



**Planning Commission
Agenda
February 6, 2018**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**

- 1. Coler Creek Subdivision Phase II** **Preliminary Plat**
SW 2nd Street (*PP18-0002*)
- 2. Slim Chickens** **Large Scale Development**
SE Eagle Way (*LSD18-0003*)
- 3. Thaden Barn** **Large Scale Development Extension**
SE C Street (*LSD17-00032*)

IV. New Business

- 1. Ball** **Rezoning***
(PUD, Planned Unit District to C-2, General Commercial)
SE 22nd Street & SE G Street (*RZ18-0001*)
- 2. Hammack Estate** **General Plan Amendment***
(High-Density Residential to Mixed Use)
217 NW A Street (*GPA18-0001*)
- 3. Aurora Subdivision** **Planned Residential Development***
South Morningstar Road (*PRD17-0100*)
- 4. Coolwag Daycare** **Large Scale Development**
1100 NE J Street (*LSD18-0001*)
- 5. The ROC** **Large Scale Development Extension**
SE 11th Street (*LSD17-00022*)

- V. Other Business**
- VI. Planner's Report**
- VII. Adjournment**

Planning Commission
Minutes
January 16, 2018

Meeting called to order at 5:00 p.m. by Rod Sanders, Chairman

Present: Joe Haynie, Elaine Kerr, Scott Eccleston, Jim Grider, Rod Sanders, Tregg Brown, and
Richard Binns
Staff: Tyler Overstreet

Motion by Mr. Brown, seconded by Mr. Grider to approve the minutes of January 2, 2018 as written
Approved 7-0

Consent Agenda

1. Lots 38 & 39 of Arbor Lane II Addition Lot Split
2415 SW Regional Airport Blvd, LS17-0115
2. Lots 32-52 of Wildwood Subdivision Phase VI Lot Split
Southwest Satinwood Avenue & Southwest Hazelnut Avenue, LS17-0016
3. Lot 2 of Cassidy Addition & Lot 6 of Executive Center Place Property Line Adjustment
1108 S Walton Blvd, PLA17-0012
4. Raising Cane's Large Scale Development
1402 S Walton Blvd, LSD17-0112
5. Osage Hills Phase I Preliminary Plat Extension
North Adams Road

Approved 7-0

Motion by Mr. Haynie, seconded by Mr. Grider to move Osage Hills Preliminary Plat to Consent Agenda
number 5.

Approved 7-0

New Business

Item #1

Glass Investments, LLC: Rezoning, Southwest Rainbow Farm Road, R-2, Duplex and Patio Home
Residential & C-1, Neighborhood Commercial to I-1, Light Industrial, RZ17-0115

Tyler Overstreet reads the staff report.

Opened public hearing

Mr. Butler, property owner of the property west of the one up for rezoning, speaks and states his
concerns.

Closed public hearing

There is discussion between the Commissioners and Mr. Overstreet.

Approved 7-0

Item #2

Hurricane WA, LLC: Rezoning, 610 Bella Vista Rd, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, RZ17-0116

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is discussion in regards to the DN-2 zoning.

Approved 7-0

Item #3

Hurricane WA, LLC: Rezoning, Fillmore Street, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, RZ17-0117

Tyler Overstreet reads the staff report.

Opened public hearing

Mike Radmer, of 1205 NE Fillmore St, asks what the applicant can build if it gets rezoned. Mr. Overstreet answers. Mr. Radmer states his concerns that it will be multi-family dwellings. Mr. Overstreet explains the land use only allows single-family, two-family, and townhouses, but townhouses are only allowed at end-of-block, and this property is not considered end-of-block.

Robin Radmer, of 1205 NE Fillmore St, states her concerns on traffic and infrastructure.

Barbara French, of 709 Fillmore, has questions. Mr. Overstreet answers.

Closed public hearing

There is discussion between the Commissioners and Mr. Overstreet on what can be built in a DN-2 zone and on that lot.

Approved 7-0

Item #4

Benton County Fairgrounds: General Plan Amendment, 7640 SW Regional Airport Blvd, Public to Commercial, GPA17-0102

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

The applicant requests the item to be tabled.

Motion by Mr. Brown, seconded by Mr. Grider to table the item.

Tabled 7-0

Item #5

Preston Park Subdivision: Planned Residential Development, 4750 SW Bright Rd, PRD17-0101

Tyler Overstreet reads the staff report.

Opened public hearing

The applicant speaks.

Closed public hearing

There is discussion between the applicant and the Commissioners on the reasoning for going with the PRD.

There is discussion between Mr. Overstreet and the Commissioners on the requirements for the PRD.

Mr. Overstreet states the applicant has met all submittal requirements.

Approved 7-0

Item #6

Preston Park Subdivision Phase I: Preliminary Plat, 4750 SW Bright Rd, PP17-0102

Tyler Overstreet reads the staff report.

Approved 7-0

Item #7

Walmart Office & Garage Expansion: Large Scale Development, 5801 SW Regional Airport Blvd,
LSD17-0113

Tyler Overstreet reads the staff report.

There is discussion between the applicant and the Commissioners on the details of the waiver request.

The applicant, John Trahan, goes over the building materials on the project.

Motion by Mr. Brown, seconded by an unknown Commissioner to approve the Waiver Request: Building
Design Material

Approved 6-1

Mr. Sanders voted against

Large Scale Development

Approved 6-1

Mr. Sanders voted against

Other Business

Mr. Overstreet states the next Tech Review will be January 30.

Meeting adjourned

Ali Worley

*A copy of this recording can be obtained from the Bentonville Planning Department.



Consent Agenda Items

For Planning Commission meeting of February 6, 2018

From the January 30, 2018 Planning Commission meeting

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on January 30, 2018 the Planning Commission requested these items be placed on the Consent agenda. The below shall serve as the staff report for each of the consent agenda items.

Preliminary Plat: Coler Creek Subdivision Phase II, Kevin Riggins, SW 2nd Street, R-1, Single-Family Residential

The applicant has submitted a preliminary plat for an approximately 13 acre area, creating Lots 31 thru 80 of Coler Creek Phase II. Per the City's GIS website, public water and sewer are available to all lots created by this subdivision. All non-bondable items and guarantees of improvements shall be complete prior to final platting. No waivers requested. This preliminary plat does meet the minimum requirements of the subdivision regulations. *(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mgweb/PZpending/>)*

Large Scale Development: Slim Chickens, Slim Chickens Restaurants, SE Eagle Way, C-2, General Commercial

The applicant has submitted a large scale development for a new Slim Chickens Restaurant at the corner of SE 14th Street and SE Eagle Way. Thirty-two parking spaces are included as part of this development. The applicant has provided adequate interior parking, street frontage, and perimeter landscaping. The applicant will be removing and replacing sidewalk along the NE corner of the site. The primary materials depicted for the exterior elevations are: brick, fiber cement siding, and metal panel. No waivers are requested. This large scale development does meet the minimum requirements of the subdivision regulations. *(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mgweb/PZpending/>)*

Large Scale Development Extension: Thaden Barn, Thaden School, SE C Street, C-2, General Commercial

This Large Scale Development was originally approved by the Planning Commission on July 18, 2017.

The applicant proposed a large scale development for four separate structures (barn, maintenance building, storm shelter and a chicken coop) to be constructed in conjunction with the Thaden School Phase 1 large scale development, which was originally approved by the Planning Commission on March 21, 2017. No additional parking was proposed, all parking requirements were satisfied with the original large scale development approval. The exterior materials depicted for the exterior façade of the four proposed structures were red painted cedar board & batten siding, grey fiber cement panels, red metal wall panels, glass and a red metal roof.

NOTES:

- Basis Of Datum:** Bearings, Coordinates And Distances Shown Hereon Are Referenced To The Arkansas State Plane Coordinate System, NAD83, Grid, Per Ties To City Of Bentonville G.I.S. Monuments 48 And 60. The Convergence Angle At The P.O.B. Is -1°21'48.08".
- Flood Information:** This Property Lies In Zone 'X', Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain, As Graphically Scaled From NFIP / FIRM Panel # 05007C0255K, Dated June 5, 2012. Surveyor Makes No Certification Regarding The Probability Of Flooding.
- Zoning:** Per The City Of Bentonville G.I.S. Map The Property Is Zoned R-1 (Single Family Residential).
- Where Applicable, Utility Easements Take Precedence Over Building Setbacks.**
- All Utility Easements Shown Hereon Are Public.**

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, John Wary, hereby certify that this plan correctly represents a plan made under my direction and engineering requirements of the Bentonville Subdivision Regulations have been complied with.

Date of Execution: _____

Registered Engineer

State of Arkansas
Registration No. 9728

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

This Plat Has Been Given Preliminary Plat Approval Only And Has Not Been Approved For Recording Purposes As A Public Record. This Certificate Shall Expire On _____ (Date).

Date of Execution: _____

Chairman, Bentonville Planning Commission

CERTIFICATE OF SURVEY ACCURACY

I, Brad Ferguson, 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

Date of Execution: _____

FOR REVIEW



Registered Land Surveyor

State of Arkansas
Registration No. 1728

BOUNDARY DESCRIPTION:

Part of Tract No. 1, Elm Tree Addition, as shown in Plat Record 22L at page 29 and part of the Northeast Quarter (NE1/4), all in Section 35, Township 20 North, Range 31 West, of the Fifth Principal Meridian, also being part of Proposed Lot 32, of Coler Creek Subdivision, Phase 1, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at the existing railroad spike marking the Northwest Corner of the South-half Northwest Quarter Northeast Quarter (S1/2 NW1/4 NE1/4) of said Section 35. Thence by bearing and distance (basis of bearing, Grid North), South 02°19'07" West along the west line of said South-half Northwest Quarter Northeast Quarter (S1/2 NW1/4 NE1/4) a distance of 462.63 feet; thence leaving said west line, South 87°46'41" East, crossing an existing one-half inch (1/2") rebar at 26.95 feet, in all a distance of 40.00 feet to the platted east right-of-way line of said Tract 1, Elm Tree Addition; thence South 87°46'41" East along the south line of Lot 3, Edgmont Acres, a distance of 207.34 feet to a set one-half inch (1/2") rebar with PS #1507 cap; thence South 78°26'41" East continuing along said south line of Lot 3 a distance of 9.47 feet to an existing 8" wood fence corner at the Southwest corner of Tract 2, Elm Tree Addition; thence South 79°51'56" East along the south line of said Tract 2 a distance of 150.77 feet to a set one-half inch (1/2") rebar with PS #1507 cap; thence South 84°54'22" East continuing along said south line a distance of 367.70 feet, to the proposed northeast corner of Coler Creek, Phase 1; Thence along the easterly line of said Phase 1, S30°42'09"E, a distance of 29.26 feet, for a Point of Beginning; Thence along the proposed north line of Coler Creek, Phase 2, S88°23'05"E, a distance of 148.96 feet; Thence continuing along said north line, S88°21'41"E, a distance of 648.09 feet; Thence S01°41'26"W, a distance of 16.93 feet; Thence South 88°18'34"E, a distance of 118.68 feet; Thence S04°52'50"W, a distance of 71.00 feet; Thence S79°19'45"E, a distance of 23.24 feet, to a point on the west line of Maidstone Subdivision; Thence along said west line, S03°53'46"W, a distance of 510.98 feet, to a 1/2" rebar on the north line of Block 3, Turnbridge Wells Subdivision; Thence along said north line, N88°18'34"W, a distance of 330.10 feet to an existing 1/2" rebar at the Southeast Corner of said Tract 1, Elm Tree Addition; Thence continuing along said north line and the south line of Elm Tree Addition, N88°23'05"W a distance of 689.65 feet, to the proposed easterly line of Coler Creek, Phase 1; Thence along said proposed line the following 5 courses: N01°36'43"E a distance of 271.00 feet; S88°23'05"E, a distance of 122.34 feet; N22°29'07"E, a distance of 98.64 feet; N05°17'38"W, a distance of 195.22 feet; N30°42'09"W, a distance of 53.32 feet, to the Point of Beginning. Containing 13.10 acres more or less.

MINIMUM SETBACK REQUIREMENTS (Ft.)					
Zoned	Garage	Front	Interior	Side	Exterior
R-1	30	20	7	20	25

01-07492-010
Signature Bank of Arkansas
Zoned R-1

Set Rebar
N: 747921.88
E: 651896.89

01-09178-000
Suzanne H. Baker
Revocable Trust
Zoned R-ZL

01-09179-000
Maidstone Property Owners
Association
Zoned R-ZL

01-09180-000
Kimberly C. & Timothy D.
Keith
Zoned R-ZL

01-09181-000
Deborah L. & Geoffrey E.
Zoellick
Zoned R-ZL

01-09182-000
Erin Dolan & Steve Gerard
Edminister
Zoned R-ZL

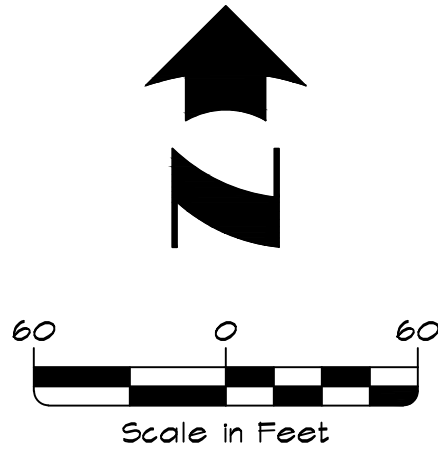
01-09183-000
Tina M. Canoy
Zoned R-ZL

01-09184-000
Salah Khalaf
Zoned R-ZL

01-09185-000
David G. & Donna A. Spooner
Zoned R-ZL

01-09186-000
Hung Sheng & Shen Hui Chin Lin
Zoned R-ZL

01-09187-000
Jared & Adrienne Fincher
Zoned R-ZL



LEGEND

- Boundary Line
- Adjacent Boundary Line
- Right-Of-Way Line
- Road Center Line
- Easement Line
- Set 1/2" Rebar PS# 1728 Cap
- Set Mag Nail PS# 1728 Washer
- Existing Rebar, As Noted
- Utility Easement
- Drainage Easement

Curve Table				
Curve #	Length	Radius	Tangent	Chord Length
C1	36.25'	25.00'	22.14'	N 46° 49' 40" W
C2	42.17'	25.00'	28.08'	N 43° 18' 49" E
C3	36.88'	25.00'	22.72'	S 43° 52' 31" W
C4	39.27'	25.00'	25.00'	N 43° 23' 05" W
C5	40.04'	25.00'	25.79'	S 47° 32' 56" W
C6	39.82'	25.00'	25.56'	S 43° 55' 45" E

Curve Table: Street				
Curve #	Length	Radius	Tangent	Chord Length
C7	36.18'	300.00'	18.11'	N01°50'22"W
C8	12.05'	126.00'	6.03'	N88°52'31"E
C9	12.05'	126.00'	6.03'	N88°52'31"E
C10	78.54'	50.00'	50.00'	N46°41'26"E

