



**Planning Commission
Agenda
April 17, 2018**

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

- 1. Lots 46 & 47 Fountain Plaza Subdivision** **Lot Split**
798 SE Plaza Avenue (*LS18-0015*)
- 2. Lot 21 Westpark Square Subdivision** **Property Line Adjustment**
SW 14th Street (*LS18-0017*)
- 3. Lots 24-43 The Bluffs Subdivision** **Property Line Adjustment**
Palladium Drive (*PLA18-0014*)
- 4. Harbin Pointe Addition Phase II** **Final Plat**
SW Buckeye Street (*FP18-0002*)
- 5. Kensington Square Phase IV Subdivision** **Final Plat**
3900 E Central Avenue (*FP18-0004*)
- 6. Behrents Endodontics Specialists** **Large Scale Development**
798 SE Plaza Avenue (*LSD18-0016*)

IV. New Business

- 7. Barret Family Trust** **Rezoning***
(A-1, Agricultural to R-E, Residential Estate)
Mill Dam Road (*RZ18-0012*)
- 8. Lots 1-5 Mill Dam Farms Subdivision** **Lot Split**
Mill Dam Road (*LS18-0018*)
- 9. The Station Cafe** **Conditional Use***
409 SE 6th Street (*CU18-0010*)
- 10. Bentonville Brewery** **Conditional Use***
SW 14th Street (*CU18-0011*)
- 11. Bentonville Brewery** **Large Scale Development**
SW 14th Street (*LSD18-0020*)
- 12. Lots 27-30 Mid-Cities Crossing Subdivision** **Lot Split**
SE John Rollow Drive (*LS18-0016*)

*Denotes Public Hearing

13. Presley Place Subdivision
806 NW A Street (*PP18-0004*)

Preliminary Plat

14. SE G Street Parking
SE G Street (*LSD18-0017*)

Large Scale Development

15. Aldi
SW 14th Street (*LSD18-0021*)

Large Scale Development

V. Other Business

VI. Planner's Report

VII. Adjournment



Consent Agenda Items

For Planning Commission meeting of April 17, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on April 10, 2018 the Planning Commission requested these items be placed on the Consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 46 and 47 Fountain Plaza Subdivision, Kenneth R. Mourton, 798 SE Plaza Avenue, C-2, General Commercial, (LS18-0015)

The applicant submitted a lot split for an approximately 2.7 acre area, splitting Lot 35 of Fountain Plaza Subdivision, creating new Lots 46 and 47. The plat dedicates a 24' access easement on Lot 24 and shall dedicate an additional shared access easement between Lot 46 and property to the west. The plat dedicates a 15' utility easement along the common side lot line. Adequate right-of-way exists along SE Plaza Avenue.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Property Line Adjustment: Lot 21 Westpark Square Subdivision, Pinnacle Highway 102, LLC, SW 14th Street, C-2, General Commercial (LS18-0017)

The applicant submitted a property line adjustment to remove the common lot line between Lots 1 and 2 of Westpark Square Addition, creating new Lot 21. The plat dedicates 20' utility easements along all lot lines. A shared access easement shall be dedicated per separate documents between Lot 21 and Lot 3 of Westpark Square Subdivision.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Property Line Adjustment: Lot 24-43 The Bluffs Subdivision, Multiple Owners, Palladium Drive, A-1, Agricultural, (PLA18-0014)

The applicant submitted a property line adjustment dedicating Palisades Circle to the City of Bentonville, creating new Lots 24-43 of the Bluffs Subdivision. The plat dedicates a 15' general utility easement within Lot 43.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Final Plat: Harbin Pointe Addition Phase II, J & M Investments of NWA, LLC, SW Buckeye Street, R-3, Medium-Density Residential, (FP18-0002)

The applicant submitted a final plat of an approximately 11 acre area, creating Lots 1 through 4 of Harbin Pointe Addition Phase II. The plat dedicates multiple 20' utility easements along front lot lines and two drainage easements of varying widths. SW Post Loop and SW Quiet Loop are private streets, while SW Buckeye Street is a public street constructed to City of Bentonville specifications. The developer installed the sidewalk that will be their responsibility. The developer completed all non-bondable items and guarantees of improvements.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Final Plat: Kensington Square Phase IV Subdivision, Kensington Square, LLC, 3900 E Central Avenue, R-1, Single-Family Residential and R-O Residential Office, (FP18-0004)

The applicant submitted a final plat of a +/- 11 acre area, creating Lots 1 through 5 of Kensington Square Phase IV Subdivision. The plat dedicates multiple drainage, access, and utility easements of varying widths. The plat dedicates NE Kenwood Drive as a public street. This site passed final inspection on March 8th, 2018.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Large Scale Development: Behrents Endodontic Specialists, Nathaniel Behrents, 798 SE Plaza Avenue, C-2, General Commercial

The applicant has submitted a large scale development application for the construction of an approximately 9,500 square foot office building. The primary materials depicted for the exterior elevations are brick, stone, and EIFS. The projects consists of 51 parking spaces. Proper cross access is provided via the parking layout and the submitted Fountain Plaza Lot Split. Adequate interior parking lot landscaping is proposed. The applicant is providing site amenities through benches with direct connection to the trail system. The applicant is proposing to construct a sidewalk the length of the project area. No waivers requested.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mgweb/PZpending/>)

Zoning & Setback Information

CURRENT ZONING:

C-2

BULK AND AREA REGULATIONS

LOT AREA - 7,000 SQ FT
LOT WIDTH - 70 FT
COVERAGE - 60%
HEIGHT - 60 FT

SETBACKS

FRONT:

WITH PARKING - 50 FT

WITHOUT PARKING - 20 FT

SIDE:

ADJACENT TO NON-RESIDENTIAL - 7 FT

ADJACENT TO RESIDENTIAL - 30 FT

REAR:

ADJACENT TO NON-RESIDENTIAL - 20 FT

ADJACENT TO RESIDENTIAL - 30 FT

Owner/Developer

PARCEL NUMBER: 01-11447-015
BHAKTA, HANSABEN &
MOURTON, KENNETH R
PO BOX 1948
FAYETTEVILLE AR 72701

Miscellaneous Notes

COMPLETED FIELD WORK:

OCTOBER 10, 2017

BASIS OF BEARING:

ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:

SURVEY PLAT FILED IN PLAT BOOK 2015 AT PAGE 528.

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, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

CITY OF BENTONVILLE STREET ATLAS PAGE 486

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES

ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN ELECTRICAL EQUIPMENT NOT BEING ON THE NEW LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST TO RELOCATE ELECTRICAL EQUIPMENT.

IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH BEUD TO DETERMINE IF EQUIPMENT IS IN CONFLICT, AND TO PAY FOR ANY COSTS ASSOCIATED WITH THE RELOCATION OF EQUIPMENT.

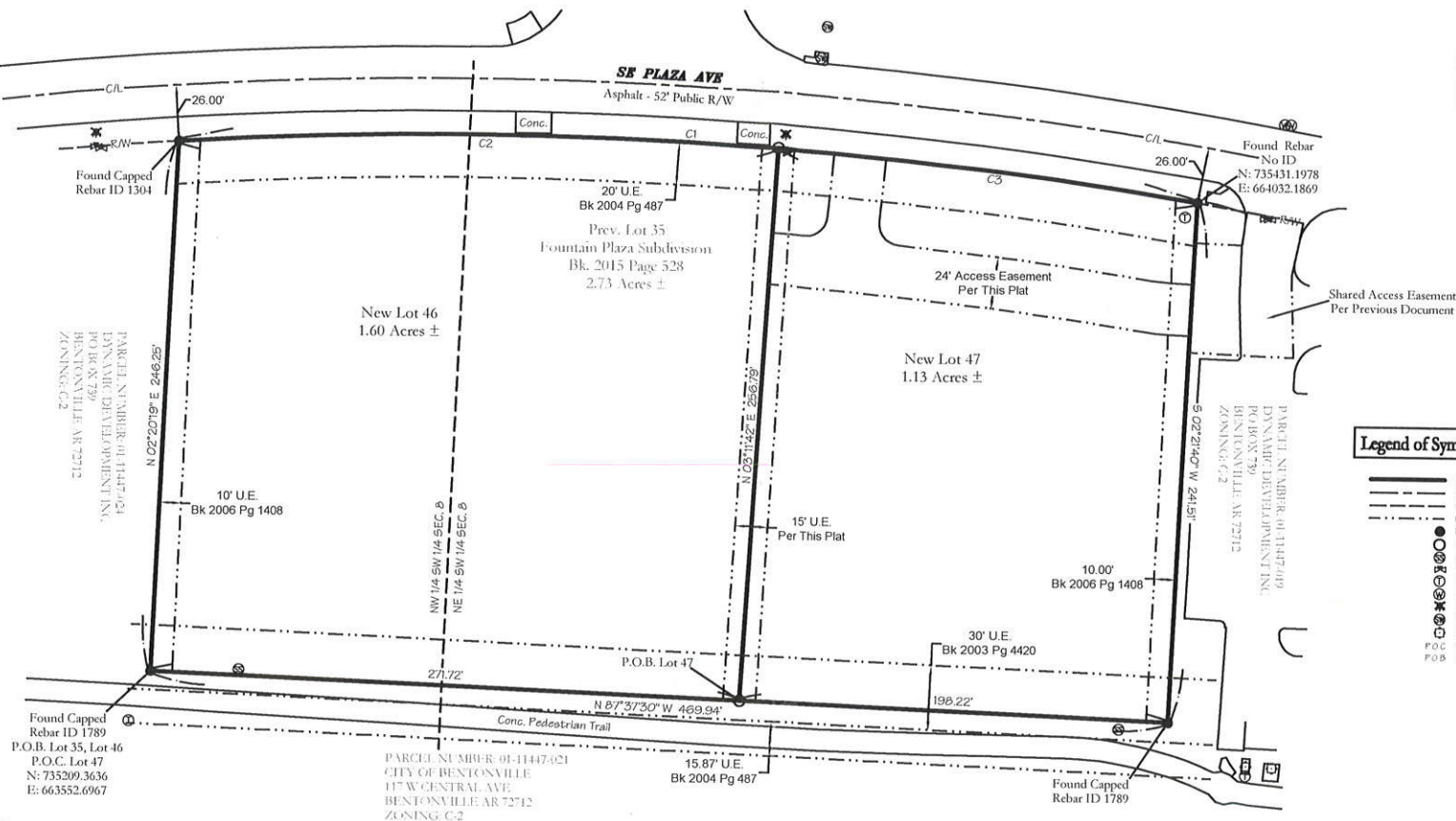
BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.

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

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

THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

LOT SPLIT OF LOT 35, FOUNTAIN PLAZA SUBDIVISION, CREATING LOTS 46 & 47



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2023.78'	471.13'	470.07'	S 87°02'51\"
C2	2023.78'	275.96'	275.75'	S 89°48'37\"
C3	2023.78'	195.17'	195.09'	S 83°08'28\"

Legal Description

LOT 35 PREVIOUS DESCRIPTION:

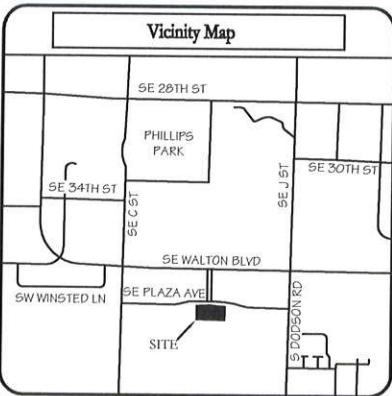
LOT 35, FOUNTAIN PLAZA SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, AS PER PLAT OF SAID SUBDIVISION RECORDED IN BOOK 2015 AT PAGE 528, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 35 AND RUNNING THENCE N02°20'19\"

LOT 46 DESCRIPTION:

A PART OF LOT 35, FOUNTAIN PLAZA SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, AS PER PLAT OF SAID SUBDIVISION RECORDED IN BOOK 2015 AT PAGE 528, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 35 AND RUNNING THENCE N02°20'19\"

LOT 47 DESCRIPTION:

A PART OF LOT 35, FOUNTAIN PLAZA SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, AS PER PLAT OF SAID SUBDIVISION RECORDED IN BOOK 2015 AT PAGE 528, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°37'30\"



Recording Block

4

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

0 50 100 150

1 INCH = 50 FEET

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS 10TH DAY OF OCTOBER, 2017.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED 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.

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

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

DATE OF EXECUTION: _____

SIGNED: _____

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

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 No 1534

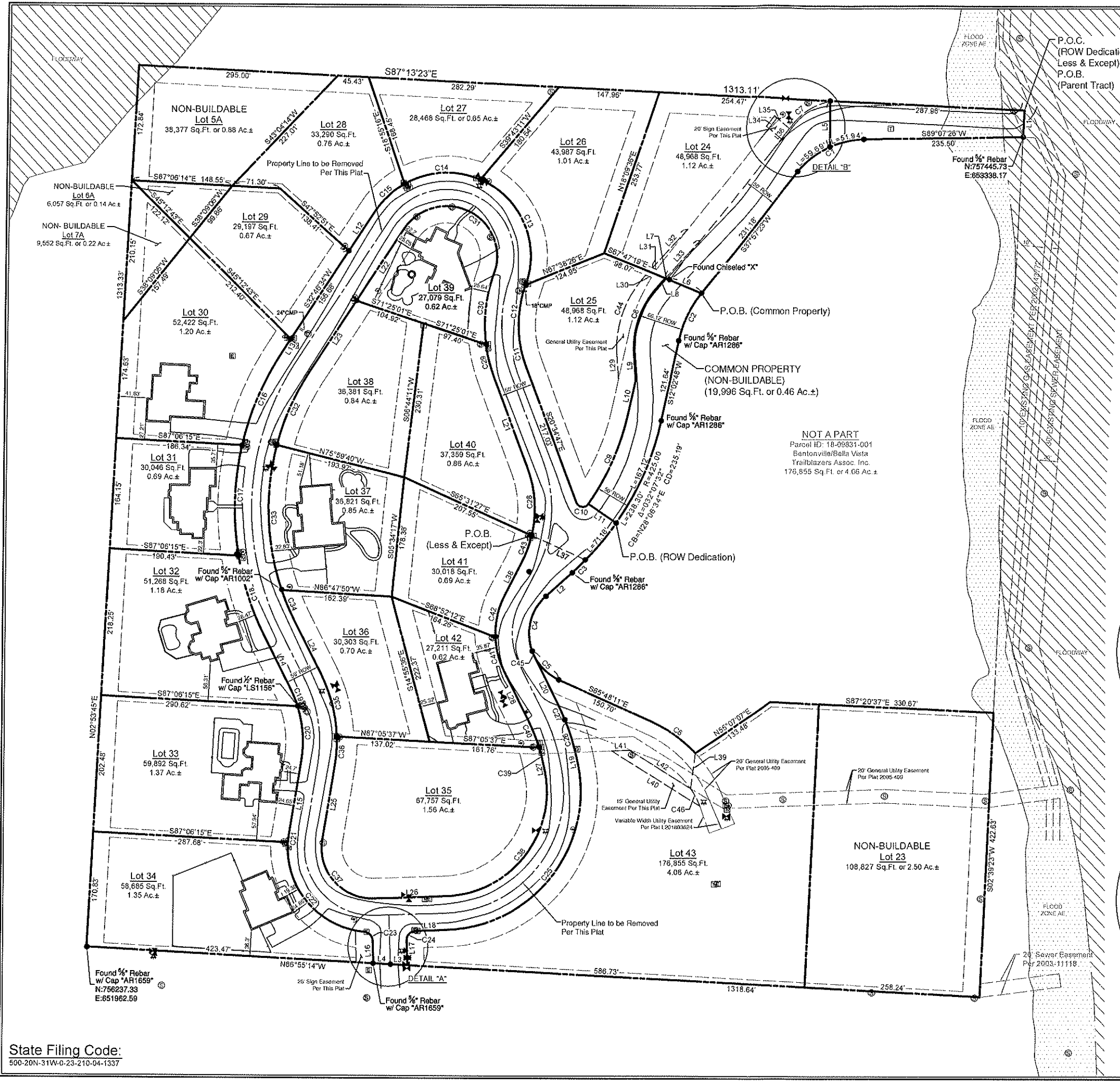
DRAWN BY & DATE: G.A.C. 10/13/2017 REVIEWED BY: G.A.C. SURVEYED BY: R.S.

COUNTY & STATE: BENTON COUNTY, ARKANSAS JOB NUMBER: 17-2030

LOCATION: LOT 35, FOUNTAIN PLAZA SUBDIVISION

FOR THE USE AND BENEFIT OF:
HANSABEN BHAKTA;
KENNETH MOURTON;
PRIME TITLE;
FIRST AMERICAN TITLE CO.

Project No. LS18-0015



100' 0 100'

SCALE: 1" = 100'

SITE LEGEND

- MONUMENT SET (AS NOTED)
- FOUND 3/4" REBAR (UNLESS OTHERWISE NOTED)
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- FIBER OPTIC RISER
- MAILBOX
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT/SETBACK LINE PER 2005-409
- RIGHT-OF-WAY LINE
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)
- FLOW LINE
- DRAINAGE PIPE
- FLOOD ZONE AE
- FLOODWAY

DETAIL "A"
Scale: 1" = 40'

DETAIL "B"
Scale: 1" = 40'

RECORDING INFORMATION

CLIENT: The Bentonville Bulls
Property Owners Association, Inc.
2807 Palisades Circle
Bentonville, AR 72712
PH: 479-381-2794
thebulls@cox.net

SHEET: **PROPERTY LINE ADJUSTMENT**

PROJECT: **PROPERTY LINE ADJUSTMENT
OF THE BLUFFS SUBDIVISION
CREATING LOTS 24-43**

REGISTERED
STATE OF ARIZONA
PRELIMINARY
JAMES E. COOPER
PROFESSIONAL LAND SURVEYOR

SAND CREEK
Landscape and Landscape Architecture, Inc.
C/O NW 12th Street
Bentonville, Arkansas 72712
PH: (479) 464-3252 Fax (479) 464-9284

PLS: JEC

CAD: JDW

FIELD: MJH

SCE PROJECT #: 17096

DATE: 03/05/2018

SHEET: 2 OF 5

State Filing Code:
500-20N-31W-0-23-210-04-1337

CITY PROJECT: PLA18-0014

Line Table		
Line #	Direction	Length
L1	S2°39'23"W	40.00
L2	S47°49'12"W	51.97
L3	S86°55'14"E	25.10
L3	N86°55'14"W	25.10
L4	S86°55'14"E	25.10
L4	N86°55'14"W	25.10
L5	N0°00'00"E	68.92
L5	N0°00'00"E	68.92
L6	S67°47'19"E	51.50
L6	S67°47'19"E	51.50
L7	N67°47'19"W	6.74
L7	N67°47'19"W	6.74
L8	N42°27'01"E	15.96
L9	S4°10'34"E	45.72
L10	S12°02'48"W	50.41
L11	S55°25'24"E	50.00
L12	N32°46'34"E	71.70
L13	S32°46'34"W	24.64
L14	N26°49'58"W	85.52
L15	N9°12'08"E	110.56
L16	S2°03'50"E	33.63
L16	N2°03'50"W	33.63
L17	S2°03'50"E	37.02
L17	N2°03'50"W	37.02
L18	S87°56'10"W	45.06
L19	S11°46'15"E	8.53
L20	S26°27'01"E	81.80
L21	S20°34'47"E	143.60
L22	N32°46'34"E	127.75
L23	N32°46'34"E	125.27
L24	N26°49'58"W	85.52
L25	N9°12'08"E	110.56
L26	S87°56'10"W	104.55
L27	S11°46'15"E	8.53
L28	S26°27'01"E	81.80
L29	S4°10'34"E	42.80
L30	S67°47'19"E	9.20
L30	S67°47'19"E	9.20
L31	N67°47'19"W	6.75
L31	N67°47'19"W	6.75
L32	N42°27'01"E	78.04
L32	N42°27'01"E	78.04
L33	N42°27'01"E	77.27
L33	N42°27'01"E	77.27
L34	N38°21'48"E	42.36
L35	S87°13'23"E	6.20
L36	N38°21'48"E	54.20
L36	N38°21'48"E	54.20
L37	N65°52'48"W	87.16
L38	N27°13'16"E	53.06
L39	S7°17'57"W	52.88
L40	S57°59'14"E	154.45
L41	N87°32'59"E	26.51
L42	S57°59'14"E	107.20
L43	S38°21'48"W	20.00
L44	S51°38'12"E	30.00
L45	S38°21'48"W	20.00
L46	N51°38'12"W	30.00
L47	N38°21'48"E	11.78
L48	N86°55'14"W	25.10
L49	S2°03'50"E	47.18

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	111.63	125.00	51°10'03"	S63°32'25"W	107.96
C2	79.14	175.00	25°54'35"	S25°00'06"W	78.46
C3	27.06	425.00	3°38'52"	S45°59'46"W	27.05
C4	89.62	75.00	68°27'40"	N13°35'22"E	84.38
C5	59.12	75.00	45°09'43"	N43°13'20"W	57.60
C6	80.64	200.00	23°06'06"	N54°15'08"W	80.09
C7	62.44	97.03	36°52'12"	S58°10'23"W	61.37
C7	62.44	97.03	36°52'12"	S58°10'23"W	61.37
C8	103.87	137.31	43°20'35"	S20°31'46"W	101.41
C9	147.46	375.00	22°31'48"	S23°18'42"W	146.51
C10	21.79	10.00	124°50'37"	S83°00'05"E	17.73
C11	39.20	175.00	12°50'01"	S14°09'48"E	39.12
C12	83.72	175.00	27°24'41"	S5°57'35"W	82.93
C13	188.68	125.00	86°28'57"	S23°34'33"E	171.27
C14	116.33	125.00	53°19'15"	N86°31'21"E	112.18
C15	59.09	125.00	27°05'09"	N46°19'09"E	58.54
C16	149.61	425.00	20°10'12"	N22°41'28"E	148.84
C17	165.24	425.00	22°16'36"	N1°28'04"E	164.20
C18	127.30	425.00	17°09'44"	N18°15'06"W	126.83
C19	28.40	175.00	9°17'53"	N22°11'02"W	28.37
C20	81.66	175.00	26°44'13"	N4°09'59"W	80.92
C21	12.30	125.00	5°38'20"	N6°22'58"E	12.30
C22	192.78	125.00	88°21'55"	N40°37'09"W	174.24
C23	19.49	13.50	82°44'17"	S43°25'58"E	17.84
C23	19.49	13.50	82°44'17"	N43°25'58"W	17.84
C24	21.21	13.50	90°00'00"	S42°56'10"W	19.09
C24	21.21	13.50	90°00'00"	N42°56'10"E	19.09
C25	356.74	205.00	99°42'25"	S38°04'58"W	313.40
C26	60.36	325.00	10°38'31"	S17°05'30"E	60.28
C27	22.90	325.00	4°02'16"	S24°25'53"E	22.90
C28	102.14	175.00	33°26'25"	S3°51'34"E	100.69
C29	50.40	225.00	12°50'01"	S14°09'46"E	50.29
C30	107.64	225.00	27°24'41"	S5°57'35"W	106.62
C31	218.46	75.00	166°53'21"	S63°46'45"E	149.02
C32	120.41	375.00	18°23'51"	N23°34'39"E	119.50
C33	218.67	375.00	33°24'37"	N2°19'35"W	215.58
C34	51.06	375.00	7°48'04"	N22°55'56"W	51.02
C35	97.50	225.00	24°49'39"	N14°25'09"W	96.74
C36	44.01	225.00	11°12'27"	N3°35'54"E	43.94
C37	132.56	75.00	101°15'58"	N41°25'51"W	115.96
C38	269.73	155.00	99°42'25"	S38°04'58"W	236.96
C39	27.04	275.00	5°38'04"	S14°35'16"E	27.03
C40	43.41	275.00	9°02'43"	S21°55'40"E	43.37
C41	52.41	125.00	24°01'17"	S14°26'23"E	52.02
C42	64.69	125.00	29°39'01"	S12°23'46"W	63.97
C43	43.86	175.00	14°21'38"	S20°02'27"W	43.75
C44	122.87	162.31	43°22'25"	S20°18'05"W	119.96
C45	7.60	75.00	5°48'33"	S23°32'45"E	7.60
C46	29.58	121.86	13°53'56"	N27°24'43"W	29.49
C47	13.43	125.00	6°09'23"	S81°43'26"E	13.42

SURVEY DESCRIPTION (ROW DEDICATION):

Being a part of the NE ¼, SE ¼, Section 23, T-20-N, R-31-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at the NE Corner of said NE ¼ of the SE ¼;

Thence South 02°39'23" West, a distance of 40.00 feet to a Found ½" Rebar;

Thence South 89°07'26" West, a distance of 235.50 feet;

Thence 111.63 feet along a curve to the left, having a radius of 125.00 feet, a central angle of 51°10'03", and a long chord bearing South 63°32'25" West a distance of 107.96 feet;

Thence South 37°57'23" West, a distance of 231.18 feet to a Found ½" Rebar;

Thence 79.14 feet along a curve to the left, having a radius of 175.00 feet, a central angle of 25°54'35", and a long chord bearing South 25°00'06" West a distance of 78.46 feet to a Found ½" Rebar w/ Cap "AR1286";

Thence South 12°02'48" West, a distance of 121.64 feet to a Found ½" Rebar w/ Cap "AR1286";

Thence 167.12 feet along a curve to the right, having a radius of 425.00 feet, a central angle of 22°31'48", and a long chord bearing South 23°18'42" West a distance of 166.05 feet to the POINT OF BEGINNING;

Thence 71.18 feet along a curve to the right, having a radius of 425.00 feet, a central angle of 09°35'44", and a long chord bearing South 38°22'28" West a distance of 71.09 feet to a Found ½" Rebar;

Thence 27.06 feet along a curve to the right, having a radius of 425.00 feet, a central angle of 03°38'52", and a long chord bearing South 45°59'46" West a distance of 27.05 feet to a Found ½" Rebar w/ Cap "AR1286";

Thence South 47°49'12" West, a distance of 51.97 feet to a Found ½" Rebar;

Thence 89.62 feet along a curve to the left, having a radius of 75.00 feet, a central angle of 68°27'40", and a long chord bearing South 13°35'22" West a distance of 84.38 feet to a Found ½" Rebar;

Thence 7.60 feet along a curve to the left, having a radius of 75.00 feet, a central angle of 05°48'33", and a long chord bearing South 23°32'45" East a distance of 7.60 feet;

Thence South 26°27'01" East, a distance of 81.80 feet;

Thence 22.90 feet along a curve to the right, having a radius of 325.00 feet, a central angle of 04°02'16", and a long chord bearing South 24°25'53" East a distance of 22.90 feet;

Thence 60.36 feet along a curve to the right, having a radius of 325.00 feet, a central angle of 10°38'31", and a long chord bearing South 17°05'30" East a distance of 60.28 feet;

Thence South 11°46'15" East, a distance of 8.53 feet;

Thence 356.74 feet along a curve to the right, having a radius of 205.00 feet, a central angle of 99°42'25", and a long chord bearing South 38°04'58" West, a distance of 313.40 feet;

Thence South 87°56'10" West, a distance of 45.06 feet;

Thence 21.21 feet along a curve to the left, having a radius of 13.50 feet, a central angle of 90°00'00", and a long chord bearing South 42°56'10" West a distance of 19.09 feet;

Thence South 02°03'50" East, a distance of 37.02 feet;

Thence North 86°55'14" West, a distance of 50.20 feet to a Found ½" Rebar w/ Cap "AR1659";

Thence North 02°03'50" West, a distance of 33.63 feet;

Thence 19.49 feet along a curve to the left, having a radius of 13.50 feet, a central angle of 82°44'17", and a long chord bearing North 43°25'58" West a distance of 17.84 feet;

Thence 192.78 feet along a curve to the right, having a radius of 125.00 feet, a central angle of 88°32'55", and a long chord bearing North 40°37'09" West a distance of 174.24 feet;

Thence 12.30 feet along a curve to the right, having a radius of 125.00 feet, a central angle of 05°38'20", and a long chord bearing North 08°22'58" East a distance of 12.30 feet;

Thence North 09°12'08" East, a distance of 110.56 feet;

Thence 81.66 feet along a tangent curve to the left, having a radius of 175.00 feet, a central angle of 26°44'13", and a long chord of North 04°09'59" West a distance of 80.92 feet to a Found ½" Rebar w/ Cap "LS1156";

Thence 28.40 feet along a curve to the left, having a radius of 175.00 feet, a central angle of 09°17'53", and a long chord bearing North 22°11'02" West a distance of 28.37 feet;

Thence North 26°49'58" West, a distance of 85.52 feet;

Thence 127.30 feet along a curve to the right, having a radius of 425.00 feet, a central angle of 17°09'44", and a long chord bearing North 18°15'06" West a distance of 126.83 feet;

Thence 165.24 feet along a curve to the right, having a radius of 425.00 feet, a central angle of 22°16'36", and a long chord bearing North 01°28'04" East a distance of 164.20 feet;

Thence 149.61 feet along a curve to the right, having a radius of 425.00 feet, a central angle of 20°10'12", and a long chord bearing North 22°41'28" East a distance of 148.84 feet;

Thence North 32°46'34" East, a distance of 24.64 feet;

Thence North 32°46'34" East, a distance of 156.68 feet to a Found ½" Rebar;

Thence North 32°46'34" East, a distance of 71.70 feet;

Thence 59.09 feet along a curve to the right, having a radius of 125.00 feet, a central angle of 27°05'09", and a long chord bearing North 46°19'09" East a distance of 58.54 feet to a Found ½" Rebar;

Thence 116.33 feet along a curve to the right, having a radius of 125.00 feet, a central angle of 53°19'15", and a long chord bearing North 86°31'21" East a distance of 112.18 feet to a Found ½" Rebar;

Thence 188.68 feet along a curve to the right, having a radius of 125.00 feet, a central angle of 86°28'57", and a long chord bearing South 23°34'33" East a distance of 171.27 feet to a Found ½" Rebar;

Thence 83.72 feet along a curve to the left, having a radius of 175.00 feet, a central angle of 27°24'41", and a long chord bearing South 05°57'35" West a distance of 82.93 feet;

Thence 39.20 feet along a curve to the left, having a radius of 175.00 feet, a central angle of 12°50'01", and a long chord bearing South 14°09'46" East a distance of 39.12 feet;

Thence South 20°34'47" East, a distance of 217.03 feet;

Thence 21.79 feet along a curve to the left, having a radius of 10.00 feet, a central angle of 124°50'37", and a long chord bearing South 83°00'05" East a distance of 17.73 feet;

Thence South 55°25'24" East, a distance of 50.00 feet to the POINT OF BEGINNING, containing 433,352 Square Feet or 9.95 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any.

