



**Planning Commission
Agenda
November 6th, 2018**

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

- 1. Lots 5 & 6 Lewis Foster Addition** **Property Line Adjustment**
1209 NW 9th Street (*PLA18-0034*)
- 2. Lot 13, Block 15, Deming's 2nd Addition** **Property Line Adjustment**
507 NW A Street (*PLA18-0035*)
- 3. Keypoint Church Expansion** **Large Scale Development**
3700 Medical Center Parkway (*LSD18-0066*)
- 4. Flagstone Church of Christ** **Large Scale Development**
3801 SW Eden Brook Street (*LSD18-0067*)
- 5. Seventh Day Adventist Church** **Large Scale Development Extension**
2520 SE 14th Street (*LSD18-0019*)
- 6. Capstone 6-Plex** **Large Scale Development Extension**
510 SW E Street (*LSD18-0022*)

IV. New Business

- 1. Osage Park** **Conditional Use Permit***
Temporary Use
1602 SW D Street (*CU18-0024*)
- 2. NE A Street Outdoor Vendor Park** **Conditional Use Permit***
Outdoor Vendor Park
211 NE A Street (*CU18-0025*)
- 3. JRJC, LLC** **Rezoning***
(A-1, Agricultural to R-1, Single-Family Residential)
5036 SW Shell Road (*RZ18-0031*)
- 4. Aurora Subdivision Phase II** **Planned Residential Development***
8936 S Morningstar Road (*PRD18-0004*)

5. Autumn Hills Subdivision
5400 Block, Town Vu (*PP18-0010*)

Preliminary Plat

6. Bentonville North Village
NE J Street (*PP18-0009*)

Preliminary Plat

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



Consent Agenda Items

For Planning Commission meeting of November 6, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on October 30, 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: Lots 5 & 6, Lewis Foster Addition, Taildragger, LLC, 1209 NW 9th Street, R-1, Single-Family Residential (PLA18-0034)

A Property Line Adjustment of Lots 1 and 2, of Lewis Foster Addition, creating new Lots 5 and 6. The plat dedicates approximately 1-foot of right-of-way along NW 9th Street. Necessary easements currently exist on the site.

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

Property Line Adjustment: Lot 13, Block 15, Deming's 2nd Addition, Jared Smith and Molly Darragh, 507 NW A Street, R-1, Single-Family Residential (PLA18-0035)

A Property Line Adjustment of Lots 1, 2, and 3, Block 15 of Deming's 2nd Addition, creating new Lot 13, Block 15 (+/- .46 acres). The plat dedicates approximately 10-feet of right-of-way along NW A Street.

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

Large Scale Development: Keypoint Church Expansion, Keypoint Church, LLC, 3700 Medical Center Parkway R-3. Medium-Density Residential, (LSD18-0066)

Project consists of the expansion of the existing Keypoint Church Facility. Approximately 12,933 square feet of building area shall be added to the existing facility. In addition, the development proposes to add a new parking area on the southern area of the site. The development provides two site-amenities and a pedestrian connection to the existing church building. Any damaged, diseased, or otherwise disturbed trees shall be replaced with approved species. The development depicts adequate landscaping in the new parking area. The exterior elevations depict brick and fiber cement panel as the primary materials of the building.

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

Large Scale Development: Flagstone Church of Christ, Flagstone Church of Christ, 3801 SW Eden Brook Street, R-1, Single-Family Residential (LSD18-0067)

Project consists of the expansion of the existing Flagstone Church of Christ. Approximately 13,302 square feet of building area shall be added to the existing facility. The development provides two site-amenities and a pedestrian connection to the existing church building. Any damaged, diseased, or otherwise disturbed trees shall be replaced with approved species. The exterior elevations depict hardie paneling and split face block as the primary materials on the building.

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

Large Scale Development Extension: Seventh Day Adventist Church, SDA Church, 2520 SE 14th Street, A-1, Agricultural, (LSD18-0019)

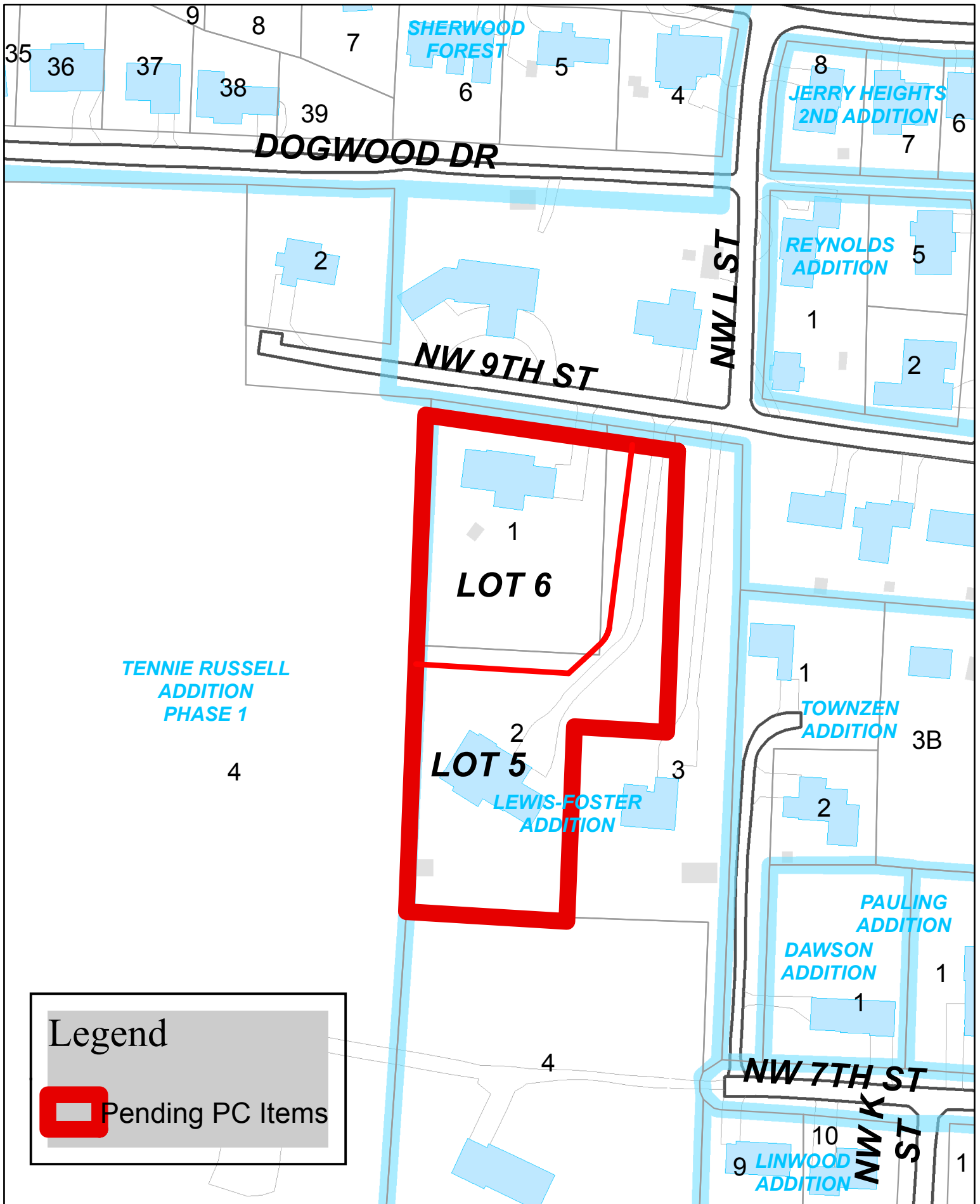
This item was originally approved by the Planning Commission on May 2nd, 2018

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

Large Scale Development Extension: Capstone 6-Plex, Capstone Partners, 510 SW E Street, RC-2, Central Residential – Moderate Density (LSD18-0022)

This item was originally approved by the Planning Commission on May 2nd, 2018.

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



Legend



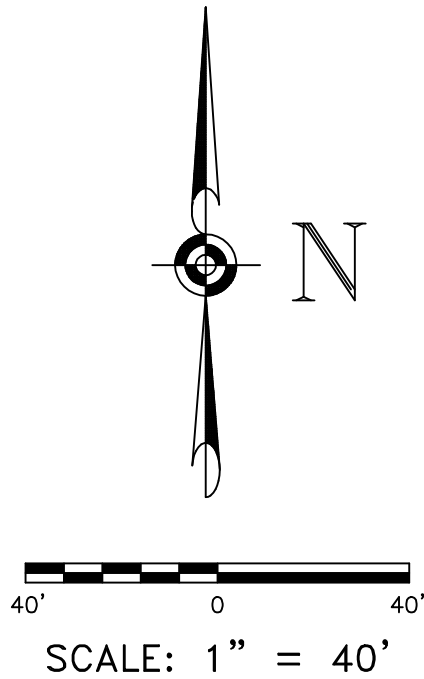
Pending PC Items



PLA18-0034
Foster Addition
1303 NW 9th St

1 inch = 125 feet





LEGEND

	MONUMENT FOUND (AS NOTED)
	SET 5/8" REBAR W/CAP (PLS #1636) UNLESS OTHERWISE NOTED
	UTILITY POLE
	WATER VALVE
	SEWER MANHOLE
	TELEPHONE RISER
	WATER METER
	OFFSITE LOT LINES
	PROPERTY LINES
	EASEMENT LINES
	RECORD DATA

NOTE: NO WORK SHALL COMMENCE IN THE RIGHT-OF-WAY UNTIL IT IS REVIEWED AND APPROVED BY THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT.

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

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

ELECTRIC NOTES:
-OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.

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

-BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

-IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

-IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE

NOTE: 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.

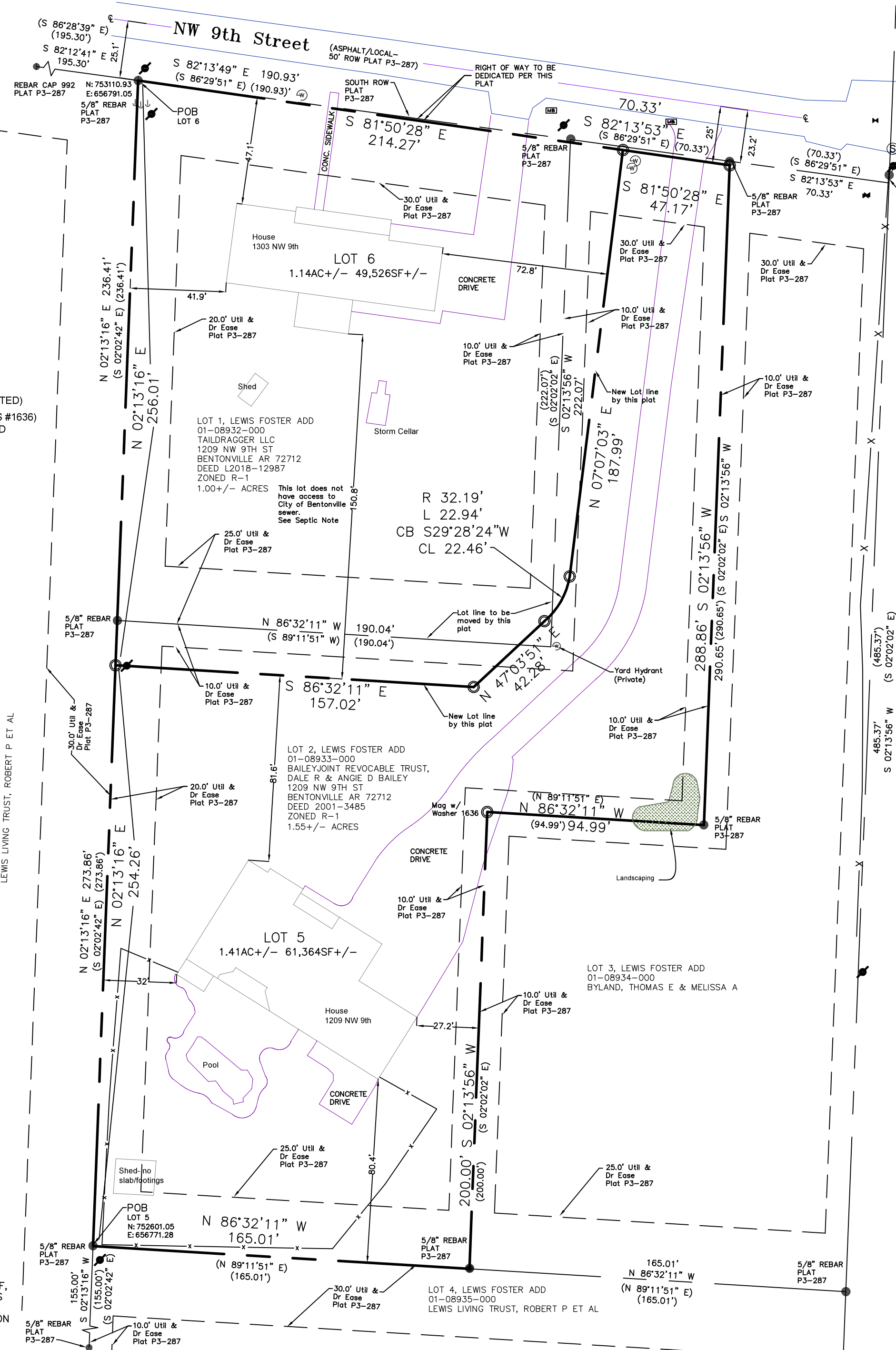
DATE OF EXECUTION: _____

SIGNED: _____

PRINTED OWNER NAME: _____

SOURCE OF TITLE:
W.D. BOOK 2001, PAGE 3485 AND DEED L2018-12987

LOT 4, TENNE RUSSELL ADD
01-17780-000
LEWIS LIVING TRUST, ROBERT P ET AL



SEPTIC NOTE, LOT 1, FOSTER ADD.:
SURVEYOR CONTACTED THE ADH BENTON COUNTY HEALTH UNIT AND THEY WERE UNABLE TO FIND ANY PERMIT OR LOCATION INFORMATION DUE TO THE AGE OF THE INSTALLATION OF THE SEPTIC SYSTEM. NO CLEANOUTS, TANK LID OR LINE LOCATIONS WERE VISIBLE AT THE TIME OF THE SURVEY.

Notes:

- Except as specifically stated or shown on this plat, the 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 are visible at the time of making this survey, building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- Basis of Bearings: Arkansas State Plane Coordinate system Arkansas-North Convergence -01°17'33.566\"/>

01-08932-000 PARENT TRACT DESCRIPTION (DEED L2018-12987)

Lot 1, Lewis Foster Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Book P3 at page 287.

01-08933-000 PARENT TRACT DESCRIPTION (DEED 2001-3485)

Lot 2, Lewis, Foster Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record P3 at page 287.

Lot 5 Description (By this Plat)

Part of Lot 2, Lewis, Foster Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record P3 at page 287 and more particularly described as follows:
Beginning at the SW corner of said Lot 2, Lewis, Foster Addition thence N02°13'16\"/>

Lot 6 Description (By this Plat)

Part of Lot 1, Lewis Foster Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Book P3 at page 287 and more particularly described as follows:
Beginning at the NW corner of said Lot 1, Lewis Foster Addition, thence S81°50'28\"/>

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 _____

BENTONVILLE PLANNING COMMISSION CHAIR _____

MAYOR, CITY OF BENTONVILLE _____

CITY CLERK, CITY OF BENTONVILLE _____



ATLUS PAGE 360
CITY PROJECT #PLA18-0034
500-20N-31W-0-25-130-04-1636

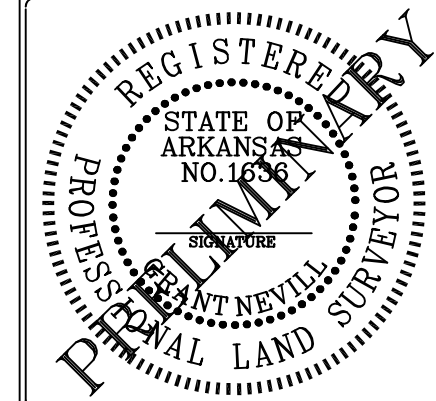
NO.	DATE	DESCRIPTION
1.	10/22/18	1st Sub. Comments
2.		

