



**Planning Commission
Agenda
October 2nd, 2018**

- I. Call to Order**
- II. Approval of Minutes**
- III. New Business**

- | | |
|---|--------------------------------|
| 1. Lots 29 & 30, Block 5 Dunn & Davis Addition
127 SW C Street (<i>LS18-0034</i>) | Lot Split |
| 2. Avid Hotel
Medlin Lane (<i>LSD18-0063</i>) | Large Scale Development |
| 3. Benton County Courts Facility
201 NE 2 nd Street (<i>LSD18-0064</i>) | Large Scale Development |
| 4. Benton County Coroner
1300 SW 14 th Street (<i>LSD18-0058</i>) | Large Scale Development |
| 5. Parker
703 SW O Street (<i>WAV18-0007</i>) | Sidewalk Waiver |
| 6. Cocoon Yoga Lab
115 NW 2 nd Street (<i>WAV18-0006</i>) | Right-of-Way Waiver |

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

Planning Commission
Minutes
September 18, 2018

Meeting called to order at 5:00 p.m. by Jim Grider.

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

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of August 21, 2018 as written
Approved 6-0

Consent Agenda

- | | |
|---|--------------------------|
| 1. Lot 18 Griffin Addition Phase II
3100 SE East Pointe Avenue (<i>PLA18-0030</i>) | Property Line Adjustment |
| 2. Lots 43 & 44 Denali Park Subdivision
101 NW Olinka Pass Street (<i>LS18-0026</i>) | Lot Split |
| 3. 7th and B Townhomes Phase II
SW 7th Street and SW B Street (<i>LSD18-0045</i>) | Large Scale Development |

Approved 6-0

New Business

Item #1

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

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #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*)

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #3

Reset Church: Conditional Use

2003 SW Regional Airport Boulevard Suite 1 (*CU18-0020*)

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #4

Benton County Coroner: Conditional Use Permit

1300 SW 14th Street (CU18-0022)

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Other Business items pertaining to city plan review and meetings is discussed by commissioners and staff members.

Motion by Mr. Grider, seconded by Mr. Davis to adjourn.

Meeting adjourned

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

Rachel Gross

LOT SPLIT STAFF REPORT



Lots 29 & 30, Block 5, Dunn & Davis Addition

127 SW C Street

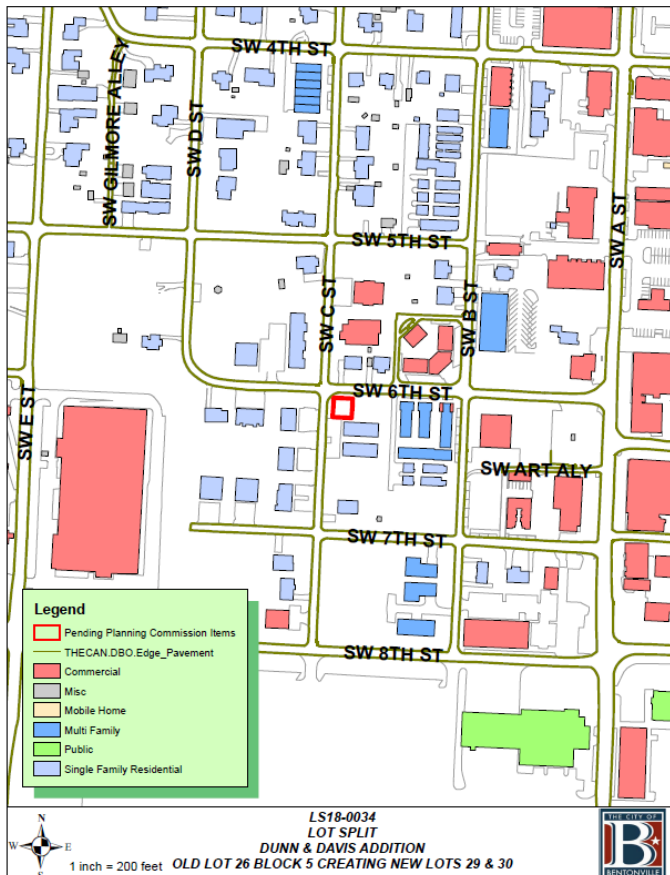
PC Date: 10/2/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LS18-0034
Applicant / Current Owner	6 th and C, LLC 300 SW 5 th Street Bentonville, AR 72712
Site Area	+/- .05 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

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

Location Map



Property Description

This property is located at the southeast corner of SW C Street and SW 6th Street. The approximately .05 acre tract is currently zoned DE, Downtown Edge.

Project Details

The applicant has submitted a proposal for a Lot Split of Lot 26, Block 5 Dunn & Davis Addition, creating new lots 29 & 30. The plat dedicates a 5-foot utility easement along SW 6th Street and a 5-foot utility easement along SW C Street. Adequate right-of-way currently exists.

Projected Traffic Impact

The proposed lot split does not have the potential to impact traffic in the area. The existing downtown street grid should be adequate to handle any increase in traffic or density caused by the rezoning.

Waivers

No waivers requested.

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.

NOTES:

1. 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 COMMITMENT MAY DISCLOSE.

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

3. SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT BOOK "B", PAGE 117.

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

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

6. THE PROPERTY SHOWN HEREON IS ZONED D-E (DOWNTOWN EDGE) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

FRONT YARD: 0 FEET MAXIMUM (NON-RESIDENTIAL), 20 FEET MAXIMUM (RESIDENTIAL)
SIDE YARD: 6 FEET MINIMUM
REAR YARD: 6 FEET MINIMUM (ADJACENT TO NON-RESIDENTIAL ZONE)
8 FEET MINIMUM (ADJACENT TO RESIDENTIAL, HEIGHT < 20 FEET)
12 FEET MINIMUM (ADJACENT TO RESIDENTIAL, HEIGHT > 20 FEET)

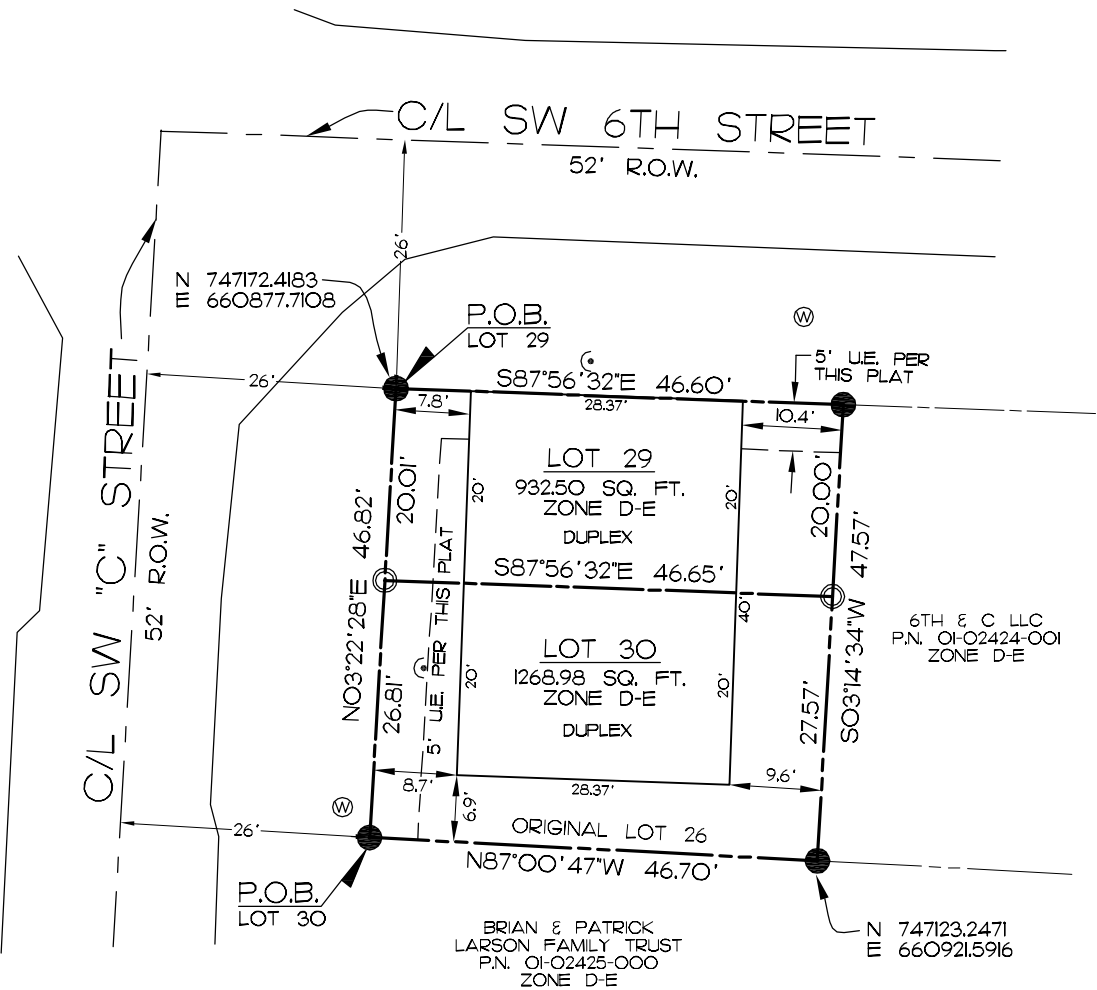
7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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

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

11. 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.



PARENT TRACT:

LOT 26, BLOCK 5 OF DUNN & DAVIS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2017, PAGE 474 OF THE BENTON COUNTY RECORDS.

LOT 29:

PART OF LOT 26, BLOCK 5 OF DUNN & DAVIS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 26, THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SW 6TH STREET S87°56'32"E 46.60 FEET, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S03°14'34"W 20.00 FEET, THENCE N87°56'32"W 46.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW "C" STREET, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N03°22'28"E 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 932.50 SQUARE FEET, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 30:

PART OF LOT 26, BLOCK 5 OF DUNN & DAVIS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID LOT 26, THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SW "C" STREET N03°22'28"E 26.81 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S87°56'32"E 46.65 FEET, THENCE S03°14'34"W 27.57 FEET, THENCE N87°00'47"W 46.70 FEET TO THE POINT OF BEGINNING, CONTAINING 1268.98 SQUARE FEET, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____ PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____ MAYOR, CITY OF BENTONVILLE

SIGNED _____ CITY CLERK, CITY OF BENTONVILLE

LEGEND

- FND. 1/2" REBAR
- SET 1/2" REBAR W/CAP, LS 1370
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- ⊙ WATER METER
- ⊙ CLEAN OUT

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATE OF SURVEY ACCURACY:

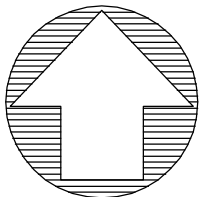
I, ROBERT J. CASTER HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND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

DATE OF EXECUTION _____

SIGNED: _____

REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

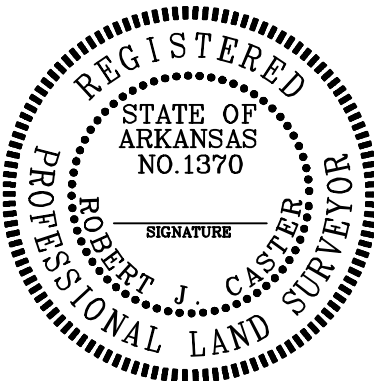
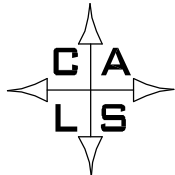
CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049



SCALE 1" = 20 FEET

BENTONVILLE PROJECT NO. LS18-0034

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE 1st Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" = 20'

DATE: 9-21-18

LOT SPLIT
LOT 26, BLOCK 5 CREATING
LOTS 29 & 30, BLOCK 5
DUNN & DAVIS ADDITION

127 SW "C" STREET
BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
17-029LS2	ASD	RJC	1 OF 1

LARGE SCALE DEVELOPMENT STAFF REPORT



Avid Hotel

Medlin Lane

PC Date: 10/2/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0063
Applicant / Current Owner	Continental Capital, LLC 5901 W Charleston Street Broken Arrow, OK 74011
Site Area	+/- 1.6 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Hotel

Property Description

This property is located on Medlin Lane, north of SE Walton Boulevard. The property is currently zoned C-2, General Commercial.