LESS & EXCEPT:

Being a part of the NE ¼, SE ¼, Section 23, T-20-N, R-31-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at the NE Corner of said NE ¼ of the SE ¼;

Thence South 02°39'23" West, a distance of 40.00 feet to a Found ½" Rebar;

Thence South 89°07'26" West, a distance of 235.50 feet;

Thence 111.63 feet along a tangent curve to the left, having a radius of 125.00 feet, a central angle of 51°10'03", and a long chord bearing South 63°32'25" West a distance of 107.96 feet;

Thence South 37°57'23" West, a distance of 231.18 feet to a Found ½" Rebar;

Thence 79.14 feet along a tangent curve to the left, having a radius of 175.00 feet, a central angle of 25°54'35", and a long chord bearing South 25°00'06" West a distance of 78.46 feet to a Found ½" Rebar w/ Cap "AR1286";

Thence South 12°02'48" West, a distance of 121.64 feet to a Found ½" Rebar w/ Cap "AR1286";

Thence 238.30 feet along a curve to the right, having a radius of 425.00 feet, a central angle of 32°07'32", and a long chord bearing South 28°06'34" West a distance of 235.19 feet to a Found ½" Rebar;

Thence North 65°52'48" West, a distance of 87.16 feet to the POINT OF BEGINNING;

Thence 43.86 feet along a curve to the right, having a radius of 175.00 feet, a central angle of 14°21'38", and a long chord bearing South 20°18'05" West a distance of 43.75 feet;

Thence South 27°13'16" West, a distance of 53.06 feet;

Thence 64.69 feet along a curve to the left, having a radius of 125.00 feet, a central angle of 29°39'01", and a long chord bearing South 12°23'46" West a distance of 63.97 feet to a Found ½" Rebar;

Thence 52.41 feet along a curve to the left, having a radius of 125.00 feet, a central angle of 24°01'17", and a long chord bearing South 14°26'23" East a distance of 52.02 feet;

Thence South 26°27'01" East, a distance of 81.80 feet;

Thence 43.41 feet along a curve to the right, having a radius of 275.00 feet, a central angle of 09°02'43", and a long chord bearing South 21°55'40" a distance of 43.37 to a Found ½" Rebar;

Thence 27.04 feet along a curve to the right, having a radius of 275.00 feet, a central angle of 05°38'04", and a long chord bearing South 14°35'16" East a distance of 27.03 feet;

Thence South 11°46'15" East, a distance of 8.53 feet;

Thence 269.73 feet along a curve to the right, having a radius of 155.00 feet, a central angle of 99°42'25", and a long chord bearing South 38°04'58" West a distance of 236.96 feet;

Thence South 87°56'10" West, a distance of 104.55 feet;

Thence 132.56 feet along a curve to the right, having a radius of 75.00 feet, a central angle of 101°15'58", and a long chord bearing North 41°25'51" West a distance of 115.96 feet;

Thence North 09°12'08" East, a distance of 110.56 feet;

Thence 44.01 feet along a curve to the left, having a radius of 225.00 feet, a central angle of 11°12'27", and a long chord bearing North 03°35'54" East a distance of 43.94 feet;

Thence 97.50 feet along a curve to the left, having a radius of 225.00 feet, a central angle of 24°49'39", and a long chord bearing North 14°25'09" West a distance of 96.74 feet;

Thence North 26°49'58" West, a distance of 85.52 feet;

Thence 51.06 feet along a curve to the right, having a radius of 375.00 feet, a central angle of 07°48'04", and a long chord bearing North 22°55'56" West a distance of 51.02 feet to a Found ½" Rebar w/ Cap "LS1156";

Thence 218.67 feet along a curve to the right, having a radius of 375.00 feet, a central angle of 33°24'37", and a long chord bearing North 02°19'35" West a distance of 215.58 feet;

Thence 120.41 feet along a curve to the right, having a radius of 375.00 feet, a central angle of 18°23'51", and a long chord bearing North 23°34'39" East a distance of 119.50 feet;

Thence North 32°46'34" East, a distance of 125.27 feet to a Found

TRACT 1:
 LOTS 1 & 2, WESTPARK SQUARE SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT
 BOOK P3 AT PAGE 867, AND P3 AT PAGE 942, PLAT RECORDS OF BENTON COUNTY, ARKANSAS.

ALSO LESS AND EXCEPT: PART OF LOT 1, WESTPARK SQUARE SUBDIVISION TO THE CITY OF BENTONVILLE, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT BEING USED AS THE SOUTHWEST CORNER OF LOT 1, WESTPARK SQUARE SUBDIVISION, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY 102 AS ESTABLISHED BY WESTPARK SQUARE SUBDIVISION, THENCE S07°17'27" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 13.47 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 090179; THENCE SOUTH 57°03'30" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 26.75 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY WESTPARK SQUARE SUBDIVISION RECORDED IN PLAT BOOK 38, PAGE 867; THENCE N 87°17'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 13.47 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY WESTPARK SQUARE SUBDIVISION, AND CONTAINING 156 SQUARE FEET, MORE OR LESS, AS SHOWN ON PLAT PREPARED BY THE AHTD, REFERENCED AS JOB 090179.

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.

Name & Address

Page _____

This document filed for record

Book No. _____, page _____.

Circuit Clerk

Certificate of Surveying Accuracy

Date of Execution: _____

R. Wesley Bennett

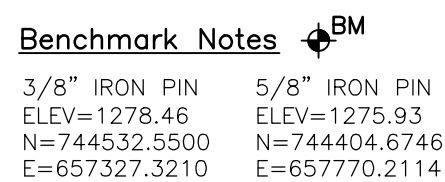
No. _____
State of Arkansas

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.

Bentonville Planning
Commission Chairman

Signed _____
City Clerk, City of Bentonville

Property Line Adjustment of Lots 1 and 2 of Westpark Square Addition
Creating New Lot 21.



WESTPARK SQUARE Detention Pond

Benchmark
5/8" IRON PIN
ELEV=1275.93
N=744404.6746
E=657770.2114

POINT OF BEGINNING

LOT 3
WESTPARK
SQUARE

ALDI, INC

10505 S. K7 Highway
Olathe, KS 66061
(913) 768-1119
ryan.stemmons@aldi.us

BENNETT SURVEYING, INC.

P.O. BOX 848
Chouteau, OK 74337
PHONE: (918) 476-7484
FAX: (918) 476-7485
Arkansas CA #1646
Expires December 31, 2018
wade@bennettsurveying.com

SM ENGINEERING

919 W. Stewart Rd.
Columbia, MO 65203
(785) 341-9747
malinowsky@scsconsultantsllc.com

THE BEARING BASE FOR THIS SURVEY IS
BASED ON THE NORTH LINE OF LOT 1
OF WESTPARK SQUARE ADDITION AS
BEING S87°22'07"E.

THE HORIZONTAL DATUM FOR THIS
SURVEY IS BASED ARKANSAS STATE
PLANE NAD83.

● DENOTES A SET 3/8" IRON PIN WITH BENNETT CAP.

U/E UTILITY EASEMENT
 ——— CENTERLINE
 ——— BOUNDARY
 - - - EASEMENT

Date of Preparation: March 29, 2018
City of Bentonville Project No. LS18-0017



REVISIONS	BY	DATE	 BENNETT SURVEYING, INC.
—	—	—	
P.O. BOX 548, CHATEAU, NJ 07437 PHONE: (918) 476-7484 FAX: (918) 476-7485 C.A. NO. 1646 EXP. DATE: 12/31/08 www.bennettsurveying.com			
FILE:	2013.36	SURVEY BY:	DTM
ORDER:	175051	DRAWN BY:	ABS
ORIG. DOC. DATE:	01/11/18	CHECKED BY:	CDB
		SHEET	1 OF 1
		SCALE:	1"=30'

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, BENTON COUNTY, ARKANSAS, MAP NO. 05007C0255K, MAP REVISED: JUNE 5, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) SHADED AND ZONE AE WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE INSIDE OF THE 500-YEAR FLOOD PLAIN.

R-3 BUILDING SETBACK TABLE			
FRONT		20'	
SIDE INTERIOR		10'	
SIDE EXTERIOR		20'	
REAR		25'	

CURVE TABLE					
	RADIUS	LENGTH	TANGENT	CHORD	DISTANCE
C1	50.00'	78.03'	70.35'	N42°32'28"W	70.35'
C2	50.00'	78.53'	49.99'	N47°09'31"E	70.70'
C3	50.00'	39.27'	20.71'	S65°20'55"E	38.27'
C4	50.00'	39.27'	20.71'	S20°20'55"E	38.27'
C5	50.00'	78.54'	50.00'	S47°09'05"W	70.71'
C6	24.00'	39.74'	26.13'	N44°43'09"E	35.35'
C7	24.00'	31.54'	18.52'	N50°12'00"W	29.32'
C8	24.00'	31.29'	18.32'	S49°53'58"E	29.12'
C9	24.00'	43.74'	30.96'	S40°32'11"W	37.94'
C10	24.00'	37.57'	23.88'	N47°18'02"E	33.85'
C11	24.00'	37.82'	24.13'	S42°41'58"E	34.03'
C12	24.00'	37.82'	24.13'	N42°41'58"W	34.03'
C13	24.00'	37.57'	23.88'	S47°18'02"E	33.85'

FINAL PLAT

for

HARBIN POINTE ADDITION PHASE II

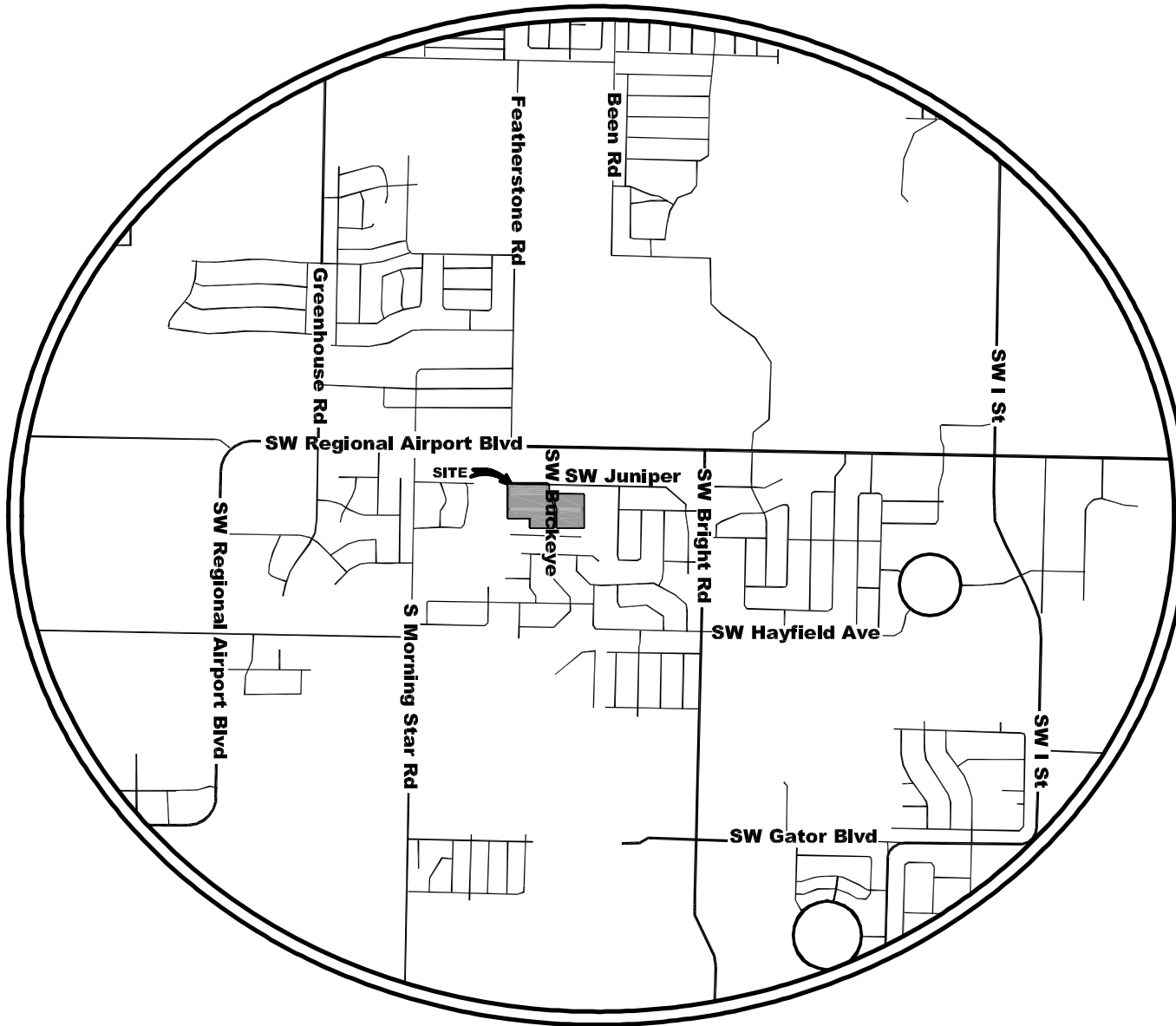
LOTS 1-4

BENTONVILLE, ARKANSAS



APRIL 2018

VICINITY MAP



BENTONVILLE, ARKANSAS

OWNER / DEVELOPER

J & M INVESTMENTS OF NWA LLC
PO BOX 3773
BENTONVILLE, AR 72702-3773

NOTES:

- THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C235K DATED JUNE 5, 2012.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE NAD83 BASED ON CITY OF BENTONVILLE GIS MONUMENTATION. CONVERGENCE ANGLE AT THE POB IS -1°18'23.19". SCALE FACTOR IS 1.00002131.
- ALL DIMENSIONS TO CURB ARE TO BACK OF CURB.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ANY EASEMENT NOT PREVIOUSLY DEDICATED SHALL BE DEDICATED BY THIS PLAT.
- ALL SIDEWALKS TO BE 5' WIDE AND SHALL NOT EXCEED 2 % CROSS-SLOPE.
- TREES (LANDSCAPING OR OTHERWISE) SHALL BE PLANTED AT A MINIMUM OF 5' FROM CITY OF BENTONVILLE UTILITIES AND STORM DRAINAGE.
- FRONT UTILITY EASEMENTS ARE RESERVED FOR THE CITY OF BENTONVILLE UTILITIES AND REAR EASEMENTS ARE RESERVED FOR GENERAL UTILITIES.
- SIDEWALKS ALONG ALL OPEN SPACES SHALL BE CONSTRUCTED WITH SUBDIVISION.
- ALL RADIUS ALONG THE RIGHT OF WAY AT INTERSECTIONS ARE 25'.
- NO FENCES MAY BE LOCATED WITHIN A DRAINAGE EASEMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- FUTURE SIDEWALKS SHOWN ONLY FOR REFERENCE. CURB TO RECEIVE SIDEWALK SHALL BE CONSTRUCTED WITH PRELIMINARY PLAT BUT NOT THE RAMP. CURB RAMPS TO BE INSPECTED AND CITY INSPECTOR APPROVED LOCATION BEFORE POURING CURB AND RAMPS.
- 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.

MINIMUM FINISHED FLOOR ELEVATION
FOR ALL STRUCTURES IS 1272.50

HARBIN POINTE ADD PH 2-BENTONVILLE			
LOT #	PARCEL	OWNER NAME	ADDRESS
79	01-16597-000	JILL MARSHALL	581 LANCASTER RD
78	01-16596-000	DEI PROPERTY MANAGEMENT LLC	509 CHATTIN CIR
77	01-16595-000	DEI PROPERTY MANAGEMENT LLC	509 CHATTIN CIR
76	01-16594-000	JEFFREY & NANCY LACAZE	18 BASILDON CIR
75	01-16593-000	DEI PROPERTY MANAGEMENT LLC	509 CHATTIN CIR
74	01-16592-000	DEI PROPERTY MANAGEMENT LLC	509 CHATTIN CIR
73	01-16591-000	KEVIN & KARA ROWE	1117 CHANCERY LN
72	01-16590-000	JEFFREY & NANCY LACAZE	18 BASILDON CIR
71	01-16589-000	RYAN & KELLEY KOSTERS	4002 SW BUCKEYE ST
70	01-16588-000	MAGGIE MCCONNELL	2609 SW ARBOR RD
69	01-16587-000	DAVID & AMY TARJAK	900 KINGS CROSS
68	01-16586-000	KATELYN HUDDLESTON	2605 SW ARBOR RD
67	01-16585-000	DAVID & AMY TARJAK	900 KINGS CROSS
66	01-16584-000	CHELSEA HUBBELL	2601 SW ARBOR RD
65	01-16583-000	DAVID & AMY TARJAK	900 KINGS CROSS
64	01-16582-000	ARKANSAS DEVELOPMENT SERVICES INC.	10898 ILLINOIS CHAPEL RD
63	01-16581-000	BRENT & BAILEY HOLMES	2503 SW ARBOR RD
62	01-16580-000	PEDRO & VILAYPHONE MERCADO	2501 SW ARBOR RD
61	01-16579-000	JENNA & EARL GARRETT	2500 SW ARBOR RD.
60	01-16578-000	SMS INV. LLC & DEI PROPERTY MGNT LLC	509 CHATTIN CIR
59	01-16577-000	SMS INV. LLC & DEI PROPERTY MGNT LLC	509 CHATTIN CIR
58	01-16576-001	JEFFREY & NANCY LACAZE	18 BASILDON CIR
57	01-16576-000	SMS INV. LLC & DEI PROPERTY MGNT LLC	509 CHATTIN CIR
56	01-16575-001	SMS INV. LLC & DEI PROPERTY MGNT LLC	509 CHATTIN CIR
55	01-16575-000	NICOLE MING	2604 SW ARBOR RD
54	01-16574-001	SMS INV. LLC & DEI PROPERTY MGNT LLC	509 CHATTIN CIR
53	01-16574-000	SMS INV. LLC & DEI PROPERTY MGNT LLC	509 CHATTIN CIR
52	01-16573-000	DAVID & AMY TARJAK	900 KINGS CROSS
51	01-16572-001	JEFFREY & NANCY LACAZE	18 BASILDON CIR
50	01-16572-000	JEFFREY & NANCY LACAZE	18 BASILDON CIR
49	01-16571-001	BRANDON VICK	2706 SW ARBOR RD
48	01-16571-000	SARAH EARLEY & HOWARD EARLEY	2708 SW ARBOR RD
47	01-16570-000	JEFFREY & NANCY LACAZE	18 BASILDON CIR
46	01-16569-001	JILL KIMES	16330 GRACKLE DR
45	01-16569-000	LESLIE GARY	2804 SW ARBOR RD
43	01-16599-000	KCG BV LLC	2 STONEGATE DR
42	01-16598-000	RUSSELL & CHERYL SCHILB	2804 SW ASTER WAY

WILDWOOD SUBDIVISION PHASE 4			
LOT #	PARCEL	OWNER NAME	ADDRESS
31	01-12703-000	MATT & JILL SCHILB	2802 SW ASTER WAY
30	01-12702-000	LORENZO & TONY WARE	2800 SW ASTER WAY
29	01-12701-000	NATASHA B WOOD	2704 SW ASTER WAY
28	01-12700-000	KEITH S & JANET MARKS	2702 SW ASTER WAY
27	01-12699-000	MICHAEL J BEDFORD & BONNIE E WARREN	4004 SW BUCKEYE ST
26	01-12698-000	JONATHAN & SARAH HEARD	4004 SW BUCKEYE ST
25	01-12697-000	JENNIFER & CHARLES SEBOURN	2602 SW ASTER WAY
24	01-12696-000	KYLE BRANDENBURG & CHRISTY GARDNER	2600 SW ASTER WAY
23	01-12695-000	JOEL & LINDSEY GARZA	2504 SW ASTER WAY
22	01-12694-000	SERVAALAKSHMI JANARTHANAN	2502 SW ASTER WAY

ARBOR LANE PHASE II DEVELOPMENT			
4	01-17146-000	ARBOR LANE PHASE II DEVELOPMENT LLC	1200 E JOYCE BLVD 6TH FLOOR
5	01-17146-001	FRANCISCO & ERIN SANCHEZ	1503 SW ROSDALE
LOTS 13-37*SEE BELOW* ARBOR LANE PHASE II DEVELOPMENT LLC			1200 E JOYCE BLVD 6TH FLOOR
			*01-17147-000 THROUGH 01-17147-024

CERTIFICATE OF OWNERSHIP

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

Date of Execution: _____

Signed : _____
Name & Address

Source of Title: D.R. _____

Page _____

CERTIFICATE OF RECORDING

This document filed for record
_____ day, 2017 in Plat

Book No. _____, page _____.

Signed: _____
Circuit Clerk

CERTIFICATE OF SURVEYING ACCURACY

I, _____, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____
Registered Land Surveyor

No. _____
State of Arkansas

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 _____
Bentonville Planning
Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

LEGAL DESCRIPTION (PARENT TRACT):

Lots 11 and 12 of the Harbin Pointe Addition Phase 2 in Benton County, Arkansas, as per plat of said subdivision recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas. Also being described as follows: A part of the NE1/4 of the SE1/4 of Section 11, T19N, R31W in Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said NE1/4, SE1/4, thence N02°09'05"E 195.65 feet, thence S87°33'04"E 667.29 feet to the POINT OF BEGINNING, thence N02°26'59"E 213.83 feet to a point of curve to the left having a radius of 225.00 feet and a central angle of 15°00'03"; thence Northerly along the arc a distance of 58.91 feet, thence N12°33'04"W 187.32 feet, thence S87°14'51"E 410.61 feet, thence S02°09'56"W 450.83 feet, thence N87°33'04"W 356.69 feet to the POINT OF BEGINNING, Containing 3.82 acres, more or less, subject to easements and right of ways of record.
AND
A part of the NE1/4 of the SE1/4 of Section 11, T19N, R31W in Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said NE1/4, SE1/4, thence N02°09'05"E 323.15 feet to the POINT OF BEGINNING; thence N02°09'05"E 463.76 feet, thence S87°14'51"E 524.97 feet to a point of curve to the right having a radius of 24.00 feet and a central angle of 89°42'00"; thence Southeasterly along the arc a distance of 37.57 feet, thence S02°27'10"W 31.01 feet to a point of curve to the left having a radius of 225.00 feet and a central angle of 15°00'14"; thence Southerly along the arc a distance of 58.92 feet, thence S12°33'04"E 223.71 feet to a point of curve to the right having a radius of 175.00 feet and a central angle of 15°00'02"; thence Southerly along the arc a distance of 45.82 feet, thence S02°26'59"W 213.83 feet, thence N87°33'03"W 314.47 feet, thence N02°27'15"E 127.50 feet, thence N87°33'04"W 303.49 feet to the POINT OF BEGINNING, Containing 7.13 acres, more or less, subject to easements and right of ways of record.

FILING NUMBER

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying

PROJECT TITLE:
HARBIN POINTE ADDITION PHASE II
LOTS 1-4 FINAL PLAT

PROJECT LOCATION: BENTONVILLE, AR.