CLIENT:

TAILDRAGGER LLC
1209 NW 9TH ST
BENTONVILLE AR 72712

LOT LINE ADJUSTMENT

LOTS 1 & 2
TO BE KNOWN AS LOTS 5 & 6
LEWIS FOSTER ADDITION
BENTONVILLE, ARKANSAS



SURVEYOR

Nevill Surveying, LLC
705 NW D Street
Bentonville, AR 72712
479-790-7264
neville.survey@gmail.com
edagen@sbglobal.net

PLS: GEN

CAD: GEN

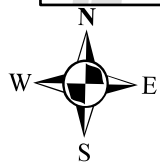
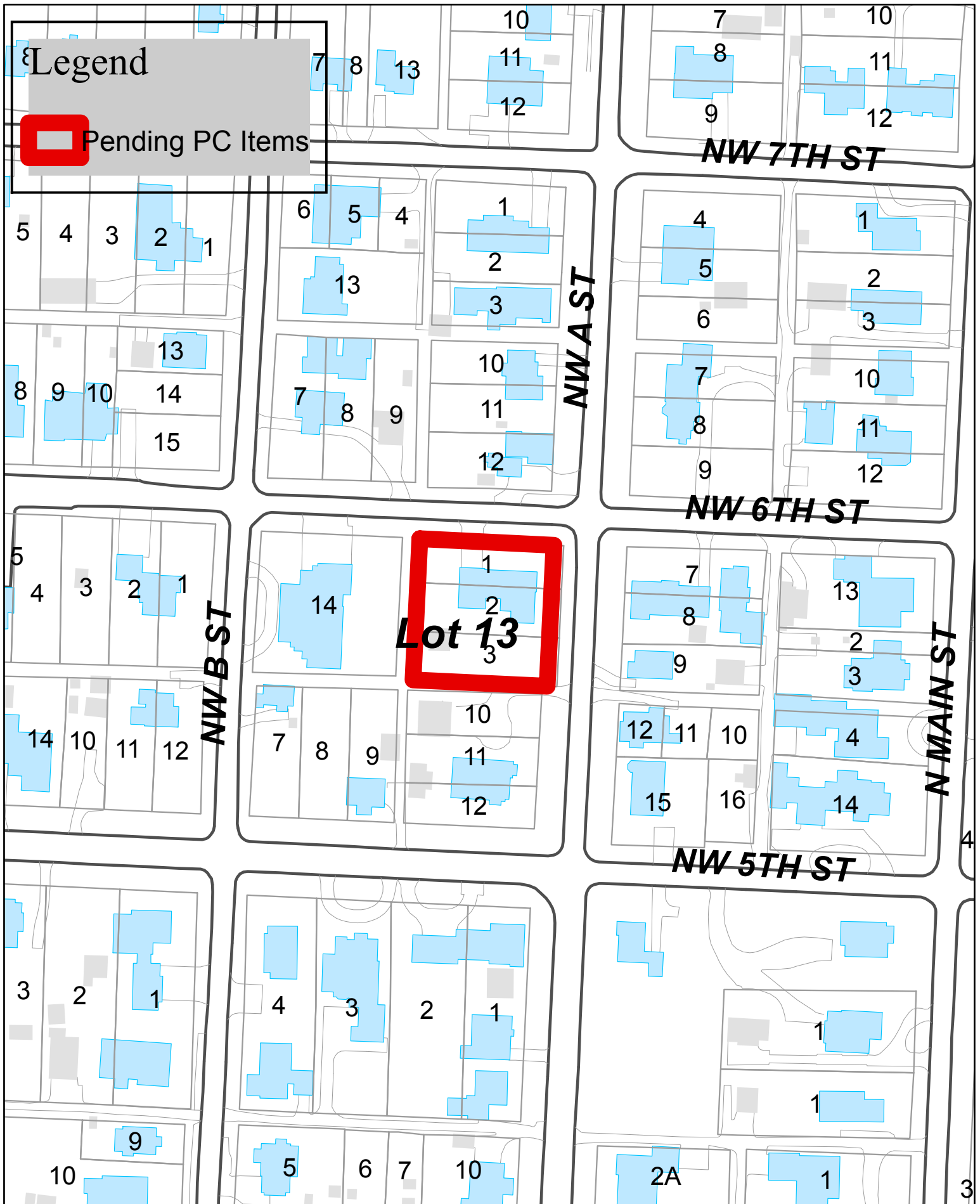
FIELD: GEN

FIELD:

DWG: 2018-0004 Bailey Split

DATE: Oct 1, 2018

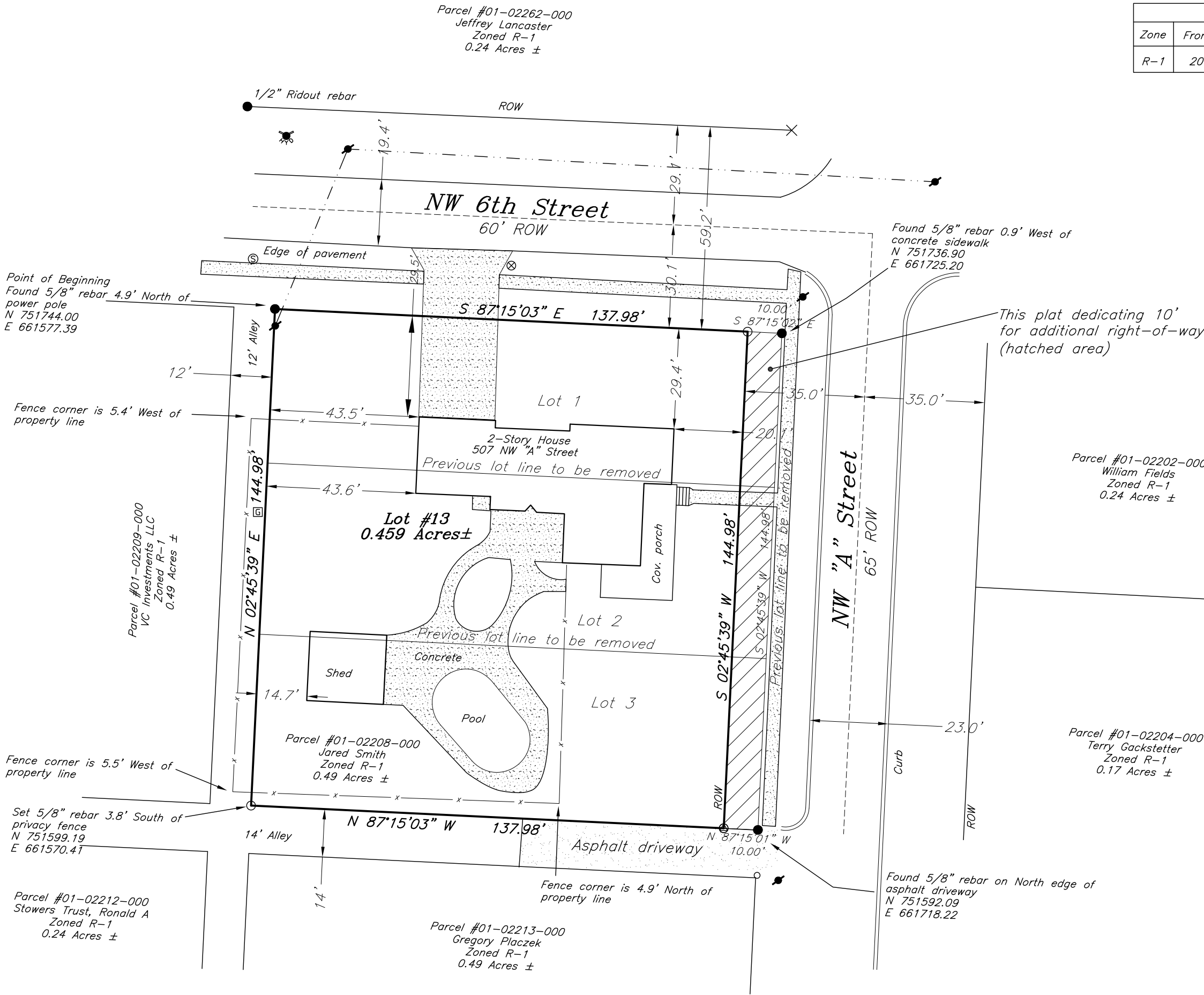
SHEET: 1 OF 1



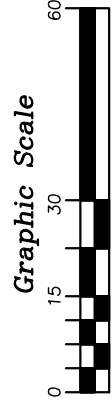
PLA18-0035
Smith and Darragh
507 NW A Street

1 inch = 125 feet





Building Setback Table				
Zone	Front	Back	Interior Side	Exterior Side
R-1	20'	25'	7'	20'



Parent Tract Description (Deed 2009-25306)

Lots 1, 2 and 3 Block 15 of Deming's Second Addition in Bentonville, Benton County, Arkansas as shown on Plat Record "B" Page 24 in the Circuit Clerk's office.

Survey Description of Lot #13

All of Lots 1 through 3 of Block 15 of Deming's 2nd Addition, less a 10 foot wide strip along the East side, to be dedicated for right-of-way, more precisely described as follows: Starting at a found 5/8" rebar at the Northwest Corner of Lot 1 for the true POINT OF BEGINNING; thence South 87 degrees 15 minutes 03 seconds East, 137.98 feet to a set 5/8" rebar; thence South 02 degrees 45 minutes 39 seconds West, 144.98 feet to a set 5/8" rebar; thence North 87 degrees 15 minutes 03 seconds West, 137.98 feet to a set 5/8" rebar; thence North 02 degrees 45 minutes 39 seconds East, 144.98 feet to a found 5/8" rebar and the true POINT OF BEGINNING containing 0.459 acres more or less and being subject to any easements of record.

Surveyor's Certification

To Denise Hendrix: This is to certify that an accurate survey was made of the hereon described property and that this plat is the results of that survey. The land was surveyed under the supervision of Jim Ramsey, PS #1227, with a plat of said survey filed in the Benton County Circuit Clerk's Office in Bentonville, Arkansas
FLOOD CERTIFICATION: According to this survey, no part of the above described land appears to lie in a known flood area, according to FIRM Community Panel number 0500700090 J, effective date, September 28, 2007. The property surveyed is located in Zone X. This survey was completed on May 30, 2012. This plat was revised on October, 2018.

Surveyor's Notes:

- In providing this survey, no attempt has been made to show data concerning location, size, depth, condition or capacity of underground utilities existing on site. Only visible utilities have been located on this survey.
- No abstract of title, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that affect this surveyed parcel.
- Ramsey Surveying, Inc. has made no additional investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Basis of bearings is Grid North according to the Arkansas Coordinate System, North Zone, derived from GPS rapid static method.
- This plat represents a survey of Parcel #01-02208-000 (Deed Record 2009 25306).
- The purpose of this survey is to combine 3 lots into a single lot.
- Horizontal coordinates shown on this survey were established by GPS rapid static method and are based on NAD 83 datum. This survey used a combined scale factor of 0.999974 with a convergence angle of -1.28678696'.
- Building setback lines shown on this survey are according to R-1 Zoning regulations for the City of Bentonville.
- Other lot corners not shown on this survey were found to help verify the location of the surveyed parcel.
- This plat is dedicating 10 feet along the East side for the right-of-way of NW "A" Street. The owner is NOT conveying this 10 foot wide strip, but only dedicating it for right-of-way use.

Owner's Certification and Dedication

We, the undersigned owners of the real estate shown and described herein, do hereby dedicate to the public all streets, alleys, parks and other public lands shown upon this plat and do hereby establish the easements shown upon this plat. Said easements shall be for the benefit of the City of Bentonville and all utility companies, including cable television companies, and said easements shall be for the purpose of constructing, maintaining, repairing and replacing utility lines, cable television lines and drainage structures. The City of Bentonville, and all utility companies, and all cable television companies shall have the right of ingress and egress to said easements and shall have the right to remove or trim trees within said easements and the right to prohibit the erection of buildings, structures, or fences within said easements.

Owner _____ Date _____

Owner _____ Date _____

State of Arkansas
County of _____
Subscribed and sworn before me this _____ day of _____ 20____.

Notary Public _____

My commission expires _____

Acceptance

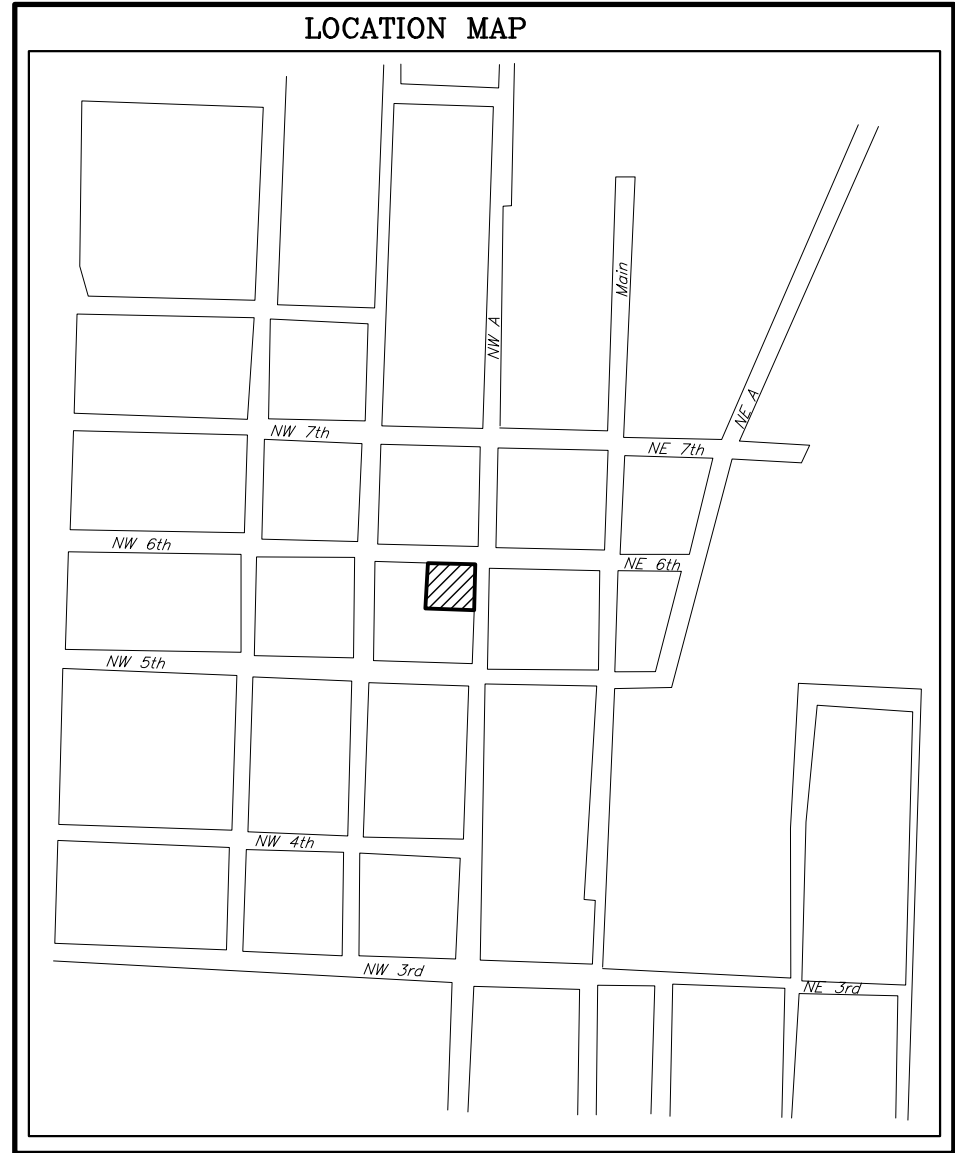
Approved and accepted by the City of Bentonville Planning
Commission this _____ day of _____ 20____.

Chairman _____

City Clerk _____

Mayor _____

NOTE: Before any work in the right-of-way commences, contractor or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said department on the intent and type of work that will take place within the right-of-way. Work in the right-of-way may require a separate permit.
NOTE: Owner/Developer shall coordinate with all local utility companies to ensure that each lot has water, sewer and electrical service.
NOTE: Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
NOTE: There may not be fences or any other structures built in any drainage easements.



