Planning Commission
Agenda
September 18, 2018

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

1. **Lot 18 Griffin Addition Phase II** — **Property Line Adjustment**
   3100 SE East Pointe Avenue *(PLA18-0030)*

2. **Lots 43 & 44 Denali Park Subdivision** — **Lot Split**
   101 NW Olinka Pass Street *(LS18-0026)*

3. **7th and B Townhomes Phase II** — **Large Scale Development**
   SW 7th Street and SW B Street *(LSD18-0045)*

IV. New Business

1. **Michael Family Limited Partnership** — **Rezoning***
   A-1, Agricultural to C-2, General Commercial
   SW 14th Street *(RZ18-0027)*

2. **Howard** — **Rezoning***
   R-3, Medium-Density Residential to DN-4, Downtown Mixed-Use Residential
   609 SE D Street and 610 SE E Street *(RZ18-0028)*

3. **Reset Church** — **Conditional Use Permit***
   2003 SW Regional Airport Boulevard Suite 1 *(CU18-0020)*

4. **Benton County Coroner** — **Conditional Use Permit***
   1300 SW 14th Street *(CU18-0022)*

V. Other Business

1. **Houseal-Lavigne Community Plan Presentation @ 6:00 PM**

2. **PC Training through the Municipal League, September 24th @ the Bentonville Public Library from 10:30am to 4:00pm.**

VI. Planner's Report
VII. Adjournment

*Denotes Public Hearing

Planning Commission
Minutes
September 4, 2018

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

Present: Scott Eccleston, Rod Sanders, Joe Haynie, Jim Grider, Richard Binns, Dana Davis and Elaine Kerr
Staff: Jon Stanley and Tyler Overstreet

Motion by Mr. Haynie, seconded by Mr. Grider to approve the minutes of August 21, 2018 as written
Approved 7-0

Consent Agenda

1. Lots 3 & 4 Michael-Dill Plaza — Lot Split
   1002 S Walton Boulevard (LS18-0030)
2. Lot 12, Block 4 Braithwaite Park — Property Line Adjustment
   802 20th Street *(LS18-0028)*
3. Diamond Wash — Large Scale Development
   1002 S Walton Boulevard *(LSD18-0053)*
4. Thaden Barn — Large Scale Development
   901 SE C Street *(LSD18-0054)*
5. Bentonville Brewery — Waiver
   SW 14th Street and SW I Street

Approved 7-0

New Business

Item #1
Pubside Holdings, LLC: Rezoning
R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential**,** 110 NE Monroe Street *(RZ18-0024)*
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #2
Newell Holdings, LLC: Rezoning
DE, Downtown Edge to DC, Downtown Core, 217 NW A Street *(RZ18-0025)*
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #3
Simon: General Plan Amendment. Downtown High-Density Residential to Mixed-Use
206 SE B Street (GPA18-0004)
Chairman requests an explanation of the definition of a General Plan Amendment, Jon Stanley explains process.
Tyler Overstreet reads the staff report.
Opened public hearing
Steve Galon, 200 SE B, asks for explanation of future development.
Explanation and discussion of development possibilities moving forward by staff, Mr. Galon, and commissioners.
Closed public hearing
Approved 7-0

Item #4
Wendi Linden: Conditional Use Permit, 3108 NE 12th Street (CU18-0019)
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #6
Beacon Self Storage: Large Scale Development, SW Regional Airport Boulevard (LSD18-0051)
Tyler Overstreet reads the staff report and attached waiver request.
Location, façade, and materials explained by Tyler Overstreet.
Barry Williams, project representative, addresses commissioners with explanation of materials, there is some discussion.
Project elevations and landscape are viewed and discussed by representative, staff, and commissioners.
Item #5
Beacon Self Storage: Waiver, SW regional Airport Boulevard
Motion to call by Mr. Eccleston, second by Mr. Grider
Approved 7-0
Call for Beacon Self Storage: Large Scale Development, SW Regional Airport Boulevard
Approved 7-0

Some discussion about tech review.

Motion by Mr. Sanders, seconded by Mr. Eccleston to adjourn.
Meeting adjourned

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

Rachel Gross

Consent Agenda Items

For Planning Commission meeting of September 18, 2018

Reviewer: Tyler Overstreet, Planner

- At the Technical Review meeting held on September 11, 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.

Property Line Adjustment: Lot 18 Griffin Addition Phase II, Bentonville Lodging, LLC, 3100 SE East Pointe Avenue, C-2, General Commercial *(PLA18-0030)*

A property line adjustment of Lots 11 and 12 of Griffin Addition Phase II, creating new Lot 18. The plat dedicates a 27' public access easement per this plat. Adequate right-of-way exists along SE Griffin Drive and SE East Pointe Avenue.

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

Lot Split: Lots 43-45 of Denali Park Subdivision, Gavin & Gina Edwards, 101 NW Olinka Pass Street, A-1, Agricultural *(LS18-0026)*

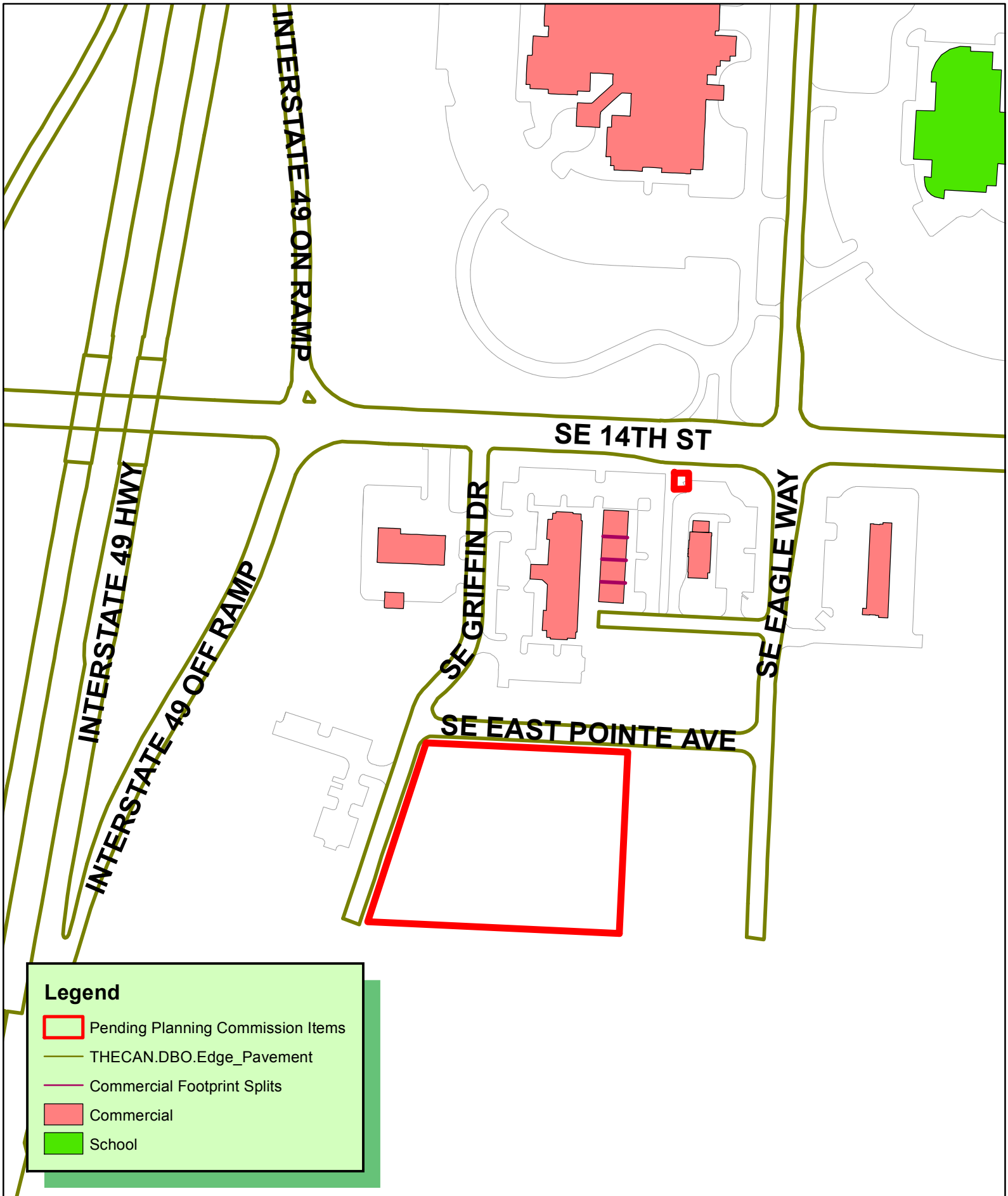
A lot split creating Lots 43 through 45 of Denali Park Subdivision. The plat notes Lots 44 and 45 as non-buildable. The plat dedicates multiple utility easements of varying widths. The applicant is dedicating right-of-way on NW Olinka Pass and SW 2nd Street to meet the requirements of the Master Street Plan.

