



**Planning Commission
Agenda
December 18th, 2018**

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

- | | |
|--|---------------------------------|
| 1. Lot 1, Block K, Orchard Addition
609 SE D Street (LS18-0042) | Lot Split |
| 2. Lots 4 & 5, Gateway Park Addition
3000 SW Regional Airport Boulevard (LS18-0043) | Lot Split |
| 3. Lots 1 & 2, SW 28th Street Church Addition
2801 SW Featherston Road (PLA18-0042) | Lot Split |
| 4. Lot 34, Block 8, Bland Valley Estates
1903 Lawrence Street (PLA18-0038) | Property Line Adjustment |
| 5. Lots 33-37 McAndrew and Jackson Addition
610 Bella Vista Road (FP18-0007) | Final Plat |
| 6. Cornerstone Ridge Subdivision Phase 7
Rainbow Farm Road (FP18-0009) | Final Plat |
| 7. Aurora Subdivision
8936 S Morningstar Road (PP18-0012) | Preliminary Plat |

IV. New Business

- | | |
|--|---|
| 8. Haney, Reynolds, & Jones
(R-3, Medium-Density Residential to DN-3, Downtown High-Density Residential)
411 Tiger Boulevard (RZ18-0035) | Rezoning* |
| 9. Roberts
Open Space to Medium Density Residential
Valley Street (GPA18-0005) | General Plan Amendment* |
| 10. City U
608 SE 3 rd Street (PRD18-0005) | Planned Residential Development* |

11. Church of Jesus Christ of Latter Day Saints Religious Facility 2801 SW Featherston Road (CU18-0026)	Conditional Use Permit*
12. Lone Projects, LLC 1108 NW D Street (WAV18-0008)	Sidewalk Waiver
13. Schafer 1210 NE 10 th Street (WAV18-0009)	Sidewalk Waiver
14. Lot 18, Block 2, Lincoln & Rice Addition 701 E Central Avenue (PLA18-0041)	Property Line Adjustment
15. Richardson Properties SW 14 th Street (LSD18-0074)	Large Scale Development
16. Art Park 610 SE E Street (LSD18-0075)	Large Scale Development
V. Other Business	
VI. Planner's Report	
VII. Adjournment	

Planning Commission
Minutes
December 4, 2018

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

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

Staff: Jon Stanley and Tyler Overstreet

Motion by Mr. Grider, seconded by Mr. Davis to approve the minutes of November 20, 2018 as written
Approved 7-0

Consent Agenda

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

Approved 7-0

New Business

Item #1

Aurora Subdivision: Planned Residential Development, 8936 S Morning Star Road, PRD18-0004

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #2

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

Tyler Overstreet reads the staff report.

Commissioners asked that staff seek legal counsel as to whether or not they could require or even allow the applicant to construct the sidewalk offsite, on the western side of D Street.

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

Tabled 6-1

Ms. Kerr votes against

Item #3

Lots 1-2 of Rainbow Farm Addition: Lot Split, 3720 N Rainbow Farm Road, LS18-0040

Tyler Overstreet reads the staff report.

Motion by Mr. Eccleston, seconded by Mr. Grider to approve the Waiver Request: Right-of-Way Dedication

Approved 7-0

Lot Split

Approved 7-0

Item #4

7th & A Townhomes: Large Scale Development, Southeast A Street and Southeast 7th Street, LSD18-0071

Tyler Overstreet reads the staff report.

Todd Jacobs, representative, addresses questions from the Commissioners.

Approved 7-0

Item #5

Sam's Child Care Center: Large Scale Development, 2400 SE S Street, LSD18-0072

Tyler Overstreet reads the staff report.

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Materials

Approved 7-0

Motion by Mr. Haynie, seconded by Mr. Grider to approve the Waiver Request: Grading and Drainage

Approved 7-0

Large Scale Development

Approved 7-0

Other Business

The Boy Scouts attend the meeting as several of them are working towards their Citizenship in the Community Requirements. Each scout member stood up and told the Commissioners their names, what rank they were within the scouts, and what badges they are working towards.

Meeting adjourned

**There is no recording of this meeting available.

Ali Worley



Consent Agenda Items

For Planning Commission meeting of December 18, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on December 11, 2018 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lot 1, Block K, Orchard Addition, Art Park, LLC, 609 SE D Street, DN-4, Downtown Mixed-Use Residential (LS18-0042)

A Lot Split of Block K of Orchard Addition, creating new Lot 1, Block K. The plat dedicates 20-foot utility easements along the northern, southern, eastern, and western property lines.