LEGEND

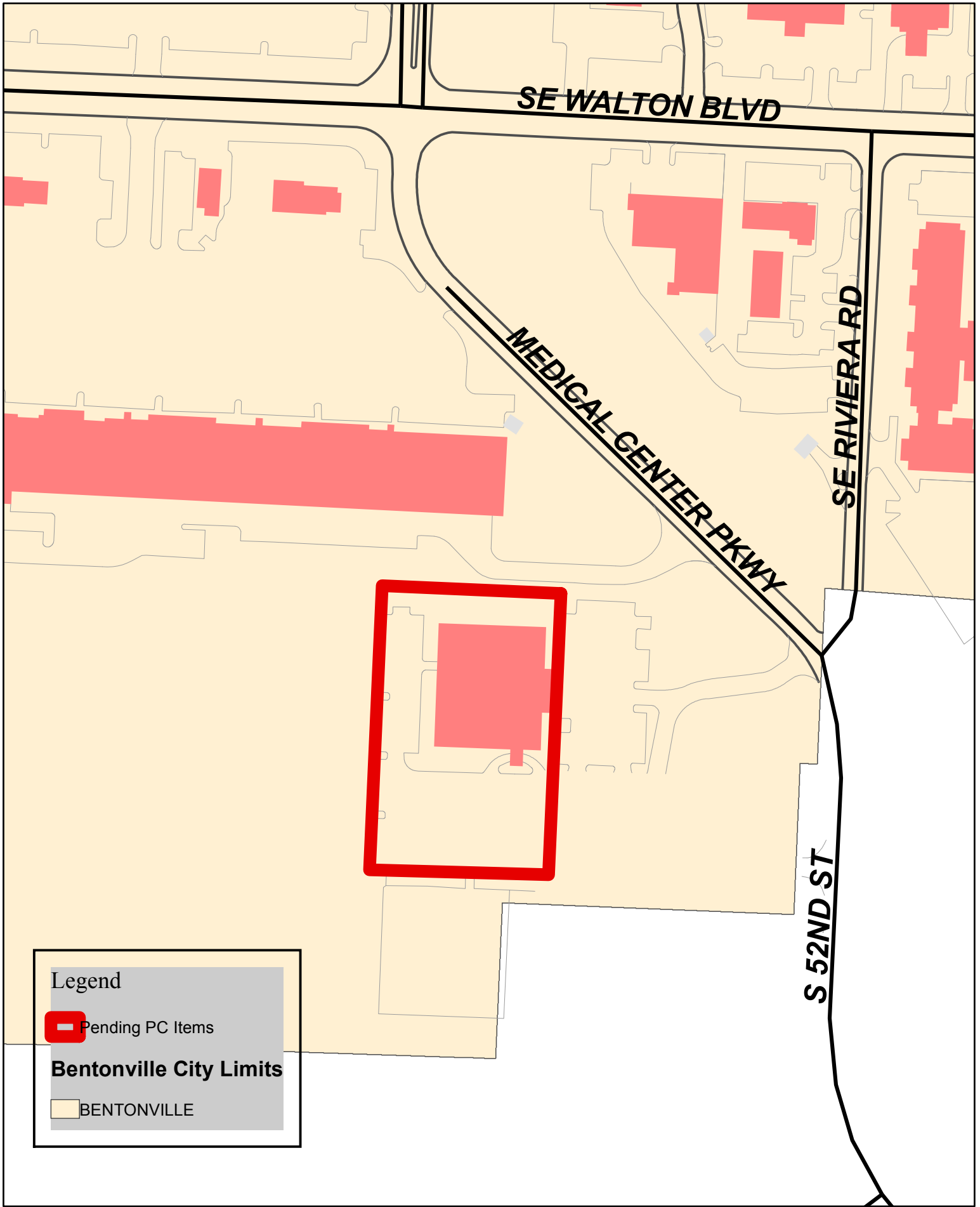
- Found 5/8" Rebar
- Set 5/8" Rebar
- ⊗ MAG Nail
- ⊗ Found Chiseled X
- ⊗ Fire Hydrant
- ⊗ Sanitary Sewer Manhole
- ⊗ Gas Meter
- ⊗ Power Pole
- ⊗ Water Meter

- Property Boundary
- Curb
- Building Setback
- - - Privacy Fence
- - - Overhead Electric
- - - Centerline



RAMSEY SURVEYING, INC.
1729 West Poplar Street
Rogers, Ar. 72768
www.ramseysurveying.com

Job: Lot Split For Denise Hendrix		Drawn By: CSS		Rev:	Job Number: Jim F. Ramsey RLS #1227 479-631-6663 479-652-4977 Fax 479-638-4428 122096
Scale 1"=30'	Date: 10/15/18	Atlas Page #361			
Location: Lots 1 - 3 Block 15 Deming's 2nd Addition Creating Lot 13 Block 15					

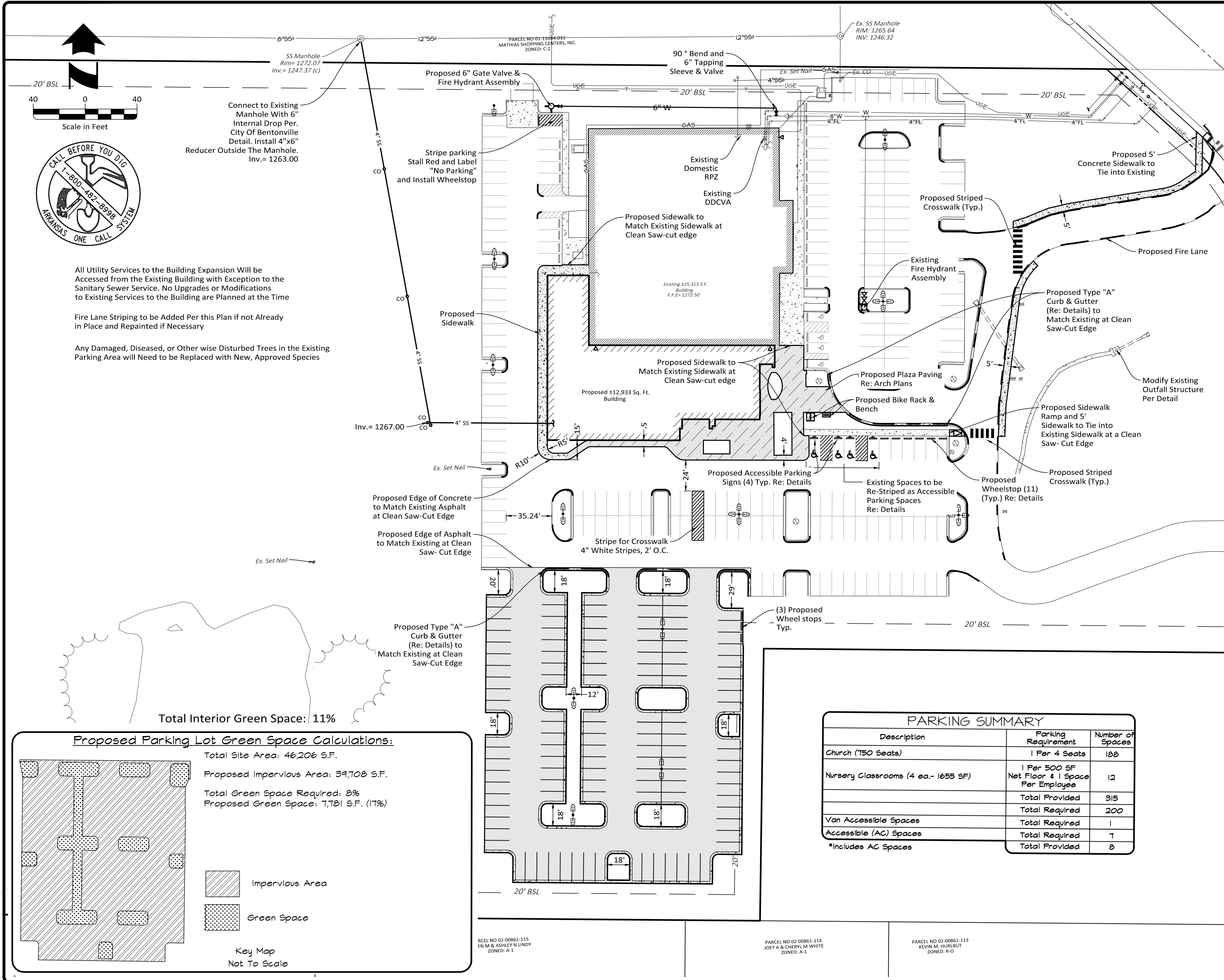


LSD18-0066
Keypoint Church Expansion
3700 Medical Center Parkway

1 inch = 167 feet



Drawing Name: P:\KPC-Collating\KPC-04_Plan_Sheets.dwg User: hofstad, Oct 22, 2016 - 6:02am Plotted on: Oct 22, 2016 - 6:16am by: hofstad



LEGEND			
	Property Line		Existing Building
	Proposed Building		Existing Asphalt Pavement With Conc. Curb & Gutter
	Proposed Light Duty Concrete Pavement		Existing Concrete, As Noted
	Proposed Asphalt		Existing Light Pole
	Proposed Heavy Duty Concrete		Existing Accessible Parking
	Proposed 6\" Type \"A\" Conc. Curb & Gutter		Existing Sign
	Proposed Handicap Ramp, Type \"B\"		Existing Concrete Wheelstop
	Proposed Accessible Parking Symbol		Existing Electric Meter
	Proposed Concrete Wheelstop		Existing Drainage Manhole
	Proposed Sign		Existing Storm Drain W/Size&Type
	Proposed 4\" Sewer Line		Existing Tree
			Existing Fire Hydrant
			Existing Sanitary Sewer Line W/ Size
			Existing Sewer Manhole
			Existing Underground Electric
			Existing Telephone Line
			Existing Gas Line

- Site General Notes:
- The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
 - It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
 - All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii are 5' Unless Otherwise Noted.
 - Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
 - See Architectural Plans For Exact Building Dimensions and Layout.
 - Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.
 - All Construction Shall Conform To The City Of Bentonville Development Regulations.
 - All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
 - All Outdoor Lighting Shall Have "Cut-Off" Fixtures In Accordance With The City Of Bentonville Requirements.
 - No New Site Signage is Proposed with this Development.
 - All Proposed Signage (Building and Site) will Require a Separate Permit.

- Site Utility General Notes:
- Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. The Contractor Shall Call The State One-call System Prior To Construction @ 1-800-482-8998. The Contractor Shall, On His Own Initiative And At No Additional Cost, Locate All Underground Lines And Structures As Necessary. The Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Morrison-Shipley Engineers, Inc. And/or The Owner Of Any Conflicts Or Required Deviations From The Plans. Morrison-shipley Engineers, Inc. Shall Be Held Harmless In The Event The Contractor Fails To Make Such Notification.
 - All Electric, Telephone, And Gas Extensions Including Service Lines Shall Be Constructed To The Appropriate Utility Company Specifications And Requirements. All Utility Company Disconnections Shall Be Coordinated With The Designated Utility Company. Contractor Shall Further Coordinate Any Disruptions To Existing Utility Service With Adjacent Property Owners.
 - It Shall Be Distinctly Understood That Failure To Specifically Indicate Work Which Is Required To Complete This Project Shall Not Relieve The Contractor Of His Responsibility To Perform Such.
 - All Utilities Shall Terminate Five (5) Feet Outside The Building Unless Otherwise Noted. The End Of All Service Lines Shall Be Tightly Capped Or Plugged And Marked Until Such Time As Connections Are Made Inside The Building. Coordinate All Entrances To The Building With The Architectural Plans And MEP Plans.
 - Private 4" Schedule 40 PVC Sanitary Sewer Service To Be Installed At 1.2% Minimum Slope.
 - All Sanitary Sewer And Water Systems Shall Be Constructed In Accordance With The City Of Bentonville Specifications Dated August 2008. Water Lines Shall Have A Minimum Cover Of 4'. All Water Main Fittings Must Be Installed With Locking Retainer Glands.
 - The Contractor Shall Not Operate Valves On Existing Water Mains. A Preconstruction Meeting Is Required For All Water And Sanitary Sewer Construction.
 - All Fire Hydrants (If Any) Shall Be Placed With The Nozzle Cap 3' +/-9' From The Back Of Curb In Accordance With The City Of Bentonville Requirements.
 - All Outdoor Lighting Shall Have "Cut-Off" Fixtures In Accordance With The City Of Bentonville Requirements. Refer To Architecture And MEP Plans For Light Fixture Locations, Details, Fixture Types, And Location/Number/Size Of Conduit Sleeves.
 - All Proposed Trees Shall Be Installed A Minimum Distance Of 5' From All Public Utilities.
 - BEUD Design Layout Drawing Takes Precedence Over Any Electric Information Shown On The Site Utility Plan. Contractor Shall Follow Design On BEUD Drawings When Installing Facilities.
 - Relocation Of Existing Electrical Facilities Shall Be By Bentonville Electric Department At Developer's Expense. Contractor To Coordinate Relocation With BEUD. The Contractor Will Be Responsible For Intercepting Existing Conduits And Routing To Transformer Location, Re: BEUD Electric Plan.
 - All Trenching and Bedding Shall Be In Accordance With The City Of Bentonville Water and Sewer Specifications. Re "Typical Water And Sewer Bedding And Backfill Detail".
 - Relocation Of Any Existing Electrical Facilities Shall Be At The Owner's Expense.
 - Contact BEUD At (479)-271-3135 Before Performing Any Grading Within 5' Of Existing Or Proposed Power Poles.
 - BEUD Design Layout Drawing Takes Precedence Over Any Grading Information Shown On The Site Utility Plan.
 - Electric Facilities Shall Be Installed In Accordance With The Latest Revision Of The Electric Specifications Found On The Website. Contractor Is Responsible For Compliance With This Document.
 - All Mechanical Equipment (Roof and Ground Mounted) Will be Screened on all Sides by Similar Materials as the Building.

Revision	By	Date

MORRISON

**SHIPLEY**
ENGINEERS ■ SURVEYORS

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

Drawn By:	KEL
Approved By:	LMG
Date:	7-16-18
Project No.:	KPC-04

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

KEYPOINT CHURCH
EXPANSION

Bentonville, Benton County, Arkansas

SITE + UTILITY PLAN
LSD18-0066

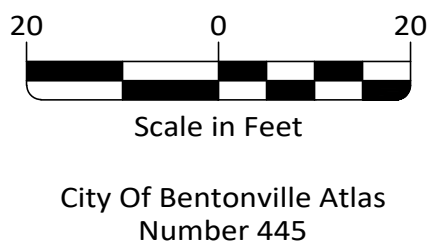
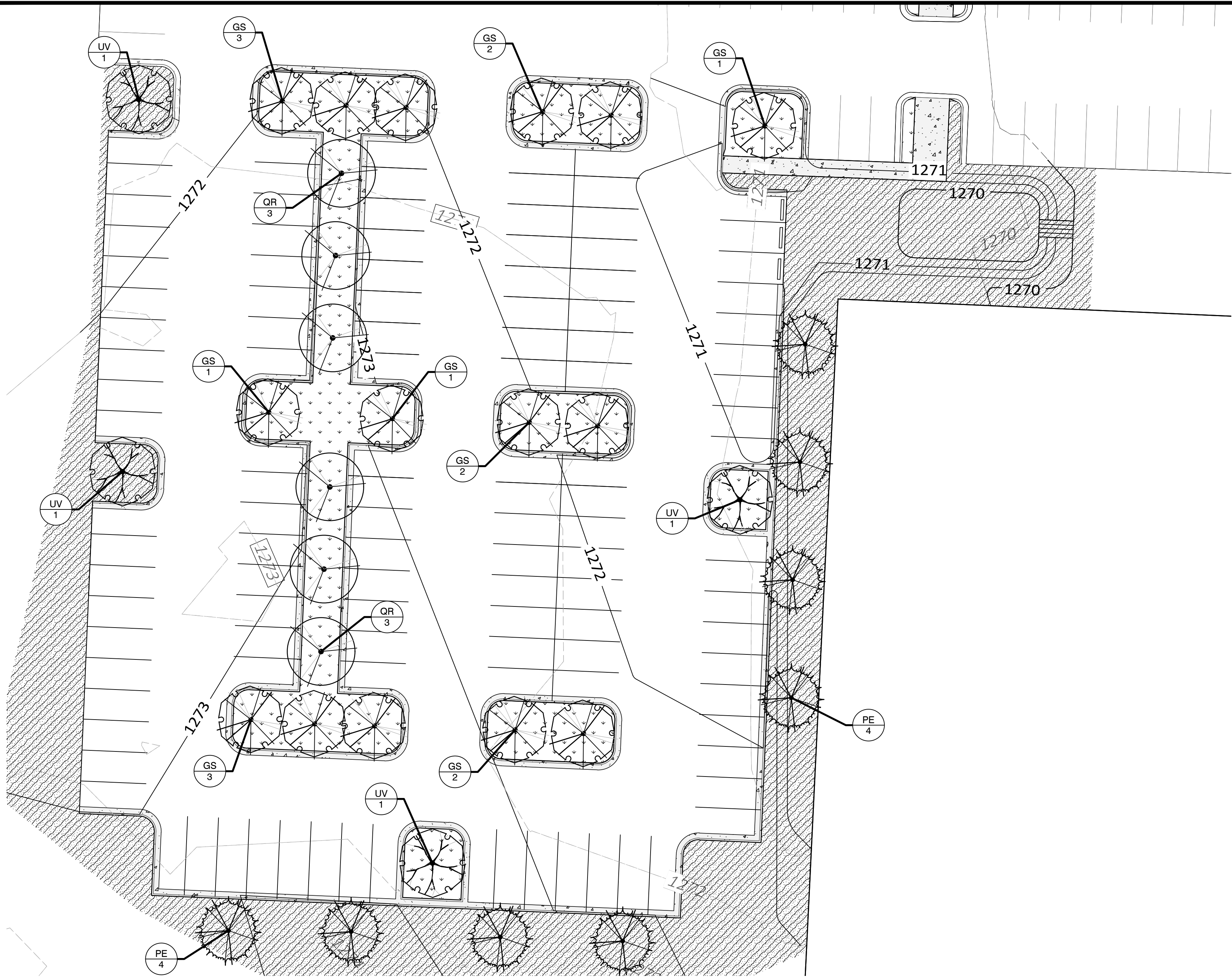
Issued for Review - 10.22.18