Project Details

Project consists of the construction of a 4-story, 87 room hotel on Medlin Lane. The development provides a total of 85 parking spaces. Sidewalk shall be constructed along Medlin Lane. The development provides adequate landscaping. The exterior elevations depict fiber cement panels as the primary materials.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. However, the applicant's required street improvements and proximity to an arterial street should accommodate any increase in traffic caused by the development.

Waivers

Two waivers requested:

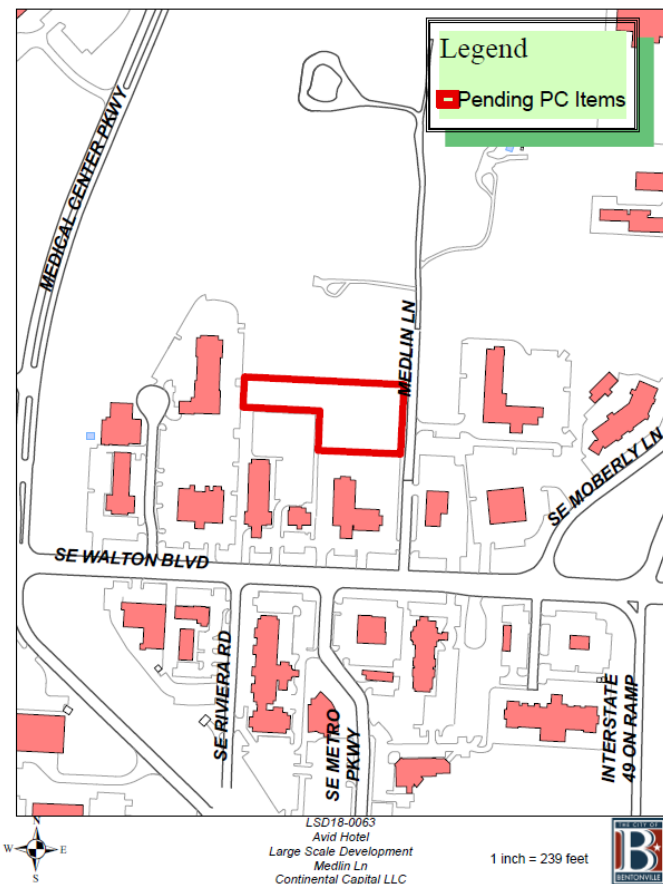
- A waiver from Article 1400, Section 1400.7, Perimeter Landscaping and Screening, of the Subdivision Code. The applicant requests that in lieu of providing perimeter landscaping along their eastern property line, they be permitted to plant the required trees elsewhere on the site.
- A waiver from Article 1100, Section 1100.7, Grading and Drainage, of the Subdivision Code. The applicant requests that they be able to flow any stormwater to the vacant lot to the north and dedicate a drainage easement. If any development occurs to the north, the water will be drained to the existing floodway at that time.

Conclusion

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

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

Location Map



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 204LB5/1000 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.
- × SOIL 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.
- × WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
- × ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT. THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA(S).
- × ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED (SEE 1400.5.C-10).
- × TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES (SEE 1400.5.C-12).
- × LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ECT., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED (SEE 1400.6.A-6 & 1400.6.G-7).
- × ALL TREES PLANNED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM THE FINAL GRADE AT THE TIME OF PLANTING.
- × ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- × ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
- × PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL.

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

	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.

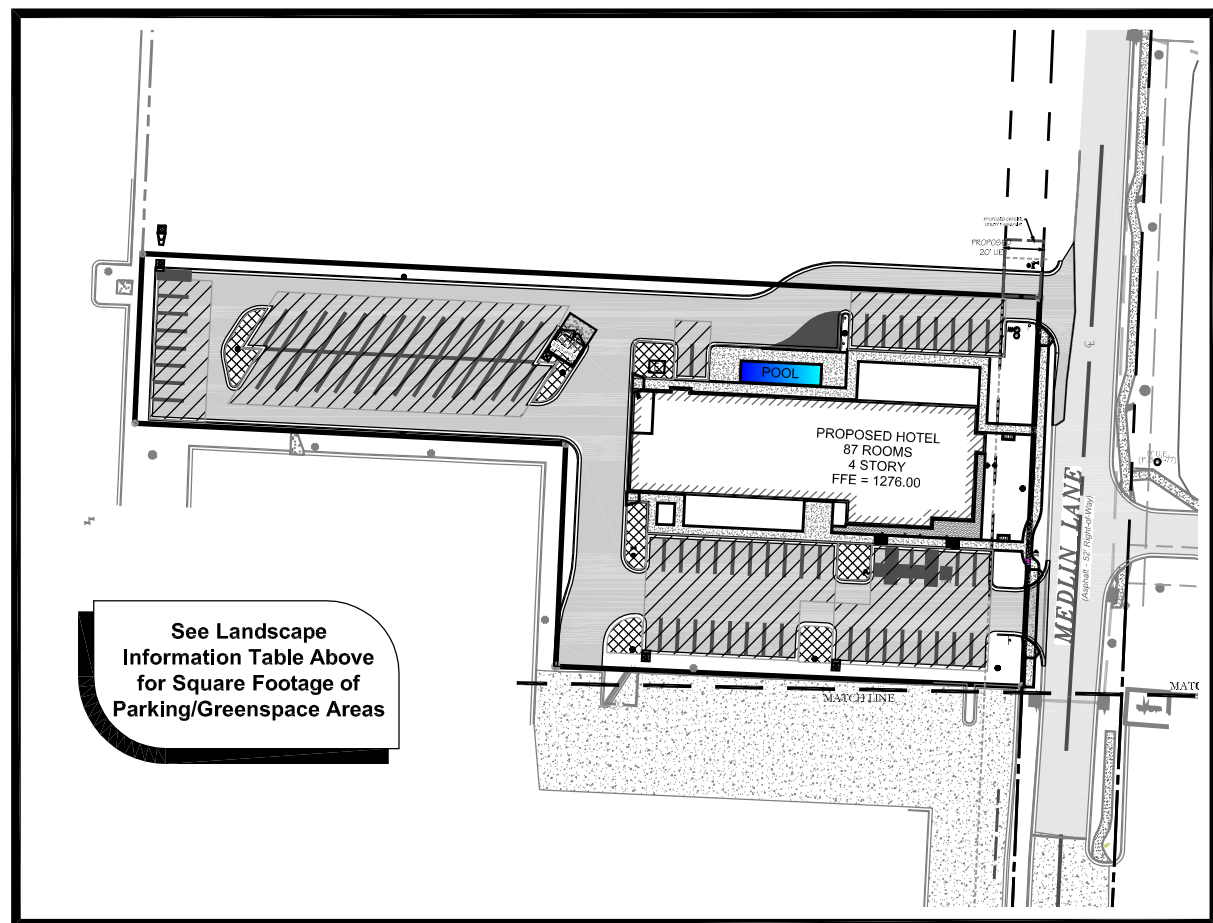
ANY LOCATIONS WHERE A POTENTIAL UTILITY CONFLICT WITH LANDSCAPING EXIST, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

Landscape Legend

Symbol	Qty	Botanical	Common	Size	Comments
PARKING TREES:					
	28	Koeleria paniculata	Golden Raintree	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
PERIMETER TREES:					
	46	Quercus phellos	Willow Oak	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
	4	Quercus rubra	Northern Pin Oak	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
GRASS:					
					Seeded/Sodded Grasses 13,538 sf

Landscaping Information:

PROPERTY INFORMATION		
Gross Site Area:	69,315 sf	1.59 acres
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres
Net Site Area:	69,315 sf	1.59 acres
Zoning:	C-2, COMMERCIAL	
FRONTAGE LANDSCAPE BUFFER REQUIREMENTS		
Frontage Length:		202.80 ft
Req'd (1 Shade Tree/25 lf):		4 Trees
Provided:		4 Trees
PERIMETER LANDSCAPE REQUIREMENTS		
Perimeter Length:		1139.70 ft
Req'd (1 Shade Tree/25 lf):		46 Trees
Provided:		46 Trees
INTERIOR LANDSCAPE REQUIREMENTS		
Parking Lot Area		23,962 sf
Required (8%):		1,916 sf
Provided:		2,315 sf



Interior Green Space Areas

Scale: 1" = 100'
PARKING AREA = 23,962 SF
REQ'D AREA = 1,916 SF (8%)
PROVIDED AREA = 2,315 SF (10.351%)

INTERIOR LANDSCAPING
 INTERIOR PARKING AREA



(LSD 18-0063)

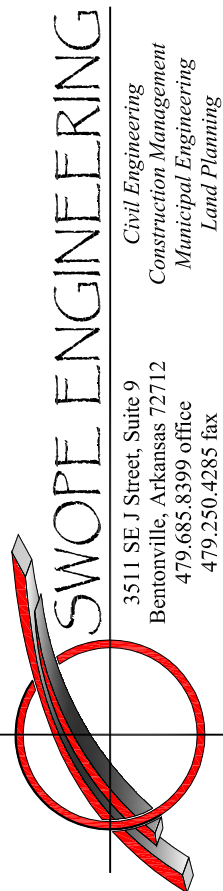
THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE
COMMIT @ 2018

NO.	DATE	DESCRIPTION

AVID HOTEL

3402 MEDLIN LANE
BENTONVILLE, ARKANSAS



PROJECT # 18-219	SCALE 1"=77'
DATE: 7/5/18	SHEET NAME: LANDSCAPE PLAN
SHEET	NO.
C2.0	

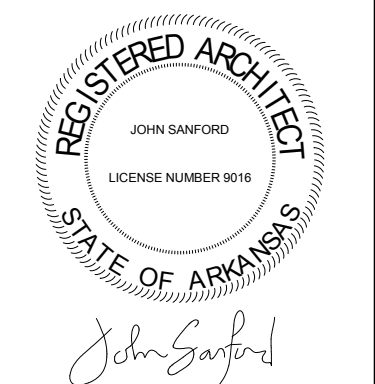
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ENGINEER'S SIGNATURE
AND THEIR DATE OF ISSUE
FOR CONSTRUCTION.

JSA
ARCHITECTS
9726 E. 42nd ST. SUITE 153
TULSA, OK 74146
918.640.6800
JHNSANFORD@AOL.COM

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AIA, NCARB
ARKANSAS LICENSE # 9016



NOT VALID FOR
CONSTRUCTION UNLESS
SIGNED IN THIS BLOCK

AVID HOTEL
BENTONVILLE, AR
IHG# 19745
PERMIT NO: _____
5/9/2018
12:46:10 PM

No.	Description	Date

SHEET
A213
RENDERINGS -
EXTERIOR

LARGE SCALE DEVELOPMENT STAFF REPORT



Benton County Courts Facility

201 NE 2nd Street

PC Date: 10/2/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0064
Applicant / Current Owner	Benton County 215 E Central Avenue Bentonville, AR 72712
Site Area	+/- 1.2 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	County Courts Facility

Property Description

This property is located at the northeast corner of NE A Street and NE 2nd Street on the Town Square. The property is currently zoned DC, Downtown Core.

Project Details

Project consists of the construction of a new, 22,849 square-foot courts facility. The development provides a total of 23 parking spaces. The development provides 8-foot sidewalk along NE 2nd Street, NE B Street, and NE A Street. The exterior elevations depict brick and a cementitious rain screen system as the primary materials of the building.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. However, the existing downtown street network should prove adequate for the proposed use and density.