REVISIONS

DATE: 04-02-18
DRAWN BY: JSI
PROJECT #: 2016014
FILE PATH: Z:\SUBD\2016014\FINAL PLAT
SCALE: 1" = 60'
SHEET SIZE: 18" x 24"

REGISTERED
STATE OF ARKANSAS
NO. 1118
SIGNATURE
DAVID L. JORGENSEN
PROFESSIONAL LAND SURVEYOR

SHEET TITLE

FINAL PLAT

SHEET NUMBER

C1.00

LEGAL DESCRIPTION (LOT 4):

A part of the NE1/4 of the SE1/4 of Section 11, T19N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the SW Corner of said NE1/4, SE1/4, thence N02°09'05"E 323.15 feet to the POINT OF BEGINNING; thence N02°09'05"E 463.76 feet, thence S87°14'51"E 524.97 feet, thence along a non tangent curve to the right 37.57 feet, said curve having a radius of 24.00 feet and chord bearing and distance of S42°23'51"E 33.85 feet, thence S02°27'10"W 31.01 feet, thence along a curve to the left 20.29 feet, said curve having a radius of 225.00 feet and a chord bearing and distance of S00°07'48"E 20.28 feet, thence along a curve to the right 39.74 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of S44°43'09"W 35.35 feet, thence N87°50'55"W 305.75 feet, thence along a curve to the left 119.38 feet, said curve having a radius of 76.00 feet and a chord bearing and distance of S47°09'05"W 107.48 feet, thence S02°09'05"W 52.52 feet, thence along a curve to the left 59.69 feet, said curve having a radius of 76.00 feet and a chord bearing and distance of S20°20'55"E 58.17 feet, thence S42°50'55"E 269.16 feet, thence along a curve to the left 59.69 feet, said curve having a radius of 76.00 feet and a chord bearing and distance of S65°20'55"E 58.17 feet, thence S87°50'55"E 183.64 feet, thence along a curve to the right 37.82 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of S42°41'58"E 34.03 feet, thence S02°26'59"W 68.56 feet, thence N87°33'04"W 314.47 feet, thence N02°27'15"E 127.50 feet, thence N87°33'04"W 303.49 feet to the POINT OF BEGINNING: Containing 3.68 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION (LOT 3):

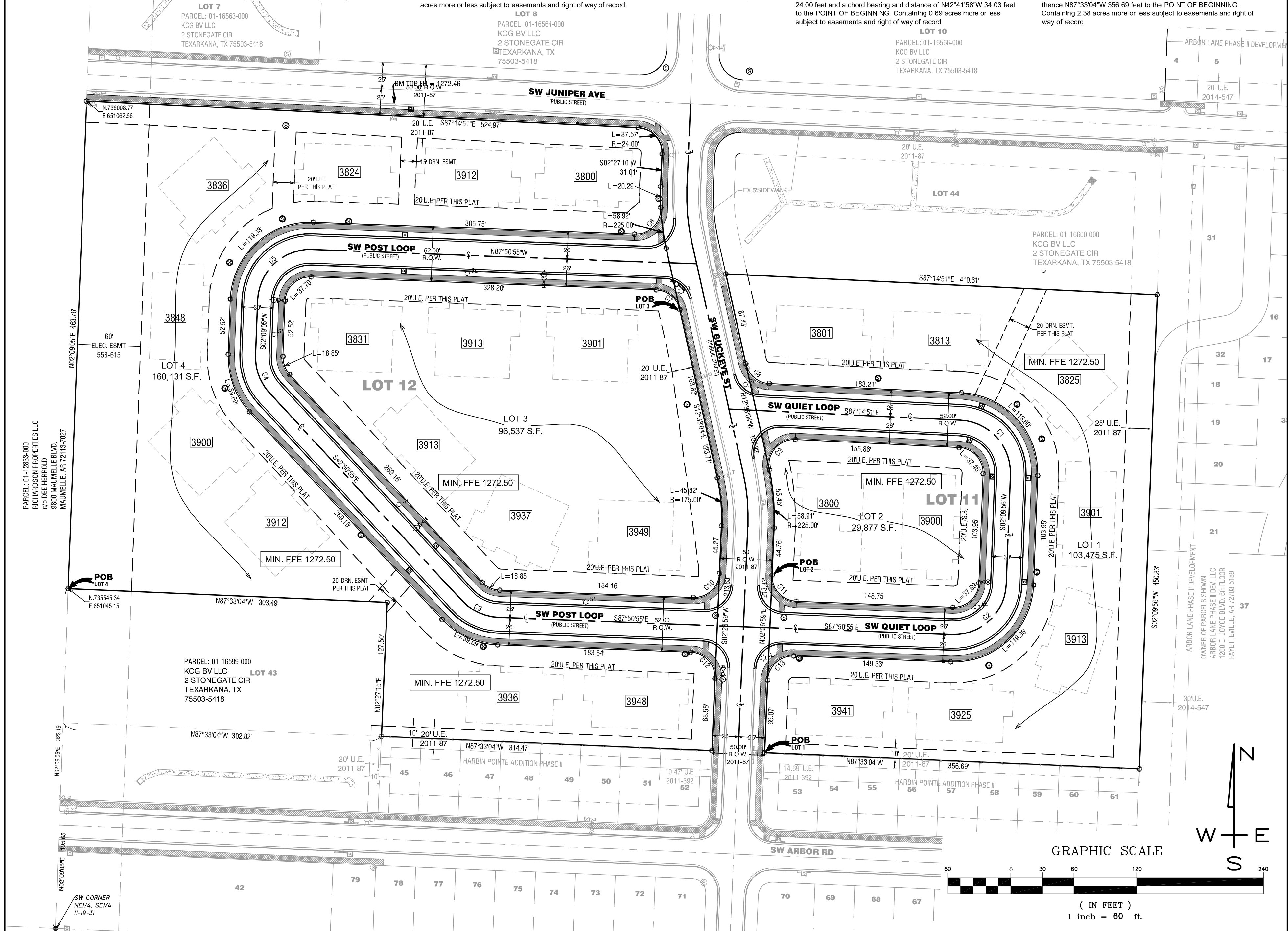
A part of the NE1/4 of the SE1/4 of Section 11, T19N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the SW Corner of said NE1/4, SE1/4, thence N02°09'05"E 786.91 feet, thence S87°14'51"E 524.97 feet, thence along a non tangent curve to the right 37.57 feet, said curve having a radius of 24.00 feet and chord bearing and distance of S42°23'51"E 33.85 feet, thence S02°27'10"W 31.01 feet, thence along a curve to the left 58.92 feet, said curve having a radius of 225.00 feet and a chord bearing and distance of S05°02'57"E 58.75 feet, thence S12°33'04"E 59.88 feet to the POINT OF BEGINNING; thence S12°33'04"E 163.83 feet, thence along a curve to the right 45.82 feet, said curve having a radius of 175.00 feet and a chord bearing and distance of S05°03'02"E 45.69 feet, thence S02°26'59"W 45.27 feet, thence along a curve to the right 37.57 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of S47°18'02"W 33.85 feet, thence N87°50'55"W 184.16 feet, thence along a curve to the right 18.85 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of N65°20'55"W 18.37 feet, thence N42°50'55"W 269.16 feet, thence along a curve to the right 18.85 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of N20°20'55"W 18.37 feet, thence N02°09'05"E 52.52 feet, thence along a curve to the right 37.70 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of N47°09'05"E 33.94 feet, thence S87°50'55"E 328.20 feet, thence along a curve to the right 31.54 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of S50°12'00"E 29.32 feet to the POINT OF BEGINNING: Containing 2.22 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION (LOT 2):

A part of the NE1/4 of the SE1/4 of Section 11, T19N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the SW Corner of said NE1/4, SE1/4, thence N02°09'05"E 195.65 feet, thence S87°33'04"E 667.29 feet, thence N02°26'59"E 169.07 feet to the POINT OF BEGINNING; thence N02°26'59"E 44.76 feet, thence along a curve to the left 55.49 feet, said curve having a radius of 225.00 feet and a chord bearing and distance of N04°36'54"W 55.35 feet, thence along a curve to the right 43.74 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of N40°32'11"E 37.94 feet, thence S87°14'51"E 155.86 feet, thence along a curve to the right 37.45 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of S42°32'28"E 33.77 feet, thence S02°09'56"W 103.95 feet, thence along a curve to the right 37.69 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of S47°09'30"W 33.94 feet, thence N87°50'55"W 148.84 feet, thence along a curve to the right 37.82 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of N42°41'58"W 34.03 feet to the POINT OF BEGINNING: Containing 0.69 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION (LOT 1):

A part of the NE1/4 of the SE1/4 of Section 11, T19N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the SW Corner of said NE1/4, SE1/4, thence N02°09'05"E 195.65 feet, thence S87°33'04"E 667.29 feet to the POINT OF BEGINNING; thence N02°26'59"E 69.07 feet, thence along a curve to the right 37.57 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of N47°18'02"E 33.85 feet, thence S87°50'55"E 149.37 feet, thence along a curve to the left 119.38 feet, said curve having a radius of 76.00 feet and a chord bearing and distance of N47°09'31"E 107.47 feet, thence N02°09'56"E 103.95 feet, thence along a curve to the left 118.60 feet, said curve having a radius of 76.00 feet and a chord bearing and distance of N42°32'28"W 106.93 feet, thence N87°14'51"W 183.20 feet, thence along a curve to the right 31.29 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of N49°53'58"W 29.12 feet, thence N12°33'04"W 87.43 feet, thence S87°14'51"E 410.61 feet, thence S02°09'56"W 450.83 feet, thence N87°33'04"W 356.69 feet to the POINT OF BEGINNING: Containing 2.38 acres more or less subject to easements and right of way of record.



FILING NUMBER

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying



LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- △ SET IRON PIN & CAP
- CENTERLINE MARKER
- ⋈ WATER VALVE
- SEWER MANHOLE
- ⋈ FIRE HYDRANT ASSEMBLY
- ⋈ STREET LIGHT
- ⋈ DRAINAGE BOX
- ⋈ STREET ADDRESS
- ⋈ STOP SIGN

CENTERLINE STREET

BUILDING SETBACK & GENERAL UTILITY EASEMENT

PHASE LINE

5' SIDEWALK (TO BE BUILT W/ HOMES)

EXISTING 5' SIDEWALK

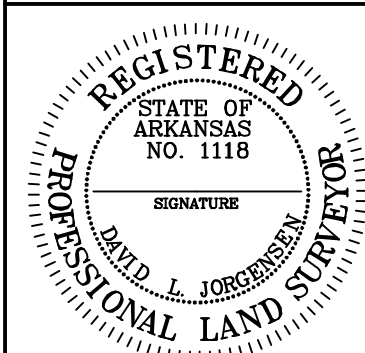
UTILITY EASEMENT

PROJECT DETAILS

PROJECT TITLE:
HARBIN POINTE ADDITION PHASE II
LOTS 1-4 FINAL PLAT

REVISIONS

DATE: 04-02-18
DRAWN BY: JSI
PROJECT #: 2016014
FILE PATH: Z:\SUBD\2016014\FINAL PLAT
SCALE: 1" = 60'
SHEET SIZE: 18" x 24"



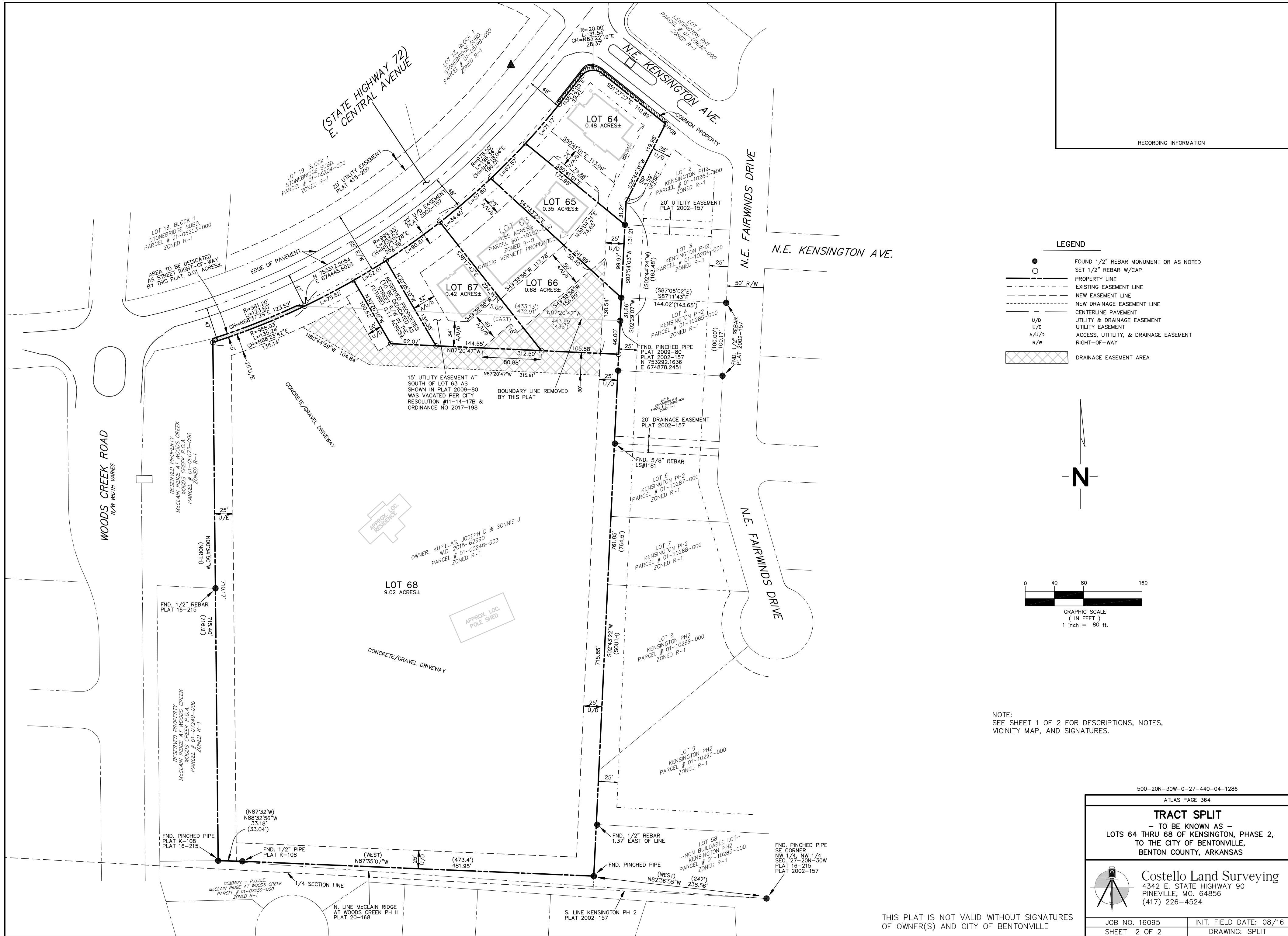
SHEET TITLE

FINAL PLAT

SHEET NUMBER

C2.00

PROJECT LOCATION: BENTONVILLE, AR.



NOTE:
SEE SHEET 1 OF 2 FOR DESCRIPTIONS, NOTES,
VICINITY MAP, AND SIGNATURES.

THIS PLAT IS NOT VALID WITHOUT SIGNATURES
OF OWNER(S) AND CITY OF BENTONVILLE

500-20N-30W-0-27-440-04-1286

ATLAS PAGE 364

TRACT SPLIT
- TO BE KNOWN AS -
LOTS 64 THRU 68 OF KENSINGTON, PHASE 2,
TO THE CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS

Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64656
(417) 226-4524

JOB NO. 16095	INIT. FIELD DATE: 08/16
SHEET 2 OF 2	DRAWING: SPLIT

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-of-way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type And Size)
	Retaining Wall
	See Utility Plan For Line Sizes
	Water Line
	Tee, Cross, Bends, Gate Valve & Reducer
	Fire Hydrant & Assembly
	Single Water Meter
	Double Water Meter
	Sanitary Sewer Force Main
	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
	Gas Line
	Overhead Electric Line
	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- Only symbols that appear on this sheet are shown in this legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site Information:

PROPERTY INFORMATION			
Gross Site Area:	49,240.68 sf	1.13 acres	
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres	
Net Site Area:	49,240.68 sf	1.13 acres	
Zoning:	C-2, General Commercial		
ZONING REGULATIONS			
Front Setback:	50 ft		
Side Setback:	7 ft		
Rear Setback:	30 ft		
Min. Lot Area:	7,000 sf		
Min. Lot Width:	70 ft		
Max. Lot Coverage (60%):	29,544 sf		
Maximum Height:	60 ft		
SITE INFORMATION			
Total Paved Area:	24,725.04 sf	0.57 acres	
Total Sidewalk Area:	2,466.08 sf	0.06 acres	
Total Building Area:	9,468.67 sf	0.22 acres	
Total Impervious Area:	36,659.79 sf	74.5%	
Total Pervious Area:	12,580.89 sf	25.5%	
PARKING REGULATIONS			
Required Spaces Ratio:	1 space / 300 sf		
Required Spaces (Total):	32		
Provided Spaces (Total):	51		
Required Accessible Spaces:	3		
Provided Accessible Spaces:	4		

City of Bentonville Notes:

GENERAL:

- Separate permit required for installation of fencing.
- Dumpster enclosure shall be constructed with similar materials as building.

UTILITIES:

- All HVAC and mechanical equipment (both roof- and ground-mounted) shall be screened on all sides by similar materials as building.
- All trees shall be located 5' from public utilities.
- Contact BEUD at (479) 271-3135 before performing any grading grading within 5' of existing or proposed power poles.
- BEUD design layout drawings take precedence over any electric information shown on Site and Utility Plan.
- Electric facilities shall be installed with accordance with the latest revision of the electric specifications found on the BEUD website. Contractor is responsible for compliance with this document.

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet.

Sign Legend

Symbol	Code	Description	Size	Post Type
	RT-1	Stop Sign	24 x 24	U-Channel
	-	Handicap Sign	12 x 18	U-Channel

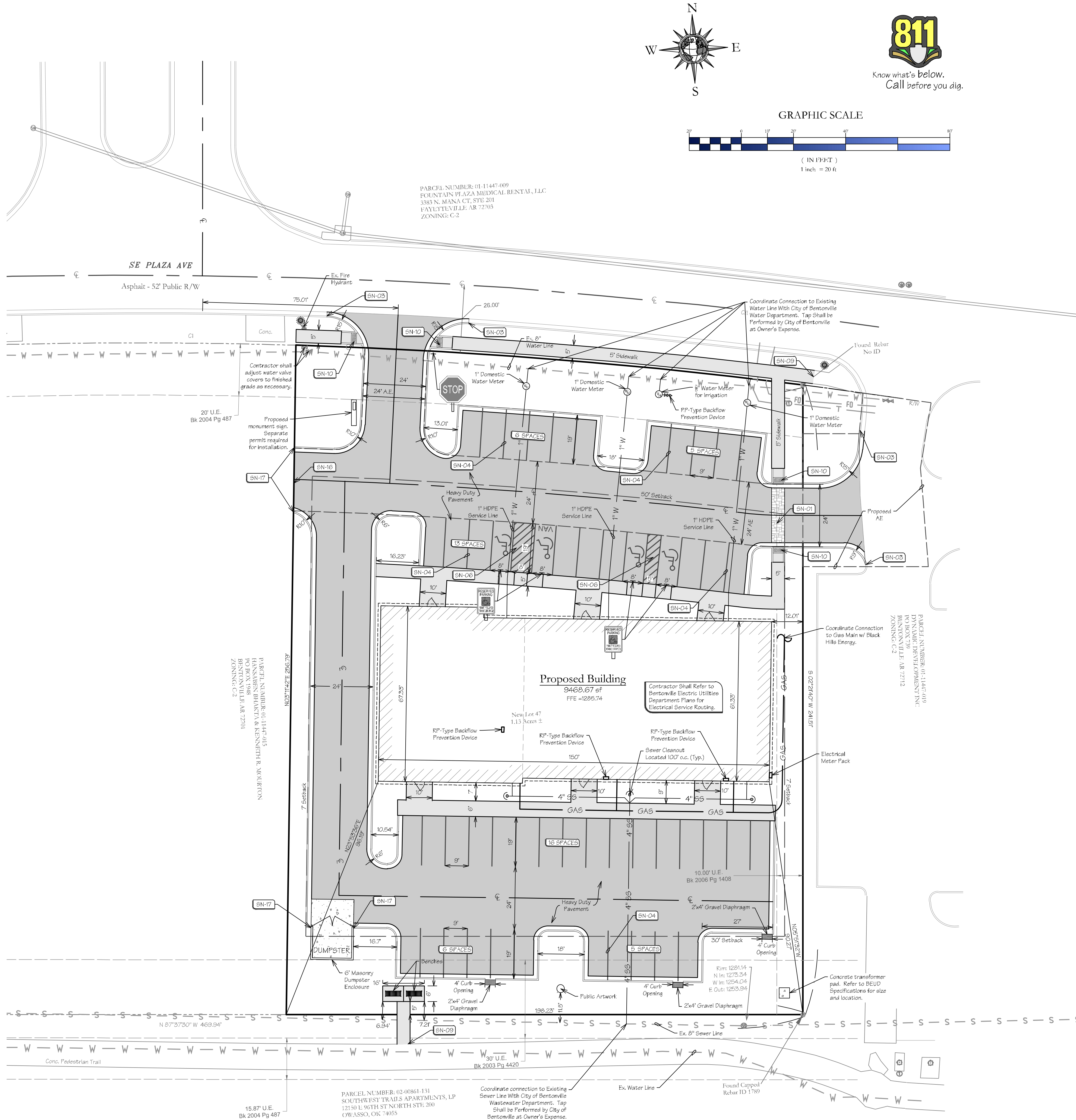
Site Plan Notes:

SN-01	Internal Walkway to be Composed of Durable, Low-Maintenance Material Such as Scored Concrete.
SN-02	Taper Curb & Gutter to Match Existing
SN-04	4" Painted White Striping
SN-06	4" Wide Painted Stripes, 2'-0" o.c. @45°
SN-09	Match Existing Sidewalk
SN-10	Crosswalk and Curb Ramp with Truncated Dome Detectable Warnings per ADA and/or Municipal Specifications.
SN-16	Edge of Pavement
SN-17	End of Curb

Utility Notes:

GENERAL:

- The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. Contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- Water and Storm lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from the sanitary sewer lines.
- All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalents anchors.
- Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- Dimensions are to the face / corner of the building, back of curb, and centerline of pipe and fitting.
- Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- Existing utilities shown on plans have been shown in their approximate locations per available information.
- Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spill sewage including contaminated soils per the requirements of the local municipality.
- Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.
- Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
- Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.



VICINITY MAP

N.T.S.

REVISIONS:	DATE:	DESCRIPTION:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

NO:

Site & Utility Plan
LSD18-0016

Large-Scale Development Plans for:
Behrents Endodontic Specialists
800 SE Plaza Ave.
Behrents Investment Company, LLC
152 E. Appleby Road
Fayetteville, AR 72703
(479) 445-6884

NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY!!!

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 No 1534

DRAWING NO.	J. Rennick	JOURNAL NO.	17-2030
SUBMITTAL DATE	2018-04-02	SCALE	As Noted
DRAWING NAME	17-2030 Civil 002.dwg		
SHEET NO.			

C2

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type And Size)
	Retaining Wall
	See Utility Plan For Line Sizes Water Line
	Tee, Cross, Bends, Gate Valve & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Force Main
	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
	Gas Line
	Overhead Electric Line
	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Utility Pole
	Light Pole

- Note:**
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
 - See Survey For Existing Features Legend.
 - See Cover Sheet For Abbreviation List.

Landscape Notes:

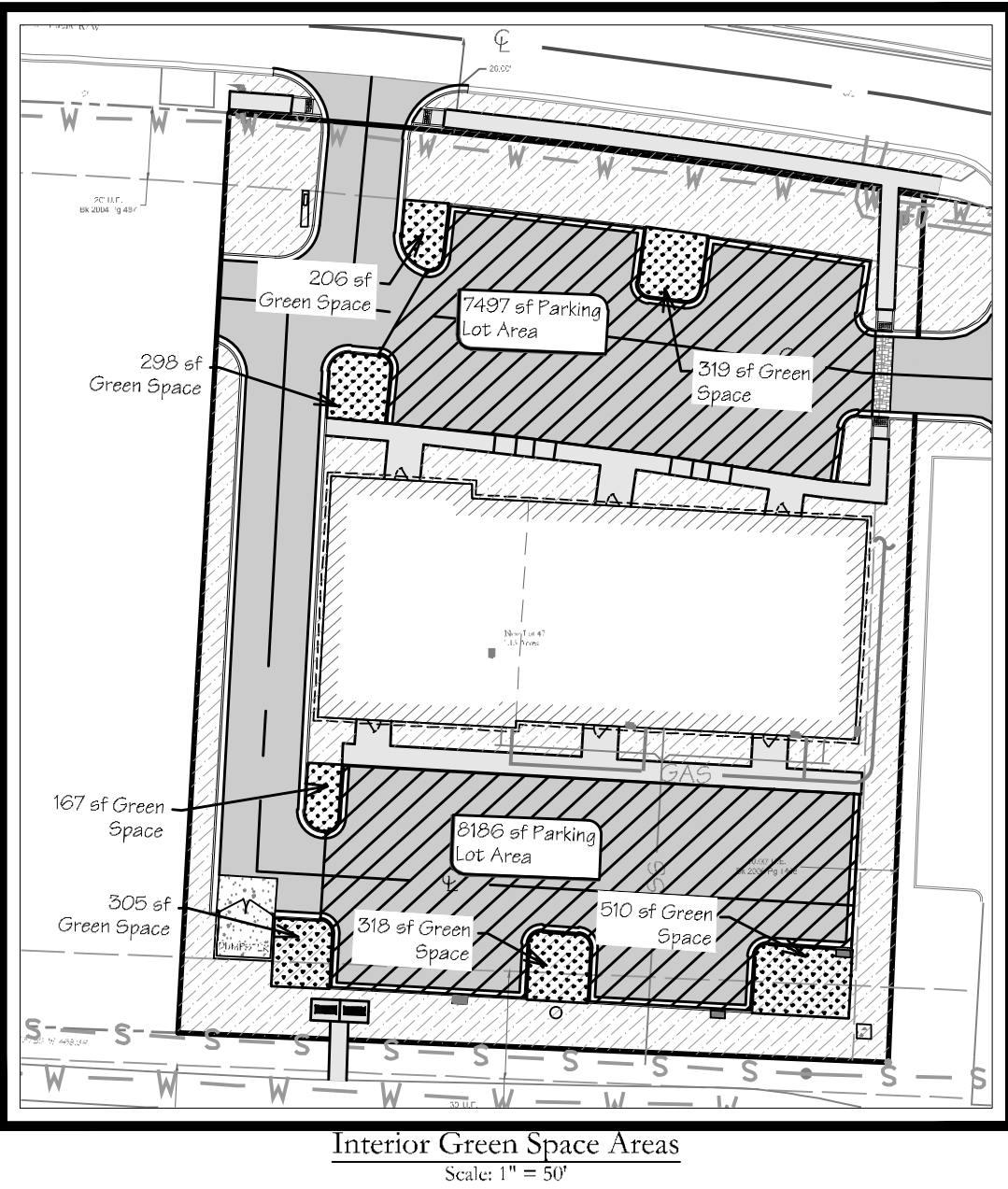
- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH ZOYSIA. GRASS OR A SUITABLE SUBSTITUTE OR HYDROSEEDED PER MANUFACTURER'S INSTRUCTIONS, WITH A MIXTURE OF 70% ZOYSIA AND 30% BLUEGRASS AT A RATE OF 20#LBS/1000 S.F.
- IF GRASSED AREA IS HYDROSEEDED, A MULCH EMULSIFIER SHALL BE ADDED (NOT CONTAINING ASPHALT) AND APPLIED PER MANUFACTURER'S INSTRUCTIONS.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- X WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUITABLE SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOD REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

Landscape Information:

PROPERTY INFORMATION		
Gross Site Area:	49,240.68 sf	1.13 acres
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres
Net Site Area:	49,240.68 sf	1.13 acres
Zoning:	C-2, General Commercial	
FRONTAGE LANDSCAPE BUFFER REQUIREMENTS		
Frontage Length:		171.17 ft
Req'd (1 Shade Tree/20 lf):		9 Trees
Provided:		9 Trees
Buffer Width:		20 ft
PERIMETER LANDSCAPE REQUIREMENTS		
Perimeter Length:		696.53 ft
Req'd (1 Shade Tree/20 lf):		14 Trees
Provided:		14 Trees
Buffer Width:		7 ft
INTERIOR LANDSCAPE REQUIREMENTS		
Parking Lot Area		15,685 sf
Required (8%):		1,568 sf
Provided:		2,315 sf
Trees Req'd (1 Tree/125 sf):		19 Trees
Provided:		19 Trees

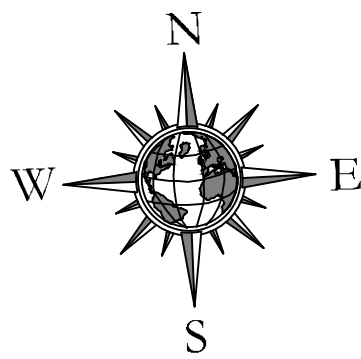
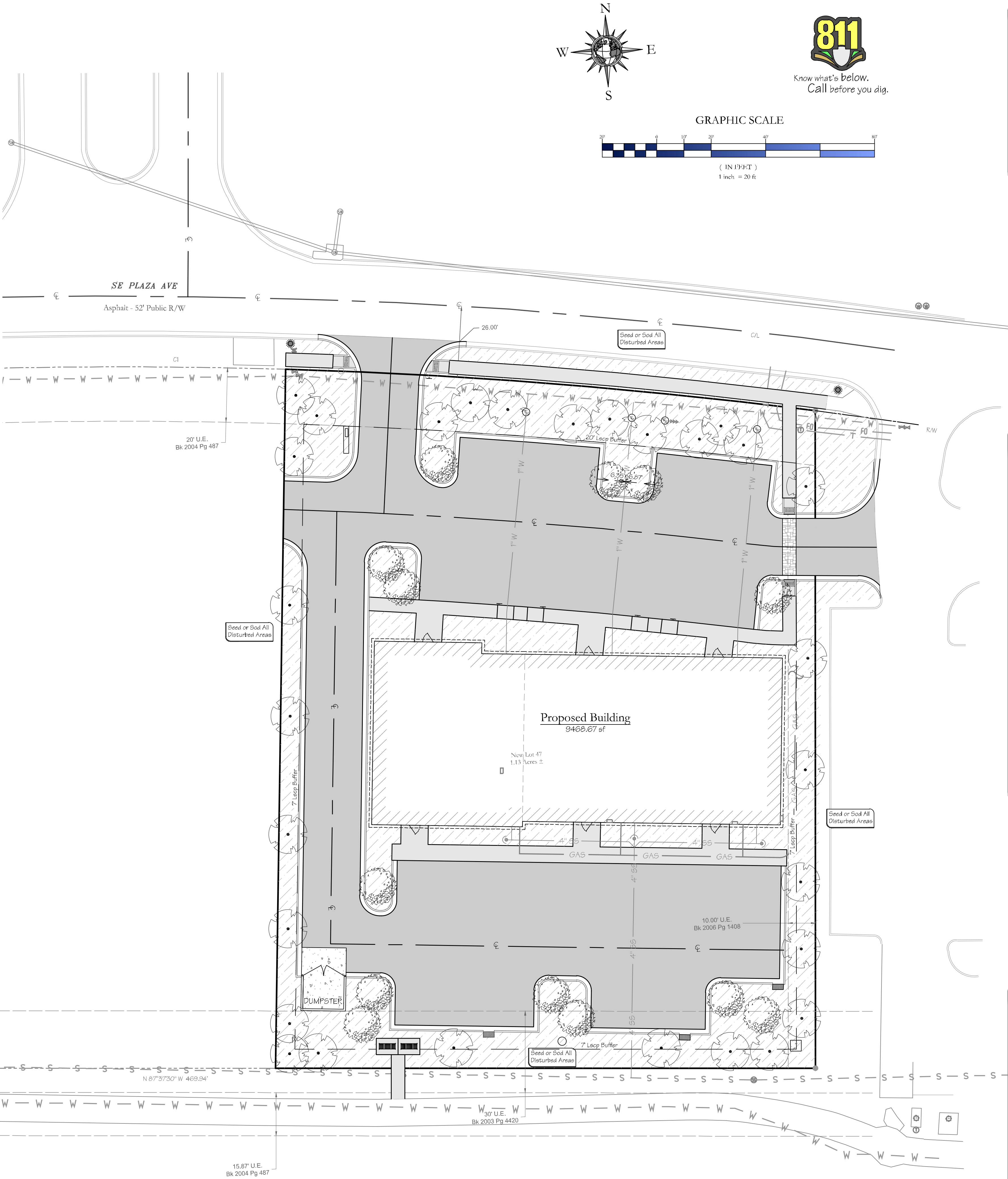
Landscape Legend

Symbol	Qty	Botanical	Common	Size	Comments
SHADE TREES:					
	29	Acer rubrum	Red Maple	2.5" Cal	Minimum 6' in height with at least a 2.5" caliper.
		Betula nigra	River Birch	2.5" Cal	
		Ginkgo biloba	Ginkgo (Male)	2.5" Cal	
		Acer truncatum	Shantung Maple	2.5" Cal	
ORNAMENTAL TREES:					
	13	Cotinus obovatus	American Smokecane	2" Cal	Minimum 6' in height with at least a 2" caliper.
		Prunus Kwanan	Karzan Cherry	2" Cal	
		Cercis canadensis	Redbud	2" Cal	
		Prunus x yedoensis	Yoshino Cherry	2" Cal	
GRASS:					
					Seeded / Sodded Grass Area (17,000 SF)

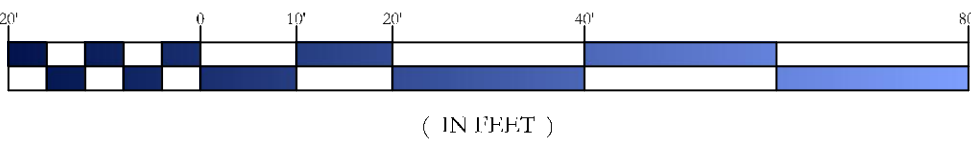


City of Bentonville Notes:

- LANDSCAPING:**
- Once installed, landscaping shall be maintained in healthy living condition and all plant materials that die shall be replaced.
 - 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.
 - 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.
 - Living materials, such as lawn, grass, or herbaceous groundcovers like Juniperillope, etc., shall cover a minimum of 80% of the planting islands. 100% of living materials is strongly encouraged.
 - All trees shall be located 5' from public utilities.



