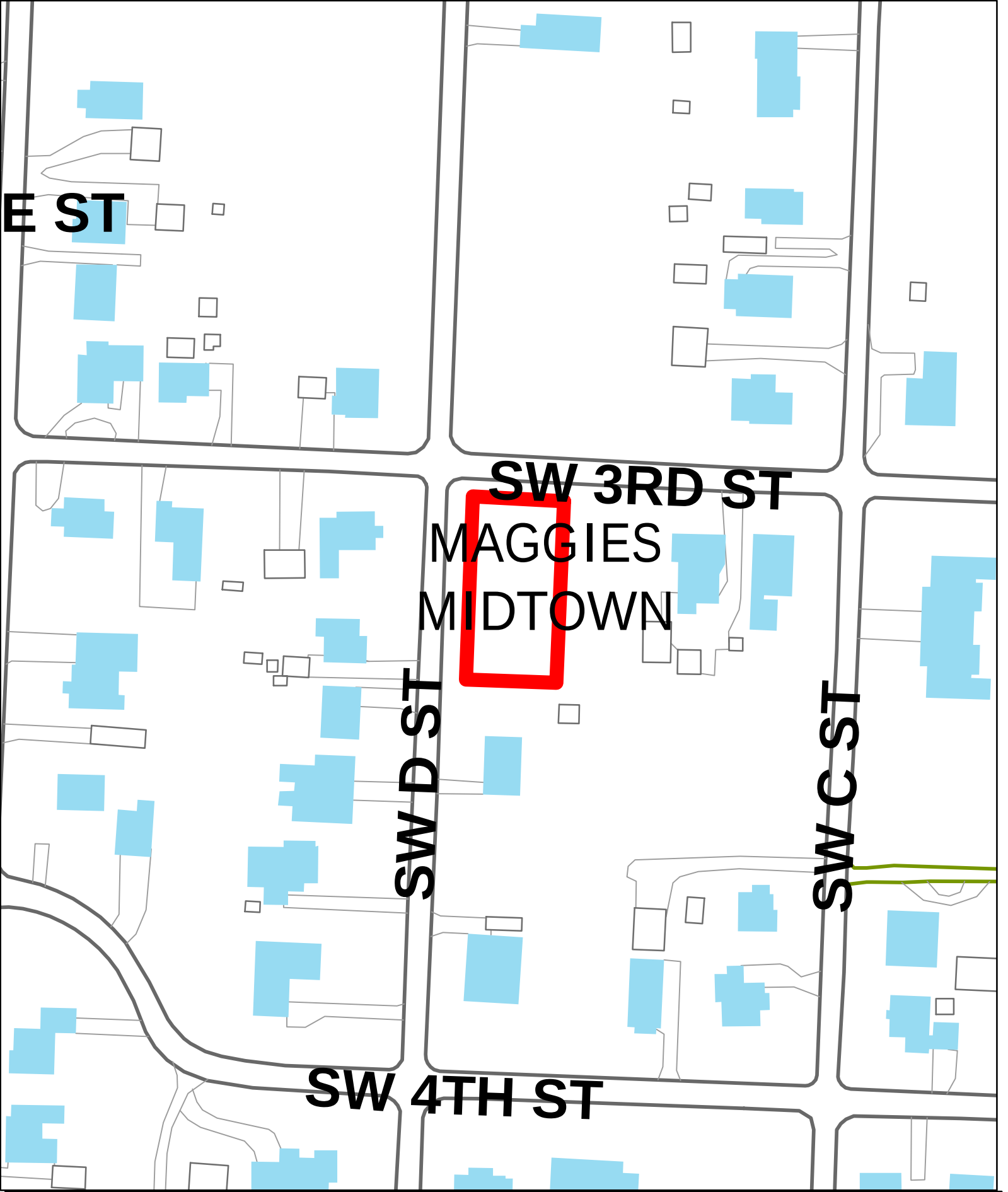
Water / Sewer: Per the G.I.S. site, water and sewer **ARE** available to this site.

Waiver(s): N/A

Analysis / Conclusion: This large scale development **DOES** meet the minimum requirements of the subdivision regulations.