Waivers

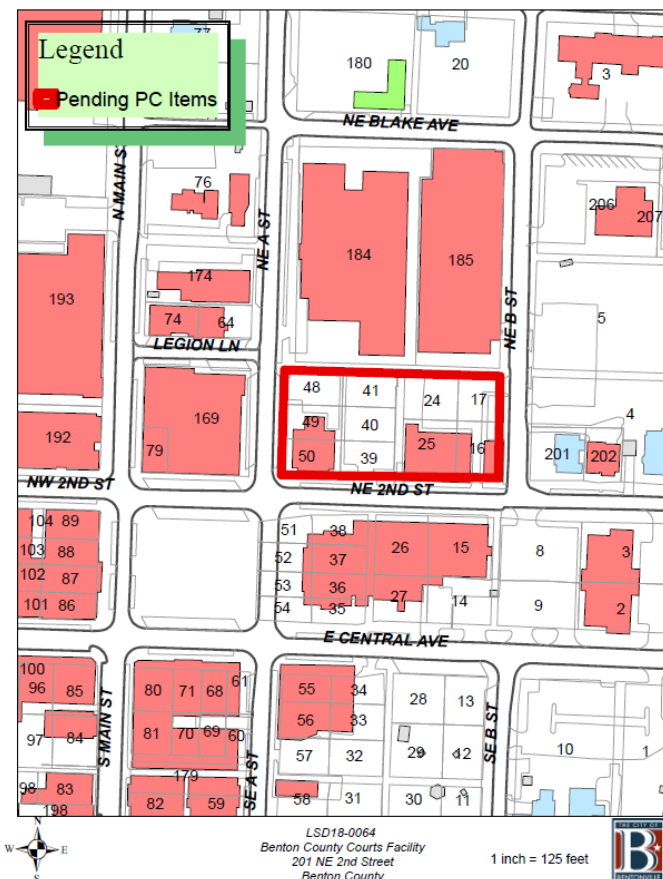
No waivers requested.

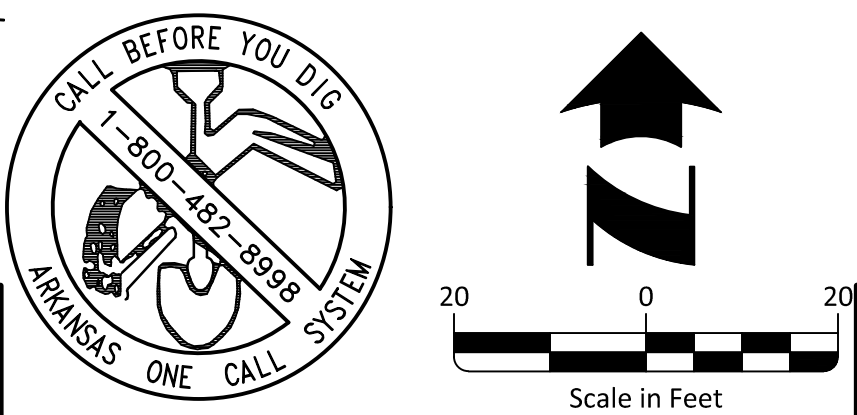
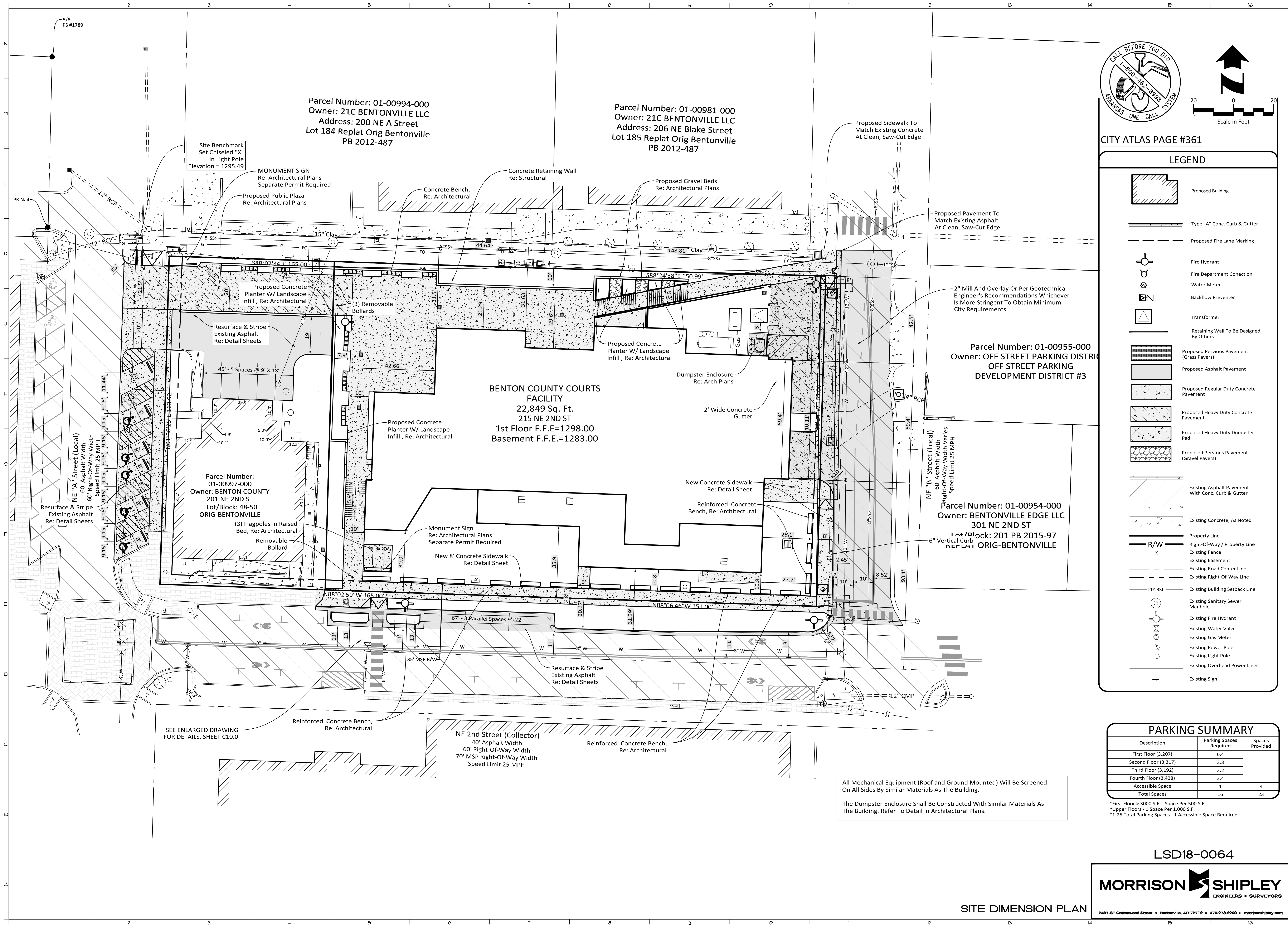
Conclusion

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

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

Location Map





CITY ATLAS PAGE #361

LEGEND

Proposed Building

Type "A" Conc. Curb & Gutter

PARKING SUMMARY		
Description	Parking Spaces Required	Spaces Provided
First Floor (3,207)	6.4	
Second Floor (3,317)	3.3	
Third Floor (3,192)	3.2	
Fourth Floor (3,428)	3.4	
Accessible Space	1	4
Total Spaces	16	23

*First Floor > 3000 S.F. - Space Per 500 S.F.
*Upper Floors - 1 Space Per 1,000 S.F.
*1.25 Total Parking Spaces - 1 Accessible Space Required

All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

The Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building. Refer To Detail In Architectural Plans.

FOR REVIEW

ISSUED FOR REVIEW

Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

A NEW FACILITY FOR
BENTON COUNTY COURTS FACILITY
Site Package
215 NE 2ND ST, Bentonville, AR 72758

DRAWN BY:
DKW
CHECKED BY:
DCM
ISSUE DATE:
08/07/18
PROJECT NO.:
1721

REVISION DATES

DATE DESCRIPTION

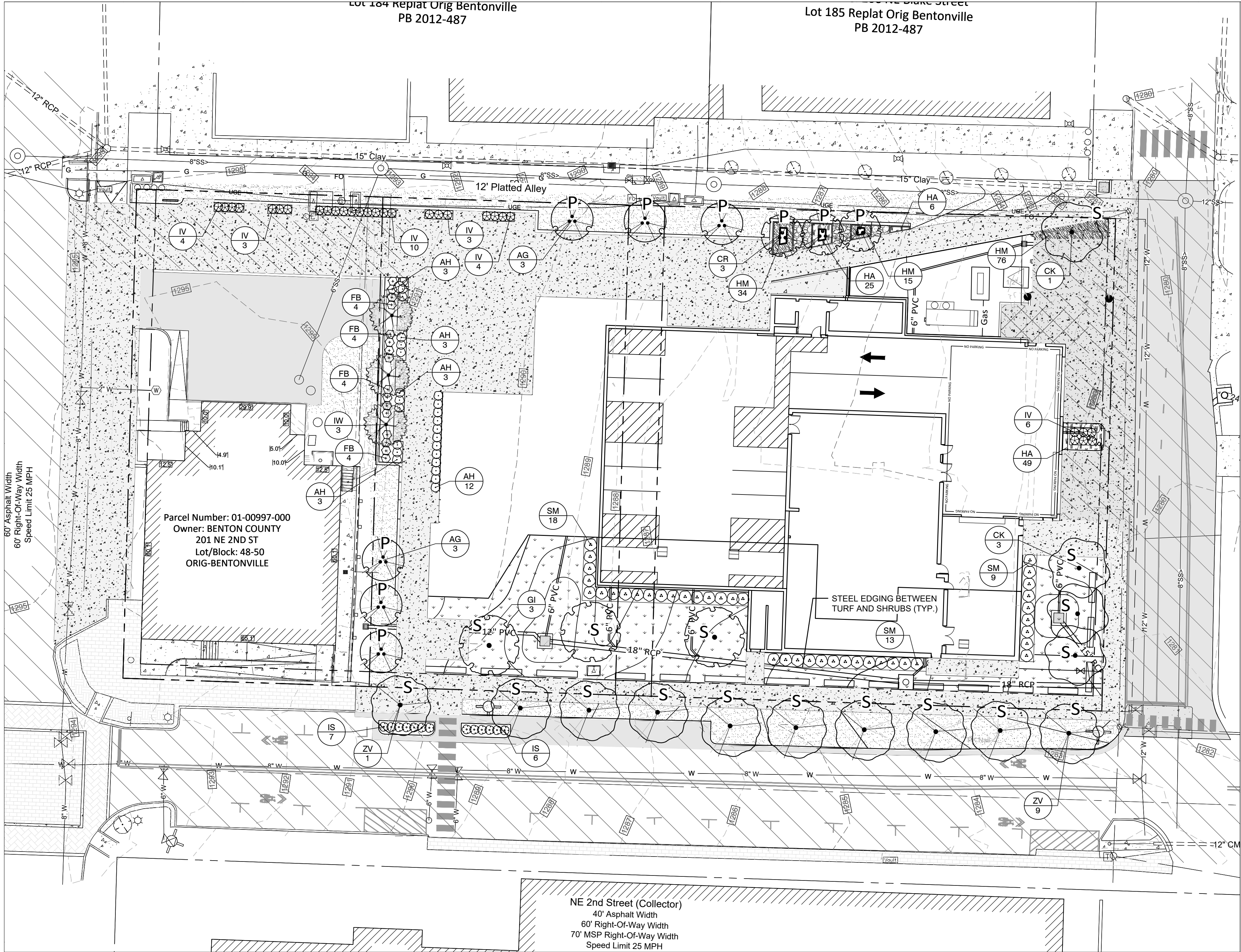
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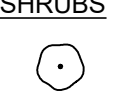
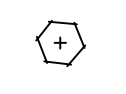
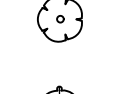
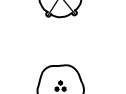
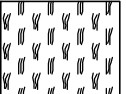
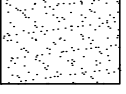
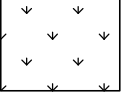
MORRISON SHIPLEY
ENGINEERS • SURVEYORS