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

Large Scale Development: 7th and B Townhomes Phase II, Bike Rack Group, LLC, SW 7th Street and SW B Street, DC, Downtown Core *(LSD18-0045)*

Project consists of the construction of 16 townhouse units split between two, two-story buildings. Sixteen parking spaces are provided. Street improvements to SW B Street shall be constructed with the project. The applicant is providing a four-way stop at the intersection of SW 7th Street and SW B Street to provide traffic protections for on-street parking. The plans call for a 10-foot sidewalk along SW B Street. The exterior elevations depict brick, horizontal Hardie Panel siding, and vertical Hardie Board and Batten siding.

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



N
W E
S

1 inch = 200 feet

PLA18-0030
PROPERTY LINE ADJUSTMENT
GRIFFIN ADD PHASE 2 NEW LOT 18

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT OF LOTS 11 AND 12 CREATING LOT 18 OF GRIFFIN ADDITION, PHASE II

DESCRIPTION LOT 10:

LOT 10 OF THE FINAL PLAT OF GRIFFIN ADDITION, PHASE II, BEING A REPLAT OF LOT 1 OF GRIFFIN ADDITION AND REPLAT OF LOTS 5 AND 6 OF THE REPLAT OF LOT 2 OF GRIFFIN ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2011 AT PAGE 83.

DESCRIPTION PARENT:

LOT 11 AND LOT 12 OF THE FINAL PLAT OF GRIFFIN ADDITION, PHASE II, BEING A REPLAT OF LOT 1 OF GRIFFIN ADDITION AND REPLAT OF LOTS 5 AND 6 OF THE REPLAT OF LOT 2 OF GRIFFIN ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2011 AT PAGE 83.

DESCRIPTION LOT 18:

LOT 11 AND LOT 12 OF THE FINAL PLAT OF GRIFFIN ADDITION, PHASE II, BEING A REPLAT OF LOT 1 OF GRIFFIN ADDITION AND REPLAT OF LOTS 5 AND 6 OF THE REPLAT OF LOT 2 OF GRIFFIN ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2011 AT PAGE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 OF SAID GRIFFIN ADDITION, PHASE II;
THENCE ALONG THE SOUTH LINE OF SAID LOT 11 AND LOT 12 N87°17'31"W 413.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11;
THENCE ALONG THE WESTERLY LINE THEREOF N18°04'49"E 309.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 11;
THENCE ALONG THE NORTH LINE OF SAID LOT 11 AND LOT 12 S87°19'07"E 331.73 FEET TO THE NORTHEAST CORNER OF SAID LOT 12;
THENCE ALONG THE EAST LINE THEREOF S02°40'43"W 298.25 FEET TO THE POINT OF BEGINNING, CONTAINING 2.55 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

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: _____

BY: _____
BV COMMONS, LLC

_____
(PRINT)

SOURCE OF TITLE: DEED RECORD L2017064762

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2018
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

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

BUILDING SETBACK TABLE

ZONING	SETBACK (FT.)					
	FRONT		SIDE		REAR	
	WITH PARKING IN FRONT	WITHOUT PARKING IN FRONT	ADJ. TO NON-RESIDENTIAL DISTRICT	ADJ. TO RESIDENTIAL DISTRICT	ADJ. TO NON-RESIDENTIAL DISTRICT	ADJ. TO RESIDENTIAL DISTRICT
C-2	50	20	7	30	20	30

CITY OF BENTONVILLE, ZONING CODE 401-24.

NOTES:

THE WORD "CERTIFY" AS SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, ARKANSAS.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEED AND PLATS AND NO OTHERS: DEED RECORD L2017064762, PLAT RECORD 6-20, PLAT RECORD 11-173, PLAT RECORD 14-109, PLAT RECORD 18-182, PLAT RECORD 22L-30 AND PLAT RECORD 2011-83.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, THIS PROPERTY IS ZONED C-2.

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 17-5564, DATED APRIL 18, 2018, WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 17-5564, DATED APRIL 18, 2018.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0260K, EFFECTIVE DATE JUNE 05, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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

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

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.

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN J. MONTGOMERY, 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: 08/24/2018

CRAFTON, TULL & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

SIGNED: _____
KEVIN J. MONTGOMERY (AGENT)
REGISTERED LAND SURVEYOR
NO. 1460
STATE OF ARKANSAS

REGISTERED STATE OF ARKANSAS NO. 1460 SIGNATURE KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

STATE PLAT CODE: 500-19N-30W-0-04-100-04-1460 | ATLAS PAGE: 446 | CITY OF BENTONVILLE PROJECT NUMBER: PLA18-0030

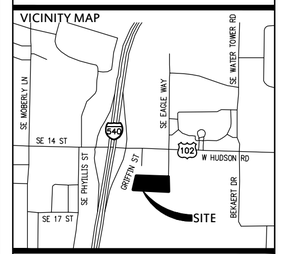
RECORD INFORMATION

ROPERTY LINE ADJUSTMENT OF LOTS 11 AND 12
CREATING LOT 18 OF GRIFFIN ADDITION, PHASE II

PREPARED FOR:
BENTONVILLE LODGING GROUP, LLC

BENTONVILLE ARKANSAS

VICINITY MAP



DELTA	DESCRIPTION	DATE
1	REV. PER CITY COMMENTS	08/24/2018

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Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 f 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION CRAFTON, TULL & ASSOCIATES, INC. No. 109 ARKANSAS ENGINEER

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PROJECT NO: 18104800
ISSUE DATE: 08/24/2018
CONTACT: K. MONTGOMERY
CHECKED BY:
SHEET NO.:

DRAWING: G:\18104800_HOMES\INFRASTRUCTURE\SURVEY\DWG\18104800_ADJ.DWG
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LAST PLOTTED BY: KEVIN MONTGOMERY, 8/24/2018 10:56:54 AM *PLOTTED BY* VALID ON HARD COPY ONLY!

GRAPHIC SCALE IN FEET

40' 0 40'

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

LEGEND

- FOUND IRON PIN 5/8" REBAR – NO CAP
- SET MAG NAIL
- CALCULATED POINT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE BOX
- SEWER MANHOLE
- ELECTRIC TRANSFORMER
- LIGHT POLE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE

PARCEL 01-06088-000
BENTONVILLE TP HOSPITALITY LLC
ALMOS, CARMEN
6420 N HAMPTON DRIVE NE
ATLANTA GA 30328-3120

PARCEL 01-16555-000
BV COMMONS LLC
1074 W INDUSTRIAL DR
ROGERS AR 72756

N = 742927.18
E = 671455.42

CENTERLINE OF STREET

SE EAST POINTE AVENUE
52' R/W PLAT 2011-83
PUBLIC STREET (ASPHALT WITH CONCRETE CURB)

26.17'
24.4'
15' LANDSCAPE BUFFER PER THIS PLAT
20' UTILITY EASEMENT PR 2011-83
26.15'
19.04'
7.96'
26.14'
26.64'

CENTERLINE OF STREET

40' ACCESS EASEMENT VACATED BY ORDINANCE NO. _____

40' ACCESS EASEMENT VACATED BY ORDINANCE NO. _____

14' UTILITY EASEMENT VACATED BY ORDINANCE NO. _____

20' UTILITY EASEMENT VACATED BY ORDINANCE NO. _____

PARCEL 01-06088-003
HOLD MY BEER LLC
EDWARDS, GAVIN
2102 SE 14TH ST
BENTONVILLE AR 72712

SE GRIFFIN DRIVE
50' R/W PLAT 18-102
PUBLIC STREET (ASPHALT WITH CONCRETE CURB)

15' LANDSCAPE BUFFER PER THIS PLAT

20' UTILITY EASEMENT PR 22L-30 & PR 2011-83

LOT 12
PR 2011-83

LOT 18
2.55 ACRES±
PER THIS PLAT

LOT 11
PR 2011-83

LOT 10
PR 2011-83
1.34 ACRES±

27' ACCESS EASEMENT PER THIS PLAT

270.42'
N2° 40' 53"E
270.42'
N2° 40' 53"E
298.25'
S2° 40' 43"W
298.35'
S2° 40' 43"W

PROPERTY LINE TO BE VACATED PER THIS PLAT

20' UTILITY EASEMENT PR 22L-30

PARCEL 01-16550-000
BV COMMONS LLC
1074 W INDUSTRIAL DR
ROGERS AR 72756

CENTERLINE OF STREET

25.9'
20' UTILITY EASEMENT PR 22L-30 & PR 2011-83
25' SEWER EASEMENT DOC 95-6301
19.05'
7.95'
L1
25' SEWER EASEMENT DOC 95-6298
25' SEWER EASEMENT PR 95-6265
P.O.B. LOT 18
N = 742613.73
E = 671772.85
27.13'