Sheet No.:

3

8

of



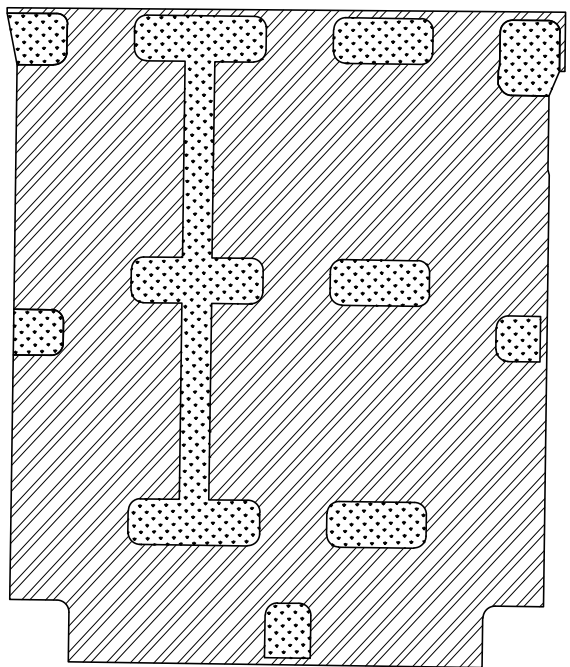
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		15
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	8
	QR	Quercus rubra / Red Oak	B & B	2.5"Cal		6
	UV	Ulmus americana 'Valley Forge' / American Elm	B & B	2.5"Cal		4
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	CD	Cynodon dactylon / Bermuda Grass	hydromulch			14,667 sf
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			6,967 sf

LANDSCAPE REQUIREMENTS

STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	REQUIRED	PROVIDED
N/A	N/A	0	0
PERIMETER LANDSCAPE WESTERN BOUNDARY	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER 418 LF / 50 = 8 SHADE TREES	8	8
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING LOT LANDSCAPES AREA (3,176/125=24.4= 24 TREES)	18	18

Proposed Parking Lot Green Space Calculations:



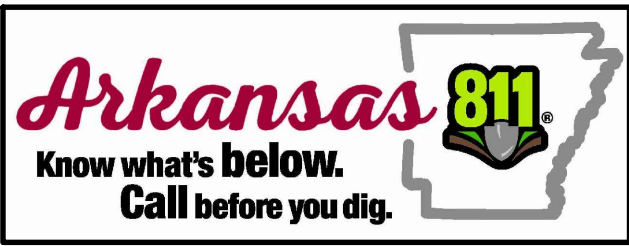
Interior Green Space Calculations:
Total Parking Lot Area: 39,708 S.F.
Total Interior Green Space Required: 3,176 S.F. (8%)
Total Interior Green Space Provided: 7,781 S.F. (17%)

Impervious Area
 Green Space

Key Map
Not To Scale

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 SEEDDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- THE PROPOSED IRRIGATION METHOD FOR THIS SITE IS FROST PROOF WATER HYDRANTS.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI.
- 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.



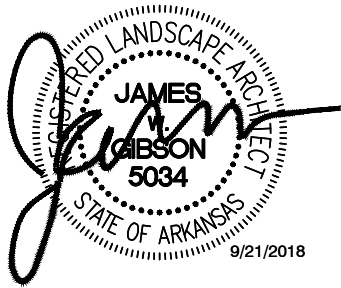
NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. LANDTEK STUDIOS NOR MORRISON SHIPLEY ENGINEERING DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC., AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

CITY OF BENTONVILLE PROJECT #LSD18-0066

Revision	By	Date



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



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

Drawn By: JWG
Approved By: LG
Date: 9-21-18
Project No: KPC-04

Vertical Scale: —
Horizontal Scale: 1"=20'
Plotting Scale: 1-1
Drawing Name: Plan Sheets

KEYPOINT CHURCH
EXPANSION

Bentonville, Benton County, Arkansas

LANDSCAPE PLAN

Issued for Review - 08.13.18

Sheet No.:

5

6

of

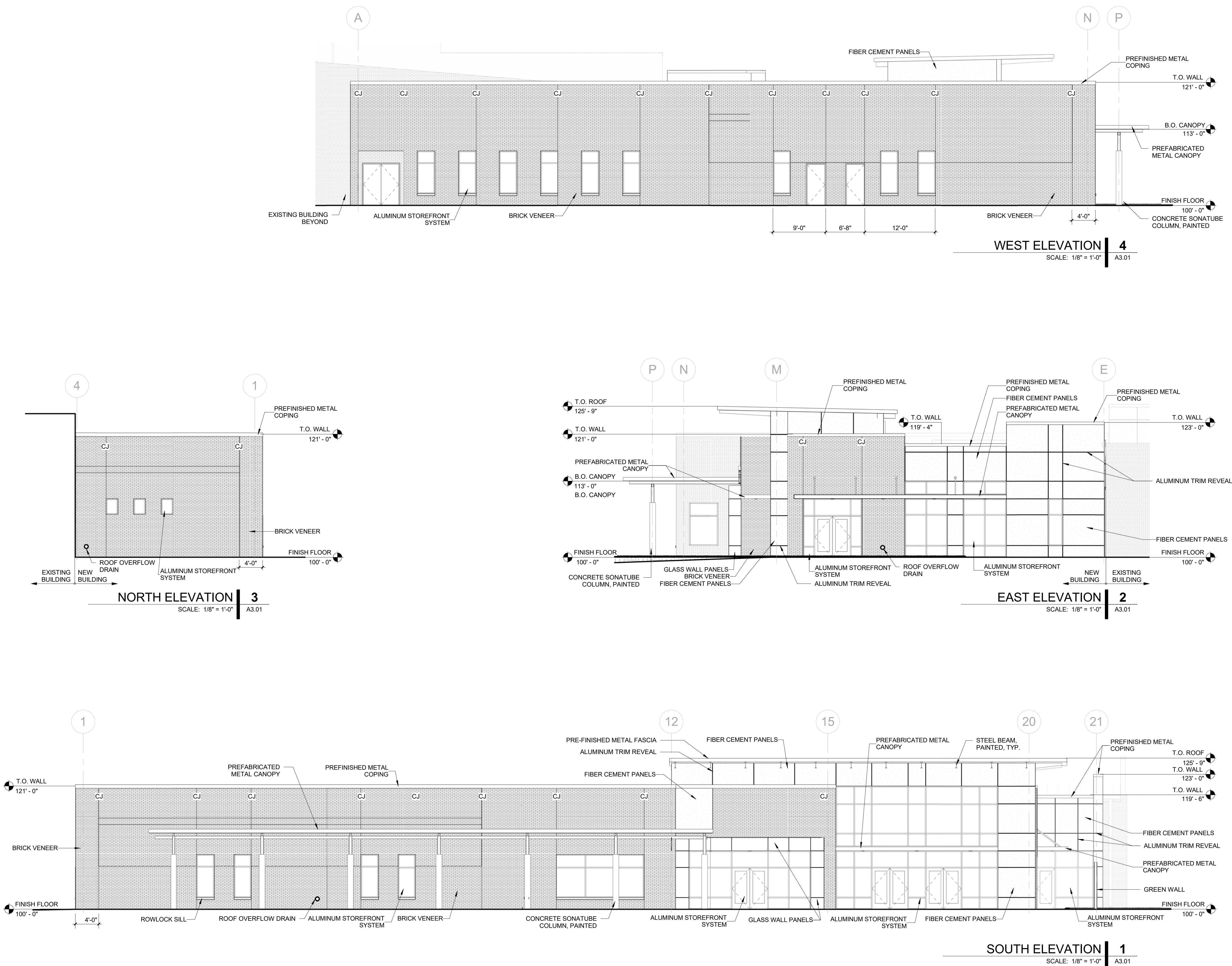
NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

ANDREW OXLEY
10 OCTOBER 2018

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OXLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OXLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OXLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OXLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

Revision Schedule

Rev. #	Revision Description	Revision Date



OWT ARCHITECTS

509 PECAN STREET
SUITE 100
FORT WORTH, TX 76102
817.993.9844

www.owtarchitects.com



KEYPOINT CHURCH
EXPANSION

3700 MEDICAL CENTER
PKWY
BENTONVILLE, ARKANSAS
72712

2017.021.00

October 10, 2018

EXTERIOR ELEVATIONS

A3.01

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

ANDREW OXLEY
10 OCTOBER 2018

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OXLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OXLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OXLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OXLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

Revision Schedule

Rev. #	Revision Description	Revision Date
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EXTERIOR PERSPECTIVE | 2
SCALE: NTS | A3.21



EXTERIOR PERSPECTIVE | 1
SCALE: NTS | A3.21

OWT ARCHITECTS

509 PECAN STREET
SUITE 100
FORT WORTH, TX 76102
817.993.9844

www.owtarchitects.com



KEYPOINT CHURCH
EXPANSION

3700 MEDICAL CENTER
PKWY
BENTONVILLE, ARKANSAS
72712
2017.021.00
October 10, 2018

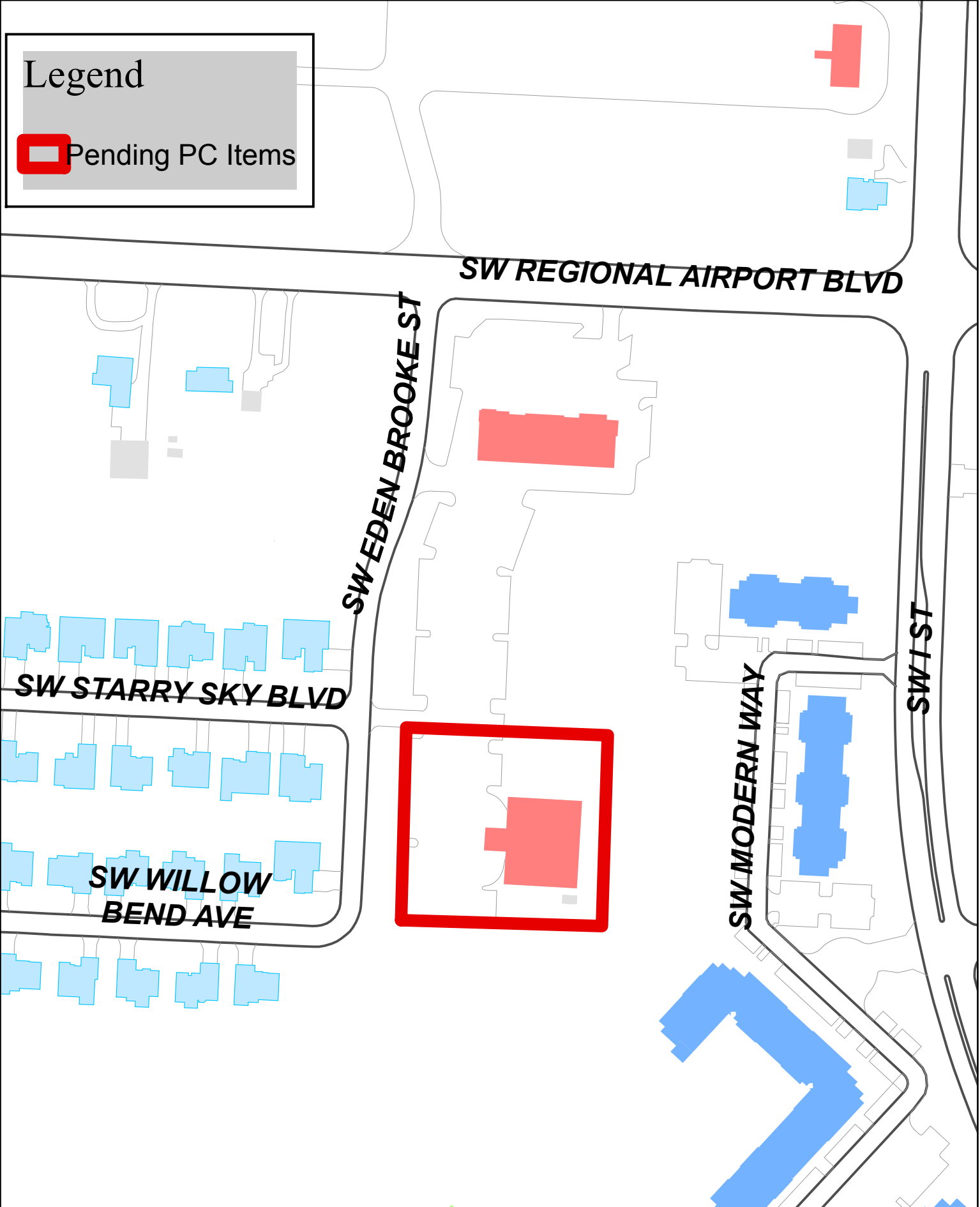
EXTERIOR RENDERINGS

A3.21

Legend



Pending PC Items



LSD18-0067
Flagstone Church Expansion
3801 SW Eden Brook Street

1 inch = 170 feet



LARGE SCALE DEVELOPMENT PLANS FOR: FLAGSTONE CHURCH OF CHRIST

3801 SW Eden Brooke Street
Bentonville, AR



VICINITY MAP
(N.T.S.)

GENERAL NOTES:

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT 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, LLC. AT 479-250-9131 PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL WHICH HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. THE OWNER AND GRAY ROCK, LLC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
4. CALL BEFORE YOU DIG AT 1-800-482-8998.
5. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKING ASSOCIATED WITH THE PROJECT.
6. THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING IF NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE, ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORM WATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED, BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES AND FOR DIVERTING STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
10. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR PUBLIC WATER MAIN AND SANITARY SEWER MAIN INSTALLATION/REPAIR.
11. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
12. ALL SITE WORK AND CONSTRUCTION FOR THIS PROJECT SHALL BE IN CONFORMANCE WITH THE CITY OF BENTONVILLE REGULATIONS.
13. ALL PAVEMENT STRIPING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS AND THE DETAILS PROVIDED.
14. 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.
15. CONTRACTOR SHALL FIELD VERIFY DEPTHS AND SIZES OF EXISTING UTILITIES TO BE CROSSED PRIOR TO LAYING NEW LINES. CONTRACTOR SHALL NOT SUBMIT CLAIM FOR EXTRA WORK PERFORMED FOR LAYING NEW LINES THAT CONFLICT WITH EXISTING UTILITIES WHICH WERE NOT VERIFIED PRIOR TO BEGINNING NEW WORK. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS EXPOSED PRIOR TO LAYING NEW LINES.
16. ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE CITY OF BENTONVILLE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
17. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR OBTAINING ALL NPDES PERMITS AND FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO MEET THE NPDES STORM WATER DISCHARGE PERMIT REQUIREMENTS AND SPECIFICATIONS. THE OWNER SHALL ALSO BE FULLY RESPONSIBLE FOR ANY PENALTIES FROM THE LOCAL, STATE, OR FEDERAL AUTHORITIES AS A DIRECT OR INDIRECT RESULT OF THE IMPROPER OR INADEQUATE IMPLEMENTATION OF THE SWPPP.
18. ALL WELLS SYSTEMS (IF ANY) SHALL BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER ACCORDING TO LOCAL, STATE, AND FEDERAL REQUIREMENTS.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY BENTONVILLE WATER UTILITIES.
20. DESIGN PLANS SHALL NOT BE CONSIDERED CONSTRUCTION/BID DOCUMENTS UNTIL APPROVAL IS OBTAINED FROM ALL APPLICABLE LOCAL AND STATE GOVERNING AGENCIES.
21. A BENTONVILLE ROAD OR AHTD PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
22. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF BENTONVILLE WATER UTILITIES AND ARKANSAS HEALTH DEPARTMENT SPECIFICATIONS.
23. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
24. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
25. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

