



**Planning Commission
Agenda
December 4th, 2018**

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

- 1. Lots 9-11, Block 2, Robinnaire Heights Subdivision** **Lot Split**
5036 SW Shell Road ([LS18-0035](#))
- 2. Lots 9-11, Block B, Orchard Addition** **Lot Split**
502 SE C Street ([LS18-0039](#))
- 3. Lots 40-41, Dickson's Addition** **Property Line Adjustment**
201 NW G Street ([PLA18-0037](#))
- 4. Lot 2, Keypoint Church Addition** **Property Line Adjustment**
3700 Medical Center Parkway ([PLA18-0039](#))
- 5. Lots 31-33, Mid-Cities Crossing Subdivision** **Preliminary Plat**
2808 SE Mid-Cities Drive ([PP18-0011](#))

IV. New Business

- 1. Aurora Subdivision** **Planned Residential Development***
(Amended PRD Document)
8936 S Morningstar Road ([PRD18-0004](#))
- 2. Lone Projects, LLC** **Sidewalk Waiver**
1108 NW D Street ([WAV18-0008](#))
- 3. Lots 1-2, Rainbow Farm Addition** **Lot Split**
3720 N Rainbow Farm Road ([LS18-0040](#))
- 4. 7th and A Townhomes** **Large Scale Development**
SE A Street and SE 7th Street ([LSD18-0071](#))
- 5. Sam's Child Care Center** **Large Scale Development**
2400 SE S Street ([LSD18-0072](#))

V. Other Business

- 1. GIS Training at 3:30 PM, Tuesday, December 4th**

- VI. Planner's Report**
- VII. Adjournment**

*Denotes Public Hearing

Planning Commission
Minutes
November 20, 2018

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

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

Motion by Mr. Eccleston, seconded by Mr. Haynie to approve the minutes of November 6, 2018 as written
Approved 6-0

Consent Agenda

1. Lots 1-3 of McDonald Addition Lot Split
9688 Haxton Road, LS18-0004
2. 6th and SW B Townhomes Large Scale Development
Southwest 6th Street and Southwest B Street, LSD18-0062
3. Lone Projects, LLC Sidewalk Waiver
1108 NW D Street, WAV18-0008

Motion by Mr. Haynie, seconded by Mr. Eccleston to move Lone Projects, LLC Sidewalk Waiver from Consent Agenda to Item #1 on New Business
Approved 6-0

Consent Agenda
Approved 6-0

New Business

Item #1

Lone Projects, LLC: Sidewalk Waiver, 1108 NW D Street, WAV18-0008

Tyler Overstreet reads the staff report.

There is discussion amongst the Commissioners. The applicant is not present.

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

Tabled 5-1

Mr. Davis votes against

Item #2

Smith: Rezoning, 3720 N Rainbow Farm Road, A-1, Agricultural to R-E, Residential Estate, RZ18-0032

Tyler Overstreet reads the staff report and states that there is a revised narrative, and updated zoning request to R-E, Residential Estate.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #3

Osterloh: Rezoning, 220 NW G Street, R-1, Single Family Residential to DN-1, Downtown Low-Density Residential, RZ18-0033

Tyler Overstreet reads the staff report and informs the Commissioners about the objection letter that was received.

Opened public hearing

No public comments

Closed public hearing

There is some discussion about what can be built in a DN-1 versus R-1 zoning district. There is also discussion on setbacks.

Approved 6-0

Item #4

Burnett: Rezoning, Fillmore Street, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, RZ18-0034

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Meeting adjourned

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

Ali Worley



Consent Agenda Items

For Planning Commission meeting of December 4, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on November 27, 2018 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 9-11, Block 2, Robinnaire Heights Subdivision, JRJC II, LLC, 5036 SW Shell Road, R-1, Single-Family Residential (LS18-0035)

A Lot Split of Lot 5, Block 2 of Robinnaire Heights Subdivision, creating new Lots 9 through 11, Block 2. The plat dedicates sufficient right-of-way along SW Shell Road to meet the requirements of the Master Street Plan, which depicts the street as a Collector. The plat dedicates multiple utility easements of varying widths.

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

Lot Split: Lots 9-11, Block B, Orchard Addition, 502 SE C Street, LLC, 502 SE C Street, DN-2, Downtown Medium-Density Residential (LS18-0039)

A Lot Split of Lots 1 and 2, Block B of Orchard Addition, creating new Lots 9, 10, and 11. The plat dedicates multiple utility easements of varying widths. In addition, the plat dedicates a 20-foot access easement along all three lots' southern lot lines.

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

Property Line Adjustment: Lots 40-41, Dickson's Addition, Eric and Tamie Osterloh, 201 NW G Street, DN-1, Downtown Low-Density Residential (PLA18-0037)

A Property Line Adjustment of Lots 19 and 20 of Dickson's Addition, creating new Lots 40 and 41. The plat dedicates a 10-foot utility easement along the southern and eastern property lines. This plat is related to an approved Board of Adjustments case (VAR18-0034) in regards to the location of the established lot line in relation to the existing home.

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

Property Line Adjustment: Lot 2, Keypoint Church Addition, Keypoint Church, Inc., 3700 Medical Center Parkway, R-3, Medium-Density Residential (PLA18-0039)

A Property Line Adjustment of Lot 1 of Keypoint Church Addition and previously unplatted land, creating Lot 2 of Keypoint Church Addition. The plat dedicates 2,021 square feet of right-of-way along SE Medical Center Parkway.

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

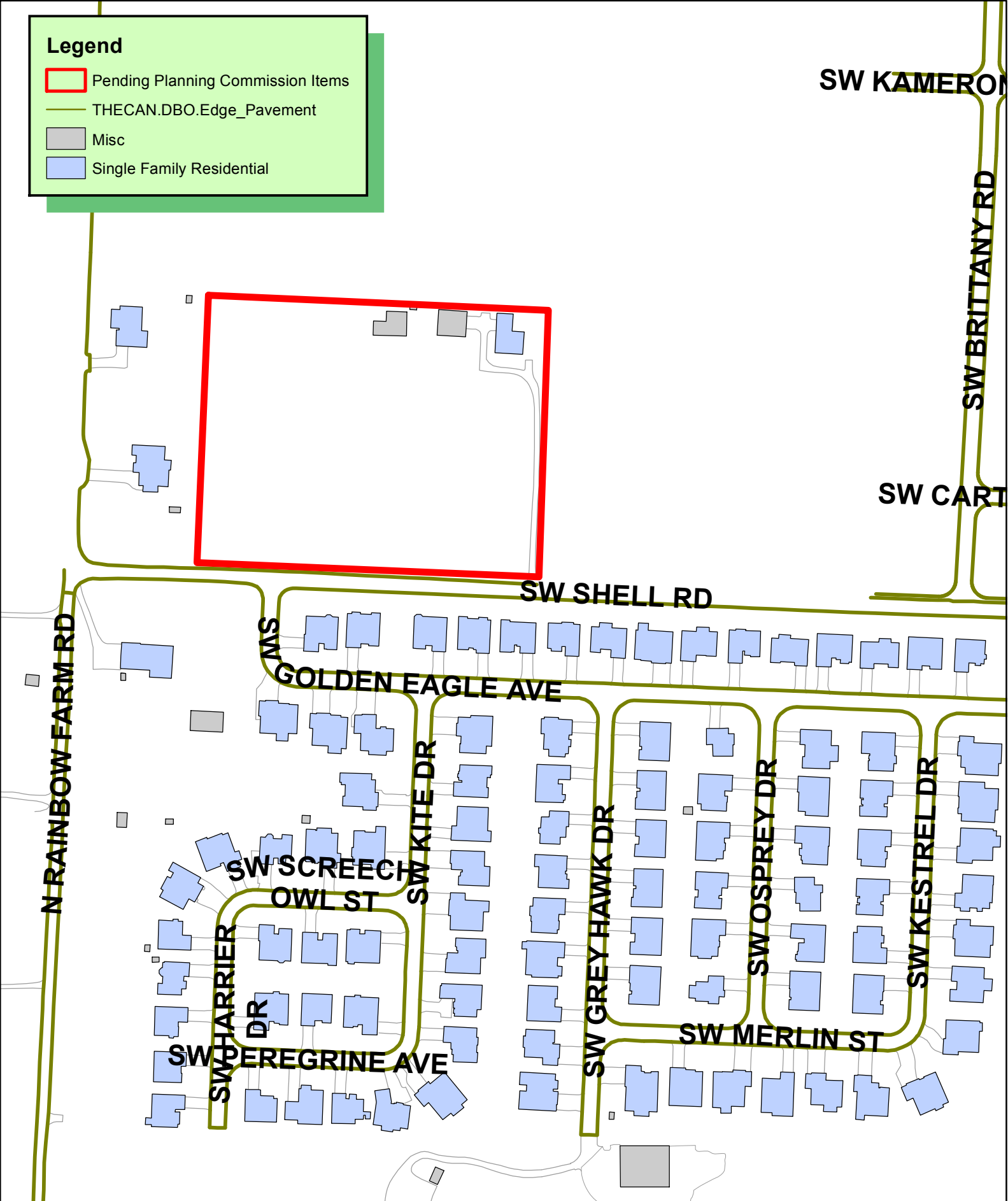
Preliminary Plat: Lots 31-33, Mid-Cities Crossing Subdivision, PLJ Investments, LLC 2808 SE Mid-Cities Crossing Subdivision, C-2, General Commercial (PP18-0011)

Preliminary Plat and Construction Drawings establishing Lots 31-33 of Mid-Cities Crossing Subdivision. The plat's primary purpose is to construct public infrastructure and drainage improvements necessary for any future development. The plat depicts multiple 50-foot mutual access easements and a variable width drainage easement. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to final-platting.

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

Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Edge_Pavement
-  Misc
-  Single Family Residential

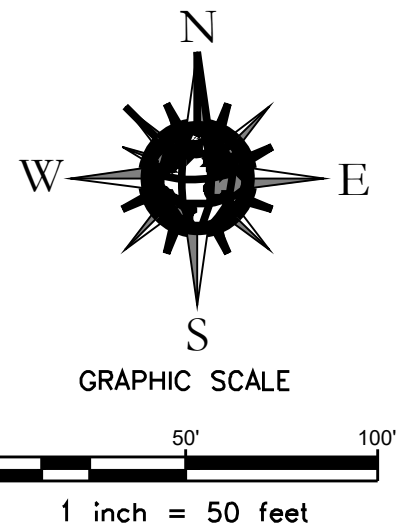
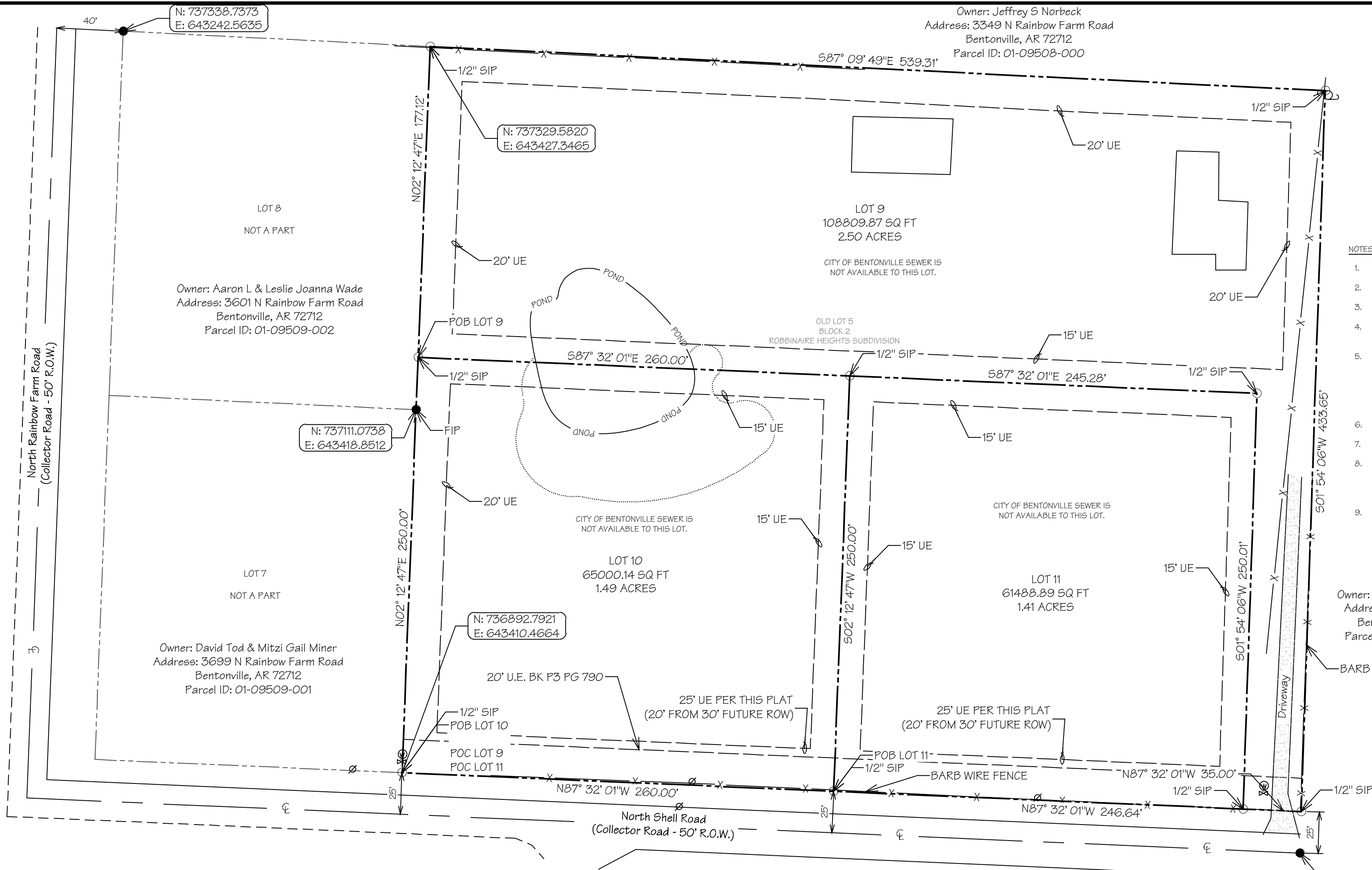


1 inch = 200 feet

LS18-0035
LOT SPLIT
MEEKS-ROBBINAIRE HEIGHTS SUB
OLD LOT 5 BLOCK 2 NEW LOTS 9-10-11



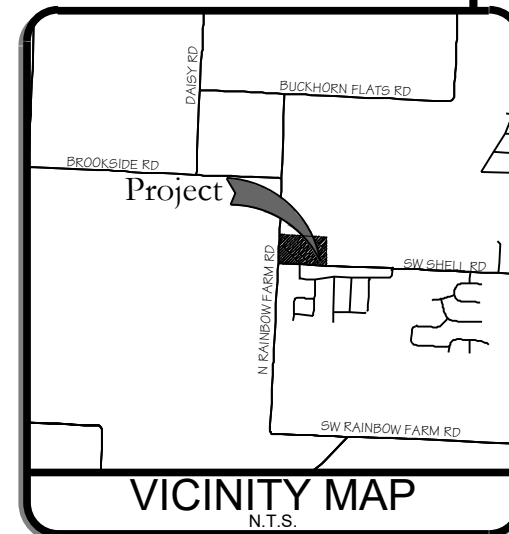
s:\swope\17-247 meeks lot split\external references\17-247su.dwg - Plotted on 11/30/2018 12:25:45 PM @ a scale of 1:1 to dwg to pdf.pc3 by Duff



Recording Block

NOTES:

1. ALL STRUCTURES SHALL MAINTAIN MINIMUM 20' CLEARANCE FROM ALL ELECTRIC LINES.
2. WATER SERVICE FOR LOT 9 MUST STAY ON ITS LOT, AND NOT CROSS INTO LOT 11.
3. CITY OF BENTONVILLE SEWER IS NOT AVAILABLE TO THESE LOTS.
4. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
5. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER SHALL CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.
6. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
7. NO FENCES OR ANY OTHER STRUCTURES SHALL BE BUILT IN ANY DRAINAGE EASEMENTS.
8. 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.
9. OWNER TO ENSURE LOT 9 WATER SERVICE TO STAY ENTIRELY ON LOT 9 AND NOT ENCR OACH UPON ANY OTHER LOT.



Owner: Rick and Nancy Bonds
Address: 5028 Shell Road
Bentonville, AR 72712
Parcel ID: 06-00631-667

Lot Split of

LOT 5 BLOCK 2
in Robbinaire Heights Subdivision
creating new Lots 9, 10 & 11 BLOCK 2
Bentonville, AR 72712
Parcel ID: 01-09509-000

Parent Lot 5 SURVEY DESCRIPTION

LOT 5, BLOCK 2, ROBBINAIRE HEIGHTS, BENTONVILLE, ARKANSAS, AS FOUND IN PLAT BOOK P3 PAGE 790

Lot 9 SURVEY DESCRIPTION

A PART OF LOT 5, BLOCK 2, ROBBINAIRE HEIGHTS, BENTONVILLE, ARKANSAS, AS FOUND IN PLAT BOOK P3 PAGE 790, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SAID LOT 10;
THENCE N 02°12'47" E 250.00 FEET TO A 1/2" SET IRON PIN, TH POINT OF BEGINNING;
THENCE N 02°12'47" E 117.12 FEET TO A 1/2" SET IRON PIN;
THENCE S 87°09'49" E 539.31 FEET TO A 1/2" SET IRON PIN;
THENCE S 01°54'06" W 433.65 FEET TO A 1/2" SET IRON PIN;
THENCE N 87°32'01" W 35.00 FEET TO A 1/2" SET IRON PIN;
THENCE N 01°54'06" E 250.01 FEET TO A 1/2" SET IRON PIN;
THENCE N 87°32'01" W 505.28 FEET TO A 1/2" SET IRON PIN, THE POINT OF BEGINNING, CONTAINING 2.50 ACRES OR 108809.87 SQUARE FEET, MORE OR LESS, BEING SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT.

Lot 10 SURVEY DESCRIPTION

A PART OF LOT 5, BLOCK 2, ROBBINAIRE HEIGHTS, BENTONVILLE, ARKANSAS, AS FOUND IN PLAT BOOK P3 PAGE 790, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM THE SOUTHWEST CORNER OF SAID LOT 5;
THENCE N 02°12'47" E 250.00 FEET TO A 1/2" SET IRON PIN;
THENCE S 87°32'01" E 260.00 FEET TO A 1/2" SET IRON PIN;
THENCE S 02°12'47" W 250.00 FEET TO A 1/2" SET IRON PIN;
THENCE N 87°32'01" W 260.00 FEET TO A 1/2" SET IRON PIN, THE POINT OF BEGINNING, CONTAINING 1.49 ACRES OR 65000.14 SQUARE FEET, MORE OR LESS, BEING SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT.

Lot 11 SURVEY DESCRIPTION

A PART OF LOT 5, BLOCK 2, ROBBINAIRE HEIGHTS, BENTONVILLE, ARKANSAS, AS FOUND IN PLAT BOOK P3 PAGE 790, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SAID LOT 5;
THENCE S 87°32'01" E 260.00 FEET TO A 1/2" SET IRON PIN, THE POINT OF BEGINNING;
THENCE N 02°12'47" E 250.00 FEET TO A 1/2" SET IRON PIN;
THENCE S 87°32'01" E 245.28 FEET TO A 1/2" SET IRON PIN;
THENCE S 01°54'06" W 250.01 FEET TO A 1/2" SET IRON PIN;
THENCE N 87°32'01" W 246.64 FEET TO A 1/2" SET IRON PIN, THE POINT OF BEGINNING, CONTAINING 1.41 ACRES OR 61488.89 SQUARE FEET, MORE OR LESS, BEING SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT.

LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	SET/FOUND 1/2" REBAR
SECTION LINE	SET/FOUND NAIL
CENTERLINE OF ROAD	FENCE CORNER POST
RIGHT-OF-WAY	FOUND STONE
FENCE	STATE MONUMENT
TREE LINE	FOUND PIPE
(M) FIELD MEASUREMENT	COMPUTED POINT
(R) RECORDED MEASUREMENT	
EASEMENTS	UTILITY SYMBOLS
ACCESS EASEMENT	SANITARY SEWER
UTILITY EASEMENT	MANHOLE
	POWER POLE
	WATER VALVE
	GAS METER
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	WATER METER
	SEPTIC LID
	FIRE HYDRANT
	STORM WATER
	LIGHT
UTILITY LINES	SURVEY FEATURE HATCHES
W WATER LINE	ASPHALT
OHE OVERHEAD POWER LINE	CONCRETE
FLW FLOW LINE	GRAVEL
GL GAS LINE	FLOOD ZONE
FO FIBER OPTIC	
TEL TELEPHONE LINE	

CERTIFICATE OF SURVEYING ACCURACY

I, TERRY L. GING, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: _____

Zone R-1 Building Setbacks

Front/Exterior Side	20'
Side	7'
Rear	25'

FLOOD INFORMATION

This property lies in Zone 'A' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0090, effective 9/28/2007.

SIGNED:

REGISTERED LAND SURVEYOR
NO. 1301
STATE OF ARKANSAS

Surveyor:
Terry L. GING
1808 W.D. St.
Bentonville, AR 72712
(479) 621-3592

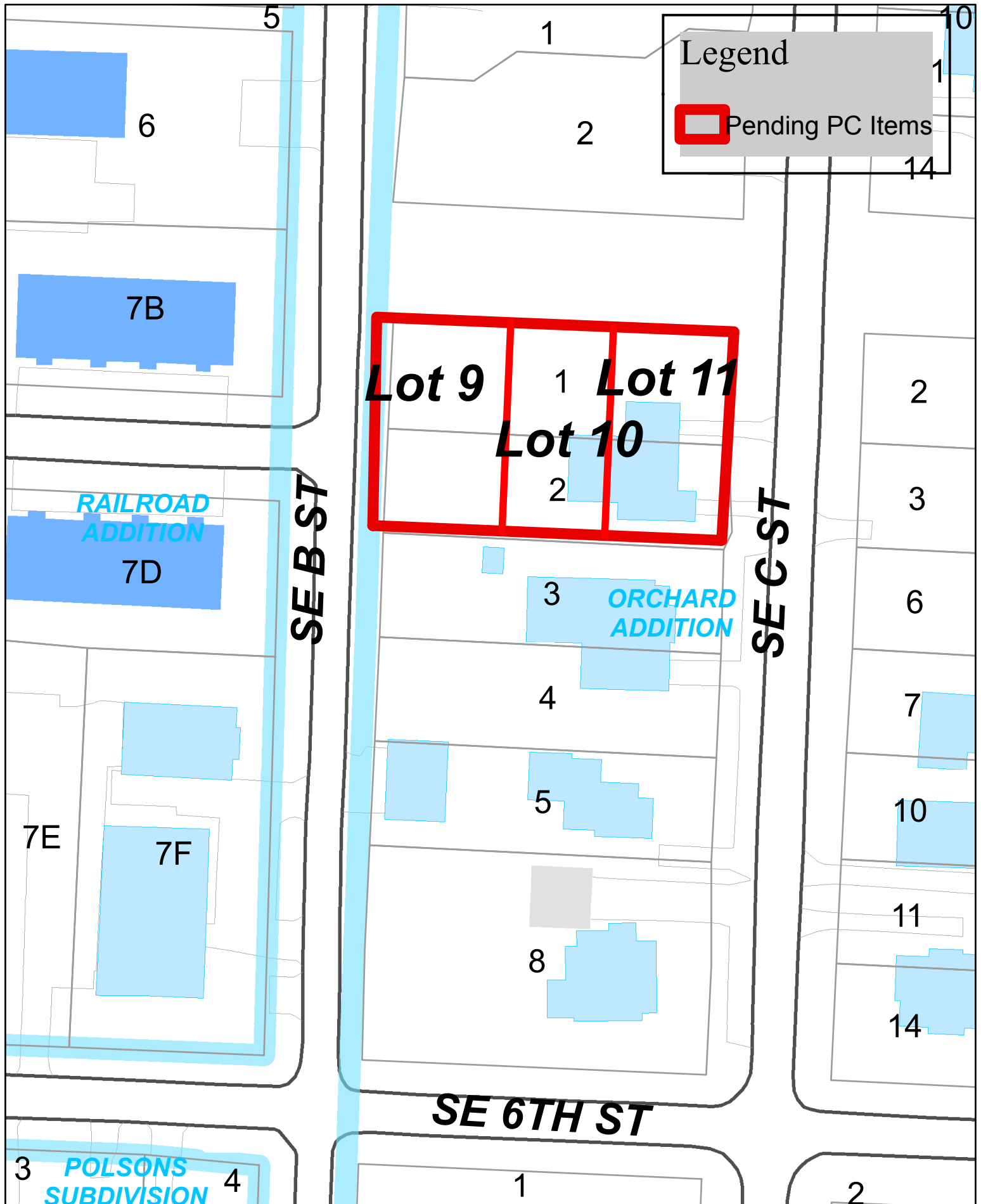


Swope ENGINEERING

3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

Certificate of Authorization No. 2831

DRAWN BY:	JKD	JOB NUMBER	17-247su
SUBMITTAL DATE:	11/30/2018	SCALE	1" = 50'
DRAWING NAME:	17-247su.dwg		
SHEET NUMBER:	1	OF	1



LS18-0039
502 SE C Street
502 SE C Street LLC.

1 inch = 59 feet



Lot Split of Lots 1 & 2, Creating Lots 9, 10 & 11 of Block B, Orchard Addition

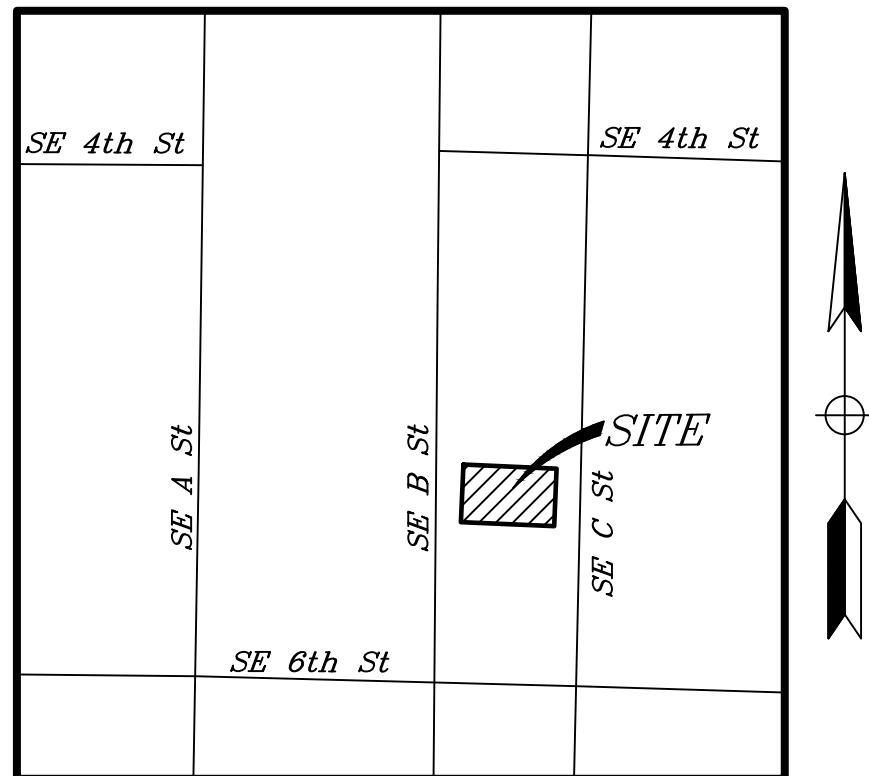
502 SE C Street

Bentonville, Benton County, Arkansas

GENERAL NOTES:

- 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.
- This plat represents a Lot Split of the Lot 1 & 2 of Orchard Addition recorded in, PLAT A-89 in the public records of Benton County Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: NAD83, State Plane Coordinate System, Arkansas North Zone, per observations processed by CEI base.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."
- This survey is based on a 50 Year Easement & Survey Search provided by Elite Title Company, Inc., Invoice #: 18-36627-007, Effective Date: August 22, 2018.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County Arkansas.
Map Number: 05007C0255K
Map Revised: June 5, 2012
- No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from City of Bentonville GIS. This property is zoned DN-2 (Downtown Medium Density Residential). Building setbacks for zone DN-2 are as follows:

Building Type: Single-Family with lot width >50 ft. & two-family with alley access
Front Yard Min. 15 Feet Max. 25 Feet
Corner Side Yard (CS): Min. 12 Feet Max. N/A
Interior Side Yard (S):
Total Min. (% of lot width): 30%
Yard 1: 7 Feet
Yard 2: Remainder of total, but no less than 5 feet.
Rear Yard (R): 25 Feet
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Owner/Developer shall notify the City of Bentonville Engineering in writing prior to any work being done in the public right-of-way.
- 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 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 pay for any cost 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.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.



Not to Scale
Vicinity Map
Latitude: 36°22'1"N
Longitude: 94°12'21"W

Certificate of Ownership & Dedication:

I hereon certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, utility, & drainage easements to public or private use as indicated.

Date: _____ Owner: _____

Subscribed and sworn before me, this _____ day of _____, 2018.

Notary Public _____ My Commission Expires _____

Source of Title: TRWD BK. L2017, PG. 065816

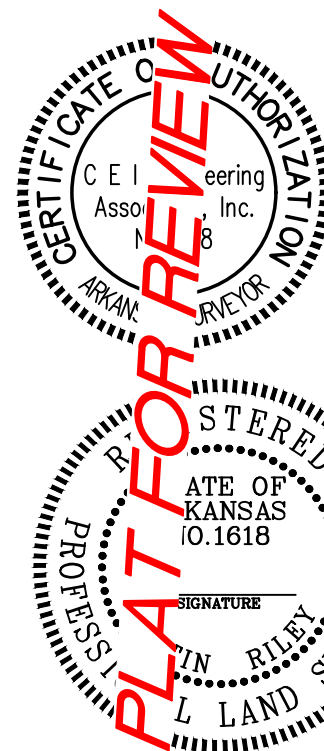
Certificate of Approval

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 said rules and regulations.

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville



Survey Description

Lot 1 & 2, Block B of Orchard Addition to the City of Bentonville Benton County, Arkansas as recorded in Plat A-89, of the public records of Benton County, Arkansas.

Lot 9 Description

A Portion of Lot 1 and Lot 2, Block B of Orchard Addition according to Plat A-89 of the public records of Benton County, Arkansas, being more particularly described as follows:

BEGINNING at a found 5/8" rebar being the Northwest corner of said Block B;
THENCE along the North line of said Block B, South 87°28'15" East, a distance of 56.37 feet to a 5/8" rebar with cap stamped (LS #1618);
THENCE leaving said North line, South 02°26'10" West, a distance of 89.98 feet to a 5/8" rebar with cap stamped (LS #1618);
THENCE South 87°32'40" East, a distance of 105.68 feet to a 5/8" rebar with cap stamped (LS #1618) and the West R.O.W. line of S.E. C Street;
THENCE along the West R.O.W. line of S.E. C Street, South 02°23'57" West, a distance of 10.00 feet to a 5/8" rebar with cap stamped (LS #1618);
THENCE leaving said west line, North 87°32'40" West, a distance of 162.09 feet to a 5/8" rebar with a cap stamped (LS #1618);
THENCE North 02°27'20" East, a distance of 100.06 feet to the **POINT OF BEGINNING** and containing 6,697 square feet or 0.15 acres, more or less.

Lot 10 Description

A Portion of Lot 1 and Lot 2, Block B of Orchard Addition according to Plat A-89 of the public records of Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a found 5/8" rebar being the Northwest corner of said Lot 1;
THENCE along the North line of said Block B, South 87°28'15" East a distance of 56.37 feet to a 5/8" rebar with cap stamped (LS #1618), being the **POINT OF BEGINNING**;

THENCE continuing along said North line, South 87°28'15" East, a distance of 49.33 feet to a 5/8" rebar with cap stamped (LS #1618);
THENCE leaving said North line, South 02°25'08" West, a distance of 79.92 feet to a 5/8" rebar with cap (LS #1618);
THENCE North 87°32'40" West, a distance of 56.32 feet to a 5/8" rebar with cap (LS #1618) at the West R.O.W. of S.E. C Street;
THENCE along the West R.O.W. line of S.E. C Street, South 02°23'57" West, a distance of 10.00 feet to a 5/8" rebar with cap stamped (LS #1618);
THENCE leaving said west R.O.W. North 87°32'40" West, a distance of 105.68 feet to a 5/8" rebar with cap stamped (LS #1618);
THENCE North 02°26'10" East a distance of 89.98 feet to the **POINT OF BEGINNING** and containing 5,002 square feet or 0.11 acres, more or less.
THENCE North 02°26'10" East a distance of 89.98 feet to the **POINT OF BEGINNING** and containing 5,002 square feet or 0.11 acres, more or less.

Lot 11 Description

A Portion of Lot 1 and Lot 2, Block B of Orchard Addition according to Plat A-89 of the public records of Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a 5/8" rebar being the Northwest corner of Block B;
THENCE along the North line of said Block B, South 87°28'15" East, crossing a 5/8" rebar with cap stamped (LS #1618) at a distance of 56.37 feet and continuing along said North line for a total distance of 105.70 feet to a 5/8" rebar with cap stamped (LS #1618) being the **POINT OF BEGINNING**;

THENCE continuing along said North line, South 87°28'15" East, a distance of 56.29 feet to a 5/8" rebar (bent) being the Northeast corner of said Block B;
THENCE along the East line of said Block B, South 02°23'57" West, a distance of 79.85 feet to a 5/8" rebar with cap stamped (LS #1618);
THENCE North 87°32'40" West, a distance of 56.32 feet to a 5/8" rebar with cap stamped (LS #1618);
THENCE North 02°25'08" East, a distance of 79.92 feet to the **POINT OF BEGINNING** and containing 4,497 square feet or 0.10 acres, more or less.

Certificate of Surveying Accuracy

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

Date of Execution: _____

Signed: _____
Registered Land Surveyor
No. 1618
State of Arkansas

ATLAS PAGE: 403A

City of Bentonville Project #LS18-0039

State Plat Code: 500-20N-30W-0-31-120-04-1618

11/13/18		Revised per City of Bentonville Comments	JOB NO.:30919	
10/27/18		Revised per City Comments for Project LS18-0039 dated 11/6/18	DWG NAME:30919LS	
NO.	DATE	DESCRIPTION	DATE	SHEET NO.
			11/13/18	1 of 2
			10:46 AM	
			REV-2	

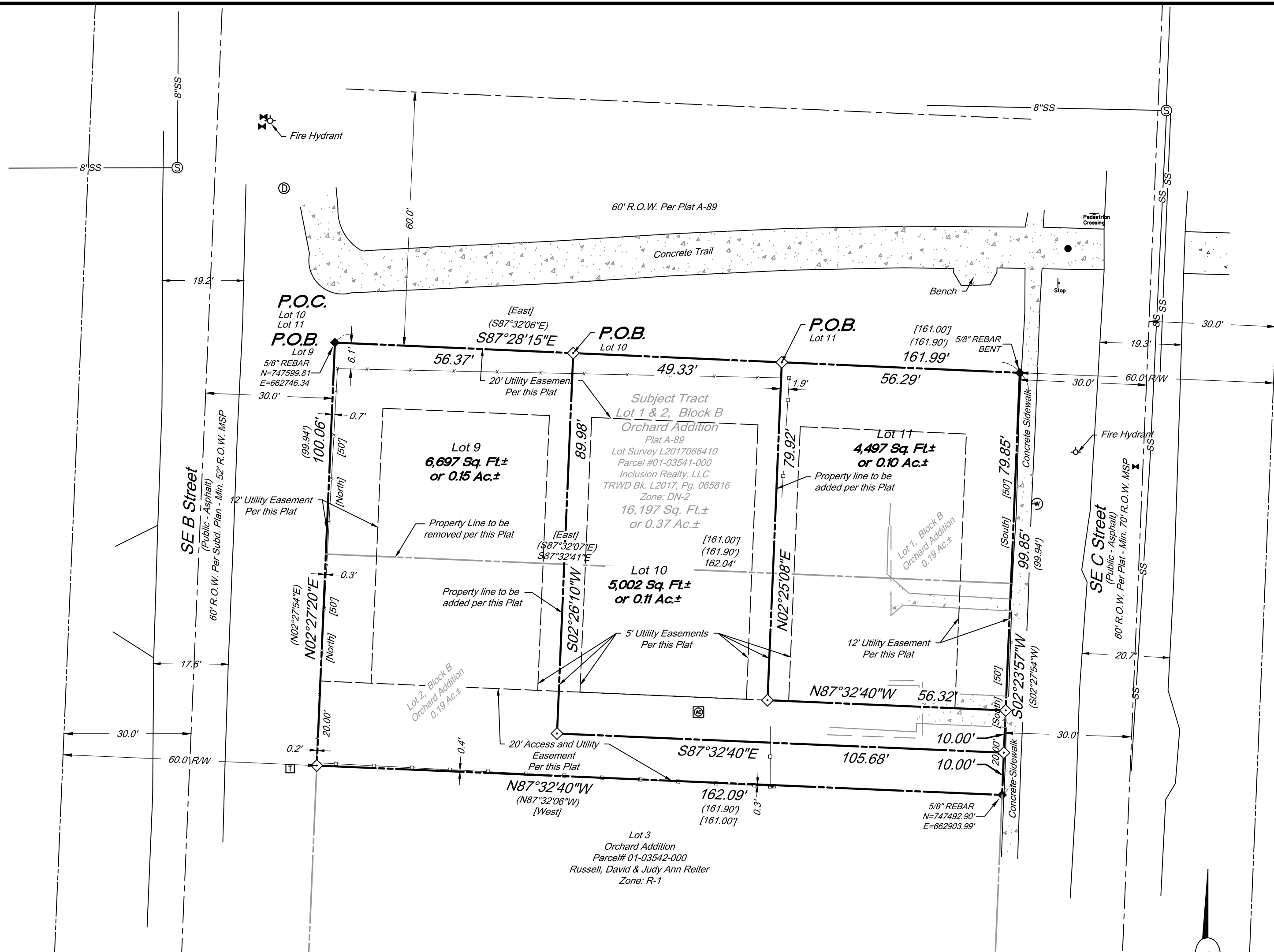
REVISIONS

© 2018 CEI ENGINEERING ASSOCIATES, INC.

Arkansas * California * Minnesota * Pennsylvania

PROJECT: Block B Orchard Addition, 502 SE C Street

JOB # 30919 DRAWING: 30919LS.dwg LAST SAVED BY: SGAY



Convergence: -1°17'01.92"
Combined Scale Factor: 1.00002920
5/8" Rebar at the Northwest Corner of Lot 1, Block B of Orchard Addition per Plat L2017066410

Northing: 747599.81 US Ft.
Easting: 662746.34 US Ft.
Elevation = 1291.71'



Certificate of Survey

I, Dustin G. Riley, hereby certify that this plat correctly represents a Lot Split Survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Property Boundary Surveys and Plats have been met. This Plat is also a true representation of the topographic and physical features as found in the field.