GRAPHIC SCALE



VICINITY MAP

N.T.S.

REVISIONS:	DATE:	DESCRIPTION:
No:		

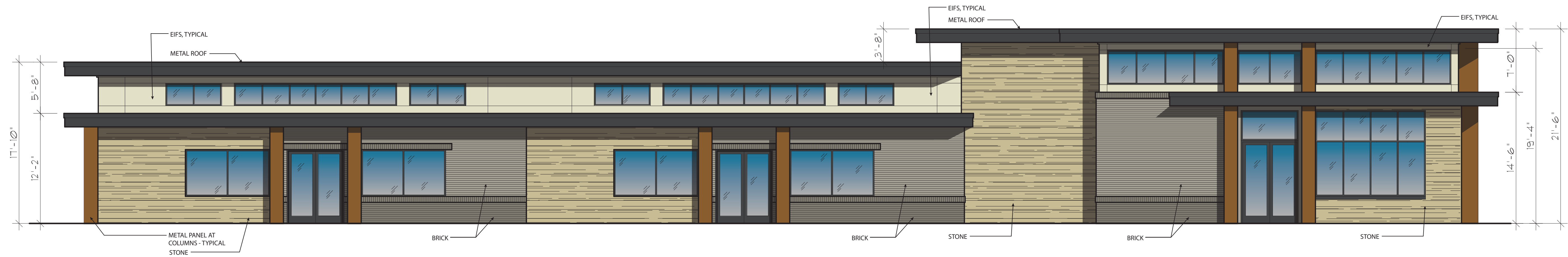
Landscape Plan
LSD18-0016

Large-Scale Development Plans for:
Behrents Endodontic Specialists
800 SE Plaza Ave.
Behrents Investment Company, LLC
152 E. Appleby Road
Fayetteville, AR 72703
(479) 445-6884

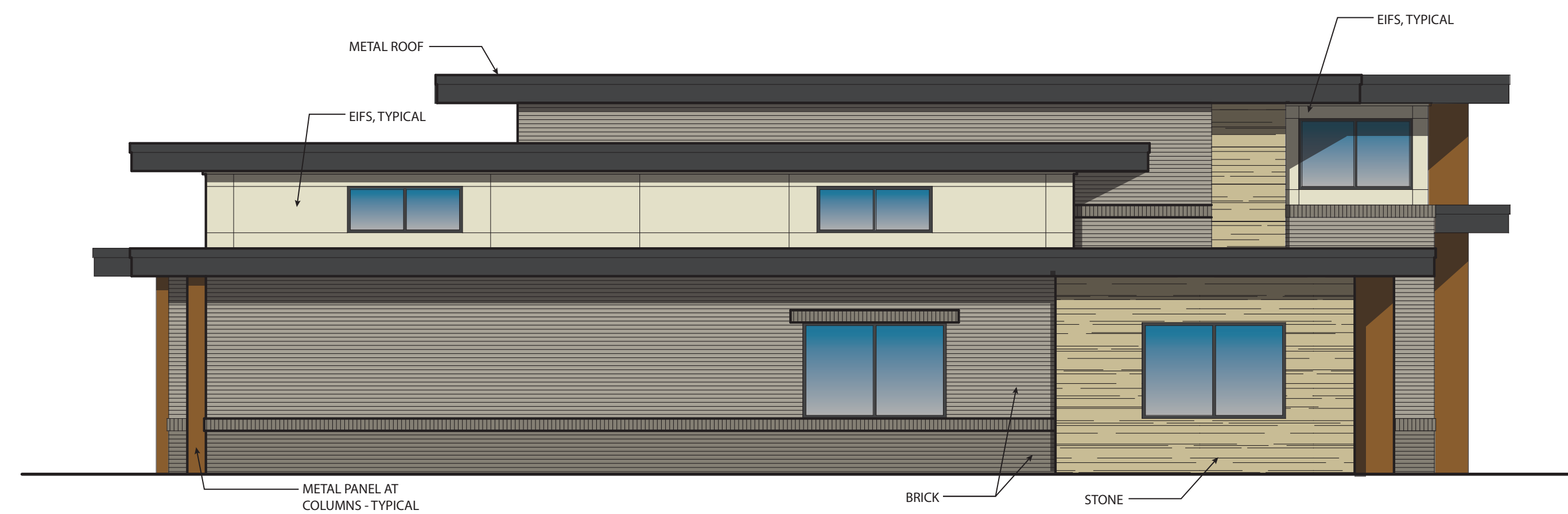
NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY!!!

BLEW & ASSOCIATES, P.A. 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 No 1534		
DRAWING NO:	J. Rennick	JOURNAL NO:
DATE:	2018-04-02	SCALE:
DRAWING NAME:	17-2030 Civil 002.dwg	

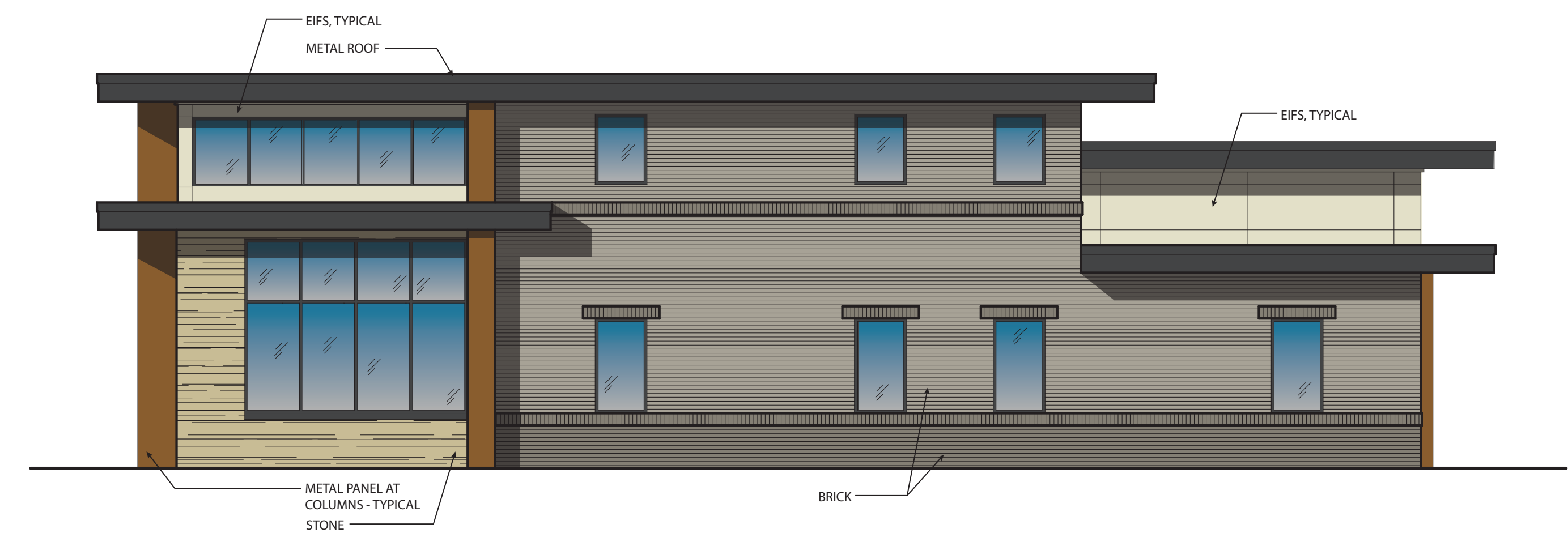
C2-1



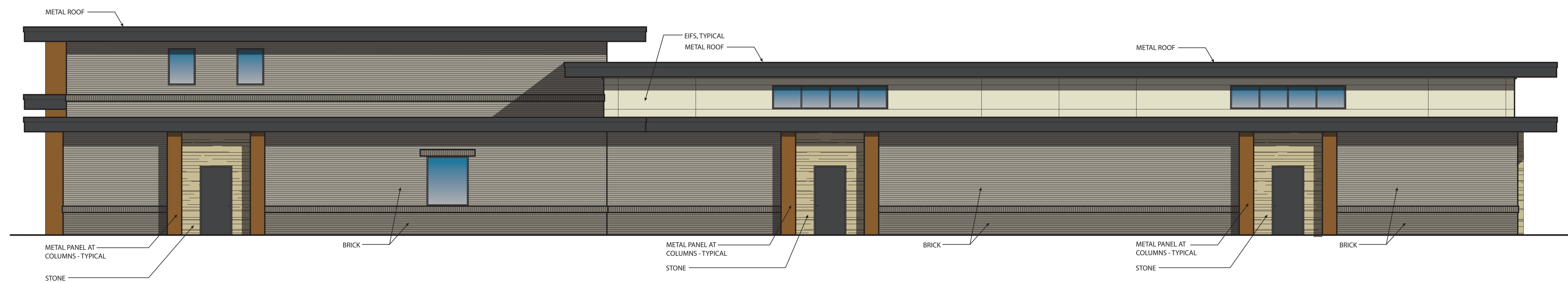
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

BEHRENTS ENDODONTIC OFFICES AND SHELL BUILDING



REZONING STAFF REPORT



Barret Family Trust

Mill Dam Road

PC Date: 4/17/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0012
Applicant / Current Owner	Leonard Gabbard PO Box 611 Farmington, AR 72730
Site Area	+/- 3.32 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-E, Residential Estate
Future Land Use Map Designation	None

Property Description

The applicant recently annexed this 3.32 acre tract of land into the City of Bentonville. Adjacent zonings are A-1 to the north, south, east, and west.

Projected Traffic Impact

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

Relationship to the General Plan

There is currently no Future Land Use for the subject tract. The tract was not within the City of Bentonville's Planning Jurisdiction at time of annexation.

Conclusion

While there is no land use category identified for the subject tract, the R-E, Residential Estate, zoning designation is consistent with existing and adjacent uses.

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

Location Map

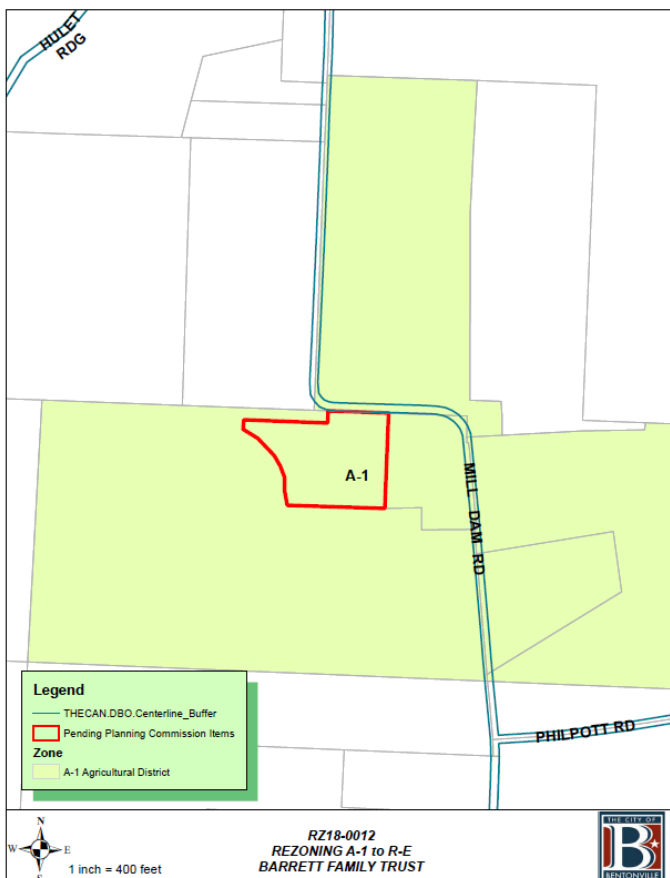


EXHIBIT 'B' NARRATIVE

Current Zoning is A-1 and the Proposed Zoning is R-E.

Current Owner is The Barrett Family Trust.

Owner is proposing to sell the land if the rezoning is successful.

The reason for the requested zoning of R-E is to allow the lot size to be in compliance with the zoning district.

Property and surrounding properties are all rural single family residential.

Usage will be Single Family Residential.

Traffic impact will be negligible.

There will be no signage.

Appearance will eventually be single family estates.

Sewer and Water will be from Well and Septic.

LOT SPLIT STAFF REPORT



Lots 1-5 Mill Dam Farms Subdivision

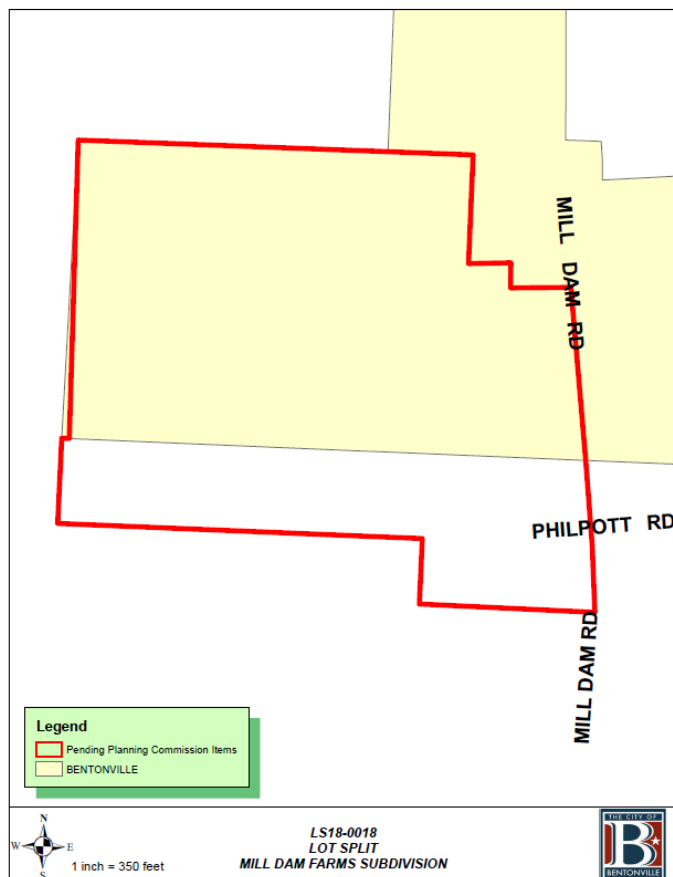
PC Date: 4/17/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LS18-0018
Applicant / Current Owner	Leonard Gabbard PO Box 611 Farmington, AR 72730
Site Area	+/- 59.35 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	None

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

Location Map



Property Description

This property is located on Mill Dam Road in a recently annexed area. The tract to be split contains both city and county land.

Project Details

Lot split of a previously un-platted 59-acre tract, creating new Lots 1-5 of Mill Dam Farms Subdivision. The plat dedicates 20' utility easements along all front property lines. The plat dedicates 26' of right-of-way along Mill Dam Road.

Projected Traffic Impact

The proposed lot split should not adversely impact traffic patterns in the area.

Drainage Report

A drainage report is required.

Waivers

One waiver requested:

- A waiver from Article 1200, Off-Site Improvements, of the Subdivision Code for street improvements to Mill Dam Road.
- If this waiver is not accepted, the lot split will need to be resubmitted as a preliminary plat.

Conclusion

This lot split does not meet the minimum requirements of the subdivision regulations due to the waiver request.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.



PARCEL 18-08141-000
CURRENT ZONING: (IN COUNTY)
OWNER:
FULBRIGHT, JAY III TRUSTEE
20827 HWY 84
MALVERN AR 72104-7844

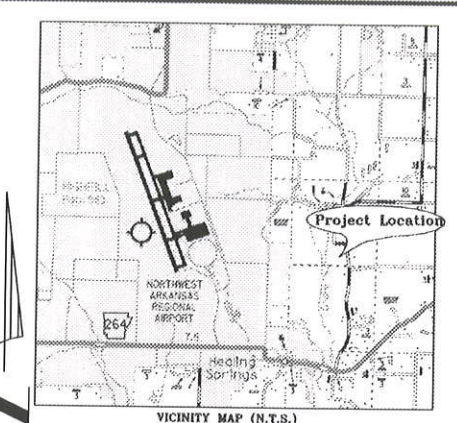


PARCEL 18-09315-002
CURRENT ZONING: (IN COUNTY)
OWNER:
HULET, ALLEN E & FAYE K
11104 PHILLIPS CEMETERY RD
BENTONVILLE AR 72712-9374

PARCEL 18-09315-001
CURRENT ZONING: (IN COUNTY)
OWNER:
HULET, ALLEN E & FAYE K
11104 PHILLIPS CEMETERY RD
BENTONVILLE AR 72712-9374

ATLAS PAGE 646

PARCEL 01-08217-665
CURRENT ZONING: (IA-1)
OWNER:
LESSLY, WILLIAM JACK & LESSLY,
DANA CATHERINE
PO BOX 742
BENTONVILLE AR 72712-0742



AREA RESERVED FOR BENTON
COUNTY CIRCUIT CLERK FILE MARK

SCALE: 1" = 150'

Building setbacks are as follows:		
A-1	Front	30 Feet Front Setback
	Side	30 Feet
	Rear	30 Feet
R-E	Front	30 Feet Front Setback
	Side (Interior)	30 Feet
	Side (Exterior)	30 Feet
	Rear	30 Feet

- Notes:**
- 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 within the Right-of-Way. Work in right-of-way may require a separate permit.
 - Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
 - Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
 - There may not be fences or any other structures built in any drainage easements.

PARCEL 18-08139-000
CURRENT ZONING: (IN COUNTY)
OWNER:
BARRETT FAMILY TRUST
BEAU & KOURTNEY BARRETT,
TRUSTEES
216 SW C STREET
BENTONVILLE, AR 72712-5847

PARENT TRACT
BENTON COUNTY PARCEL
01-08139-645 (City of Bentonville) CURRENT ZONING: A-1
2,585,117 SQ. FT.
59.35 ACRES

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

Date of Execution: _____
Signed: _____
Printed: Beau S. Barrett, Trustee Kourtney F. Barrett, Trustee

FLOOD NOTES:
All or parts of Lot 3, 4, and 5 are located within a FEMA established flood zone per Firm Panel FEMA Map Number 05007C0245K Revised June 5, 2012

CERTIFICATE OF APPROVAL
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATION AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____
SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN
SIGNED: _____
MAYOR CITY OF BENTONVILLE
SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

SURVEY CERTIFICATION
I LEONARD GABBARD, HEREBY CERTIFY 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.

LEONARD F. GABBARD DATE _____

LEGEND	
●	MONUMENT FOUND
○	MONUMENT SET
⊙	WATER METER
⊕	WATER VALVE
⊗	FIRE HYDRANT
⊠	TELEPHONE RISER
⊡	ELECTRICAL RISER
⊢	SANITARY SEWER MANHOLE
—	PROPERTY LINES
- - -	EXISTING EASEMENT
---	EXISTING CENTERLINE

City of Bentonville:
Assigned Project Number
LS18-0018

REVISIONS		DATE		BY		REASON	

James Layout Services, LLC
P.O. Box 611
Farmingington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

Lot Split Creating Lots 1 thru 5
of Mill Dam Farms Subdivision

OWNER/DEVELOPER: Beau S. Barrett, Trustee
Kourtney F. Barrett, Trustee
LOCATION: Mill Dam Road
Bentonville, Arkansas 72712
JOB NO.: 18-040
FILENAME: 18-040mod.dwg

DATE: April 2nd, 2018
SCALE: 1 in. = 300 ft.
FIELD WORK BY: LFG
DRAWN BY: NR
CHECKED BY: AS

SHEET NO. 1 OF 2

PARENT TRACT LEGAL

A part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) all in Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West, Benton County, Arkansas being more particularly described as commencing at the Northwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West said point also being the Northeast Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West; thence South 87°52'04" East a distance of 368.08 feet to a point; thence South 02°24'49" West a distance of 469.18 feet to a point; thence North 88°42'25" East a distance of 40.00 feet to a point; thence continue North 88°42'25" East along said line, a distance of 142.43 feet to a point; thence South 00°23'32" West a distance of 109.20 feet to a point; thence North 89°19'59" East a distance of 245.46 feet to a point; thence South 04°43'59" East a distance of 145.38 feet to a point; thence South 05°36'31" East a distance of 85.24 feet to a point; thence South 04°46'51" East a distance of 80.89 feet to a point; thence South 04°55'59" East a distance of 267.74 feet to a point; thence South 05°22'46" East a distance of 171.38 feet to a point; thence North 88°20'34" West a distance of 2,212.38 feet to a point; thence North 02°14'40" East a distance of 1,320.00 feet to a point; thence South 87°48'07" East a distance of 1,319.42 feet to the POINT OF BEGINNING containing in all 2,585,117 square feet or 59.35 acres, more or less and being further subject to any rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

Legal Description for Lot #1

A part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) in Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West, Benton County, Arkansas being more particularly described as commencing at the Northwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West; thence South 87°52'04" East a distance of 105.00 feet to the POINT OF BEGINNING; thence South 87°52'04" East a distance of 263.07 feet to a point; thence South 02°24'49" West a distance of 469.18 feet to a point; thence North 88°07'30" West a distance of 313.09 feet to a point; thence North 09°55'00" East a distance of 383.73 feet to a point; thence North 02°21'02" East a distance of 90.39 feet to the POINT OF BEGINNING containing in all 133,059 square feet or 3.05 acres, more or less and being further subject to any rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

Legal Description for Lot #2

A part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) all in Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West, Benton County, Arkansas being more particularly described as commencing at the Northwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West said point also being the Northeast Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West; thence South 87°52'04" East a distance of 70.00 feet to the POINT OF BEGINNING; thence South 87°52'04" East a distance of 35.00 feet to a point; thence South 02°20'40" West a distance of 90.39 feet to a point; thence South 09°55'00" West a distance of 383.73 feet to a point; thence North 88°07'30" West a distance of 166.04 feet to a point; thence North 11°12'07" West a distance of 74.09 feet to a point; thence North 00°00'41" East a distance of 64.89 feet to a point; thence North 19°49'05" West a distance of 59.61 feet to a point; thence North 31°05'10" West a distance of 58.55 feet to a point; thence North 43°35'40" West a distance of 117.72 feet to a point; thence North 58°14'06" West a distance of 84.43 feet to a point; thence North 04°03'07" East a distance of 47.49 feet to a point; thence South 87°39'20" East a distance of 413.06 feet to a point; thence North 02°20'40" East a distance of 60.26 feet to the POINT OF BEGINNING containing in all 116,656 square feet or 2.68 acres, more or less and being further subject to any rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

Legal Description for Lot #3

A part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) all in Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West, Benton County, Arkansas being more particularly described as commencing at the Northwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West said point also being the Northeast Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West; thence South 87°52'04" East a distance of 35.00 feet to the POINT OF BEGINNING; thence South 87°52'04" East a distance of 35.00 feet; thence South 02°20'40" West a distance of 60.26 feet to a point; thence North 87°39'20" West a distance of 413.06 feet to a point; thence South 04°03'07" West a distance of 47.49 feet to a point; thence South 58°14'06" East a distance of 84.43 feet to a point; thence South 43°35'40" East a distance of 117.72 feet to a point; thence South 31°05'10" East a distance of 58.55 feet to a point; thence South 19°49'05" East a distance of 59.61 feet to a point; thence South 00°00'41" West a distance of 64.89 feet to a point; thence South 11°12'07" East a distance of 74.09 feet to a point; thence North 88°07'30" West a distance of 514.97 feet to a point; thence North 21°53'41" West a distance of 117.26 feet to a point; thence North 05°22'48" West a distance of 220.24 feet to a point; thence North 03°00'01" West a distance of 121.33 feet to a point; thence South 87°39'20" East a distance of 750.60 feet to a point; thence North 02°20'41" East a distance of 30.13 feet to the POINT OF BEGINNING containing in all 226,294 square feet or 5.19 acres, more or less and being further subject to any rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

Legal Description for Lot #4

A part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) all in Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West, Benton County, Arkansas being more particularly described as commencing at the Northwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West said point also being the Northeast Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West; thence South 87°52'04" East a distance of 35.00 feet to the POINT OF BEGINNING; thence South 02°20'40" West a distance of 30.13 feet to a point; thence North 87°39'20" West a distance of 750.60 feet to a point; thence South 03°00'01" East a distance of 121.33 feet to a point; thence South 05°22'48" East a distance of 220.24 feet to a point; thence South 21°53'41" East a distance of 117.26 feet to a point; thence South 88°07'30" East a distance of 514.97 feet to a point; thence continue South 88°07'30" East along said line, a distance of 166.04 feet to a point; thence continue South 88°07'30" East along said line, a distance of 313.09 feet to a point; thence North 88°42'25" East a distance of 40.00 feet to a point; thence South 01°52'30" West a distance of 32.21 feet to a point; thence North 88°07'30" West a distance of 1,020.82 feet to a point; thence South 22°11'22" East a distance of 319.89 feet to a point; thence South 21°53'18" East a distance of 69.45 feet to a point; thence South 00°31'51" West a distance of 139.31 feet to a point; thence South 20°53'51" West a distance of 104.93 feet to a point; thence South 55°07'08" West a distance of 68.53 feet to a point; thence South 46°54'05" East a distance of 79.26 feet to a point; thence South 62°14'42" East a distance of 183.38 feet to a point; thence South 15°48'27" East a distance of 42.44 feet to a point; thence North 88°20'34" West a distance of 1,020.79 feet to a point; thence North 02°14'40" East a distance of 1,320.00 feet to a point; thence South 87°48'07" East a distance of 1,319.42 feet to a point; thence South 87°52'04" East a distance of 35.00 feet to the POINT OF BEGINNING containing in all 1,052,380 square feet or 24.16 acres, more or less and being further subject to any rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

Legal Description for Lot #5

A part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) all in Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West, Benton County, Arkansas being more particularly described as commencing at the Northwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West said point also being the Northeast Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West; thence South 87°52'04" East a distance of 368.07 feet to a point; thence South 02°24'49" West a distance of 469.19 feet to a point; thence North 88°42'25" East a distance of 40.00 feet to the POINT OF BEGINNING; thence North 88°42'25" East a distance of 142.43 feet to a point; thence South 00°25'32" West a distance of 109.20 feet to a point; thence North 89°19'59" East a distance of 245.46 feet to a point; thence South 04°43'59" East a distance of 145.38 feet to a point; thence South 05°36'31" East a distance of 85.24 feet to a point; thence South 04°46'51" East a distance of 80.89 feet to a point; thence South 04°55'59" East a distance of 267.74 feet to a point; thence South 05°22'46" East a distance of 171.38 feet to a point; thence North 88°20'34" West a distance of 1,191.59 feet to a point; thence North 15°48'27" West a distance of 42.44 feet to a point; thence North 62°14'42" West a distance of 183.38 feet to a point; thence North 46°54'05" West a distance of 79.26 feet to a point; thence North 55°07'08" East a distance of 68.53 feet to a point; thence North 20°53'51" East a distance of 104.93 feet to a point; thence North 00°31'51" East a distance of 139.31 feet to a point; thence North 21°53'18" West a distance of 69.45 feet to a point; thence North 22°11'22" West a distance of 319.89 feet to a point; thence South 88°07'30" East a distance of 1,020.82 feet to a point; thence North 01°52'30" East a distance of 32.21 feet to the POINT OF BEGINNING containing in all 1,056,729 square feet or 24.26 acres, more or less and being further subject to any rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

REVISIONS

DATE:	BY:	REASON:

Lot Split Creating Lots 1 thru 5 of Mill Dam Farms Subdivision

DATE: April 2nd, 2018

SCALE: 1 in. = 300 ft.