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

SITE DIMENSION PLAN



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Multi-trunk 3 canes minimum	B & B	2"Cal		6
	CR	Cercis canadensis 'Rising Sun' / Rising Sun Redbud	B & B	2.5"Cal	6'-8' tall	3
	CK	Cladrastis kentukea / American Yellowwood	B & B	2.5"Cal	8'-10'	4
	GI	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Thornless Honey Locust	B & B	2.5"Cal	8'-10'	3
	IW	Ilex decidua 'Warren's Red' / Possum Haw	30 gal	1.5"Cal	6' min.	3
	ZV	Zeikova serrata 'Village Green' / Sawleaf Zeikova	B & B	4"Cal	16'-18'	10
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE		SPACING	QTY
	AH	Azalea Kurume Hybrid 'Hershey Red' / Kurume Azalea	5 gal		36" o.c.	24
	FB	Fothergilla gardenii 'Blue Mist' / Blue Mist Fothergilla	5 gal		36" o.c.	16
	IS	Ilex vomitoria 'Schillings' / Schillings Holly	5 gal		36" o.c.	13
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 gal		36" o.c.	30
	SM	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae 4' min. at time of planting. Matched heights	10 gal		48" o.c.	40
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	HA	Hemerocallis x 'Aztec Gold' / Dwarf Evergreen Day Lily	1 gal		15" o.c.	80
	HM	Hemerocallis x 'Ming Toy' / Daylily	1 gal		15" o.c.	125
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			5,430 sf
	ZZ	Zoysia japonica 'Zenith' / Korean Grass	sod			4,406 sf

S = STREET TREE
P= PERIMETER TREE

LANDSCAPE REQUIREMENTS

STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	REQUIRED	PROVIDED
NE 2nd STREET	246'/25=10 TREES	10	10
N "B" STREET	165'/25=7 TREES	7	7
PERIMETER LANDSCAPE NORTHERN BOUNDARY WESTERN BOUNDARY	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER 318 LF / 50 = 6 TREES 159 LF / 50 = 3 TREES	6 3	6 3

ROOT BARRIERS

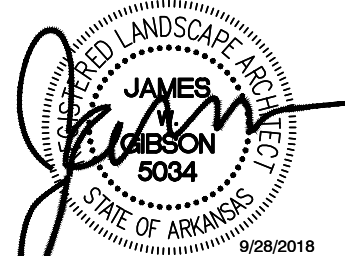
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

LANDSCAPE PLAN GENERAL NOTES:

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- THE PROPOSED IRRIGATION METHOD FOR THIS SITE IS FROST PROOF WATER HYDRANTS OFF BUILDING.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI.
- A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA
- 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.
- ALL TREES PLANTED IN THE ROW SHALL BE 4" CALIPER.
- THERE SHALL NOTHING BETWEEN 30" AND 60" WITHIN THE SITE TRIANGLE. ALL TREES WITHIN SITE TRIANGLE SHALL BE LIMBED UP TO 60'.
- CONTRACTOR SHALL VERIFY PERCOLATION OF TREE LOCATIONS THROUGH TEST PER CODE. PERCOLATION TEST RESULTS ARE REQUIRED TO BE VERIFIED BY THE CITY'S ENGINEERING DEPARTMENT.



LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.293.9721

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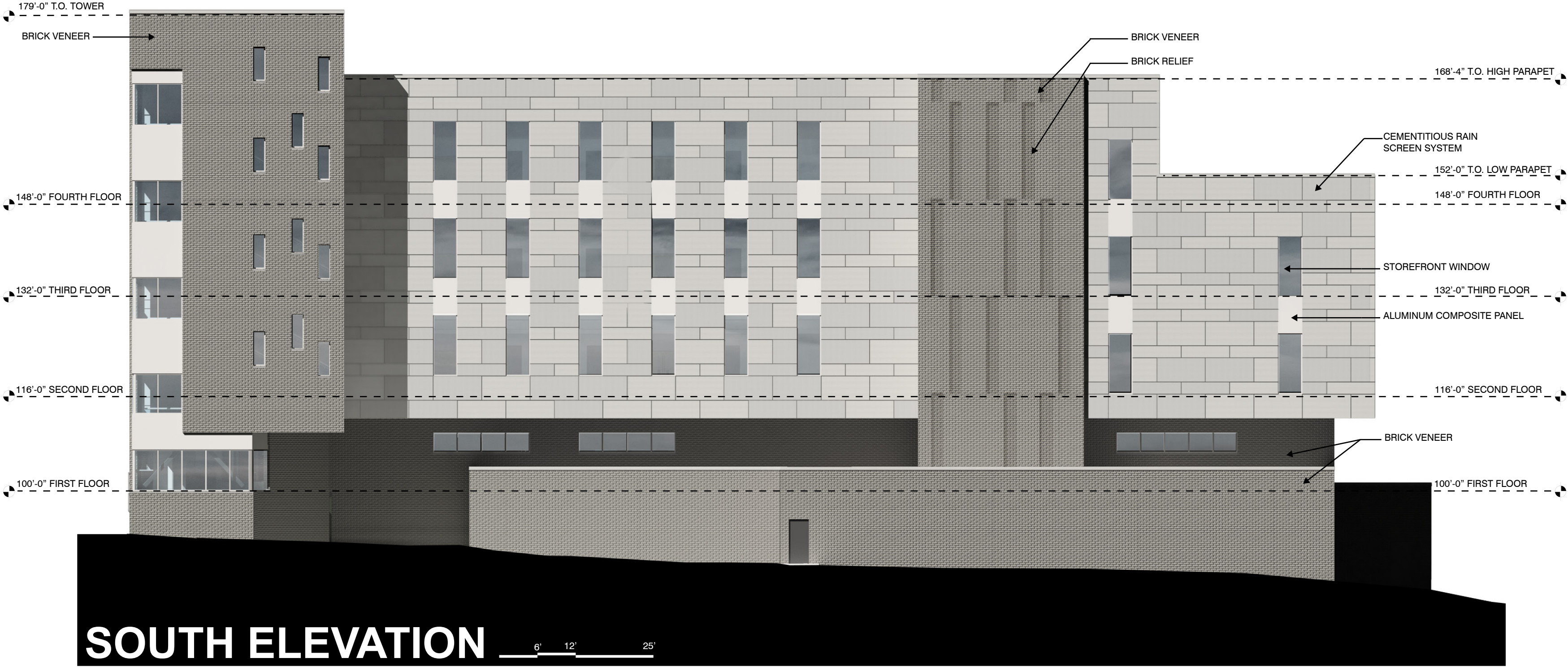
PROJECT NO.
1721

REVISION DATES
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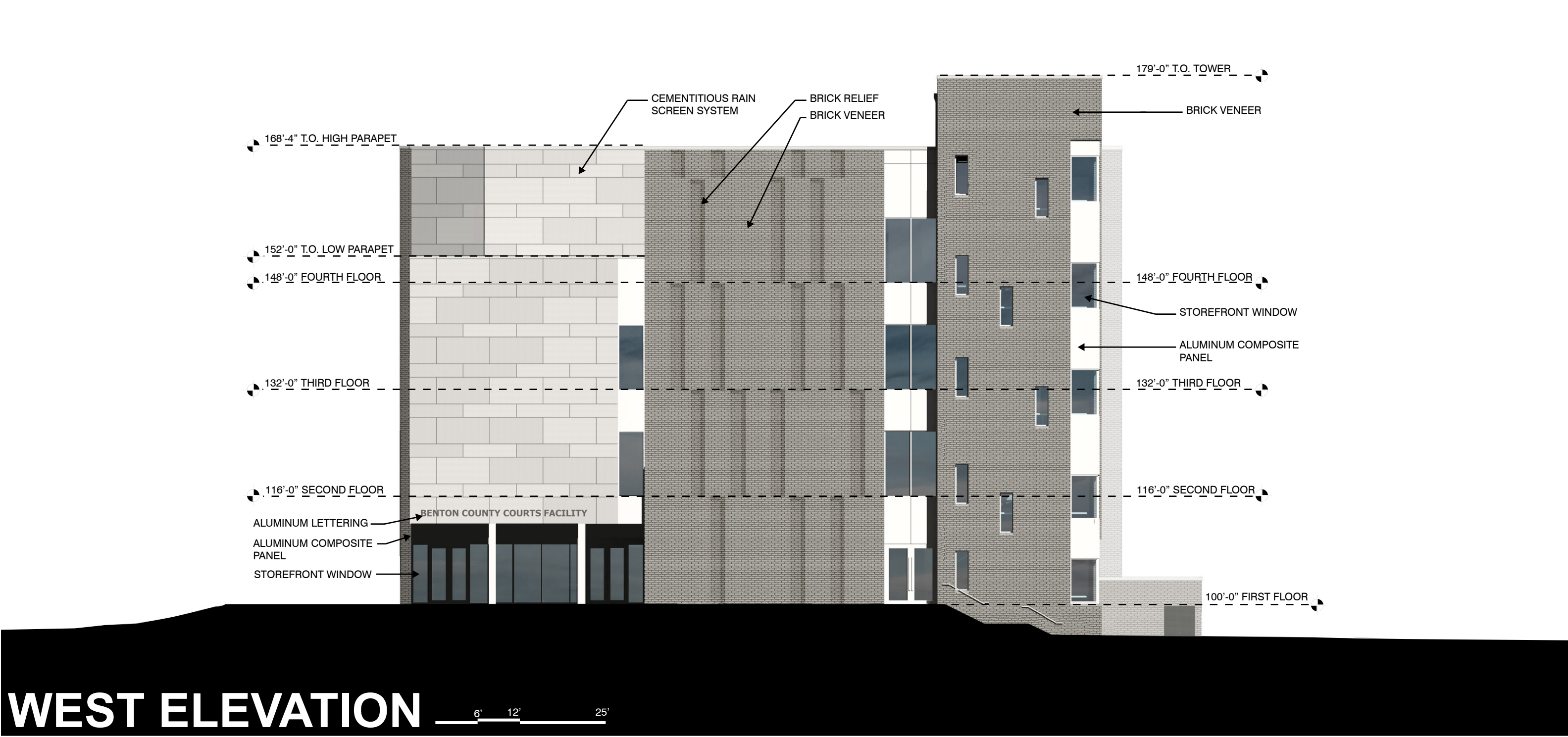
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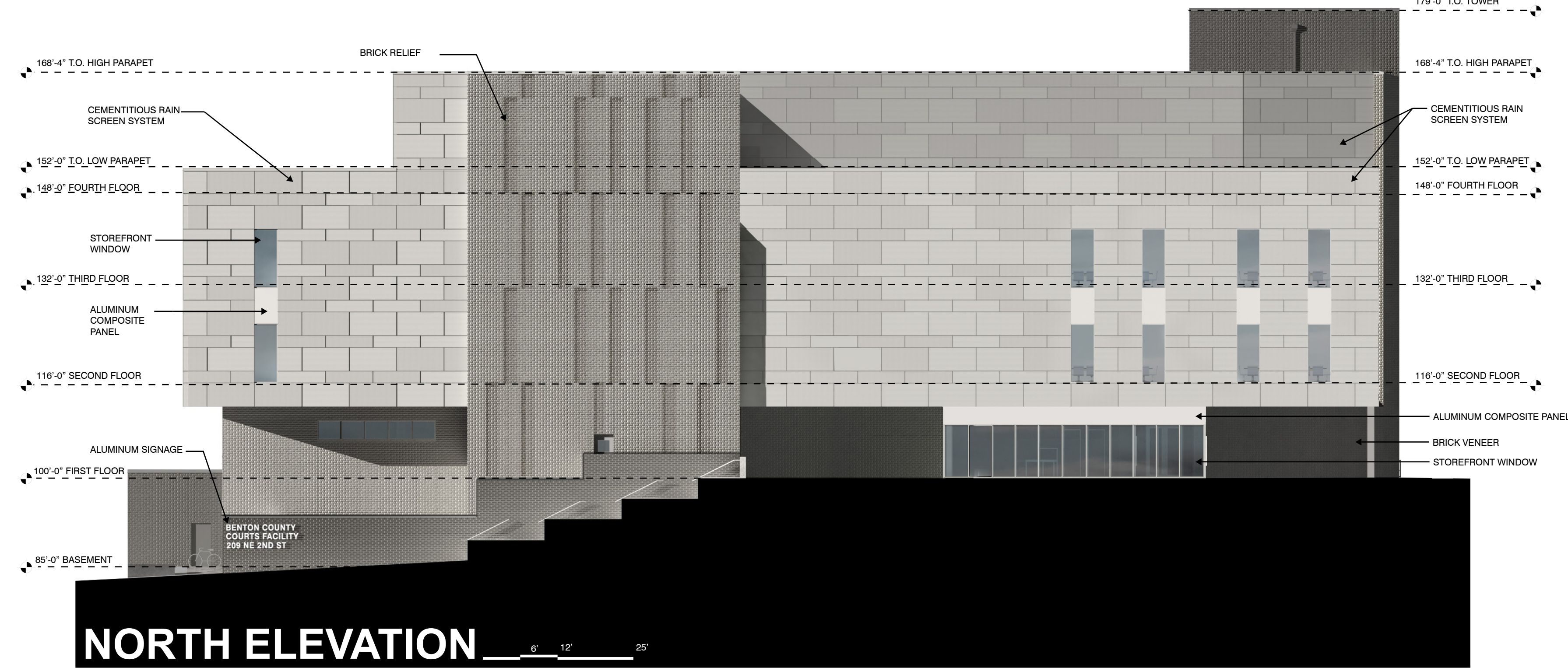
TOTAL SURFACE AREA	14,512 SF
BRICK VENEER	7,622 SF (53%)
CEMENTITIOUS RAIN SCREEN SYSTEM	6,200 SF (42%)
ALUMINUM COMPOSITE PANEL	690 SF (5%)