PARCEL 01-08313-006
NORTH ARKANSAS WHOLESALE CO INC
WAL MART PROPERTY TAX DEPT
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.00'	S87° 19' 07"E

STATE PLAT CODE: 500-19N-30W-0-04-100-04-1460

ATLAS PAGE: 446

CITY OF BENTONVILLE PROJECT NUMBER: PLA18-0030

RECORD INFORMATION

ROPERTY LINE ADJUSTMENT OF LOTS 11 AND 12
CREATING LOT 18 OF GRIFFIN ADDITION, PHASE II

PREPARED FOR:
BENTONVILLE LODGING GROUP, LLC

BENTONVILLE ARKANSAS

VICINITY MAP

DELTA	DESCRIPTION	DATE
1	REV. PER CITY COMMENTS	08/24/2018

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Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

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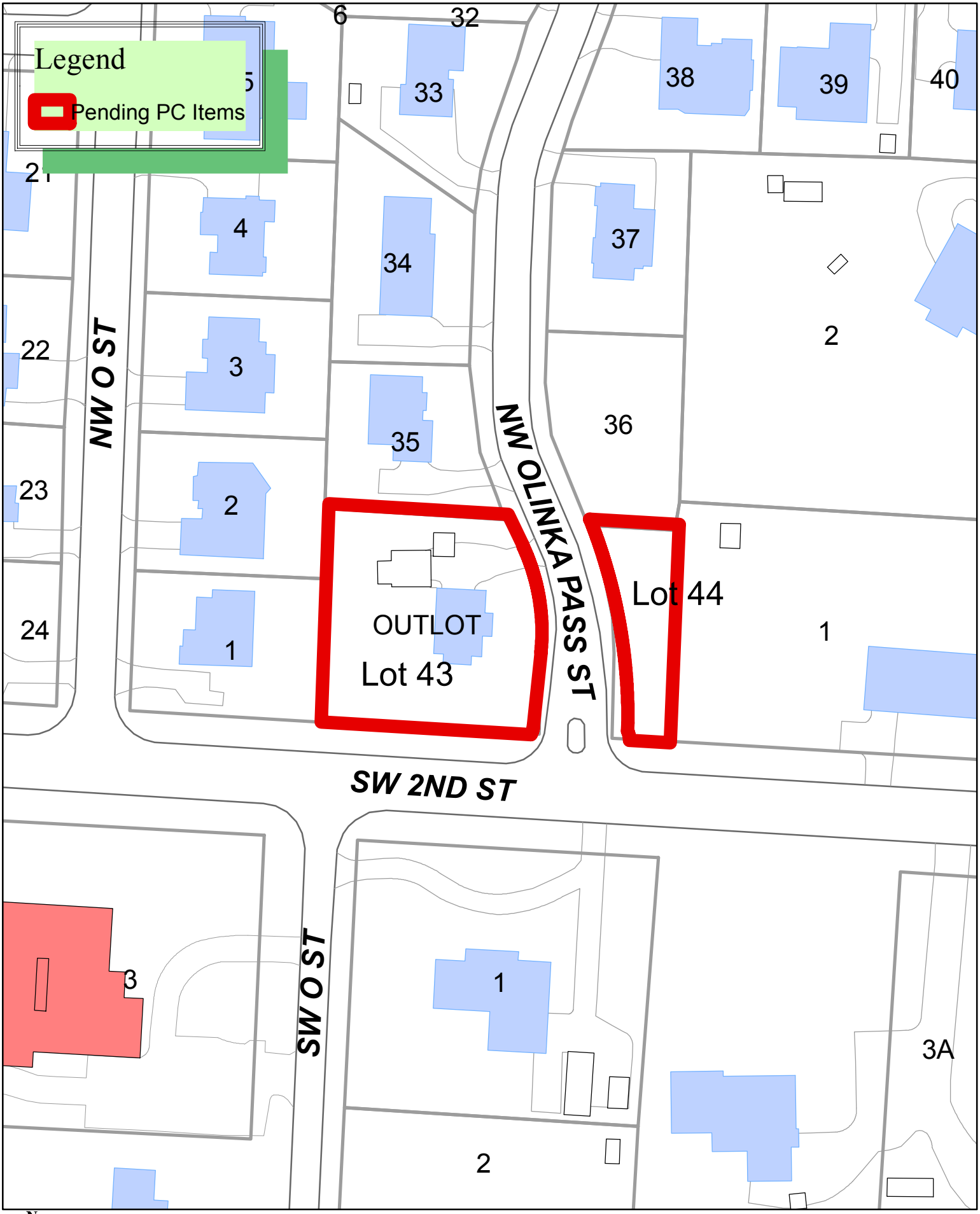
PROJECT NO: 18104800
ISSUE DATE: 08/24/2018
CONTACT: K. MONTGOMERY
CHECKED BY:
SHEET NO.:

2 OF 2

DRAWING: G:\18104800_HOMES\INFRASTRUCTURE\SURVEY\DWG\18104800_ADJ.DWG
LAYOUT: LAYOUT2 - LAST SAVED: KM674, 8/24/2018 9:28:32 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 8/24/2018 10:57:14 AM [PLOTTED BY: VALID ON HARD COPY ONLY]



LS18-0026
Denali Park Subdivision
Creating Lots 43 and 44

1 inch = 84 feet

LOT SPLIT CREATING LOTS 43, 44 (NON-BUILDABLE), AND 45 (NON-BUILDABLE) OF DENALI PARK SUBDIVISION

OWNER/DEVELOPER
(01-00910-000)
Benton County
EDWARDS, GAVIN & GINA
101 NW OLINKA PASS
BENTONVILLE AR 72712-6229

Basis of Bearing:

ARKANSAS STATE PLANE
COORDINATE SYSTEM, (NAD-83)
NORTH ZONE.

Reference Documents:
PLAT OF SURVEY BK P3 PG 477 (12/01/2000)
WARRANTY DEED BK 2012 PG 21330 (06/05/2012)
WARRANTY DEED BK 2006 PG 60633 (12/20/2006)

SEC-25, T-20-N, R-31W
ATLAS PAGE #360
BENTONVILLE, AR

ORIGINAL TRACT 1 (01-00910-000)
A part of the W 1/2 of the SW 1/4 of the SE 1/4 of Section 25, Township 20 North, Range 31 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as:

Commencing at the NW corner of the said SW 1/4 of the SE 1/4, said point being in the middle of NW Third Street; thence, S 0°47" W 1141.13 feet to the point of beginning. Thence S 88° 40'26" E 240.77 feet; thence S 0° 14'54" W 190.03 feet to the centerline of State Highway 72; thence, following said centerline, N 88° 40'6" W 239.99 feet; thence, leaving said centerline, N 0° 00'47" E 190.05 feet to the point of beginning, containing 1.05 acres more or less, and subject to the right of way of State Highway 72 on the South, a waterline on the west, and any other easements of record or fact.