GOVERNING AGENCIES

CITY OF BENTONVILLE PLANNING SERVICES
305 SW "A" STREET
BENTONVILLE, AR 72712
CONTACT: BRIAN BAHR
(479) 271-3122

CITY OF BENTONVILLE FIRE DEPARTMENT
800 SW "A" STREET
BENTONVILLE, AR 72756
CONTACT: BRENT BOYDSTON
(479) 271-5927

CITY OF BENTONVILLE STREET DEPT.
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: TONY DAVIS
(479) 271-3130

CITY ENGINEER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: ELLEN NORVELL
(479) 271-5993

STORMWATER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: JANET FAITH
(479) 271-5002
jpaith@bentonvillear.com

AHTD
P.O. BOX 610
HARRISON, AR 72602
CONTACT: DOUG MEARS
(870) 416-2961

UTILITY AGENCIES

GAS COMPANY
BLACK HILLS ENERGY
1301 FEDERAL WAY, PO BOX 2129
LOWELL, AR 72745
CONTACT: JOSH KNIGHT
(479) 333-7005
joshua.knight@blackhillscorp.com

CABLE COMPANY
COX COMMUNICATIONS
4901 S. 48TH ST.
SPRINGDALE, AR 72762
CONTACT: KIP SMITH
(479) 717-3796
kip.smith@cox.com

TELEPHONE COMPANY
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
CONTACT: SCOTT SEAMAN
(479) 442-1967
OR LAYNE RHODES
(479) 442-1977
LR159@ATT.COM

WATER
BENTONVILLE WATER DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: PRESTON NEWBILL
(479) 271-3140

ELECTRIC COMPANY
BENTONVILLE ELECTRIC DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: CHARLIE BARNES
(479) 271-3159

WASTEWATER
BENTONVILLE WASTEWATER DEPARTMENT
1901 NE "A" STREET
BENTONVILLE, AR 72712
CONTACT: NANCY BUSEN
(479) 271-3160

ZONING - R-1

BUILDING SETBACK TABLE:

FRONT YARD: 20 FEET
SIDE YARD: 7 FEET (ADJ. TO NON-RESIDENTIAL); 20 FEET (ADJ. TO RESIDENTIAL)
REAR YARD: 25 FEET

PROPERTY DESCRIPTION (FROM SURVEY):

LEGAL DESCRIPTION:

LOT 2 OF EDEN'S BROOKE SUBDIVISION, PHASE 1, AS SHOWN IN PLAT BOOK 2004, PAGE 1405 OF THE BENTON COUNTY RECORDS.

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.

DRAWING LIST

COVER SHEET	C0.0
SURVEY	S1.0
DEMOLITION PLAN	C1.0
SITE PLAN	C2.0
GRADING PLAN	C3.0
EROSION CONTROL PLAN	C4.0
UTILITY PLAN	C5.0
LANDSCAPE PLAN	C6.0
DETAIL SHEETS	C7.0
BENTONVILLE GENERAL WATER AND SEWER DETAILS	C8.1 - C8.2
BENTONVILLE WATER DETAILS	C9.1 - C9.2
BENTONVILLE SEWER DETAILS	C10.1 - C10.2
BENTONVILLE ELECTRIC DETAILS	C11.1 - C11.3

OWNER/DEVELOPER:

FLAGSTONE CHURCH OF CHRIST
(479)254-0329

ARCHITECT

HENRY ARCHITECTURE
3101 SW I St #23
Bentonville, AR 72712
479.271.2555

SURVEYOR:

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

PRELIMINARY
NOT FOR
CONSTRUCTION

**Gray
Rock**

Civil Engineering & Landscape Architecture
5204 Village Parkway, Suite 11
Rogers, AR 72758 479.250.9131



*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

C0.0

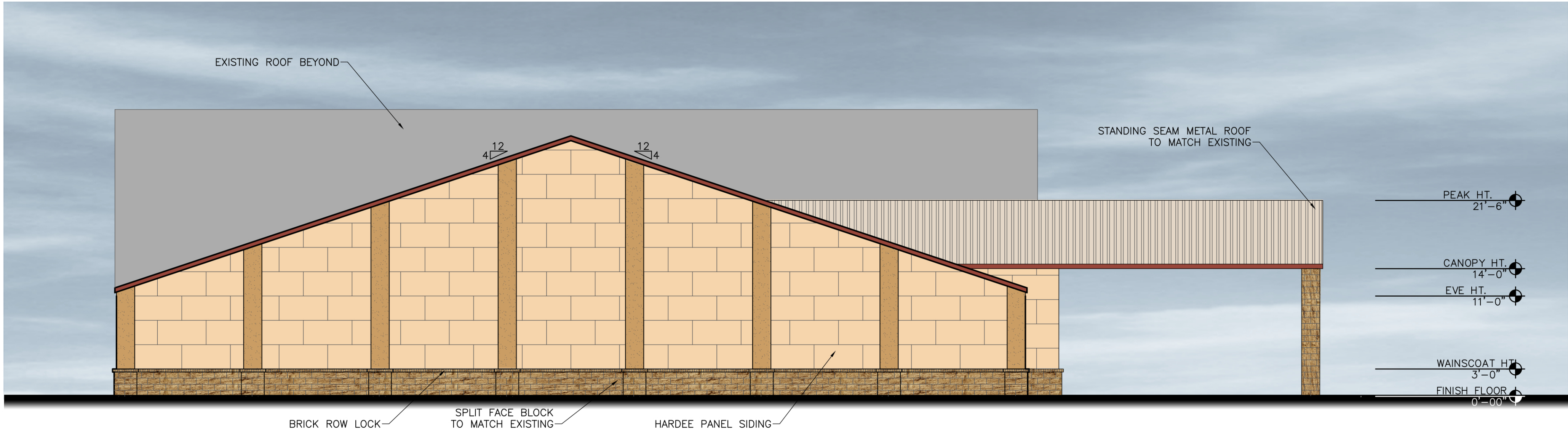
OCTOBER 22, 2018

LSD 18-0067

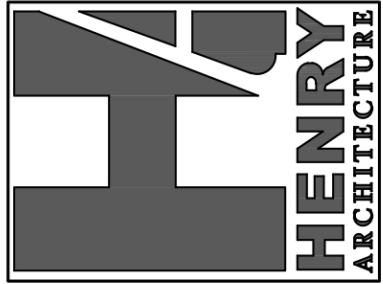
LSD 18-0067



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"
SPLIT FACE - 26%
HARDIE PANEL - 58%
STOREFRONT - 11%
EFIS - 5%



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SPLIT FACE - 16%
HARDIE PANEL - 72%
EFIS - 12%



HENRY ARCHITECTURE

1722 N COLLEGE AVE - SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530.9693

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

JOB # 15-007

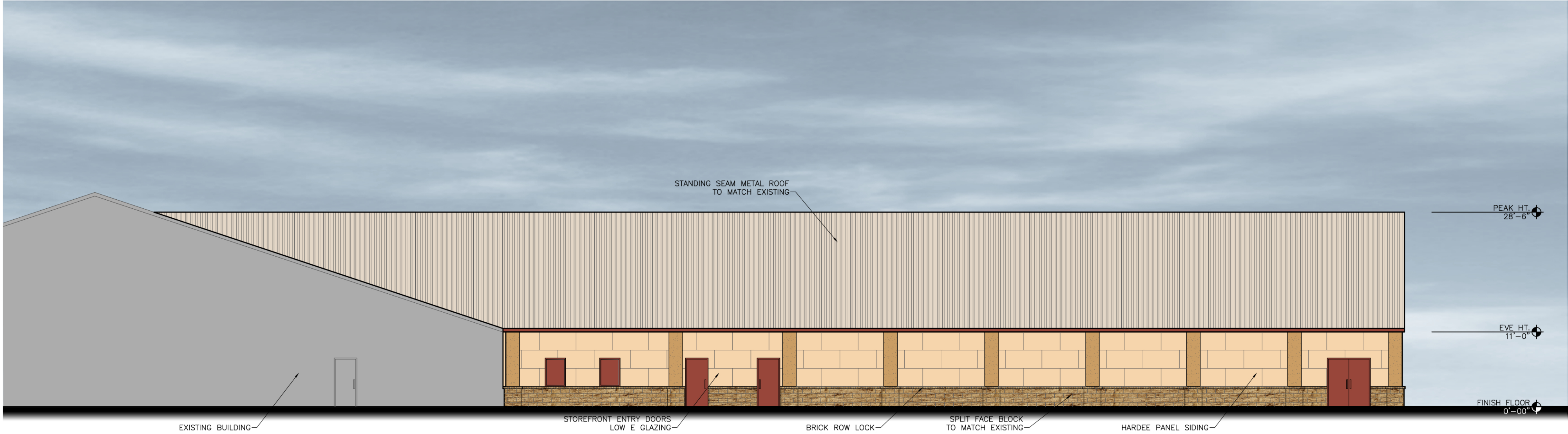
FLAGSTONE CHURCH OF CHRIST

BENTONVILLE, ARKANSAS

ELEVATIONS
DATE:

v11 REVIEW SET 09.04.2018

A2.0



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"
SPLIT FACE - 25%
HARDIE PANEL - 57%
STORE FRONT - 8%
EFIS - 10%

v11 REVIEW SET 09.04.2018

FLAGSTONE CHURCH OF CHRIST

JOB # 15-007

A2.1

ELEVATIONS

DATE:

BENTONVILLE, ARKANSAS

HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530.9693

DRAWN BY: CJH4
CHECKED BY: CJH4



REV. NO.	DATE	DESC.



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

October 25, 2018

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: Seventh Day Adventist Church LSD extension (COB project # LSD18-0019)

Dear Planning Commission:

Please accept this letter as a formal request by Bentonville Seventh Day Adventist Church for a 6-month extension of the approved LSD for the Church Expansion development at 2520 SE 14th Street in Bentonville, Arkansas. The date of Planning Commission approval for this LSD was May 02, 2018.

Thank you for your time and consideration of this matter. Should you have any questions, please do not hesitate to call.

Respectfully submitted,
CEI Engineering Associates, Inc.

A handwritten signature in blue ink, reading "Ryan Y. Evitts".

Ryan Y. Evitts
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

Capstone Investments Group, LLC

P. O. Box 1915, Bentonville, AR 72712
admin@cigventures.com

October 13, 2018

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: Capstone 6-Plex (LSD18-0022) Large Scale
Development

Dear Planning Commission,

Please accept this letter as a formal request by Capstone Investments Group LLC for a 6-month extension of the approved LSD for the Capstone 6 Plex development at 510 SW E Street in Bentonville, Arkansas.

The date of Planning Commission approval for this LSD was May 02, 2018. We are currently in the process of working with our Architect and finalize the commercial contractors for the bidding process. We are unable to start the work before expiration of the LSD approval date. Hence, we kindly request you to extend 6 more months from LSD approval date for us to finalize the bids and start the construction work with all the approvals.

We sincerely appreciate your time and consideration of this matter. Should you have any questions, please do not hesitate to reach out.

Respectfully submitted,

Capstone Investments Group, LLC



Ramesh Subbiah

Partner



CONDITIONAL USE STAFF REPORT



Osage Park

1602 SW D Street

PC Date: 11/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0024
Applicant / Current Owner	Bentonville Parks and Recreation Fund, LLC PO Box 1860 Bentonville, AR 72712
Site Area	N/A
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Requested Use	Temporary Use
Protective Covenants	N/A

Property Description

This property is an existing single-family home located at 1602 SW D Street. The property is located to the east of the previously approved Osage Park Large Scale Development project. The site is currently zoned R-1, Single-Family Residential; Temporary Uses require a Conditional Use Permit regardless of zone.

Proposed Use Description

The applicant has submitted a conditional use permit to allow a temporary construction office to be allowed on property located at 1602 SW D Street. The construction office would be located within the existing single-family home for the duration of the adjacent Large Scale Development project.

Construction activities will generally take place between 7 AM and 5 PM. Expected activities include residential deliveries, plan storage, weekly staff and construction meetings, and parking for four to five employees.

Projected Traffic Impact

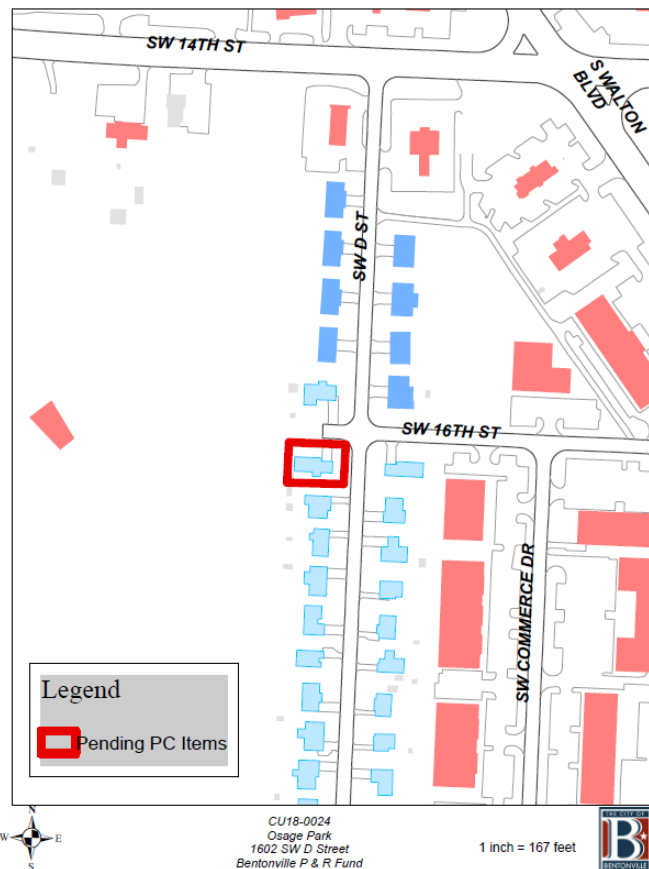
The proposed use should not adversely affect traffic in the area. The existing parking facilities should be adequate to accommodate any increase in traffic caused by the temporary use.

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.

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

Location Map





October 1, 2018

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72721

Re: Temporary Conditional Use Permit for Construction Job Office

To whom it may concern,

LSD 18-0026 for Osage Park, located at 700 SW 16th Street in Bentonville, AR, was approved on May 15, 2018. A pre-construction meeting was held with the City of Bentonville and the project is beginning to move towards construction. On behalf of Bentonville P&R Fund, we respectfully request approval of a temporary conditional use permit to use an existing single-family residence located at 1602 SW D Street as a construction office for the project. The parcel is directly adjacent to the eastern entry of project would have no adverse effect on adjacent neighbors.

Generally, construction activities will take place between 7 am and 5pm. Expected activities at the residence include standard residential deliveries and parking for four to five employees.

The residence will host weekly staff and safety meetings for construction crews and will house plans and permitting documents for the project. Additionally, anyone visiting the construction site is required to check in at the residence. No alterations are needed to the lot or residence for this use.