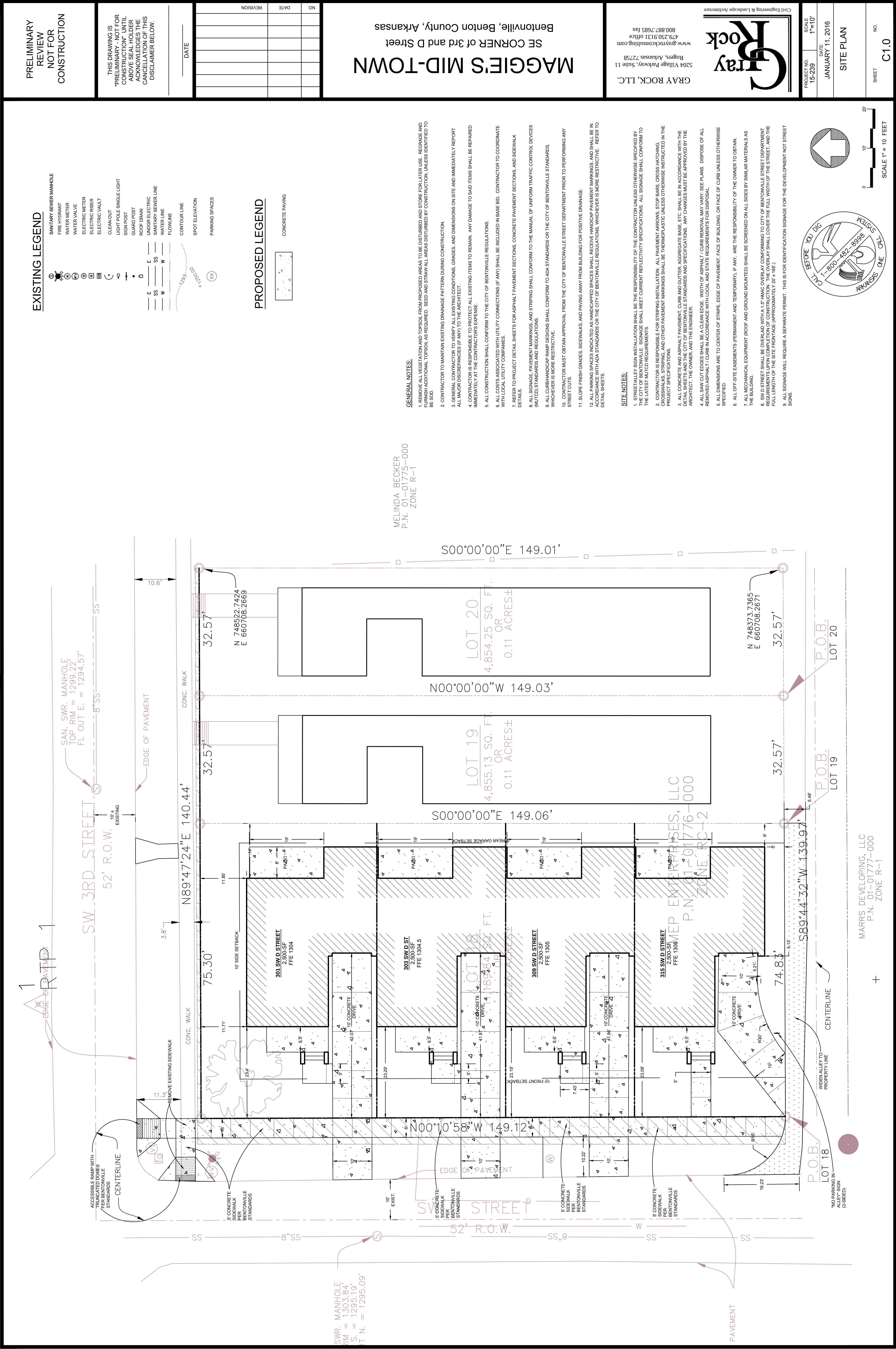
RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL**.



LARGE SCALE DEVELOPMENT
MAGGIES MIDTOWN TOWNHOUSES
15-06000036 .26 ACRES

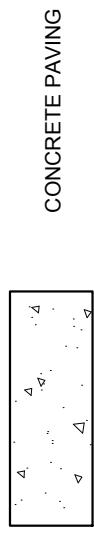




EXISTING LEGEND

- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- ELECTRIC RISER
- ELECTRIC VAULT
- CLEANOUT
- LIGHT POLE SINGLE LIGHT
- GUARD POST
- ROOF DRAIN
- UNDER ELECTRIC
- SANITARY SEWER LINE
- WATER LINE
- FLOWLINE
- CONTOUR LINE
- SPOT ELEVATION
- PARKING SPACES

PROPOSED LEGEND



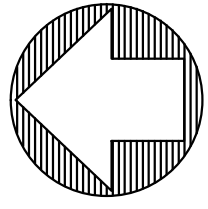
CONCRETE PAVING

GENERAL NOTES:

1. REMOVE ALL VEGETATION AND TOPSOIL FROM PROPOSED AREAS TO BE DISTURBED AND STORE FOR LATER USE. REGRADE AND RESEED ADDITIONAL TOPSOIL AS REQUIRED. SEED AND STRAW ALL AREAS DISTURBED BY CONSTRUCTION, UNLESS IDENTIFIED TO BE SO.
2. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE PATTERN DURING CONSTRUCTION.
3. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS ON SITE AND IMMEDIATELY REPORT ALL MAJOR DISCREPANCIES (IF ANY) TO THE ARCHITECT.
4. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO REMAIN. ANY DAMAGE TO SAID ITEMS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
5. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE REGULATIONS.
6. ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS (IF ANY) SHALL BE INCLUDED IN BASE BID. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES.
7. REFER TO PROJECT DETAIL SHEETS FOR ASPHALT PAVEMENT SECTIONS, CONCRETE PAVEMENT SECTIONS, AND SIDEWALK DETAILS.
8. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
9. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE CITY OF BENTONVILLE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
10. CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY OF BENTONVILLE STREET DEPARTMENT PRIOR TO PERFORMING ANY STREET CUTS.
11. SLOPE FINISH GRADES, SIDEWALKS, AND PAVING AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
12. ALL PARKING SPACES INDICATED AS HANDICAPPED SPACES SHALL RECEIVE HANDICAP PAVEMENT MARKINGS, AND SHALL BE IN ACCORDANCE WITH ADA STANDARDS OR THE CITY OF BENTONVILLE REGULATIONS, WHICHEVER IS MORE RESTRICTIVE. REFER TO DETAIL SHEETS.