TOTAL SURFACE AREA	6,962 SF
BRICK VENEER	4,526 SF (65%)
CEMENTITIOUS RAIN SCREEN SYSTEM	1,903 SF (27%)
ALUMINUM COMPOSITE PANEL	533 SF (8%)



TOTAL SURFACE AREA	13,942 SF
43% BRICK VENEER	6,405 SF (43%)
55% CEMENTITIOUS RAIN SCREEN SYSTEM	7,687 SF (55%)
2% ALUMINUM COMPOSITE PANEL	210 SF (2%)



TOTAL SURFACE AREA	8,493 SF
BRICK VENEER	3,124 SF (37%)
CEMENTITIOUS RAIN SCREEN SYSTEM	5,201 SF (61%)
ALUMINUM COMPOSITE PANEL	168 SF (2%)



LARGE SCALE DEVELOPMENT STAFF REPORT



Benton County Coroner

1300 SW 14th Street

PC Date: 10/2/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0063
Applicant / Current Owner	Continental Capital, LLC 5901 W Charleston Street Broken Arrow, OK 74011
Site Area	+/- 1.6 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Hotel

Property Description

This property is located on Medlin Lane, north of SE Walton Boulevard. The property is currently zoned C-2, General Commercial.

Project Details

Project consists of the construction of a 4-story, 87 room hotel on Medlin Lane. The development provides a total of 85 parking spaces. Sidewalk shall be constructed along Medlin Lane. The development provides adequate landscaping. The exterior elevations depict fiber cement panels as the primary materials.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. However, the applicant's required street improvements and proximity to an arterial street should accommodate any increase in traffic caused by the development.

Waivers

Two waivers requested:

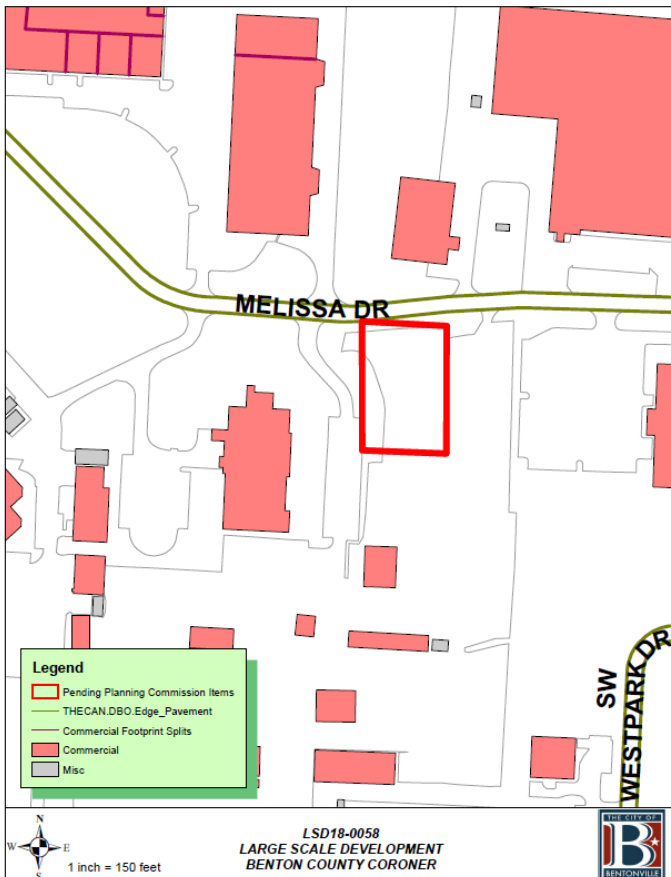
- A waiver from Article 1400, Section 1400.7, Perimeter Landscaping and Screening, of the Subdivision Code. The applicant requests that in lieu of providing perimeter landscaping along their eastern property line, they be permitted to plant the required trees elsewhere on the site.