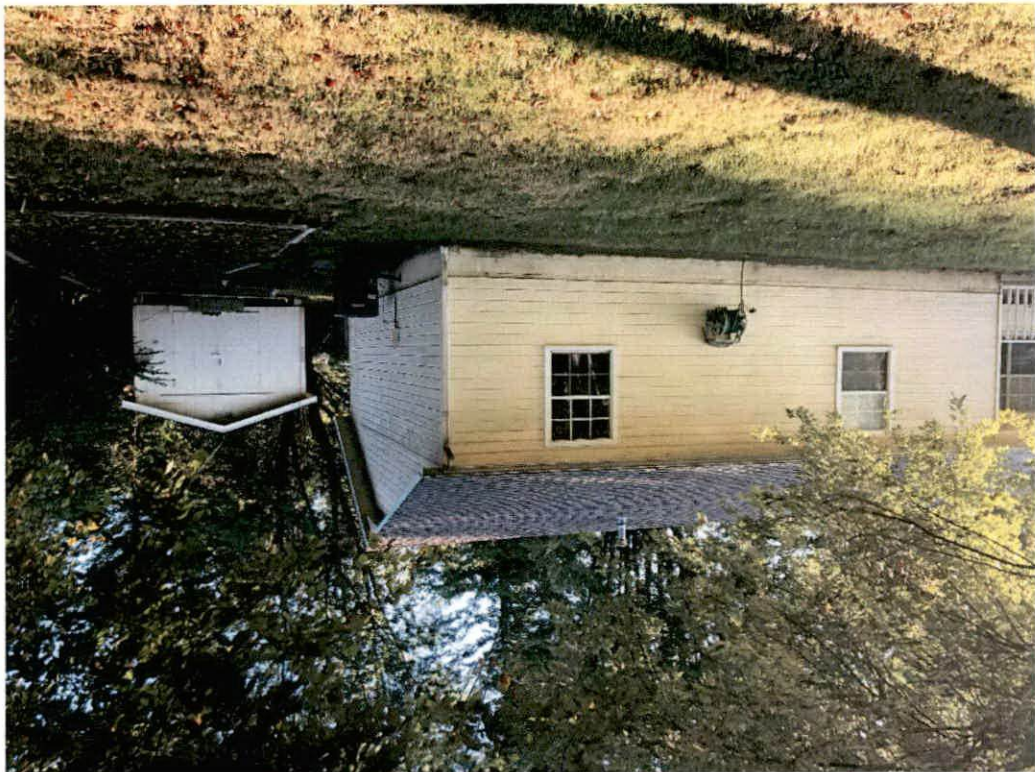
Photographs of the property are attached to this letter. Thank you for your consideration of this request. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

Alison Jumper
Project and Design Manager
Runway Group

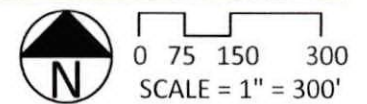
1602 SW D Street







TEMPORARY CONDITIONAL USE REQUEST 1602 SW D STREET



CONDITIONAL USE STAFF REPORT



NE A Street Outdoor Vendor Park

211 NE A Street

PC Date: 11/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0025
Applicant / Current Owner	Michael and Vickee Rice 612 SW O Street Bentonville, AR 72712
Site Area	N/A
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)
Requested Use	Outdoor Vendor Park
Protective Covenants	N/A

Property Description

This property is an existing outdoor vendor park located at 211 NE A Street. The property currently contains two outdoor vendors, with a third on a separate lot to the north. The property is currently zoned DC, Downtown Core; Outdoor Vendor Parks require a Conditional Use Permit regardless of zone.

Proposed Use Description

The applicant has submitted a conditional use permit to allow for an outdoor vendor park at 211 NE A Street. The applicant requests that two additional outdoor vendors be permitted on the subject property.

The applicant shall be required to make necessary pedestrian connectivity, parking, and screening improvements as required by the zoning code.

Projected Traffic Impact

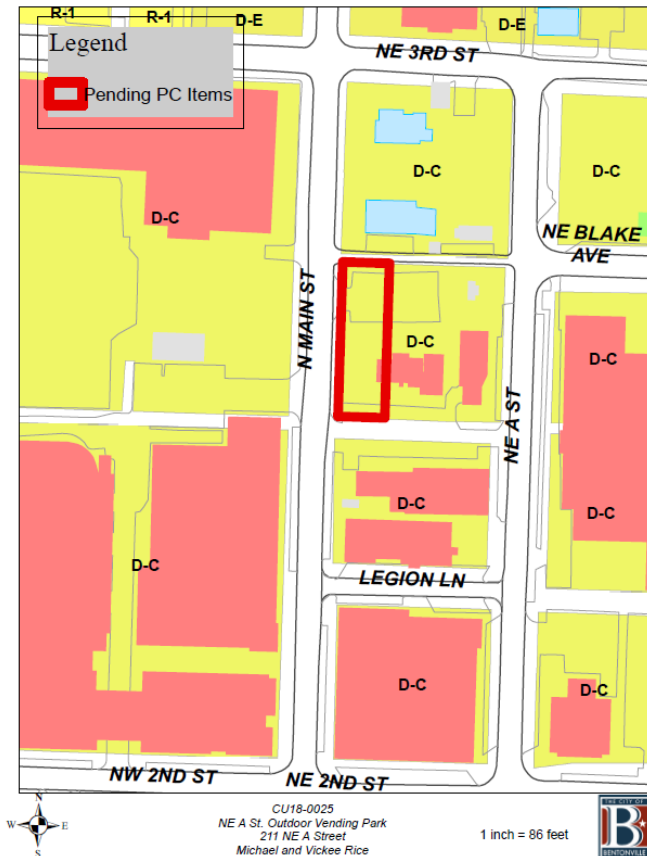
The proposed use has the potential to adversely impact traffic in the area. However, relocating one trailer further from the alley should accommodate any traffic concerns caused by the development.

Conditions of Approval

1. All necessary permits and approvals must be obtained prior to operation.
2. If any additional outdoor vendors are added to Lot 76 of Bentonville Original Subdivision, the applicant shall be required to receive Large Scale Development Approval.
3. The applicant shall construct a sidewalk along NE A Street.
4. The Conditional Use Permit shall be valid in perpetuity after issuance, unless one of the above conditions are violated.

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

Location Map



211 NE A STREET MULTI FOOD TRUCK CONDITIONAL USE NARRATIVE

A. Proposed use and reason for the proposed use:

- a. The proposed use is in accordance with Ordinance No. 2013-75, Section 601.16
- b. The property owner of the lot on which 2 existing outdoor food vendors, Priato Pizzeria and Sweet Dream Creamery, currently operate wishes to allow 1 additional food vendor to operate as an outdoor food vendor unit on the same lot.
- c. The property owner also requests an extension of the current conditional use permit, which was due for renewal in April, 2019.

B. Site plan drawn to scale designating property lines, existing structures, proposed structures, and areas to be utilized

- a. See ATTACHMENT "A"

C. Hours of operation, including days of the week

- a. All food vending takes place between 8 a.m. and 10 p.m.

D. Outdoor areas to be utilized

- a. The current food vendors, Priato Pizzeria and Sweet Dream Creamery, occupy a concrete pad, which has one 7x20 food trailer, one 7x14 trailer, and a 30x30 seating area with tables and chairs.
- b. Water with backflow device is supplied on the property.
- c. All gray water will be taken away from the site via the services of a sanitary sewer contractor or on-site gray water receptor. All new and existing vendors to have grease trap receptors.
- d. A dedicated electricity connection is already in place for the current vendors. Additional dedicated electric connections will be provided for the new food vendor units.

E. Planned outdoor structural changes

- a. The existing concrete driveway, North of the building structure, would allow for a third vendor unit to sit adjacent to the existing seating area.
- b. The existing large pecan tree on the NE corner of the site provides a large canopy and shade for the current paved seating area. Multiple planters for flowering plants are placed in front of the units, on the edges and corners of the lot in growing season. Planted boxwood shrubs line the property.
- c. Patio umbrellas are used for shade on most tables, as well as a cloth shade sail which is removed each evening.
- d. Trash cans are readily available for patrons on the patio seating area. Trash is picked up by Republic Services 2-3 times/week.
- e. The additional vendor unit shall obtain outdoor vendor permits and meet all of the applicable requirements.
- f. A sketch of a sidewalk has been included in the site plan, per the city's request.

F. Parking needs required for proposed use including existing and proposed

- a. Multiple parking areas are readily available in close proximity to the lot, including the public parking lot directly behind and adjoining the property, street parking and public parking available at 21C Museum/Hotel.

G. Outdoor lighting

- a. Patio string lights will be used during operating evening hours around the perimeter of the patio seating area.

H. Anticipated patrons, clients, deliveries, and/or customers (average per day)

a. The current site accommodates seating for approximately 35-40 patrons. A large majority of patrons take away food to be eaten offsite. The number of patrons fluctuates, with the majority coming at lunch, weekends and First Fridays. Deliveries are made approximately 2x/month before 8:00 a.m.

I. Proposed number of employees

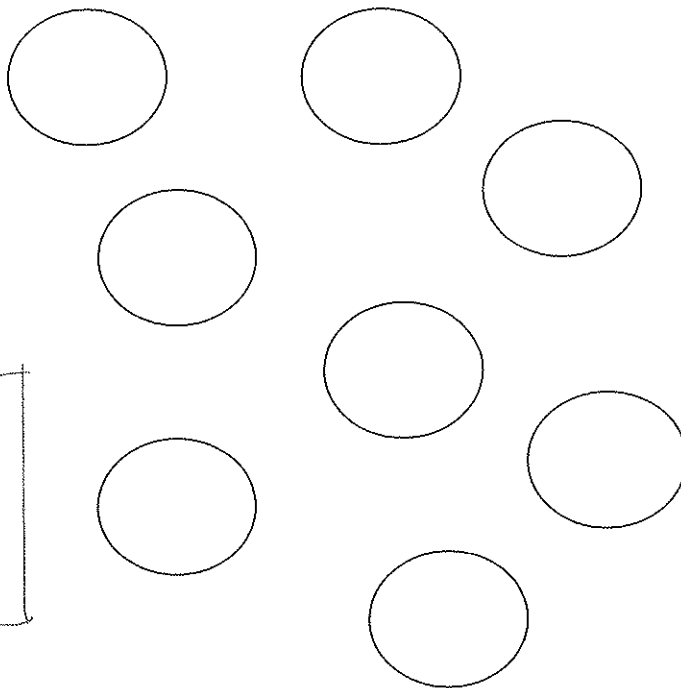
- a. Priato Pizzeria has 3-4 employees
- b. Sweet Dream Creamery has 1-2 employees
- c. New vendor unit TBD

J. Photographs of property

See ATTACHMENT "B"

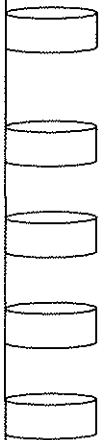
SWEET
DREAM
CREAMERY

PRIATO
PIZZERIA

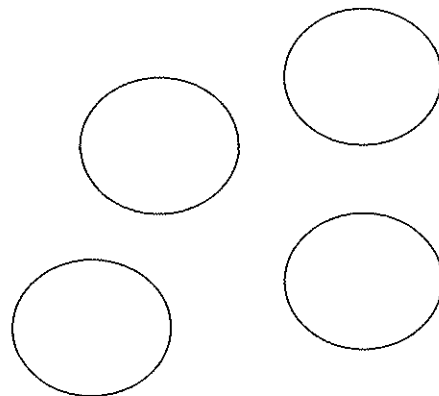
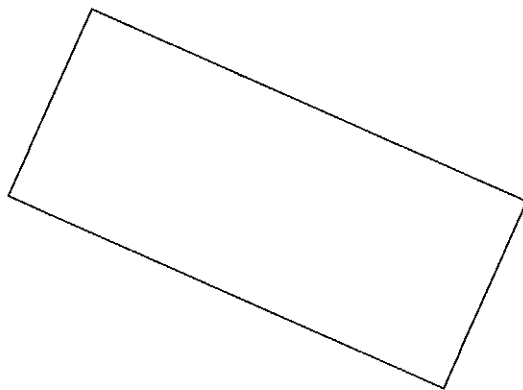


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REZONING STAFF REPORT



JRJC II, LLC

5036 SW Shell Road

PC Date: 11/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0031
Applicant / Current Owner	JRJC II, LLC PO Box 10918 Fayetteville, AR 72703
Site Area	+/- 5.4 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estate

Property Description

This property is located on SW Shell Road, east of N Rainbow Farm Road. The site is currently zoned A-1, Agricultural. Adjacent zonings are A-1 to the north, Centerton to the east, and R-1 to the south and west.

Projected Traffic Impact

The proposed rezoning does not have the potential to impact traffic in the area.

Relationship to the General Plan

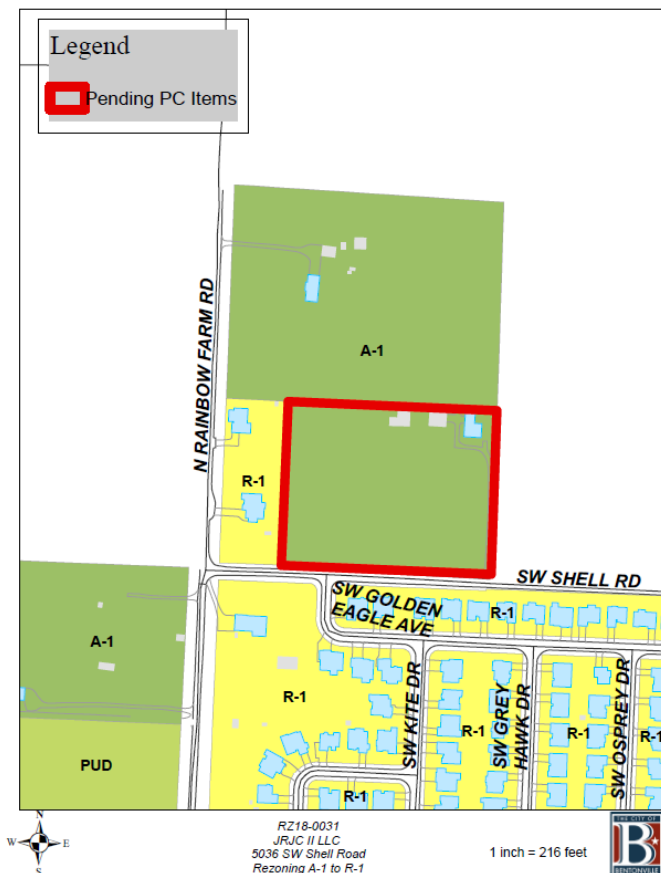
The Future Land Use Plan currently depicts the property as Residential Estate. The Residential Estate Land Use category encourages single-family detached construction on larger than average lots. The R-1, Single-Family Residential zoning district is generally compatible with this land use category.

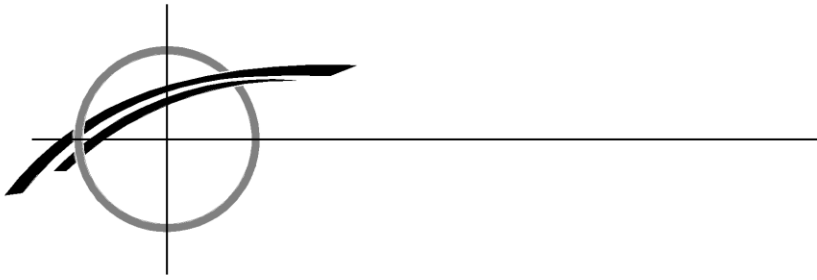
Conclusion

The proposed zoning district's general compatibility with the Future Land Use Plan and adjacent uses and zoning designations may justify a rezoning to R-1, Single-Family Residential.

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

Location Map





SWOPE ENGINEERING

Civil Engineering
3511 SE J Street, Suite 9
Bentonville, AR 72712 479-685-8399

September 27, 2018

City of Bentonville Planning Department

Attn: Jon Stanley
305 SW "A" Street
Bentonville, AR 72712

**Re: Rezone Request Narrative
Shell Road Rezone
A-1 to R-1
parcel 01-09509-000**

Dear Mr. Stanley,

Please accept this narrative for the subject rezone to R-1 (single-family residential). Prior to this request we have met with multiple persons at the City of Bentonville staff in order to relay intent of development and get an understanding of Staff's requests & concerns for the subject property. Listed below is our response to each of the application-required topics.

Current zoning: The current zoning of these properties is A-1, Agricultural, however the land contains an existing house.

Reason for zoning change request: The applicant intends to split the land into three total lots with frontage onto Shell Road.

How property will relate to surrounding properties: The lands surrounding this property are both agricultural and single family residential. These lands will be located north of the proposed collector street (Shell Road), providing sufficient buffer between zones. All lands are either unused or occupied as single-family residences.

Use: Proposed use in an R-1 zone would include only single family homes.

Traffic: Increased traffic in this area will be accommodated through existing and proposed network of collector streets. Only two additional homes would be added through this lot split.

Signage: No signage is planned.

Appearance: This proposed R-1 homes will look like most others in the area.

Availability of water and sewer: The project relies on the existing waterline on Shell Road. The new lots will be served by new septic systems.

This application is submitted to gain your support, and for the board's approval. Please let me know if you have any questions or concerns.

Regards,

A handwritten signature in black ink, reading "Phil Swope". The signature is written in a cursive, flowing style.

Phil R Swope, PE
President

REZONING STAFF REPORT



Aurora Subdivision Phase II

South Morning Star Road

PC Date: 11/6/2018

Reviewer: Jon Stanley, Planner

Project Number	PRD18-0004
Applicant / Current Owner	Aurora Partners, LLC 7304 South Yale Ave. Tulsa, OK 74136
Site Area	+/- 72 acres
Current Zoning	PRD, Planned Residential Development
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Low Density Residential (LDR)

Property Description

This property is the location of undeveloped agricultural land that fronts onto South Morning Star Road in an area that is designated for low density residential development. This PRD request revises the previously approved Aurora Subdivision PRD. The applicant is making adjustments to reflect the approved Aurora Subdivision Preliminary Plat.