SITE NOTES:

1. STREET/ALLEY SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CITY OF BENTONVILLE. ALL SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL SIGNAGE SHALL CONFORM TO THE LATEST MUTCD REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION. ALL PAVEMENT ARROWS, STOP BARS, CROSS HATCHING, CROSSWALKS, STOPPING, AND OTHER PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE INSTRUCTED IN THE PROJECT SPECIFICATIONS.
3. ALL CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, AGGREGATE BASE, ETC. SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE ARCHITECT, THE OWNER, AND THE ENGINEER.
4. ALL SAW CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT / CURB REMOVAL MAY VARY SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT / CURB IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL.
5. ALL DIMENSIONS ARE TO CENTER OF STRIPE, EDGE OF PAVEMENT, FACE OF BUILDING, OR FACE OF CURB UNLESS OTHERWISE SPECIFIED.
6. ALL OFF-SITE EASEMENTS (PERMANENT AND TEMPORARY), IF ANY, ARE THE RESPONSIBILITY OF THE OWNER TO OBTAIN.
7. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
8. SW D STREET SHALL BE OVERLAID WITH A 1.5" HMA/C OVERLAY CONFORMING TO CITY OF BENTONVILLE STREET DEPARTMENT REQUIREMENTS UPON COMPLETION OF CONSTRUCTION. THE OVERLAY SHALL COVER THE FULL WIDTH OF THE STREET, AND THE FULL LENGTH OF THE SITE FRONT AGE (APPROXIMATELY 20' X 165').
9. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT. THIS IS FOR IDENTIFICATION SIGNAGE FOR THE DEVELOPMENT NOT STREET SIGNS.



SCALE 1" = 10 FEET

PRELIMINARY REVIEW NOT FOR CONSTRUCTION

THIS DRAWING IS PRELIMINARY AND FOR CONSTRUCTION ONLY. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE USER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE

NO.	DATE	REVISION

MAGGIE'S MID-TOWN

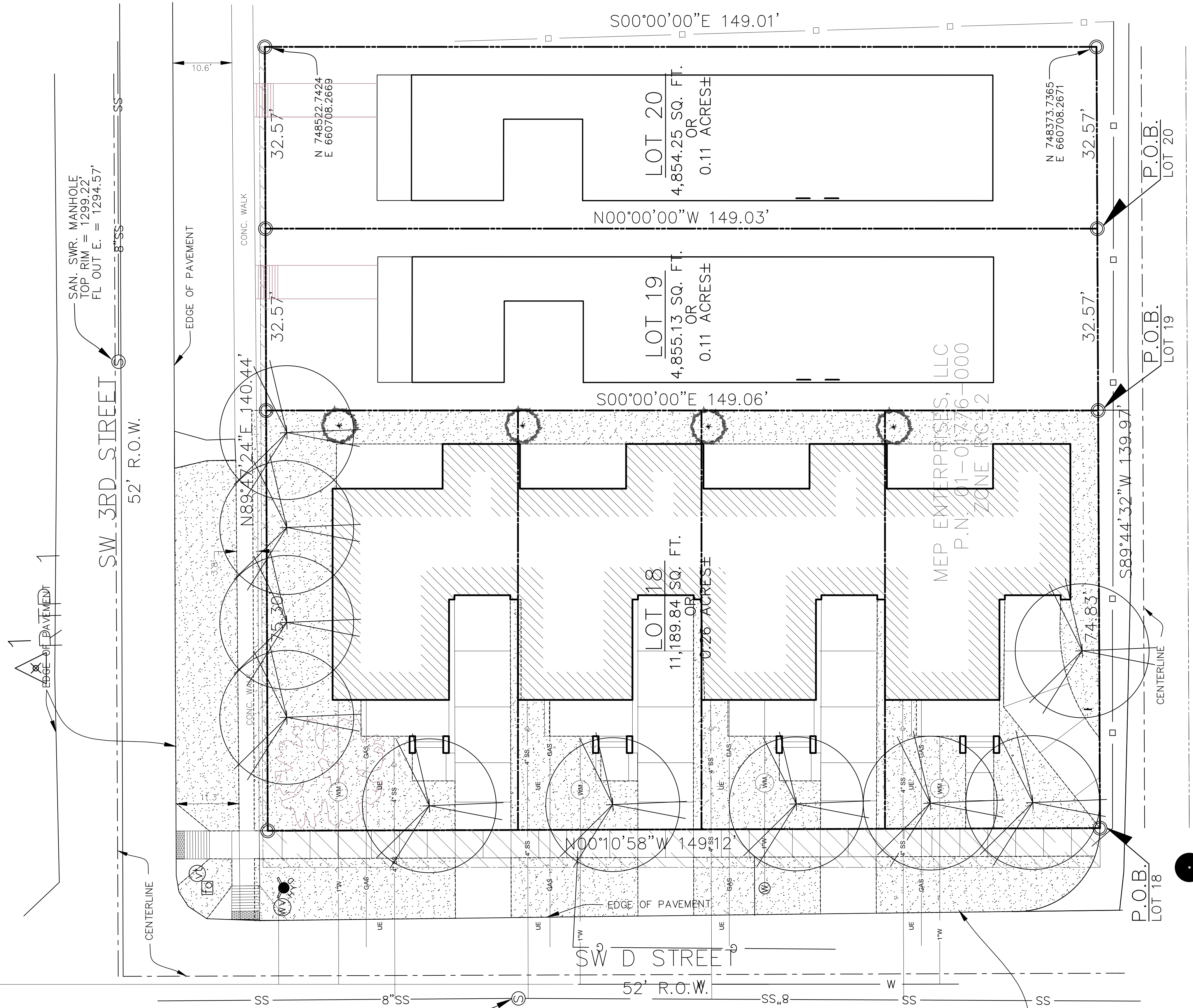
SE CORNER of 3rd and D Street
Bentonville, Benton County, Arkansas