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

Lot Split: Lots 4 & 5, Gateway Park Addition, Crossmar Industrial II, LLC, 3000 SW Regional Airport Boulevard, I-1, Light Industrial (LS18-0043)

A Lot Split of Lot 2 of Gateway Park Addition, creating new Lots 4 (+/- 8.95 acres) and 5 (+/- 8.84 acres). The plat dedicates a 40-foot shared access easement along the western property line of Lot 4 and a 20-foot drainage easement along the southern lot line of Lot 4.

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

Lot Split: Lots 1 & 2, SW 28th Street Church Addition, Shelby Elzey, 2801 SW Featherston Road, C-1, Neighborhood Commercial (PLA18-0042)

A Lot Split of previously unplatted land, creating new Lots 1 (+/- 4.16 acres) & 2 (+/- 4.87 acres) of SW 28th Street Church Addition. The plat dedicates 45-feet of right-of-way from centerline along SW 28th Street, 35-feet along Featherston Road, and 35-feet along Been Road. The plat dedicates a 20-foot general utility easement along SW 28th Street and Featherston Road.

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

Property Line Adjustment: Lot 34, Block 8, Bland Valley Estates, Sean and Nicole Doke, 1903 Lawrence Street, R-1, Single-Family Residential (PLA18-0038)

A Property Line Adjustment of Lots 15 & 16, Block 8 of Bland Valley Estates, creating new Lot 34, Block 8 (+/- .48 acres). The plat dedicates 10-foot utility easements along the front and rear property lines.

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

Final Plat: Lots 33-37 McAndrew and Jackson Addition, Hurricane WA, LLC, 610 Bella Vista Road, DN-2, Downtown Medium-Density Residential (FP18-0007)

A Final Plat creating Lots 33-37 of McAndrew and Jackson Addition. The plat dedicates additional right-of-way along Bella Vista Road to meet the requirements of the Master Street Plan. A private access easement shall be dedicated per separate documents. All non-bondable items and guarantees must be complete and a final inspection performed and approved prior to this item going to Planning Commission.

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

Final Plat: Cornerstone Ridge Subdivision Phase VII, Cornerstone, LLC, Rainbow Farm Road, R-1, Single-Family Residential (FP18-0009)