GENERAL NOTES
1. 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".
2. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE
4. ALL NEW STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
5. NO PUBLIC ELECTRIC IMPROVEMENTS ARE PART OF THIS PLAT APPROVAL, ANY FUTURE STRUCTURES MUST BE APPROVED BY BEUD PRIOR TO A BUILDING PERMIT
6. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

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: _____
EDWARDS, GAVIN

SIGNED: _____
EDWARDS, GINA

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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: _____

_____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

_____
MAYOR, CITY OF BENTONVILLE

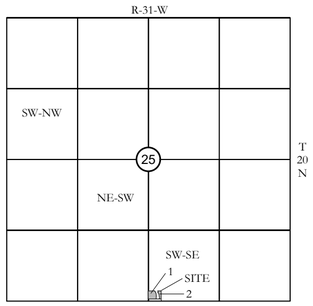
_____
CITY CLERK, CITY OF BENTONVILLE

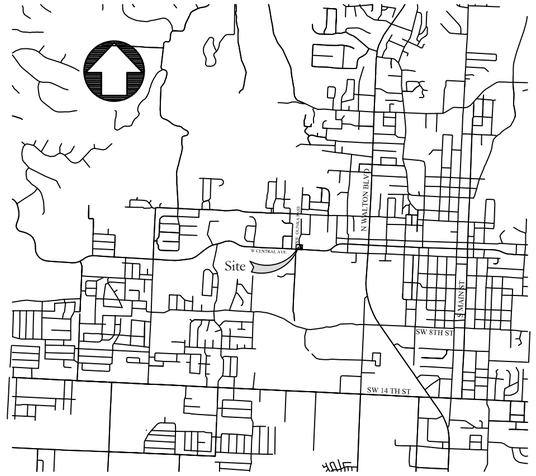
NUMBER OF APPROVED BUILDABLE LOTS:

TOTAL LOTS.....1

PROPERTY USE A-1:
Agricultural District

FRONT YARD.....30'
SIDE.....30'
REAR.....30'



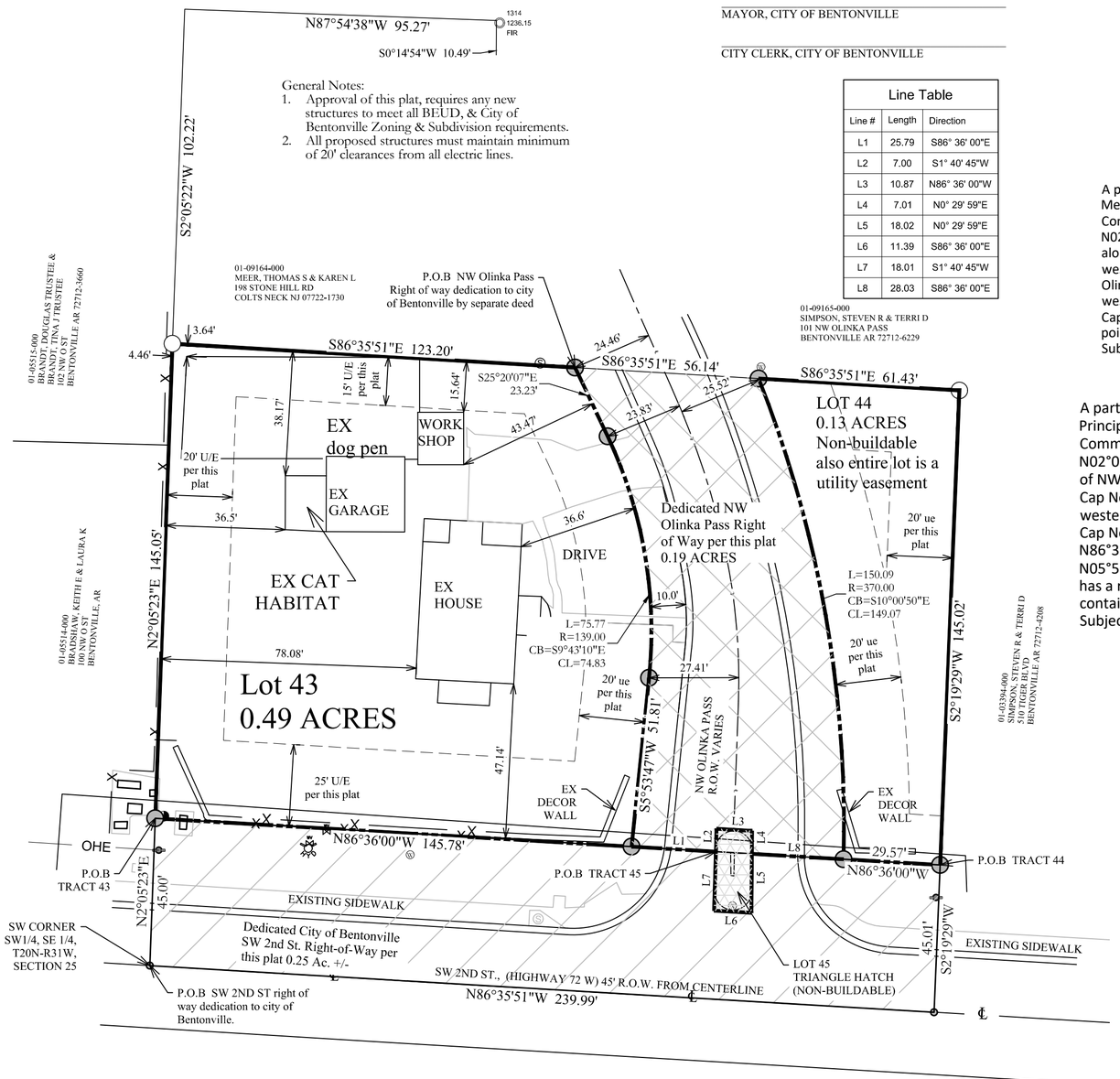


VICINITY MAP - BENTON COUNTY, AR
1"=4000'

Cross hatch is dedicated Right-of-Way of NW Olinka Pass per this Plat to the City of Bentonville.

Diagonal hatch is dedicated Right-of-Way of SW 2nd Street per this Plat to the City of Bentonville.

GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet



Line Table		
Line #	Length	Direction
L1	25.79	S86° 36' 00"E
L2	7.00	S1° 40' 45"W
L3	10.87	N86° 36' 00"W
L4	7.01	N0° 29' 59"E
L5	18.02	N0° 29' 59"E
L6	11.39	S86° 36' 00"E
L7	18.01	S1° 40' 45"W
L8	28.03	S86° 36' 00"E

Legend

Feature	Description
○	FOUND IRON PIN
●	SET 1/2" REBAR W/CAP, LS 1519
Ⓦ	WATER METER
⋈	WATER VALVE
	POWER POLE
	GUY WIRE
	Ex Hydrant
———	Property Line
—— – —— ℄ ——	Center Line
———	Right-Of-Way Line
- - - - - -	Utility Easement Line
═══	Curb & Gutter

LOT 43 DENALI PARK SUBDIVISION:
A part of the W 1/2 of the SW 1/4 of the SE 1/4 of Section 25, Township 20 North, Range 31 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows:
Commencing at the Southwest corner of the W1/2 of the SW1/4 of the SE1/4 of said Section 25; thence N02°05'23"E 45.0 feet to a 5/8" rebar Cap No. 1519 located at the TRUE POINT OF BEGINNING; thence continuing along the west line of said 20 acre tract N02°05'23"E 145.05 feet to a 5/8" rebar Cap No. 1519; thence leaving said west line and running S86°35'51"E 123.20 feet to a 5/8" rebar Cap No. 1519 located on the west right of way of NW Olinka Pass St; thence S25°20'07" E 23.23 feet to a 5/8" rebar Cap No. 1519; thence 75.77 feet along a curve concave westerly, said curve has a radius of 139.0 feet (chord bearing S09°43'10"E, chord length 74.83 feet) to a 5/8" rebar Cap No. 1519; thence S05°53'47"W 51.81 feet to a 5/8" rebar Cap No. 1519; thence N86°36'00"W 145.78 feet to the point of beginning, containing 0.49 acres, more or less.
Subject to any and all Right of Ways, Restrictions, Easements or Covenants of Record.

Dedicated NW Olinka Pass Right of Way to the City of Bentonville
A part of the W 1/2 of the SW 1/4 of the SE 1/4 of Section 25, Township 20 North, Range 31 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows:
Commencing at the Southwest corner of the W 1/2 of the SW 1/4 of the SE 1/4 of said Section 25; thence N02°05'22"E 190.05 feet and S86°35'51"E 123.20 feet to a 5/8" rebar Cap No. 1519 located on the west right of way of NW Olinka Pass St and the TRUE POINT OF BEGINNING; thence South 86°35'51" East 56.14 feet to a 5/8" rebar Cap No. 1519 located on the east right of way of NW Olinka Pass St; thence 150.09 feet along a curve concave westerly, said curve has a radius of 370.0 feet (chord bearing S10°00'50"E, chord length 149.07 feet) to a 5/8" rebar Cap No. 1519; thence N86°36'00"W 28.03 feet; thence N00°29'59"E 7.01 feet; thence N86°36'00"W 10.87 feet; thence S01°40'45"W 7.00 feet; thence N86°36'00"W 28.03 feet; thence N05°53'47"E 51.81 feet to a 5/8" rebar Cap No. 1519; thence 75.77 feet along a curve concave westerly, said curve has a radius of 139.0 feet (chord bearing N09°43'10"W, chord length 74.83 feet) to the point of beginning, containing 0.19 acres, more or less.
Subject to any and all Right of Ways, Restrictions, Easements or Covenants of Record.