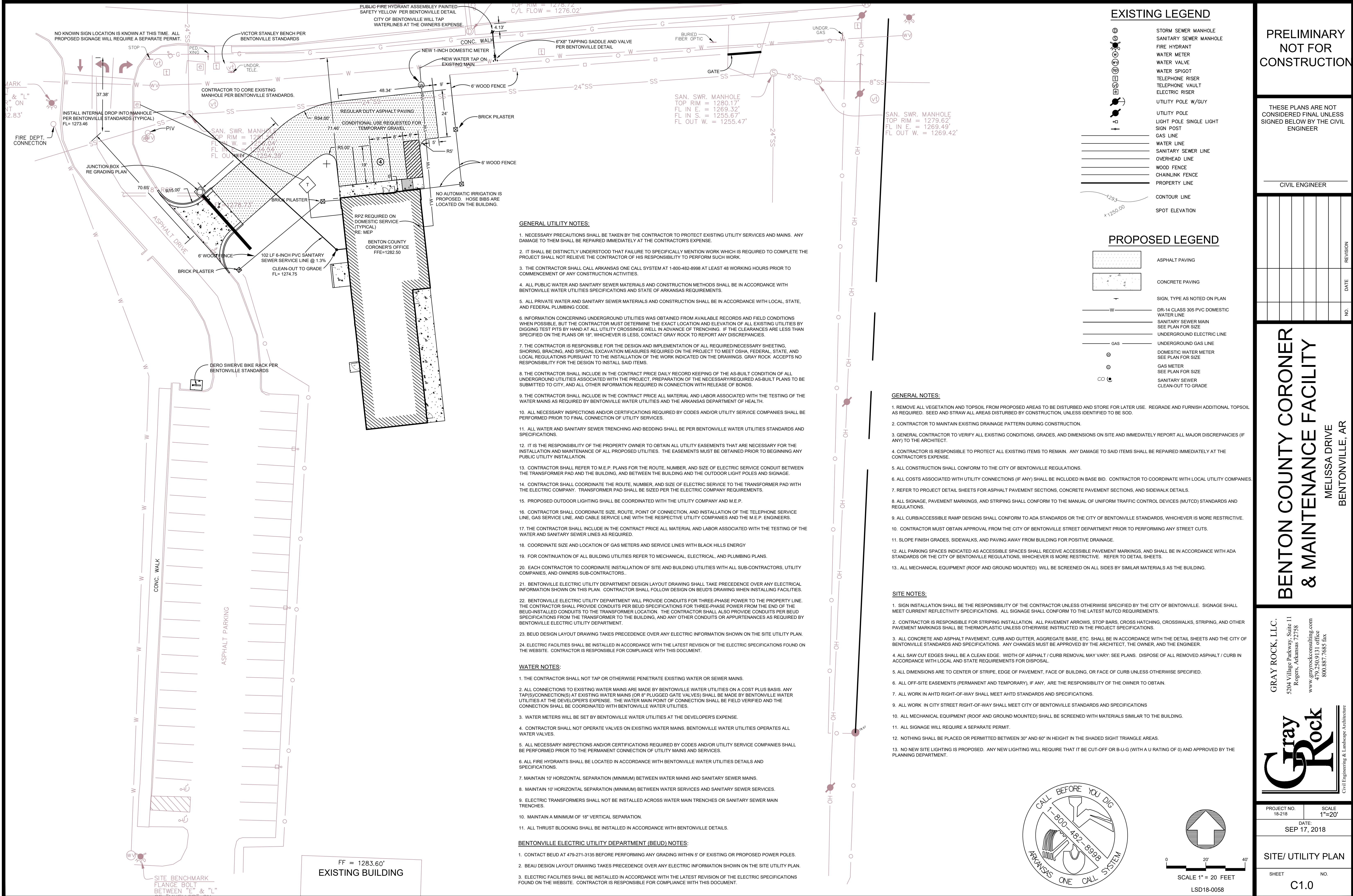
Conclusion

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

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

Location Map





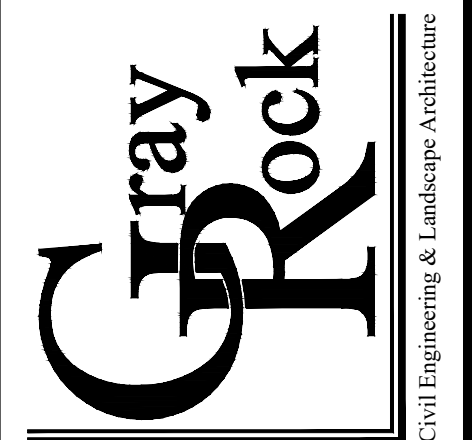
PRELIMINARY
NOT FOR
CONSTRUCTION

THESE PLANS ARE NOT
CONSIDERED FINAL UNLESS
SIGNED BELOW BY THE CIVIL
ENGINEER

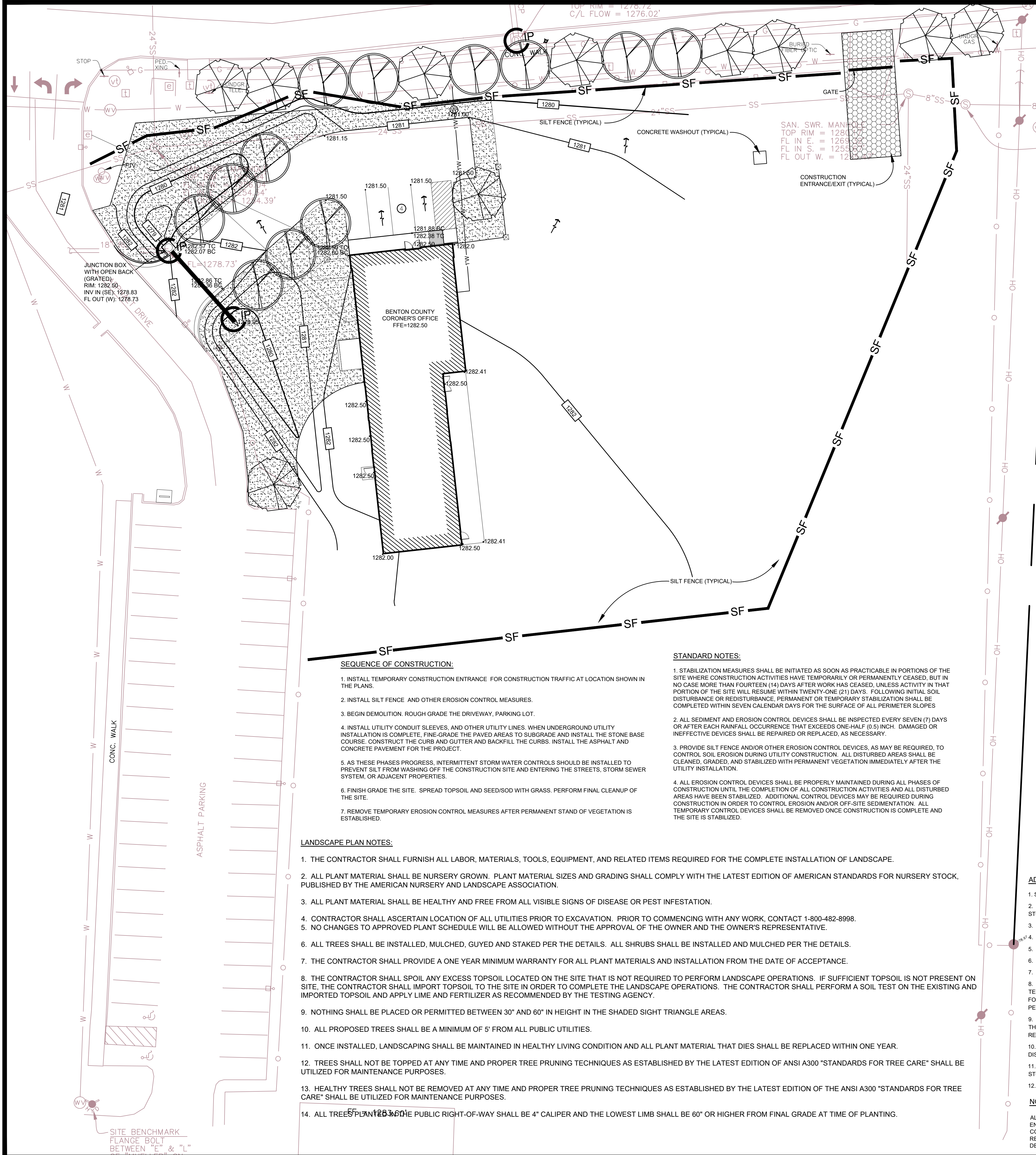
CIVIL ENGINEER				
NO.	DATE	REVISION		

BENTON COUNTY CORONER
& MAINTENANCE FACILITY
MELISSA DRIVE
BENTONVILLE, AR

GRAY ROCK, LLC.
5204 Village Parkway, Suite 11
Rogers, Arkansas 72758
www.grayrockconsulting.com
409.250.9131 Office
800.887.7685 fax



PROJECT NO. 18-218	SCALE 1"=20'
DATE: SEP 17, 2018	
SITE/ UTILITY PLAN	
SHEET	NO.
C1.0	



SEEDING AND SODDING NOTE:

ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND FESCUE GRASS AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA SOD (SEE PLAN FOR AREAS). IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.

ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC.

AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND.

GRADING NOTES:

1. THE CONTRACTOR SHALL CALL THE ARKANSAS ONE CALL AT 1-800-482-8998 FOR UTILITY LOCATIONS AT LEAST 48 WORKING HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND M.E.P. PLANS FOR THE EXACT NUMBER, SIZE AND LOCATION OF THE ROOF DRAINS.
3. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING UTILITY SERVICES AND MAINS. ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
4. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT GRAY ROCK AT 479-250-9131 PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
6. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS.
7. FINISH GRADES SHALL NOT EXCEED 3:1 (33.3%) SLOPE, UNLESS NOTED OTHERWISE.
8. ALL WORK WITHIN STATE RIGHT-OF-WAY SHALL BE PER THE ARKANSAS DEPARTMENT OF TRANSPORTATION.
9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
10. STORM SEWER BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS.
11. FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES COMPACTED THICKNESS, AND SHALL NO BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-698 (STANDARD PROCTOR).
12. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING PROPOSED POWER POLES.

GENERAL EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSPECT, REPAIR, AND ADD STONE TO THE STABILIZED CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO ENSURE IT WORKS AS INTENDED.
2. THE TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDED WITH A TEMPORARY SEED MIX.
3. DUST CONTROL ON-SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
4. IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM TRAFFIC EXITS, CONTRACTOR SHALL ESTABLISH ADDITIONAL VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS.
5. ALL EROSION AND SEDIMENTATION CONTROLS SHOWN ON THE PLANS AND IN ACCORDANCE WITH GOVERNING AUTHORITIES SHALL BE CONSTRUCTED AND MAINTAINED AS PART OF THIS CONTRACT. CONTRACTOR TO INSTALL EROSION CONTROL IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN AS A MINIMUM. OTHER MEASURES MAY BE REQUIRED TO ASSURE THAT SILT IS CONTROLLED ON-SITE.
6. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN TWENTY-ONE (21) DAYS. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES.
7. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY FOURTEEN (14) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
8. PROVIDE SILT FENCE AND/OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH PERMANENT VEGETATION IMMEDIATELY AFTER THE UTILITY INSTALLATION.
9. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
10. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING IF NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
11. DISCHARGES FROM DEWATERING ACTIVITIES SHALL PASS THROUGH A FILTER BAG PLACED ON THE END OF THE DISCHARGE HOSE. REQUIREMENTS OF PART I.B.13.C OF THE GENERAL PERMIT SHALL BE FOLLOWED COMPLETELY.
11. DISTURBED AREAS SHALL BE SEEDED WITHIN 14 DAYS FOLLOWING CESSATION OF CONSTRUCTION ACTIVITIES ON SUCH AREAS. REFER TO THE SWPPP FOR TEMPORARY AND PERMANENT SEED MIX REQUIREMENTS.

ADDITIONAL STORM WATER POLLUTION PREVENTION NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES.
3. SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE PREVENTED FROM BEING DISCHARGED TO WATERS OF THE STATE.
4. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED THROUGH THE USE OF A STABILIZED CONSTRUCTION ENTRANCE AND EXIT.
5. THE SITE SHALL BE SPRINKLED WITH WATER AS NEEDED FOR DUST CONTROL, AND CLEANING OF TRACKED SEDIMENTS FROM ROADWAYS.
6. A PORTABLE TOILET WILL BE INSTALLED ON THE SITE, AND WILL BE PROPERLY MAINTAINED BY THE CONTRACTOR.
7. FUEL STORAGE AREAS, HAZARDOUS WASTE STORAGE, AND TRUCK WASH AREAS:
8. TEMPORARY PARKING AND STORAGE AREAS SHALL BE CONTAINED WITHIN THE SITE, NEAR THE OFFICE/TRAILER AREA INDICATED ON THE EROSION CONTROL PLAN. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EMPLOYEE BREAK AREA AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPMENT OF THE SWPPP AND PERMITTING ANY OFF-SITE PARKING AND STORAGE AREAS.
9. ALL CONSTRUCTION WASTE AND TRASH (PAPER, PLASTIC, WOOD, SCRAP METALS, RUBBER, ETC.) SHALL BE COLLECTED AND STORED IN CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER PRIOR TO RAINFALL. THIS WASTE SHALL BE DISPOSED OF ACCORDING TO STATE AND LOCAL SOLID WASTE MANAGEMENT REGULATIONS. REGULARLY DISPOSE OF GARBAGE, RUBBISH, CONSTRUCTION WASTE AND SANITARY WASTE.
10. ALL HAZARDOUS WASTE (PAINTS, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, CONCRETE CURING COMPOUNDS AND ADDITIVES, ETC.), SHALL BE DISPOSED OF ACCORDING TO LOCAL, STATE AND FEDERAL REGULATIONS.
11. WASH WATER GENERATED FROM VEHICLE AND EQUIPMENT CLEANING SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
12. ANY CHEMICALS, FERTILIZERS, FUELS, ETC., THAT ARE BEING STORED ON THE SITE SHALL BE STORED IN A NEAT AND ORDERLY MANNER. PROMPTLY CLEANUP ANY SPILLS.

NOTE TO CONTRACTOR:

ALL EROSION CONTROL SHOWN FUNCTIONS AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY GENERAL PERMIT ARE MAINTAINED. ACTUAL EROSION CONTROL DEVICES MAY VARY DUE TO THE CONTRACTOR'S SEQUENCE OF CONSTRUCTION. ADDITIONAL MEASURES MAY BECOME NECESSARY DURING CONSTRUCTION. REFER TO SWPPP FOR ALL BEST MANAGEMENT NOTES THAT ADDRESS SPILL RESPONSE, SOLID WASTE CLEANUP AND DISPOSAL, DUST CONTROL, DEWATERING, ETC.

EXISTING LEGEND

- C.O.E. MONUMENT
- FIBER OPTICS SIGN
- FIRE HYDRANT
- GAS VALVE
- GAS REGULATOR
- POWER POLE
- SANITARY SEWER MANHOLE
- SET 1/2" IRON REBAR
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL
- WATER VALVE
- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- WIRE R/W FENCE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- PROPERTY LINE

PROPOSED LEGEND

- 1295 — PROPOSED CONTOUR
- 1294 — PROPOSED CONTOUR
- 1295.50 SPOT ELEVATION
- SF — WIRE BACK SILT FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

PROPOSED LEGEND PLANT SCHEDULE

SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
956 S.Y.	BERMUDA SOD	
12	AUTUMN FLAME MAPLE <i>Acer rubrum 'Autumn Flame'</i>	2.5" CAL. / B&B AS SHOWN
10	URBANITE ASH <i>Fraxinus pennsylvanica 'Urbanite'</i>	2.5" CAL. / B&B AS SHOWN

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE (SE 6TH STREET):
1 TREE PER 20 LINEAR FEET OF STREET FRONTAGE
PROVIDED: 14 NEW TREES

PERIMETER LANDSCAPING
REQUIRED: 8 TREES
PROVIDED: 8 TREES (LOCATED WITHIN PARKING AREA)

DISTURBED AREA: 1.6 ACRES

SEQUENCE OF CONSTRUCTION:

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE FOR CONSTRUCTION TRAFFIC AT LOCATION SHOWN IN THE PLANS.
2. INSTALL SILT FENCE AND OTHER EROSION CONTROL MEASURES.
3. BEGIN DEMOLITION. ROUGH GRADE THE DRIVEWAY, PARKING LOT.
4. INSTALL UTILITY CONDUIT SLEEVES, AND OTHER UTILITY LINES. WHEN UNDERGROUND UTILITY INSTALLATION IS COMPLETE, FINE-GRADE THE PAVED AREAS TO SUBGRADE AND INSTALL THE STONE BASE COURSE. CONSTRUCT THE CURB AND GUTTER AND BACKFILL THE CURBS. INSTALL THE ASPHALT AND CONCRETE PAVEMENT FOR THE PROJECT.
5. AS THESE PHASES PROGRESS, INTERMITTENT STORM WATER CONTROLS SHOULD BE INSTALLED TO PREVENT SILT FROM WASHING OFF THE CONSTRUCTION SITE AND ENTERING THE STREETS, STORM SEWER SYSTEM, OR ADJACENT PROPERTIES.
6. FINISH GRADE THE SITE. SPREAD TOPSOIL AND SEED/SOD WITH GRASS. PERFORM FINAL CLEANUP OF THE SITE.
7. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER PERMANENT STAND OF VEGETATION IS ESTABLISHED.

LANDSCAPE PLAN NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING WITH ANY WORK, CONTACT 1-800-482-8998.
5. NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER AND THE OWNER'S REPRESENTATIVE.
6. ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
7. THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
8. THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TOPSOIL TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
9. NOTHING SHALL BE PLACED OR PERMITTED BETWEEN 30" AND 60" IN HEIGHT IN THE SHADED SIGHT TRIANGLE AREAS.
10. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
11. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED WITHIN ONE YEAR.
12. 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.
13. 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.
14. ALL TREES PLANTED ON 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.