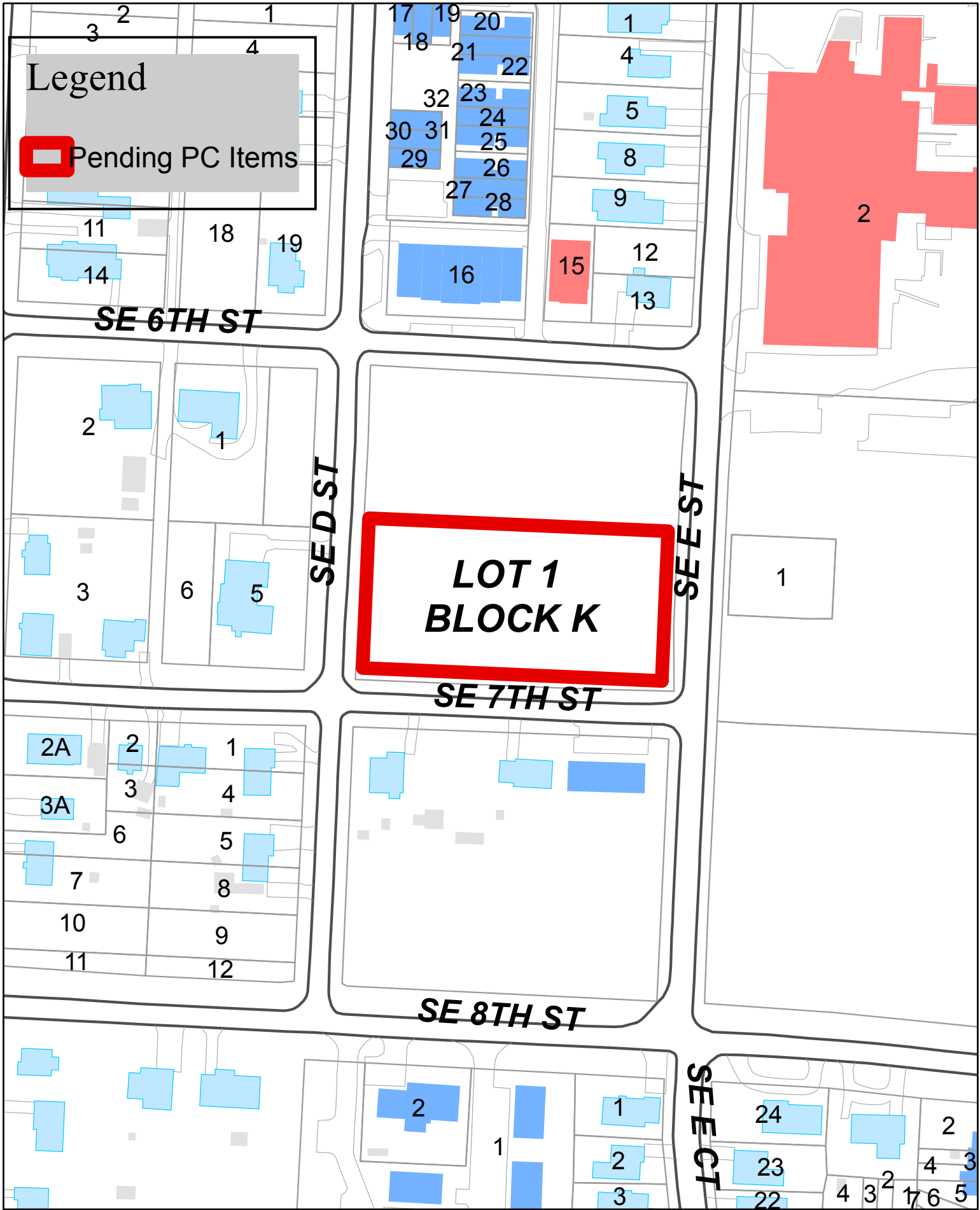
A Final Plat creating 81 single-family lots of Cornerstone Ridge Subdivision, Phase 7. The plat dedicates all required right-of-way and utility easements. A Final Inspection and all subsequent punch-list items have been completed.

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

Preliminary Plat: Aurora Subdivision, Aurora Partners, LLC, 8936 S Morningstar Road, PRD, Planned Residential District (PP18-0012)

Preliminary Plat and Construction Drawings establishing Aurora Subdivision, a 256-lot single-family subdivision. All necessary public infrastructure and half street improvements to S Morningstar Road shall be completed with this plat. All sidewalk adjacent to public or non-buildable lots shall be constructed with this plat. All other sidewalk shall be constructed at time of building permit issuance. The primary purpose of this revised Preliminary Plat is to reflect the recently approved, revised PRD and to set the lot layout for the previous Phase II area. 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/mqweb/PZpending/>)



LS18-0042
Block K, Orchard Addition
Art Park LLC

1 inch = 129 feet



LOT 1, BLOCK K (As Surveyed):

The South Half Of Block K Of Orchard Addition To The City Of Bentonville, Benton County Arkansas, Section 32 Township 20 North, Range 30 West, Being More Particularly Described As Follows:

Beginning At The southeast corner of said block k said point being a Found 5/8" Rebar and The Intersection Of The North Right-of-Way Line Of Southeast 7th Street; Thence And The West Right-of-Way Line Of Southeast E Street; Thence Along Said North Right-of-Way Line, Thence N87°31'52"W A Distance Of 315.73' To a set 5/8" rebar said point also being The Intersection Of said Southeast 7th street North Right-of-way Line And The East Right-of-Way Line Of Southeast D Street; Thence Along Said East Line, N02°28'33"E A Distance Of 158.09' To a found 5/8" rebar with cap # 1301, Thence Leaving Said East Line, S87°31'52"E A Distance Of 315.73' To A Found 5/8" Rebar said point being on The West right-of-way Line Of Southeast E Street; Thence Along Said West Line, S02°28'33"W A Distance Of 158.09' To The Point Of Beginning; Having An Area Of 49,913.46 Square Feet, 1.146 Acres

Parent Tract Description(As Surveyed):

The Southwest Quarter Of Block K Of Orchard Addition To The City Of Bentonville, Benton County Arkansas, Section 32 Township 20 North, Range 30 West, Being More Particularly Described As Follows:

Beginning At The southeast corner of said Southwest Quarter of block k said point being on The North Right-of-Way Line Of Southeast 7th Street; Thence Along Said North Right-of-Way Line, N87°31'52"W A Distance Of 157.86' To a set 5/8" rebar said point also being The Intersection Of said Southeast 7th street North Right-of-way Line And The East Right-of-Way Line Of Southeast D Street; Thence Along Said East Line, N02°28'33"E A Distance Of 158.09' To a found 5/8" rebar with cap # 1301, Thence Leaving Said East Line, S87°31'52"E A Distance Of 157.86' To a point; Thence S02°28'08"W A Distance Of 158.09' back to the point of beginning Having An Area Of 24,958 Square Feet, 0.573 Acres more or less.

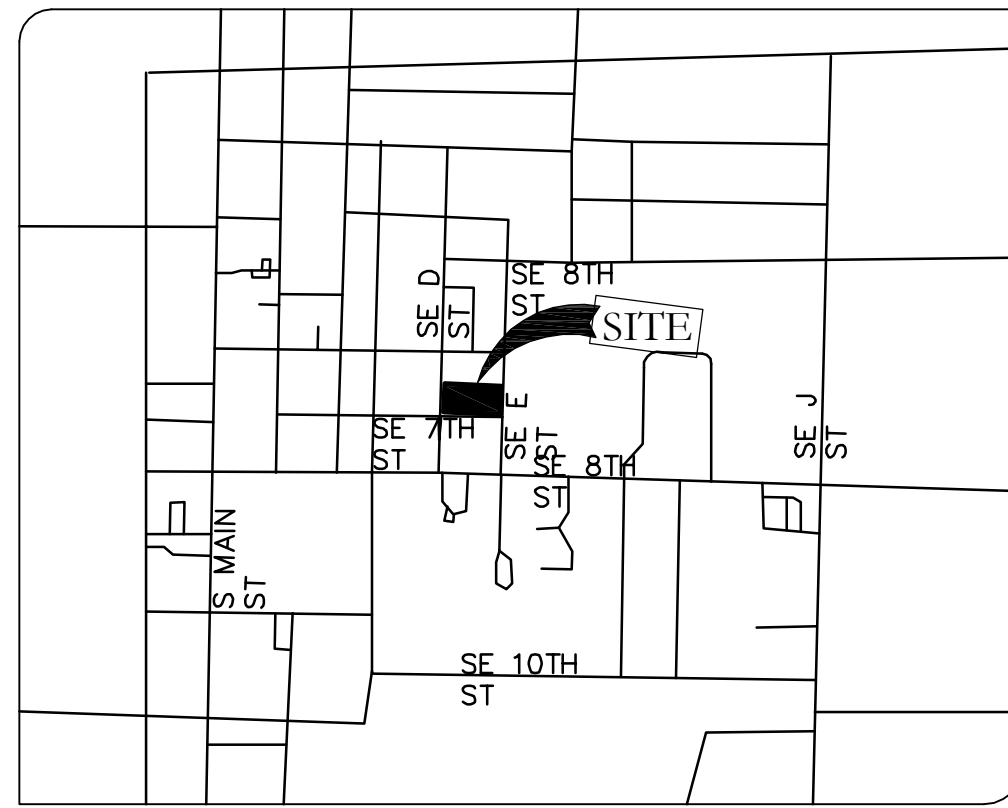
Parent Tract Description(As Surveyed):

The Southeast Quarter Of Block K Of Orchard Addition To The City Of Bentonville, Benton County Arkansas, Section 32 Township 20 North, Range 30 West, Being More Particularly Described As Follows:

Beginning At The southeast corner of said block k said point being a Found 5/8" Rebar and The Intersection Of The North Right-of-Way Line Of Southeast 7th Street And The West Right-of-Way Line Of Southeast E Street; Thence Along Said North Right-of-Way Line, Thence N87°31'52"W A Distance Of 157.84' To a point, Thence Leaving Said North Right-of-Way Line, N02°28'08"E A Distance Of 158.09' to a point; Thence S87°31'52"E a distance of 157.86' To A Found 5/8" Rebar said point being on The West right-of-way Line Of Southeast E Street; Thence Along Said West Line, S02°28'33"W A Distance Of 158.09' To The Point Of Beginning; Having An Area Of 24,955 Square Feet, 0.573 Acres More or Less.