FIELD WORK BY: DRANK BY: OWNER/REVISOR: S. Barrett, Trustee, Kourtney F. Barrett, Trustee

RECORD BY: LFG

JOB NO.: 18-040

LOCATION: Mill Dam Road Bentonville, Arkansas 72712

FILENAME: 18-040mod.dwg

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

JLS

SHEET NO.

2 OF 2

City of Bentonville:
Assigned Project Number
1S18-0018

March 23, 2018

Bentonville Planning Commission:

Please accept this letter as a waiver request to Article 1200, Off Site Improvements, of the Subdivision Code for property fronting onto Mill Dam Road. Recently, I voluntarily annexed the northern half of my 183 acres in southwest Bentonville to prevent Rogers from involuntarily annexing my land into their city. I'm a Bentonville guy through and through. When we purchased the subject property in 2016, the seller would not split the tract smaller than 177 acres (farm house and 5 acres purchased separately). Our intention for this property from the beginning was to retain a portion for my family and split the remaining into large agricultural lots along Mill Dam Rd. Before annexation into Bentonville, I had successfully split the southern portion of the property into 6 tracts, which currently fall outside of the city limits of Bentonville. I was pursuing tract splits on the north side of the property to complete my original plan when we quickly annexed into the city of Bentonville to prevent Rogers from annexing us against our will. The city planners have been very helpful with navigating me through the lot split request, as it sits outside of the infrastructure zone, and intended purpose of current Bentonville subdivision code. The current code requires developers of lots to pay for road and infrastructure improvements. The tracts/lots I am creating on Mill Dam Rd are large agricultural lots between 3 and 10 acres each, and have a different economic outcome than large subdivisions with quarter acre lots. All lots have frontage on Mill Dam Rd, and do not require any new infrastructure. Mill Dam Rd currently requires no improvement as it is paved road that has recently been resurfaced. The city of Bentonville utilities are not close enough to this property to service these lots, so each lot requires well and septic, and power is provided by Carrol Electric. The economics of the project do not account for road improvements, as well as city services are not available for this area for the foreseeable future, so I am requesting the planning commission to waive the requirement for me to construct road improvements to Mill Dam Road. Additionally, we are dedicating right-of-way with the proposed lot split along Mill Dam Road per the requirements of the current Master Street Plan as specified in Article 1100 of the Subdivision Code.

Respectfully,
Beau and Kourtney Barrett

CONDITIONAL USE STAFF REPORT



The Station Cafe

409 SE 6th Street

PC Date: 4/17/2018

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0010
Applicant / Current Owner	Lamplighter Restorations, LLC PO Box 3418 Bentonville AR, 72712
Site Area	+/- .51 acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)
Requested Use	Temporary Restaurant Use
Protective Covenants	None

Property Description

This property is located at 409 SE 6th Street and currently zoned DN-4, Downtown Mixed-Use Residential. Temporary uses require a Conditional Use Permit regardless of zone.

Proposed Use Description

Lamplighter Restorations, LLC seeks to improve and lease the property at 409 SE 6th Street to the new owners of the Station Café. They propose to use this site as a temporary relocation space while a permanent restaurant structure is under construction. Temporary gravel parking will be located at 407 SE 6th. The Station Café will operate 7:00 a.m. to 9:00 p.m. Monday through Saturday.

Projected Traffic Impact

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

Public Notice

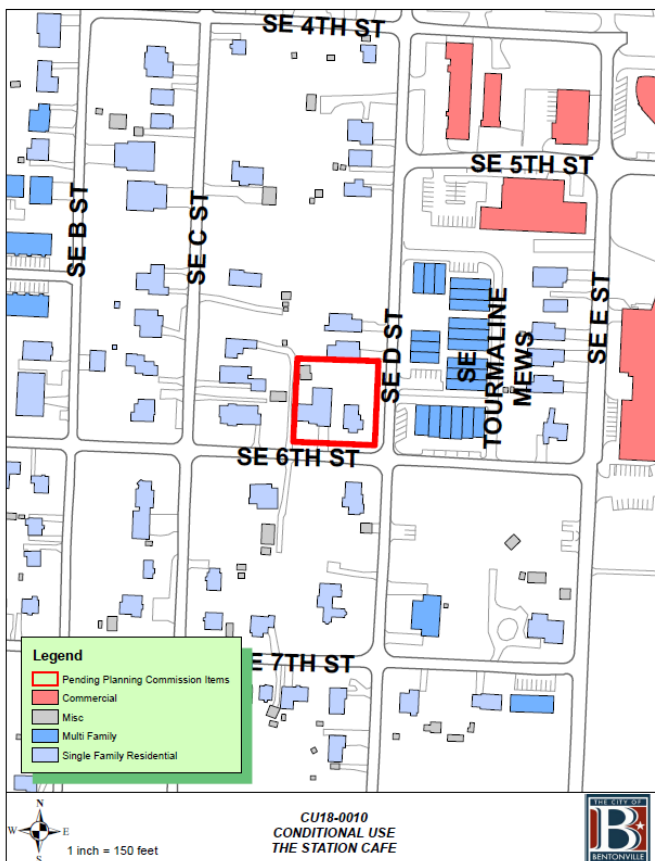
Staff has not been contacted regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for one year from the date of approval. The applicant will need to apply for a new Conditional Use Permit before expiration.
2. Any additions, alterations, or substantial renovations to the existing facilities (including buildings, parking, etc.) will require submission and approval of a Large Scale Development project.

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

Location Map





Lamplighter Restorations

P.O. Box 3418 Bentonville, AR 72712

Planning Commission
City of Bentonville
305 S.W.A Street

RE: The Station Cafe temporary relocation

Lamplighter Restorations, LLC intends to improve and lease the property at 409 SE 6th Street in Bentonville to the new owners of The Station Cafe (Lamplighter Restorations ownership has part ownership in the new Station Cafe) as a temporary relocation space until their permanent space is constructed (18-24 months). The property is zoned DN-4 and allows for restaurant use.

The station Cafe will provide indoor seating (36-40 seats) and an outdoor seating area with >49 seats.

The kitchen, including the grill, will be located in a 28'x8.5' food truck to be situated on the lot 12' from the existing structure. A temporary 40'x40' grade-level deck without rails will serve as the patio for outdoor seating. The proprietors of the Station Cafe will provide an approved grease interceptor and a back flow/RPZ valve as requested. String lights will be incorporated for evening light and ambiance.

Hours of operation will be 7:00 a.m. until 9:00 p.m. Monday through Saturday, closed on Sunday.

Parking will be a temporary gravel lot located on the adjacent lot known as 407 SE 6th Street. Large-scale plans are underway for the parking lot to be a permanent lot to service the development planned for the mixed-use building located on 408 and 410 SE 6th Street. (see plan)

We look forward to contributing to the City of Bentonville's vision of the SE redevelopment of the Market district, and preserving an iconic part of Bentonville's downtown history!

Thank you for your consideration.
Sincerely,

Todd Renfrow
Lamplighter Restorations, LLC

CONDITIONAL USE STAFF REPORT



Bentonville Brewery

SW 14th Street

PC Date: 4/17/2018

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0011
Applicant / Current Owner	Bentonville Climbs, LLC 6505 E Central Avenue, Suite 281 Wichita, KS 67206
Site Area	+/- 3 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Restaurant, Microbrewery and Outdoor Vendor Park
Protective Covenants	None

Property Description

This property is located on SW 14th Street, west of the previously approved Bentonville Climbs project. The area is currently zoned C-2, General Commercial.

Proposed Use Description

The applicant is requesting approval of a microbrewery at the proposed site, currently under construction. A microbrewery is allowed in the C-2 zoning district only with an approved conditional use permit.

In addition, the applicant is requesting approval of an outdoor vendor park on the southern portion of the site. These uses are part of the Bentonville Brewery Large Scale Development (LSD18-0020). The new development will meet all standards of the Subdivision and Zoning Codes.

Projected Traffic Impact

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

Public Notice

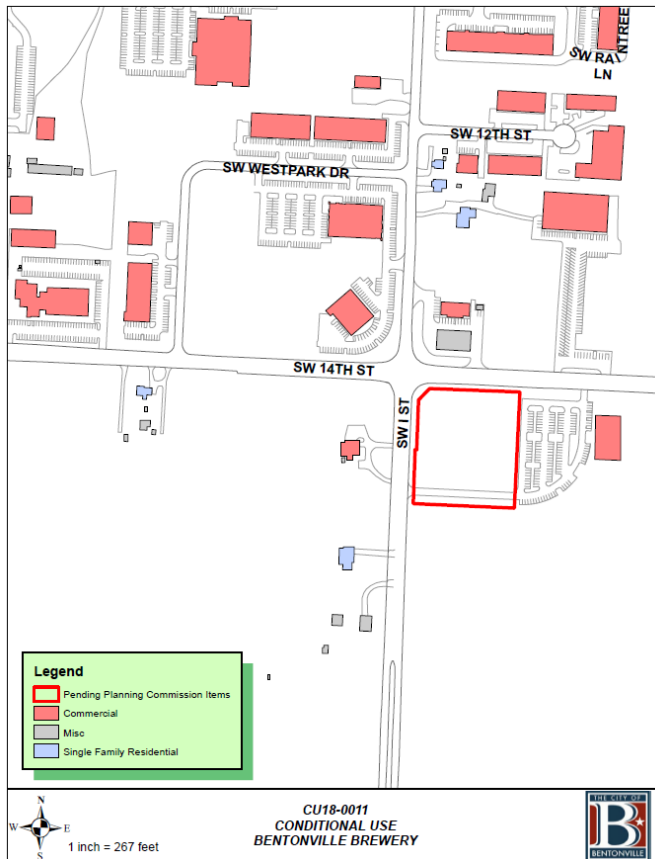
Staff has not been contacted regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for one year from the date of approval. The applicant will need to apply for a new Conditional Use Permit before expiration.

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

Location Map



ECOLOGICAL DESIGN GROUP, INC.

314 S. 3rd Street
Rogers, AR 72756



Project Narrative Conditional Use

To: City of Bentonville
From: Bentonville Climbs LLC
Date: March 12, 2018
Re: Bentonville Brewery

On behalf of Bentonville, Climbs LLC, Ecological Design Group, Inc. (EDG) is submitting this project narrative as part of the Conditional Use submittal.

Conditional Use Narrative:

- Proposed use and reason for the proposed use;
 - The applicant is seeking a conditional use permit, to allow for a brewery use in the C-2 district in order to operate a brewery for visitors. This brewery would include a full kitchen; however, the primary activity is the production of and sale and consumption of beer and food service is secondary to the sale of beer.
- Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized
 - Please see the included property site plan. The project site is approximately 3.02 acres with a 21,600 square feet structure. Both indoor and outdoor areas will be utilized.
- Hours of operation, including days of the week
 - This will be provided as more information is known.
- Indoor and outdoor areas to be utilized
 - The brewery building will be approximately 21,600 square feet. The property will include an outdoor activity area which will include a playground, fenced dog run, and seating area.
- Planned indoor and outdoor structural changes
 - The brewery will be part of a new building and will include an outdoor lounge/seating area that includes a playground and fenced dog run. No additional outdoor changes are proposed in conjunction with the conditional use.
- Parking needs required for the proposed use including existing and proposed - provide a sketch of the traffic flow and parking pattern (if applicable)

- Sufficient onsite parking is provided both east and west of the new proposed building as indicated on the included site plan.
- Planned outdoor lighting changes
 - Outdoor lighting is planned to be installed
- Anticipated patrons, clients, deliveries, and / or customers (average per day)
 - This will be provided as more information is known.
- Proposed number of employees
 - This will be provided as more information is known.

If you need any additional information or have any questions, please do not hesitate to contact me at (479) 935-4826.

Sincerely,

Ecological Design Group, Inc.

A handwritten signature in black ink, appearing to read "Brahm Driver", with a horizontal line extending to the right.

Brahm Driver, PE

LARGE SCALE DEVELOPMENT STAFF REPORT



Bentonville Brewery

SW 14th Street

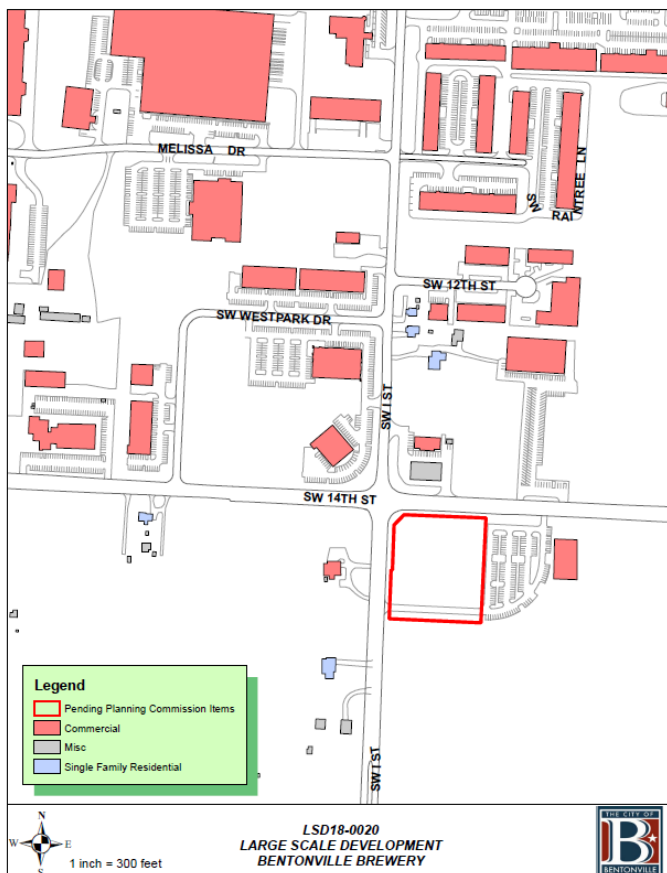
PC Date: 4/17/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0020
Applicant / Current Owner	Bentonville Climbs, LLC 6505 E Central Avenue, Suite 281 Wichita, Kansas 67206
Site Area	+/- 3 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Restaurant, Microbrewery Outdoor Recreation Space

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

Location Map



Property Description

This property is located on the corner of SW 14th Street and SW I Street. The project is located directly west of the previously approved Bentonville Climbs Large Scale Development.

Project Details

Project consists of the construction of a mixed-use commercial building with restaurant, microbrewery, and office uses. The primary materials depicted for the exterior elevations are brick, fiber-cement siding, and metal panel.

The projects consists of 118 parking spaces and a shared parking agreement with Bentonville Climbs to the east. Adequate interior parking lot landscaping is proposed. The applicant submitted a waiver for the perimeter landscaping on their eastern property line, due to the shared parking arrangement.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. However, the existing street network should accommodate any increase in traffic caused by the development.

Drainage Report

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

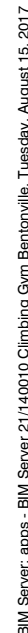
Waivers

Two waivers requested:

- A waiver from Article 1100, Section 1100.13.E.1, Materials, of the Subdivision Code to allow for the use of a 20-gauge metal panel.
- A waiver from Article 1400, Section 1400.7 Perimeter Landscaping and Screening, of the Subdivision Code.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver requests.



Miller
Boskus
Lack

EDG
Ecological Design Group, Inc.
120 S. Izard Street
Little Rock, AR 72201
p 501.378.0200
f 501.378.0201

314 South 3rd Street
Rogers, AR 72756
p 479.935.4826

210 E. Merriman Ave.
Wynne, AR 72396
p 870.588.6426
f 870.238.8310

LSD 2ND SUBMITTAL
BENTONVILLE BREWING COMPANY
901 SW 14TH ST

MBL JOB NO.

70017

PROGRESS
DATE
04-02-18

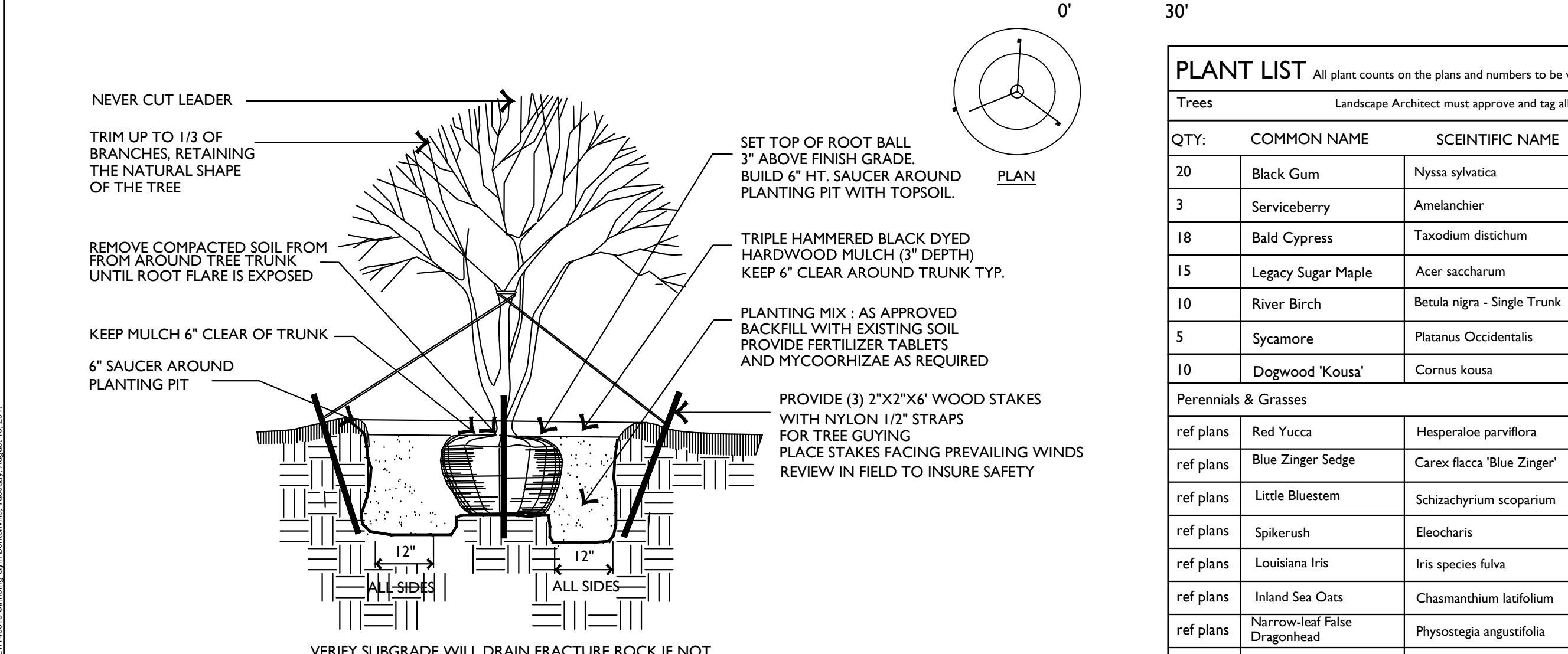
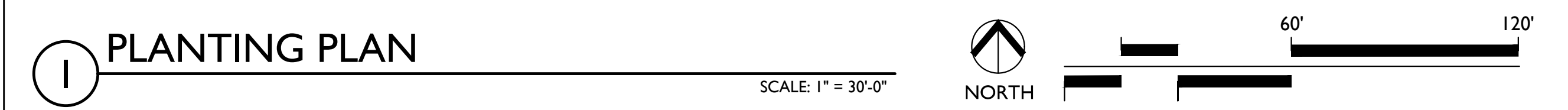
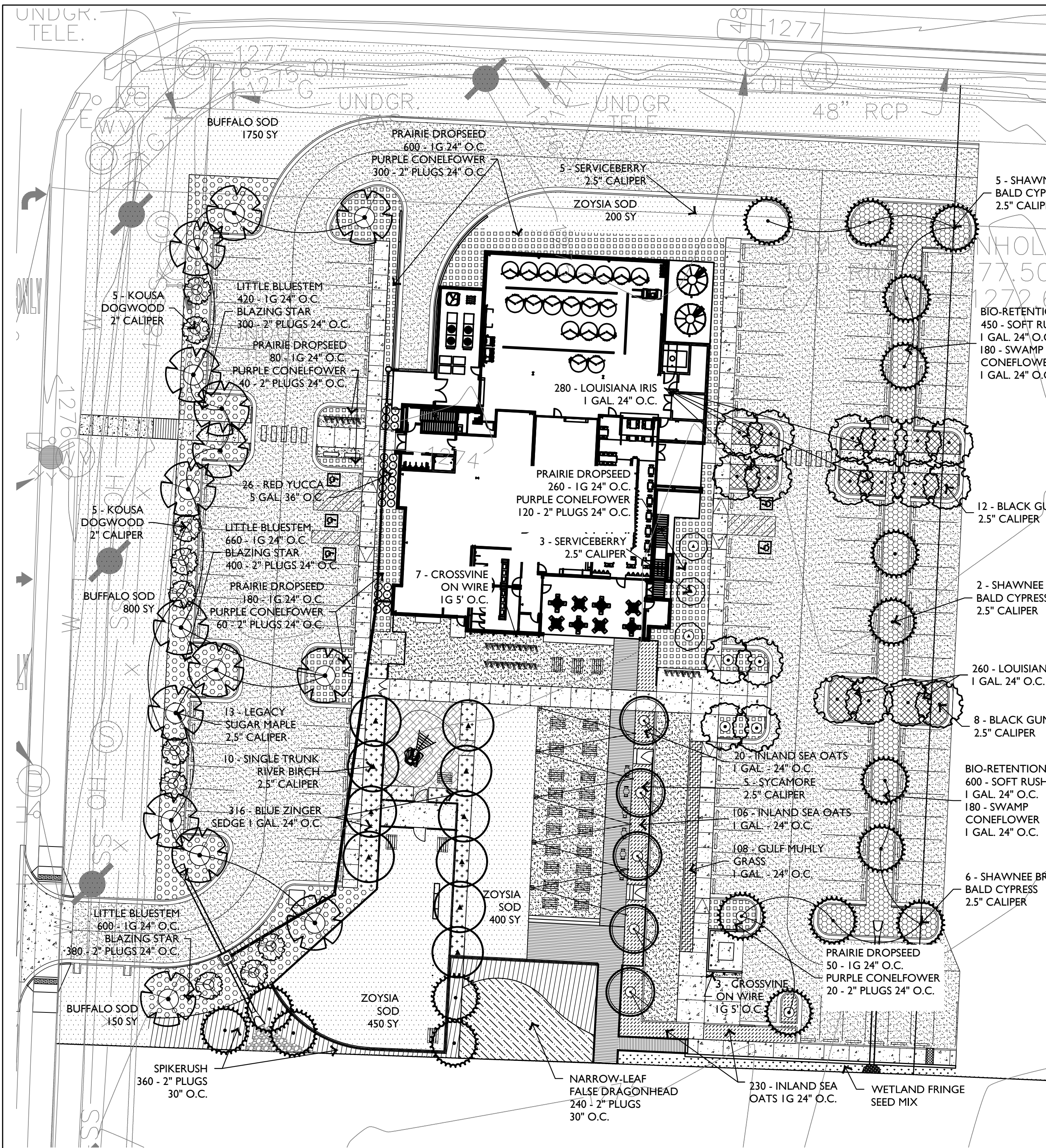
REVISIONS