Date of Execution: _____

Signed: _____
Dustin G. Riley
Registered Land Surveyor
No. 1618
State of Arkansas

LEGEND	
	Boundary Line
	Adjoining Boundary Line
	Overhang / Canopy
	ROW Line
	Center Line
	Barb Wire Fence Line
	Wood Fence Line
	Found Monument (as noted)
	Set 5/8\" Rebar \"LS#1618\"
	Found Mag Nail (as noted)
	Set Nail w/Washer \"LS#1618\"
	Drainage Manhole
	Fire Hydrant
	Sewer Manhole
	Telephone Riser
	Water Valve
	Air Conditioner Unit
	Bollard / Guard Post
	Traffic Sign (type of sign)
	Corrugated Metal Pipe
	Drainage Manhole
	Finish Floor Elevation
	Polyvinyl Chloride Pipe
	Reinforced Concrete Pipe
	Sanitary Sewer Manhole
	Trustees Warranty Deed
	Record Bearing & Distance per Plat A-89
	Record Bearing & Distance per Lot Survey L2017066410

Lot Split of Lots 1 & 2,
Creating Lots 9, 10 & 11 of
Block B, Orchard Addition

City of Bentonville Project #LS18-0039

ATLAS PAGE: 403A

State Plat Code: 500-20N-30W-0-31-120-04-1618

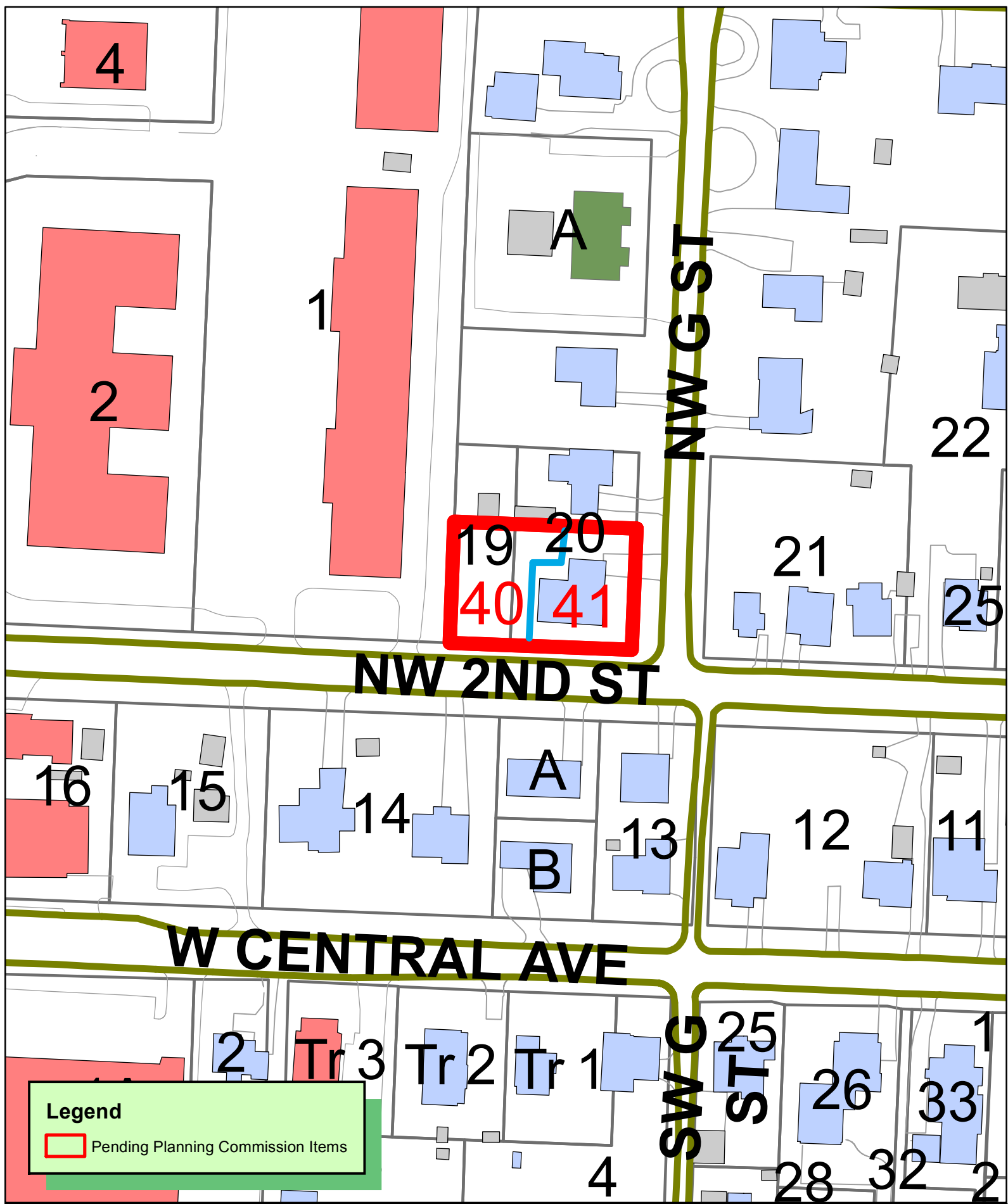
	11/13/18	Revised per City of Bentonville Comments					
	10/22/18	Revised per City Comments for Project LS18-0039 dated 11/6/18					
NO.	DATE	DESCRIPTION					
REVISIONS							
30919		Lot Split Plat		DGR	SWG	KDM	DGR
CEI PROJECT NO.		INITIAL	DATE	PLS	DRW	FLD	CHK'R

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10194234

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10031500

Newell Development, LLC		
502 SE C STREET		
BENTONVILLE,	BENTON COUNTY	ARKANSAS
Lot Split Plat		REV DATE 10/1/18 REV-2
		SHEET NO. 2 OF 2



Legend

 Pending Planning Commission Items

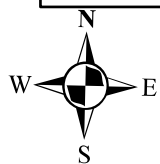


1 inch = 100 feet

PLA18-0037
PROPERTY LINE ADJUSTMENT
DICKSON ADD
OLD LOTS 19-20 NEW LOTS 40-41



1 OF 1



Lot 2 Keypoint Church Addition ☐
3700 Medical Center Pkwy ☐
Morrison ☐

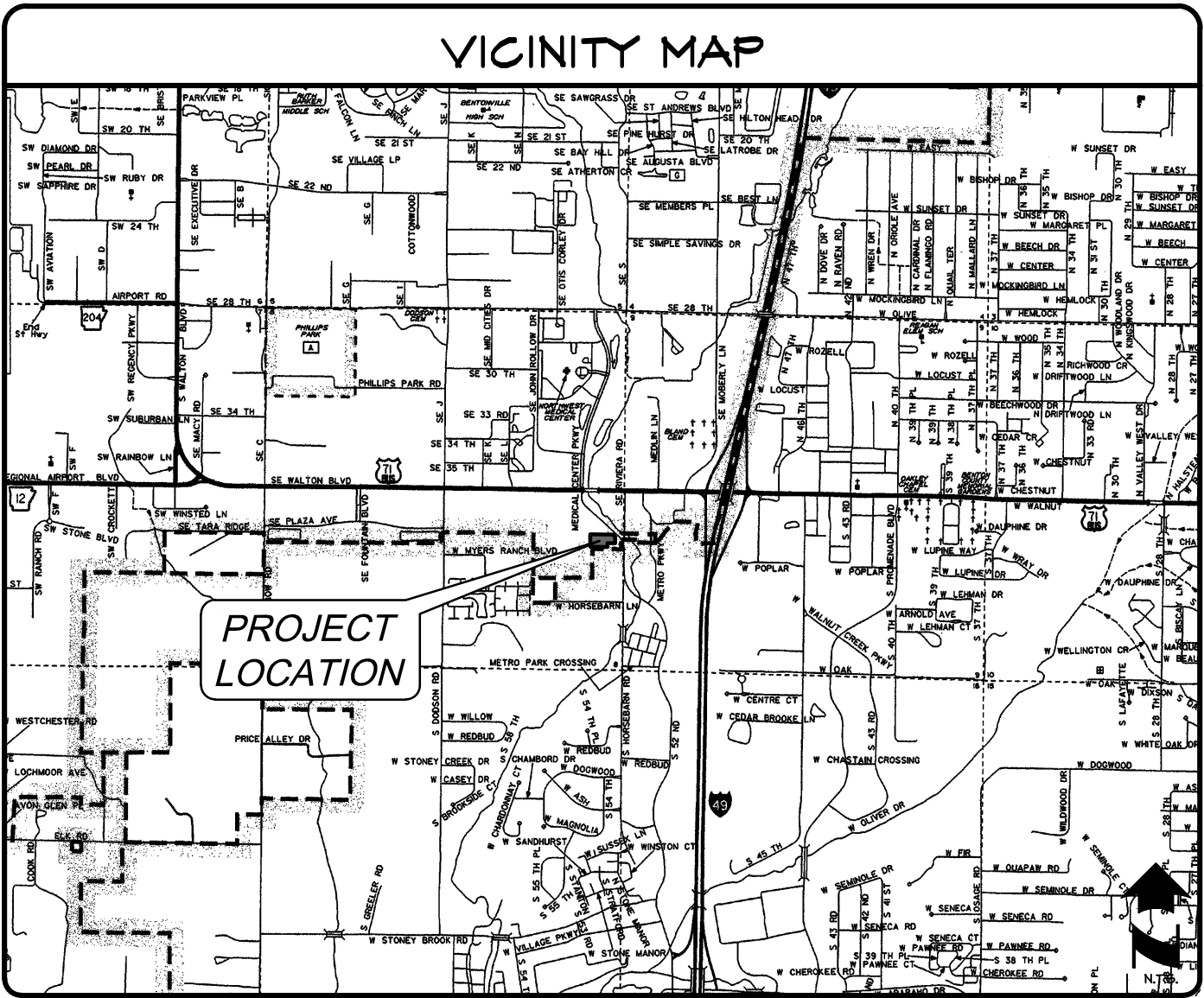
GENERAL NOTES:

- Basis of Bearings: Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83, based on Real-Time Kinematic (RTK) GNSS Observations from City of Rogers GPS Monument #13, having published values of: Latitude 36°19'19.3162" N / Longitude 94°11'20.1740" W and a published Combined Scale Factor (Ground to Grid) = 0.99996227
- Vertical Datum: NAVD88 (Geoid 12B). Orthometric heights and contours are derived from Terrestrial and RT Kinematic GNSS Observations based on the City of Rogers GPS Monument #13 having a published elevation of: 1272.80 feet.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, Map Revised June 5, 2012 and by graphic plotting only, part of the subject property lies within: Zone AE - Floodway Areas; Zone AE - Special Flood Hazards Areas subject to inundation by the 1% annual chance flood; and Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts, may exist and affect this subject property.
- Existing utilities shown hereon were located by reasonable visual observed surface improvements. Actual locations of utilities shown, or the existence of additional subsurface improvements not shown hereon, should be verified before any excavations. Locations or existence of surface or subsurface improvements may differ from those shown hereon.
- Last Date of Field Survey: October 23, 2018.

CITY OF BENTONVILLE NOTES:

- Before any work in the Right-of-Way commences, Contractor and or Owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place within the Right-of-Way. Work in Right-of-Way may require a separate permit.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.

OWNER / DEVELOPER
Keypoint Church
3700 Medical Center Pkwy.
Bentonville, AR 72712
Contact: Keith Morrison
(479) 464-4999



LOT 2 Description:

Lot 1, Keypoint Church Addition as filed for record in Plat Book 2013 at page 119, and part of the South-half of the Northeast Quarter of the Southeast Quarter (S1/2 NE1/4 SE1/4), all in Section 8, Township 19 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, more particularly described as follows:

COMMENCING at a railroad spike at the Northeast Corner of the South-half of the Northeast Quarter of the Southeast Quarter (S1/2 NE1/4 SE1/4); thence North 87°31'03" West a distance of 161.44 feet to a one-half inch (1/2") rebar with PS #1507 cap at the Northeast Corner of Lot 1, Keypoint Church Addition and the POINT OF BEGINNING; Thence South 45°52'40" East along the east line of said Lot 1 a distance of 86.48 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence 152.77 feet continuing along said east line and the arc of a curve to the right, said curve having a radius of 182.40 feet and being subtended by a chord bearing and distance of South 21°53'05" East 148.34 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 02°06'30" West continuing along said east line a distance of 46.98 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said east line, South 87°30'41" East a distance of 10.60 feet; thence South 02°06'30" West a distance of 209.86 feet; thence North 87°30'24" West a distance of 398.60 feet to a five-eighths inch (5/8") rebar with PS #1286 cap on the east line of said Lot 1; thence South 02°46'16" West along said east line a distance of 209.92 feet to a five-eighths inch (5/8") rebar with PS #1286 cap at the Southeast Corner of said Lot 1; thence North 87°32'02" West along the south line of said Lot 1 a distance of 905.61 feet to a five-eighths inch (5/8") rebar at the Southwest Corner of said Lot 1; thence North 02°36'21" East along the west line of said Lot 1 a distance of 659.53 feet to a five-eighths inch (5/8") rebar at the Northwest Corner of said Lot 1; thence South 87°31'03" East along the north line of said Lot 1 a distance of 1,165.74 feet to the Point of Beginning.

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 _____
Community Development Director

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 name & Title: _____
Keypoint Church

Source Of Title: 2012

Page 17978

State of Arkansas

County of _____, Sworn And Subscribed Before Me This _____ Day Of _____, 20____.

Notary Public: _____

My Commission Expires: _____

Date Of Execution: _____

I, Keith A. Sikes, Hereby Certify That This Plat Correctly Represents A Boundary Survey Made By Me Or Under My Direct Supervision And Boundary Markers And Lot Corners Shown Hereon Actually Exist And Their Location, Type And Material Are Correctly Shown And All Minimum Requirements Of The Arkansas Minimum Standards For Land Surveyors Have Been Met

Date Of Execution: October 29, 2018



Signed: _____
Registered Land Surveyor
No. 1507
State Of Arkansas

PROPERTY LINE ADJUSTMENT
Keypoint Church Addition, Lot 1 &
part of the NE1/4, SE1/4, all in Section 8
Township 19 North, Range 30 West

creating Keypoint Church Addition, Lot 2
Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA18-0039

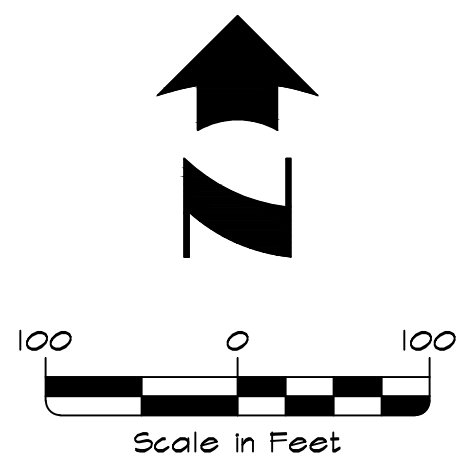
Project No. KPC-04

Drawn By JDS
Checked By KAS

Date: 11.19.18

Sheet 1 of 2





LEGEND

	Boundary Line
	Adjacent Boundary Line
	Right-Of-Way Line
	Road Center Line
	Easement Line
	Building Setback Line
	Existing Fence Line
	Base Flood Elevation
	Set 1/2" Rebar PS# 1507 Cap
	Existing Monument
	Existing Rebar
	Existing Nail
	Existing Railroad Spike
	Existing Water Meter
	Existing Fire Hydrant
	Existing Water Valve
	Existing Irrigation Control Valve
	Existing Fire Department Connect
	Existing Water Spigot
	Existing Sewer Manhole
	Existing Sewer Clean Out
	Existing Gas Meter
	Existing Telephone Pedestal
	Existing Television Pedestal
	Existing Electric Pedestal
	Existing Power Pole
	Existing Power Pole w/ Guy Wire
	Existing Light Pole
	Existing Transformer
	Existing Sign
	Air Conditioner
	Finished Floor Elevation

FOR REVIEW



PROPERTY LINE ADJUSTMENT
Keypoint Church Addition, Lot 1 &
part of the NE1/4, SE1/4, all in Section 8
Township 19 North, Range 30 West

creating Keypoint Church Addition, Lot 2
Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA18-0039

Project No. KPC-04

Drawn By JDS
Checked By KAS

Date: 11.19.18

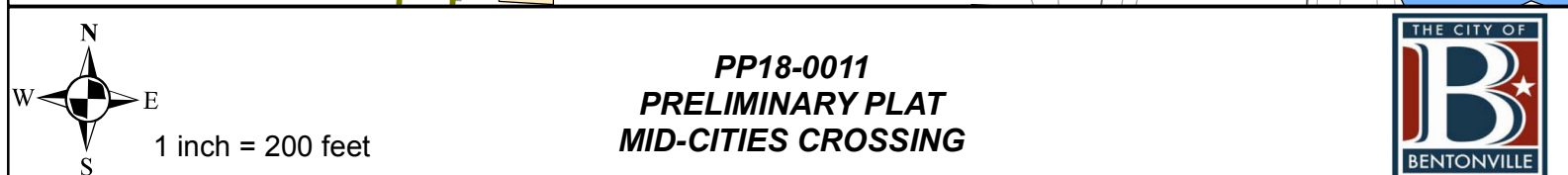
Sheet 2 of 2

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

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

Line Table		
Line #	Bearing	Length
L1	S 45°52'40" E	86.48'
L2	S 02°06'30" W	46.98'
L3	S 87°30'41" E	10.60'
L4	S 02°06'30" W	209.86'
L5	N 87°30'24" W	398.60'
L6	S 02°46'16" W	209.92'
L7	N 87°32'02" W	905.61'
L8	N 02°36'21" E	659.53'
L9	S 87°31'03" E	1165.74'

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	152.77'	182.40'	81.18'	S 21° 53' 05" E	148.34'



Drawing Name: P:\PJ-02\DWG\PJ-02 Plan sheets.dwg Last Modified: Nov 15, 2018 - 3:07pm Plotted on: Nov 15, 2018 - 3:24pm by klunsford

Bentonville, Benton County, Arkansas

Owner/Developer

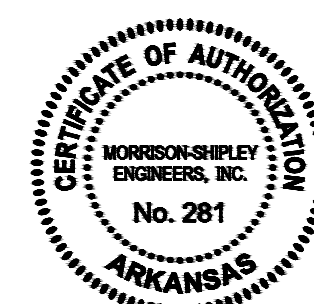
P L J Investments, LLC
Contact: Lewis Yarbrough
Phone: (479) 640-8284
PO Box 485
Rogers, AR 72757

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

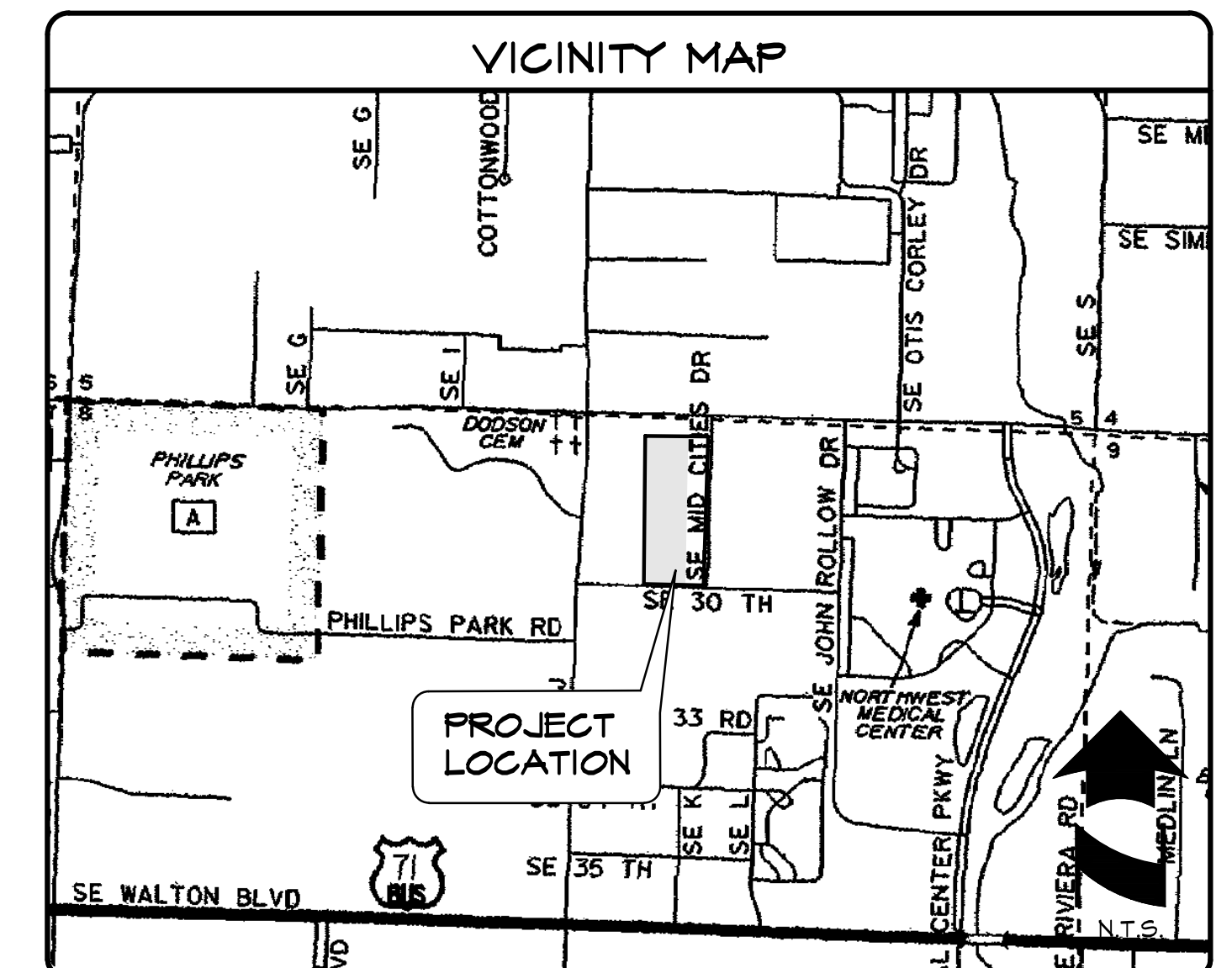
Map Number: 05007C0255K
Effective Date: June 05, 2012