GENERAL NOTES:

1. THE ABOVE AND UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS LOCATED VISIBLE UTILITIES AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AND A THOROUGH SEARCH OF THE PREMISES. DEPTH AND HEIGHT OF UTILITY LINES ARE UNKNOWN UNLESS OTHERWISE STATED.
2. ANY SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON.
3. THIS PROPERTY IS WITHIN CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.
4. THE NEAREST FIRE HYDRANT IS AS SHOWN ON SURVEY.
5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIPS, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
6. THERE ARE NO KNOWN EROSION PROBLEMS ON THE SUBJECT PROPERTY OR WITHIN 100' DOWNSTREAM.
7. DURING THE COURSE OF THIS SURVEY NO EVIDENCE OF ANY ABANDONED WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES WERE FOUND ON THE SUBJECT PROPERTY.
8. ATLAS PAGE 404
9. 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 THE RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.
10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
11. SIDEWALKS ARE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
12. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
13. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.



VICINITY MAP - N.T.S.

FLOOD STATEMENT:
BY GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05007C0255K, DATED JUNE 5, 2012, INDICATES THAT THE PROPERTY SHOWN ON SURVEY LIES WITHIN:

ZONE X (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THERE IS NO EVIDENCE OF ANY DELINEATED WETLANDS AREAS ON THE SUBJECT PROPERTY.

FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING.

PLAT CERTIFICATIONS:

CERTIFICATE OF OWNER:

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS
SOURCE OF TITLE: D.R. 2017 PAGE 25311
D.R. 2017 PAGE 33564

CERTIFICATE OF SURVEYING ACCURACY:

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

10-26-2018
DATE OF EXECUTION

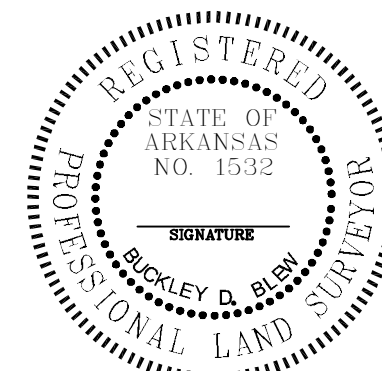
BUCKLEY D. BLEW
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR1532

CERTIFICATE OF FINAL APPROVAL:

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

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 17TH DAY OF NOVEMBER, 2017.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

Legend of Symbols & Abbreviations

- SUBJECT PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- LINE CONTINUES (SHOWN FOR DIRECTION ONLY)
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR
- TEMPORARY BENCHMARK
- COMPUTED POINT
- POWER POLE
- CABLE PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE(SMH)
- TELEPHONE PEDESTAL
- WATER METER
- SANITARY CLEAN-OUT
- ELECTRIC PEDESTAL
- ELECTRIC METER
- GAS METER
- GAS PRESSURE TEST STATION
- GAS RISER
- GAS VALVE
- DRAINAGE INLET
- SIGN
- MAILBOX
- UTILITY VAULT
- BOLLARD
- WOODEN POST
- STREET LIGHT
- LIGHT POST
- P/L
- C/L
- R/W
- MPH
- NTS
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY
- MILES PER HOUR
- NOT TO SCALE

Zoning Information:

This Site is Currently Zoned: DN-4, Medium Density Residential

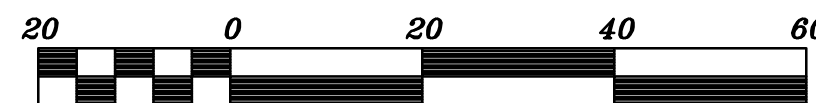
FRONT YARD: MIN. 10' MAX. 20'
CORNER SIDE YARD: 8'
REAR YARD: 25'
BLDG. HEIGHT: 50'

SEE ZONING REGULATIONS FOR ADDITIONAL ZONING RESTRICTIONS.