SHEET
CONTENTS
SITE PLAN

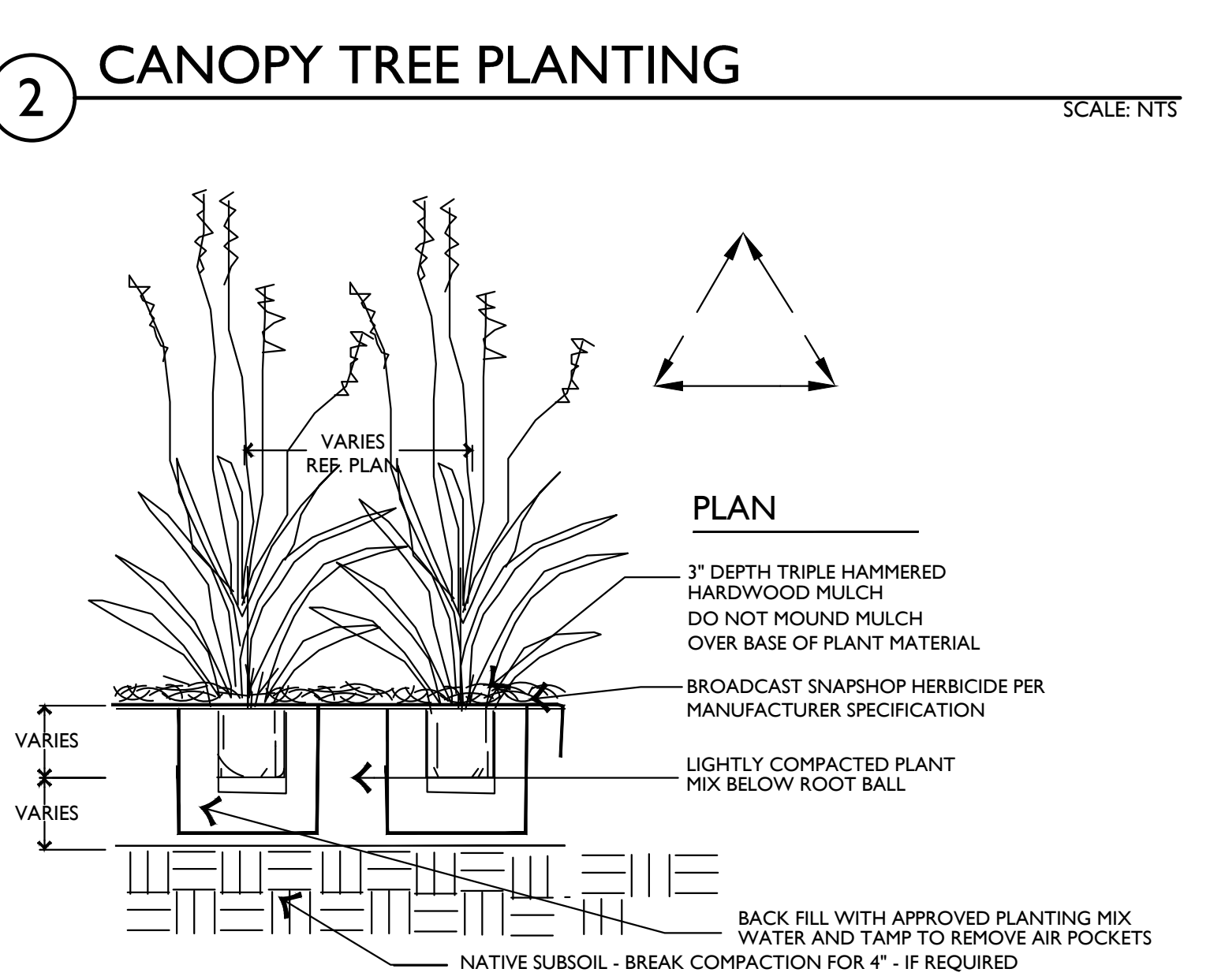
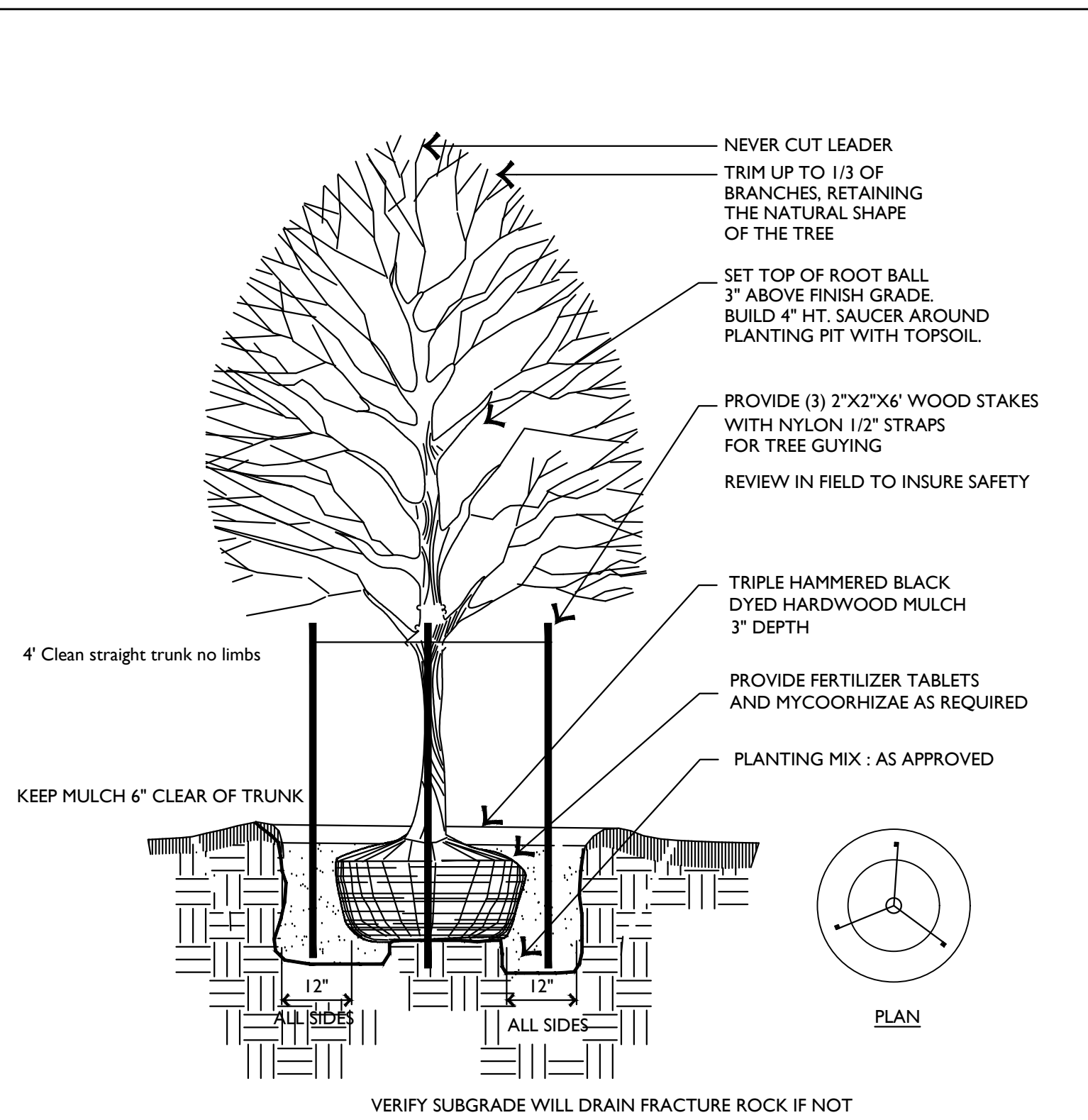
SHEET

18-0020

THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF JEROME BOSKUS LACK ARCHITECTS, P.A. ANY REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT.



4 ORNAMENTAL TREE PLANTING/STAKING



3 NATIVE GRASS & PERENNIAL PLANTING

PLANT LIST				
All plant counts on the plans and numbers to be verified by landscape contractor				
Trees				
Landscape Architect must approve and tag all tree material before purchase				
QTY:	COMMON NAME	SCIENTIFIC NAME	SPACING	SIZE
20	Black Gum	Nyssa sylvatica	Ref. Plan	2.5" CAL.
3	Serviceberry	Amelanchier	Ref. Plan	2.5" CAL.
18	Bald Cypress	Taxodium distichum	Ref. Plan	2.5" CAL.
15	Legacy Sugar Maple	Acer saccharum	Ref. Plan	2.5" CAL.
10	River Birch	Betula nigra - Single Trunk	Ref. Plan	2.5" CAL.
5	Sycamore	Platanus Occidentalis	Ref. Plan	2.5" CAL.
10	Dogwood 'Kousa'	Cornus kousa	Ref. Plan	2.5" CAL.
Perennials & Grasses				
ref plans	Red Yucca	Hesperaloe parviflora	36" O.C.	5 GAL
ref plans	Blue Zinger Sedge	Carex flacca 'Blue Zinger'	24" O.C.	1 GAL
ref plans	Little Bluestem	Schizachyrium scoparium	24" O.C.	1 GAL
ref plans	Spikerush	Eleocharis	30" O.C.	2" PLUGS
ref plans	Louisiana Iris	Iris species fulva	24" O.C.	1 GAL
ref plans	Inland Sea Oats	Chasmanthium latifolium	24" O.C.	1 GAL
ref plans	Narrow-leaf False Dragonhead	Physostegia angustifolia	30" O.C.	2" PLUGS
ref plans	Soft Rush	Juncus effusus	24" O.C.	1 GAL
ref plans	Swamp Coneflower	Rudbeckia maxima	24" O.C.	1 GAL

Groundcover			
831 S.F.	Wetland seed fringe mix		
2,853 S.Y.	Buffalo Sod	Buffalo Sod	4" topsoil all sod areas
			Solid Sod
2,853 S.Y.	Zoysia 'Meyer' Sod	Zoysia Sod	4" topsoil all sod areas
			Solid Sod
Miscellaneous			
DESCRIPTION	REMARKS		
Ref. Plan	Planting Mix	60% Compost, 40% Sandy Loam, 8" all Planting Beds pest and weed seed free	
Ref. Plan	Hardwood Mulch	3" Depth All Planting Beds - Keep clear 6" around all tree trunks typ.	
Ref. Plan	Steel Edging	Commercial Grade, Black, 3/16"x4"	
Ref. Plan	Weed Control	Weed/Filter fabric all planting beds	

- GENERAL NOTES:**
- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CASTER & ASSOCIATES LAND SURVEYING, INC.
 - SURVEY DATA IS BASED UPON NAD 83, 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.

- LANDSCAPE NOTES:**
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
 - 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. (SEC 1400.5.C-11)
 - 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. (SEC 1400.5.C-12)
 - LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS, ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & SEC 1400.8.G-7)
 - ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

IRRIGATION GENERAL NOTES:

IRRIGATION CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S CURRENT SPECIFICATIONS AND RECOMMENDATIONS.

CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM RESIDUAL WATER PRESSURE OF 70psi @ 60gpm. CONTRACTOR SHALL NOTIFY THE OWNER IF WATER PRESSURE IS LESS THAN NOTED.

WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. INSTALL PIPING AND SPRINKLERS ON THE INSIDE OF NEW CURBLINES IF POSSIBLE. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACT OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.

CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED TO ALL UTILITIES (BOTH OVERHEAD AND BELOWGROUND) DURING THE IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE AT LOCAL UTILITIES AND THE OWNER IN THE LOCATION OF THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN THE WORKING AREA.

WINTERIZATION SHALL BE DONE USING A COMBINATION OF MANUAL DRAIN VALVES IN THE LOW POINTS OF THE MAINLINE, AUTOMATIC DRAIN VALVES ON LATERAL LINES AND WRAPPING BACKFLOW PREVENTER WITH HEAT TAPE INSIDE THE ENCLOSURE.

ALL PVC MAINLINE SHALL BE PVC SCH40. LATERAL LINES PVC CL200. ALL PVC FITTINGS SHALL BE SCH40 PVC TYPE 1 AND MUST BE OF DOMESTIC MANUFACTURE. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURER OF THE PIPE.

CONTRACTOR SHALL INSTALL A TRACER WIRE ABOVE ALL MAINLINE PIPING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

INSTALL SPRINKLERS WITH CHECK VALVE FEATURE TO AVOID LOW- HEAD DRAINAGE FROM SPRINKLERS AT LOWER ELEVATIONS. PROGRAM CONTROLLER WITH "CYCLE+SOAK" FEATURE AS REQUIRED TO ALLOW WATER TO INFILTRATE SOIL AND ELIMINATE RUN-OFF.

COORDINATE EXACT LOCATIONS OF WATER METER, BACKFLOW PREVENTER, CONTROLLER AND CLIMATE SENSOR WITH THE ARCHITECT AND GENERAL CONTRACTOR.

SLEEVING NOTE:

THE GENERAL CONTRACTOR SHALL PROVIDE SCH40 PVC SLEEVING, BURIED AT A MINIMUM OF 18" AND MAXIMUM OF 24" DEPTH.

UPON COMPLETION OF SITE FILLING AND COMPACTION OPERATIONS, AND PRIOR TO THE CONSTRUCTION OF FOUNDATIONS, ROADWAYS, WALKS OR OTHER PAVEMENTS OR OBSTRUCTIONS, THE GENERAL CONTRACTOR SHALL INSTALL SLEEVES IN SUFFICIENT SIZES TO ACCOMMODATE FUTURE IRRIGATION PIPING AND/OR CONTROL WIRING. ENDS OF SLEEVES SHALL EXTEND 18 INCHES PAST THE EDGES OF ALL PAVING OR CONSTRUCTION. THE ENDS OF THE SLEEVES SHALL BE CLEARLY MARKED FOR FUTURE USE BY THE IRRIGATION CONTRACTOR.

IRRIGATION NOTE:

THE IRRIGATION CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL CONVENTIONAL IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL. ALL PLANTING AREAS SHALL RECEIVE DRIP IRRIGATION, TREES SHALL RECEIVE BUBBLERS, AND SOD AREAS SHALL RECEIVE TURF/POP SPRAY HEADS. 100% HEAD TO HEAD COVERAGE SHALL BE ACHIEVED.

BIO-RETENTION AREAS, PLANTING BEDS, SOD AREAS, SHALL BE ZONED SEPARATELY

2397 N. Green Acres Road
Fayetteville, Arkansas 72703
479.443.7121 FAX 479.443.7139
e-mail: info@mb-lack.com
www.mb-lack.com

**Miller
Boskus
Lack**

Architects, P.A.

EDG
Ecological Design Group, Inc.
114 South 3rd Street
Little Rock, AR 72201
p 501.788.0200
f 501.788.0201
p 979.935.8626
p 979.935.8610
p 979.935.8610
p 979.935.8610

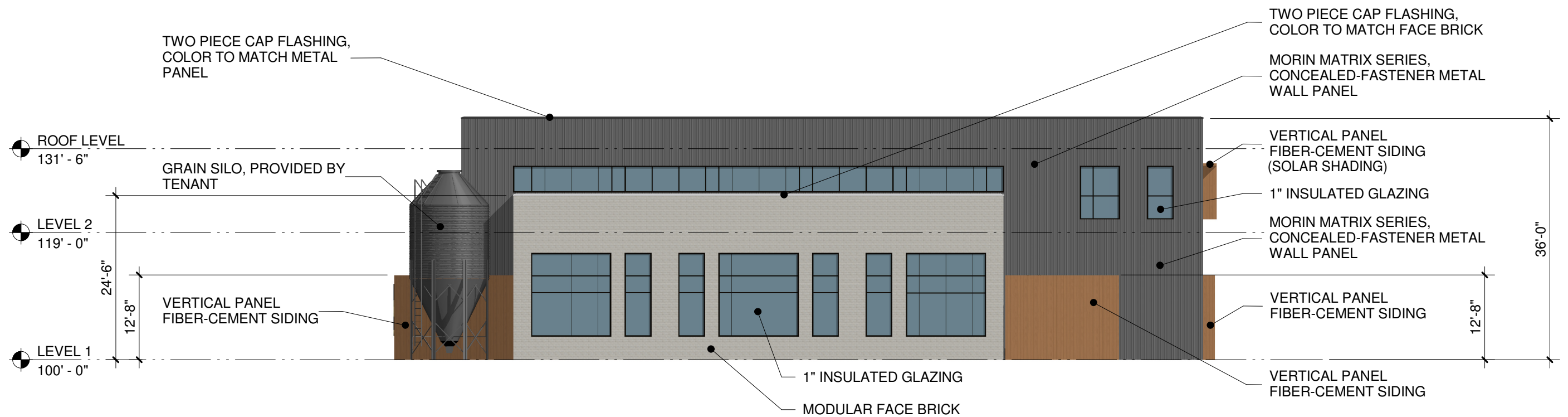
LSD 2ND SUBMITTAL
BENTONVILLE BREWING COMPANY
901 SW 14TH ST

MBL JOB NO.
170017
PROGRESS
DATE
04-02-18

REVISIONS

**SHEET
CONTENTS
PLANTING PLAN**

SHEET
L1.00
18-0020
THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MILLER BOSKUS LACK ARCHITECTS P.A. NO REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT.

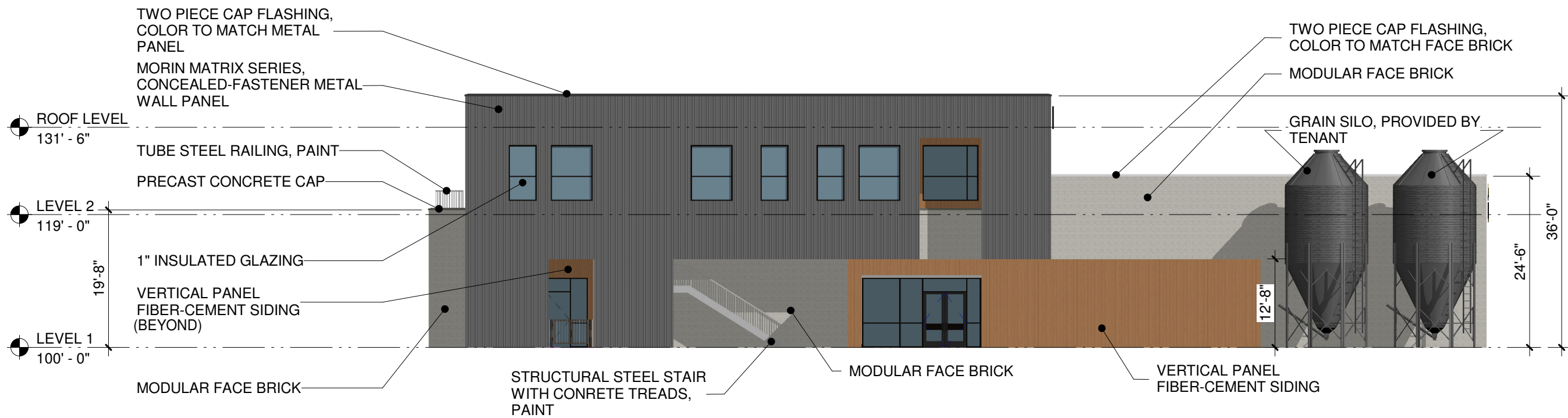


- PROPOSED METAL WALL PANEL
- 47%
- PROPOSED FACE BRICK
- 37%
- PROPOSED FIBER CEMENT SIDING
- 16%

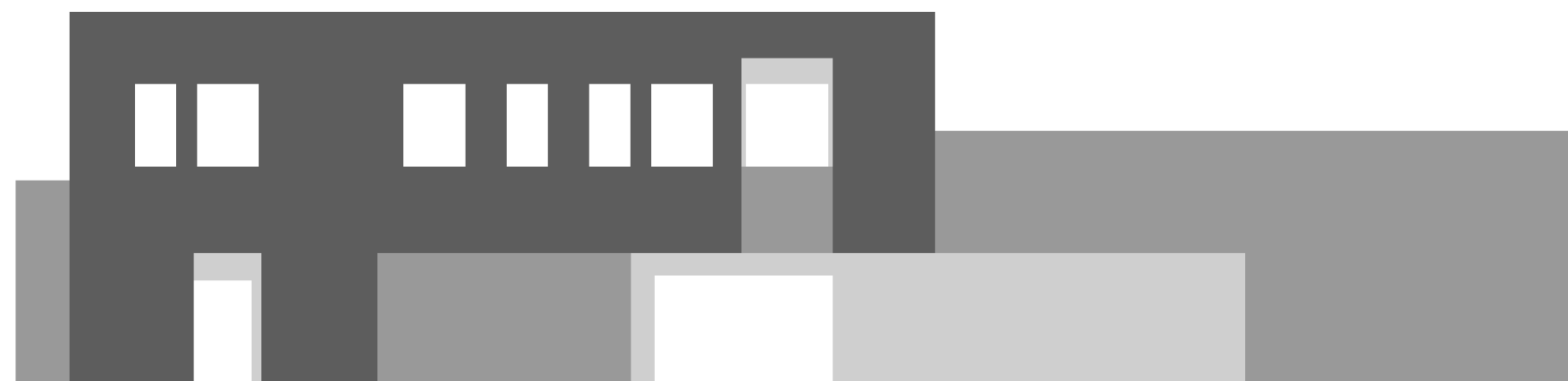


NORTH BUILDING ELEVATION

1/16" = 1'-0"

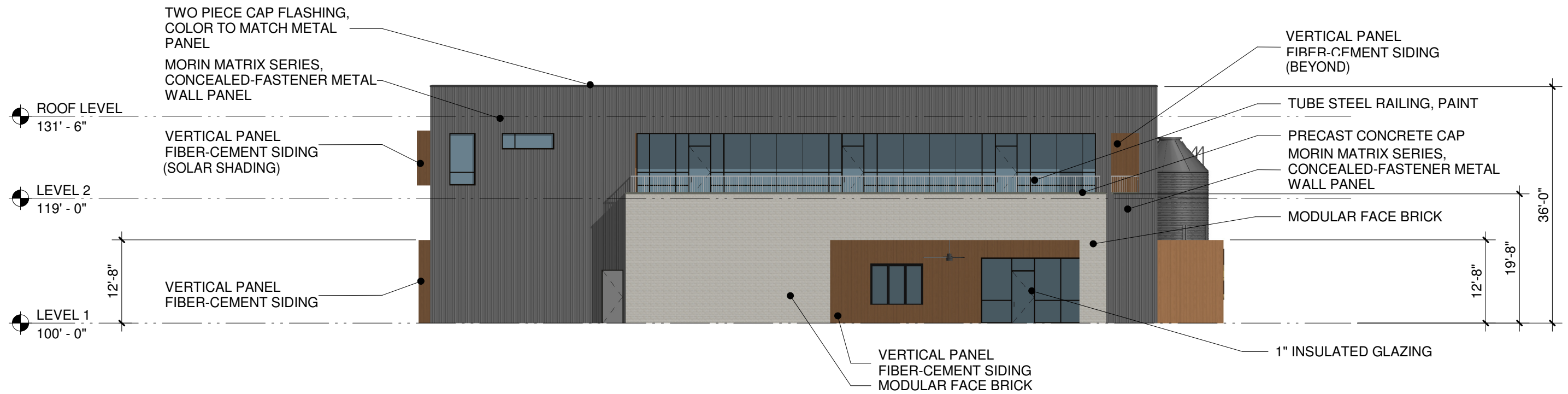


- PROPOSED METAL WALL PANEL
- 45%
- PROPOSED FACE BRICK
- 40%
- PROPOSED FIBER CEMENT SIDING
- 15%



EAST BUILDING ELEVATION

1/16" = 1'-0"



- PROPOSED METAL WALL PANEL
- 55%
- PROPOSED FACE BRICK
- 30%
- PROPOSED FIBER CEMENT SIDING
- 15%

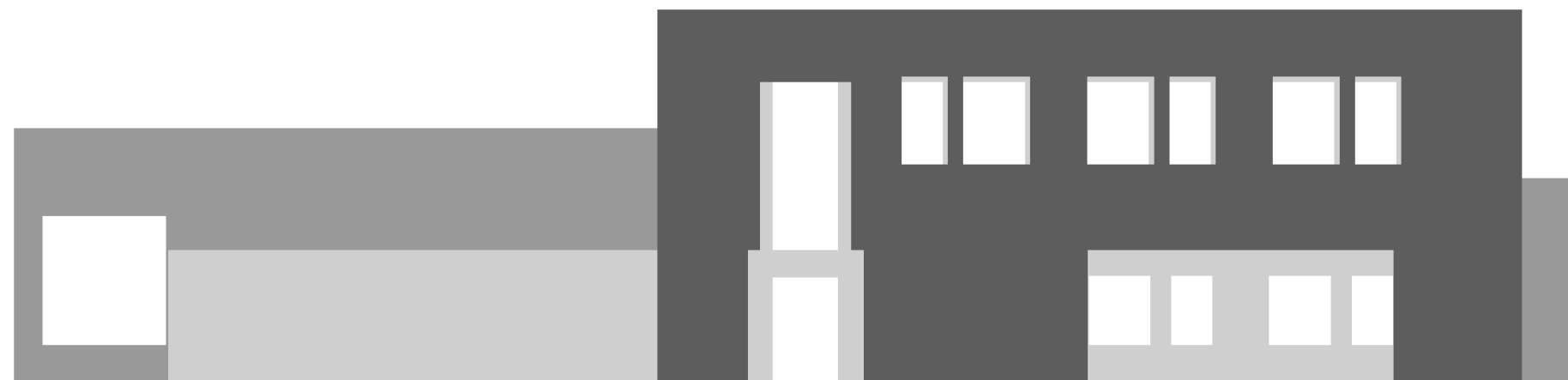


SOUTH BUILDING ELEVATION

1/16" = 1'-0"



- PROPOSED METAL WALL PANEL
 ■ 53%
 PROPOSED FACE BRICK
 ■ 23%
 PROPOSED FIBER CEMENT SIDING
 ■ 24%



WEST BUILDING ELEVATION

1/16" = 1'-0"

March 12, 2018

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

Dear Mr. Stanley, and the Bentonville Planning Commission,

On behalf of Rope Swing Group and Bentonville Brewing Company, Miller Boskus Lack P.A. is hereby requesting a waiver of the city of Bentonville Subdivision Code, Article 1100, Section 1100.13, Design Standards for Large Scale Developments. Specifically, paragraph E.1 in regard to building materials. The proposed design consists of approximately thirty-three percent brick material and eighteen percent fiber cement. The remaining percentage of materials would be the material in which we are requesting a variance upon.

We are seeking a waiver in material to introduce a more modern, yet easily maintainable and lasting material. The product we are proposing to use is a Morin Metal Wall panel with concealed fasteners. The product is a Morin Matrix Series Panel. We would propose to use a 20-gauge material in order to increase the durability and longevity of the product and decrease the possibility of "oil-canning". The color would be a dark gray to contrast with the selected light gray brick, and softened with the use of wood toned fiber cement panel.

Quality-fabricated and well-detailed metal wall panel systems are now being seen more regularly on contemporary commercial buildings throughout the country and our region. While buildings that are mainly brick and stone can be beautiful, there are more modern materials that have proven themselves in the past few years to perform as well, if not better than brick and stone and bring a fresh new modern appeal to exciting commercial developments.

In order to comply with the section of code regarding Material of the building design, the applicant requests permission to vary the strict interpretation of the Material section of the code to allow the use of the previously stated metal wall panel system in lieu of a total of seventy-five percent brick, textured concrete block, or natural stone.

Thank you for your consideration of this request.

Sincerely,



Chris Fowler, AIA, LEED AP B+C
Miller Boskus Lack Architects, P.A.

Attachments: Morin Matrix Series Panel Images

Architects, P.A



2 3 9 7 G r e e n A c r e s R o a d , F a y e t t e v i l l e , A r k a n s a s 7 2 7 0 3
Phone: 479.443.7121 E-mail: chris@mbi-arch.com Fax: 479.443.7139

Miller
Boskus
Lack

Architects, P.A

Manchester Municipal Complex
Manchester, New Hampshire
Lavallee Brensinger Architects



2 3 9 7 Green Acres Road, Fayetteville, Arkansas 72703
Phone: 479.443.7121 E-mail: chris@mbi-arch.com Fax: 479.443.7139

City of Springdale Fire Station No. 2
Springdale, Arkansas
Miller Boskus Lack Architects P.A.



ECOLOGICAL DESIGN GROUP, INC.

314 S. 3rd Street
Rogers, AR 72756



Landscaping Waiver Request

To: City of Bentonville
From: Bentonville Climbs LLC
Date: March 12, 2018
Re: Bentonville Brewery

On behalf of Bentonville, Climbs LLC, Ecological Design Group, Inc. (EDG) is submitting this Landscaping Waiver Request as part of the LSD Submittal. This waiver is requested to create an aesthetic and cohesive design with the neighboring Bentonville Climbs property located directly east of the project site.

Landscaping Waiver Requests

- City of Bentonville Subdivision Code, Article 1400, Section 7 Perimeter Landscaping and Screening:
 - Article 1400, Section 7 of the City of Bentonville Subdivision Code requires perimeter landscaping along rear and side lot lines. The applicant is requesting a waiver for Sec. 1400.7 to not apply as it relates to the east property line. Directly east of this project site is Bentonville Climbs. The two properties will share parking and access. As such, including perimeter landscaping along the east property line would interfere with traffic flow and circulation of the two properties.

If you need any additional information or have any questions, please do not hesitate to contact me at (479) 935-4826.

Sincerely,

Ecological Design Group, Inc.

A handwritten signature in dark ink, appearing to read 'Brahm Driver', is written over a horizontal line.