FOR
REVIEW



MORRISON  **SHIPLEY**
ENGINEERS • SURVEYORS

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



INDEX OF SHEETS

1. Cover Sheet, Vicinity Map,
 & Index of Sheets
- 2-3. Preliminary Plat
4. Drainage and Erosion
 Control Plan
5. Miscellaneous Details

SITE UTILITY CONTACTS CITY OF BENTONVILLE, AR

Natural Gas
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY, PO BOX 2129
LOWELL, AR 72745
479-333-7005

Cable
COX COMMUNICATIONS
CONTACT: KIP SMITH
4401 S. 48TH STREET
SPRINGDALE, AR 72762
479-717-3796

Telephone
AT&T
CONTACT: SCOTT SEAMAN
627 WHITE ROAD
SPRINGDALE, AR 72766
479-442-1967
or LAYNE RHODES
479-442-1977

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712

STREET DEPARTMENT
CONTACT: TONY DAVIS
PHONE: 479-271-3130

WATER DEPARTMENT
CONTACT: PRESTON NEWBILL
PHONE: 479-271-3140

ELECTRIC
CONTACT: CHARLIE BARNES
PHONE: 479-271-3159

STORMWATER
CONTACT: JANET PAITH
PHONE: 479-271-5002

CITY ENGINEER
CONTACT: ELLEN NORVELL
PHONE: 479-271-5993

Wastewater Department
CONTACT: MIKE ROBERTS
1901 N.E. 'A' STREET
BENTONVILLE, AR 72712
479-271-3160

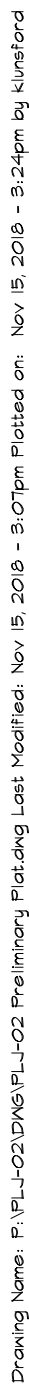
Planning Department
CONTACT: BRIAN BAHR
305 S.W. 'A' STREET
BENTONVILLE, AR 72712
479-271-3122

Fire Department
CONTACT: BRENT BOYDSTON-FIRE CHIEF
800 S.W. 'A' STREET
BENTONVILLE, AR 72712
479-271-5927

Department of Health
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: 501-661-2623

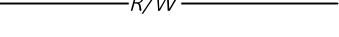
CITY ATLAS PAGE #446

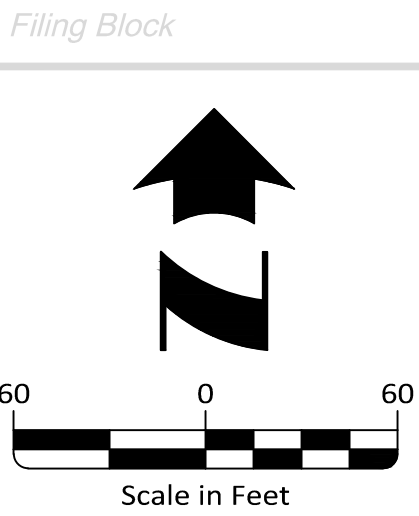
Mid-Cities Crossing
Subdivision



Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	31.49'	19.93'	20.11'	N 47° 28' 18" E	28.31'

LEGEND

	Boundary Line		Existing Monument
	Proposed Easement		Existing Rebar
	Adjacent		Existing Nail
	Boundary Line		Existing Water Meter
	Right-Of-Way Line		Existing Fire Hydrant
	Road Center Line		Existing Water Valve
	Easement Line		Existing Sewer Manhole
	Existing Concrete		Existing Gas Meter
	Existing Asphalt		Existing Fiber Optic Pedestal
	Existing Contours		Existing Television Pedestal
			Existing Telephone Pedestal
			Existing Electric Box
			Existing Transformer
			Existing Sign
			Existing Tree



Lot 23 and part of Lots 24 and 26, Mid-Cities Crossing Subdivision, Brentville, according to record plat, Plat Book 2017, page 231, filed March 21, 2017, Benton County, Arkansas, being more particularly described as follows:

BEGINNING at a one-half inch (1/2") rebar with PS #1507 cap marking the Northeast Corner of Lot 23; thence South 02°17'50" West a distance of 266.85 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 87°33'54" East a distance of 224.24 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 02°17'50" East a distance of 172.60 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 87°33'54" East a distance of 172.60 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 02°17'50" East a distance of 223.88 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 87°25'38" East a distance of 396.84 feet to the Point of Beginning.

Lot 25, and part of Lot 24, Midties Crossing Subdivision, Bentonville, according to record plat, Plat Book 2017, page 231, filed March 21, 2017, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a one-half inch (1/2") rebar with PS #1507 cap marking the Northeast Corner of Lot 23; thence South 02°17'50" West a distance of 266.85 feet to a one-half inch (1/2") rebar with PS #1507 cap and the POINT OF BEGINNING; thence South 02°17'50" West a distance of 319.29 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence 31.51 feet along the arc of a curve to the right, said curve having a radius of 20.00 feet and being subtended by a chord bearing and distance of South 47°26'06" West, 28.35 feet to an existing one-half inch (1/2") rebar with PS #1106 cap; thence North 87°25'38" West a distance of 204.15 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 02°17'50" East a distance of 338.85 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 87°33'54" East a distance of 224.24 feet to the Point of Beginning.

Part of Lot 24, Mid-Cities Crossing Subdivision, Bentonville, according to record plat, Plat Book 2017, page 231, filed March 21, 2017, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a one-half inch (1/2") rebar with PS #1507 cap marking the Northeast Corner of Lot 23; thence North 87°25'38" West a distance of 396.84 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 02°17'50" West a distance of 223.88 feet to a one-half inch (1/2") rebar with PS #1507 cap and the POINT OF BEGINNING; thence South 02°17'50" West a distance of 382.78 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 02°17'50" West a distance of 382.78 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 87°25'38" West a distance of 172.60 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 02°17'50" East a distance of 382.36 feet to the Point of Beginning.

PRELIMINARY PLAT

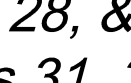
Mid -Cities Crossing Subdivision

Lots 27, 28, & 29

Creating Lots 31, 32, & 33

Bentonville, Benton County, Arkansas

Project #: PLJ-02	Drawn By KEL
City Project #: PP18-0011	Checked By KAS
Date: 11.19.18	Sheet 2 of 2



MORRISON

SHIPLEY

ENGINEERS ■ SURVEYORS

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

REZONING STAFF REPORT



Aurora Subdivision

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

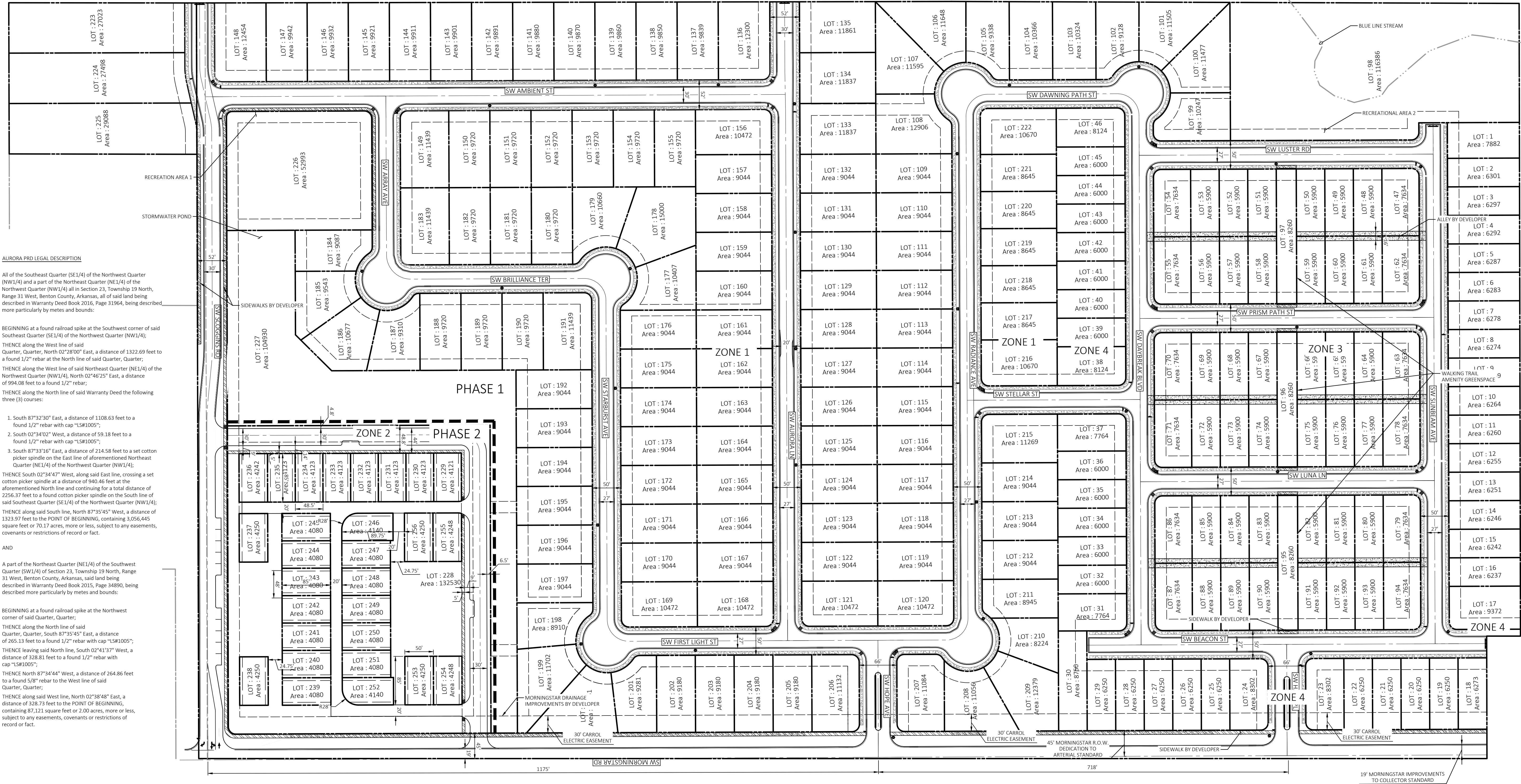
The proposed PRD will implement Smart Growth & Traditional Neighborhood Design strategies while providing a variety of housing types that promote high quality residential development and will also allow greater flexibility in design and use of the land while being compatible with the surrounding neighborhoods.

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

Location Map



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



AURORA PRD LEGAL DESCRIPTION

All of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) and a part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) all in Section 23, Township 19 North, Range 31 West, Benton County, Arkansas, all of said land being described in Warranty Deed Book 2016, Page 31964, being described more particularly by metes and bounds:

BEGINNING at a found railroad spike at the Southwest corner of said Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4);
THENCE along the West line of said Quarter, Quarter, North 02°28'00" East, a distance of 1322.69 feet to a found 1/2" rebar at the North line of said Quarter, Quarter;
THENCE along the West line of said Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), North 02°46'25" East, a distance of 994.08 feet to a found 1/2" rebar;
THENCE along the North line of said Warranty Deed the following three (3) courses:

- South 87°32'30" East, a distance of 1108.63 feet to a found 1/2" rebar with cap "LSR1005";
 - South 02°34'02" West, a distance of 59.18 feet to a found 1/2" rebar with cap "LSR1005";
 - South 87°33'16" East, a distance of 214.58 feet to a set cotton picker spindle on the East line of aforementioned Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4);
- THENCE South 02°34'47" West, along said East line, crossing a set cotton picker spindle at a distance of 940.46 feet at the aforementioned North line and continuing for a total distance of 2256.37 feet to a found cotton picker spindle on the South line of said Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4);
- THENCE along said South line, North 87°35'45" West, a distance of 1323.97 feet to the POINT OF BEGINNING, containing 3,056.445 square feet or 70.17 acres, more or less, subject to any easements, covenants or restrictions of record or fact.

AND

A part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 23, Township 19 North, Range 31 West, Benton County, Arkansas, said land being described in Warranty Deed Book 2015, Page 34890, being described more particularly by metes and bounds:

BEGINNING at a found railroad spike at the Northwest corner of said Quarter, Quarter;
THENCE along the North line of said Quarter, Quarter, South 87°35'45" East, a distance of 265.13 feet to a found 1/2" rebar with cap "LSR1005";
THENCE leaving said North line, South 02°41'37" West, a distance of 328.81 feet to a found 1/2" rebar with cap "LSR1005";
THENCE North 87°34'44" West, a distance of 264.86 feet to a found 5/8" rebar to the West line of said Quarter, Quarter;
THENCE along said West line, North 02°38'48" East, a distance of 328.73 feet to the POINT OF BEGINNING, containing 87,121 square feet or 2.00 acres, more or less, subject to any easements, covenants or restrictions of record or fact.

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-U-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.	2.45 ACRES			
	72.14 ACRES	248 LOTS		

GREENSPACE 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	10/1/18	NLB	NLB	PTT	PTT
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
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			

WAIVER REQUEST STAFF REPORT



Lone Projects, LLC

1108 NW D Street

PC Date: 12/4/2018

Reviewer: Tyler Overstreet, Planner

Project Number	WAV18-0008
Applicant / Current Owner	Lone Projects, LLC 2144 E Republic Road Suite B201 Springfield, MO 65804
Site Area	+/- 2.11 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Sidewalk Waiver Sub. Code. Sec. 1100.6

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

Property Description

This property is located at 1108 NW D Street. The property is located south of the intersection of NW D Street and Tiger Boulevard.

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 that they not be required to provide a 5-foot wide sidewalk adjacent to their new-construction home.

Analysis

The home is in close proximity to the existing trail network. There is an existing decorative fence in the front yard that would be put in jeopardy by the installation of the sidewalk.

However, the property owner directly to the south of this subject property constructed a sidewalk when their home was completed. In addition, sidewalk located across the street is only 4-feet in width.

This variance request is for approval for a sidewalk to not be installed at the Single Family Home. Our client's will be building a new construction home on the property but hope to maintain a lot of the existing trees and structures of the current home including the decorative fence that is located at the street. They are requesting a variance to allow them to leave the current masonry columns and fence that are currently installed at the property at the street. The existing fence with masonry columns is placed right in line with the adjoining sidewalk to the property to the right and has a drainage ditch in front at the street and does not allow room for the sidewalk to extend from the adjoining property to the right through our client's property. The adjoining property to the left is an older property that does not have a sidewalk. The street is a dead end street that sees very little traffic and there is a bike path directly across the street from the property. The front fence would be costly to remove or relocate and is a beautiful architectural detail for their home and allows their home to merge seamlessly with the appearances of the surrounding homes in Downtown Bentonville.





Bike path



Lots 1-2, Rainbow Farm Addition

3720 N Rainbow Farm Road

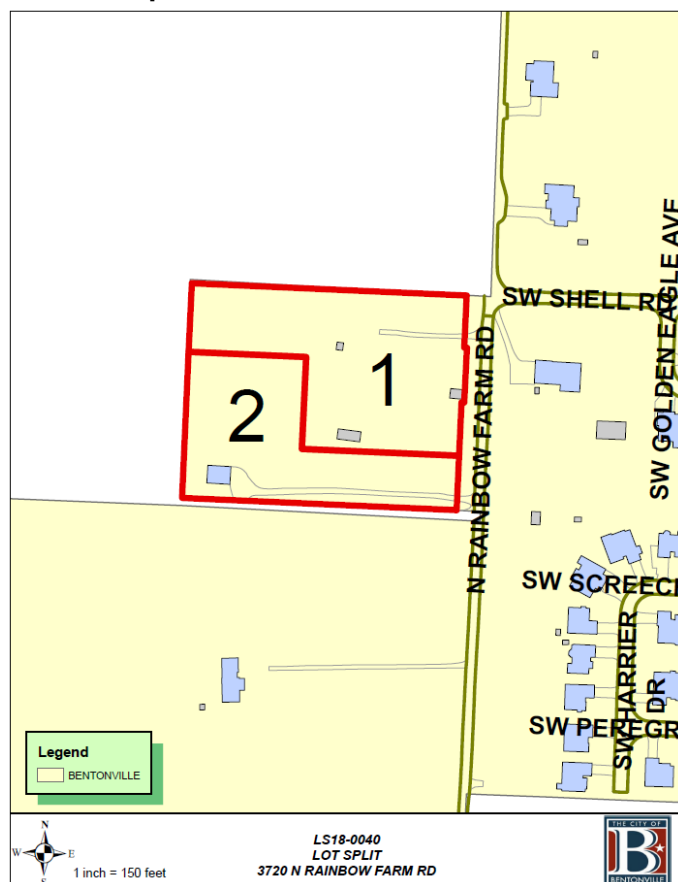
PC Date: 12/4/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LS18-0040
Applicant / Current Owner	Mark Smith 3807 SW Kestrel Drive Bentonville, AR 72712
Site Area	+/- 5 acres
Current Zoning	R-E, Residential Estate
Future Land Use Map Designation	Residential Estate

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

Location Map



Property Description

This property is located directly east of the intersection of SW Shell Road and N Rainbow Farm Road. This 5-acre property is currently zoned R-E, Residential Estate.

Project Details

A Lot Split of previously unplatted land, creating Lots 1 and 2 of Rainbow Farm Addition. N Rainbow Farm Road is currently depicted as an Arterial on the Master Street Plan. The applicant has dedicated 45-feet of right-of-way from Centerline where possible, and a reduced width of 42.5-feet to preserve an existing stone storage building. The plat dedicates a 15-foot utility easement along the northern, eastern, southern, and western property lines.

Projected Traffic Impact

The proposed lot split does not have the potential to impact traffic in the area. Considering the current zoning and size of the proposed lots, there should be little impact to traffic in the area.

Waivers

One Waiver Requested:

- A Waiver from Article 1100, Section 1100.5.B, Right-of-Way Dedication, of the Subdivision Code, which would require the applicant to dedicate 45-feet of right-of-way from centerline per the Master Street Plan. Instead, the applicant proposes to provide 45-feet where possible and a reduced width of 42.5-feet to preserve an existing structure.

Conclusion

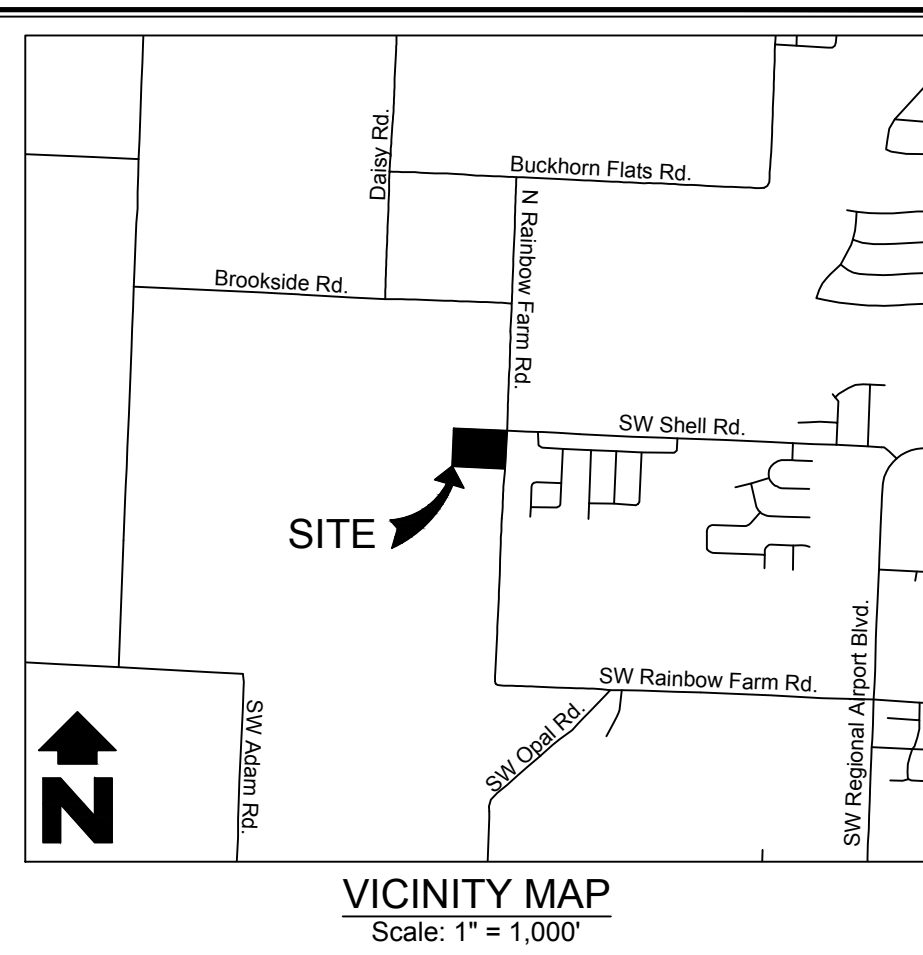
This lot split does not meet the minimum requirements of the subdivision regulations, due to the waiver request.