LOT 44 (Non-buildable) OF DENALI PARK SUBDIVISION:
A part of the W 1/2 of the SW 1/4 of the SE 1/4 of Section 25, Township 20 North, Range 31 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows:
Commencing at the Southwest corner of the W 1/2 of the SW 1/4 of the SE 1/4 of said Section 25; thence S86°35'51"E 239.99 feet and N02°19'29"E 45.01 feet to a 5/8" rebar Cap No. 1519 located at the TRUE POINT OF BEGINNING; thence N86°36'00"W 29.57 feet to a 5/8" rebar Cap No. 1519; thence 150.09 feet along a curve concave westerly, said curve has a radius of 370.0 feet (chord bearing N10°00'50"W, chord length 149.07 feet) to a 5/8" rebar Cap No. 1519 located on the east right of way of NW Olinka Pass St; thence South 86°35'51" East 61.43 feet to a 5/8" rebar Cap No. 1519; thence South 2°19'29" West 145.02 feet to the point of beginning, containing 0.13 acres, more or less.
Subject to any and all Right of Ways, Restrictions, Easements or Covenants of Record.

Dedicated SW 2nd Street Right of Way to the City of Bentonville
A part of the W 1/2 of the SW 1/4 of the SE 1/4 of Section 25, Township 20 North, Range 31 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows:
Beginning at the Southwest corner of the W 1/2 of the SW 1/4 of the SE 1/4 of said Section 25; thence along the West line of said 20 acre tract N02°05'23"E 45.0 feet to a 5/8" rebar Cap No. 1519; thence leaving said west line and running S86°36'00"E 171.57 feet; thence S01°40'45"W 18.01' feet; thence S86°36'00"E 11.39 feet; thence N0°29'59"E 18.02' feet; thence S86°36'00"E 57.6 feet to a 5/8" rebar Cap No. 1519; thence South 2°19'29" West 45.01 feet to a 5/8" rebar Cap No. 1519 located on the South line of said 20 acre tract; thence N86°35'51"W 239.99 feet to the point of beginning, containing 0.25 acres, more or less.
Subject to any and all Right of Ways, Restrictions, Easements or Covenants of Record

LOT 45 (Non-buildable) of Denali Park Subdivision:
A part of the W1/2 of the SW1/4 of the SE1/4 of Section 25, Township 20 North, Range 31 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows:
Commencing at the Southwest corner of the W1/2 of the SW1/4 of the SE1/4 of said Section 25; thence N02°05'23"E 45.00 feet and S86°36'00"E 171.57 feet to the TRUE POINT OF BEGINNING; thence N01°40'45"E 7.00 feet; thence S86°36'00"E 10.87 feet; thence S00°29'59"W 25.03 feet; thence N86°36'00"W 11.39 feet; thence N01°40'45"E 18.01 feet to the point of beginning, containing 0.006 acres, more or less.
Subject to any and all Right of Ways, Restrictions, Easements or Covenants of Record

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

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

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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

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. 1519
State of Arkansas

STATE PLAT CODING 500-20N-31W-0-25-230-04-1519

LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1519
SIGNATURE
Michael D. Milligan

CERTIFICATE OF AUTHORIZATION
A MILLION MIRACLES SURVEYING P.L.L.C.
No. 3323
ARKANSAS

A MILLION MIRACLES SURVEYING P.L.L.C.

Eric Heller, Project Manager
129 W Boles St., Ste. A
Fayetteville, Arkansas
eric@amms-pllc.com
Phone: (479) 387-4361

Mike Million, Project Manager
129 W Boles St., Ste. A
Fayetteville, Arkansas
mike@amms-pllc.com

LOT SPLIT

FOR: EDWARDS, GAVIN & GINA
101 NW OLINKA PASS
BENTONVILLE AR 72712-6229

DATE: 9/13/2018
SCALE: 1"=30'
DRWN BY: JWW
JOB: 18-64
FC: JW
REVIEW BY: MDM
SHEET: 1 OF 1

Flood Certification:

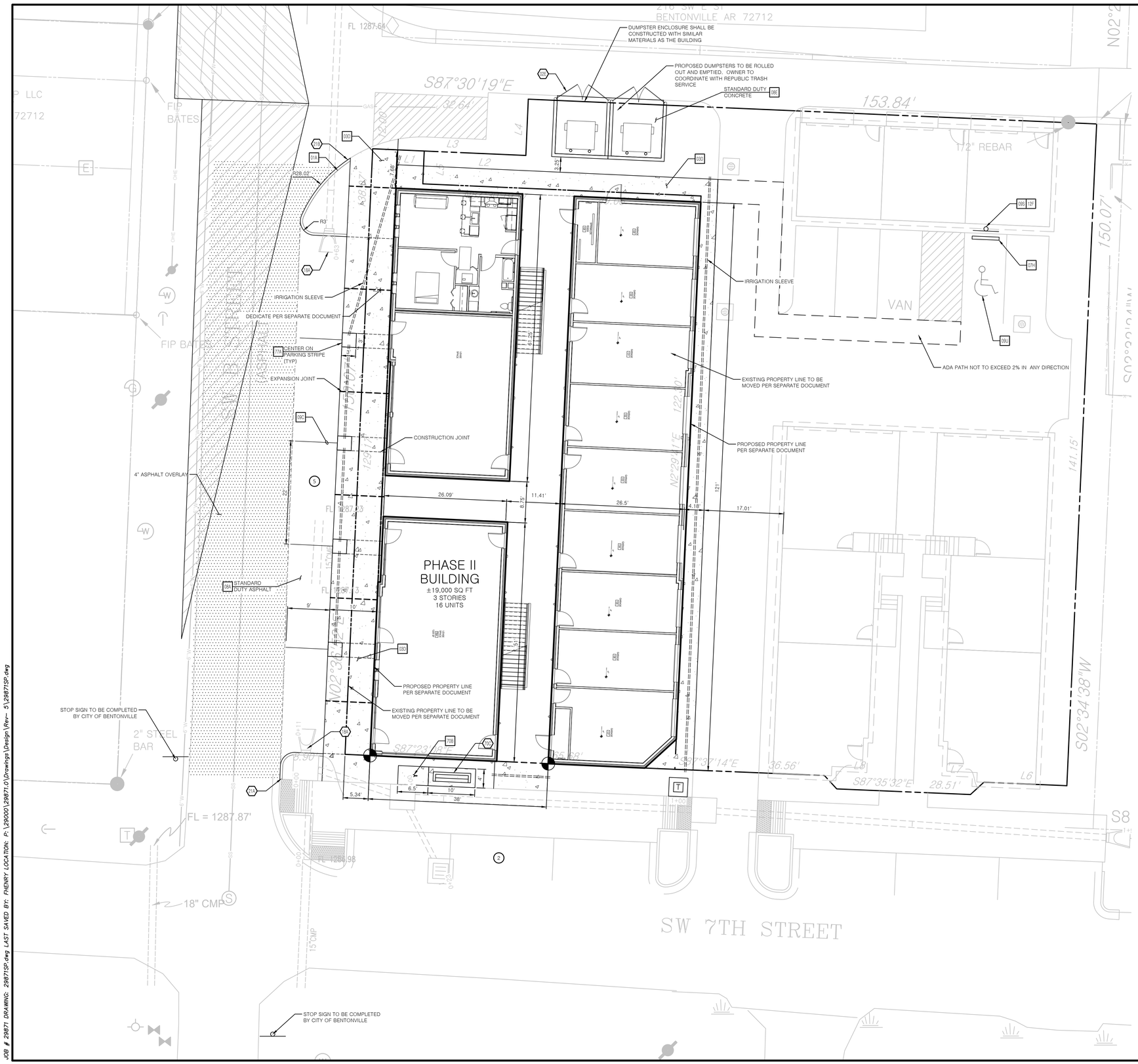
THE HERE-ON DESCRIBED TRACT S ARE LOCATED WITHIN FLOOD ZONE "X". DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K DATED 05/05/2012

This Plat will dedicate all streets & easements as shown to be public street ROW's and Easements as shown on said Plat.

H:\million miracles surveying\2018-Projects\64 -Gavin\GAVINS2-REV3-pre sign removal.DWG Plotted On 2018-09-13 Plotted By amms

City of Bentonville project #LS18-0026

LSD18-0045
LARGE SCALE DEVELOPMENT
SW 7TH ST & SW B ST PHASE 2



Know what's **below.** **Call** before you dig.

LEGEND

EXISTING

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- CURB INLET
- BUILDING CONTROL POINT
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
- CONSTRUCTION JOINT
- EXPANSION JOINT

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09U.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

SITE NOTES

02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
18A EXISTING TO BE REMOVED
21A TAPER CURB TO MATCH EXISTING
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
70C VICTOR STANLEY "CLASSIC" SERIES BENCH MODEL C-10 PER CITY STANDARDS. (INSTALL PER MANUFACTURERS SPECIFICATIONS).