Brahm Driver, PE

LOT SPLIT STAFF REPORT



Lots 27-30 Mid-Cities Crossing Subdivision

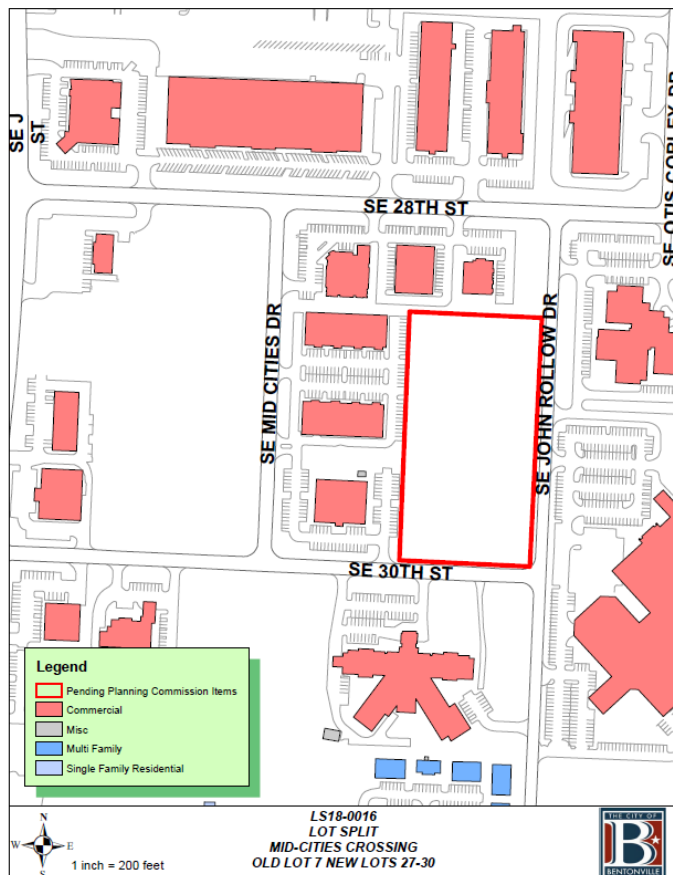
PC Date: 4/17/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LS18-0016
Applicant / Current Owner	Barron Revocable Trust 3603 W Fir Rogers, AR 72758
Site Area	+/- 4.43 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

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

Location Map



Property Description

This property is located at SE John Rollow Drive and SE 30th Street.

Project Details

Lot Split of Lot 7 of Mid-Cities Crossing Subdivision, creating new Lots 27 through 30. The plat dedicates a 15' drainage easement along all front lot lines, 15' utility easements along all shared side lot lines, and a 13' utility easement along all rear lot lines. In addition, shared access agreements shall be put in place between shared lot lines. Adequate right-of-way exists along SE John Rollow Drive and SE 30th Street.

Projected Traffic Impact

The proposed lot split should not adversely impact traffic patterns in the area.

Drainage Report

A drainage report is not required.

Waivers

No waivers were submitted as part of this application.

Conclusion

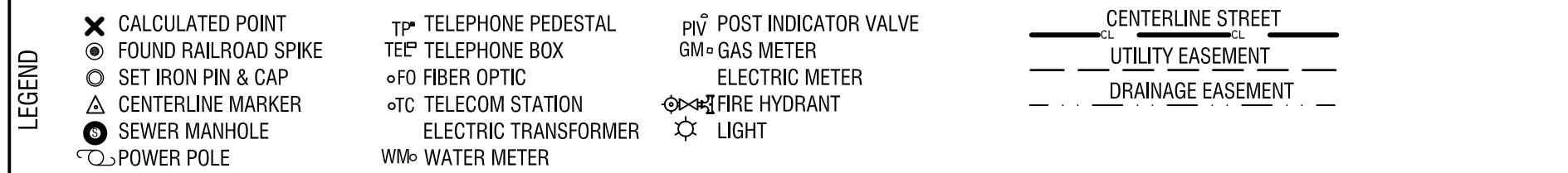
This lot split does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.



C-2 SETBACK TABLE		
FRONT:		
	WITH PARKING:	50'
	WITHOUT PARKING:	20'
SIDE:		
	ADJACENT TO NON-RESIDENTIAL:	7'
	ADJACENT TO RESIDENTIAL DISTRICT:	30'
REAR:		
	ADJACENT TO NON-RESIDENTIAL:	20'
	ADJACENT TO RESIDENTIAL DISTRICT:	30'

Lot 7 of Mid-Cities Crossing Subdivision as recorded Book L23, Page 13, City of Bentonville, Benton County, Ar, Being more particularly described as follows: Beginning at the NW Corner of said Lot 7, thence S87°25'23"E 312.48 feet, thence S02°22'49"W 618.07 feet, thence N87°25'23"W 311.63 feet, thence N02°18'06"E 618.07 feet to the POINT OF BEGINNING, Containing 4.43 acres, more or less, subject to easements and right of ways of record.

A part of Lot 7 of Mid-Cities Crossing Subdivision as recorded Book L23, Page 13, City of Bentonville, Benton County, Arkansas, and being described as follows: Commencing at the NW Corner of said Lot 7, thence S87°25'23"E 20.00 feet to the POINT OF BEGINNING; thence S87°25'23"E 292.48 feet, thence S02°22'49"W 150.00 feet, thence N87°37'11"W 292.27 feet, thence N02°18'05"E 151.00 feet to the POINT OF BEGINNING, Containing 1.01 acres, more or less, subject to easements and right of ways of record.

A part of Lot 7 of Mid-Cities Crossing Subdivision as recorded Book L23, Page 13, City of Bentonville, Benton County, Arkansas, and being described as follows: BEGINNING at the NW Corner of said Lot 7, thence S87°25'23"E 20.00 feet, thence S02°18'05"W 151.00 feet, thence S87°37'11"E 292.27 feet, thence S02°22'49"W 150.00 feet, thence N87°37'11"W 312.06 feet, thence N02°18'05"E 301.07 feet to the POINT OF BEGINNING, Containing 1.14 acres, more or less, subject to easements and right of ways of record.

A part of Lot 7 of Mid-Cities Crossing Subdivision as recorded Book L23, Page 13, City of Bentonville, Benton County, Arkansas, and being described as follows: Beginning at the SW Corner of said Lot 7, thence N02°18'05"E 317.00 feet, thence S87°31'11"E 312.06 feet, thence S02°22'49"W 150.00 feet, thence N87°37'11"W 291.86 feet, thence S02°18'05"W 167.07 feet, thence N87°25'23"W 20.00 feet to the POINT OF BEGINNING, Containing 1.15 acres, more or less, subject to easements and right of ways of record.

A part of Lot 7 of Mid-Cities Crossing Subdivision as recorded Book L23, Page 13, City of Bentonville, Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 7, thence S87°25'23"E 20.00 feet to the POINT OF BEGINNING, thence N02°18'05"E 167.07 feet, thence S87°37'11"E 291.86 feet, thence S02°22'49"W 168.07 feet, thence N87°25'23"W 291.63 feet to the POINT OF BEGINNING, Containing 1.12 acres, more or less, subject to easements and right of ways of record.

VICINITY MAP

U.S. 71B

SE J ST.

SE 28th ST

HWY 112

S DOTSON RD

SE MOBERLY LN

W OLIVE ST

I-49

SITE

U.S. 71B

FLOODPLAIN

FLOODWAY

BENTONVILLE, ARKANSAS

Signed _____
City Clerk, City of Bentonville



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

PRELIMINARY PLAT STAFF REPORT



Presley Place Subdivision

806 NW A Street

PC Date: 4/17/2018

Reviewer: Tyler Overstreet, Planner

Project Number	PP18-0004
Applicant / Current Owner	Mud Puddle Investments, LLC 6077 SW Regional Airport Boulevard Bentonville, AR 72712
Site Area	+/-1.43 acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)
No. of Lots	8 single-family sized lots
Subdivision Name	Presley Place Subdivision

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

Location Map



Property Description

The developer proposes dividing this approximately 1.43 acre tract of land into eight new lots, creating Presley Place Subdivision. The developer requests a fee in-lieu of road improvements in the amount of \$3,100 for their frontage on NW A Street.

Project Details

Each of the lots created by this Preliminary Plat will load off a 15' alley/access drive. The plat dedicates 15' utility easements along all front property lines. The plat dedicates additional right-of-way along NW A Street and N Main Street. All non-bondable items and guarantees of improvements shall be complete prior to final platting.

Projected Traffic Impact

The proposed preliminary plat will not adversely impact traffic in the area.

Drainage Report

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

Waivers

No waivers requested.

Conclusion

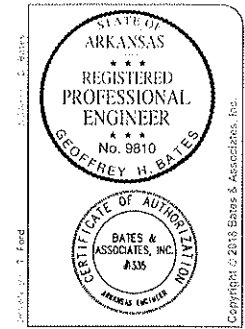
In conclusion, this preliminary plat does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments.

NOTES

- **Street Names:** All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.
- **Conceptual Approval.** Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer and streets. The information submitted for the preliminary plat review process was reviewed for general concept only.

[illegible]

PRESLEY PLACE SUBDIVISION
PRELIMINARY PLAT
SITE & UTILITY PLAN
BENTONVILLE, ARKANSAS

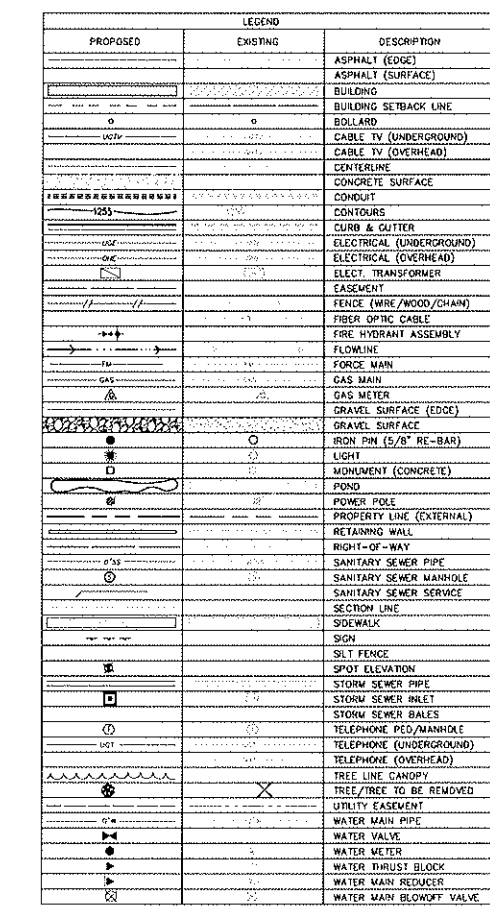
5

**Bates &
Associates, Inc.**

www.batesai.com

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr., Fayetteville, Arkansas 72704 • 479.442.9350 • Fax: 479.521.9359



BENTONVILLE
PROJECT
#PP18-0004

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATION AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, AND SHALL BE APPLIED IN WRITING BY THE CITY ENGINEER.
2. BEUD DESIGN LAYOUT DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. THE CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

[illegible]

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SCREENED. ALL ROOF MOUNTED UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING SCREENING INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS. MECHANICAL AND UTILITY EQUIPMENT OVER 30 INCHES IN HEIGHT SHALL MEET BUILDING SETBACKS. SMALLER GROUND MOUNTED EQUIPMENT MAY BE SCREENED WITH TALL GRASSES OR SHRUBS.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
6. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
7. TAPS ON EXISTING MAINS SHALL BE DONE BY THE CITY OF BENTONVILLE AT THE OWNER'S EXPENSE.
8. THERE WILL BE NO IRRIGATION INSTALLED ON THIS SITE.
9. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
10. 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 WITHIN THE RIGHT-OF-WAY.
11. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
12. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
13. WATER LINE MUST HAVE 48" MINIMUM COVER (SEE DETAILS).

1. CONDUIT PLACEMENT AND STREETLIGHT FOUNDATION LOCATIONS SHALL BE INSTALLED PER BENTONVILLE ELECTRIC UTILITY DEPARTMENT'S ELECTRICAL DESIGN LAYOUT.
2. SPECIFIC WIRING REQUIREMENTS FOR LSI ARE OUTLINED IN SECTION 11 OF THE BENTONVILLE ELECTRIC UTILITY DEPARTMENT'S DEVELOPER'S GUIDELINES.
3. BENTONVILLE ELECTRIC UTILITY DEPARTMENT WILL DETERMINE THE LIGHTING REQUIREMENTS AND LOCATION FOR THIS DEVELOPMENT. DEVELOPER IS REQUIRED TO PAY FOR DECORATIVE STREET LIGHTING BEFORE A PRECONSTRUCTION MEETING WILL BE SCHEDULED.
4. ANY LANDSCAPING MUST MAINTAIN PROPER DISTANCES AWAY FROM BURIED POWER LINE, ELECTRIC DEVICES, OR OVERHEAD LINES.
5. RELOCATION OF EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
6. CONTACT BEHOLD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5 FEET OF EXISTING OR PROPOSED POWER POLE.
7. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
8. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

Time: 11:34 am
Scale: 1=20 (PS)
Date: 12/20/2017
Drawing Name: I:\400\16-406\Engineering\03 site plan.dwg
Xrefs Used: 3AES-AR signature, base, COA 88A, 24X36



Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

www.batesnwa.com

FEBRUARY 19, 2018

PLANNING COMMISSION
CITY OF BENTONVILLE

RE: FEE IN LIEU/WAIVER

Dear Commissioners,

Our client would like to build the sidewalks but request a fee in lieu of improvements to NW A Street and ask for a waiver of street improvements to N. Main Street.

NW A Street: (widen 2')

NW A is flat in this area and the runoff will not be able to leave the street without improving both sides of the street.

- | | |
|---------------------------------------|------------------------------|
| 1. 160' of 2' curb & gutter @ \$10/ft | = \$1,600 |
| 2. 50 cy of excavation @ \$30/yd | = \$1,500 |
| | = \$3,100 fee in lieu |

N Main Street: (widen 2')

The street and drainage improvements to Main Street would be substantial compared to the size of this small development and would be more than 4 lots could support.

- | | | |
|----------------------------|-----------|--------------------------|
| 1. 189' of curb & gutter @ | \$10/ft | = \$ 1,890 |
| 2. 1- curb inlet @ | \$3000/ea | = \$ 3,000 |
| 3. 2-18" FES | \$ 300/ea | = \$ 600 |
| 4. 185' of 18" CMP | \$ 35/ft | = \$ 6,475 |
| 5. 350 cy of excavation | \$25/yd | = \$ 8,750 |
| | | = \$20,715 waiver |

If you need further information regarding this request, please feel free to contact Bates & Associates with any questions or concerns.

Sincerely,

Bates & Associates, Inc.

Geoffrey H. Bates, P.E.
President of Engineering

LARGE SCALE DEVELOPMENT STAFF REPORT



SE G Street Parking

SE G Street

PC Date: 4/17/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0017
Applicant / Current Owner	Ramsey Ball 4204 S Pinnacle Hills Parkway Rogers, AR 72758
Site Area	+/- 7.62 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Office (O)
Development Type / Use	Parking Lot

Property Description

This property is located on SE G Street and SE 22nd Street. The project is located northwest of the previously approved J Street Warehouse project.

Project Details

Project consists of the construction of a 7.62 acre, 548-space parking lot. This parking lot shall temporarily serve the J Street Warehouse project over the course of the next five years. The applicant is proposing to construct a sidewalk the length of the project area. Adequate interior parking lot landscaping is proposed.

Projected Traffic Impact

The proposed large scale development does not have the potential to adversely affect traffic in the area.

Drainage Report

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

Waivers

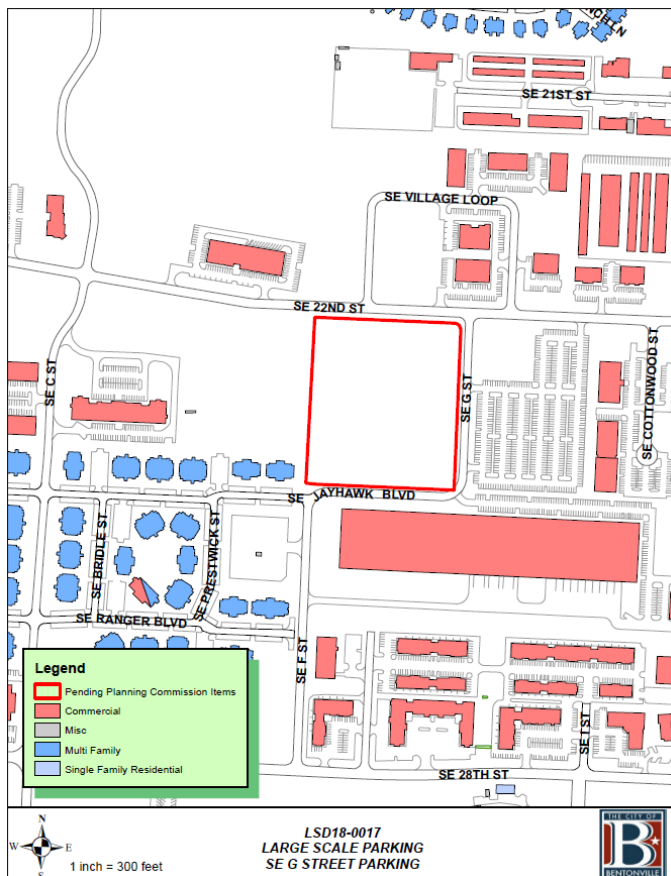
No waivers requested.

Conclusion

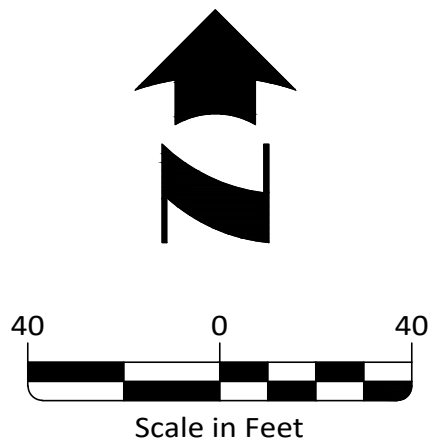
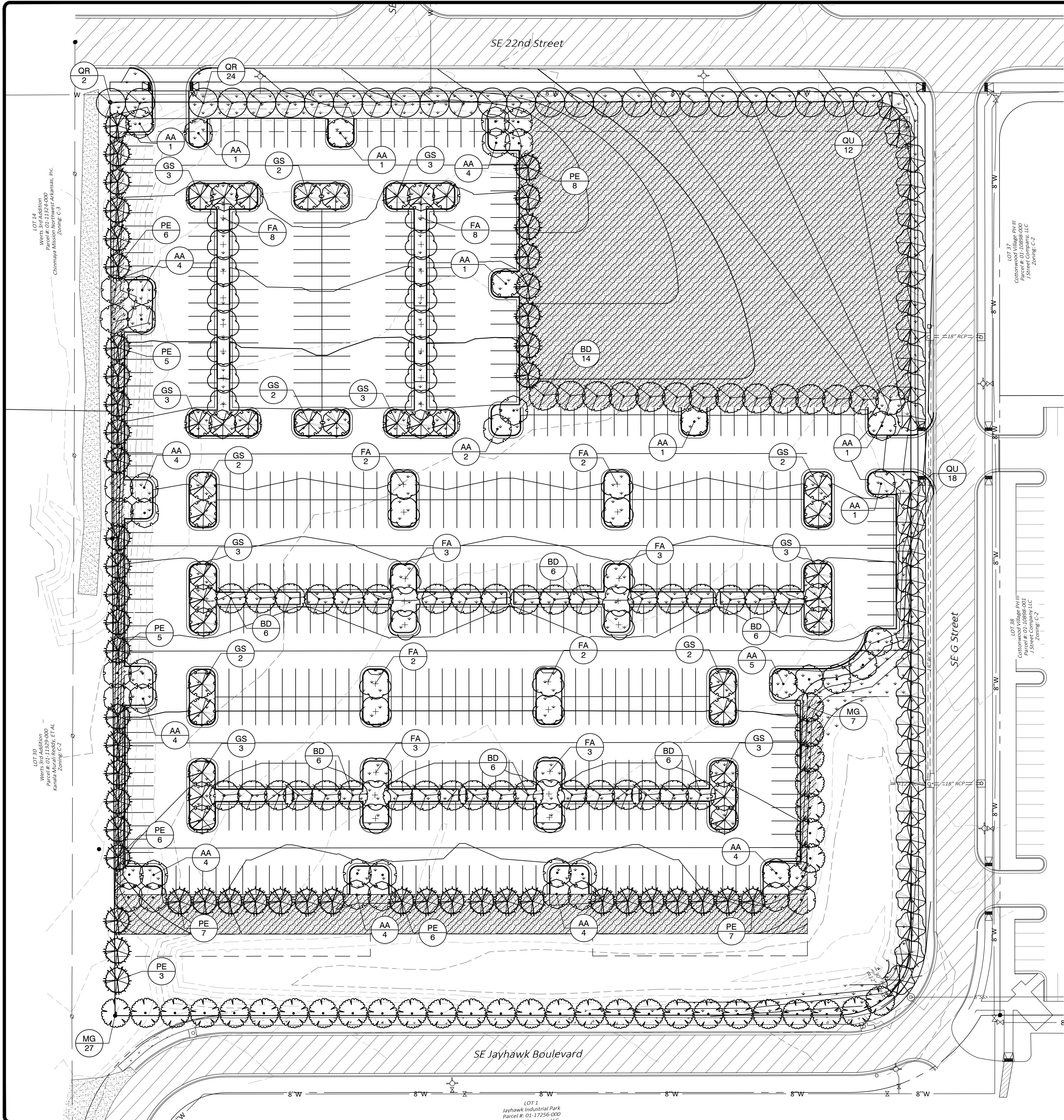
In conclusion, this large scale development does meet the minimum requirements of the subdivision regulations.

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

Location Map



Drawing Name: C:\Landscape\19032019\Parking Lot 20450-190 Landscape-2019-02-09.dwg Last Modified: Feb 09, 2019 - 3:52pm Plotted on: Feb 09, 2019 - 2:59pm by Shalea Janderson



City Of Bentonville Atlas
Number 445



PLANT SCHEDULE

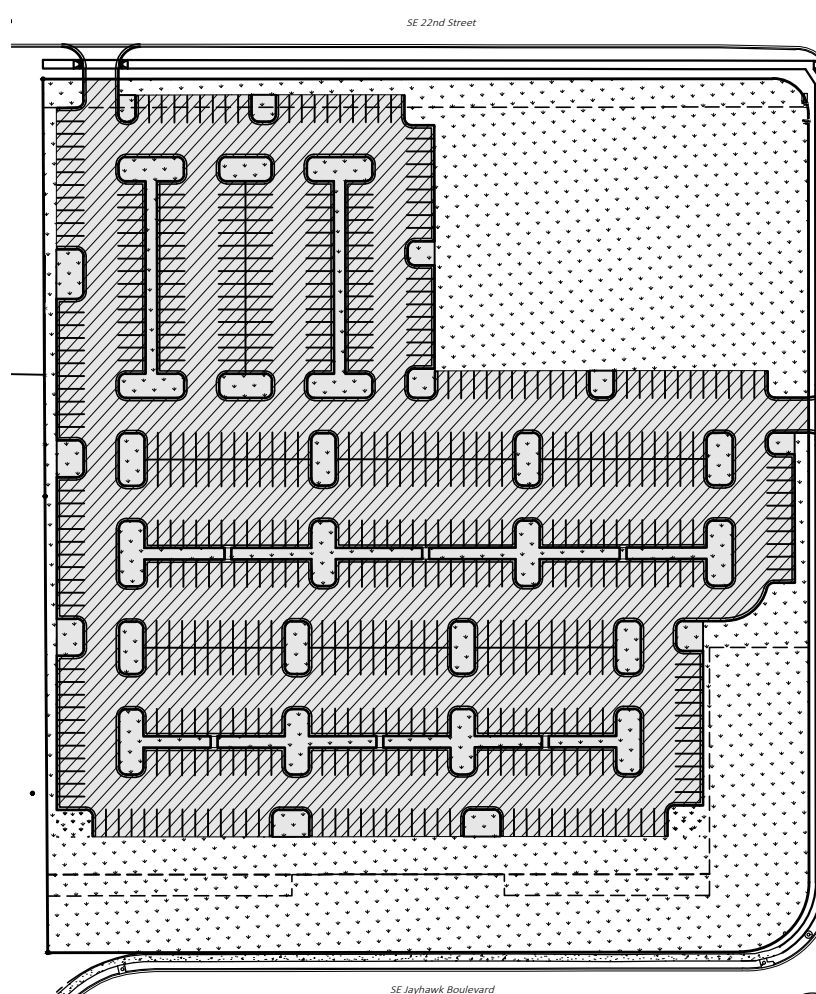
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	AA	Acer freemanii 'Armstrong' / Freeman Maple	B & B	2.5"Cal		46
	BD	Betula nigra 'Duraheat' / Duraheat River Birch	B & B	2.5"Cal		50
	FA	Fraxinus americana / White Ash	B & B	2.5"Cal		36
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		36
	MG	Metasequoia glyptostroboides / Dawn Redwood	B & B	2.5"Cal		34
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	53
	QU	Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	B & B	2.5"Cal		30
	QR	Quercus rubra / Red Oak	B & B	2.5"Cal		26
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY		
	CD	Cynodon dactylon / Bermuda Grass	hydromulch			71,715 sf
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			47,315 sf

P = PARKING LOT TREE
S = STREET TREE
R = PERIMETER TREE

LANDSCAPE REQUIREMENTS

STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	REQUIRED	PROVIDED
SE 22nd STREET	524'/20=26 TREES	27	27
SE 6th STREET	596'/20=30 TREES	31	31
JAYHAWK BLVD.	537'/20=27 TREES	27	27
PERIMETER LANDSCAPE WESTERN BOUNDARY	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER	REQUIRED	PROVIDED
	616 LF / 50 = 12 SHADE TREES	12	12
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING LOT LANDSCAPES AREA (26,926/125=215.4= 215 TREES)	REQUIRED	PROVIDED
		215	215

Site Area Calculations:



Overall Site Area Calculations:
Total Site Area: 331,784 S.F.
Total Impervious Area: 183,848 S.F. (56%)
Total Green Space Area: 147,935 S.F. (44%)
Interior Green Space Calculations:
Total Parking Lot Area: 179,512 S.F.
Total Interior Green Space Required: 26,926 S.F. (15%)
Total Interior Green Space Provided: 29,754 S.F. (16.6%)

	Impervious Area
	Green Space
	Parking Lot Area
	Interior Green Space

Revision	By	Date

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

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

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.263.9721

Drawn By:
TJL
Approved By:
DAL
Date:
02.05.18
Project No:
CR0-79E

Vertical Scale:
—
Horizontal Scale:
1"=40'
Plotting Scale:
1
Drawing Name:
Plan Sheets

ADDITIONAL PARKING
ON SE "22" STREET FOR
THE WAREHOUSE DEVELOPMENT
Bentonville, Benton County, Arkansas

LANDSCAPE PLAN
City Project #
Issued for Review - 02.12.18

Sheet No:
5
8
of

LARGE SCALE DEVELOPMENT STAFF REPORT



Aldi

SW 14th Street

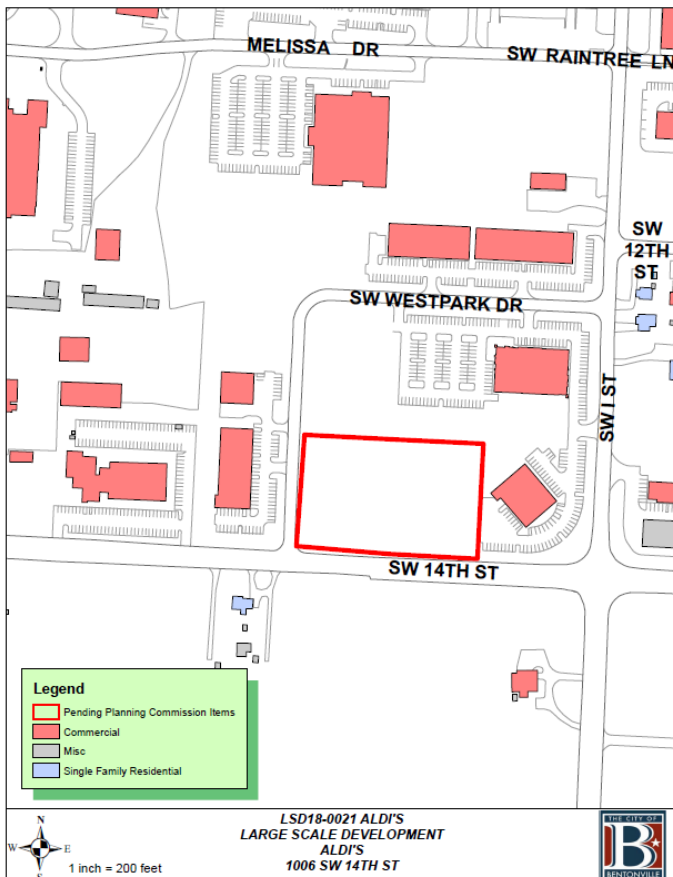
PC Date: 4/17/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0021
Applicant / Current Owner	Pinnacle Highway 102, LLC 3333 Pinnacle Parkway, Suite 2 Bentonville AR, 72712
Site Area	+/- 2.72 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Grocery Store

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

Location Map



Property Description

This property is located near the corner of SW 14th Street and SW I Street. The project is located directly west of the existing Rubbermaid building.