Standard Conditions of Approval

- Provide a digital copy of the plat.
- Address all technical review comments before requesting a building permit.
- The waiver request shall only be applicable for Lots 1-2 Rainbow Farm Addition, as depicted on the to-be-filed plat of record.

NOTES

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



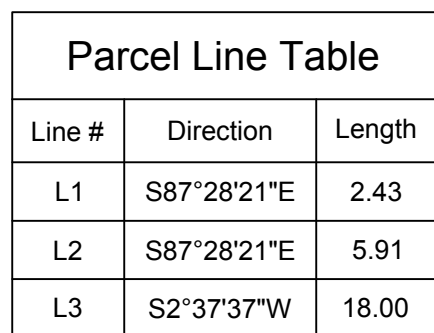
1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenant subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Instrument L201812781 at the courthouse in Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: NAD83, State Plane Coordinates, Arkansas North Zone referencing to with Bentonville City Control Monument Number 82.
6. Basis of Elevation: NAVD88, referencing to with Bentonville City Control Monument Number 82.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
9. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
10. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
11. Building setbacks for zone R-F (Residential Estate) are as follows:

17. Building setbacks for Zone R-1 (Residential Estate) are as follows:

Front	30 Feet
Side	30 Feet
Rear	30 Feet
18. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
19. Subsurface and environmental conditions were not examined nor considered a part of this survey.
20. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
21. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
22. 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. Work in right-of-way may require a separate permit.
23. All Fencing shall require a separate permit.
24. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
25. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
26. There may not be fences or any other structures built in any drainage easements.

A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST, BEGINNING AT THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST, THENCE SOUTH 02°37'37" WEST A DISTANCE OF 395.30 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE NORTH 87°25'06" WEST A DISTANCE OF 45.00 TO A SET 5/8" REBAR W/CAP (PLS1636); THENCE SOUTH 02°37'37" EAST A DISTANCE OF 198.63 FEET TO A SET 5/8" REBAR W/CAP (PLS1636); THENCE SOUTH 87°28'21" EAST A DISTANCE OF 2.43 FEET TO A SET 5/8" REBAR W/CAP (PLS1636); THENCE NORTH 04°36'21" WEST A DISTANCE OF 100.79 FEET TO A SET 5/8" REBAR W/CAP (PLS1636); THENCE SOUTH 87°28'21" EAST A DISTANCE OF 2.43 FEET TO A SET 5/8" REBAR W/CAP (PLS1636); THENCE NORTH 02°37'37" EAST A DISTANCE OF 95.90 FEET TO A SET 5/8" REBAR W/CAP (PLS1636); THENCE SOUTH 87°28'21" EAST A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.40 ACRES, MORE OR LESS.



Grant E. Nevill
Registered Land Surveyor
State of Arkansas
Registration No. 1636

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0235K. Revised date JUNE 05, 2012.

	FOUND PK NAIL		PROPERTY LINES
	FOUND COTTON PICKER SPINDLE		ADJOINING PROPERTY LINE
	MONUMENT SET (5/8" REBAR W/CAP)		EASEMENT LINE
	MONUMENT FOUND (AS NOTED)		RIGHT-OF-WAY LINE
	BENCH MARK		FENCE (BARB WIRE)
	UTILITY POLE		HOSE BIB
	WATER METER		ELECTRIC METER
	WATER VALVE		SEPTIC LID
	FIRE HYDRANT		TELEPHONE SIGN
	MAILBOX		LIGHT POLE
	TELEPHONE RISER		PROPANE TANK
	HVAC UNIT		GUY WIRE

- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- FENCE (BARB WIRE)
- HOSE BIB
- ELECTRIC METER
- SEPTIC LID
- TELEPHONE SIGN
- LIGHT POLE
- PROPANE TANK
- GUY WIRE

LS18-0040
State Filing Code:
500-19N-31W-0-10-340-04-1636

**LOT SPLIT CREATING RAINBOW
FARM ADDITION LOTS 1 & 2**

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

nevill.suvey@gmail.com
edagen@sbcglobal.net

SAND CREEK

Engineering and Land Surveying

SHEET: 1 OF 1



SAND CREEK

Engineering and Landscape Architecture, Inc.

October 12th, 2018

Sand Creek Project: 18053
City of Bentonville Project:

Jon Stanley, Planner
Community Development
305 SW A Street
Bentonville, AR 72712

SUBJECT: Waiver Request to narrow Right-of-Way dedication due to existing non-conformity.

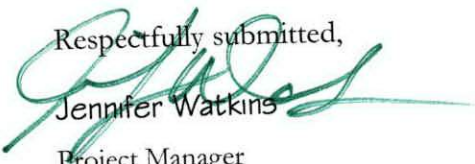
Mr. Stanley,

On behalf of the property owner, Mark Smith, I am requesting a waiver to Article 1100, Design Standards, Section 1100.5.B, Right-of-way Dedication, Requirement, of the subdivision code, to dedicate a lesser amount of Right-of-Way than required per the Master Street Plan Requirements along a portion of Rainbow Farm Rd. Rainbow Farm Road is currently a 16-18-foot-wide asphalt road with an existing 50-foot Right-of-Way. The Master Street Plan shows a future Arterial with a proposed 90-foot Right-of-Way.

The Owner wishes to split the existing five (5) acre tract into two lots; however, there are two existing buildings that fall within the required dedication area to meet the standards for an arterial classification. The owner wishes to maintain these buildings which have historical significance to him, and wishes to propose dedicating 40 feet in front of the buildings rather than the 45 feet being dedicated along the rest of the property line. All necessary utilities are existing, and with a 40-foot dedication, the City would still be able to accommodate a 60-foot-wide street and a 6-foot sidewalk per the typical cross section with a narrower greenspace width (4'+) in front of the buildings.

Please consider this a formal request to allow us to narrow the Right-of-Way dedication along Rainbow Farm Road in front of these existing nonconformities, with the remainder of the property meeting the Master Street Plan Requirements. If you have any questions or need any more information, do not hesitate to get in touch with me. Thank you.

Respectfully submitted,


Jennifer Watkins

Project Manager
Sand Creek Engineering &
Landscape Architecture
[Email-jwatkins@sandcreek.us](mailto:jwatkins@sandcreek.us)
Phone-479-464-9282

LARGE SCALE DEVELOPMENT STAFF REPORT



7th and A Townhomes

SE A Street and SE 7th Street

PC Date: 12/4/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0071
Applicant / Current Owner	Hurricane WA, LLC 390 W 5 th , Suite #1 Fayetteville, AR 72712
Site Area	+/- .18 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Townhouse Cluster

Property Description

This property is located at the southeast corner of SE A Street and SE 7th Street. The property is currently zoned DE, Downtown Edge.

Project Details

Project consists of the construction of a 4-unit townhouse cluster. The development provides three on-street parking spaces, and four one-car garages. The development provides 8-foot wide sidewalk along SE 7th Street and SE A Street. Street trees shall be provided along both of these frontages; in a planting bed along SE A Street and in tree grates on SE 7th Street. The exterior elevations depict modular brick as the primary material on the building.

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 the downtown street network should accommodate any increases in traffic caused by the development.

Waivers

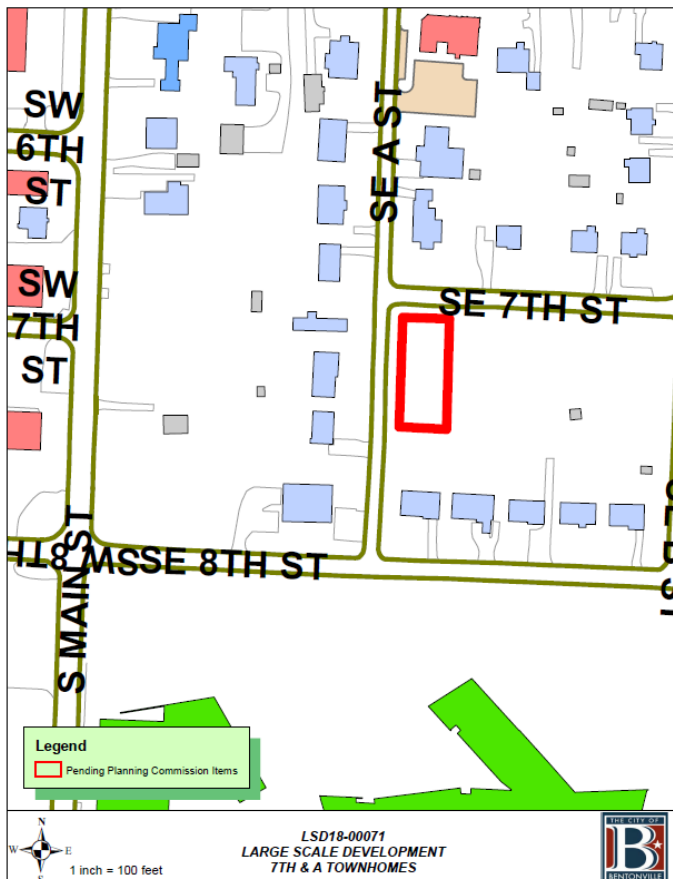
No waivers requested.

Conclusion

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

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

Location Map





BENTONVILLE, AR

Large Scale Development Plans

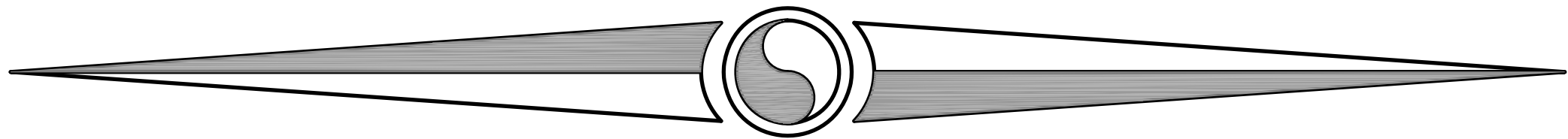
for

SE 7TH & A TOWNHOMES

701 SE A ST. UNITS 1, 2, 3, & 4
BENTONVILLE, ARKANSAS

INCLUDING

LSD & UTILITY, LANDSCAPE,
DRAINAGE PLAN.



FALL 2018

OWNER

HURRICAN WA, LLC
390 W. 5TH ST. STE. #1
FAYETTEVILLE, AR 72701

DEVELOPER

JACOBS GROUP
PO BOX 1285
BENTONVILLE, AR 72712

PREPARED BY:



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
2. ALL PROCEDURES, MATERIAL AND WORKMANSHIP SHALL CONFORM TO SPECIFICATIONS OF THE WATER DEPARTMENT.
3. T HERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FAYETTEVILLE WATER & SEWER SPECIFICATIONS.
5. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO INSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
6. RESTORATION AND CLEAN-UP SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
7. SEE DETAILS/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. BLASTING WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FIRE CHIEF.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.
10. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
17. 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.
18. 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.
19. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
20. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING. PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.



INDEX OF SHEETS

- COVER SHEET**
1 LSD & UTILITY PLAN
2 GRADING & EROSION CONTROL PLAN
3 LANDSCAPE PLAN
4 DETAILS 1
5 DETAILS 2
6 ELECTRIC DETAILS 1
7 ELECTRIC DETAILS 2
8 ELECTRIC DETAILS 3
9 ELECTRIC PLAN (T.B.D.)

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com



LEGEND

- ✕ CALCULATED POINT
- ⊙ FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- ⊙ POWER POLE
- △ CENTERLINE MARKER
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ STREET LIGHT

- EXISTING 8" SEWER LINE
- EX SS-8
- PROPOSED 8" SEWER LINE
- SS-8
- EXISTING WATERLINE
- EX WL-8
- PROPOSED 8" WATER LINE
- WL-8
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK

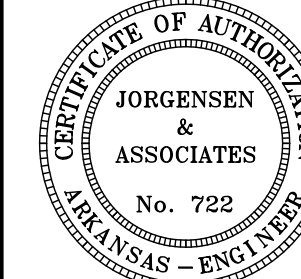
- UTILITY CROSSING
- UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
SE 7TH & A TOWNHOMES
PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 11.19.2018
DRAWN BY: ELN
PROJECT # 2016037
FILE PATH: Z:\LSD\2016037\ 7TH&A
SHEET SIZE: 22" x 34"
SCALE: N/A

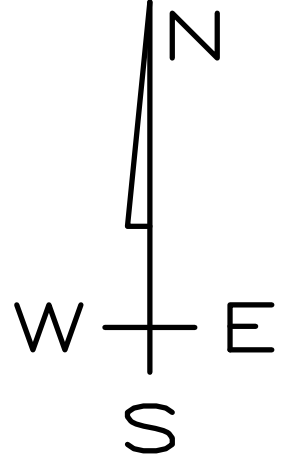
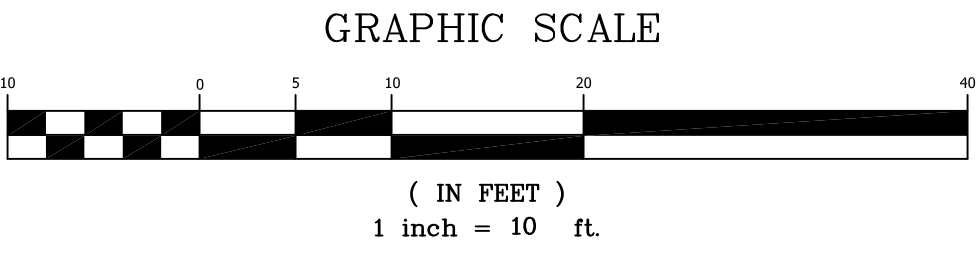
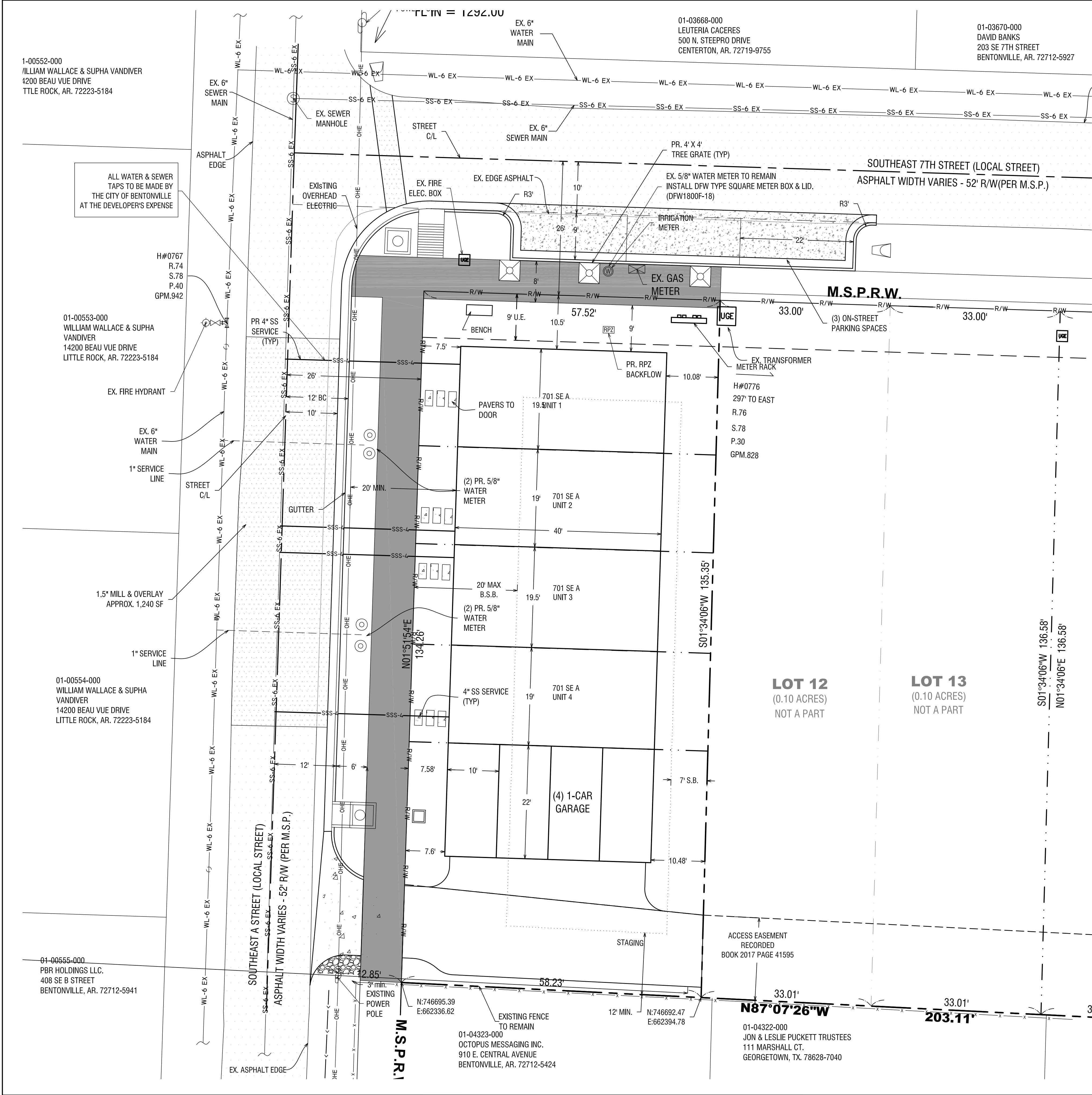


SHEET TITLE

COVER

SHEET NUMBER

C 0.0



BUILDING SETBACK TABLE DOWNTOWN EDGE ZONING	
FRONT NON-RESIDENTIAL	0' MAX
FRONT RESIDENTIAL	20' MAX
SIDE	7' MIN.
REAR ADJACENT TO NON-RESIDENTIAL ZONES	7' MIN.
REAR ADJACENT TO RESIDENTIAL ZONES	7' MIN.
REAR ADJACENT TO RESIDENTIAL ZONES	12' MIN.

LEGAL DESCRIPTION: (Lot 11)

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S67°07'29"E 12.85 feet to the POINT OF BEGINNING, thence N01°51'54"E 134.26 feet, thence S88°11'31"E 57.52 feet, thence S01°34'06"W 135.35 feet, thence N87°07'26"W 58.23 feet to the POINT OF BEGINNING; Containing 0.18 acres more or less subject to easements and right of way of record.

NOTES:

- 1) PARCEL NUMBER: 01-04324-000
- 2) ADDRESS - 202 SE 7TH STREET
- 3) CURRENT ZONING = D-E
- 4) BASIS OF ROTATION - ARKANSAS STATE PLANE
- 5) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012.
- 6) BENCHMARK = 1292.82
- 7) DETENTION SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.