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2208 ■ morrisonshipley.com

COLER CREEK
Phase II

Bentonville, Benton County, Arkansas

PRELIMINARY PLAT

City Of Bentonville Project #PP18-0002

Issued for Review - 01.22.18

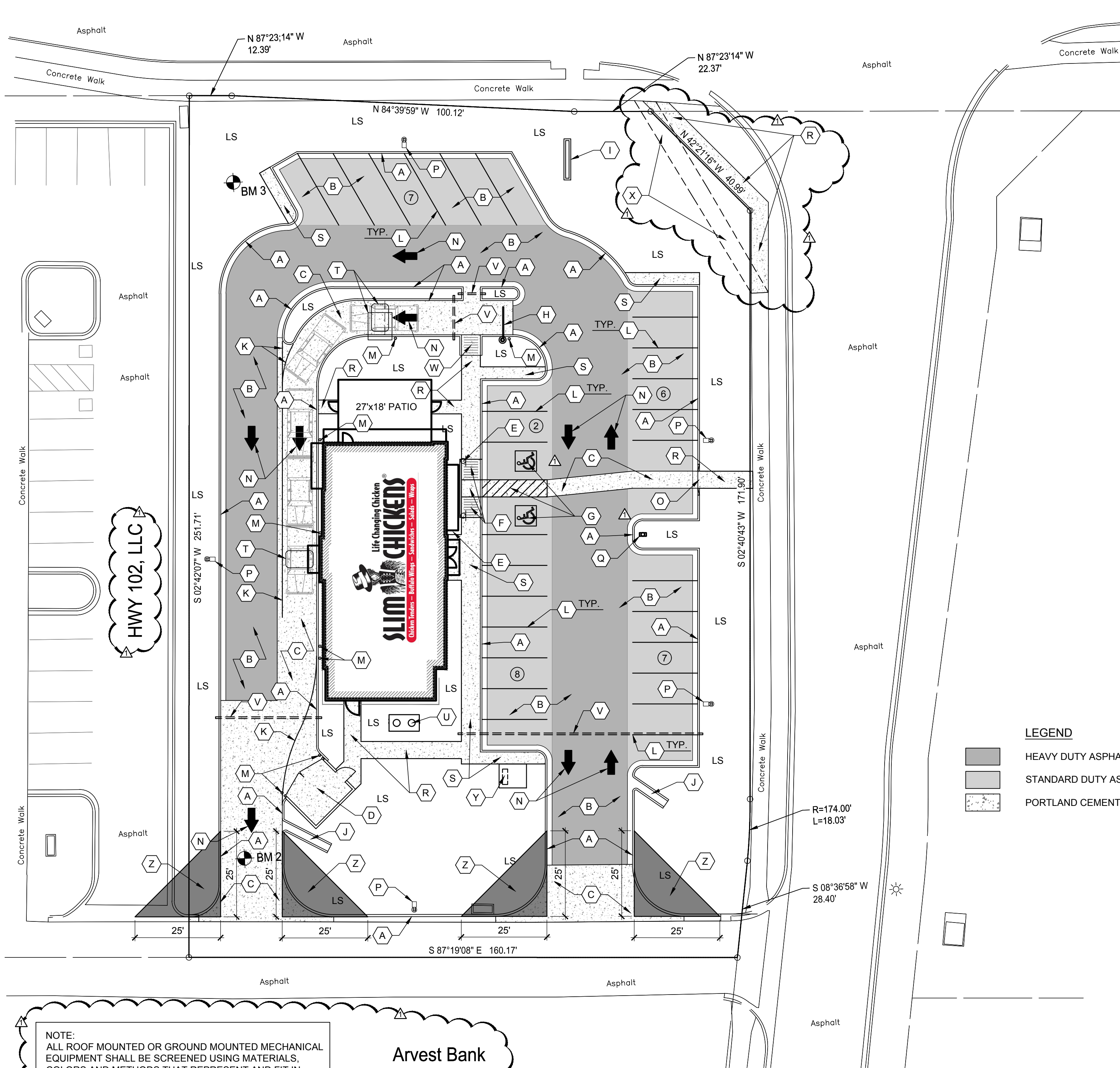
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18

of

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SITE CRITERIA

CURRENT ZONING

COMMERCIAL

TOTAL FLOOR AREA	3,354 SF (2,258 SF BLDG + 540 SF PATIO)
LAND AREA	40,283 S.F. (0.92 ACRES)
FLOOR TO AREA RATIO (FAR)	0.083
EXISTING IMPERVIOUS AREA	1,966 S.F. 4.5%
PROPOSED IMPERVIOUS AREA	26,741 S.F. 66.4%
PROPOSED LANDSCAPE AREA	13,542 S.F. 33.6%

PARKING

REQUIRED 1 SPACE PER 4 OCCUPANTS + 1 SPACE PER EMPLOYEE	
TOTAL OCCUPANT LOAD - 98 (92 OCCUPANTS + 6 EMPLOYEES)	
REGULAR SPACES REQUIRED	28 (92 / 4 = 23 + 6 = 28)
ACCESSIBLE SPACES REQUIRED	2
TOTAL SPACES REQUIRED	30
REGULAR SPACES PROVIDED	30
ACCESSIBLE SPACES PROVIDED	2
TOTAL SPACES PROVIDED	32

SITE PLAN KEY NOTES

- CONSTRUCT CURB AND GUTTER, RE 3/CS101
- CONSTRUCT ASPHALT PAVEMENT, RE 2/CS501
- CONSTRUCT CONCRETE PAVEMENT, RE: 2/CS501
- CONSTRUCT TRASH ENCLOSURE, RE: 2/CS503 FOR DETAILS. THE TRASH ENCLOSURE IS TO BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- INSTALL ADA PARKING SIGN, RE: 4/CS502
- INSTALL ADA CURB RAMP, RE: 1/CS501
- ADA PARKING STRIPING, RE: 3/CS501
- CLEARANCE WARNING BAR (N.I.C.)
- PROPOSED MONUMENT SIGN (BY OTHERS)
- PROPOSED CONCRETE FLUME, RE: 10/CS502
- 4" SOLID WHITE LANE LINE
- 4" SOLID WHITE PARKING LINE
- CONSTRUCT PIPE BOLLARD, RE: 7/CS501
- PAINTED DIRECTIONAL ARROW (WHITE), RE: 9/CS502
- CURB OPENING, RE: 5/CS502
- INSTALL LIGHT POLE, RE: ELECTRICAL PLANS FOR TYPE AND MANUFACTURER
- INSTALL DRIVE THRU DIRECTIONAL SIGN
- CONSTRUCT CONCRETE SIDEWALK, RE: CH101 FOR LOCATION AND HORIZONTAL DIMENSIONS AND 8/CS501 FOR DETAILS.
- CONSTRUCT CONCRETE SIDEWALK ADJACENT TO CURB AND GUTTER, RE: 4/CS101
- MENU BOARD AND DETECTION LOOP (BY OTHERS)
- 1000 GAL GREASE TRAP
- INSTALL 4" PVC CONDUIT WITH PULL WIRE AND CAPPED ENDS FOR FUTURE USE.
- CONSTRUCT ADA SIDEWALK RAMP, RE: 4/CS502
- REMOVE EXISTING CONCRETE SIDEWALK
- ELECTRICAL TRANSFORMER
- 25'x25' SIGHT TRIANGLE, NO OBSTRUCTION BETWEEN 30" HIGH AND 60" HIGH MAY EXISTING WITHIN THE SHADED AREA.

LEGEND

	HEAVY DUTY ASPHALT
	STANDARD DUTY ASPHALT
	PORTLAND CEMENT CONCRETE

SITE PLAN NOTES

- THE CONTRACTOR SHALL CONTACT "ARKANSAS ONE-CALL" AT 811 800-482-8998, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES CAN BE LOCATED AND MARKED.
- EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- SIDEWALK EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH DETAIL 2/CS101.
- BASIS OF BEARING IS BASED ON THE WEST LINE OF LOT 16, GRIFFIN ADDITION PHASE II AS BEING S 02°42'07" W.
- THIS PROPERTY IS LOCATED IN ZONE "X", "FLOOD HAZARD AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PER FEMA F.I.R.M. COMMUNITY PANEL NO. 05007C0260K, EFFECTIVE DATE: JUNE 5, 2012.
- EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH STRUCTURAL BUILDING PLANS AND SPECIFICATIONS AND THE GEOTECHNICAL REPORT FOR THIS PROJECT. REPORT PREPARED BY: ??????
- ALL CONSTRUCTION AND METHODS TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BENTONVILLE, ARKANSAS STANDARD SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. MAINTAIN ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. REGULATIONS AND SAFETY REQUIREMENTS.
- THIS SET OF CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED AS A WHOLE IN THAT THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INFORMATION PRESENTED ON ALL SHEETS OF THIS SET OF DRAWINGS.
- CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ANY REQUIRED STATE OR LOCAL PERMITS. CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, AS NECESSARY, TO RETURN IT TO THE EXISTING CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AND RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES PER THE EROSION CONTROL PLAN (CE101).
- THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
- ALL PAVEMENT MARKING OF STRIPES TO BE 4" WIDE, WHITE AND APPLIED IN TWO COATS, UNLESS OTHERWISE NOTED, RE: SPECIFICATIONS.
- PARKING LOT STRIPING AND REQUIRED ADA ACCESSIBLE AISLES SHOWN ON PLAN SHALL BE MARKED IN ACCORDANCE WITH CURRENT ADA GUIDELINES.
- ALL NEW SIDEWALKS, IF ANY, NOT ADJACENT TO THE BUILDING, SHALL BE 4" THICK AND A MINIMUM OF FOUR (4) FEET WIDE. SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH WITH A MAXIMUM CROSS SLOPE OF TWO PERCENT. TRANSVERSE CONTRACTION JOINTS SHALL MAINTAIN AN EQUAL SPACING WITH THE SIDEWALK WIDTH. SIDEWALK EXPANSION JOINTS SHALL NOT EXCEED 40 FOOT SPACING UNLESS OTHERWISE NOTED.
- ALL PROPOSED SIGNAGE WILL BE UNDER A SEPARATE PERMIT.

ADA NOTES

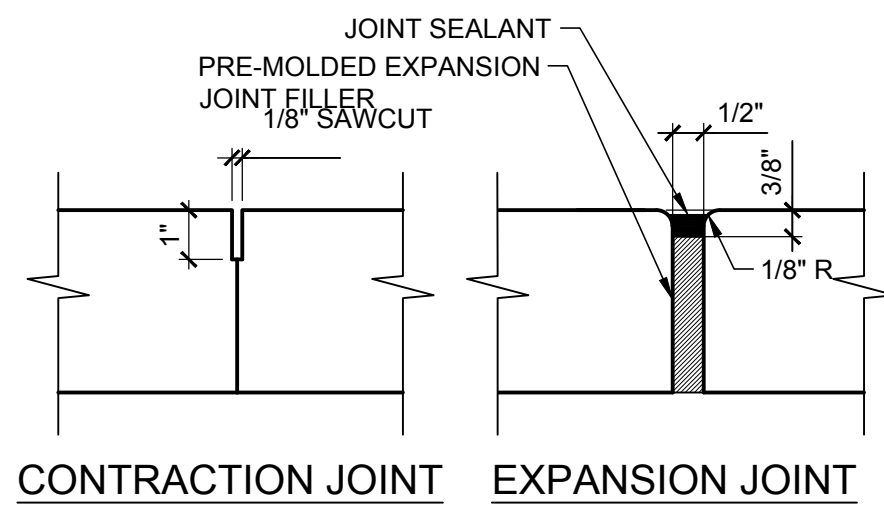
- ANY REQUEST BY THE GOVERNING AUTHORITY OR INSPECTOR TO ALTER ADA COMPLIANCE DETAILS OR REQUIREMENTS DEPICTED ON AND IN THESE PLANS AND SPECIFICATIONS MUST BE DIRECTED TO THE OWNER'S CONSTRUCTION MANAGER FOR AUTHORIZATION. ANY CHANGES MADE WITHOUT PROPER AUTHORIZATION AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN ON AND IN THESE PLANS AND SPECIFICATIONS WILL BE REMOVED AND REPLACED TO BE MADE FULLY COMPLIANT, REGARDLESS OF MAGNITUDE, AT THE CONTRACTOR AND/OR SUB-CONTRACTOR'S EXPENSE. THE CONTRACTOR MUST FOLLOW THE "REQUEST FOR INFORMATION" (RFI) PROCESS IN ACQUIRING THE APPROVAL OF CHANGES TO ADA RELATED ITEMS.
- RE: GRADING PLAN SHEET (CG101) FOR FINAL GRADES.
- ALL NEW SIDEWALKS (INCLUDING SIDEWALKS TO BE REMOVED & REPLACED) SHALL NOT EXCEED 2% CROSS SLOPE & 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC R/W AND WHEN ADJACENT STREET GRADES EXCEED 5%, THEN SIDEWALK RUNNING SLOPES MAY MATCH STREET GRADES.
- 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.
- PRIVATE PROPERTY RAMPS SHALL HAVE THE FACE OF THE CURB TRANSITIONS PAINTED YELLOW (RE: 5/CS501)

PAVING NOTES

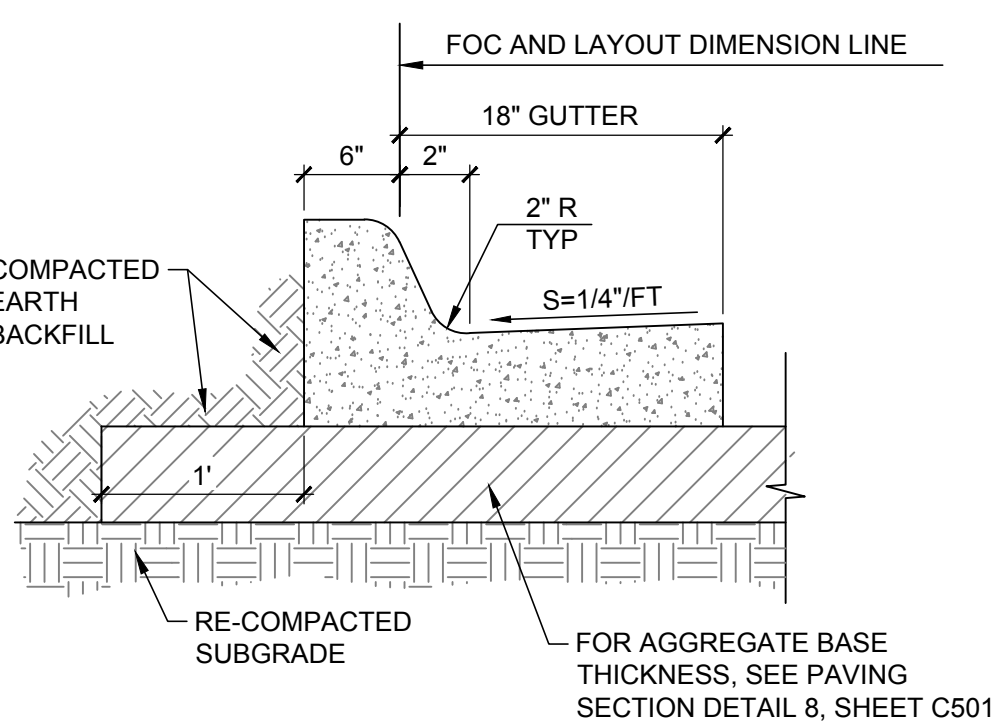
- ALL CONCRETE SHALL BE 3000 PSI, AND ALL REINFORCING STEEL SHALL BE GRADE 60, UNLESS OTHERWISE NOTED.
- TRAFFIC CONTROL MEASURES SHALL BE IN-ACCORDANCE WITH CITY OF BENTONVILLE, ARKANSAS AND THE LATEST VERSION OF THE MUTCD.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND ANY NEW PAVEMENT.
- CONTRACTOR SHALL PROVIDE AND INSTALL 4 INCH PVC SLEEVES FOR FUTURE UTILITY CROSSINGS UNDER NEW PAVEMENT. THE LOCATION AND NUMBER OF CONDUITS SHALL APPEAR ON THE SITE UTILITY PLAN. VERIFY CONDUIT LOCATIONS WITH ALL UTILITY COMPANIES, AGENCIES OR ENGINEER SUPPLYING FUTURE SERVICES.
- ALL TRENCH BACKFILL FOR OPEN CUT PAVEMENT AREAS SHALL BE BACKFILLED FULL DEPTH WITH AGGREGATE BASE MATERIAL AND COMPACTED IN 9 INCH LIFTS TO 95% STANDARD PROCTOR DENSITY TO THE BOTTOM OF SURFACE PAVEMENT.

LEGEND (ABBREVIATIONS)

CICI	CAST IRON CURB INLET	T	THICK
CMP	CORRUGATED METAL PIPE	TC	TOP OF CURB
CO	SANITARY SEWER CLEAN OUT	TG	TOP OF GRATE
ES	ELECTRICAL SECONDARY UNDERGROUND	TSB	TRAFFIC SIGNAL BOX
F.F.E.	FINISH FLOOR ELEVATION	TSP	TRAFFIC SIGNAL POLE
FL	FLOW LINE	TYP	TYPICAL
G	GUTTER	UE	UNDERGROUND ELECTRICAL LINE
GL	GAS LINE	UT	UNDERGROUND TELEPHONE LINE
HDPE	HIGH-DENSITY POLYETHYLENE	W	WIDE
IE	INVERT ELEVATION		
LF	LINEAR FOOT		
LS	LANDSCAPE AREA		
O.C.	ON CENTER		
OE	OVERHEAD ELECTRICAL LINE		
PP	POWER POLE		
R	RADIUS		
SD	STORM DRAIN		
SS	SANITARY SEWER LINE		
SSMH	SANITARY SEWER MANHOLE		

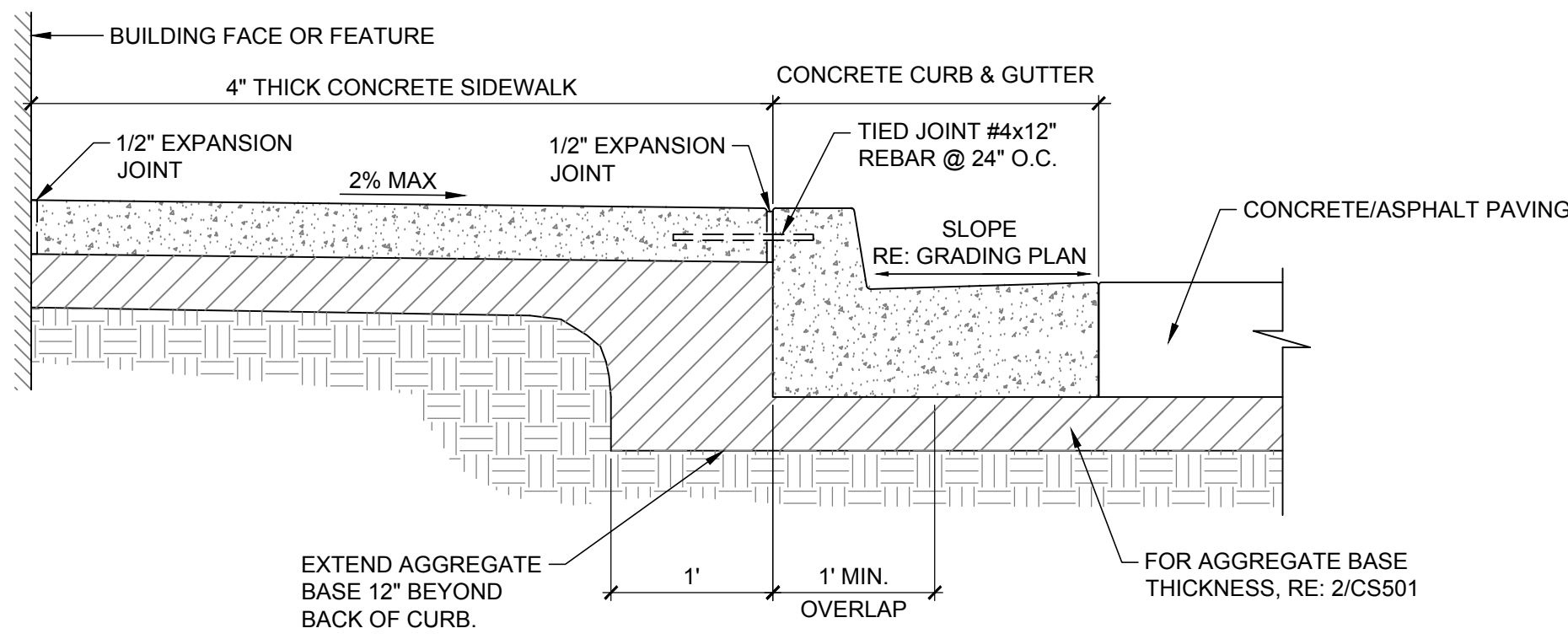


- NOTES:
- CONTRACTION JOINTS SHALL BE PLACED EVERY 6' UNLESS OTHERWISE NOTED.
 - EXPANSION JOINTS SHALL BE PLACED EVERY 54' UNLESS OTHERWISE NOTED.