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
03D CONCRETE SIDEWALK
07H PIPE ACCESS GATE
08A STANDARD DUTY ASPHALT
08E STANDARD DUTY CONCRETE PAVING
09C PARALLEL PARKING SPACE STRIPING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
12F SIGN BASE
17A CURB CUT
70B BOLLARD BIKE RACK
77A TREE WELL PLANTING

SITE DATA	
SITE AREA	.5 ACRES (23,086 ± SF)
BUILDING AREA	19,000 SF ±
ZONING	D-E (DOWNTOWN EDGE)
SETBACKS REQUIRED	NO MIN/ 20' MAX FRONT YARD
SETBACKS REQUIRED	7' MIN/ NO MAX SIDE YARD
SETBACKS REQUIRED	12' ADJACENT TO RESIDENTIAL
PARKING REQUIRED	1/PER UNIT = 16 SPACES
PARKING PROVIDED	14 SPACES

* 9 PROPOSED GARAGE UNITS & 5 PARALLEL ON STREET; PHASE I WAS OVERPARKED BY TWO PARKING STALLS.

NOTE:
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. UPDATE PLANT LIST AS NECESSARY

NOTE:
ALL MECHANICAL EQUIPMENT (ROOFING AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

CITY PROJECT# LSD18-0045

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6672 08/31/2018 THOMAS C. OPPENHEIM

29871	8/31/18	TCO	JPS	DKH	DKH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 S.W. REGENCY PARKWAY, SUITE 2 (479)273-9472
Bentonville, AR 72712 FAX (479)273-0844

SW 7TH AND SW B PHASE II

230 SW 7TH STREET
BENTONVILLE, ARKANSAS

SITE PLAN

REV DATE 8/31/18 REV-5

SHEET NO. 2 OF 9

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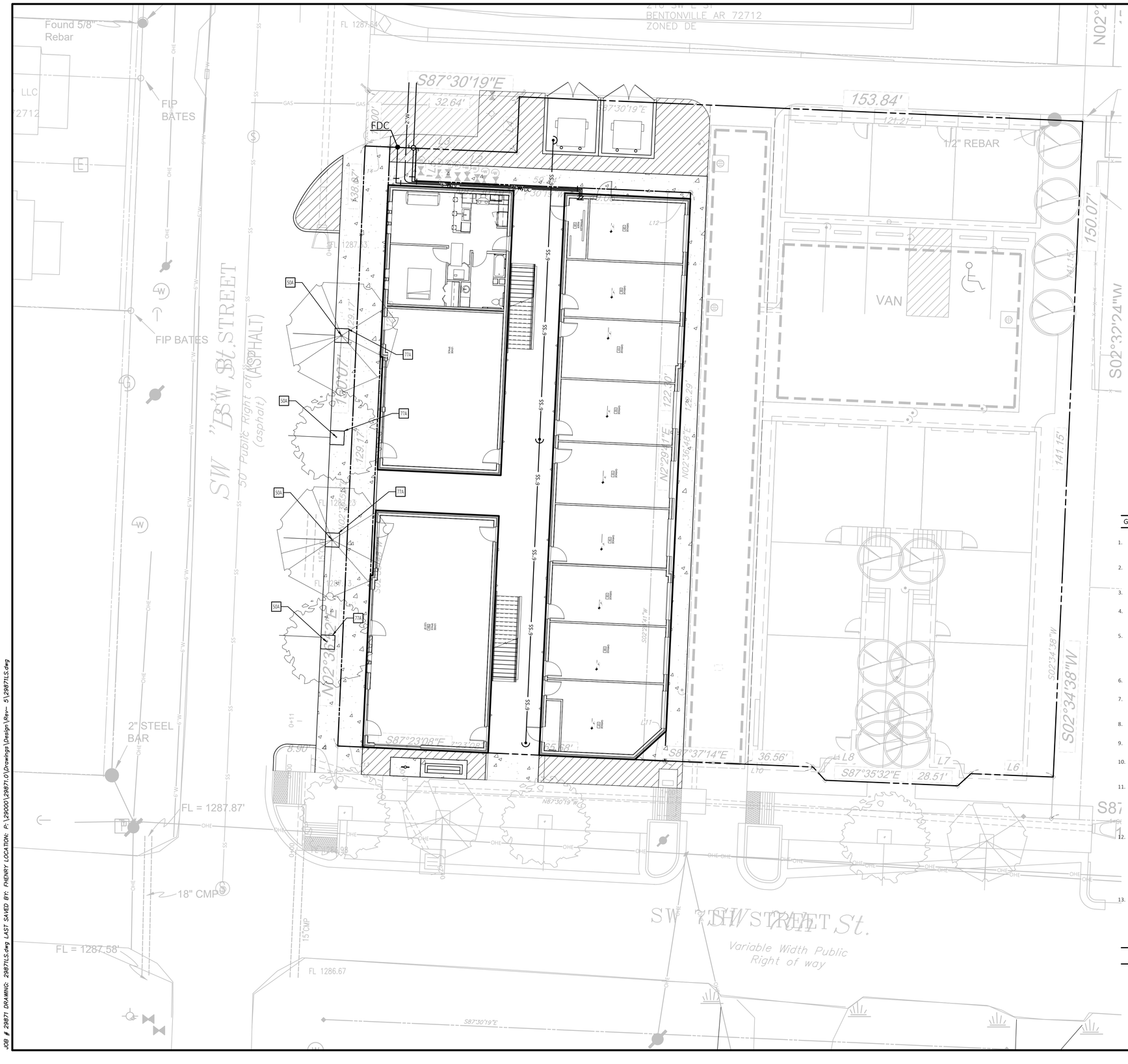

JOB # 29871 DRAWING: 29871LS.dwg LAST SAVED BY: FHENRY LOCATION: P:\29000\29871.0\Drawings\Design\Rev-- 5\29871LS.dwg

0 10' 15' 20'
SCALE IN FEET

Know what's **below.** **Call** before you dig.

LEGEND

EXISTING

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	XSS	SANITARY SEWER
s	SOUTH OR SEWER	t	TELEPHONE
UGE	UNDERGROUND ELECTRIC	ug	UNDERGROUND
UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE	w	WEST OR WATER
UGT	UNDERGROUND TELEPHONE		PROPERTY LINE
UGTV	UNDERGROUND TV		RIGHT OF WAY LINE
XW	WATER		STORM DRAIN
.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE	XG	GAS
		OHE	OVERHEAD ELECTRIC
		OHE&T	OVERHEAD ELECTRIC AND TELEPHONE

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- STORM DRAIN
- BERMUDA SOD
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

PLANT LIST

QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
2	GOLDEN RAINTREE Koelreuteria paniculata	B&B	4" CAL	6' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, FULL CANOPY
2	THORNLESS HONEY LOCUST Gleditsia triacanthos	B&B	4" CAL	6' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, FULL CANOPY

NOTE:
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. UPDATE PLANT LIST AS NECESSARY

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE INSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR WORK IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS AND APPLICABLE CODES AND REQUIREMENTS.
4. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
5. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
6. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI 260.1.
7. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
8. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
9. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
10. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
11. CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES. THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
14. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
15. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
16. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
17. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
18. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH BERMUDA SOD.
19. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
20. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL CITY UTILITIES.
21. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
22. 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)
23. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
24. 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 & 1400.8.G-7)
27. **WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.**

CITY PROJECT# LSD18-0045

☐ LANDSCAPE DETAILS

50A TREE PLANTING
77A TREE WELL PLANTING

29871	8/17/18	TCO	JPS	DKH	DKH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

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Bentonville, AR 72712 FAX (479)273-0844

SW 7TH AND SW B PHASE II

230 SW 7TH STREET
BENTONVILLE, ARKANSAS

LANDSCAPE PLAN

REV DATE 8/31/18 REV-5

SHEET NO. 6 OF 9

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Michael Family Limited Partnership