ENGINEER:

JORGENSEN & ASSOCIATES
CONSULTING ENGINEERS, INC.
124 WEST SUNBRIDGE SUITE 5
FAYETTEVILLE, AR. 72703
(479) 442-9127

OWNER:
HURRICANE WA LLC
JACOBS GROUP
PO BOX 1285
BENTONVILLE, AR 72712

PARKING REQUIREMENTS:

DOWNTOWN EDGE (DE): 1 SPACE/ UNIT REQUIRED
4 UNITS = 4 SPACES REQUIRED

PROVIDED: GARAGE SPACES: 4
ON-STREET SPACES: 3
TOTAL: 7

ELECTRIC, WATER & SEWER UTILITY NOTES:

1. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. WATER METER WILL BE INSTALLED BY THE CITY OF BENTONVILLE WATER DEPARTMENT AT THE DEVELOPER'S EXPENSE.
6. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
7. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
8. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE CITY OF BENTONVILLE WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
9. RELOCATED FIRE HYDRANT MUST BE PLACED AS CLOSE TO THE EXISTING LOCATION AS POSSIBLE.
10. WATER SERVICE CHANGE FROM SINGLE TO DOUBLE BY CITY OF BENTONVILLE AT OWNER/DEVELOPER'S EXPENSE.
11. TRASH SERVICE TO BE PROVIDED WITH CARTS.
12. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING ELECTRIC FACILITIES.
13. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING AROUND POWER POLES WITHIN 5' BASED ON THE FOLLOWING CONDITIONS:
A) PLACEMENT OF ANY FILL GREATER THAN 1'
B) ANY EXCAVATION
14. PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
15. ALL MECHANICAL (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. TREE GRATES SHALL BE 3' X 3' PER CITY OF BENTONVILLE SPECIFICATIONS.
17. 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.
18. 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. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
20. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING. PRE-PAVE PRECON, TRACER WIRE TO BE INSPECTED BEFORE PAVING.
21. PROPOSED BENCH SHALL BE A MINIMUM OF 6 FEET IN LENGTH AND BE "VICTOR STANLEY 'CLASSIC' (MODEL #C-10)" OR APPROVED EQUAL.
22. RELOCATION OF ELECTRICAL FACILITIES WILL BE AT THE OWNER'S EXPENSE.
23. 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.
24. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
25. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THIS SITE/UTILITY PLAN.
26. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE.

JORGENSEN & ASSOCIATES

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Civil Engineering - Surveying Fax: 479.582.4807
Landscape Architecture Services www.jorgensenassoc.com

LEGEND	
✕	CALCULATED POINT
⊙	FOUND RAILROAD SPIKE
○	SET IRON PIN & CAP
○	POWER POLE
△	CENTERLINE MARKER
⊙	SEWER MANHOLE
⊙	FIRE HYDRANT
✕	STREET LIGHT
---	EXISTING 8" SEWER LINE
---	EX. SS-8
---	PROPOSED 8" SEWER LINE
---	SS-8
---	EXISTING WATERLINE
---	EX. WL-8
---	PROPOSED 8" WATER LINE
---	WL-8
---	CENTERLINE STREET
---	BUILDING SETBACK
---	UTILITY EASEMENT
---	NEW 5' SIDEWALK
---	UTILITY CROSSING
---	UTX
---	EXISTING CONTOUR
---	FINISHED CONTOUR

PROJECT TITLE:
SE 7TH & A
TOWNHOMES

PROJECT LOCATION:
BENTONVILLE, AR

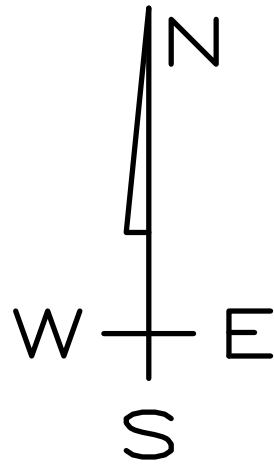
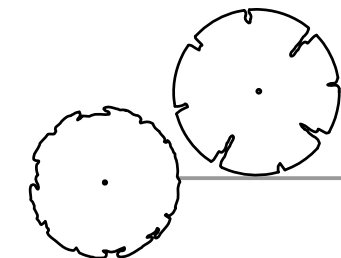
REVISIONS

DATE: 11.16.2018
DRAWN BY: ELN
PROJECT #: 2016037
FILE PATH: Z:\LSD\2016037\
7TH&A
SHEET SIZE: 22" x 34"
SCALE: 1" = 10'

CERTIFICATE OF AUTHORIZATION
&
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS - ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13637
JUSTIN L. JORGENSEN

SHEET TITLE
LSD & UTILITY PLAN
SHEET NUMBER
C 1.0



WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.



LSD 18-0071

F:\Scott's Files\Work\Projects\2017 PROJECTS\17030-SE 7th ROW HOMES-BENTONVILLE, AR\CAD\A4.0-Rendered Elevations.dwg Plotted on: Aug 11, 2017 - 1:11pm by Shillman



③ FRONT ELEVATION
SCALE: 3/8= 1'-0"



④ LEFT ELEVATION
SCALE: 3/8= 1'-0"



① FRONT ELEVATION
SCALE: 3/8= 1'-0"



② RIGHT ELEVATION
SCALE: 3/8= 1'-0"

THIS DOCUMENT IS
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CONSTRUCTION AND
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RS
RICK STUBER ARCHITECT
1042 E. OLD NORTH ROAD - SAND SPRING, AR 74003 938.245.1246 (p)

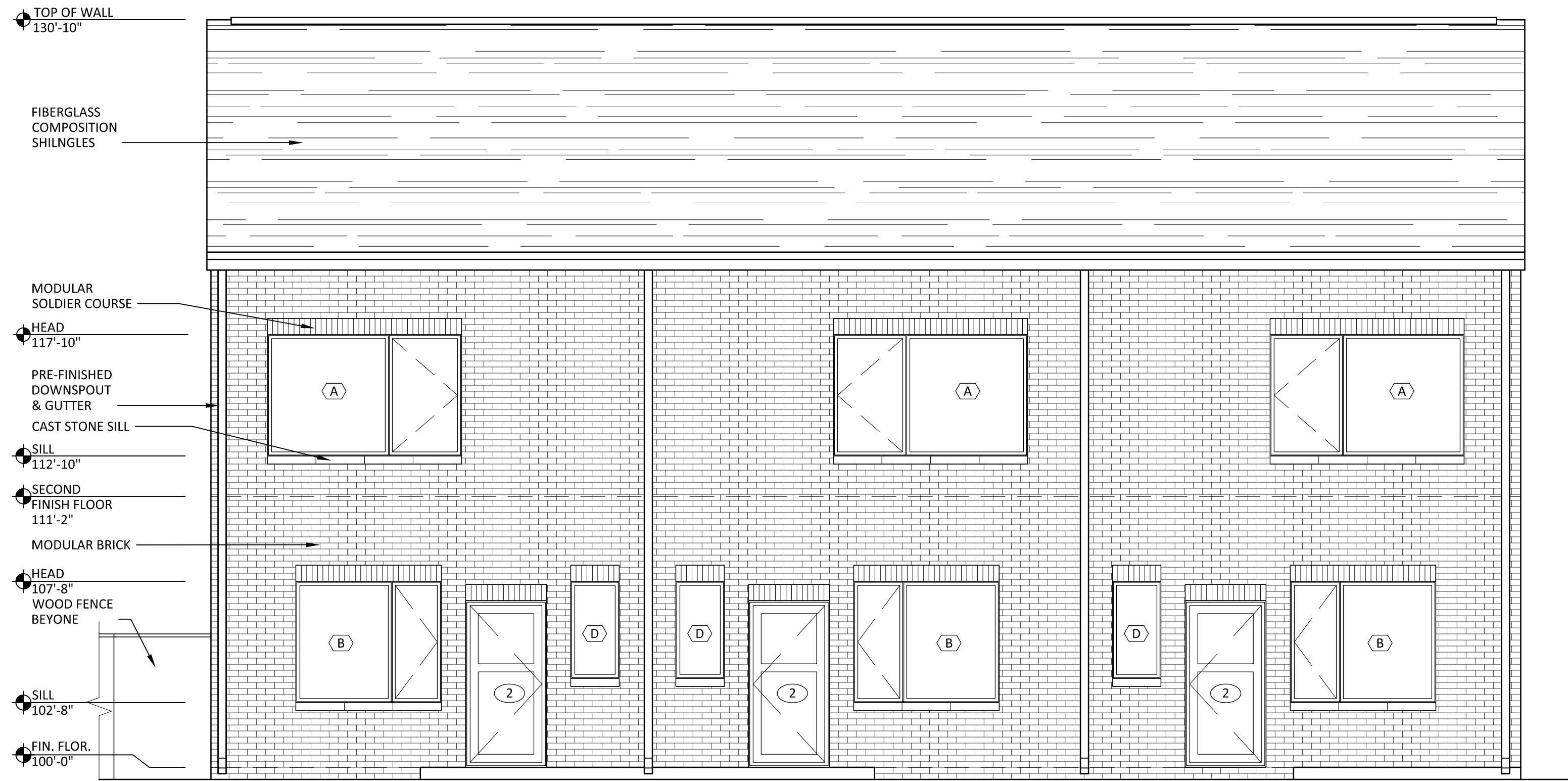
JACOBS GROUP
SOUTHEAST 7TH STREET & A STREET
ROW HOMES
BENTONVILLE, AR

Issued:	Date:
Revisions:	Date:
Drawn by:	SH, LQ
Checked by:	RS
Date:	8-14-17
Plan Number:	17030
Contents EXTERIOR ELEVATIONS	
Sheet Number	A4.0

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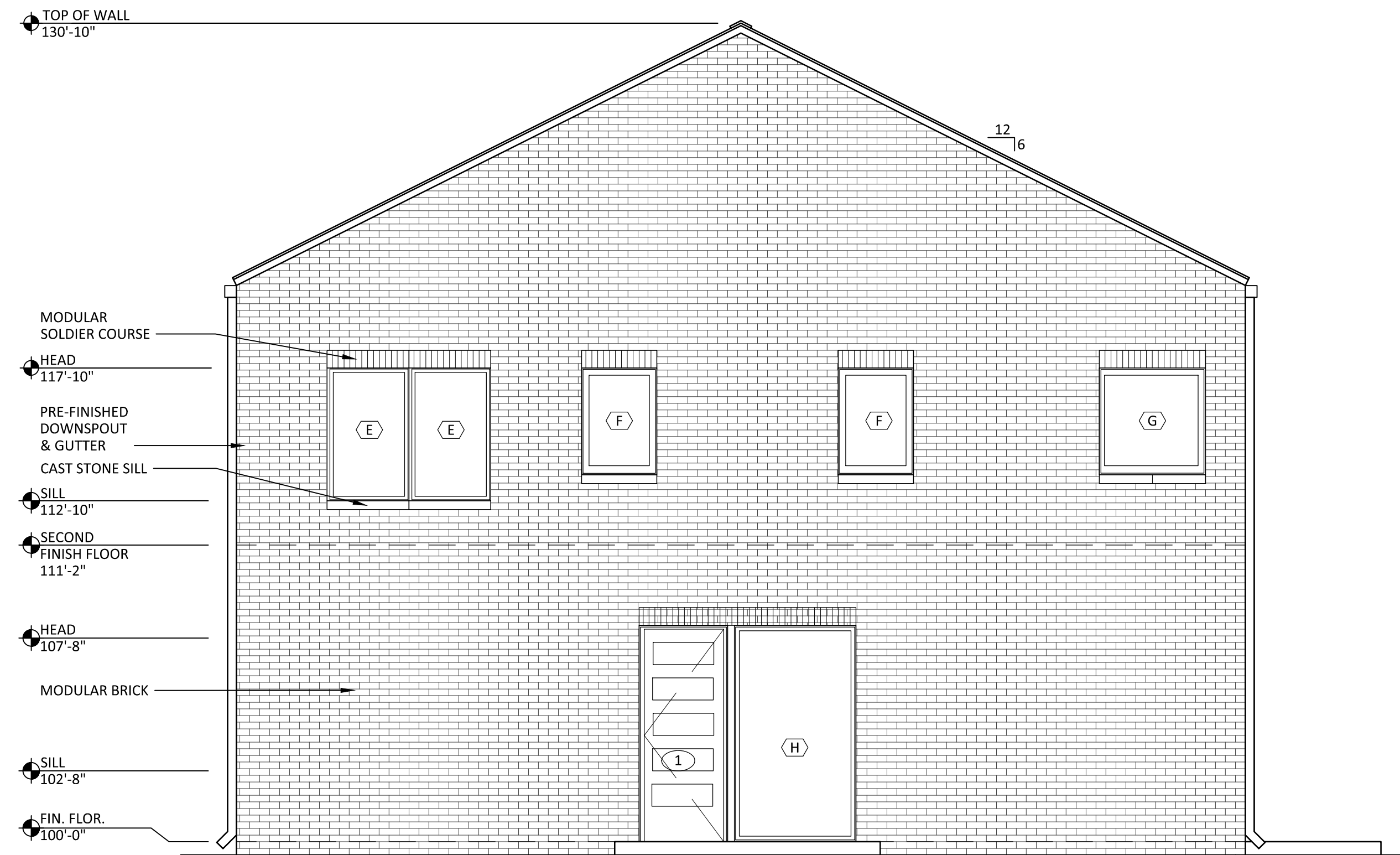
4 BUILDING #1
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 BUILDING #1
BACK ELEVATION
SCALE: 1/4" = 1'-0"



2 BUILDING #1
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 BUILDING #1
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

F:\Scott's files\Work\Projects\2017 PROJECTS\17030-SE 7th ROW HOMES-BENTONVILLE, AR\CAD\A4.0-Exterior Elevations.dwg Plotted on: Aug 14, 2017 - 12:58pm by Shillman



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SOUTHEAST 7TH STREET & A STREET
ROW HOMES
BENTONVILLE, AR

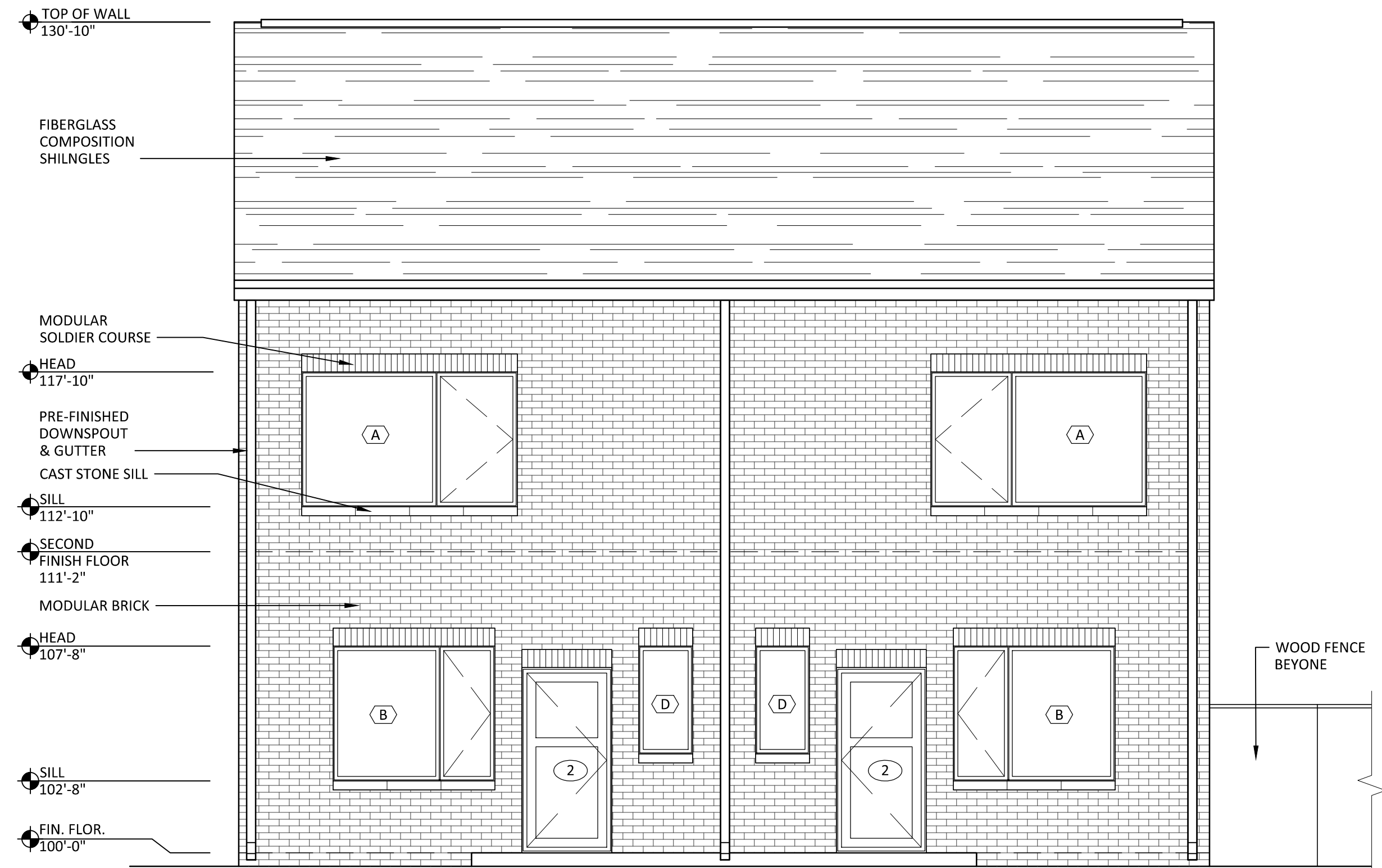
Issued:	Date:
Revisions:	Date:
Drawn by:	SH, LQ
Checked by:	RS
Date:	8-14-17
Plan Number:	17030
Contents	EXTERIOR ELEVATIONS BUILDING #1
Sheet Number	A4.0

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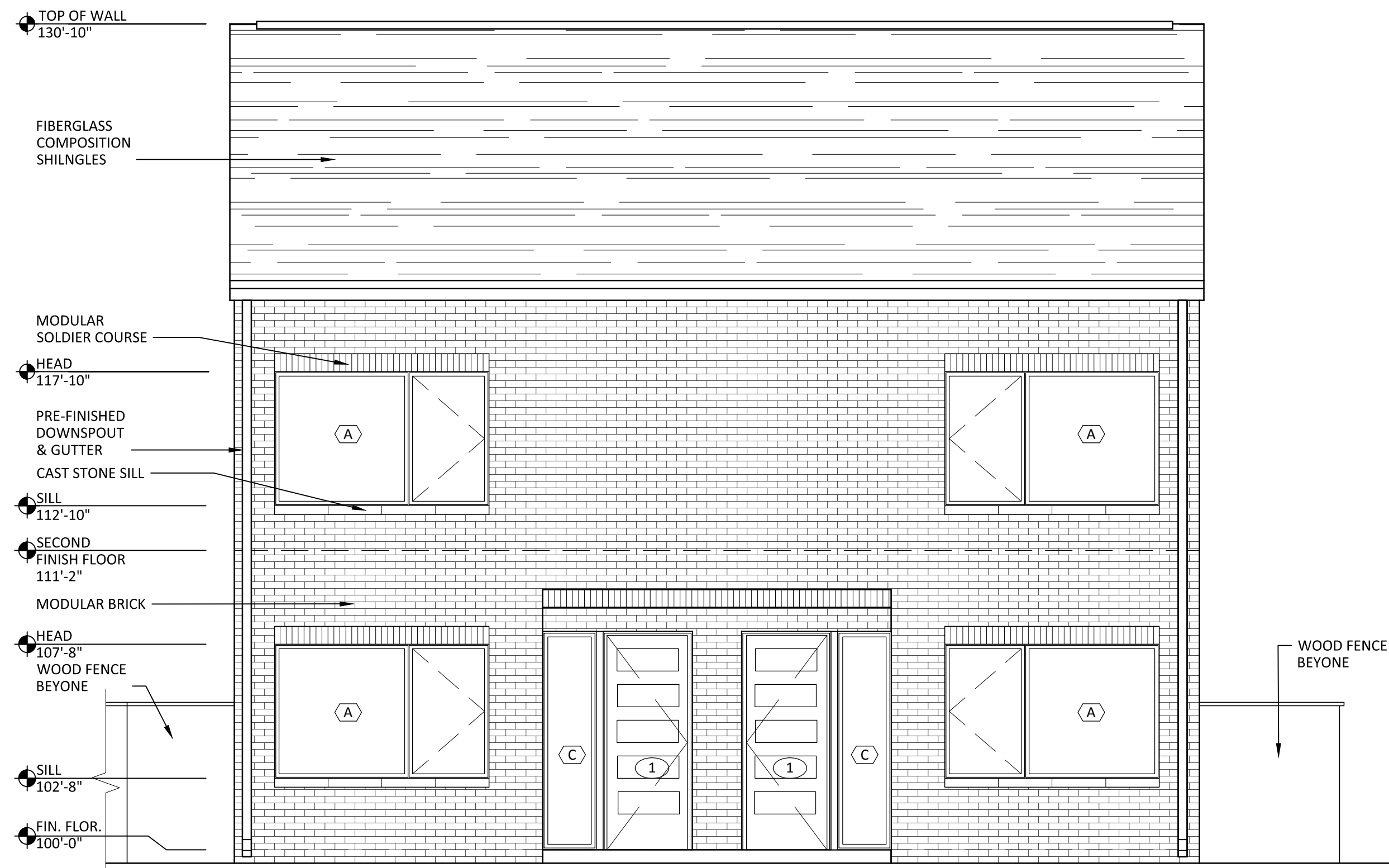
F:\Scott's Files\Work\Projects\2017 PROJECTS\17030-SE 7th ROW HOMES-BENTONVILLE, AR\CAD\A4.0-Exterior Elevations.dwg Plotted on: Aug. 14, 2017 - 12:58pm by Shillman



4 BUILDING #2
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 BUILDING #2
BACK ELEVATION
SCALE: 1/4" = 1'-0"



2 BUILDING #2
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 BUILDING #2
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

THIS DOCUMENT IS
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THE ARCHITECT.