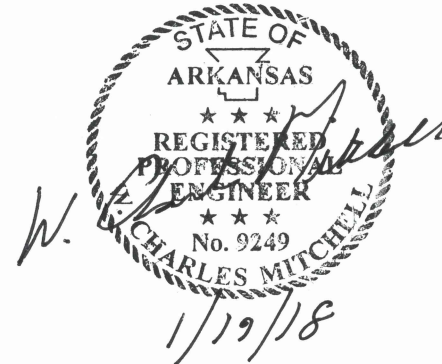
CURB AND GUTTER DETAIL

SCALE: NOT TO SCALE



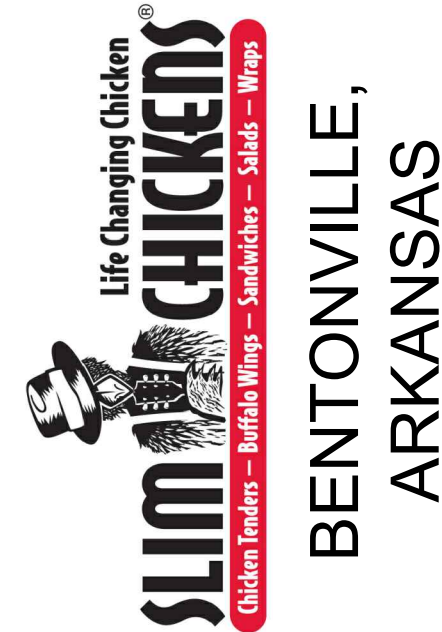
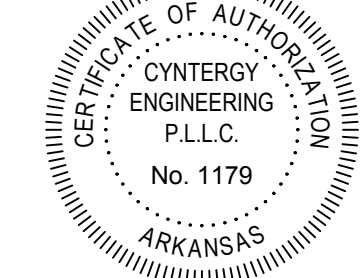
SIDEWALK DETAIL @ BUILDING

SCALE: NOT TO SCALE



W. CHARLES MITCHELL, P.E.
ENGINEER OF RECORD

DOCUMENTS WITHOUT
SIGNATURE AND REQUIRED
SEAL OF AORER ARE
NOT FOR CONSTRUCTION



STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT BENTONVILLE, AR. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

ISSUES / REVISIONS

NO	DATE	REVISION
1	01/22/18	REVISION #1

ISSUE DATE: 12/21/17
PROTO DATE:

CHECKED BY: WLM
DRAWN BY: CDC

BENTONVILLE PROJ NO. LSD 18-0003

SHEET NAME

SITE PLAN

SHEET NUMBER

CS101

DOCUMENTS WITHOUT
SIGNATURE AND REQUIRED
SEAL OF AOR/EOR ARE
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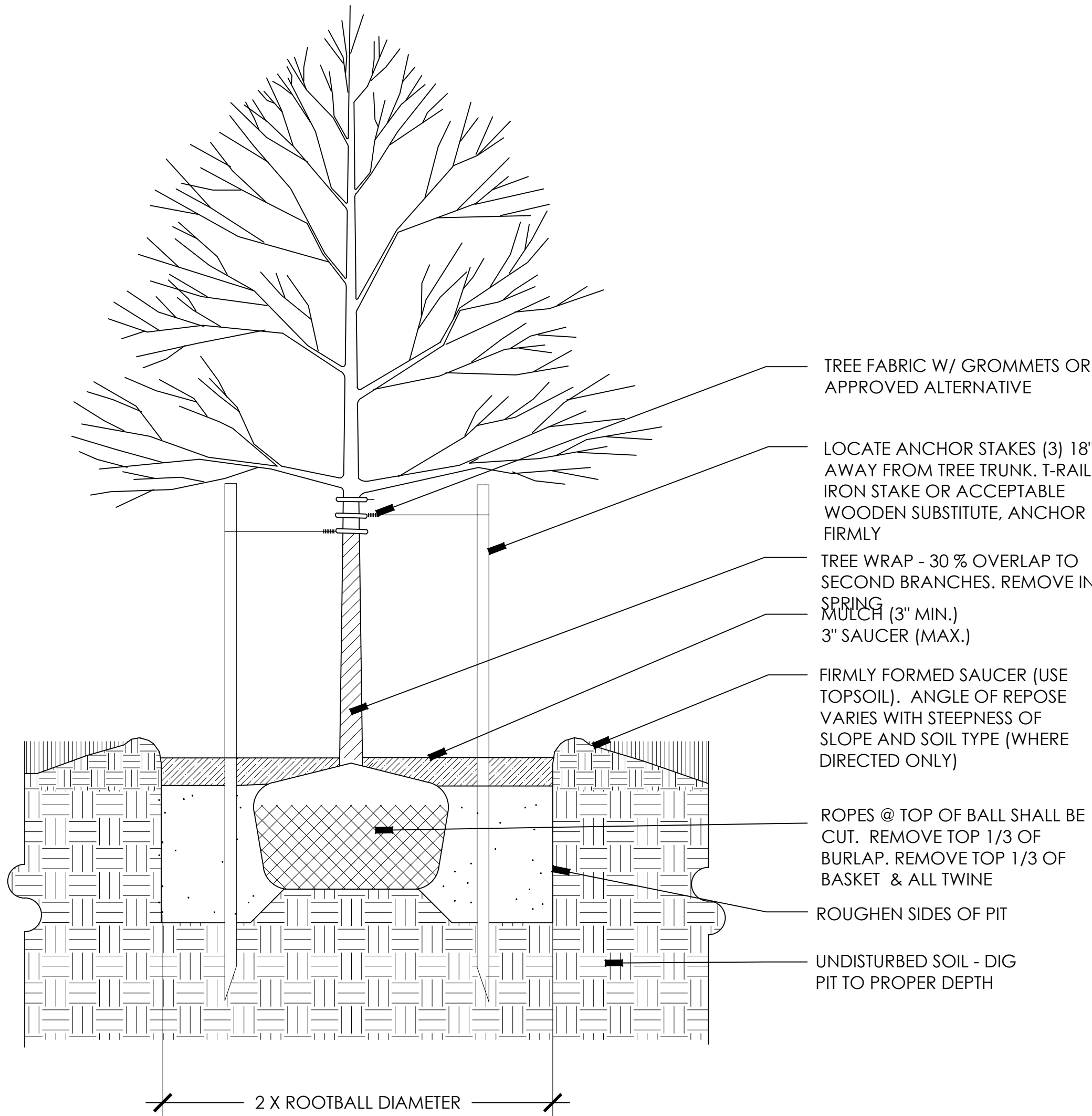
Life Changing Chicken[®]
SLIM CHICKENS
 Chicken Tenders • Buffalo Wings • Sandwiches • Subs • Wraps

**BENTONVILLE,
 ARKANSAS**

LS101

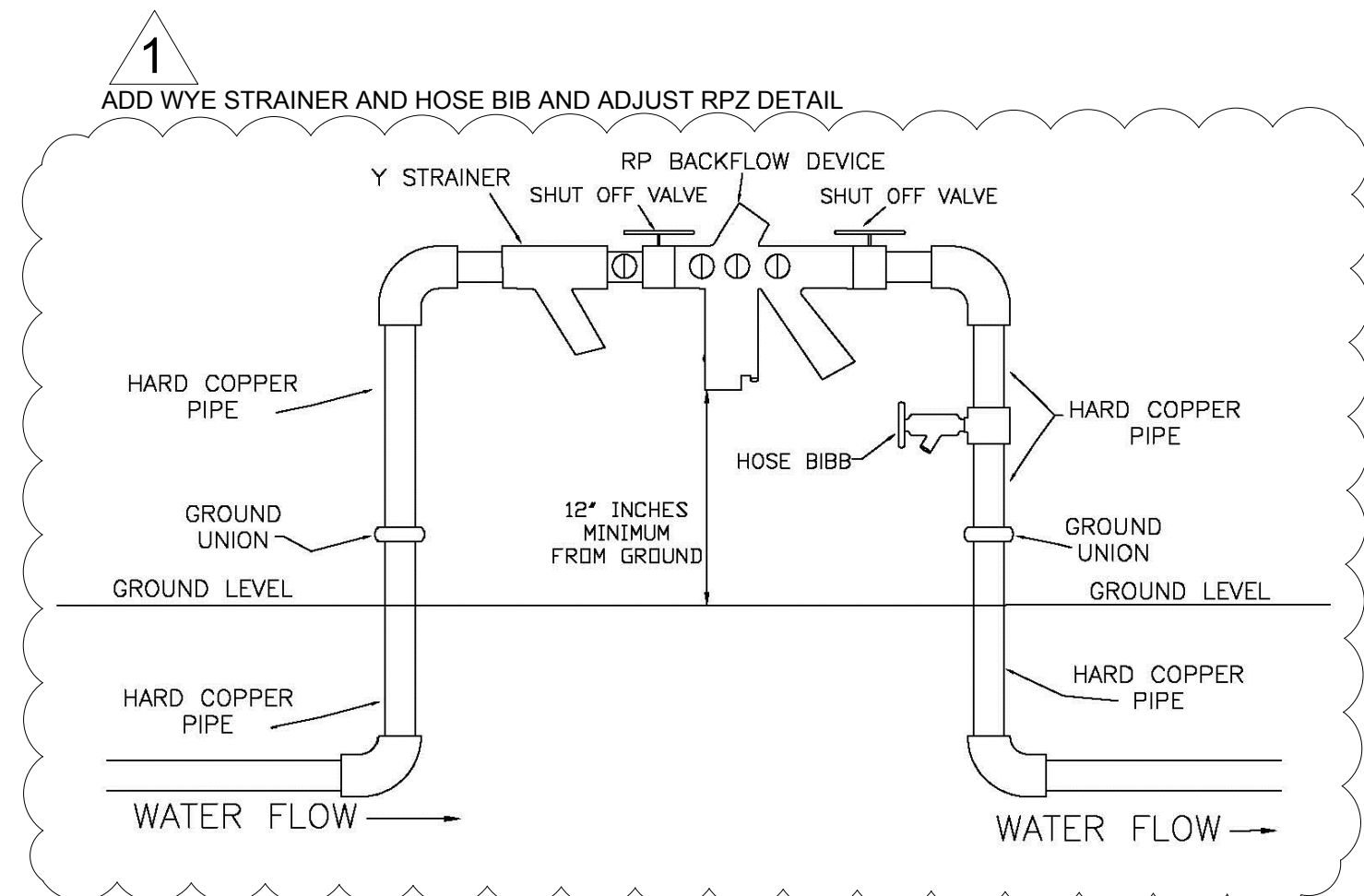
	Seed & Fertilizer Sod	Prune Trees & Shrubs	Re-mulch	Winterize Irrigation	Test & Turn on Irrigation	Fertilize Shrubs & Trees
SPRING	●		●		●	●
SUMMER	●					
FALL		●				
WINTER				●		

Date 01/17/18



1 DECIDUOUS TREE PLANTING

1"=1'-0"



*RPZ to sit on concrete pad with locking insulated enclosure. Contractor to ensure power source for heat tape to be located at RPZ.

2 RPZ BACKFLOW

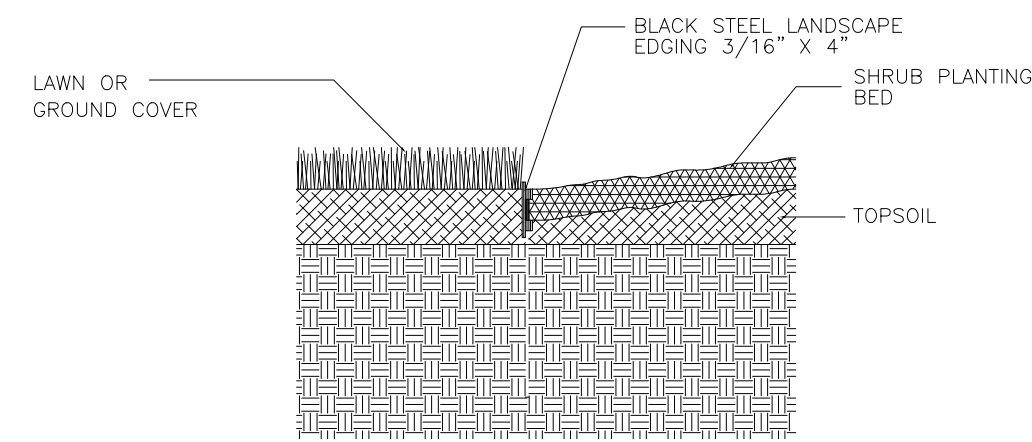
1"=1'-0"

GENERAL CONDITION NOTES

- Work performed shall comply with the following:
 - These general notes, and construction documents and specifications.
 - All applicable local, state, and federal codes, ordinances and regulations. All codes listed in specifications and drawings shall be inclusive of all codes, regulations and requirements adopted by the City of Bentonville and State of Arkansas, including all amendments.
- Source of base information is assumed to be correct. Report any discrepancies immediately to the owner's representative.
- Verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
- Contact local underground Utility services for Utility location and identification, prior to commencing work.
- Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption of damage to utilities shall be repaired immediately and at no expense to the owner or Landscape Architect.

IRRIGATION NOTES

- The irrigation contractor is to provide irrigation shop drawings for the Landscape Architect to review.* Locate heads, lines and wiring along back of curbs and bed edges, combine lines and wiring in common trenches where possible. Place heads directly adjacent to curbs and edges. Place valves in accessible locations. No lines are to be placed under vehicular paving areas unless in irrigation sleeves.
- All irrigation sleeving under pavements shall be schedule 40 pvc and/or 2x the size of the sleeved lines (unless noted otherwise) placed 18"-24" below finish grade.
- Cap ends shut and backfill with crushed limestone gravel and compact according to earthwork specifications. Mark the ends of sleeves with wood stakes or steel "I" posts. Verify actual locations on site.
- Contractor shall verify a dynamic water pressure of 60 PSI with a 35 GPM flow. Notify Landscape Architect if pressure or flow is less than or significantly higher before proceeding with installation.
- Install backflow RPZ in accordance with all applicable local and state regulations.
- An heated and insulated, fiberglass enclosure is to be installed over the RPZ assembly.
- Install controller inside building or if installed outside it must be placed inside of a locking enclosure. Coordinate location with general contractor and landscape architect.
- Appropriate size valve boxes are to be installed over all valves.
- The general contractor to provide adequate electrical outlets for all irrigation controls.
- Contractor shall obtain any required permits, adhere to all municipal codes and follow standard and accepted local practices.
- An automatic drain valve shall be installed at the lowest portion of each zone and at 100' intervals on the mainline.
- Provide 100% coverage for all landscape areas and make final adjustments to obtain optimal performance. 100% coverage is defined as having head to head coverage in all direction in all areas. There shall be no shrub heads or drip irrigation placed on the same zone with turf heads and vice versa.
- Review and report any discrepancies shown on the plan, for correction, prior to proceeding with related work.
- Install all equipment in accordance with manufacturers details and specifications.
- Place all piping on the perimeter of landscape areas where possible. Place valves in planting areas or out of view where possible. Limit trenching around existing trees as much as possible, stay min. or 8' from trunk. Be aware of the location of new trees and shrubs and place piping away from the root balls.
- All spray heads in planting areas to be 12" pop-ups. All spray heads in lawn areas to be a 4" pop up minimum.
- Contractor shall be responsible for all damage to all utilities during the installation. Contractor shall confirm the location of the utilities prior to starting any work. The contractor is responsible for contacting the one call system at 811. All utility locations shown are approximate and are based on survey information, site development plans, utility records, etc.