Projected Traffic Impact

The proposed zoning designation will not adversely affect traffic in the area. There are three primary access points proposed onto South Morning Star Road. South Morning Star Road will be improved with this development and will be adequate for the anticipated increase in trips per day. Streets subs are being constructed to the north, south and west to allow for connectivity as future development occurs.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The PRD, Planned Residential Development zoning is generally compatible with this land use category.

Conclusion

The proposed PRD will implement Smart Growth & Traditional Neighborhood Design strategies while providing a variety of housing types that promote high quality residential development and will also allow greater flexibility in design and use of the land while being compatible with the surrounding neighborhoods.

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

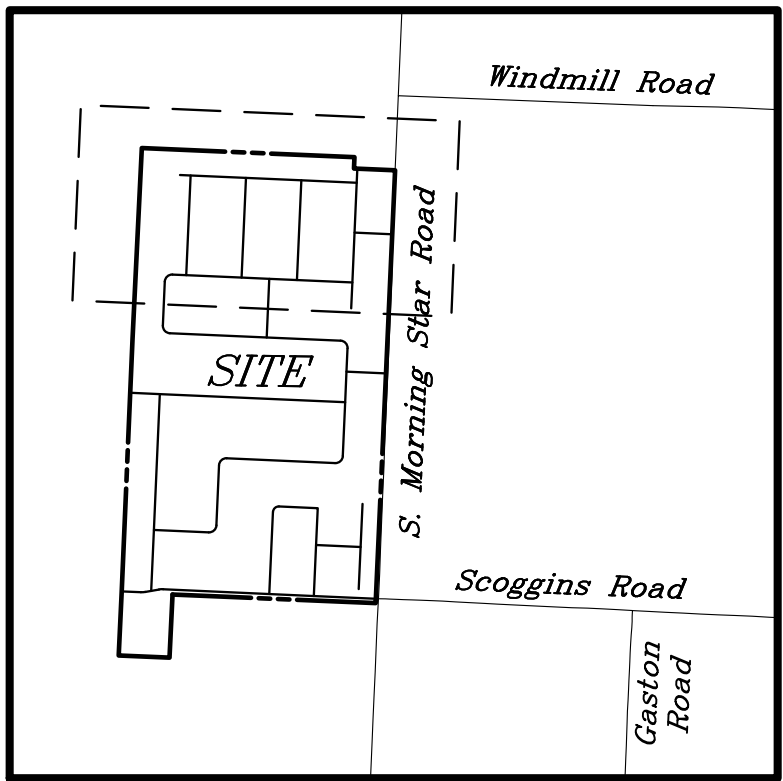
Location Map



Legend

Pending PC Items

JOB # 30234 DRAWING: 30234-PRD-SP-dwg LAST SAVED BY: PTBIBDOUX LOCATION: \\vnpbma01.cei\work\projects\30000\30234\0 Drawings\Design Working\30234-PRD-SP-dwg



NOTES:

- SIDEWALKS ALONG PUBLIC STREETS IN ZONES 1, 3 AND 4, WILL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE. NO SIDEWALKS ARE PROPOSED ALONG PRIVATE STREETS IN ZONE 2 EXCEPT THOSE SHOWN TO BE BUILT BY DEVELOPER ON THIS PLAN.
- THERE MAY NOT BE FENCES OR ANY STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- ANY NEW LIGHTING WILL REQUIRE IT TO BE CUT-OFF OR B-L-C (WITH A U-RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
- ANY PROPOSED SUBDIVISION SIGNS FOR REFERENCE ONLY. SEPARATE SIGN PERMIT IS REQUIRED.
- MAXIMUM HEIGHT OF ANY RESIDENTIAL STRUCTURE SHALL BE LIMITED TO 36 FEET.
- A MINIMUM OF 20 FEET OF GREENSPACE IS REQUIRED BETWEEN BACK OF CURB ON MORNINGSTAR ROAD AND ANY ONSITE STRUCTURE. A MINIMUM OF 7 FEET OF LANDSCAPE BUFFER IS REQUIRED ALONG ALL EXTERIOR PERIMETERS OF THE DEVELOPMENT.
- WHERE A UTILITY EASEMENT EXISTS, THE WIDTH OF THE UTILITY EASEMENT SHALL BE THE SETBACK.

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- SETBACK LINE
- CONCRETE CURB AND GUTTER.
- ROAD CENTERLINE
- PROPOSED UTILITY EASEMENT
- LIMITS OF SIDEWALKS AND CONCRETE APRONS TO BE CONSTRUCTED BY HOMEOWNERS
- LIMITS OF SIDEWALKS AND CONCRETE APRONS TO BE CONSTRUCTED BY DEVELOPER
- LIMITS OF CONCRETE ALLEY TO BE CONSTRUCTED BY DEVELOPER

ZONE SETBACK TABLE

ZONE	GARAGE**	FRONT	INTERIOR SIDE	EXTERIOR SIDE	REAR*	MIN LOT SIZE
ZONE 1	21'-4"	20	7	20	25	65' X 130' (8,450 S.F.)
ZONE 2***	0'	0	5	5	0	48' X 85' (4,080 S.F.)
ZONE 3	18'	20	5	20	10	50' X 118' (5,750 S.F.)
ZONE 4	21'-4"	20	5	20	20	50' X 120' (5,750 S.F.)

*ZONE 1 AND ZONE 4 LOTS ABUTTING MORNINGSTAR ROAD SHALL REQUIRE A 30' REAR SETBACK DUE TO A PROPOSED UTILITY EASEMENT

**ZONE 1 AND ZONE 4 REQUIRE THE GARAGE TO BE RECESSED FROM THE FRONT OF THE HOME BY 1'-4" PER BOARD OF ADJUSTMENTS DECISION ON 1-24-2018

***ZONE 2 FRONT AND REAR SETBACKS TO BE 0' PER BOARD OF ADJUSTMENT DECISION ON 1-24-2018

DEVELOPMENT SUMMARY					
TOTAL	SELLABLE LOTS	MAX DENSITY	MAX BUILDING HEIGHT	OFFSTREET PARKING	
SINGLE FAMILY LOTS (ZONE 1)	442.01 ACRES	126 LOTS	4 PER ACRE	36'	IN GARAGE
POCKET COMMUNITY (ZONE 2)	45.70 ACRES	28 LOTS	5 PER ACRE	36'	IN GARAGE
NARROW LOTS (ZONES 3 & 4)	222.00 ACRES	94 LOTS	5 PER ACRE	36'	IN GARAGE
MORNINGSTAR R.O.W.	22.45 ACRES				
	772.14 ACRES	248 LOTS			

GREENSPACE TABLE TABLE

ZONE/REGION	AREA (ACRES)
STORM WATER POND & REC. AREA 1	3.77 ACRES
REC. AREA 2	2.39 ACRES
ZONE 3 TRAILS & PAVILIONS	0.57 ACRES
ZONE 2 OPEN AREA	1.83 ACRES
UP TO 5% RESIDENTIAL FRONT YARDS	3.61 ACRES
15% OF 72.16 ACRES REQUIRED	10.82 ACRES
TOTAL PROVIDED	12.17 ACRES (16.87%)

CITY OF BENTONVILLE # PRD17-0100

30234
CEI PROJECT NO. INITIAL DATE 10/1/18 DPOR NLR PM PTT DES DRW

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712 (479)273-9472
FAX (479)273-0844

AURORA SUBDIVISION
MORNINGSTAR ROAD
BENTONVILLE, ARKANSAS

MASTER SITE PLAN REV DATE 10/22/18 PRD SHEET NO. C1

PRELIMINARY PLAT STAFF REPORT



Autumn Hills Subdivision

Town Vu Road

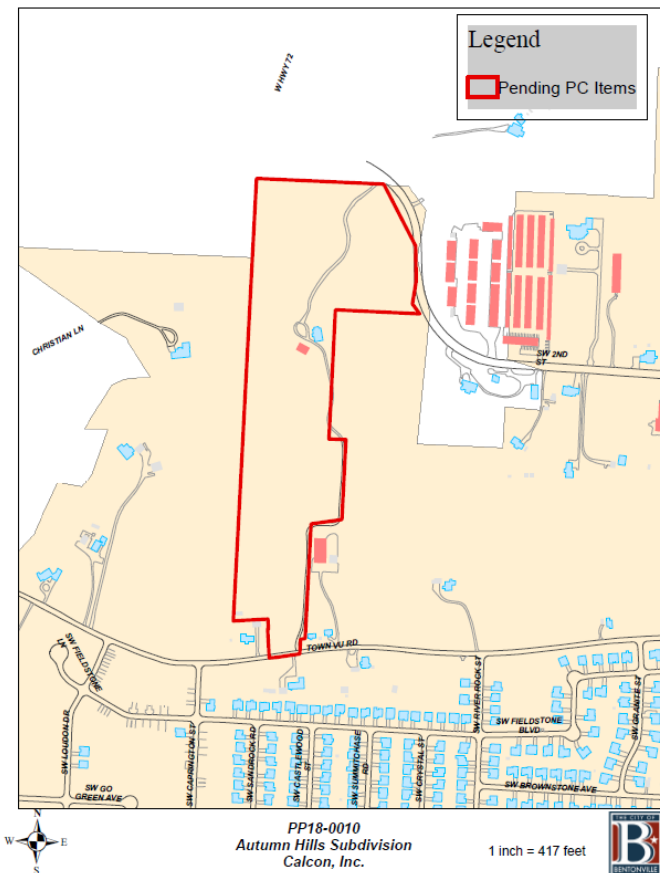
PC Date: 11/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	PP18-0010
Applicant / Current Owner	Calcon, Inc 10636 HWY 72 Bentonville, AR 72712
Site Area	+/- 30 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	53 lots
Subdivision Name	Autumn Hills Subdivision

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

Location Map



Property Description

The property is located north of Town Vu Road and south of Highway 72. The property is currently zoned R-1, Single-Family Residential.

Project Details

The applicant submitted a Preliminary Plat to create a 53-lot, Single-Family Residential Subdivision.

All sidewalk adjacent to exterior, public streets and interior non-buildable or common lots, shall be constructed with the preliminary plat. All homes constructed within the subdivision shall be sprinkled.

All non-bondable items and guarantees of improvement must be complete, and a final inspection performed and approved, prior to final platting.

Projected Traffic Impact

The proposed preliminary plat has the potential to adversely impact traffic in the area. However, the applicant's proposed street improvements and the relative low-density of the development, should accommodate any increases in traffic caused by the development.

Waivers

No waivers requested.

Conclusion

This preliminary plat does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.

NOTES

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

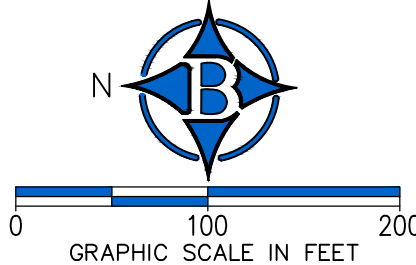
Subdivision Plans

NORTH

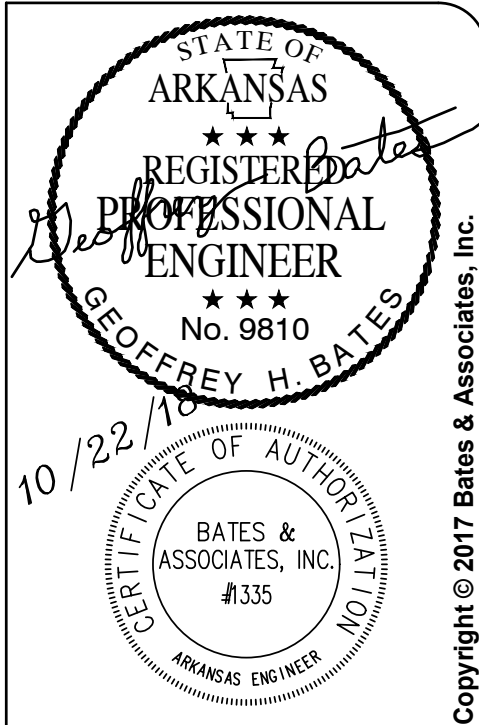
1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF HARPER COMMERCIAL SUBDIVISION ARE SHOWN HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES / STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES / STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

[illegible]



DRAWN BY: B. Watts

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AUTUMN HILLS
CONSTRUCTION PLANS
PRELIMINARY PLAT (OVERALL)
BENTONVILLE, ARKANSAS

PROJECT NO 16-278

Time: 3:11 pm
Scale: 1=20 (PS)
Drawing Name: 16\200\16-278\Engineering\03 SITE PLAN.dwg
Xrefs Used: BATES-AR, BATES-AR w signature, base, COA BBA, 24X36



C#	CURV	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.73	150.00	759'25"	S 00°51'11" W	69.67'	
C2	62.39	150.00	23'49.58"	N 16°45'53" E	61.95'	
C3	67.44	150.00	25'45.38"	N 15°48'03" E	66.87'	
C4	120.11	150.00	45'52.43"	N 25°51'36" E	116.93'	
C5	13.62	43.50'	17'56.18"	N 57'46.06" E	13.56'	
C6	135.82	28.50'	27'302.58"	S 69°47'14" E	39.22'	
C7	57.03	43.50'	75'06.40"	N 11°14'37" E	53.03'	
C8	67.43	125.00	30'54.27"	S 33°20'44" W	66.61'	
C9	32.66	125.00	14'58.16"	S 10°24'22" W	32.57'	
C10	25.00	125.00	23'49.49"	S 6°45'53" W	51.62'	
C11	5.79	18.50'	17'56.18"	S 55'46.06" W	5.77'	
C12	66.24	475.00	759'25"	S 00°51'11" W	66.19'	
C13	23.56	15.00'	90°00'00"	S 42°04'46" E	21.21'	
C14	27.55	525.00	3'00.23"	S 03°20'42" W	27.54'	
C15	12.87	125.00	5'53.56"	N 25°43'54" E	12.86'	
C16	45.67	525.00	4'59.02"	N 00°39'00" W	45.65'	
C17	43.33	125.00	19'51.41"	N 12°51'05" E	43.11'	
C18	57.69	175.00	18'53.17"	N 14°28'57" E	57.43'	
C19	23.56	15.00'	90°00'00"	S 47°55'14" W	21.21'	
C20	14.52	175.00	4'45.16"	N 26°18'14" E	14.52'	
C21	39.34	175.00	12'52.49"	S 09°21'39" W	39.26'	
C22	33.13	20.00'	94'53.51"	S 50°35'26" E	29.47'	
C23	39.34	175.00	12'52.49"	S 22°14'27" W	39.26'	
C24	25.34	175.00	11'34.78"	N 02°42'24" E	35.28'	
C25	28.38	175.00	9'23.77"	N 04°06'14" E	28.65'	
C26	24.25	18.50'	75'06.40"	N 11°14'37" E	22.59'	
C27	45.14	53.50'	48'20.36"	N 02°08'25" W	45.81'	
C28	76.10	175.00	24'54.57"	N 26°57'02" E	75.50'	
C29	48.13	53.50'	51'32.37"	S 40°57'56" W	46.52'	
C30	35.94	53.50'	38'29.20"	S 84°55'02" E	35.27'	
C31	33.69	53.50'	36'04.31"	S 02°50'38" E	33.13'	
C32	50.24	53.50'	53'48.25"	N 48°06'05" E	48.42'	
C33	41.82	53.50'	44'47.29"	S 43°16'38" E	40.77'	

L1	BEARING	DISTANCE
L1	S 86°51'57" W	4.94'
L2	N 83°57'46" E	4.93'
L3	S 02°55'14" W	47.71'
L4	S 28°40'52" W	28.37'
L5	S 02°55'14" W	20.85'
L6	N 87°04'46" E	30.87'
L7	S 87°04'46" E	29.56'
L8	S 03°08'31" E	32.43'
L9	S 04°50'54" W	47.53'
L10	S 02°58'54" W	23.65'
L11	N 03°08'31" W	32.37'
L12	S 02°58'54" W	26.90'
L13	S 02°58'54" W	30.87'
L14	S 02°58'54" W	30.87'
L15	N 02°54'46" E	28.67'
L16	N 02°54'46" E	39.32'
L17	N 81°47'06" E	24.46'
L18	S 28°40'52" W	24.70'
L19	N 02°55'14" E	25.00'
L20	N 02°55'14" E	25.00'
L21	S 02°55'14" W	48.81'
L22	N 10°55'43" E	38.29'
L23	N 27°09'45" W	29.57'
L24	N 34°11'52" E	32.04'

BEUD Notes:

1. It is Engineer's responsibility to ensure that BEUD has the latest site plan for design. Any changes after any submittal should be conveyed to BEUD immediately.
2. Include BEUD's layout drawing and the latest revision of detail sheets 1 and 2 in plan set as separate full size sheets prior to requesting a PRECON.
3. Relocation of any existing electrical facilities shall be at the owner's expense.
4. Any changes to the electric feed or service size after the PRECON could result in a delay of the development receiving power AND a charge to the developer for the change.
5. With each resubmittal, BEUD requires a comprehensive list of all the site changes that could affect electrical equipment placement.
6. Streetlight locations will be designed by BEUD. Owner required to pay for lights prior to requesting PRECON.
7. *Contact BEUD at 479-271-3135 before performing any grading within 5' of existing or proposed power poles.* 8. Add note to site / utility plan, "BEUD Design layout drawing takes precedence over any electric information shown on the site utility plan."
9. *Electric facilities shall be installed in accordance with the latest revision of the electric specifications found on the website. Contractor is responsible for compliance with this document.
10. Overhead electric lines on the north end of the subdivision running across lots 24-25-26 belong to Carroll Electric, not City of Bentonville. If these lines are to be removed or relocated you will have to coordinate this with Carroll Electric.