SW 14th Street

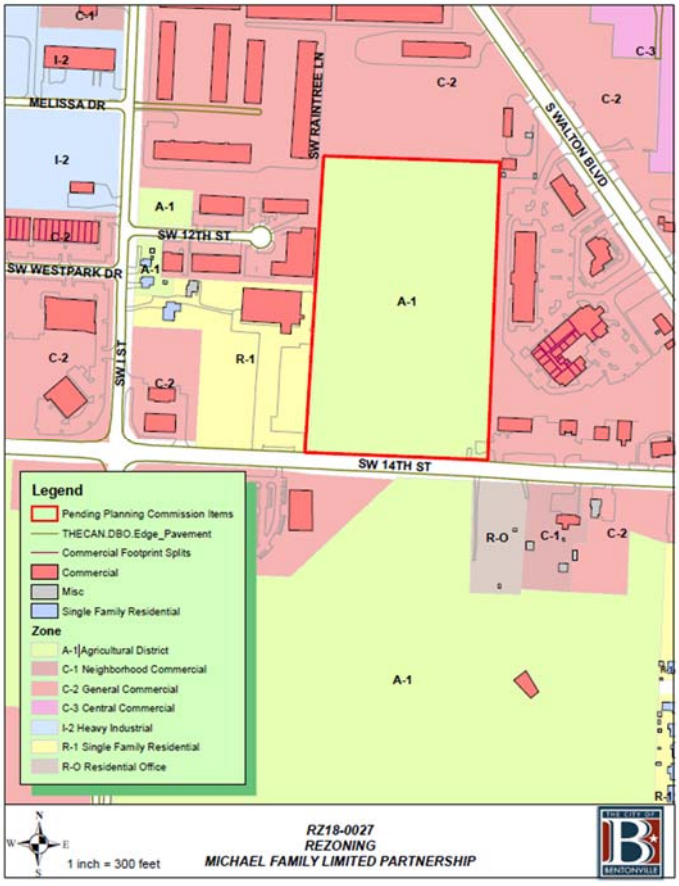
PC Date: 9/18/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0027
Applicant / Current Owner	Michael Family Limited Partnership P.O. Box 6768 Springdale, AR 72766
Site Area	+/- 16.93 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Office (O)

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

Location Map



Property Description

This property is located on SW 14th Street. The site is currently vacant property in a commercial area. Adjacent zonings are C-2 to the north, east, and south, and R-1 to the west.

Projected Traffic Impact

The proposed zoning designation has the potential to impact traffic in the area. However, the development's proximity to three arterial roads and the potential for shared access with adjacent properties should alleviate any potential traffic caused by the development.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Office (O). The C-2, General Commercial **Error! Reference source not found.** zoning is not a recommended zoning district for this designation.

Conclusion

The General Plan does not recommends the C-2, General Commercial as an appropriate zoning district for the Office (O) land use designation. However, adjacent existing zonings and the site's proximity to three major roadways (SW 14th Street, SW I Street, and S Walton Boulevard) may justify a more intense use.

Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

7 August 2018

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

Re: **Highway 102 Development**
Rezoning Application
Lot 2 of Michael Dill Plaza, Parcel #01-05072-000

The property currently zoned A-1 located on SW 14th street in Bentonville is being considered for a commercial development. The property, owned by Michael Family Limited Partnership, consists of approximately 16.93 acres. The proposed zoning designation is C-2, General Commercial, allowing for commercial land use. The property is currently under contract to a developer located in Central Arkansas, Richardson Properties, LLC.

There is an existing 8" PVC water line along the southern property line and an 8" PVC water line that partially runs parallel to the western property line located in parcel #01-09407-000. There are six 5X10" box culverts south of the lot to convey stormwater underneath 14th street. Additional water and sewer infrastructure will be built to meet city standards, and have the proper capacity and appropriate stormwater mitigation for this type of development.

Surrounding properties are zoned residential and commercial. This development will have an aesthetic similar to that of surrounding businesses in this relatively low trafficked area. Rezoning to general commercial would be expected to generate a slight increase in traffic. A majority of the surrounding area is zoned C-2, general commercial, and rezoning this lot as general commercial would be compatible with the surrounding properties and the city's master land use plan.

Please let me know if you need any additional information concerning this application.

Sincerely,
Crafton Tull

Daniel P. Ellis, P.E.

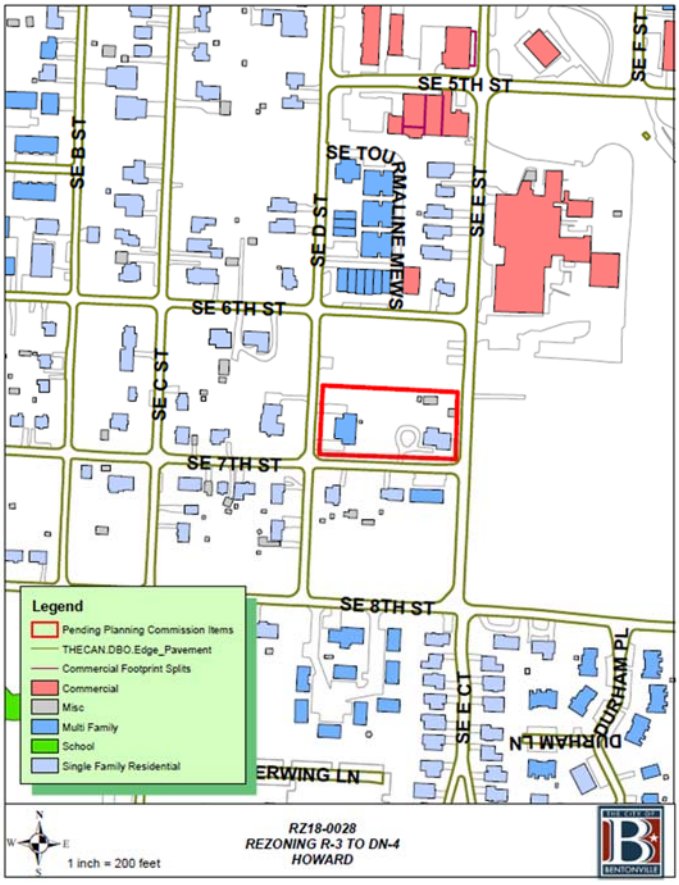
Howard

609 SE D Street and 610 SE E Street
PC Date: 9/18/2018
Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0028
Applicant / Current Owner	Jay Howard 2714 Otis Corley Drive Bentonville, AR 72712
Site Area	+/- .57 acres
Current Zoning	R-3, Medium Density Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

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

Location Map



Property Description
This property is located with frontage on SE E Street, SE 7th Street, and SE D Street. The previously approved Momentary Large Scale Development is directly east of the property. Adjacent zonings are RC-2 to the north, R-3 to the east and south, and R-1 to the west.

Projected Traffic Impact
The proposed zoning designation has the potential to impact traffic in the area. However, the downtown street network, and any potential development's required street improvements, should accommodate any increase in traffic caused by the rezoning.

Relationship to the General Plan
The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The DN-4, Downtown Mixed-Use Residential **Error! Reference source not found.**zoning is a recommended zoning district for this designation.

Conclusion
The General Plan recommends the DN-4, Downtown Mixed-Use Residential as an appropriate zoning district for the Downtown Mixed Use Residential (DMUR) land use designation.

08.10.2018

Rezoning Narrative for:

609 SE D Street
Bentonville, AR 72712

The current zoning of the above property is R-3 Single Family Residential. The proposed rezoning is DN-4 Commercial. The property is owned by Art Park, LLC and will be used in accordance with the future land use plan map designation "Downtown Mixed Use Residential" including residential use. The reason for rezoning is to allow the property to be used in accordance with the city adopted future land use. The site currently contains two single family residences that will be demolished. A DN-4 zoning designation is appropriate given the current and future development planning for the market district. The new zoning will be in alignment with other multi-family residential projects being developed on adjacent sites.

The intended project is for a multi-family project that falls within the size and density requirements for DN-4 zoning. The design will complement the form and materiality of the surrounding properties. The property will include landscaped and park-like elements that connect to the street and adjacent park.

Reset Church

2003 SW Regional Airport Boulevard, Suite 1
PC Date: 9/18/2018
Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0020
Applicant / Current Owner	Mike Charlton 905 SE 28th Street Suite 2 Bentonville, AR 72712
Site Area	N/A
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Office (O)
Requested Use	Religious Facility
Protective Covenants	N/A

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

Location Map

Property Description

This property is a suite within an existing office building at 2003 SW Regional Airport Boulevard. The site is currently zoned C-1, Neighborhood Commercial; religious facilities require a Conditional Use Permit regardless of zone.

Proposed Use Description

The applicant has submitted a conditional use permit to allow religious facility on property located at 2003 SW Regional Airport Boulevard, Suite 1. The congregation has a membership between 30 and 50 persons. The church operates on Sundays from 2:30 p.m. until 6:30 p.m. and one weeknight from 6:00 p.m. to 7:30 p.m.

Projected Traffic Impact

The proposed use should not adversely affect traffic in the area. The existing parking facilities should be adequate to accommodate any increase in traffic caused by the new use.