Notes:
Metal Edging to be installed to separate all areas where shrub planting beds are located adjacent to sod

3 STEEL EDGING DETAIL FOR BEDDING

NOT TO SCALE

PLANTING NOTES

- The contractor shall familiarize himself/herself with the site conditions and verify them to his/her satisfaction.
- Prior to construction, the contractor is responsible for locating all underground utilities and shall avoid damage to all utilities during construction. Should the contractor cause damage to any utilities, the contractor shall notify owner and/or Landscape Architect and make necessary repairs as quickly as practicable.
- The contractor is responsible for maintaining, in full all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until substantial completion is granted.
- All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
- All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
- All trees must be guyed or staked as shown in the details.
- Installation- all plant material shall be installed in a sound, workman- like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
- Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
- Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, and/or landscape architect shall declare the project substantially complete.
- Contractor to replace rejected plant material within two (2) weeks of written notice.
- Contractor shall mulch all plant material throughout and completely to a three inch (3") depth of loose, weed free sterilized cedar mulch. All disturbed areas to be covered with sod, mulch, planting, or gravel at completion of project. No bare soil shall remain on property or adjacent properties.
- Contractor shall place all plant material on site and get Landscape Architect approval before planting.
- Each tree shall be backfilled with 3 cubic feet of Back to Nature cotton burr compost mixed thoroughly with existing topsoil. Apply Biotone starter following manufacturer's recommendations.
- Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication.
- For evergreen shrub and tree planting, apply Wilt-Pruf anti-desicant spray at a rate of 1:10 (Wilt-Pruf to water) the same day as planting.
- Planting Island Preparation.** To create favorable conditions conducive to healthy plant growth, planting islands shall be excavated to a depth of three (3) feet and backfilled with grade A sandy loam topsoil. A drainage perk test shall be performed prior to backfilling topsoil. Six (6) inches of water shall be placed in each excavated hole. If all of the water does not percolate out the excavated hole within 24 hours, then drainage pipe shall be installed.

SOD

- All disturbed areas to be sodded.
- Preparation of all areas to be sodded shall consist of thoroughly loosening or scarifying the soil to a depth of two to four inches. Areas to be sodded shall be cleared of any weeds, sticks, or other debris. Water all seeded soil immediately after sodding.
- All sod areas to be rolled smooth and monitored for growth issues. Issues to be corrected by time of possession.

DEREK R. MCCALL
5323 SOUTH LEWIS AVENUE
TULSA, OK 74105-6539
OFFICE: 918.745.9929



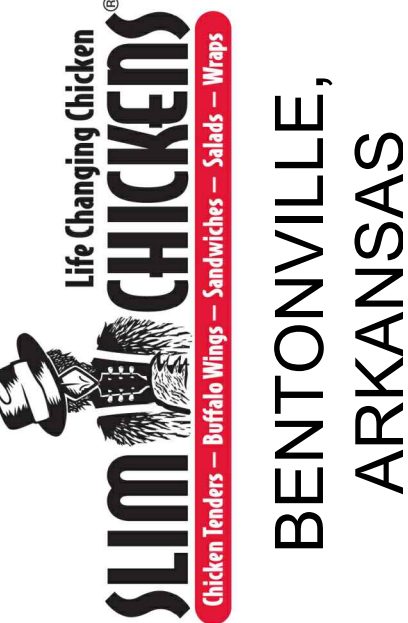
Know what's below.
Call before you dig.



1/17/18

Derek R. McCall, PLA, ASL
LANDSCAPE ARCHITECT OF RECORD

DOCUMENTS WITHOUT
SIGNATURE AND REQUIRED
SEAL OF ADR/ECR ARE
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BENTONVILLE,
ARKANSAS

STIPULATION FOR REUSE

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ISSUES / REVISIONS

NO	DATE	REVISION
1	1/17/18	1ST SUBMITTAL COMMENTS

ISSUE DATE: 1/17/18
PROTO DATE: 1/17/18

CHECKED BY: DRM
DRAWN BY: AJO

SHEET NAME

LANDSCAPE PLAN (2 OF 2)

SHEET NUMBER

LS102



LSD18-0003

BUILDING MATERIAL PERCENTAGE

ELEVATION	PRIMARY				TRIM		
	MASONRY	METAL PANEL	FIBER CEMENT SIDING	TOTAL	METAL COPING	PRECAST GILL	BUILDING TOTAL
FRONT	444 SF - 59%	NA	355 SF - 34%	800 SF - 83%	48 SF	11 SF	762 SF
REAR	434 SF - 47%	NA	404 SF - 45%	838 SF - 82%	59 SF	13 SF	895 SF
DRIVE THRU	570 SF - 40%	145 SF - 10%	628 SF - 43%	1343 SF - 83%	83 SF	24 SF	1454 SF
SIDEWY	920 SF - 37%	186 SF - 13%	888 SF - 43%	1994 SF - 83%	73 SF	18 SF	1983 SF



LSD18-0003

BUILDING MATERIAL PERCENTAGE

ELEVATION	PRIMARY				TRIM		BUILDING TOTAL
	MASONRY	METAL PANEL	FIBER CEMENT SIDING	TOTAL	METAL CORING	PRECAST CONCRETE	
FRONT	444 SF - 58%	N/A	316 SF - 34%	860 SF - 82%	42 SF	11 SF	766 SF
REAR	424 SF - 62%	N/A	424 SF - 48%	828 SF - 92%	20 SF	10 SF	868 SF
DRIVE THRU	576 SF - 48%	140 SF - 18%	820 SF - 42%	1536 SF - 93%	80 SF	24 SF	1640 SF
ENTRY	820 SF - 37%	184 SF - 12%	988 SF - 42%	1992 SF - 93%	73 SF	18 SF	2083 SF



LSD18-0003

BUILDING MATERIAL PERCENTAGE

ELEVATION	PRIMARY				Trim		BUILDING TOTAL
	MASONRY	METAL PANEL	FIBER CEMENT SIDING	TOTAL	METAL CORING	PRECAST SILL	
FRONT	444 SF - 58%	N/A	355 SF - 34%	899 SF - 92%	43 SF	11 SF	750 SF
REAR	424 SF - 47%	N/A	454 SF - 47%	878 SF - 92%	90 SF	10 SF	898 SF
DRIVE THRU	576 SF - 80%	140 SF - 18%	826 SF - 42%	1542 SF - 92%	82 SF	24 SF	1648 SF
ENTRY	520 SF - 32%	94 SF - 12%	996 SF - 42%	1510 SF - 92%	75 SF	15 SF	1590 SF

ECOLOGICAL DESIGN GROUP, INC.

314 S. 3rd Street
Rogers, AR 72756



January 16, 2018

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

RE: Request for LSD Extension – Thaden Barn # 17-06000032

Dear Commissioners,

On behalf of Thaden School, Ecological Design Group, Inc. is requesting an extension for the Large Scale Development approval as allowed in Article 700, Section 700.7.B of the development code. The design team will need the additional 6 months to finish the detailed design of the building and interiors of the project.

Please let us know if you need any additional information in regard to the extension request. We appreciate your review and consideration of this project. If you need any additional information or have any questions, please do not hesitate to contact me at 479-935-4826 or via email at bdriver@ecologicaldg.com.

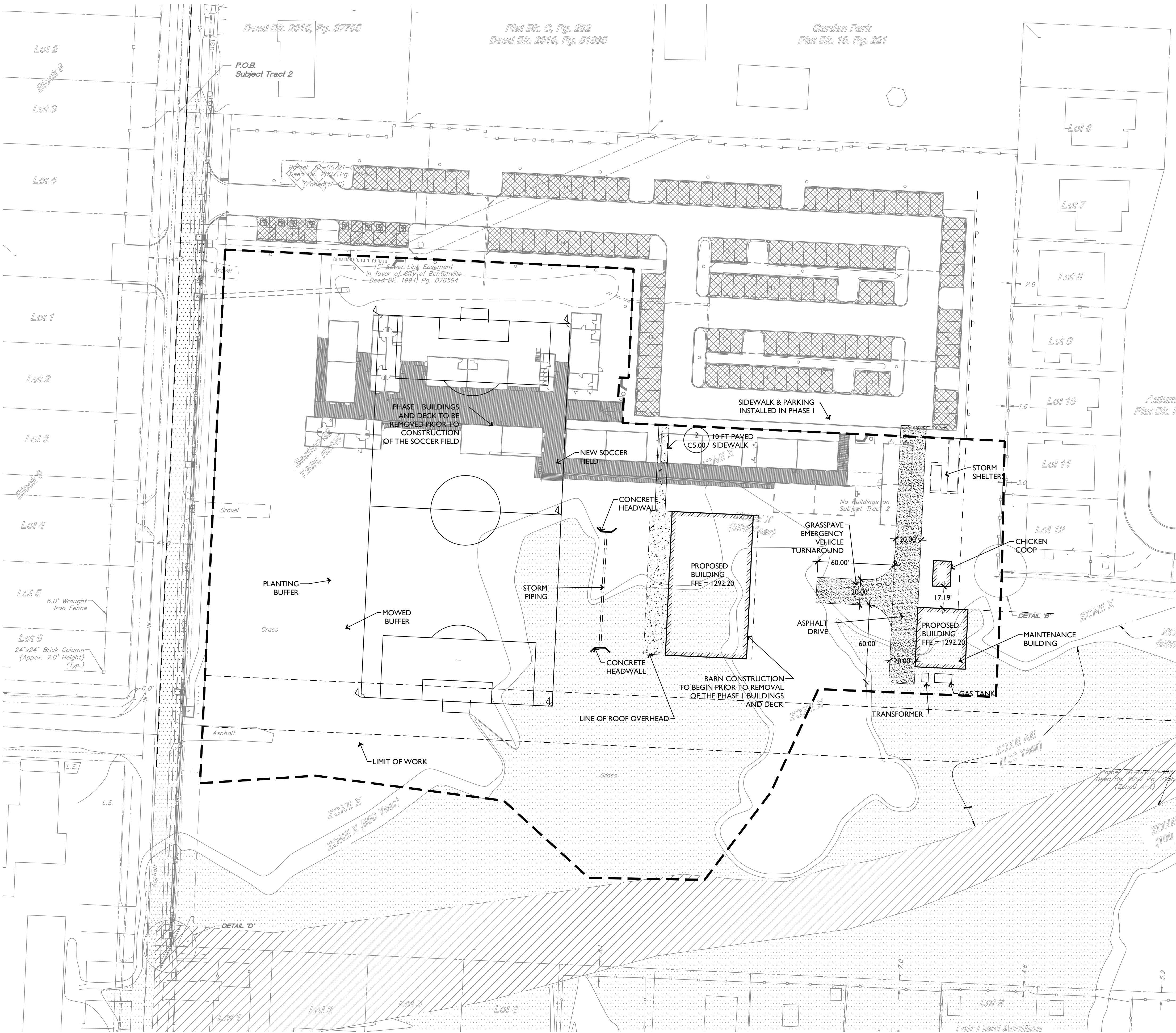
Sincerely,

ECOLOGICAL DESIGN GROUP, INC.

Brahm Driver, PE
Civil Engineer

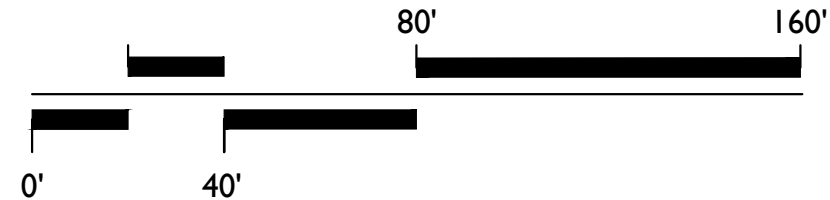
GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CEI, INC AND DATED DECEMBER 2016 .
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS, SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.



1 SITE PLAN

SCALE: 1" = 40'-0"



NOT FOR
CONSTRUCTION

Site Plan

C1.00

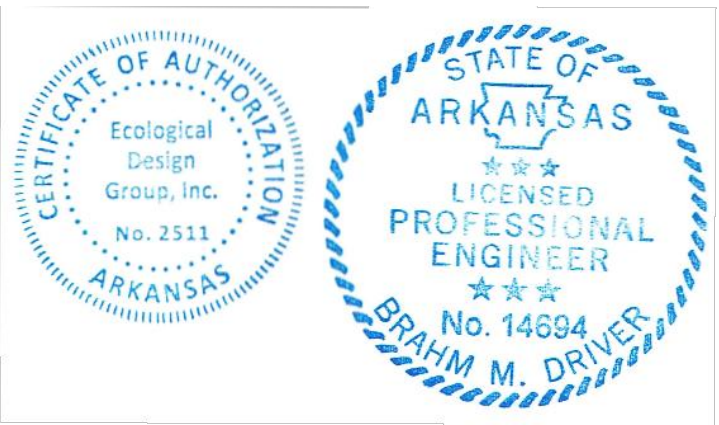
DRAWN BY | EDG

ESKEW+DUMEZ+RIPPLE

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130
(504) 561-8686

ECOLOGICAL DESIGN GROUP, INC.

314 S 3RD STREET
ROGERS, AR 72756
(479) 935-4826



THADEN SCHOOL
BARN - EAST SIDE

809 SE C Street, Bentonville, AR 72712

EDR PROJCT NO. | 16048

PROJECT ISSUE DATE | 12 JUN 2017

LARGE SCALE DEVELOPMENT

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A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

REZONING STAFF REPORT



Ball

SE 22nd Street & SE G Street

PC Date: 2/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0001
Applicant / Current Owner	Ramsay Ball 4204 S Pinnacle Hills Parkway, Suite 102 Rogers, AR 72758
Site Area	+/- 7.62 acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Office (O)

Property Description

This +/- 7.6 acre property is located at the intersection of SE 22nd Street and SE G Street. Adjacent zonings are C-2 to the north, east, and west, C-3 to the west, & I-1 to the south.

Projected Traffic Impact

The proposed zoning designation does not have the potential to adversely impact traffic in the area.

Utility Infrastructure

Per the City of Bentonville GIS website, water and sewer are currently available to the site.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Office (O). The C-2, General Commercial zoning is an appropriate zoning district for this designation.

<http://geo.bentonvillear.com/mgweb/PZpending/>

Conclusion

The C-2, General Commercial is an appropriate zoning district for the Office (O) Land Use designation and is compatible with existing and adjacent uses.

Location Map



5. Narrative

- The site is currently zoned as a Planned Unit Development (PUD) and the rezoning request is to rezone the site as Commercial (C2). The current owner is Cottonwood Development Co., LLC, however the property will be purchased by Rogers Warehouse Development II and they are making the rezoning request.
- The request is so additional parking can be built for an adjacent warehouse owned by J Street Co., LLC.
- The rezoning request relates to the adjacent property in that it will support the adjacent warehouse with additional parking. Also, there is an existing parking lot across SE G St. similar in size and style to the proposed parking lot, which currently serves the adjoining warehouse.
- The traffic along the property frontage is 2-way along both SE 22nd St. and SE G St. Parking lot access will be from SE G St.
- The signage for the parking lot will be limited to a stop sign at the exit onto SE G St.
- The appearance will be a concrete pavement parking lot with landscaping as required by the City of Bentonville.
- Although no water or sewerage will be required to support the project, there are 8" Water Mains located on the north, east, and south sides of the property. There are also gravity sanitary sewer mains located north of the property along 22nd St. and at the southeast corner of the property at SE G St. and SE Jayhawk Blvd.

GENERAL PLAN AMENDMENT STAFF REPORT



Hammack Estate

217 NW A Street

PC Date: 2/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	GPA18-0001
Applicant/ Current Owner	Will Hammack Estate 2570 Snowbird Follow Road Franklin, TN 37064
Site Area	+/- .22 acres
Current Zoning	R-1, Single Family Residential
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	Mixed Use (MU)

<http://geo.bentonvilliar.com/mgweb/PZpending/>

Property Description

The property is located at 217 NW A Street. Adjacent zonings are D-E to the north, D-C to the east, R-3 to the south, & R-1 to the west.

Projected Traffic Impact

The proposed land use designation will not adversely impact traffic in the area.

Utility Infrastructure

According to the City of Bentonville GIS website, water and sewer are currently available to the site.