GRAY ROCK, LLC.
5204 Village Parkway, Suite 11
Rogers, Arkansas 72758
www.grayrockconsulting.com
479.250.9113
800.887.7665 fax

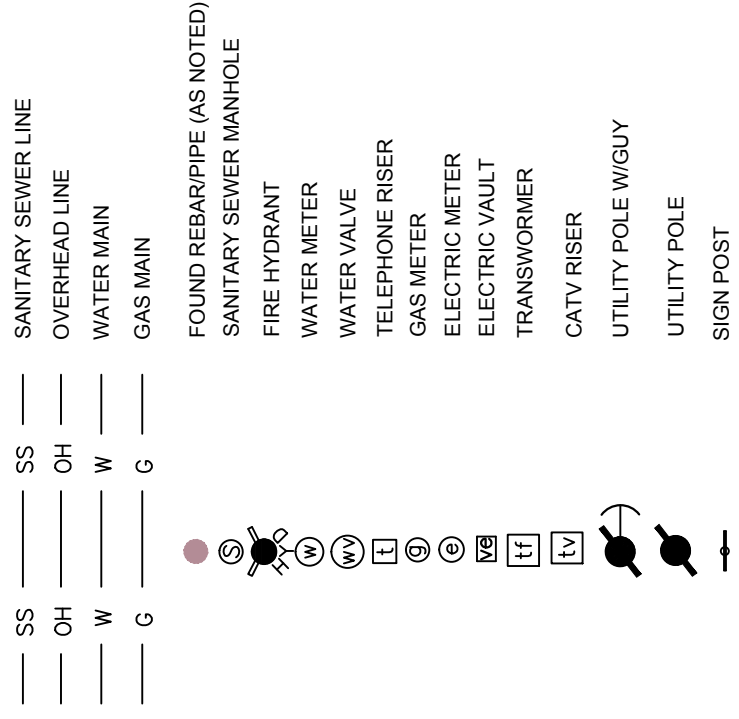


PROJECT NO. 15-239
SCALE 1"=10'
DATE: JANUARY 11, 2016
SITE PLAN
SHEET NO. C1.0

MARRS DEVELOPING, LLC
P.N. 01-01777-000
ZONE R-1

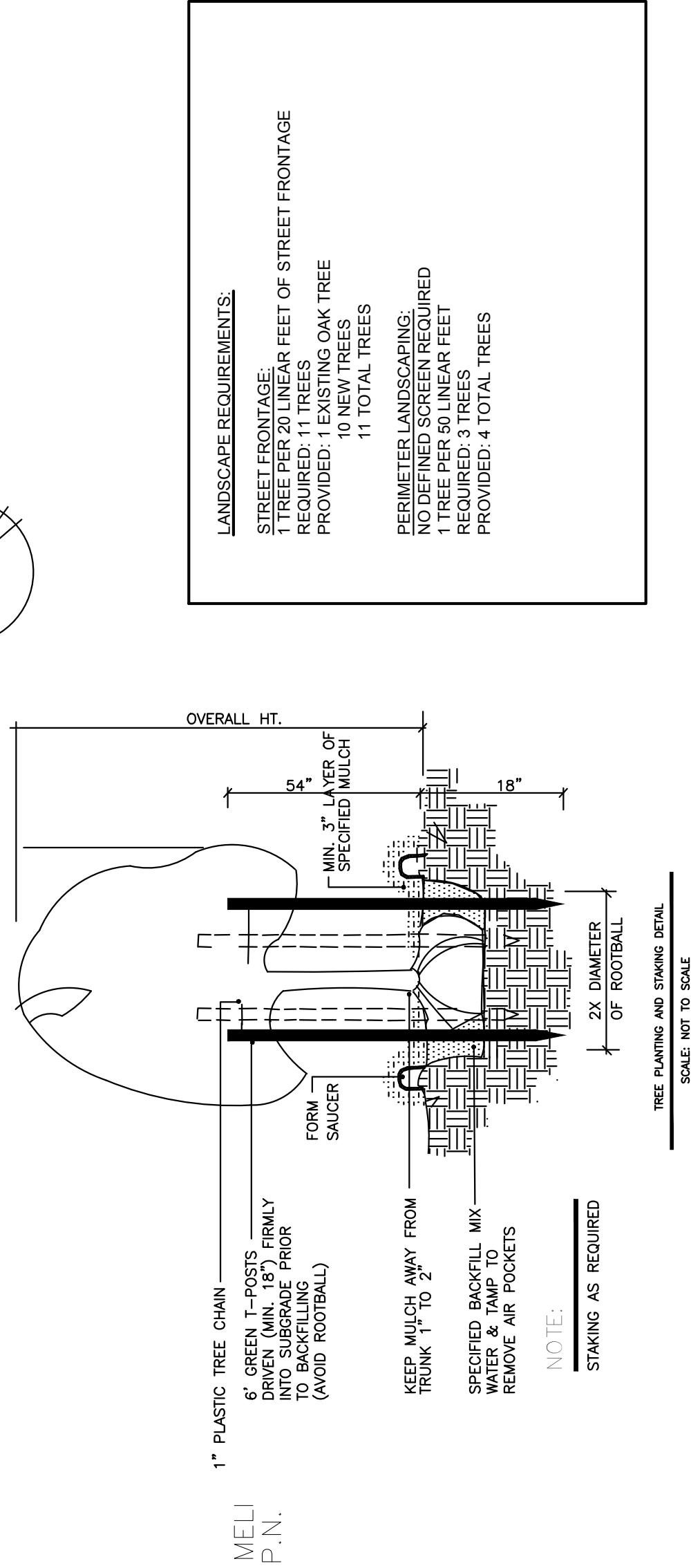


EXISTING LEGEND



PROPOSED LEGEND

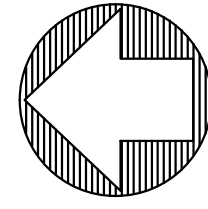
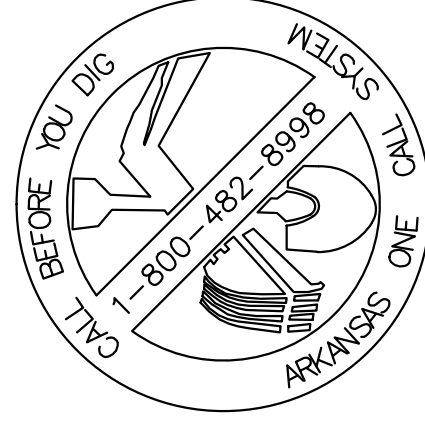
NO.	SYM.	COMMON NAME	SIZE/SPACING	REMARKS
10		BERMUDA SOD	AS SHOWN	
4		EMERALD GREEN ARBORVITAE <i>Thuja occidentalis</i> 'Emerald Green'	6' 8" B&B AS SHOWN	
10		OCTOBER GLORY MAPLE <i>Aceratum</i> 'October Glory'	2 1/2" CAL. BK AS SHOWN	



LANDSCAPE PLAN 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. THE CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING WITH ANY WORK, CONTACT 1-800-482-3898.
5. NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF BENTONVILLE AND THE OWNER'S REPRESENTATIVE.
6. ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
7. PREMIUM CEDAR OR CYPRRESS MULCH, A MINIMUM OF 3" DEEP, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
8. THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
9. THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON THE SITE, THE CONTRACTOR SHALL IMPORT TOPSOIL TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND REMOVED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
10. IN ALL PLANTING BEDS, SOD SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF SIX INCHES OF COMPOST TILLED INTO THE BEDS.
11. IRRIGATION IS REQUIRED. DESIGN AND INSTALLATION TO BE PROVIDED BY OTHERS. IRRIGATION SYSTEM SERVICE CONNECTION SHALL BE PROTECTED BY AN "RP" TYPE BACKFLOW PREVENTOR PER CITY WATER DEPARTMENT REQUIREMENTS.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. 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. 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. ALL PROPOSED TREES SHALL BE A MINIMUM OF 7' FROM ALL PUBLIC UTILITIES.