BUILDING SETBACKS R-1:

FRONT	20ft
SIDE	7ft
SIDE ADJACENT TO R/W	20ft
REAR	25ft

PROPOSED	EXISTING	LEGEND	DESCRIPTION
			ASPHALT (EDGE)
			ASPHALT (SURFACE)
			BUILDING SETBACK LINE
			CONCRETE (EDGE)
			CONCRETE (SURFACE)
			CONDUIT
			CURB & GUTTER
			EASEMENT
			ELECTRICAL (OVERHEAD)
			FENCE (WIRE/WOOD/CHAIN)
			FIRE HYDRANT ASSEMBLY
			GAS MAIN
			GAS METER/VALVE
			GRAVEL (EDGE)
			GRAVEL (SURFACE)
			IRON PIN - (RE-BAR)
			LIGHT
			MONUMENT (CONCRETE)
			POWER POLE
			PROPERTY LINE (EXTERNAL)
			RIGHT-OF-WAY
			SANITARY SEWER MANHOLE
			SANITARY SEWER PIPE
			SANITARY SEWER SERVICE
			CENTERLINE
			SIDEWALK
			STORM SEWER PIPE
			TELEPHONE FED/MANHOLE
			TREE LINE CANOPY
			WATER MAIN PIPE
			WATER MAIN REDUCER
			WATER MAIN THRUST BLOCK
			WATER METER
			WATER METER (IRRIGATION)
			WATER VALVE

FIRE DEPARTMENT NOTE:

ALL RESIDENTIAL STRUCTURES WITHIN THIS
SUBDIVISION SHALL BE EQUIPPED WITH
APPROVED SPRINKLER SYSTEM.

NOTES:

NO FENCES OR STRUCTURES SHALL BE BUILT WITHIN ANY DRAINAGE EASEMENT. OWNER/DEVELOPER SHALL COORDINATE WITH ALL UTILITIES TO INSURE EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES CONTRACTOR OR OWNER SHALL CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.

 **Bates & Associates, Inc.**
www.batesandassociates.com

Civil Engineering & Surveying
Phone • 479.442.9350 • Fax 479.521.9350
7230 S. Pleasant Ridge Drive Fayetteville, Arkansas 72704

03a
PP18-0010

PRELIMINARY PLAT STAFF REPORT



Bentonville North Village

NE J Street

PC Date: 11/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	PP18-0009
Applicant / Current Owner	Roddey Residential Properties, LLC 24 Rahling Circle Little Rock, AR 72201
Site Area	+/- 13.5 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	58 lots
Subdivision Name	Bentonville North Village Subdivision

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

Location Map



Property Description

This property is located on NE J Street, east of NE Chapel Hill Drive. The property is currently zoned PRD, Planned Residential Development.

Project Details

The Preliminary Plat shall be designed primarily with active seniors in mind, with on-site amenities such as a park, open space, and an internal trail system. Approximately 21.3% of the project area is notated as open space.

The Preliminary Plat proposes the following housing types: attached townhouse clusters, detached residential units, and a detached single-family housing cluster. The applicant also proposes an office/clubhouse be constructed on site.

The Preliminary Plat depicts a total of 58 lots as part of the development. The developer is responsible for constructing all sidewalk adjacent to common areas and streets to be improved. All other sidewalk shall be constructed at time of building permit issuance. All non-bondable items shall be complete and a final inspection approved prior to final platting.

Projected Traffic Impact

The proposed preliminary plat has the potential to adversely impact traffic in the area. However, the site's proximity to an arterial road should provide adequate means of ingress/egress for the development.

Waivers

No waivers requested.

Conclusion

This preliminary plat does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.

NOTES

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

Plans For

Grading, Paving and Drainage Sanitary Sewer and Water System

BENTONVILLE NORTH VILLAGE PP18-0009

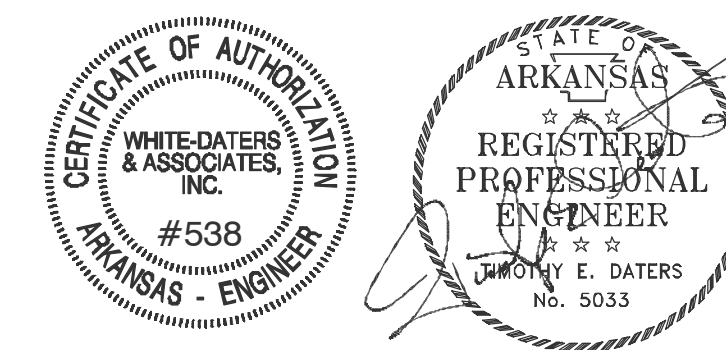
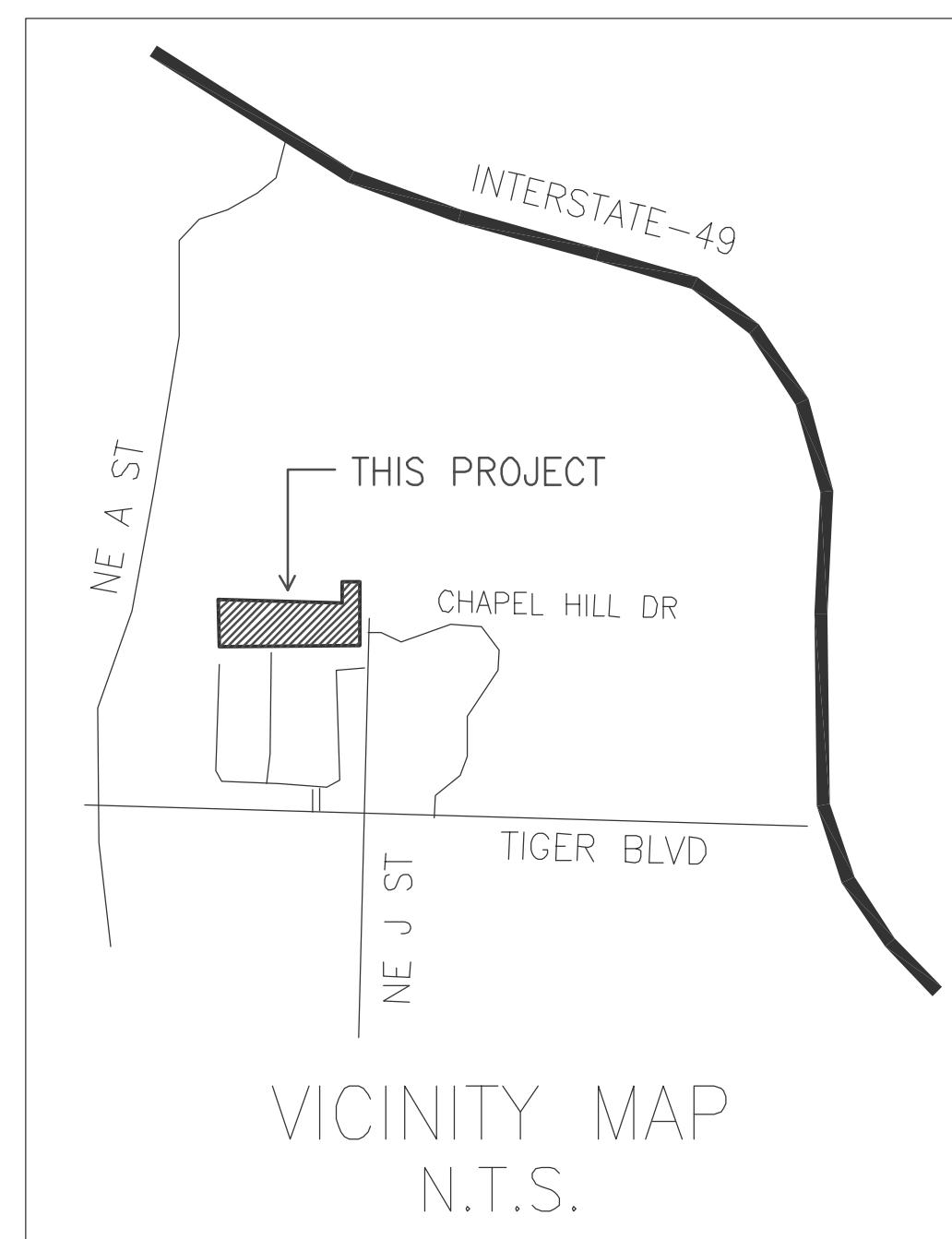
a project of

ORION CAPITAL PARTNERS

Index to Sheets

SHEET No.	Description
C01	Title Sheet
C02	Site Plan
C03	Plan – Overall Grading
C04–C08	Plan – Enlarged Grading
C09	Plan – Erosion Control
C10–C17	Plan & Profile – Streets
C18–C19	Profile – Storm Drainage
C20–C21	Plan & Profile – Sanitary Sewer
C22	Plan – Water
C23	Plan – Schematic Electrical
C24–C27	Standard Details – Grading, Paving & Drainage
C28–29	Standard Details – Sanitary Sewer
C30–C31	Standard Details – Water System
C32–C33	Standard Details – General Water and Sewer System
C34	Preliminary Plat
C35	Survey
L01	Plan – Landscape Site Plan

Cross Section Sheets Bound Separately



WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Contact Information:

Electric
Black Hill Entergy
1301 Federal Way
Lowell, AR 72745
PO Box 2129
Contact: Josh Knight
Phone: 479-333-7005
Email: joshua.knight@blackhillscorp.com

Telephone
AT&T
627 White Road
Springdale, AR 72766
Contact: Layne Rhodes
Phone: 479-442-1977
Email: lr159@att.com

Cable
Cox Communications
4901 S. 48th Street
Springdale, AR 72762
Contact: Kip Smith
Phone: 479-717-3796
Email: kip.smith@cox.com

Fire Department
City of Bentonville
800 S.W. 'A' Street
Bentonville, AR 72712
Contact: Brent Boydston
Phone: 479-271-5927

Street Department
City of Bentonville
3200 SW Municipal Drive
Bentonville, AR 72712
Contact: Tony Davis
Phone: 479-271-3130

Water Department
City of Bentonville
3200 SW Municipal Drive
Bentonville, AR 72712
Contact: Preston Newbill
Phone: 479-271-3140

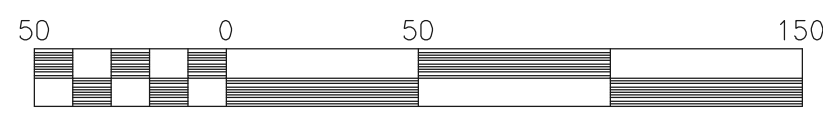
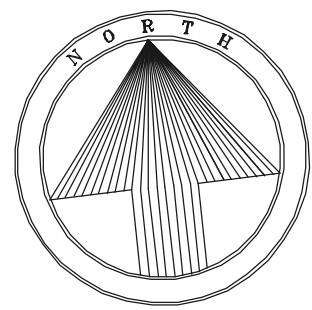
Electric Department
City of Bentonville
3200 SW Municipal Drive
Bentonville, AR 72712
Contact: Charlie Barnes
Phone: 479-271-3159

Wastewater Department
City of Bentonville
1901 N.E. 'A' Street
Bentonville, AR 72712
Contact: Mike Roberts
Phone: 479-271-3160

Planning Department
City of Bentonville
305 S.W. 'A' Street
Bentonville, AR 72712
Contact: Brian Bahr
Phone: 479-271-3140

City Engineer
City of Bentonville
3200 SW Municipal Drive
Bentonville, AR 72712
Contact: Ellen Norvell
Phone: 479-271-5993

Stormwater
City of Bentonville
3200 SW Municipal Drive
Bentonville, AR 72712
Contact: Janet Paith
Phone: 479-271-5002
Email: jpaith@bentonvillear.com



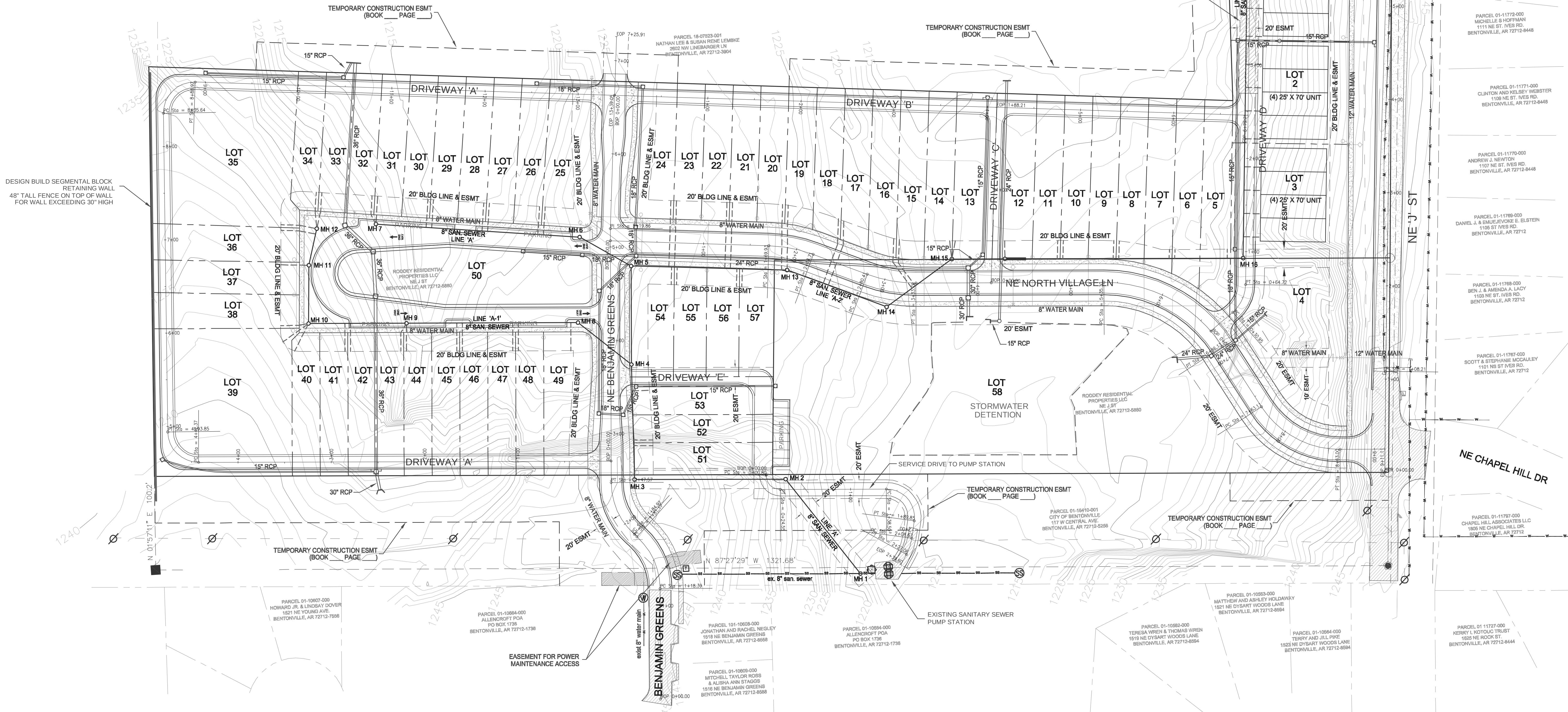
Scale 1" = 50 ft

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

ELECTRICAL NOTES:

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5 FT OF EXISTING OR PROPOSED POWER POLES
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT



WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Survey By:	Drawn By:	Checked By:	Approved By:

SITE PLAN		Revised 10-26-18	
BENTONVILLE NORTH VILLAGE		Date 10-01-18	
BENTONVILLE, ARKANSAS		Scale	Hor. Vert.
		1"=50'	
		Sheet C02 of C31	
		PP18-0009	