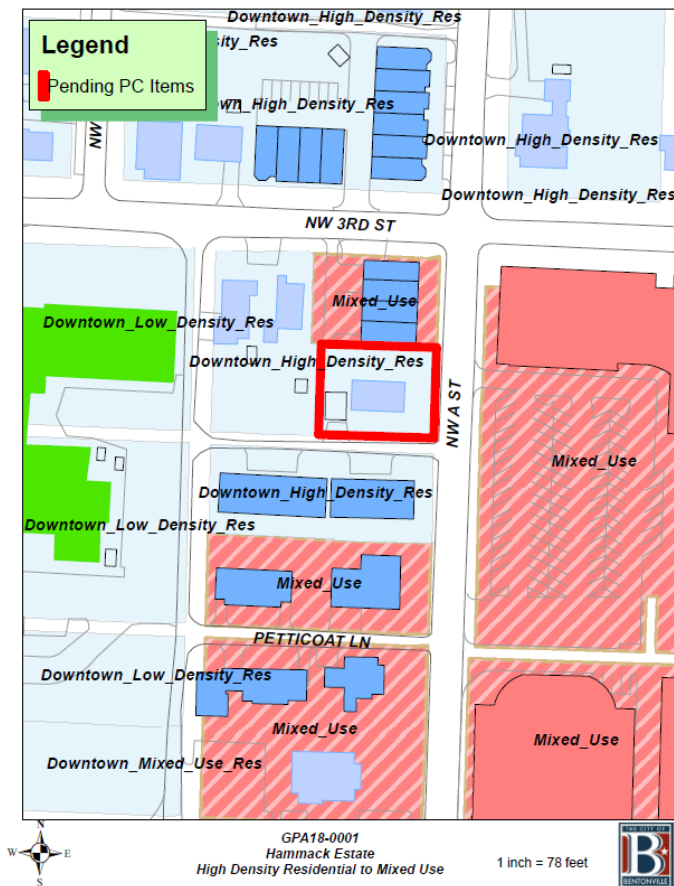
Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown High-Density Residential (D-HDR). The applicant is requesting that the Land Use Plan be amended so that the site is depicted as Mixed Use.

Analysis

The requested Future Land Use Map designation of Mixed Use (MU) is compatible with existing and adjacent land uses.

Location Map



To: City of Bentonville Planning Staff and Planning Commission

Re: General Plan Amendment for 217 NW A

Newell Development is pursuing a high density residential project at 217 NW A. The current property is Has a land use designation of Downtown High Density Residential. We seek to develop a residential condo project which would conform to this Downtown High Density land use. The current zoning is R-1. This zoning does not support high density residential housing. We are requesting a land use amendment to mixed use. This zoning would allow us to build High Density residential.

We believe this location is a great spot for high density residential and would allow more residents to live right next to amazing amenities that our towns square has to offer.

If this land use amendment is approved then it would be followed up with a request to rezone from R-1 to Downtown Core. Newell Developments future plans are a fully bricked condo building with parking at the street level. The goal would be for this project to fit in form and scale next to the townhouses to the north and the commercial buildings to the South East and West.

Feel free to contact Jake Newell with any questions or concerns at 479 225 3997 or jake@newelldevelopment.com.

Jake Newell

Newell Development

300 SW 5th Bentonville AR 72712

REZONING STAFF REPORT



Aurora Subdivision PRD

S Morningstar Road

PC Date: 2/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	PRD17-0100
Applicant / Current Owner	Aurora Partners, LLC 7304 S Yale Avenue Tulsa, OK 74136
Site Area	+/- 72.2 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Low Density Residential (LDR)

Property Description

This property is located on S Morningstar Road, south of SW Regional Airport Boulevard. The applicant is requesting a PRD to develop 250 single-family lots in four unique zones. Zone 1 will consist of one hundred twenty-three, 65' x 130' minimum lot size single-family dwellings. Zone 2 will consist of thirty, 50' x 85' lot size single-family pocket dwellings. Zone 3 will consist of forty-eight, 50' x 118' minimum lot size, zero lot line, rear loading, single-family dwellings. Zone 4 will consist of forty-six, 50' x 120' minimum lot size, zero lot line, front loading, single-family dwellings. The homes in Zone 2 have their primary means of access from a private street. These private streets shall be expressly approved by the Planning Commission per Section 1100.4 of the Subdivision Code. This project was granted multiple setback variances at the Board of Adjustments Meeting on Wednesday, January 24.

<http://geo.bentonvillear.com/mgweb/PZpending/>

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. All necessary infrastructure and ingress/egress will be provided as part of a pending Preliminary Plat.

Utility Infrastructure

Water and sewer are not currently available to the site.

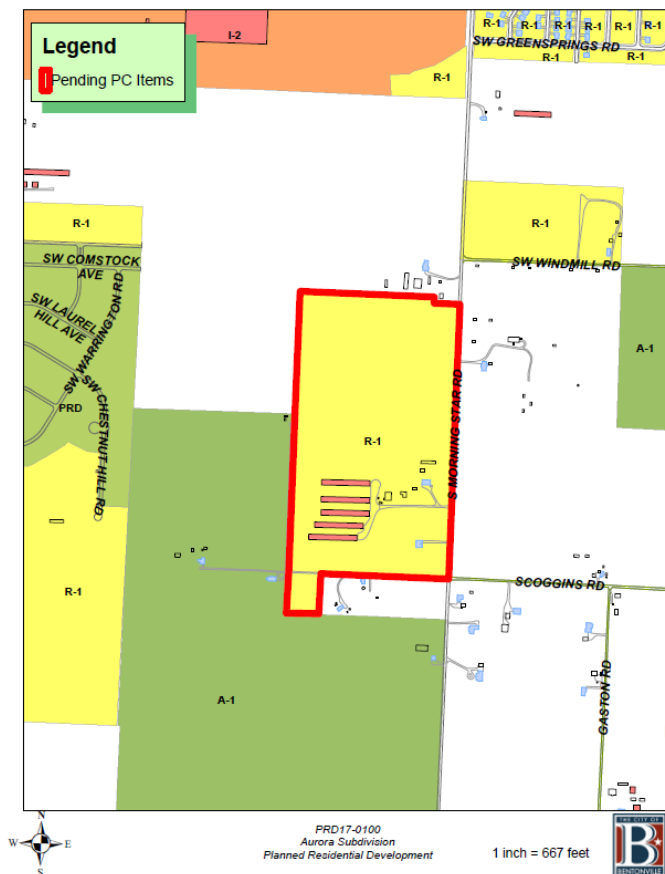
Relationship to the General Plan

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The PRD, Planned Residential Development zoning is an appropriate zoning district for this designation.

Conclusion

The PRD, Planned Residential Development is an appropriate zoning district for the Low Density Residential (LDR) land use classification.

Location Map





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844
www.ceieng.com

January 22, 2018

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

RE: Aurora Subdivision - PRD Narrative

Below is a narrative of the Planned Residential Development (PRD) for the Aurora Subdivision on Morningstar Road. Please accept this narrative for review in conjunction with the PRD application, master site plan, and architectural renderings.

1. Intent:

Aurora Partners, LLC, in collaboration with CEI Engineering, are proposing a Planned Residential Development along Morningstar Road in Bentonville, Arkansas. The design intends to create a unique neighborhood that incorporates four different zones of residential housing types within the development. Zone 1 incorporates traditional R-1 style lot size and building setbacks that allow for traditional subdivision development. These lots aim toward having a larger amount of yard space and more distance between homes. Zone 2 proposes a dense pocket community of multiple single-family homes with limited greenspace on site but larger community areas within. The intent behind the design of the pocket community is to provide a modern lot style that minimizes outdoor upkeep and creates a close knit communal feel. Zone 3 will consist of elongated lots that allow room for rear access to homes with no backyard, and a small front and side lot area. Zone 4 proposes elongated lots similar to Zone 3 but with front drive access allowing for a larger backyard. Building styles and materials are presented for all zones in the attached documentation and are generally consistent with standard building types for the NW Arkansas community.

The common areas within the entire development will serve as required greenspace while offering recreation areas for the residents within the community. Planned amenities will include a pool, playground, walking trails, and picnic areas. A POA will be established and serve as an instrument for property maintenance throughout the entire development within all common areas. Different zones within the development may require separate stipulations with their involvement of the POA. Common areas shall vary from mini parks and central gathering spaces, to larger 1-acre neighborhood parks and preserved natural areas.

2. Land Use:

Zone 1:

Zone 1 will consist of three (3) 90'x300' minimum lot size and one hundred twenty-three (123) 65'x130' minimum lot size single family dwellings. Referencing Bentonville street sections, street widths will range between 27' and 30' in this zone depending on connectivity to adjoining properties. Each of the 90'x300' lots will have a front setback of 20', interior side setback of 7',

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

exterior side setback of 20', and rear setback of 25' with a density of 1.5 units acres. Each of the 65'x130' lots will have a front setback of 20', interior side setback of 7', exterior side setback of 20', and rear setback of 25' with a max density of 4 units per acre. Total area in this zone is ±38.34 acres with 126 lots.

Zone 2:

Zone 2 will consist of thirty (30) 50'x85' lot size single family pocket community dwellings. Referencing Bentonville street sections, street widths will be 30' in this zone but will be privately maintained by the POA. Pocket community lots will have a front setback of 0', interior side setback of 2' or 12', exterior side setback of 20' where adjacent to public streets, and rear setback of 0' with a max density of 8 units per acre. Total area in this zone is ±6.83 acres.

Zone 3:

Zone 3 will consist of forty-eight (48) 50'x118' minimum lot size, zero lot line rear loading single family dwellings. Referencing Bentonville street sections, street widths will be 27' in this zone. Lots will have a front setback of 20', interior side setback of 5', exterior side setback of 20', and rear setback of 10' with a max density of 6 units per acre. Structures in this zone will be served with rear-loading garages from an alley. Total area in this zone is ±8.43 acres.

Zone 4:

Zone 4 will consist of forty-six (46) 50'x120' minimum lot size, zero lot line front loading single family dwellings. Referencing Bentonville street sections, street widths will be 27' in this zone. Lots will have a front setback of 25', interior side setback of 5', exterior side setback of 20', and rear setback of 20' with a max density of 6 units per acre. Structures in this zone will be served with front-loading garages. Total area in this zone is ±8.72 acres.

3. Structural Design:

All zones within the entire development are assumed to be traditional in home design and will be either single or two story construction limited to 36 feet in height. Finish materials will be traditional building material such as stucco, colored brick, stone, lap siding, wood plank siding and architectural shingled roof as indicates on the elevations drawing.

4. Common Areas:

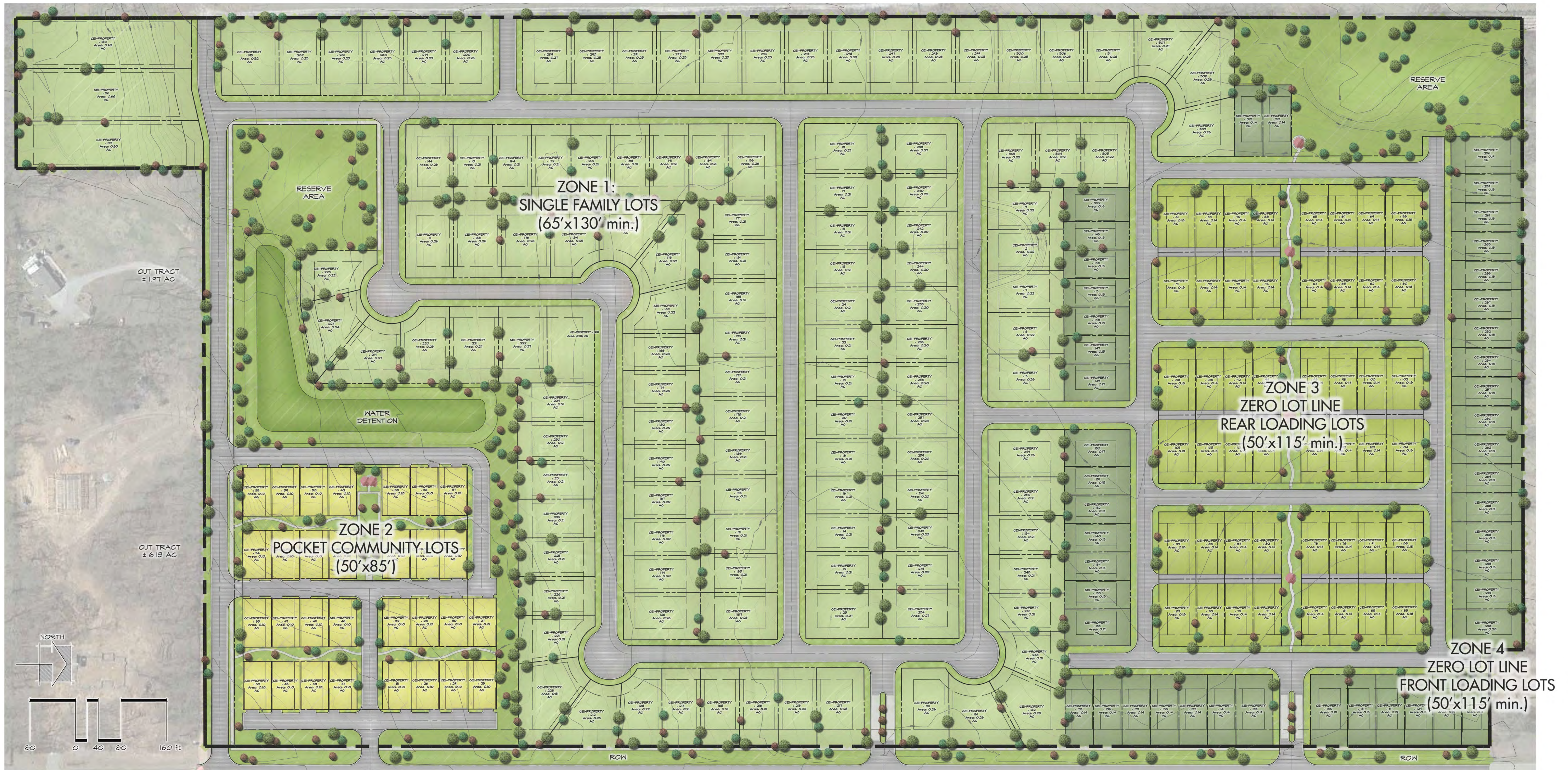
All common areas within the entire development will be designed as recreational areas that will be open and easily accessible to all members of the residential development. Storm water ponds and common areas shall be maintained by the POA. Maintenance shall include, but is not limited to, standard grounds maintenance and cleanup, pool equipment maintenance, playground equipment maintenance, and other miscellaneous grounds upkeep.

5. Requested Modifications:

The intent of the development will stay within the permitted modifications allowed by the PRD development criteria and will mostly adhere to permitted residential zoning district regulations. The requested modifications will include density, building setbacks, and lot sizes as indicated above. Zones 2, 3, and 4 are similar to R-ZL type of zoning requirements. Zones 1 closely reflects R-1 zoning regulations.

If anything further is needed on this matter or you have any questions do not hesitate to contact me.
Respectfully submitted,

Nate Bachelor
Project Manager, CEI Engineering



OWNER/ DEVELOPER:
SCISSORTAIL PARTNERS LLC
 7304 S. Yale Ave., Tulsa, OK 74136
 (918) 481-9922

Aurora
 BENTONVILLE, ARKANSAS



LANDSCAPE ARCHITECTURE •
RECREATIONAL DESIGN • LAND PLANNING
 5314 S. Yale Ave., Suite 510 Tulsa, OK 74135
 918.628.1255 918.628.1256 FAX
 WWW.PLANNINGDESIGNGROUP.COM



ZONE 1: SINGLE FAMILY LOT ELEVATION FROM STREET



ZONE 3: ZERO LOT LINE REAR LOADING ELEVATION FROM STREET



ZONE 4: ZERO LOT LINE FRONT LOADING ELEVATION FROM STREET

EXTERIOR BUILDING MATERIALS LIST: STUCCO, COLORED BRICK,
STONE, LAP SIDING, WOOD PLANK SIDING, COMP. SHINGLE ROOFING



ELEVATION FROM STREET



ELEVATION FROM GREENBELT



ELEVATION FROM OPEN LAWN

EXTERIOR BUILDING MATERIALS LIST: STUCCO, COLORED BRICK,
STONE, LAP SIDING, WOOD PLANK SIDING, COMP. SHINGLE ROOFING

LARGE SCALE DEVELOPMENT STAFF REPORT



Cool Wag Daycare

1100 NE J Street

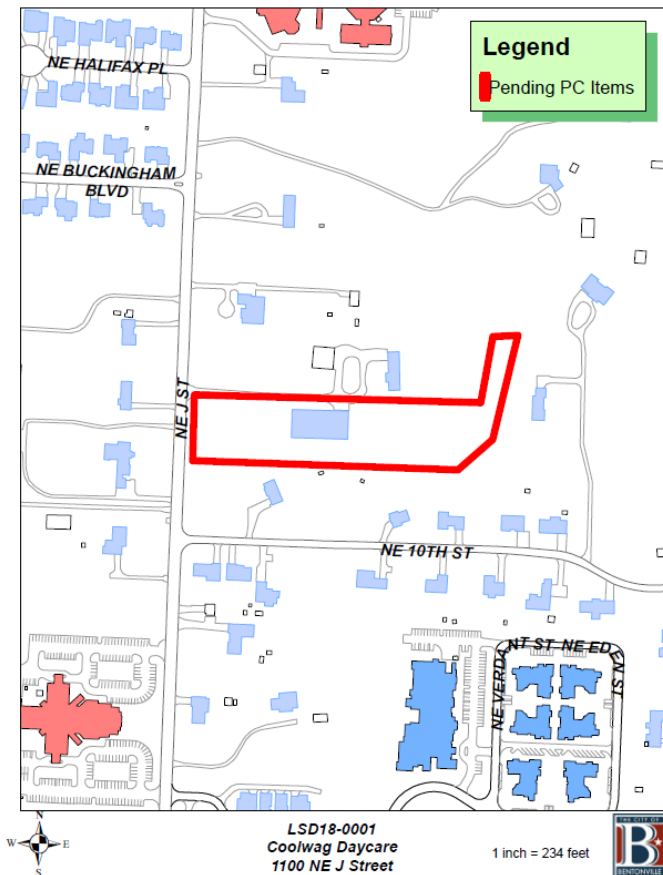
PC Date: 2/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0001
Applicant / Current Owner	Octopus Messaging, Inc. 1100 NE J Street Bentonville, AR 72712
Site Area	+/- 3.96 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Agricultural (A)
Development Type / Use	Veterinary Clinic and Office Space

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of an existing dog day care center. The project will be an expansion/addition to the existing site.