Project Details

Project consists of the construction of an approximately 22,000 square foot Aldi grocery store. The primary materials depicted on the exterior elevations are brick, cement panels, EIFS, and metal. The applicant proposed adequate interior parking lot landscaping. The applicant has submitted a waiver from the perimeter landscaping requirements along the eastern property line in order to provide cross access. The applicant is proposing to construct a sidewalk the length of the project area.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. However, the existing street network should accommodate any increase in traffic caused by the development.

Drainage Report

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

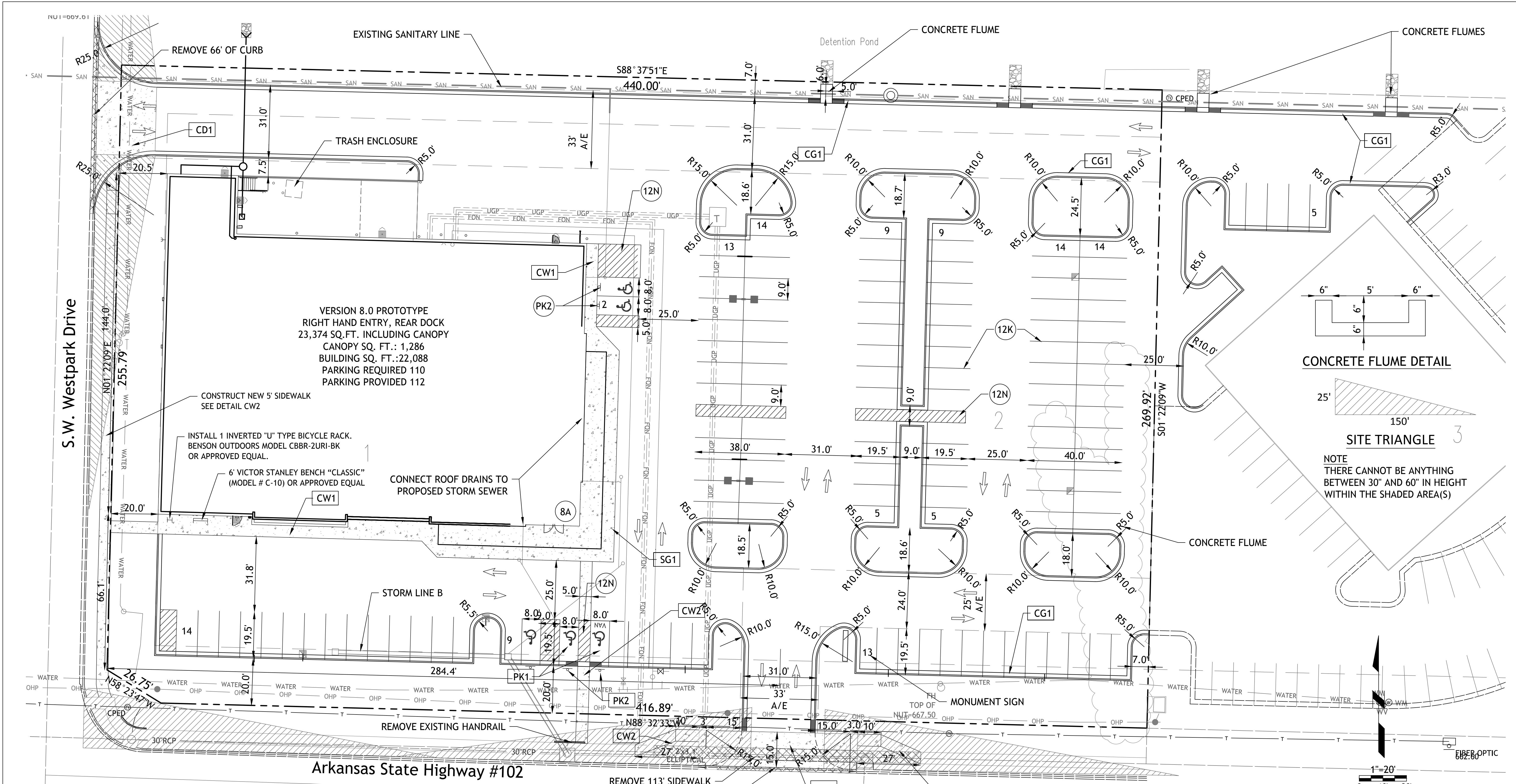
Waivers

One waiver requested:

- A waiver from Article 1400, Section 1400.7 Perimeter Landscaping and Screening, of the Subdivision Code.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver request.



NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE. SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.
6. SEE ELECTRICAL PLAN FOR LOCATION OF PARKING LOT LIGHTS.
7. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
8. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
9. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND PROVIDE A DETAIL.

CONSTRUCTION NOTES:

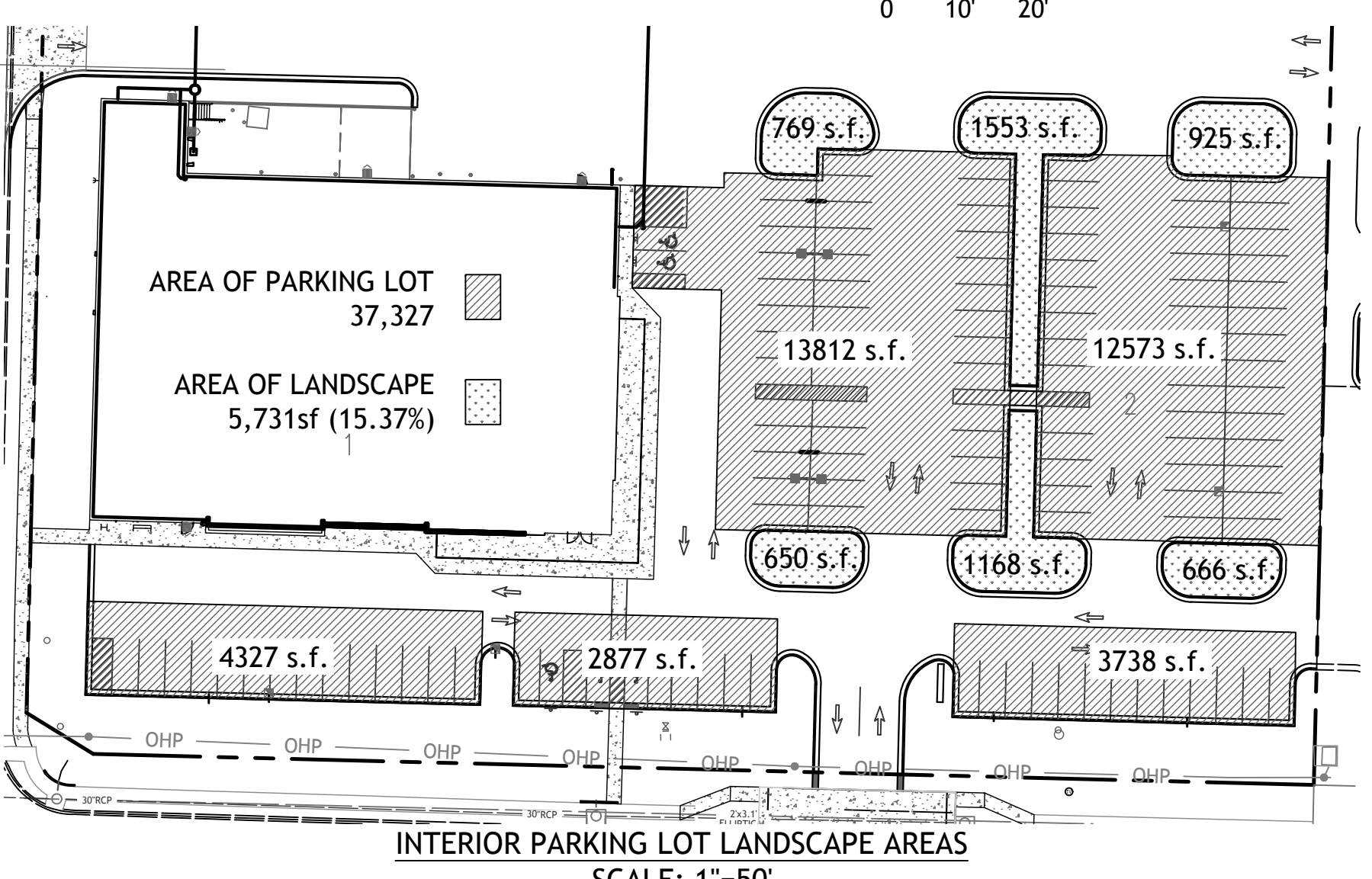
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE ALDI STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL.
7. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
8. Contact BEUD at 479-271-3135 before performing any grading within 5' of existing or proposed power poles.
9. BEUD Design layout drawing takes precedence over any electric information shown on the site utility plan.
10. Electric facilities shall be installed in accordance with the latest revision of the electric specifications found on the website. Contractor is responsible for compliance with this document.

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:

- CG1 CONCRETE CURB AND GUTTER (UNLESS OTHERWISE NOTED)
- PK1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
- PK2 ACCESSIBLE PARKING SIGN
- SG1 BOLLARD DETAIL
- CW1 CURB WALK AT BUILDING
- HDA HEAVY DUTY ASPHALT
- RD1 REGULAR PARKING
- CD1 COMMERCIAL ENTRANCE
- CW2 SIDEWALK RAMP & SIDEWALK
- LPB LIGHT POLE BASE

NOTES:

- 8A DOOR (SEE ARCH. PLANS)
- 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
- 12N 4" YELLOW STRIPES 3'-0" O.C.
- 510 CLEAN-OUT (SEE GRADING PLAN)
- 90 ACCESSIBLE SIGN MOUNTED ON BUILDING (SEE ARCH PLANS)



SM Engineering
SAE
919 W. Stewart Road
Columbia, Missouri 65203
smcivilengr@gmail.com
785.341.9747

Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

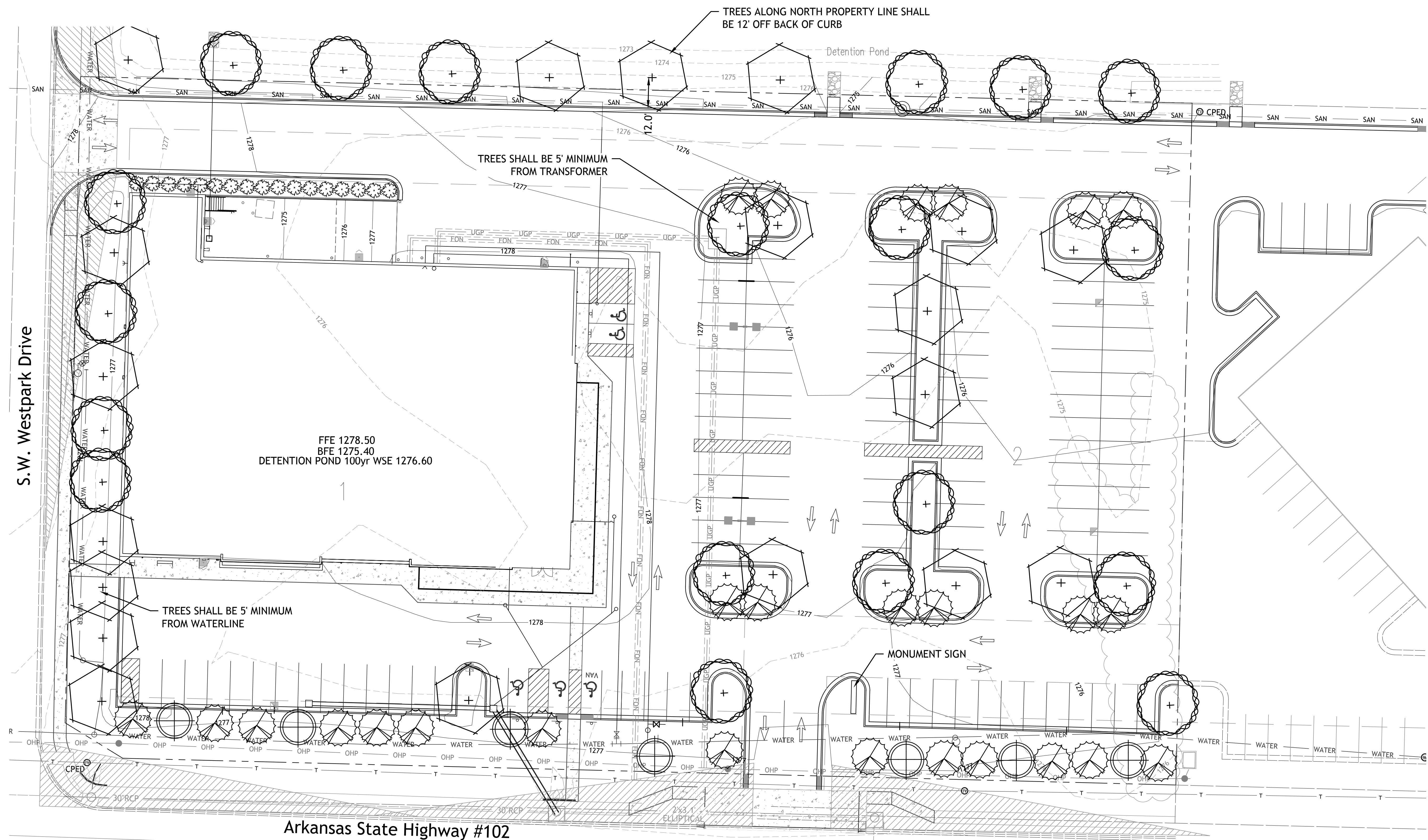
Revisions
3-30-18 CITY COMMENTS

Arkansas State Highway #102
BENTONVILLE, ARKANSAS

ALDI
Incorporated
ALDI INC.
ARKANSAS STATE HIGHWAY 102
BENTONVILLE, ARKANSAS

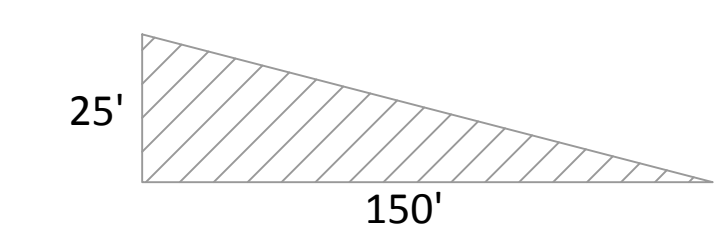
sheet
C2.0

SITE PLAN
permit
8 MARCH 2018



Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	19	October Glory Maple	Acer Rubrum 'October Glory'	2.5" cal	BB	As Shown
	18	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2.5" cal	BB	As Shown
	26	Star Magnolia	Magnolia stellate/M. kobus	2" cal	BB	As Shown
	7	American Smoketree	Cotinus obovatus	2" cal	BB	As Shown
	17	Keteleeri Juniper	Juniperus chinensis 'Keteleeri'	6' hgt	BB	As Shown



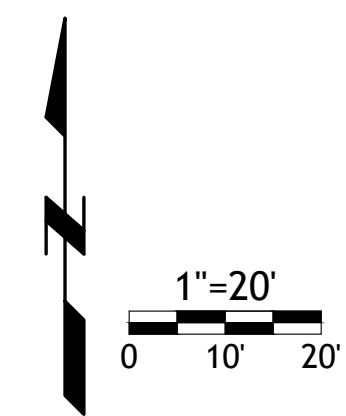
SITE TRIANGLE

NOTE
THERE CANNOT BE ANYTHING BETWEEN
30" AND 60" IN HEIGHT WITHIN
THE SHADED AREA(S)

LANDSCAPE DATA:
STREET FRONTAGE
14th STREET 416'
1 TREE PER 20' 21
PROVIDED 21 ALL ORNAMENTALS
EXISTING OVERHEAD POWER LINES

WESTPARK DRIVE 255'
1 TREE PER 20' 13
PROVIDED 10

TYPE D SCREENING ON NORTH PROPERTY LINE
NORTH 440'
1 TREE PER 50' 9
PROVIDED 9



SM Engineering
SM E
919 W. Stewart Road
Columbia, Missouri 65203
smcivilengr@gmail.com
785.341.9747

Drawings and/or Specifications are original
proprietary work and property of the
Engineer and intended specifically for this
project. Use of items contained herein
without consent of the Engineer is
prohibited. Drawings illustrate best
information available to the Engineer. Field
verification of actual elements, conditions,
and dimensions is required.

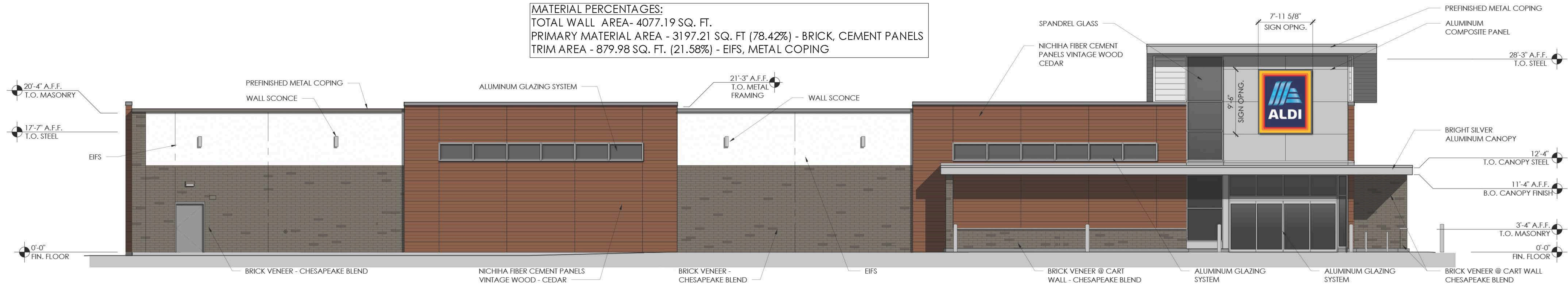
Landscape Architect
Garrett Ochs
License Pending

Revisions
3-30-18 CITY COMMENTS

ALDI
Incorporated
ALDI INC.
ARKANSAS STATE HIGHWAY 102
BENTONVILLE, ARKANSAS

sheet
L1.0
LANDSCAPE PLAN
permit
8 MARCH 2018

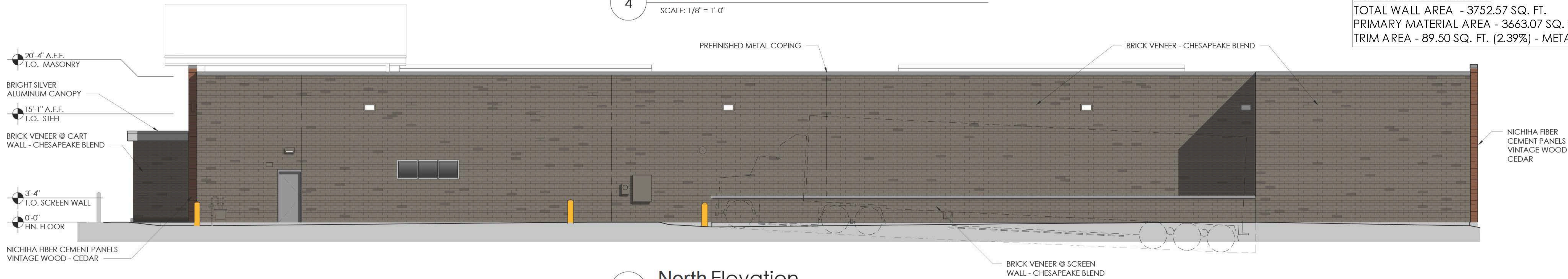
MATERIAL PERCENTAGES:
TOTAL WALL AREA- 4077.19 SQ. FT.
PRIMARY MATERIAL AREA - 3197.21 SQ. FT (78.42%) - BRICK, CEMENT PANELS
TRIM AREA - 879.98 SQ. FT. (21.58%) - EIFS, METAL COPING



4 South Elevation

SCALE: 1/8" = 1'-0"

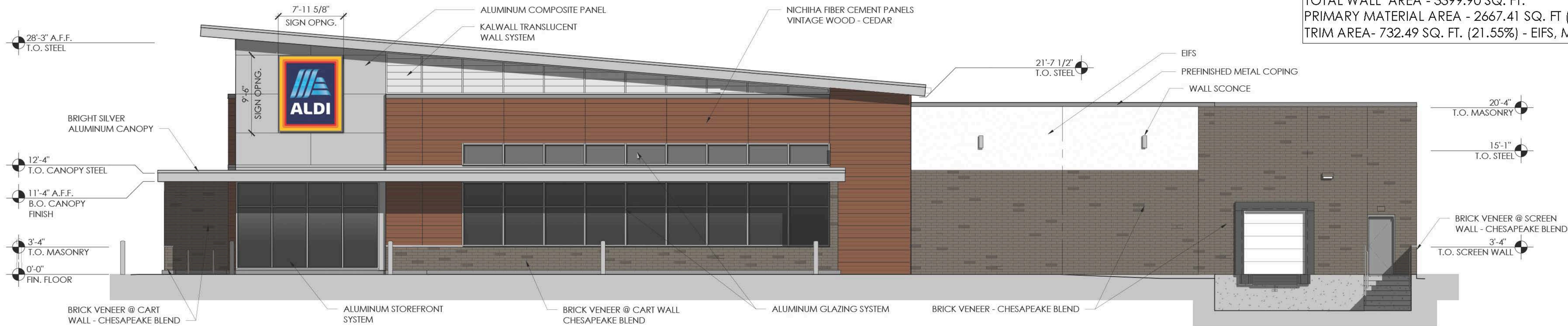
MATERIAL PERCENTAGES:
TOTAL WALL AREA - 3752.57 SQ. FT.
PRIMARY MATERIAL AREA - 3663.07 SQ. FT (97.61%) - BRICK
TRIM AREA - 89.50 SQ. FT. (2.39%) - METAL COPING



3 North Elevation

SCALE: 1/8" = 1'-0"

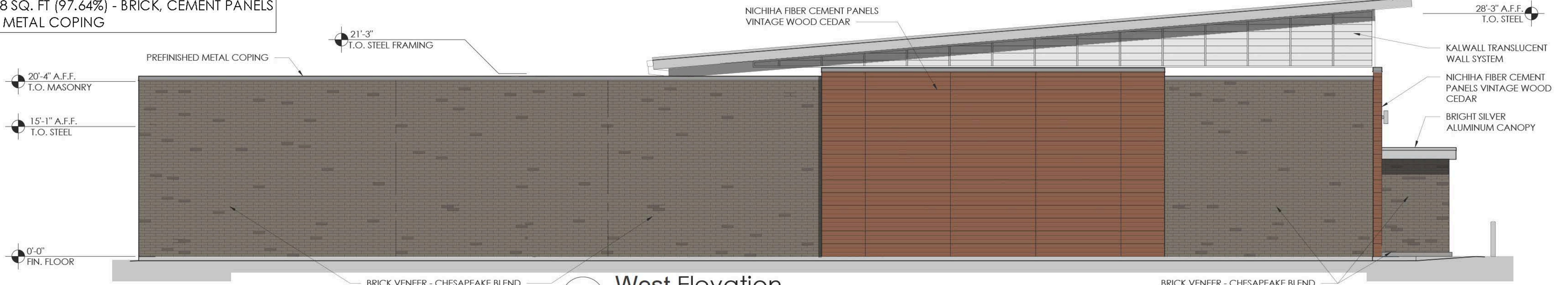
MATERIAL PERCENTAGES:
TOTAL WALL AREA - 3399.90 SQ. FT.
PRIMARY MATERIAL AREA - 2667.41 SQ. FT (78.45%) - BRICK, CEMENT PANELS
TRIM AREA- 732.49 SQ. FT. (21.55%) - EIFS, METAL COPING



2 East Elevation

SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES:
TOTAL WALL AREA - 3056.88 SQ. FT.
PRIMARY MATERIAL AREA - 2984.88 SQ. FT (97.64%) - BRICK, CEMENT PANELS
TRIM AREA - 71.00 SQ. FT. (2.36%) - METAL COPING



1 West Elevation

SCALE: 1/8" = 1'-0"

Issued: Date:

A	Concept Exterior Elevations	01/19/18
B		
C		
D		
E		

Revisions: Date:

1	Owner Comments	01/23/18
2		
3		
4		
5		
6		
7		
8		
9		

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact SGA Design Group, P.C. with any need for additional dimensions or clarifications.

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT BENTONVILLE, AR CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 01/19/18 AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND IS CONTRARY TO THE LAW.

© SGA DESIGN GROUP, P.C.

SGA Design Group, P.C.

1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

DRAWN BY:

DH

REVIEWED BY:

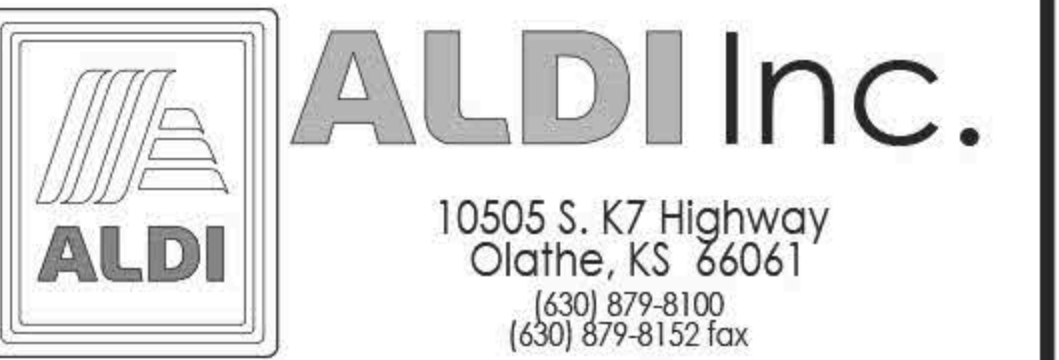
HS

Seal

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

RECORD DRAWINGS NOTICE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF SGA DESIGN GROUP. THIS ELECTRONIC DOCUMENT IS RELEASED FOR THE PURPOSES OF REFERENCE, COORDINATION, AND/OR FACILITY MANAGEMENT. THIS DRAWING SHALL NOT BE CONSIDERED FINAL OR COMPLETE UNLESS IT IS SIGNED AND SEALED BY THE ARCHITECT.



ALDI Inc. Store #: 38
Bentonville, AR
SW West Park Dr. & SW 14th St.
Bentonville, AR 72712
Benton County
Project Name & Location:

Concept Exterior
Elevations
Drawing Name:

Date: 01/19/18

Type: RHRD-V8

Scale: As Noted

Project No.
1813302
CEE-1
Drawing No.

SM Engineering

March 29, 2018

**To: City of Bentonville
Planning Department
305 SW "A" Street
Bentonville, AR 72712**

**RE: Aldi Large Scale Development Plan
Perimeter Landscape Waiver**

We would like to request a waiver to Article 1400, Section 1400.7 requiring a perimeter landscape buffer. We are proposing to not eliminate the east property line buffer by connecting the Aldi development with the adjacent lot to the east. The parking lot will be constructed such that there is connected field of parking in order to provide cross access between the 2 lots. This will improve the traffic flow as well as providing additional parking for both lots. To offset the 5 trees that will not be planted in the buffer we are proposing to plant 5 additional trees on the eastern lot.

Thank-you for your consideration in this matter.



Samuel D. Malinowsky, P.E.
SM Engineering
919 W. Stewart Rd.
Columbia, MO 65203
785-341-9747