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



SCALE 1" = 10 FEET

PRELIMINARY
REVIEW
NOT FOR
CONSTRUCTION

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

DATE _____

[illegible]

MAGGIE'S MID-TOWN
SE CORNER of 3rd and D Street
Bentonville, Benton County, Arkansas

GRAY ROCK, LLC,
204 Village Parkway, Suite 11
Rogers, Arkansas 72758



Gray Rock
Engineering & Landscape Architecture

PROJECT NO. 15-239	SCALE 1"=10'
-----------------------	-----------------

DATE: JANUARY 11, 2016

LANDSCAPE PLAN

SHEET NO. C4.0

PRELIMINARY
NOT FOR CONSTRUCTION

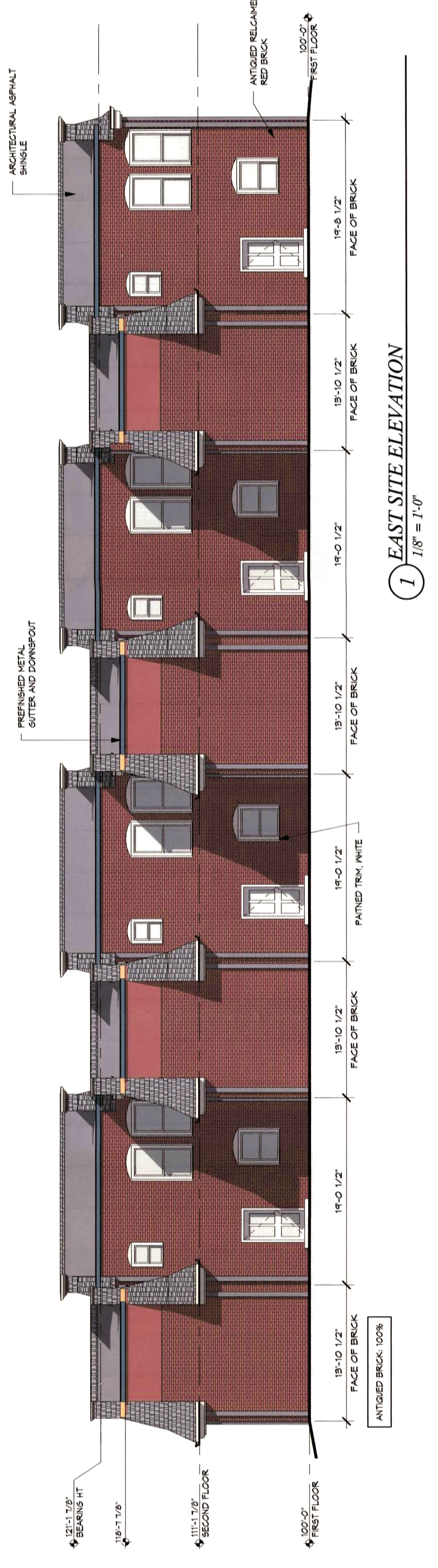
13. SUBMIT
P.C. DATE
JAN 19 2025
COMMENTS
DEC 23 2025