Project Details

The applicant is proposing a large scale development for the construction of a 6,000 square foot veterinary clinic located at 1100 NE J Street. The project provides 31 parking spaces.

Adequate landscaping is provided within the LSD. The applicant is bringing the entire site into compliance with the Subdivision Code. The primary materials depicted for the exterior elevations include: hardie plank and stone.

Projected Traffic Impact

The proposed large scale development does not have the potential to adversely affect traffic in the area. The adjacent arterial street should be adequate for any additional traffic generated by the development.

Utility Infrastructure

Per the City of Bentonville GIS website, water and sewer are currently available to the site.

Drainage Report

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

Waivers

No waivers requested.

Conclusion

In conclusion, this large scale development does meet the minimum requirements of the subdivision regulations.

◆ SITE NOTES:

1. ALL DIMENSIONS ARE AS SHOWN ON THE PLAN.
2. ALL ASPHALT RADII ARE EQUAL TO 5' UNLESS OTHERWISE SHOWN ON THE PLANS.
3. MATCH PROPOSED DRIVE TO EXISTING SIDEWALK ALONG NE "J" STREET. TRANSITION THE LAST 10' (FEET) TO MATCH IN GRADE AND ALIGNMENT.
4. PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES.
5. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO FINAL CERTIFICATION.
6. PARKING BLOCKS SHALL BE INSTALLED ALONG THE EXTERIOR PARKING SPACES AS SHOWN ON PLANS.
7. CONTRACTOR MUST HAVE A SWEEPER MACHINE ON SITE AND ASSURE THAT ALL SILT AND TRACKING IS CLEANED OFF OF ROADWAYS ON A CONTINUAL BASIS.
8. WATER SUPPLY, IF NEEDED, WILL BE FROM CITY WATER HYDRANT WITH A CONTRACTOR METER CONNECTION PROVIDED BY THE CONTRACTOR.
9. ANY DAMAGE TO UTILITY LINES, FENCES, ETC. FROM CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTORS RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
10. CONCRETE SIDEWALK SHALL NOT HAVE A CROSS SLOPE STEEPER THAN 1.5%.
11. ALL FENCING AND GATE INSTALLATION SHALL ADHERE TO BENTONVILLE FENCE SPECIFICATIONS.
12. CORRUGATED METAL PIPE SHALL HAVE A MINIMUM OF 6 INCHES OF COVER AND ONE FOOT OF COVER WHERE POSSIBLE.
13. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
14. BUED DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE/UTILITY PLAN.
15. BUED DESIGN LAYOUT DRAWING TAKES PRECEDENCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEB SITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
16. THAT ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
17. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND PROVIDE A DETAIL.

◆ UTILITY NOTES:

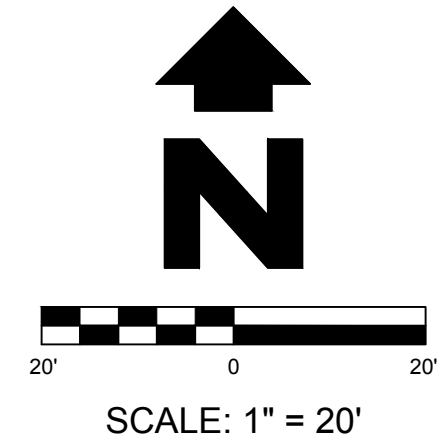
1. FIRE HYDRANT AND FIRE DEPARTMENT CONNECTION LOCATION WILL BE 3'-9" FROM EDGE OF PAVEMENT. DISTANCE WILL BE MEASURED FROM FRONT STEAMER NUT ON THE HYDRANT.
2. CONDUIT FOR LIGHTING AND CCTV SHALL BE INSTALLED PER GOVERNING AUTHORITY AND CONNECTION TO CITY ELECTRIC SHALL BE PERFORMED ONLY WITH PROPER PERMIT AND AUTHORITY FROM THE BENTONVILLE ELECTRIC DEPARTMENT.
3. WALL LIGHTS WILL BE DESIGNED ACCORDING TO BENTONVILLE SPECIFICATIONS AND INSTALLED BY CONTRACTOR PER MECHANICAL/ELECTRIC/PLUMBING (MEP) PLANS.
4. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO STRUCTURES SHALL BE CUT-OFF OR B.U.G WITH A U-RATING OF ZERO. LIGHTING CUT-SHEET SHALL BE PROVIDED TO THE PLANNING DEPARTMENT AND APPROVED BEFORE CONSTRUCTION.
5. EXISTING WATER AND GAS MAINS ARE TO BE PROTECTED DURING EXCAVATION AND CONSTRUCTION ACTIVITY. ANY DISTURBANCE OF EITHER LINE SHOULD BE REPORTED TO THE PROPER AUTHORITY IMMEDIATELY.
6. ALL UTILITY TRENCHING THROUGH THE PARKING LOT AREA SHALL BE BACKFILLED WITH FULL DEPTH CLASS 7 GRAVEL.
7. COMBINED SEWER SERVICES WILL BE CONNECTED TO THE EXISTING SERVICE LINE, INCLUDING A COMBINED GREASE TRAP AND SEWER CLEANOUTS EVERY 100 FEET.
8. WATER SERVICES TO THE EXISTING BUILDING SHALL BE COORDINATED WITH THE OWNER BEFORE PAVEMENT IS CONSTRUCTED.
9. ANY CHANGES TO THE ELECTRICAL UTILITY DESIGN SHALL BE COORDINATED WITH THE ENGINEER ON RECORD AND BENTONVILLE ELECTRICAL UTILITY DEPARTMENT.
10. ALL TAPS MUST BE DONE BY THE CITY OF BENTONVILLE AT OWNER'S EXPENSE.

CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY ANY CONFLICTS WITH EXISTING UTILITIES AND FILISITATE ANY NECESSARY ADJUSTMENTS OR RELOCATIONS TO THE EXISTING UTILITY OR IMPROVEMENTS SHOWN BY THESE PLANS.

SITE LEGEND

	PROPOSED FENCE
	CENTERLINE
	PROPERTY LINE
	CURB & GUTTER
	EXISTING EASEMENT
	PROPOSED SAN. SEWER SERVICE
	PROPOSED SAN. SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED DOUBLE WATER METER
	PROPOSED WATER LINE
	SIGN
	TREE
	SCREENING TREE
	WHEEL STOP



SITE DATA

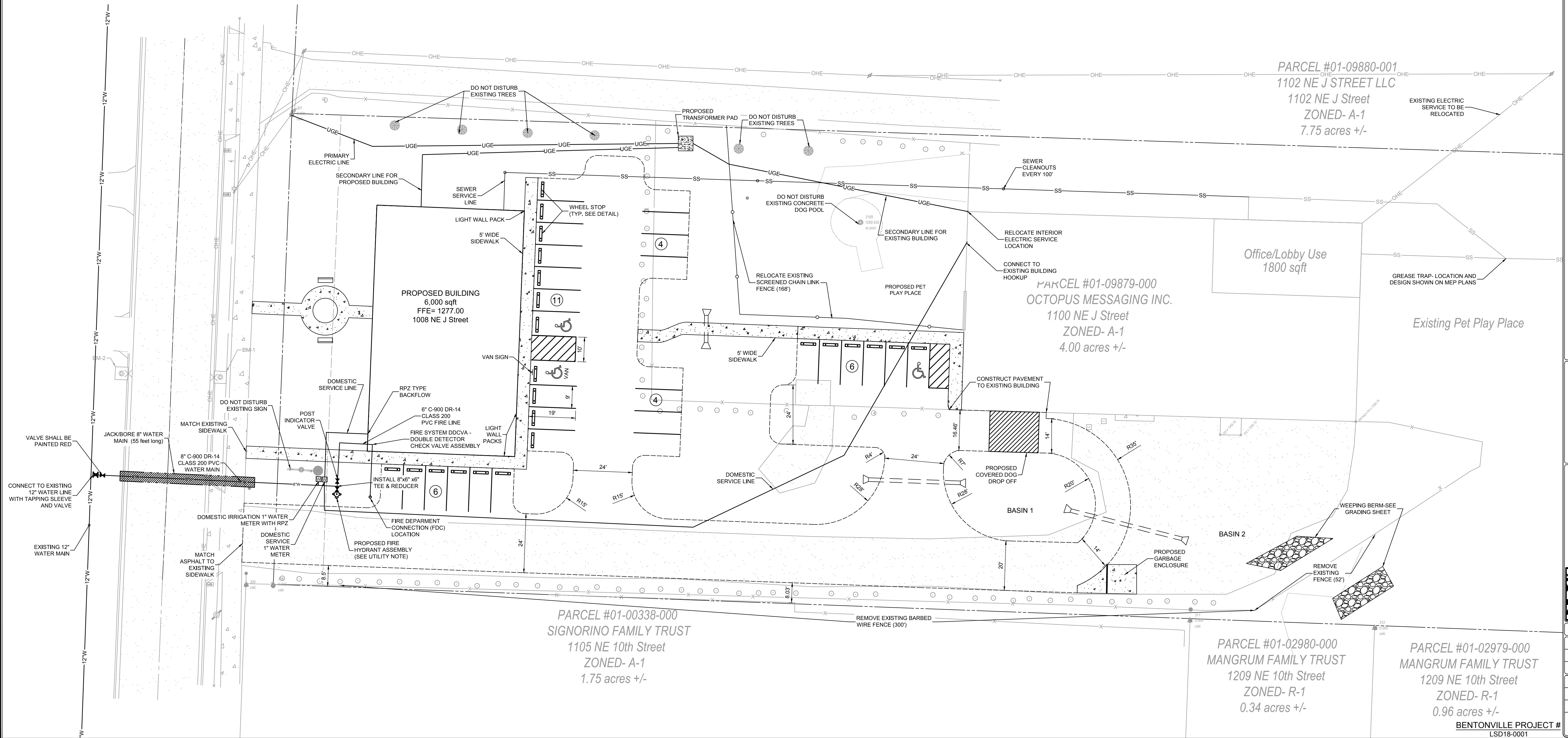
ZONING - A-1
PROPOSED USE - VETERINARY CLINIC
PROPERTY = 4 ACRES
DISTURBED AREA IS 42,689 SQUARE FEET OR 0.98 ACRES

FLOOD STATEMENT

THIS PROPERTY DOES NOT LIE IN A TYPE "A" FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #05007C0090J DATED SEPTEMBER 28, 2007 PER FEMA WEB SITE.

PARKING SUMMARY

PROPOSED BUILDING OFFICE/LOBBY/APARTMENT = 3600sqft
EXISTING BUILDING OFFICE/LOBBY = 1800 sqft
REQUIRED PARKING = 22 spaces
PROPOSED PARKING = 28
PROPOSED ACCESSIBLE SPACES = 3
TOTAL PARKING = 31



SITE/UTILITY PLAN

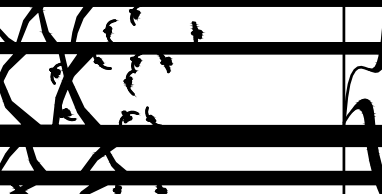
COOL WAG DAY DAYCARE
LARGE SCALE DEVELOPMENT
BENTONVILLE, ARKANSAS

SHEET:

PROJECT:

2nd SUBMITTAL
(NOT FOR CONSTRUCTION)

SAND CREEK
Landscape Architecture, Inc.
1600 S. Highway 101, Suite 100
Bentonville, Arkansas 72712
Phone: 479-271-1222 Fax: 479-271-1224



MANAGER: AHB
DESIGNED BY: AHB
DRAWN BY: AF
CHECKED BY: TRS
SCE PROJECT #: 17088
CURRENT REVISION: REV-1
DATE: 1/22/2018
SHEET: 3 OF 7

BENTONVILLE PROJECT #
LSD18-0001

17088 COOL WAG DOG DAYCARE

COOL WAG VETERINARY CLINIC



WEST



SOUTH

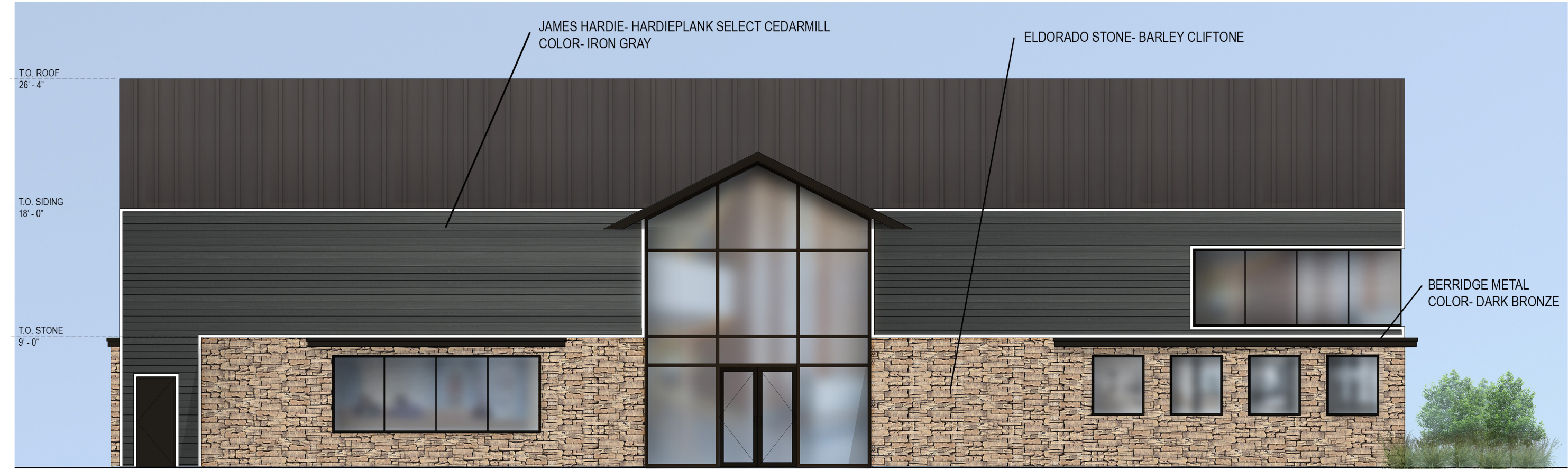
WEST MATERIAL PERCENTAGES

HARDIE PLANK: 38.9%
STONE: 31.8%
WINDOWS/DOORS: 29.3%

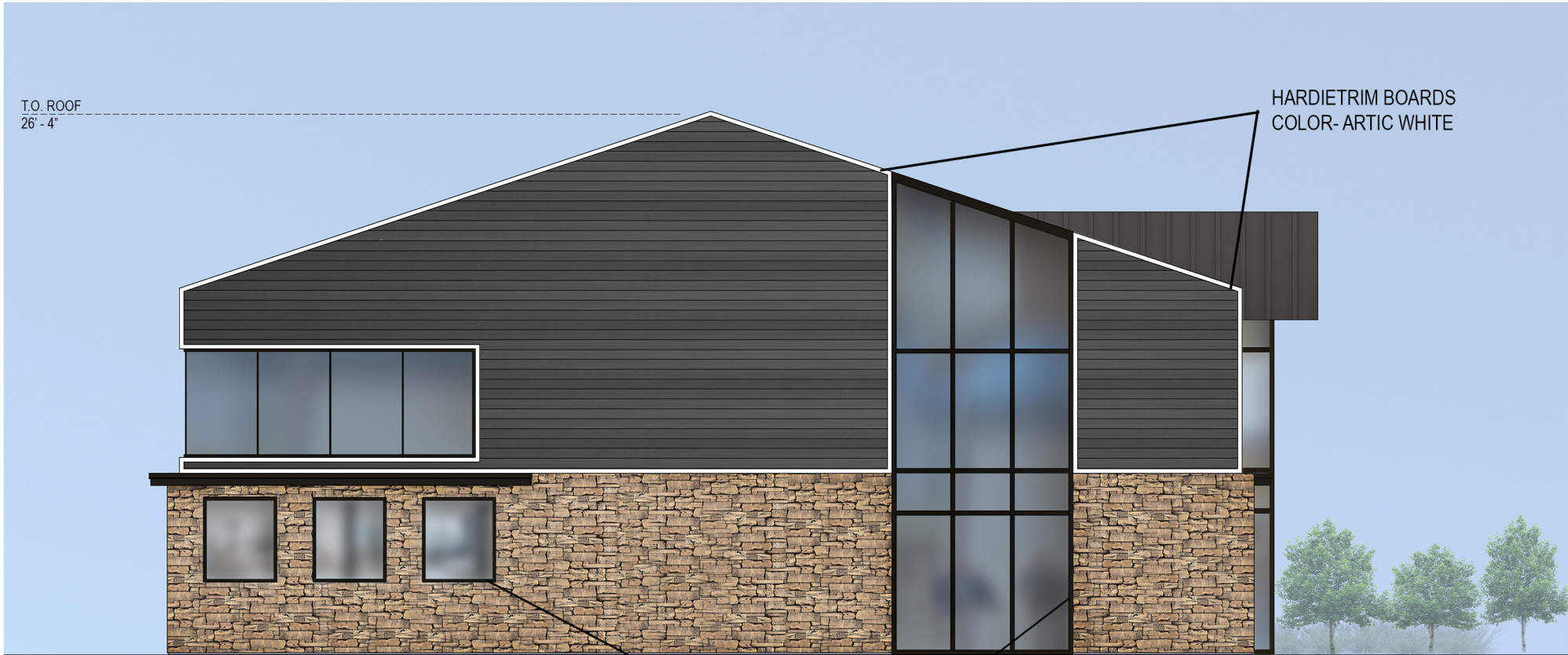
SOUTH MATERIAL PERCENTAGES

HARDIE PLANK: 43.7%
STONE: 22.5%
WINDOWS/DOORS: 33.8%

COOL WAG VETERINARY CLINIC



EAST



NORTH

EAST MATERIAL PERCENTAGES

HARDIE PLANK: 38.5%
STONE: 27.9%
WINDOWS/DOORS: 33.6%

NORTH MATERIAL PERCENTAGES

HARDIE PLANK: 43.5%
STONE: 29%
WINDOWS/DOORS: 27.5%

LARGE SCALE DEVELOPMENT EXTENSION STAFF REPORT



The ROC

SW Corner of Rice Lane and Rice Road

PC Date: 2/6/2018

Reviewer: Jon Stanley, Planner

Project Number	17-06000022
Applicant / Current Owner	CrossMar Investments 1500 East Central Ave. Bentonville, AR 72712
Site Area	33.02 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Commercial Office Building

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is vacant and situated between Interstate 49 and Rice Road, south of Rice Lane.