PRELIMINARY
NOT FOR
CONSTRUCTION

THESE PLANS ARE NOT
CONSIDERED FINAL UNLESS
SIGNED BELOW BY THE CIVIL
ENGINEER

CIVIL ENGINEER			
NO.	DATE	REVISION	

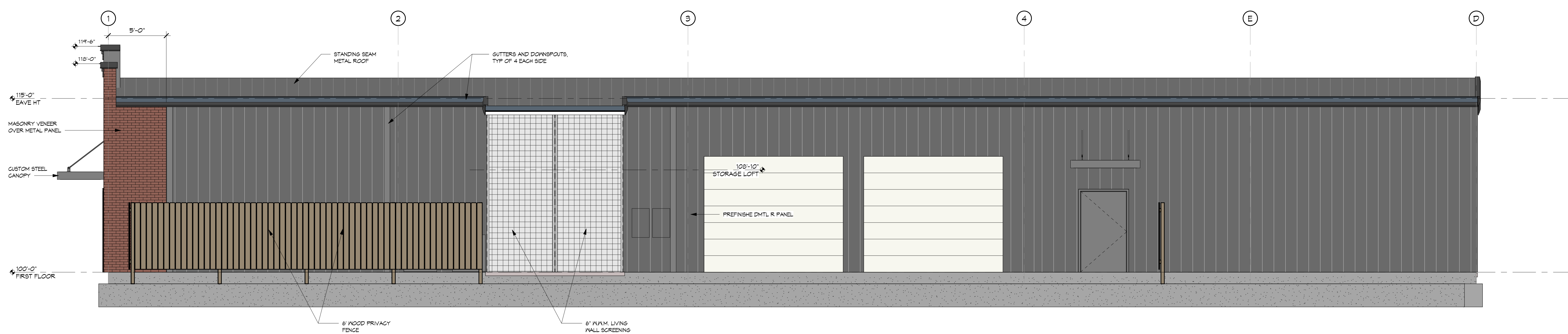
**BENTON COUNTY CORONER
& MAINTENANCE FACILITY**

MELISSA DRIVE
BENTONVILLE, AR

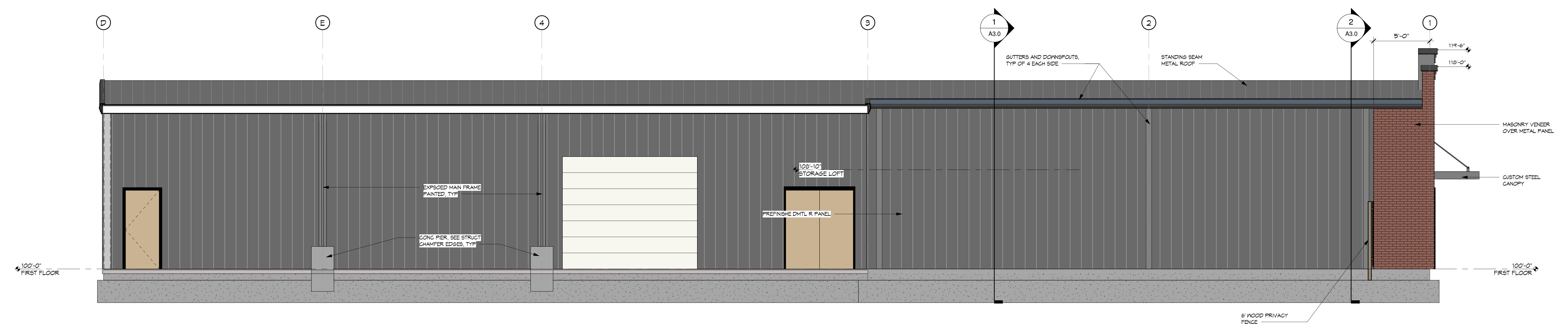
GRAY ROCK, LLC.
5204 Village Parkway, Suite 11
Rogers, Arkansas 72758
www.grayrockconsulting.com
479-250-9131
800.887.7685 fax



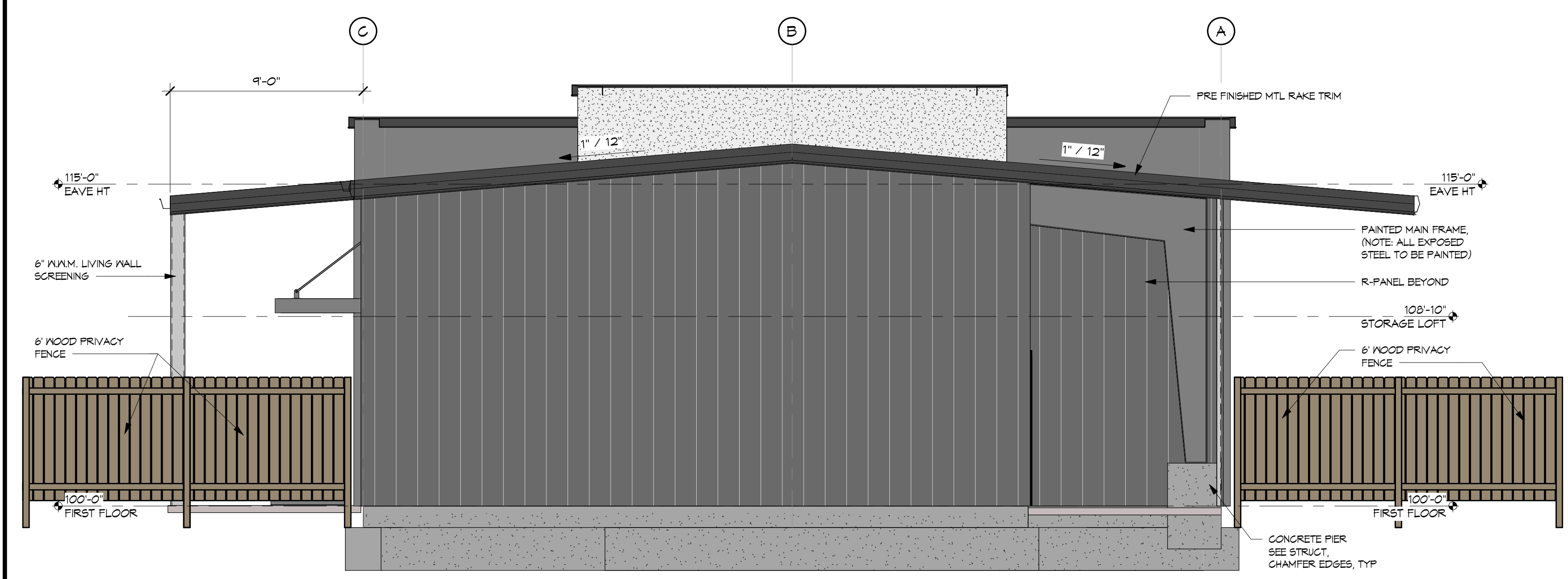
PROJECT NO. 18-218	SCALE 1"=20'
DATE: SEP 17, 2018	
GRADING AND EROSION CONTROL PLAN	
SHEET	NO.
C2.0	



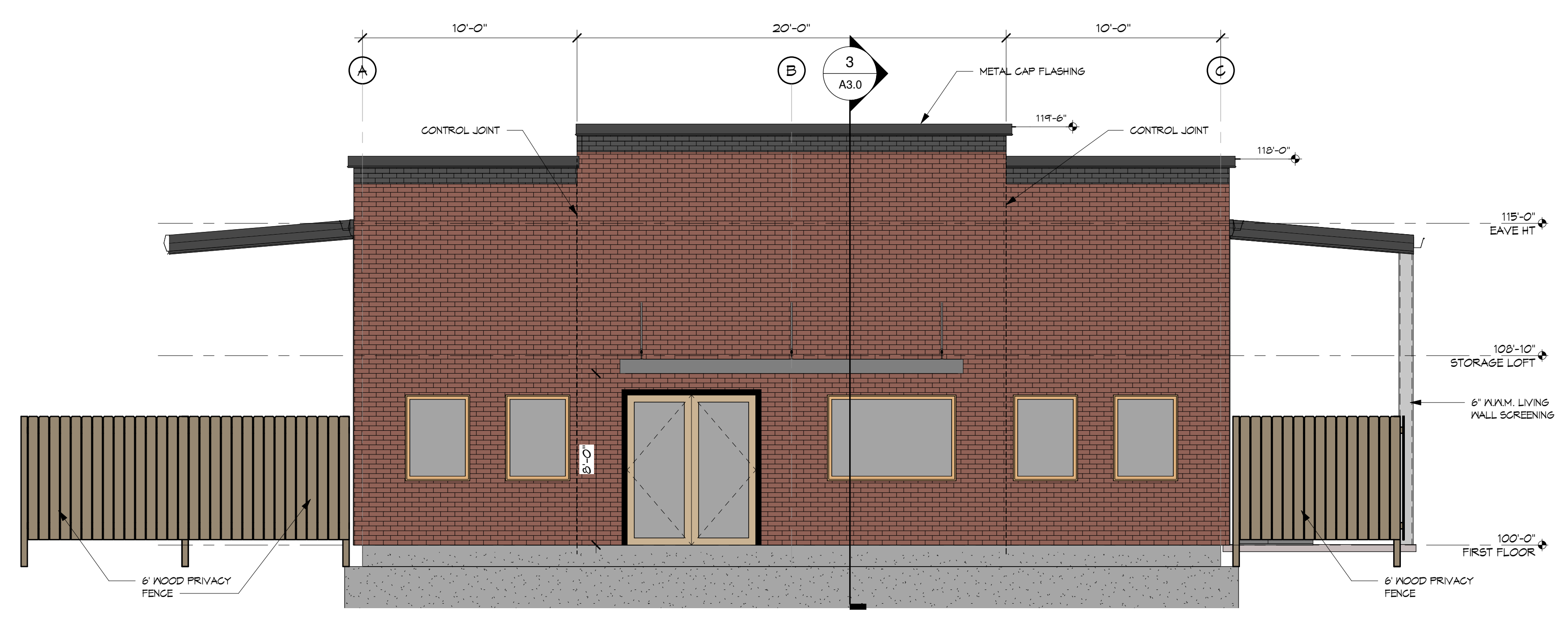
4 WEST Copy 1
1/4" = 1'-0"



3 EAST Copy 1
1/4" = 1'-0"



2 NORTH Copy 1
1/4" = 1'-0"



1 SOUTH Copy 1
1/4" = 1'-0"



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: Perimeter landscaping Waiver Request from section 1400.7

Mr. Overstreet,

Please accept this letter containing narrative to accompany our request for a waiver from code section 1400.7, the requirement for perimeter landscaping. We are providing the perimeter trees required, but we are requesting that the trees be located elsewhere on site.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'M. Dirk Thibodaux', written over a horizontal line.

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

WAIVER REQUEST STAFF REPORT



Parker

703 SW O Street

PC Date: 10/2/2018

Reviewer: Tyler Overstreet, Planner

Project Number	WAV18-0007
Applicant / Current Owner	Harry Green 709 SW O Street Bentonville, AR 72712
Site Area	+/- 5 acres
Current Zoning	R-E, Residential Estate
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Sidewalk Waiver Sub. Code. Sec. 1100.6

Property Description

This property is located at 703 SW O Street. SW O Street dead-ends just south of the subject property.

Waiver Request

The applicant is requesting a waiver from Article 1100, Section 1100.6, Sidewalks, of the Subdivision Code which requires all new construction or major rehabilitation projects to construct a sidewalk that meets the requirements of the Master Street Plan. Specifically, the applicant requests a waiver from providing a sidewalk along their eastern property line.

Analysis

If the applicant constructed the required sidewalk, it would not connect to any existing adjacent sidewalk network. In addition, at this point in time, it is unlikely for future development to occur on adjacent parcels.

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

NARRATIVE:

703 SW "O" STREET, BENTONVILLE, AR 72712

2/5

THIS IS A WAIVER REQUEST FOR A SIDEWALK REQUIREMENT AT THE ABOVE ADDRESS IN BENTON COUNTY, AR.