MAGGIES MIDTOWN 2
SW D ST
BENTONVILLE, AR

Maggold
ARCHITECTURE
1000 N. MAIN ST. SUITE 200
BENTONVILLE, AR 72716
(479) 641-6111

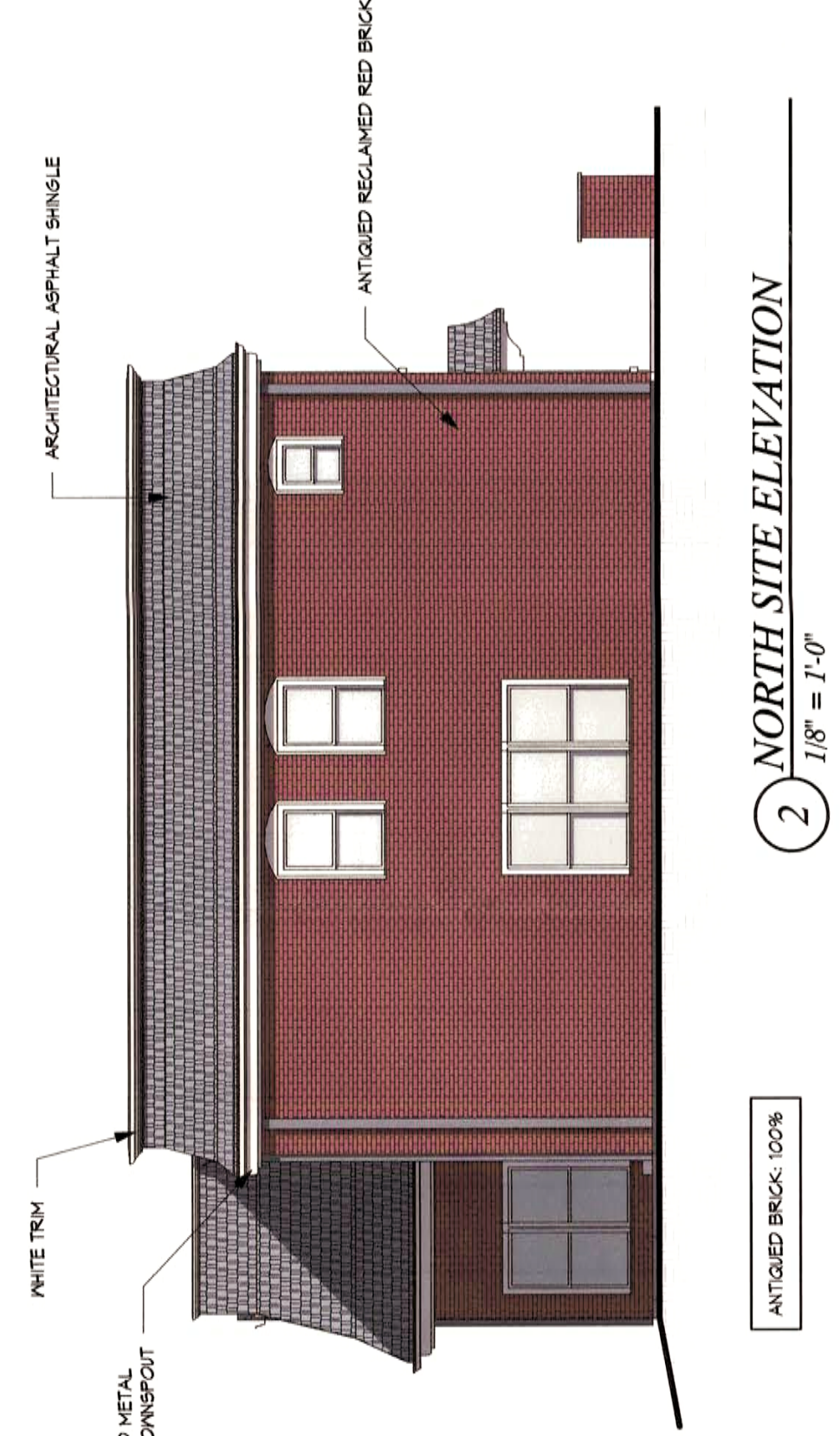
DATE 12-14-15
JOB NO. 16002
REVISIONS

C1.0
COLOR ELEVATIONS



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

ANTIGUED BRICK, 100%