Conditions of Approval

1. All necessary permits and approvals must be obtained prior to operation.
2. This conditional use permit shall be valid for one year from date of issuance.

A). Proposed use is a church with the reason of holding weekly gatherings to seek Christ and outreaches to help the needy within our city limits.

C). Normal hours or operations will be Sunday's at 4:00 PM until 5:30 PM, with the team on campus from 2:30 PM until 6:30 PM. Once a week in the evening from 6:00 PM to 7:30 PM and various one time meetings as needed.

D) Indoor will be used for worship services and teaching. Outdoor will be used for parking.

E) No planned changes as this time.

F) No additional parking needs required. We are a church of 30 – 50 people. Ave. 10 to 16 cars. Parking more than meets the requirement with no impact on traffic flow.

G) No outdoor lighting changes.

H) Ave weekly attendance under 50 persons including children.

I) No employees – all volunteer.

Google Maps SW Regional Airport Blvd

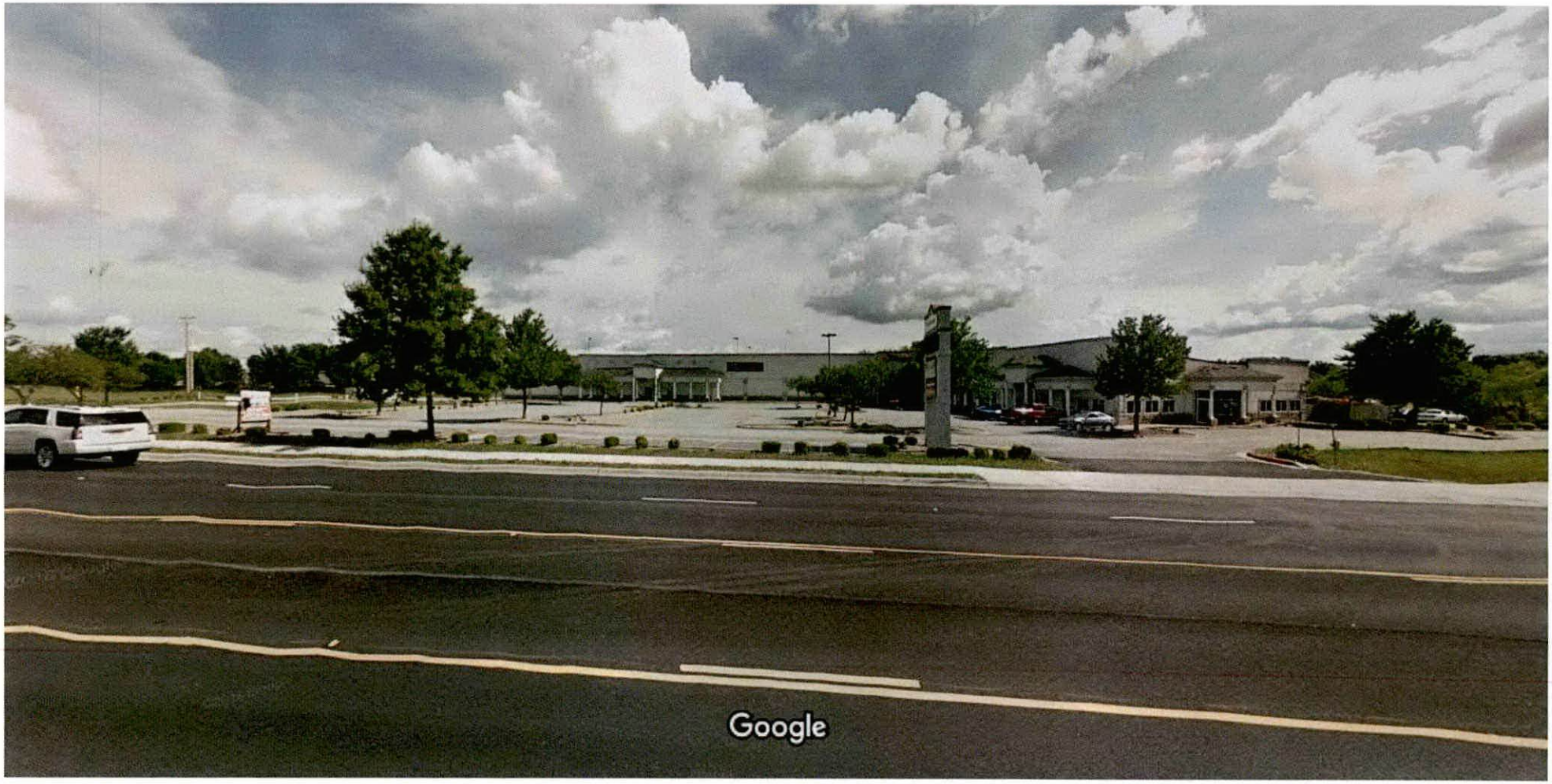


Image capture: Jun 2017 © 2018 Google

Bentonville, Arkansas

Google, Inc.

Street View - Jun 2017

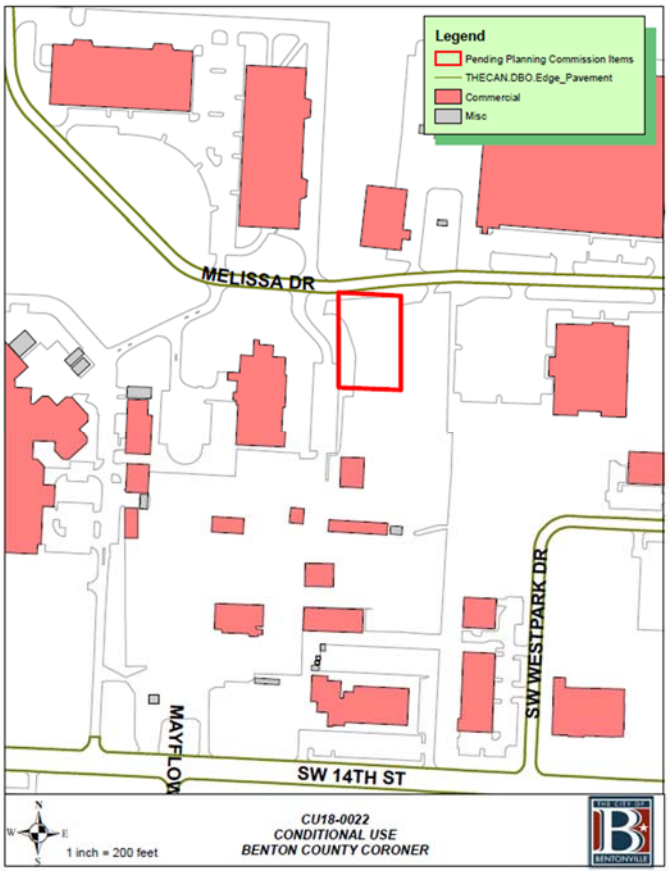
Benton County Coroner

1300 SW 14th Street
PC Date: 9/18/2018
Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0022
Applicant / Current Owner	Benton County 215 E Central Avenue Bentonville, AR 72712
Site Area	N/A
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Public/Semi-Public
Requested Use	Temporary Parking Facilities
Protective Covenants	N/A

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

Location Map



Property Description

This property is located adjacent to the existing county justice facilities at 1300 SW 14th Street. Although the site is currently addressed off SW 14th Street, access to the site shall be provided from Melissa Drive. The site is currently zoned A-1, Agricultural.

Proposed Use Description

The applicant has submitted a conditional use permit to allow a temporary gravel parking facility on property located at 1300 SW 14th Street. This site is also the location of LSD18-0058. According to the applicant's large scale development plans and narrative, they plan to permanently pave the parking lot six months after occupation of the facility.

Projected Traffic Impact

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

Conditions of Approval

1. All necessary permits and approvals must be obtained prior to operation.
2. This Conditional Use Permit shall be valid for one year from date of issuance.

GRAY ROCK, LLC.
Civil Engineering and Landscape Architecture
5204 Village Parkway, Suite 11
Rogers, AR 72758 479.250.9131

August 9, 2018

City of Bentonville Planning Services
305 SW "A" Street
Bentonville, AR
479-271-3122
Attn.: Tyler Overstreet

Re: Conditional Use Permit for Coroner's Office and Maintenance Building

Mr. Overstreet,

Please accept this letter containing narrative to accompany our request for a temporary conditional use permit. The request is for a temporary gravel parking lot, so that the county road department can construct the permanent asphalt lot six months after the occupation of the facility.

Respectfully submitted,

M. Dirk Thibodaux, ASLA, PLA
Gray Rock, LLC