Project Details

The applicant has submitted a large-scale development extension consisting of two phases that will be known as the ROC Offices. This item was originally approved by the Planning Commission at a special meeting on July 11, 2017. Phase 1 will include a 78,704 sq. ft. single-story office building with 298 parking spaces and the extension of a collector street that will provide the primary access to the proposed development. Phase 2 will include a 72,244 sq. ft. single-story office building and 289 parking spaces. Within the two phases of the project, the plan shows three points of ingress/egress onto the new collector street. Sidewalk will be constructed along the west side of the proposed collector street. Storm water detention is provided in the northeast corner of the project. The primary materials depicted for the exterior facades include metal composite wall panels, insulated aluminum store front glass panels and pre-cast concrete wall panels.

Projected Traffic Impact

This phase of the development should not impact traffic in the area, however, additional phases will require a traffic analysis to be submitted and reviewed prior to determining if the proposed development will or will not adversely impact traffic in the area.

Utility Infrastructure

Per GIS website, water and sewer are available at this location.

Drainage Report

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

Waivers

The applicant has submitted two waiver request.

- Article 1400, Landscaping, Screening & Buffering Requirements, Section 1400.6.A.1, Frontage Buffer Minimum Width & Section 1400.7.A.1, Perimeter Landscaping Strip - providing additional interior greenspace in lieu of the perimeter & frontage requirement (20% for phase 1 and 12% for phase 2 where only 10% is required).
- Article 1100, Design Standards, Sec. 1100.5.A, Standard Street Specs. Required 38' back of curb collector street, proposing 30' back of curb modified collector street for a portion of the proposed extension of NE 11th St.

Conclusion

This large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver request.



MORRISON SHIPLEY

ENGINEERS • SURVEYORS

Mr. Jon Stanley
Planning Department
City of Bentonville
305 S.W. "A" Street
Bentonville, AR 72712

January 22, 2018

Re: LSD Approval Extension Request
The ROC ph.1 and ph.2

Jon,

On behalf of Crossmar Investments, MSE respectfully requests an extension of the Large Scale Development approval issued on July 11, 2017. The developer has been working through acquiring the necessary right of way to the south of the property to allow SE 11th Street to be constructed as proposed. Now that the right of way has been acquired, the developer would like to proceed with the project. The developer is ready to start construction as soon as ADH approval is obtained.

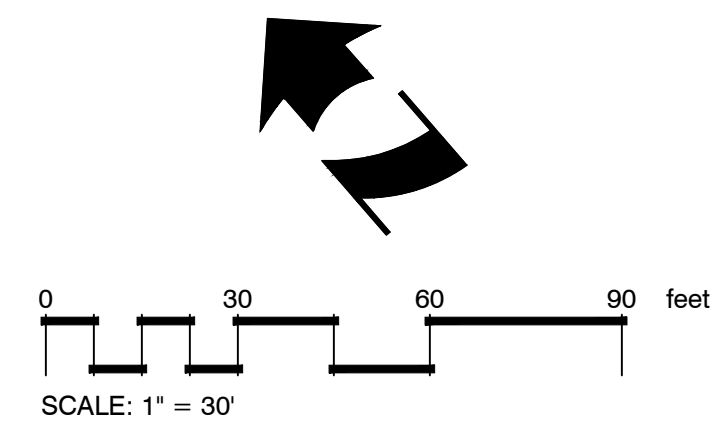
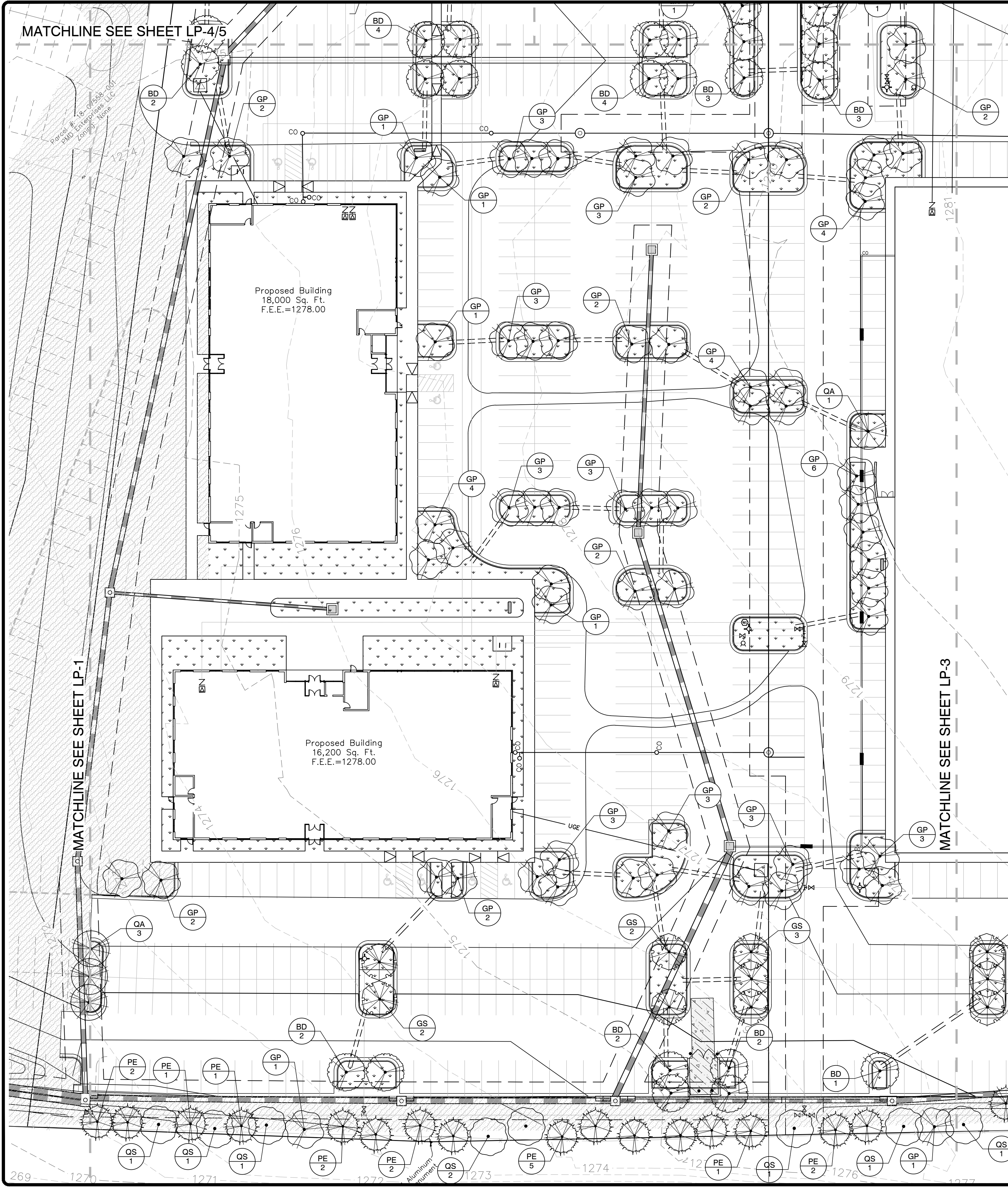
If you have questions or need additional information, you may reach me at (479) 273-2209.

Sincerely,

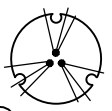
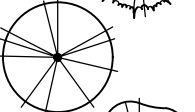
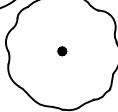
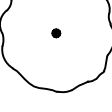
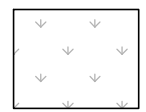
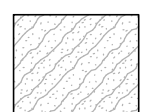
Morrison-Shipley Engineers, Inc.

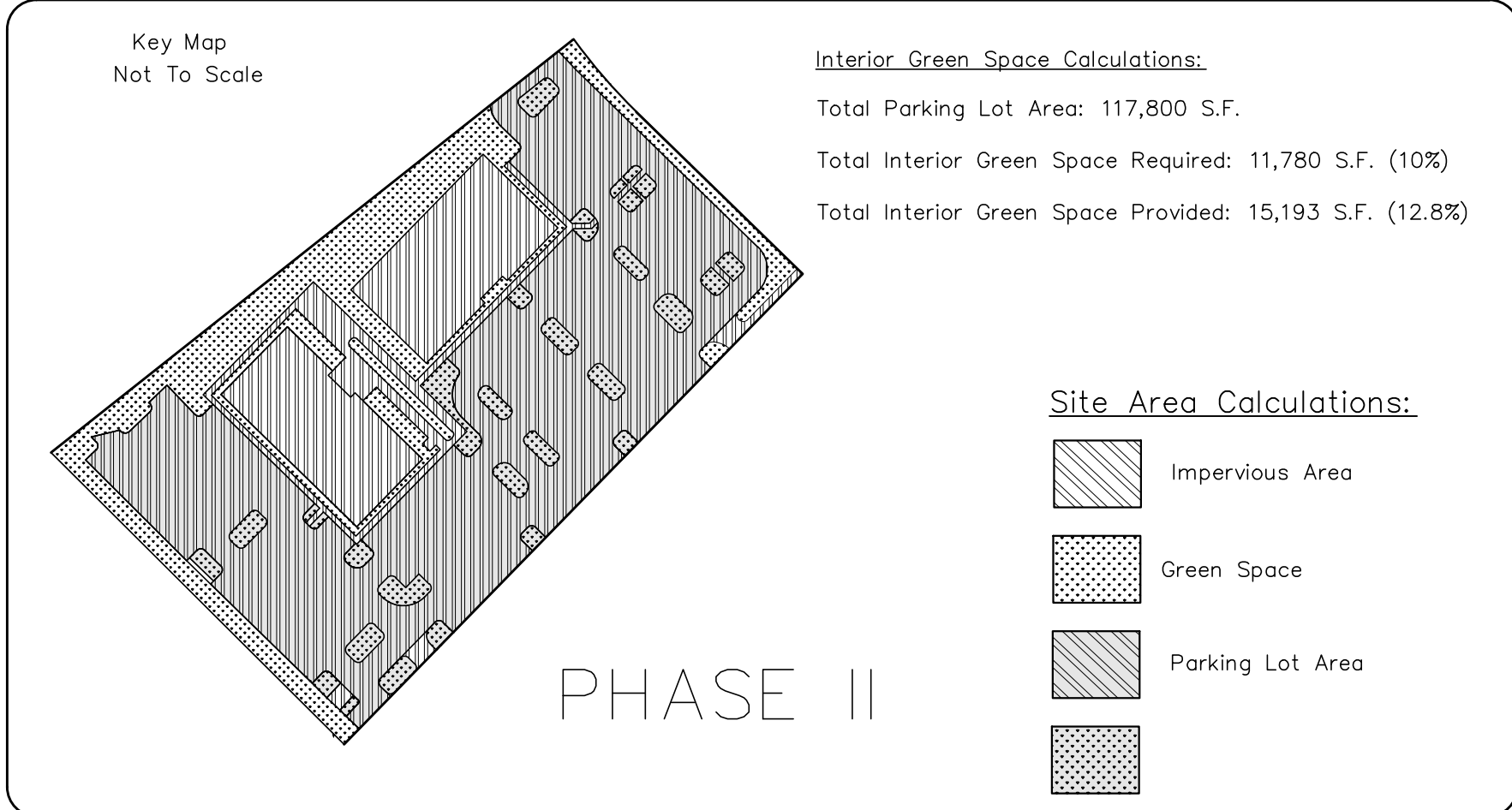
Patrick Foy, E.I.
Project Manager

2407 S.E. Cottonwood Street
Bentonville, AR 72712
479.273.2209 ■ Fax 479.273.2553
Morrisonshipley.com



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Multi-trunk 3 canes minimum	B & B	2"Cal		52
	BD	Betula nigra 'Duraheat' / Duraheat River Birch	B & B	2.5"Cal		33
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	2.5"Cal		92
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		20
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6` min.	22
	QA	Quercus acutissima / Sawtooth Oak	B & B	2.5"Cal		9
	QU	Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	B & B	2.5"Cal		30
	QR	Quercus rubra / Red Oak	B & B	2.5"Cal		29
	QS	Quercus stellata / Post Oak	B & B	2.5"Cal		16
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE		SPACING	QTY
	DB	Berberis thunbergii 'Aurea' / Japanese Barberry	5 gal		36" o.c.	38
	ID	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	5 gal		48" o.c.	124
	JW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	3 gal		48" o.c.	15
	NF	Nandina domestica 'Flirt' / Heavenly Bamboo	3 gal		24" o.c.	42
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	FM	Festuca arundinacea 'Marathon' / Dwarf Cool Season Turf	sod			60,254 sf
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	CD	Cynodon dactylon / Bermuda Grass	hydromulch			180,605 sf



LANDSCAPE REQUIREMENTS			
STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	REQUIRED	PROVIDED
1,843 LF STREET FRONTAGE	1,843/20=92.2 (92 TREES)	92	95
PERIMETER LANDSCAPE	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER		
393 LF PERIMETER	393/50=7.9 (8 TREES)	8	8
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING LOT LANDSCAPES AREA (11,790/125=94.2= 94 TREES)	94	94

*STREET TREE CALCULATIONS INCLUDE REQUIRED TREES FOR PHASE I AND PHASE II AND INCLUDES BOTH SIDES OF THE STREET WHERE APPLICABLE.