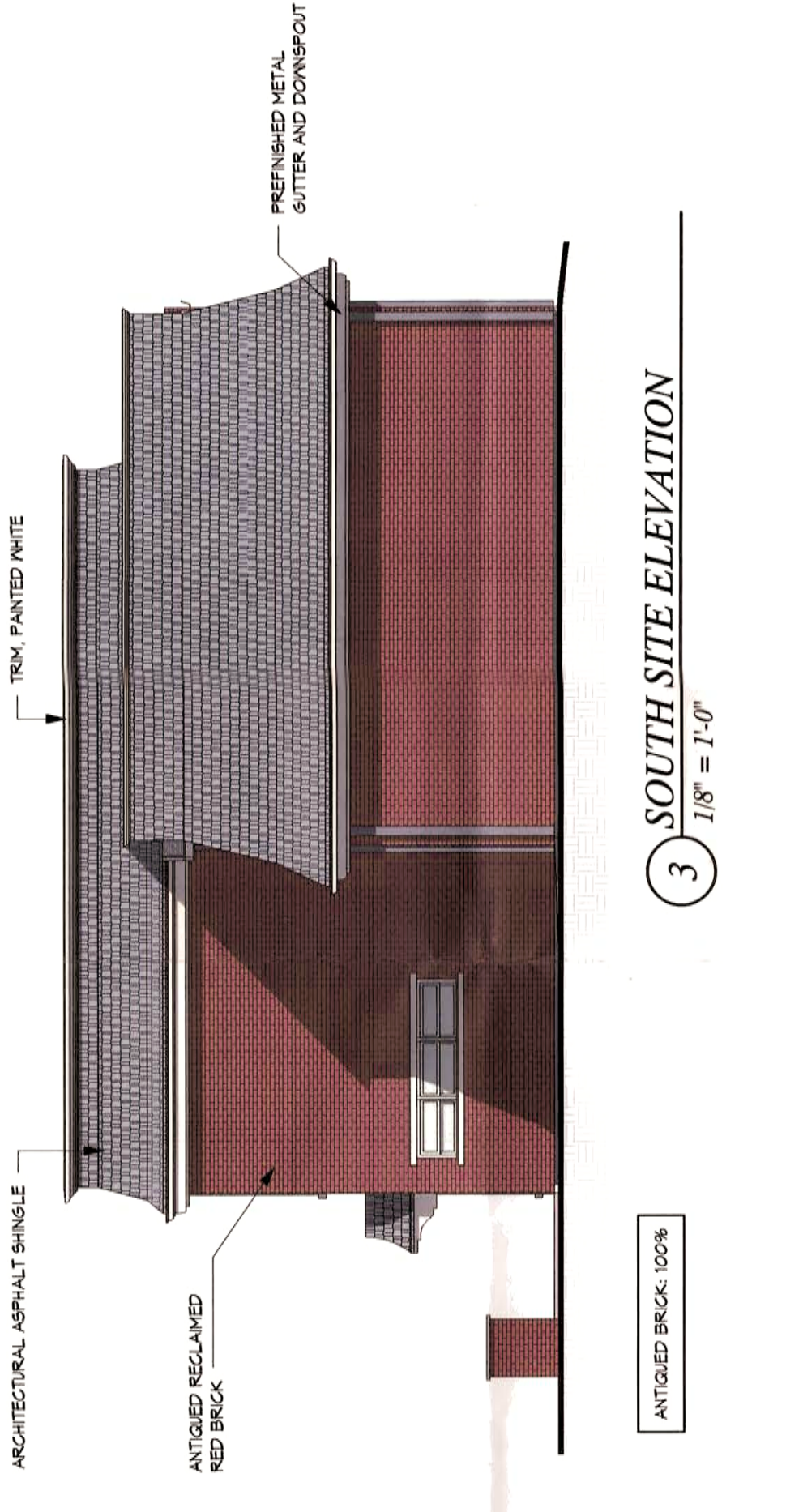


2 NORTH SITE ELEVATION
1/8" = 1'-0"

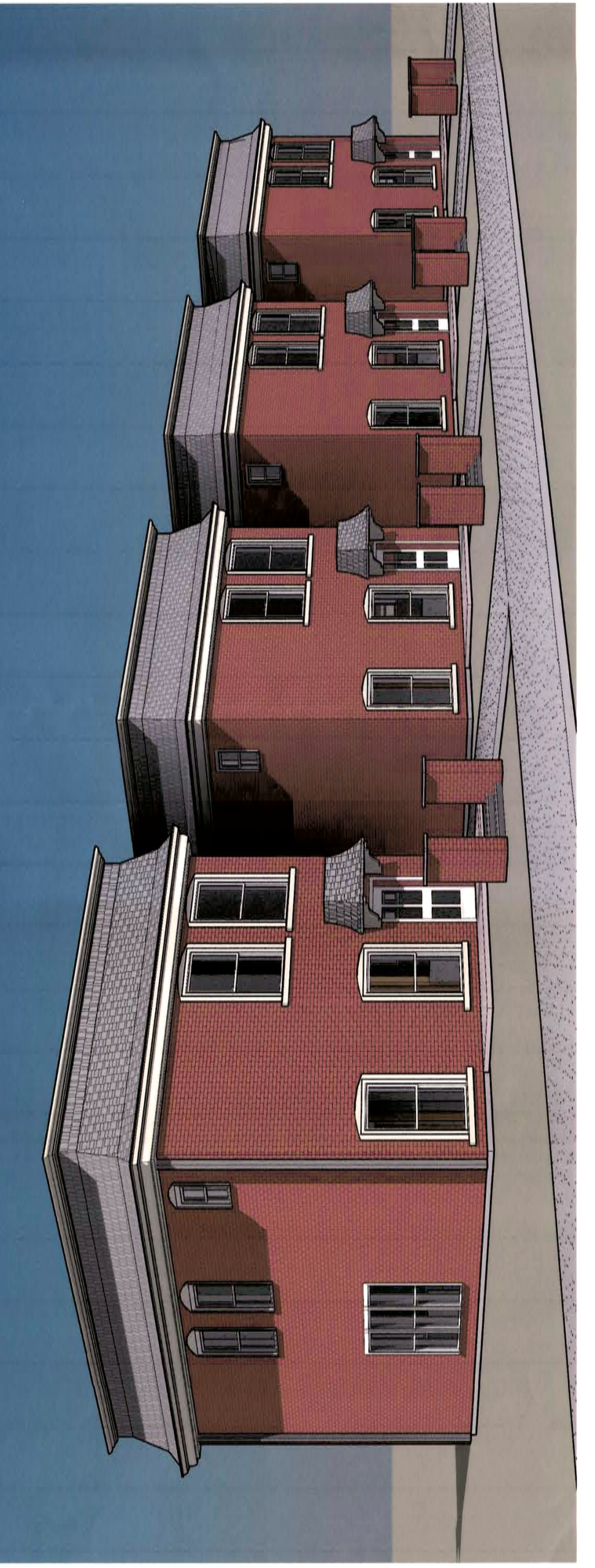


4 WEST SITE ELEVATION
1/8" = 1'-0"

ANTIGUED BRICK, 100%



3 SOUTH SITE ELEVATION
1/8" = 1'-0"



6 CONCEPT RENDERING 1



5 CONCEPT RENDERING 2

EXTERIOR MATERIALS LEGEND	
	ANTIGUED RECLAMED RED BRICK
	PAINTED TRIM, WHITE