A) CONDITIONS AT THE ENTRANCE TO THE PROPERTY, (INGRESS/EGRESS, 60' WIDE), ALONG "O" STREET, ARE NOT CONducIVE TO SIDEWALKS OR BUILDING SIDEWALKS.

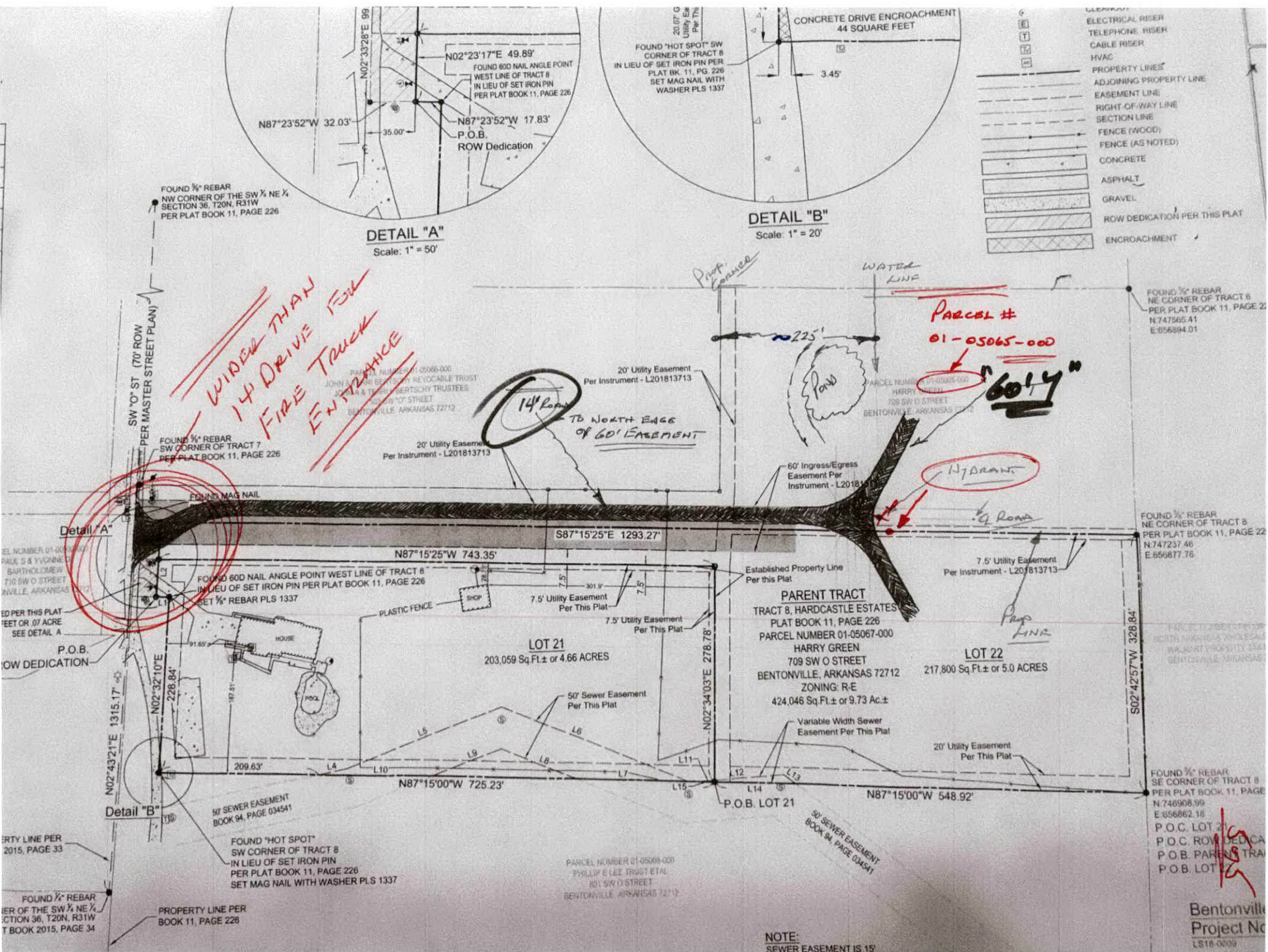
A MAJOR PART OF THE DRIVEWAY WOULD ENCOMPASS THE SIDEWALK. AS WELL, THERE ARE POWER POLES, ELECTRICAL BOXES, TREES, MAILBOXES, AND OTHER CLUTTER AS "O" STREET APPROACHES A DEAD END.

B) AT LEAST ONE TREE, MAYBE TWO, WOULD HAVE TO BE REMOVED. THESE ARE TREES WE HAVE WORKED TO SAVE!

C) AS MENTIONED, THE DRIVE IS CLOSE TO THE END OF "O" STREET. HERE IT NARROWS; HOMES ARE CLOSE TO THE STREET. THERE REALLY ISN'T A LOT OF SPACE FOR SIDEWALKS.

D) FINALLY, THERE ARE NO OTHER SIDEWALKS ALONG "O" STREET. THIS WOULD BE A SIDEWALK THAT GOES NOWHERE - A WASTE OF RESOURCES CLOSE TO THE DEAD END. THANK YOU,

Mmanuel J. Folan



WAIVER REQUEST STAFF REPORT



Cocoon Yoga Lab

115 NW 2nd Street

PC Date: 10/2/2018

Reviewer: Tyler Overstreet, Planner

Project Number	WAV18-0006
Applicant / Current Owner	Pruitt Family Trust 1506 Mayflower Road Bentonville, AR 72712
Site Area	+/- .07 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)
Waiver Request	Right-of-Way Dedication Sub. Code. Sec. 1100.5.B

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

Property Description

This property is located at 115 NW 2nd Street on an approximately .07 acre site. The property sits at the southeast corner of NW 2nd Street and NW A Street.

Waiver Request

The applicant is requesting a waiver from Article 1100, Section 1100.5, Subsection B, Right-of-way Dedication, of the Subdivision Code which requires all developments to dedicate right-of-way in accordance with the Master Street Plan.

Analysis

NW A Street is identified as a Collector on the Master Street Plan. If the applicant were to dedicate the right-of-way required by the plan (35-feet from centerline), there would be little-to-no room for any development on the parcel. In addition, considering the existing building to the south of the site, it would make little sense to require a wider street and right-of-way width for this property, as the building to the south is likely to remain.

September 4, 2018

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

RE: Cocoon Yoga Lab
115 Northwest Second Street
REQUEST FOR WAIVER – Section 1100.5 of the Subdivision Code

Dear Planning Commission,

On behalf of the developing entity and the current property owner, we respectfully request a waiver from the right of way dedication stipulated by Section 1100.5 clause B of the City of Bentonville, Subdivision Code, in conjunction with the current City of Bentonville Master Street Plan.

According to the Master Street Plan, the section of Northwest A Street adjacent to this property is planned to be an urban collector, a 70' right of way dedication with a cross section consisting of 11' drive aisles, parallel parking on both sides of the street, 2' curbs and gutters, and 13' sidewalks (see excerpts of Bentonville Master Street Plan attached).

Due to the size of the site and existing conditions, strict adherence to the Master Street Plan would make development of this property infeasible. More importantly, it would disrupt the urban edge created by the historic Massey building as well as the adjacent property and degrade the character of the downtown core.

It is our contention that holding this datum is critical, both to the preservation of the historic character of Bentonville as well as to its continued growth and development. As such, we propose, in lieu of the currently proposed urban collector street section, a modified section, excluding parallel parking on the east side of the road, and slightly reducing the sidewalk right of way in order to hold the existing urban edge.

It is important to note as well that any development of this or the adjacent property will be near impossible if the current Master Street Plan is not amended. And as long as the historic Massey building stands, which is likely a very long time, the right of way cannot and will not grow to accommodate the proposed street section. Further, these properties on Northwest A Street are landlocked by the landmark Meteor building property, limiting development to an unworkable footprint should the master plan not be amended.

Please see the attached site plan, master street plan, and planned/proposed street sections for further clarification and contact us should you have any questions or need any additional info.

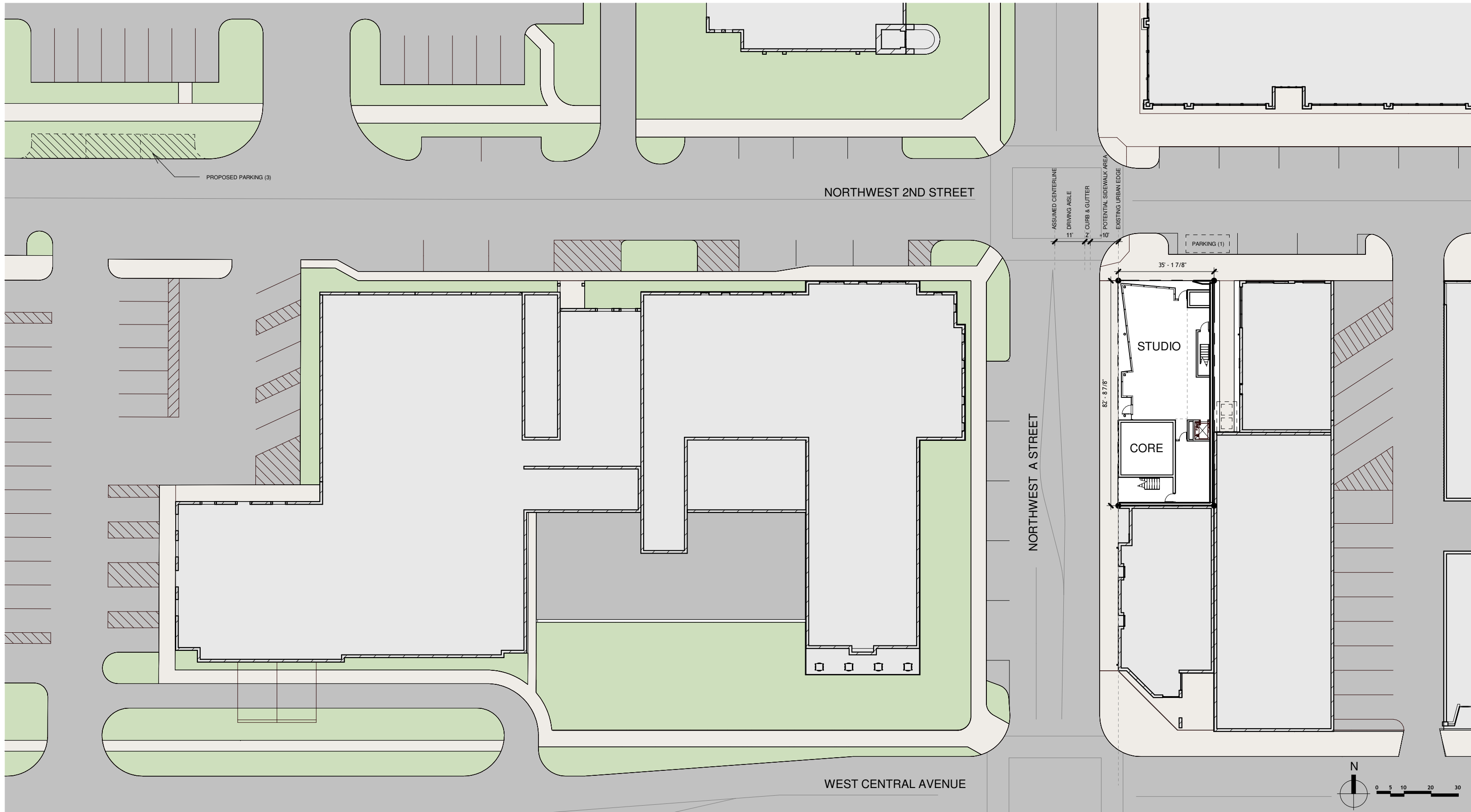
Sincerely,



Mark Herrmann, AIA
Encl.

LITTLE ROCK
2222 Cottondale Lane
Suite 100
Little Rock, AR 72202
501.378.0878

FAYETTEVILLE
509 W. Spring St.
Suite 150
Fayetteville, AR 72701
479.444.0473



Urban Cross Section