Planning:
City of Bentonville
Planning Department
Shelli Kerr, AICP
Planning Services Manager
Ph: (479) 271-3122
Fax: (479) 271-5906

Reference Material:

1. Plat of Orchard Addition to the Town of Bentonville, AR Plat Record "A" Page 89 & Plat Record "B" Page 27.
2. Warranty Deed Recorded in File #1702603-112 on 05/02/2017.
3. Warranty Deed Recorded in File #1705216-112 on 06/06/2017
4. Property Line Adjustment Recorded in Plat Book 2007 Page 978
5. Lot Split Recorded in Plat Book 2013 Page 67



Scale 1" = 20'

Owner Information
ART PARK, LLC
2714 OTIS CORLEY DR.
BENTONVILLE, AR 72756

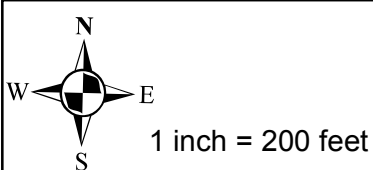
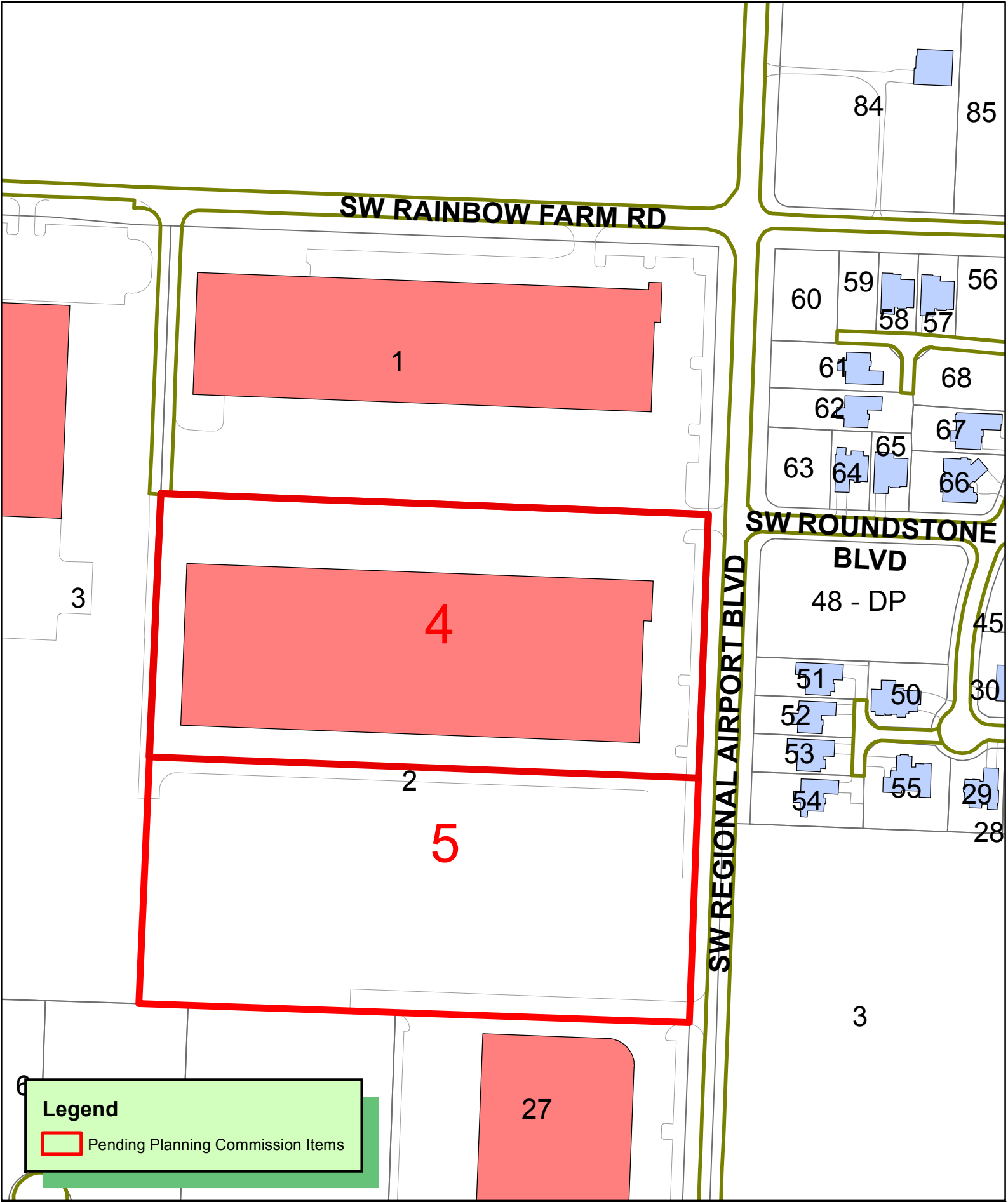
SURVEYOR:
BLEW & ASSOCIATES, P.A.
3925 N. SHILOH DR.
FAYETTEVILLE, AR 72703
479-443-4506