BETONVILLE PROJECT #17-06000022

Revision	By	Date

MORRISON SHIPLEY
ENGINEERS • SURVEYORS
2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2208 • morrisonshipley.com

LANDTEK STUDIOS
2503 SWEETBRIAR DR
FAYETTEVILLE, AR 72703
PH# 479.283.9721

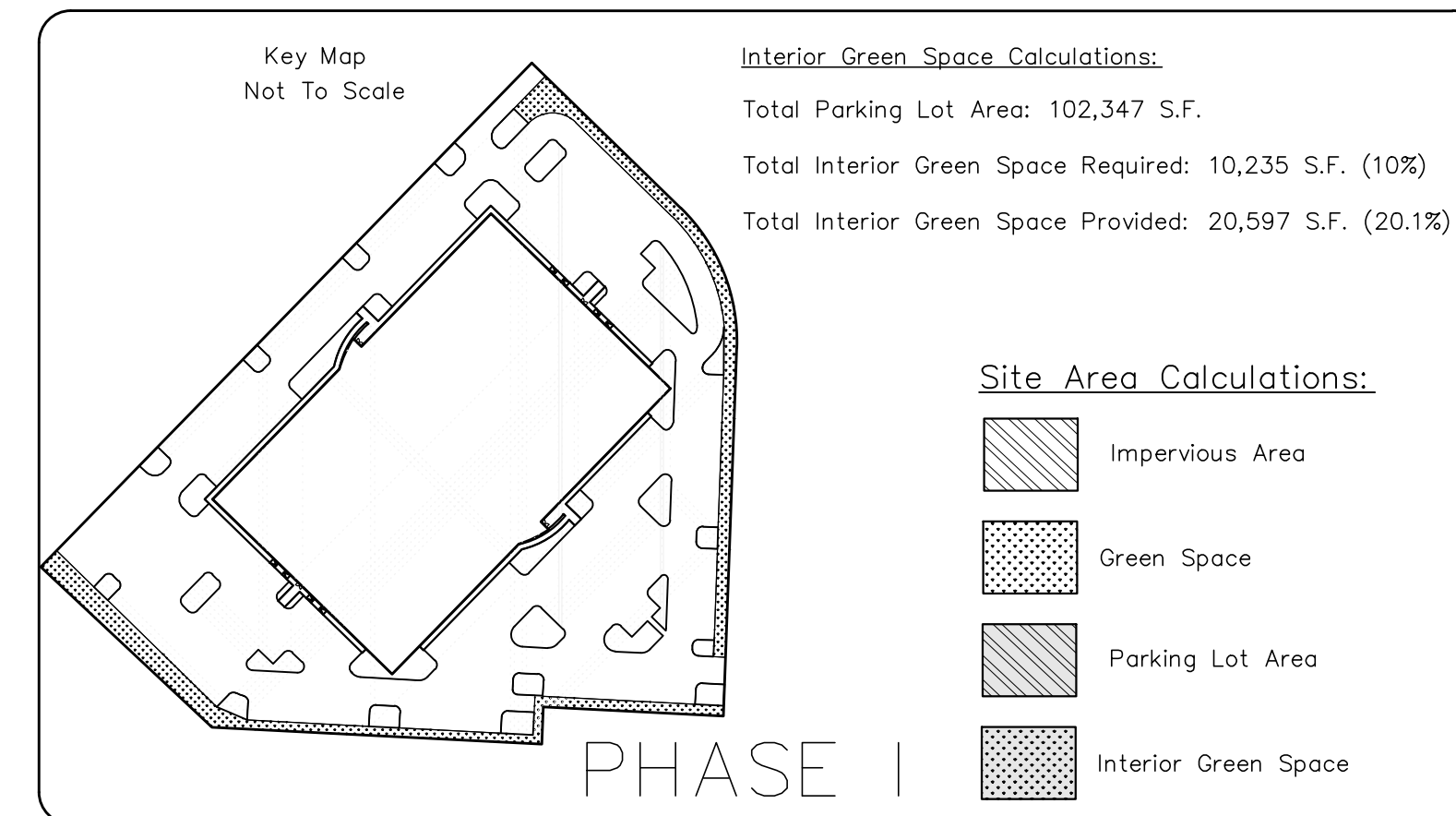
Drawn By: JWG	Vertical Scale: —
Approved By: PRF	Horizontal Scale: 1" = 30'
Date: 1/19/2018	Plotting Scale: 1
Project No: CMI-09	Drawing Name: Plan Sheets

THE ROC
RICE LANE And RICE ROAD
Bentonville, Benton County, Arkansas

LANDSCAPE PLAN
Issued for Review 10.30.2017

Sheet No: LP2 LP6

	TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	2"Cal		52	
	BD	Betula nigra 'Duraheat' / Duraheat River Birch	B & B	2.5"Cal		33	
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	2.5"Cal		92	
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		20	
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	22	
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	QU	Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	B & B	2.5"Cal		30	
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QS	Quercus stellata / Post Oak	B & B	2.5"Cal		16		
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	ID	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	5 gal		48" o.c.	124	
	JW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	3 gal		48" o.c.	15	
NF	Nandina domestica 'Flirt' / Heavenly Bamboo	3 gal		24" o.c.	42		
	GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	FM	Festuca arundinacea 'Marathon' / Dwarf Cool Season Turf	sod			60,254 sf	
	SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	CD	Cynodon dactylon / Bermuda Grass	hydromulch			180,605 sf	



LANDSCAPE REQUIREMENTS			
STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	REQUIRED	PROVIDED
662 LF STREET FRONTAGE RICE STREET	662/20=31.1 (31 TREES)	31	31
PERIMETER LANDSCAPE 710 LF PERIMETER	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER 710/50=14.2 (14 TREES)	14	14
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING LOT LANDSCAPES AREA (10,235/125=81.88 = 82 TREES)	82	82

*STREET TREE CALCULATIONS INCLUDE REQUIRED TREES FOR PHASE I AND PHASE II AND INCLUDES BOTH SIDES OF THE STREET WHERE APPLICABLE.

BETONVILLE PROJECT #17-06000022

[illegible]

MORRISON  **SHIPLEY**
ENGINEERS ■ SURVEYORS

2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com


 DATE: 1/19/18
LANDEK STUDIOS
 2503 SWEETBRIAR DR.
 FAYETTEVILLE, AR 72703
 PH# 479.283.9721

Drawn By:	JWG
Approved By:	PRF
Date:	1/19/2018
Project No.:	CMI-09

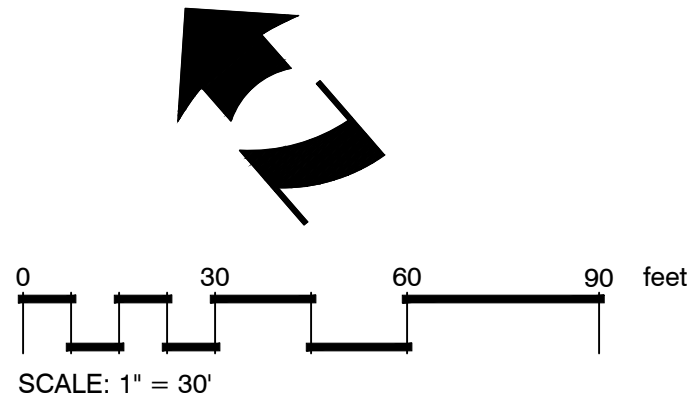
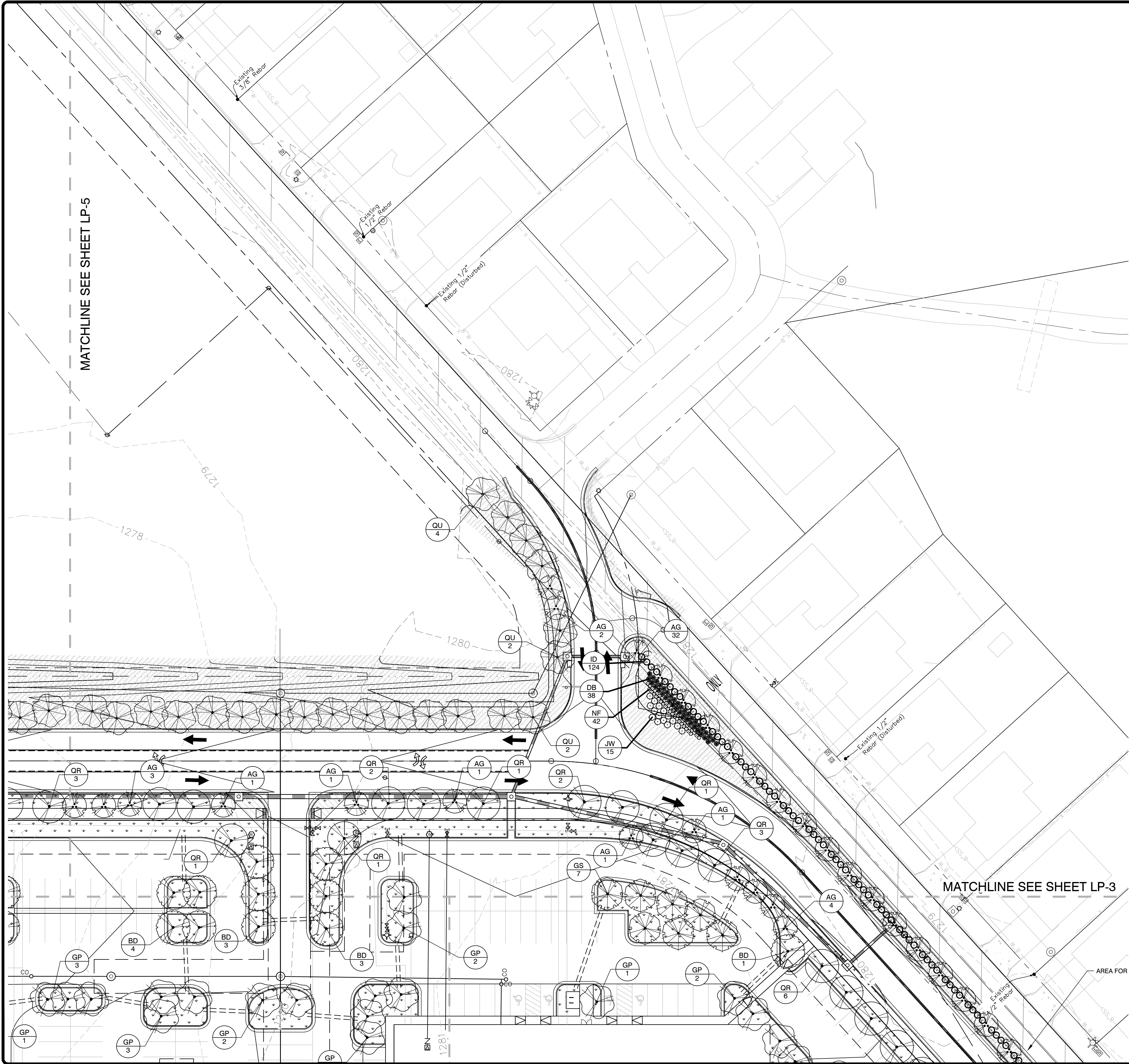
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THE ROC
RICE LANE And RICE ROAD
Bentonville, Benton County, Arkansas

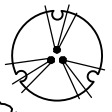
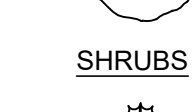
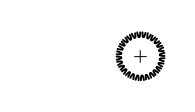
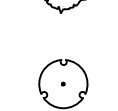
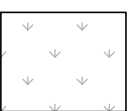
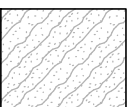
LANDSCAPE PLAN

Issued for Review 10.30.2017

Sheet No.:
LP3
LP6
of



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Multi-trunk 3 canes minimum	B & B	2"Cal		52
	BD	Betula nigra 'Duraheat' / Duraheat River Birch	B & B	2.5"Cal		33
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	2.5"Cal		92
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		20
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	22
	QA	Quercus acutissima / Sawtooth Oak	B & B	2.5"Cal		9
	QU	Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	B & B	2.5"Cal		30
	QR	Quercus rubra / Red Oak	B & B	2.5"Cal		29
	QS	Quercus stellata / Post Oak	B & B	2.5"Cal		16
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE		SPACING	QTY
	DB	Berberis thunbergii 'Aurea' / Japanese Barberry	5 gal		36" o.c.	38
	ID	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	5 gal		48" o.c.	124
	JW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	3 gal		48" o.c.	15
	NF	Nandina domestica 'Flirt' / Heavenly Bamboo	3 gal		24" o.c.	42
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	FM	Festuca arundinacea 'Marathon' / Dwarf Cool Season Turf	sod			60,254 sf
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	CD	Cynodon dactylon / Bermuda Grass	hydromulch			180,605 sf

LANDSCAPE PLAN GENERAL NOTES:

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED. APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- THE PROPOSED IRRIGATION METHOD FOR THIS SITE IS FROST PROOF WATER HYDRANTS.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI.
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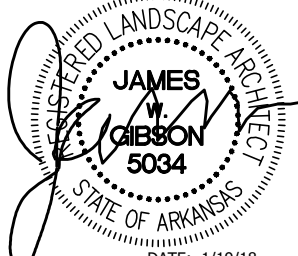
BETONVILLE PROJECT #17-06000022

Revision	By	Date

MORRISON

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2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2208 • morrisonshipley.com



LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

Drawn By:	JWG
Approved By:	PRF
Date:	1/19/2018
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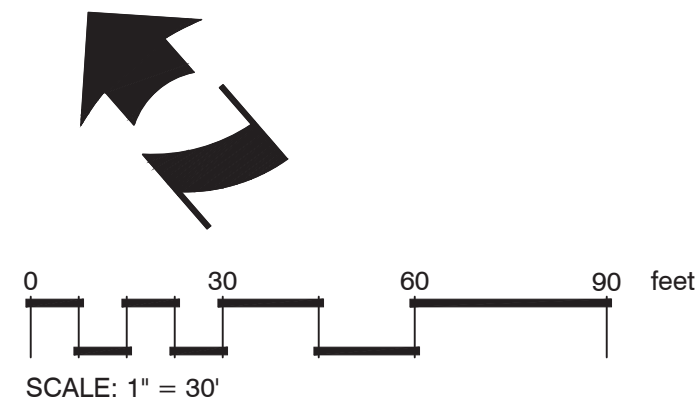
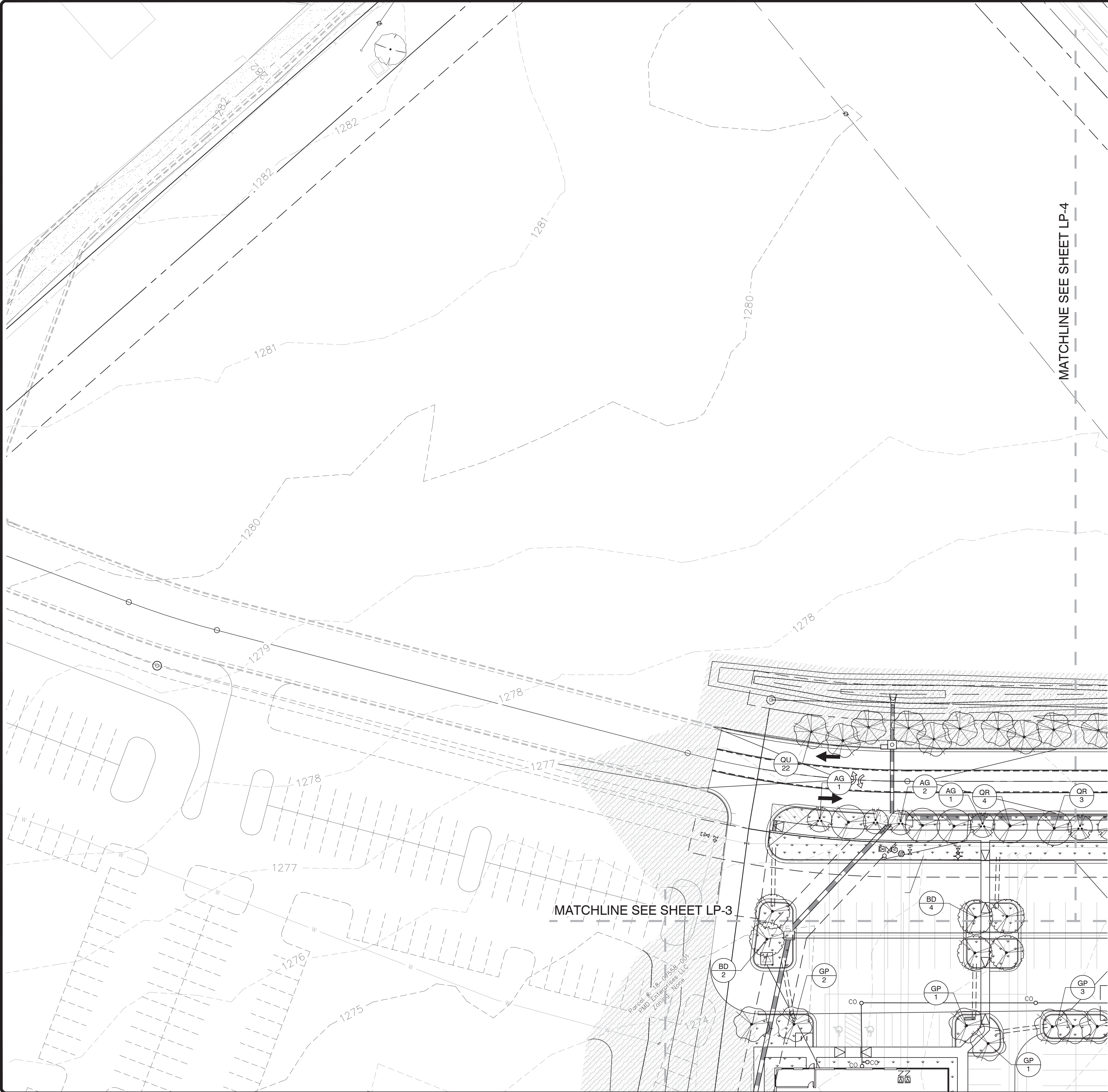
Bentonville, Benton County, Arkansas

LANDSCAPE PLAN

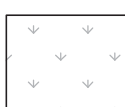
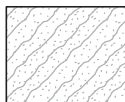
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Sheet No:
LP4
LP6
of

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BETONVILLE PROJECT #17-06000022

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MORRISON

SHIPLEY

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2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com

PROFESSIONAL LANDSCAPE ARCHITECT

JAMES A. GIBSON

5034

STATE OF ARKANSAS

DATE: 1/19/18
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

Drawn By: JWG

Approved By: PRF

Date: 1/19/2018

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LANDSCAPE PLAN

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Sheet No: LP5 / LP6