RICK STUBER ARCHITECT
1842 E. OLD NORTH ROAD - SAND SPRING, AR 74883 936.245.1246 (P)

JACOBS GROUP
SOUTHEAST 7TH STREET & A STREET
ROW HOMES
BENTONVILLE, AR

Issued:	Date:
Revisions:	Date:
Drawn by:	SH, LQ
Checked by:	RS
Date:	8-14-17
Plan Number:	17030
Contents	EXTERIOR ELEVATIONS BUILDING #2
Sheet Number	A4.1

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LARGE SCALE DEVELOPMENT STAFF REPORT



Sam's Child Care Center

2400 SE S Street

PC Date: 12/4/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0072
Applicant / Current Owner	Sam's West, Inc. 2001 SE 10 th Street Bentonville, AR 72716
Site Area	+/- 10 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Commercial Child Care Facility

Property Description

This property is located on SE S Street, north of the previously approved Sam's Layout Center Project. The property is currently zoned C-2, General Commercial.

Project Details

Project consists of the construction of an approximately 19,000 square foot commercial childcare facility and a separate bike shelter. The development provides 70 parking spaces, 56 on-site with 14 off-site. The development includes an entry plaza and the previously mentioned bike shelter as site amenities. The bike shelter shall have direct access to the public trail network. The exterior elevations depict brick as the primary materials on the primary structure. The bike shelter, however, is entirely composed of metal.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area.

Waivers

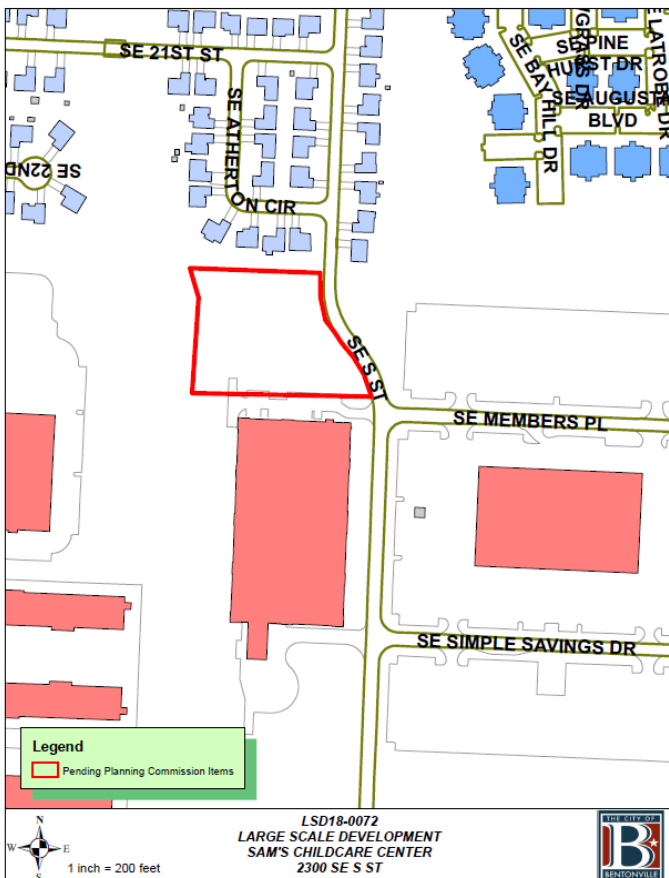
- Two waivers requested:
 - A waiver from Article 1100.13.E, Materials, of the Subdivision Code, for the bike shelter structure.
 - A waiver from Section 1100.7, Grading and Drainage, of the Subdivision Code, so the applicant does not have to detain on-site. Instead, the applicant proposes to flow their storm water to the adjacent creek.

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



LARGE SCALE DEVELOPMENT PLANS FOR: SAM'S CHILDCARE #8376-500 2300 SE S STREET BENTONVILLE, ARKANSAS ATLAS PAGE: 445

GENERAL NOTES:

- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

TOPOGRAPHY/BOUNDARY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY
BENTONVILLE, AR 72712
479-273-9472
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- WARRANTY/DISCLAIMER:**
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR:**
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- WETLANDS NOTE:**
ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- RESIDENT ENGINEERING SERVICES:**
WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT VIA ON-LINE BID QUESTION TOOL. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, COMMUNITY PANEL NUMBER 05007C0255K EFFECTIVE DATE JUNE 5, 2012.

WETLAND CERTIFICATION:

THIS PROPERTY DOES NOT REQUIRE A DEPARTMENT OF THE ARMY SECTION 404 PERMIT PER AN ON-SITE MEETING WITH THE U.S. ARMY CORPS OF ENGINEERS AND JURISDICTIONAL DETERMINATION FILE NO. SWL-2018-00075 DATED MAY 1, 2018.

ALERT TO CONTRACTOR:

- THE SITEMARK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.



Vicinity Map

Not to Scale

RESOURCE LIST:

CITY OF BENTONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

PLANNING
BRIAN BAHR
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
479-271-3122
BBAHR@BENTONVILLEAR.COM

JON STANLEY
SENIOR PLANNER
479-271-3122
JSTANLEY@BENTONVILLEAR.COM

ENGINEERING DEPARTMENT
TRAVIS MATLOCK, PE
CITY ENGINEER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
TSMATLOCK@BENTONVILLEAR.COM

JOHN EASTERLING
LANDSCAPE ARCHITECT
JEASTERLING@BENTONVILLEAR.COM
479-271-3135

CITY OF BENTONVILLE (CONTINUED)

STORMWATER
JANET PATTH
3200 SW MUNICIPAL DRIVE
479-271-5002
JPATTH@BENTONVILLEAR.COM

PUBLIC WORKS
MIKE BENDER
DIRECTOR
479-271-6720
MBENDER@BENTONVILLEAR.COM

STREET DEPARTMENT
DENNIS BIRGE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
DBIRGE@BENTONVILLEAR.COM

ELECTRIC DEPARTMENT
CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CBARNES@BENTONVILLEAR.COM

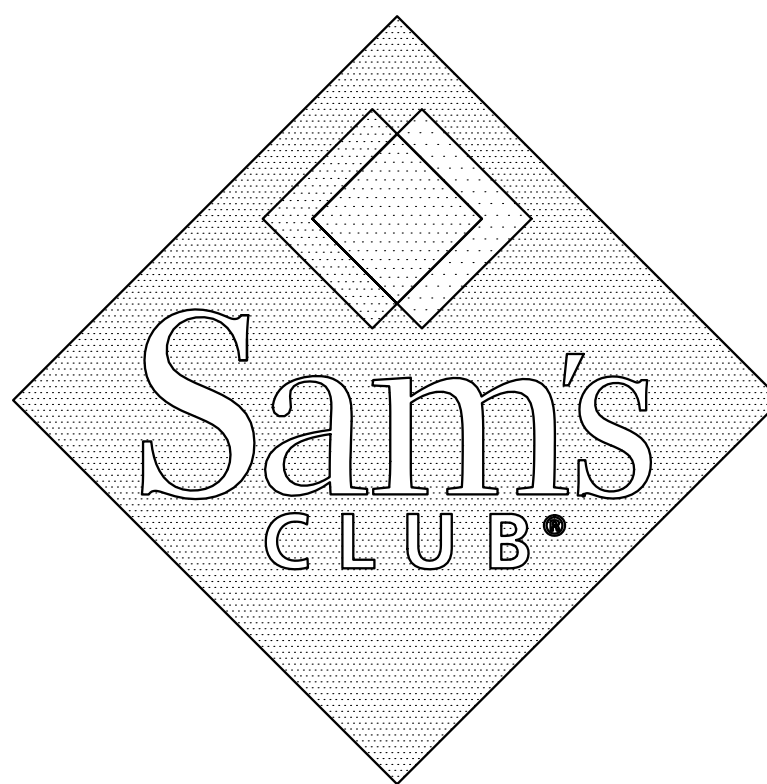
CITY OF BENTONVILLE (CONTINUED)

WATER DEPARTMENT
PRESTON NEWBILL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PNEWBILL@BENTONVILLEAR.COM

WASTEWATER DEPARTMENT
NANCY BUSEN
1901 N.E. A STREET
BENTONVILLE, AR 72712
NBUSEN@BENTONVILLEAR.COM

FIRE DEPARTMENT
BRENT BOYDSTON
FIRE CHIEF
800 S.W. A STREET
BENTONVILLE, AR 72712
BBOYDSTON@BENTONVILLEAR.COM

JAKE FEEMSTER
FIRE MARSHAL
800 S.W. A STREET
BENTONVILLE, AR 72712
JFEEMSTER@BENTONVILLEAR.COM



HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
4815 WEST MARKHAM STREET
LITTLE ROCK, AR 72205
501-661-2400

BENTON COUNTY HEALTH DEPARTMENT
1200 W WALNUT
ROGERS, AR 72712
479-986-1300

ENVIRONMENTAL / GEOTECHNICAL
MARCO V. VICENTE SILVESTRE, PE
MSILVESTRE@BUILDINGANDEARTH.COM
BUILDING AND EARTH GEOTECHNICAL, ENVIRONMENTAL
AND MATERIALS ENGINEERS
3165 PINE WOODS ROAD
SPRINGDALE, AR 72762
479-756-1555

CIVIL ENGINEER
JOHN TRAHAN, PROJECT MANAGER
JTRAHAN@CEIENG.COM
STEVE PAWLACZYK, PE, ENGINEER OF RECORD
SPAULACZYK@CEIENG.COM
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
479-273-9472

OWNER/DEVELOPER
SAMS WEST, INC.
2001 SE 10TH ST.
BENTONVILLE, AR 72716

COX COMMUNICATIONS
KIP SMITH
4901 S 48TH STREET
SPRINGDALE, AR 72762
479-717-3796
KIP.SMITH@COX.COM

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

BLACK HILLS ENERGY
JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
479-333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

PLAN INDEX:

C-0.0	COVER SHEET
C-0.1	OVERALL SITE PLAN
C-1.0	DEMOLITION PLAN
C-2.0	SITE PLAN
C-3.0	GRADING PLAN
C-4.0	UTILITY PLAN
C-5.0	LANDSCAPE PLAN
C-5.1	LANDSCAPE DETAILS
C-6.0	IRRIGATION PLAN (NOT INCLUDED)
C-6.1	IRRIGATION DETAILS (NOT INCLUDED)
C-7.0	DETAIL SHEET 1
C-7.1	DETAIL SHEET 2
C-7.2	DETAIL SHEET 3

ASSOCIATED PLANS:

SWPPP PLANS

SW-1.0	SWPPP NOTES
SW-2.0	SWPPP OVERALL SITE PLAN
SW-3.0	SWPPP LIMITS OF WORK & SEQUENCE
SW-4.0	PHASE I EROSION AND SEDIMENTATION CONTROL PLAN
SW-5.0	PHASE II EROSION AND SEDIMENTATION CONTROL PLAN
SW-6.0	SWPPP INFORMATION
SW-7.0	SWPPP DETAILS - SHEET 1
SW-7.1	SWPPP DETAILS - SHEET 2
SW-7.2	SWPPP DETAILS - SHEET 3
SW-7.3	SWPPP DETAILS - SHEET 4

LIGHTING PLAN

SL1	SITE LIGHTING PHOTOMETRIC
-----	---------------------------

BEUD ELECTRIC LAYOUT

E1	BEUD ELECTRIC LAYOUT (NOT INCLUDED)
1	BEUD ELECTRIC DETAIL SHEET 1
2	BEUD ELECTRIC DETAIL SHEET 2

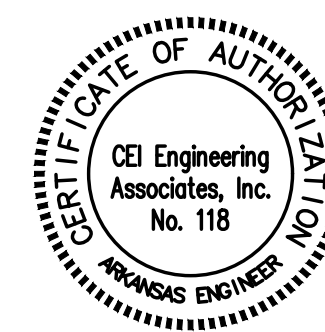
CITY OF BENTONVILLE DETAILS

1	WATER / SEWER DETAILS - SHEET 1 OF 2
2	WATER / SEWER DETAILS - SHEET 2 OF 2
3	WATER DETAILS - SHEET 1 OF 2
4	WATER DETAILS - SHEET 2 OF 3
5	SANITARY SEWER DETAILS - SHEET 1 OF 2



Engineering
Associates, Inc.

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



NOT FOR
CONSTRUCTION

Arkansas * California * Minnesota * Pennsylvania * Texas

CITY OF BENTONVILLE NO.: LSD18-0072

JOB NO.: 30606-0	DWG NAME: 30606-CS
DATE 11/16/18 4:31 PM REV-1	SHEET NO. C-0.0

JOB # 30606.0 DRAWING: 30606-SP.dwg LAST SAVED BY: MADAMS



- NOTES:**
1. SIGNAGE WILL NOT BE INCLUDED AS PART OF THIS PROJECT AT THIS TIME. ANY NEW SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 2. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF D) AND APPROVED BY THE PLANNING DEPARTMENT.
 3. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
 4. TRASH ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING (REFERENCE ARCHITECTURAL PLANS FOR DETAILS).



Vicinity Map

Not to Scale

LEGEND

- Boundary Line
- Adjoining Boundary Line
- Easement Line
- Right-of-Way Line
- Flood Zone Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Underground Telephone Line
- Water Line
- Fence (Chainlink)
- Fence (Wood)

SITE DATA

CURRENT ZONING: C-2 CURRENT USE: COMMERCIAL

BUILDING SETBACKS: 50' FRONT YARD (WITH PARKING)
20' FRONT YARD (W/O PARKING)
7' SIDE (ADJACENT TO NON-RESIDENTIAL)
30' SIDE (ADJACENT TO RESIDENTIAL)
20' REAR (ADJACENT TO NON-RESIDENTIAL)
30' REAR (ADJACENT TO RESIDENTIAL)

BUILDING HEIGHT: 60' (MAXIMUM BY CODE FOR C-2)

BUILDING COVERAGE: 60% (MAXIMUM BY CODE FOR C-2)

LEGAL DESCRIPTION:

LOT 32, BENTONVILLE INDUSTRIAL PARK SOUTH, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, PLAT BK. 2011, PG. 311

EXISTING SITE ANALYSIS TABLE

WAREHOUSE	140,000 S.F.
ASSOCIATE PARKING	37 SPACES
ACCESSIBLE	2 SPACES
TOTAL PARKING	39 SPACES

NUMBER OF PARKING SPACES REQUIRED:
5 SPACES PLUS 1 SPACE PER 2,000 SQ. FT. OF NET FLOOR AREA
UP TO 50,000 SQ. FT.; THEN, IN ADDITION TO THE ABOVE
REQUIREMENT, 1 SPACE PER 10,000 SQ. FT. ABOVE 50,000 SQ.
FT. OR PORTION THEREOF (FOR 39 SPACES).

PROPOSED SITE ANALYSIS TABLE

CHILDCARE (NET FLOOR AREA)	11,483 S.F.
STANDARD PARKING	38 SPACES
ASSOCIATE PARKING	30 SPACES
ACCESSIBLE	2 SPACES
TOTAL PARKING	70 SPACES

NUMBER OF PARKING SPACES REQUIRED:
1 SPACE PER 500 SQ. FT. OF NET FLOOR AREA AND ONE (1)
SPACE PER EMPLOYEE. LOADING AND UNLOADING SPACES
SHALL BE REQUIRED AT A RATE OF ONE (1) FOR EACH TEN
(10) CHILDREN ACCOMMODATED.

11,483 SF = 23 SPACES
30 EMPLOYEES = 30 SPACES
172 CHILDREN = 17 SPACES
TOTAL REQUIRED = 70 SPACES

ON-SITE PARKING
LAYOUT CENTER = 39 SPACES
CHILDCARE = 56 SPACES
TOTAL = 95 SPACES

OFF-SITE PARKING
CHILDCARE = 14 SPACES (EAST SIDE OF S STREET)

GRAND TOTAL = 109 SPACES

LIMITS OF PARKING FOR CHILDCARE

LIMITS OF PARKING FOR LAYOUT CENTER

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.



CITY OF BENTONVILLE NO.: LSD18-0072

REVISIONS		
NO.	DATE	DESCRIPTION

Engineering Associates, Inc.

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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

CEI

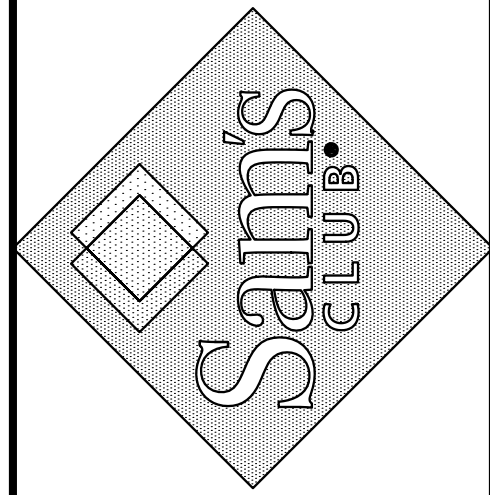
3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712

(479) 273-9472
FAX (479) 273-0844

SAM'S CHILDCARE #8376-500

OVERALL SITE PLAN

2300 SE S STREET
BENTONVILLE, ARKANSAS

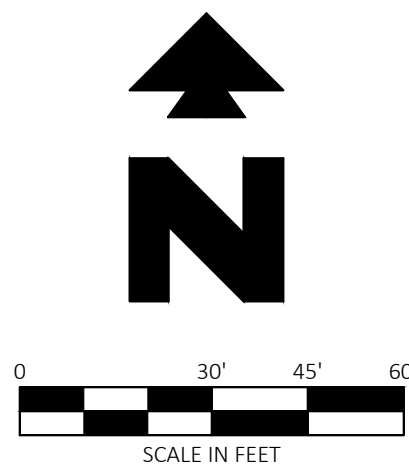
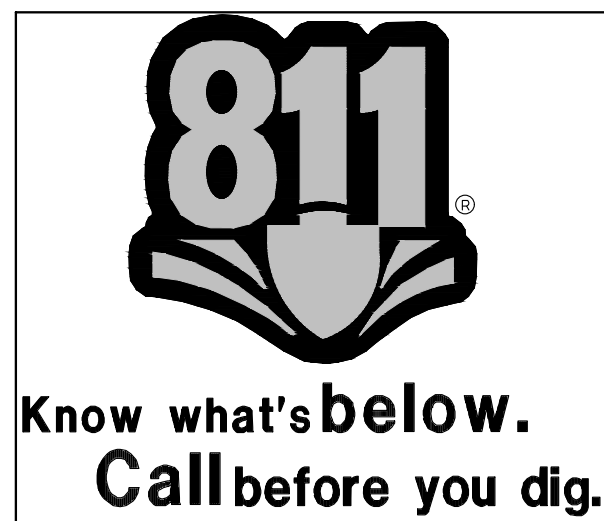


INITIAL DESIGN	11/16/18
DATE	
NAH	JT
MDA	MDA
DPOR	PM
DES	DRW



JOB NO.: 30606.0 DWG NAME: 30606-SP	SHEET NO. C-0.1
DATE 11/16/18 4:30 PM REV-1	

JOB # 30606.0 DRAWING: 30606-SP.dwg LAST SAVED BY: MADAMS



LEGEND	
	Boundary Line
	Adjoining Boundary Line
	Easement Line
	Right-of-Way Line
	Flood Zone Line
	Sanitary Sewer Line
	Storm Drainage Pipe
	Underground Telephone Line
	Water Line
	Fence (Chainlink)
	Fence (Wood)
ALERT TO CONTRACTOR: ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.	

SITE DATA	
CURRENT ZONING: C-2	CURRENT USE: COMMERCIAL
BUILDING SETBACKS:	50' FRONT YARD (WITH PARKING) 20' FRONT YARD (W/O PARKING) 7' SIDE (ADJACENT TO NON-RESIDENTIAL) 30' SIDE (ADJACENT TO RESIDENTIAL) 20' REAR (ADJACENT TO NON-RESIDENTIAL) 30' REAR (ADJACENT TO RESIDENTIAL)
BUILDING HEIGHT: 60' (MAXIMUM BY CODE FOR C-2)	
BUILDING COVERAGE: 60% (MAXIMUM BY CODE FOR C-2)	

LEGAL DESCRIPTION:
LOT 32, BENTONVILLE INDUSTRIAL PARK SOUTH, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, PLAT BK. 2011, PG. 311

EXISTING SITE ANALYSIS TABLE	
WAREHOUSE	140,000 S.F.
ASSOCIATE PARKING	37 SPACES
ACCESSIBLE	2 SPACES
TOTAL PARKING	39 SPACES
NUMBER OF PARKING SPACES REQUIRED: 5 SPACES PLUS 1 SPACE PER 2,000 SQ. FT. OF NET FLOOR AREA UP TO 50,000 SQ. FT.; THEN, IN ADDITION TO THE ABOVE REQUIREMENT, 1 SPACE PER 10,000 SQ. FT. ABOVE 50,000 SQ. FT. OR PORTION THEREOF (OR 39 SPACES).	

PROPOSED SITE ANALYSIS TABLE	
CHILDCARE (NET FLOOR AREA)	11,483 S.F.
STANDARD PARKING	38 SPACES
ASSOCIATE PARKING	30 SPACES
ACCESSIBLE	2 SPACES
TOTAL PARKING	70 SPACES
NUMBER OF PARKING SPACES REQUIRED: 1 SPACE PER 500 SQ. FT. OF NET FLOOR AREA AND ONE (1) SPACE PER EMPLOYEE. LOADING AND UNLOADING SPACES SHALL BE REQUIRED AT A RATE OF ONE (1) FOR EACH TEN (10) CHILDREN ACCOMMODATED.	

11,483 SF = 23 SPACES
30 EMPLOYEES = 30 SPACES
172 CHILDREN = 17 SPACES
TOTAL REQUIRED = 70 SPACES
ON-SITE PARKING
LAYOUT CENTER = 39 SPACES
CHILDCARE = 56 SPACES
TOTAL = 95 SPACES
OFF-SITE PARKING
CHILDCARE = 14 SPACES (EAST SIDE OF S STREET)
GRAND TOTAL = 109 SPACES

- GENERAL SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF BENTONVILLE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL CURBED RADII ARE TO BE 2 FEET OR 10 FEET UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5 FEET.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
 - ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

CITY OF BENTONVILLE NO.: LSD18-0072

PROPOSED LEGEND

- CONCRETE CURB AND GUTTER.
 - FLARED END SECTION
 - BUILDING CONTROL POINT
 - PROPOSED PARKING SPACES SYS/L4"
- #### STRIPE LEGEND
- SYS/L4" SINGLE YELLOW SOLID LINE, 4" WIDE

PAVING LEGEND

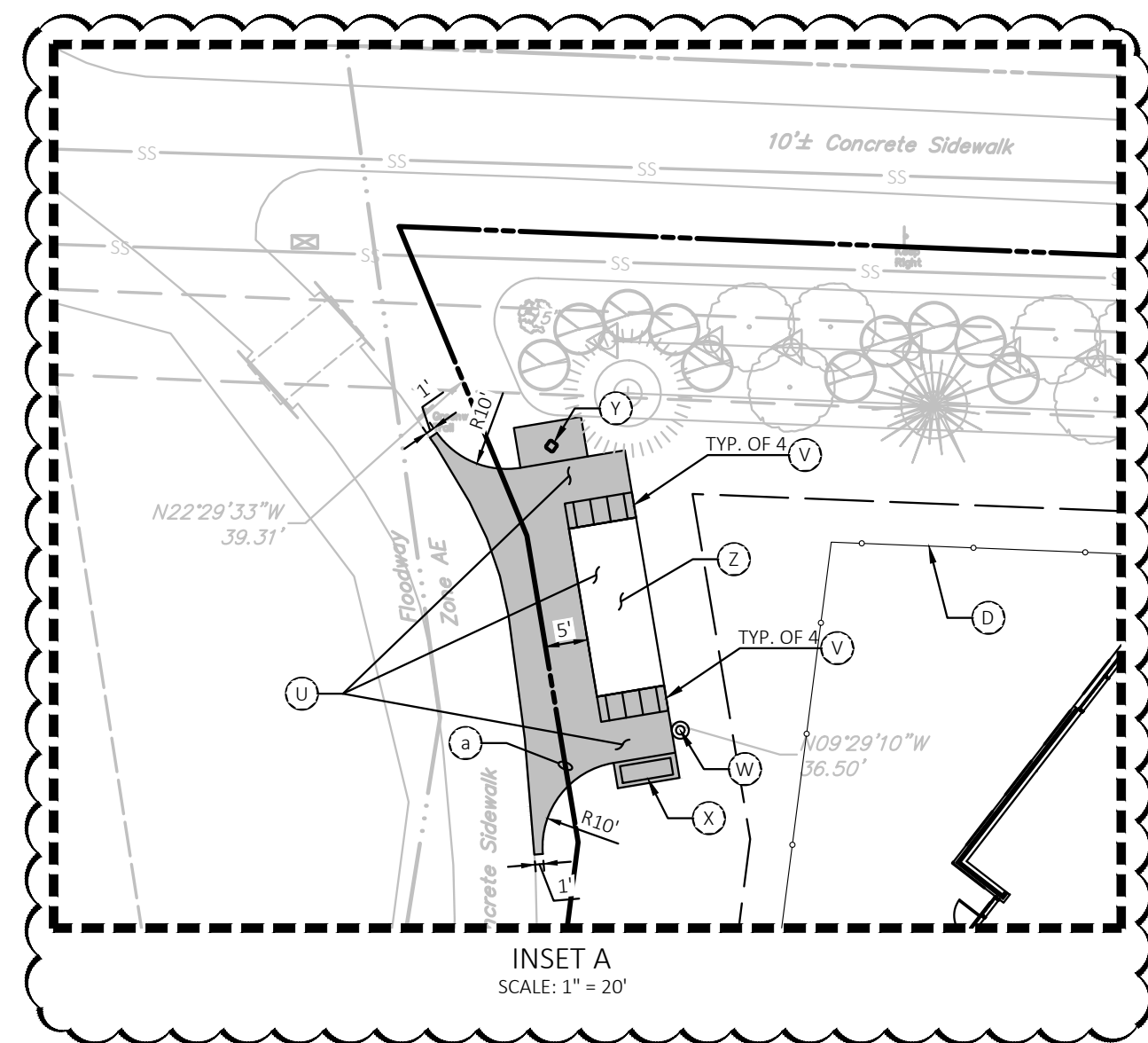
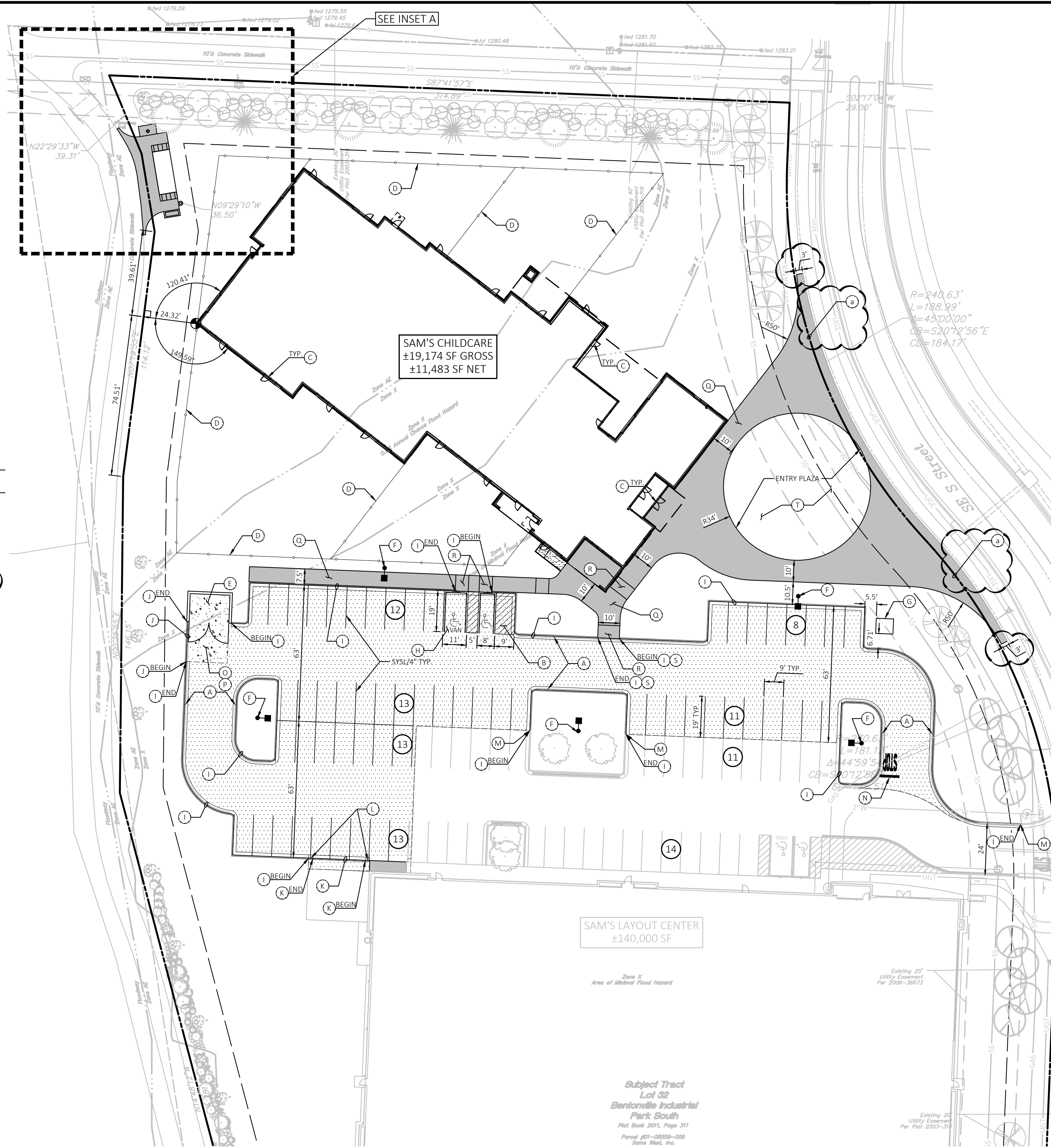
- LIMITS OF STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL SHEET.
- LIMITS OF HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL SHEET.
- LIMITS OF CONCRETE SIDEWALKS. SEE DETAIL SHEET.
- LIMITS OF PATTERNED CONCRETE SIDEWALKS. SEE DETAIL SHEET.
- LIMITS OF ARCHITECTURAL CONCRETE. REFERENCE ARCHITECTURAL PLANS.

SITE LEGEND

- A 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
- B STRIPED AREA PAINTED AT SYS/L4" AT 45' @ 2'-0" O.C.
- C EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- D FENCING (3' MIN. HEIGHT, 6' MAX. HEIGHT). REFERENCE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
- E DUMPSTER ENCLOSURE - MINIMUM INSIDE DIMENSIONS SHALL BE 9' DEEP BY 11' WIDE. MATERIAL TO MATCH BUILDING (REFERENCE ARCHITECTURAL PLANS FOR DETAILS).
- F LIGHT POLE BASE. SEE DETAIL SHEET.
- G CONCRETE TRANSFORMER PAD. INSTALL PER BEUD DETAILS AND SPECIFICATIONS.
- H ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
- I TYPE A CONCRETE CURB AND GUTTER. SEE DETAIL SHEET.
- J TYPE B CONCRETE INTEGRAL CURB AND GUTTER. SEE DETAIL SHEET.
- K TYPE G CURB (MOUNTABLE). SEE DETAIL SHEET.
- L TAPER CURB FROM 6" TO 2" OVER 2'.
- M TAPER CURB TO MATCH EXISTING CURB.
- N STOP BAR. SEE DETAIL SHEET.
- O CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
- P ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- Q CONCRETE SIDEWALK (SEE WIDTH THIS SHEET). SEE DETAIL SHEET.
- R ACCESSIBLE RAMP. SEE DETAIL SHEET.
- S TAPER CURB FROM 6" TO 0" OVER 2'.
- T SITE AMENITY - ENTRY PLAZA.
- U SITE AMENITY - CONEX AND TRAIL IMPROVEMENTS.
- V BIKE RACK (DERO SWERVE, BLACK) (OR APPROVED EQUIVA).
- W DRINKING FOUNTAIN (MOST DEFENDABLE FOUNTAINS, INC ITEM NUMBER "10135 SMFR" COLOR: BLACK).
- X VICTOR STANLEY 6' LONG CLASSIC SERIES BENCH MODEL C-10 BLACK (INSTALL PER MANUFACTURERS SPECIFICATIONS)
- Y BIKE REPAIR STATION.
- Z CONEX SHELTER. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
- a CONTRACTOR TO INSTALL EXPANSION JOINT MATERIAL IN SIDEWALK ALONG THE ENTIRE LENGTH OF THE PROPERTY / ROW LINE.

NOTES

- SIGNAGE WILL NOT BE INCLUDED AS PART OF THIS PROJECT AT THIS TIME. ANY NEW SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- TRASH ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING (REFERENCE ARCHITECTURAL PLANS FOR DETAILS).
- BENTONVILLE ELECTRIC UTILITY DEPARTMENT (BEUD) DESIGN LAYOUT DRAWINGS TAKES PRECEDENCE OVER ANY ELECTRIC 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.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.



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SAM'S CHILDCARE #8376-500

SITE PLAN

2300 SE S STREET
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15008
STEPHEN PAWLAK
11/16/2018

JOB NO.: 30606.0
DWG NAME: 30606-SP

DATE
11/16/18
4:30 PM
REV-1

SHEET NO.
C-2.0

NOT FOR CONSTRUCTION

[illegible]

REVISION	DESCRIPTION	DATE
PROFESSIONAL SEALS		
INTERIM REVIEW THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.		

ARCHITECTURAL - EXTERIOR
ELEVATIONS

DRAWN BY	CHECKED BY
Author	Checker
PROJECT NUMBER	PROJECT ABBREVIATION
418071	SC-CCC
ORIGINAL ISSUE	DATE
CONCEPT PRICING SET	25 OCT 2018

A-201
SHEET NUMBER



Sam's Club Child Care Center
View from Entrance

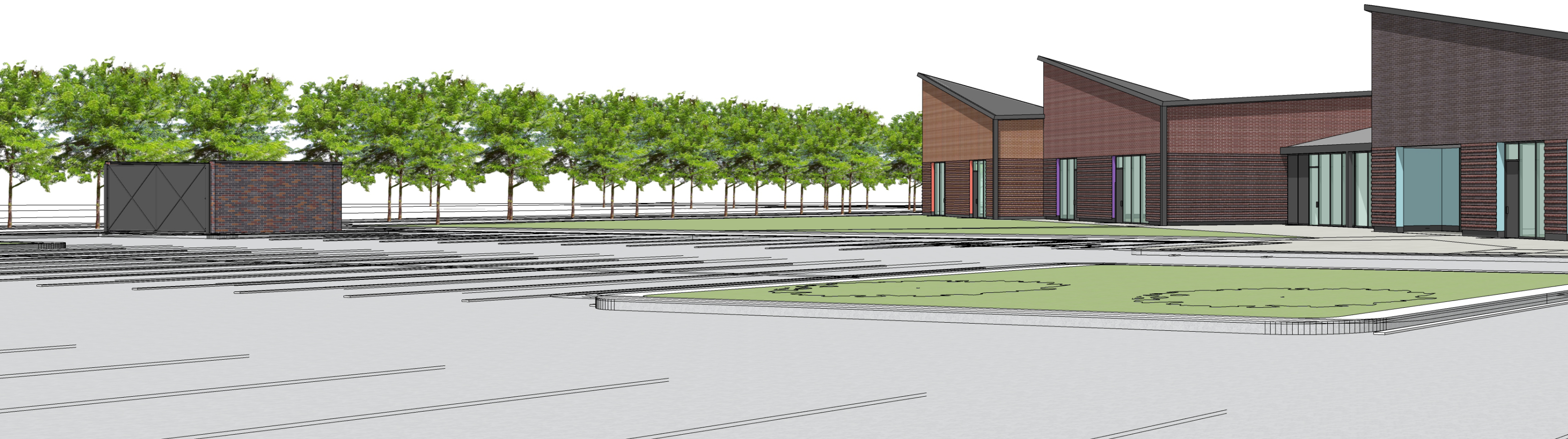




Sam's Club Child Care Center
View from Street









CONEX SHELTER RENDERING



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www.ceieng.com

October 24, 2018

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, AR 72712

RE: LSD – Sam's Child Care Center – Conex Shelter Exterior Material Waiver Request
2400 SE S Street
Project #LSD18-0072

To the City of Bentonville Planning Commission:

This is a formal waiver request of the Bentonville Code Article 1100.13E, exterior façade material.

Article 1100 Design Standards:

- Section 1100.13E Design Standards for Large Scale Developments

The said code requires the primary exterior material to consist of brick, texture concrete block or natural stone. The remaining exterior material shall be considered building trim.

Exterior Façade Materials for Conex Shelter

As part of the site amenities, Sam's is proposing to make trail improvements at the northwest corner of the site along the Razorback Greenway Trail System. These proposed improvements include a Conex Box Shelter along with a bike repair station, bike racks, a drinking fountain, and a bench. The Conex Box Shelter is proposed to have painted metal exterior, which does not meet the City of Bentonville Design Standards.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me via phone at (479) 273-9472 or email at jyoull@ceieng.com.

Respectfully submitted,
CEI Engineering Associates, Inc.

John Youll
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA



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305 SW "A" Street
Bentonville, AR 72712

RE: LSD – Sam's Child Care Center – Detention Pond Waiver Request
2400 SE S Street
Project #LSD18-0072

To the City of Bentonville Planning Commission:

This is a formal waiver request of the Bentonville Stormwater Management Ordinance 2008-87, requirement of a detention pond.

Ordinance 2008-87 Stormwater Management and Drainage Manual:

➤ Section 5.3 Design Criteria

The said codes requires stormwater detention ponds to be designed to limit the peak stormwater discharge rate of the 2, 10, 25, 50, and 100 year storm frequencies after development to predevelopment rates.

No Detention Pond

The owner/developer is requesting a waiver to not provide detention of stormwater discharges from the proposed site.

The size of the Osage Tributary 1 watershed upstream of the site is 0.97 square miles (621 acres). Since the site area draining to Osage Tributary 1 is only 6.46 acres, which is only 1% of the entire watershed size upstream of the site where the site outfalls to the creek, the proposed site will minimally increase the peak discharges from the watershed downstream of the site. Furthermore, the amount of time for the watershed peak discharge to reach the site is considerably longer than the site time of concentration. By detaining the onsite stormwater, it would more likely increase the peak discharge in Osage Tributary 1 by delaying the peak of the onsite stormwater discharge as opposed to not providing detention. Based on this reasoning, the owner/developer is requesting to not provide stormwater detention for this development.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me via phone at (479) 273-9472 or email at jyoull@ceieng.com.

Respectfully submitted,
CEI Engineering Associates, Inc.


John Youll
Project Manager

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