PREPARED FOR:
ECOLOGICAL DESIGN GROUP, LLC
3390 N. FUTRALL DRIVE
FAYETTEVILLE, AR 72703

LOT SPLIT SOUTH 1/2 OF BLOCK K, ORCHARD ADDITION

Ecological Design Group, Inc.
609 SE D. ST. - Bentonville
Benton County, Arkansas

SCALE: 1" = 20'	Survey For: Ecological Design Group	DRAWN BY: CHRIS HARRIS
DATE: 11/17/2018		
PART OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST		
BLEW & ASSOCIATES, P.A. - PROJECT NO. 18-4270		
CITY OF BENTONVILLE PROJECT NUMBER: (LS18-0042)		



LS18-0043
LOT SPLIT
GATEWAY PARK ADDITION



Drawing Name: P:\CMI-06 Gateway Park 12\dwg\CMI-06 Lot Split.dwg Plot Date: Dec 03, 2018 - 8:44am Plotted on: Dec 03, 2018 - 10:56am by luvetford

Lot 4 Legal Description:

A part of the Northeast Quarter of the Northeast Quarter of Section 15, Township 19 North, Range 31 West of the Fifth Principle Meridian, Benton County, Arkansas, as depicted on the record plat of Lots 1, 2, & 3 Gateway Park Addition Property Line Adjustment filed for record on July 7, 2014 at book 2014 page 334 at the Benton County office of record, being more particularly described as follows:

Beginning at the northeast corner of lot 2, Gateway Park Addition Property Line Adjustment Plat being an existing one-half inch (1/2") rebar with AR PLS 1698 cap, from which the northeast corner of Section 15 bears (Basis of Bearings, Grid North) South 87°49'58" East a distance of 45.00 feet and North 02°10'02" East a distance of 459.31 feet: thence by bearing and distance the following courses, South 02°10'46" West along the west Right of Way Line of Southwest Regional Airport Boulevard a distance of 433.22 feet to a set one-half inch (1/2") rebar with AR PLS 1834 cap; thence leaving said Right of Way North 87°48'25" West a distance of 901.80 feet to a mag nail with AR PLS 1834 washer; thence North 02°22'35" East along the west line of lot 2 a distance of 432.54 feet to an existing one and one-half inch (1 ½") aluminum monument marking the northwest corner of lot 2 of said Gateway Park Addition Property Line Adjustment Plat; thence South 87°51'03" East along the north line of lot 2 a distance of 900.31 feet to the Point of Beginning. Containing 8.95 acres, more or less.

Lot 5 Legal Description:

A part of the Northeast Quarter of the Northeast Quarter of Section 15, Township 19 North, Range 31 West of the Fifth Principle Meridian, Benton County, Arkansas, as depicted on the record plat of Lots 1, 2, & 3 Gateway Park Addition Property Line Adjustment filed for record on July 7, 2014 at book 2014 page 334 at the Benton County office of record, being more particularly described as follows:

Commencing at the Northeast corner of lot 2, Gateway Park Addition Property Line Adjustment Plat being an existing one-half inch (1/2") rebar with AR PLS 1698 cap, from which the Northeast corner of Section 15 bears (Basis of Bearings, Grid North) South 87°49'58" East a distance of 45.00 feet and North 02°10'02" East a distance of 459.31 feet, thence South 02°10'46" West along the west Right of Way Line of Southwest Regional Airport Boulevard a distance of 433.22 to a set one-half inch (1/2") rebar with AR PLS 1834 cap being the Point of Beginning; thence, continuing along said Right of Way Line, South 02°10'46" West a distance of 425.09 feet to a set one-half inch (1/2") rebar with AR PLS 1834 cap marking the southeast corner of lot 2; thence North 87°59'11" West, along the south line of lot 2, a distance of 903.27 feet to a set one-half inch (1/2") rebar with AR PLS 1834 cap marking the southwest corner of lot 2; thence North 02°22'35" East, along the west line of lot 2, a distance of 427.92 feet to a set one-half inch (1/2") rebar with AR PLS 1834 cap; thence South 87°48'25" East a distance of 901.80 feet to the Point of Beginning. Containing 8.84 acres, more or less.

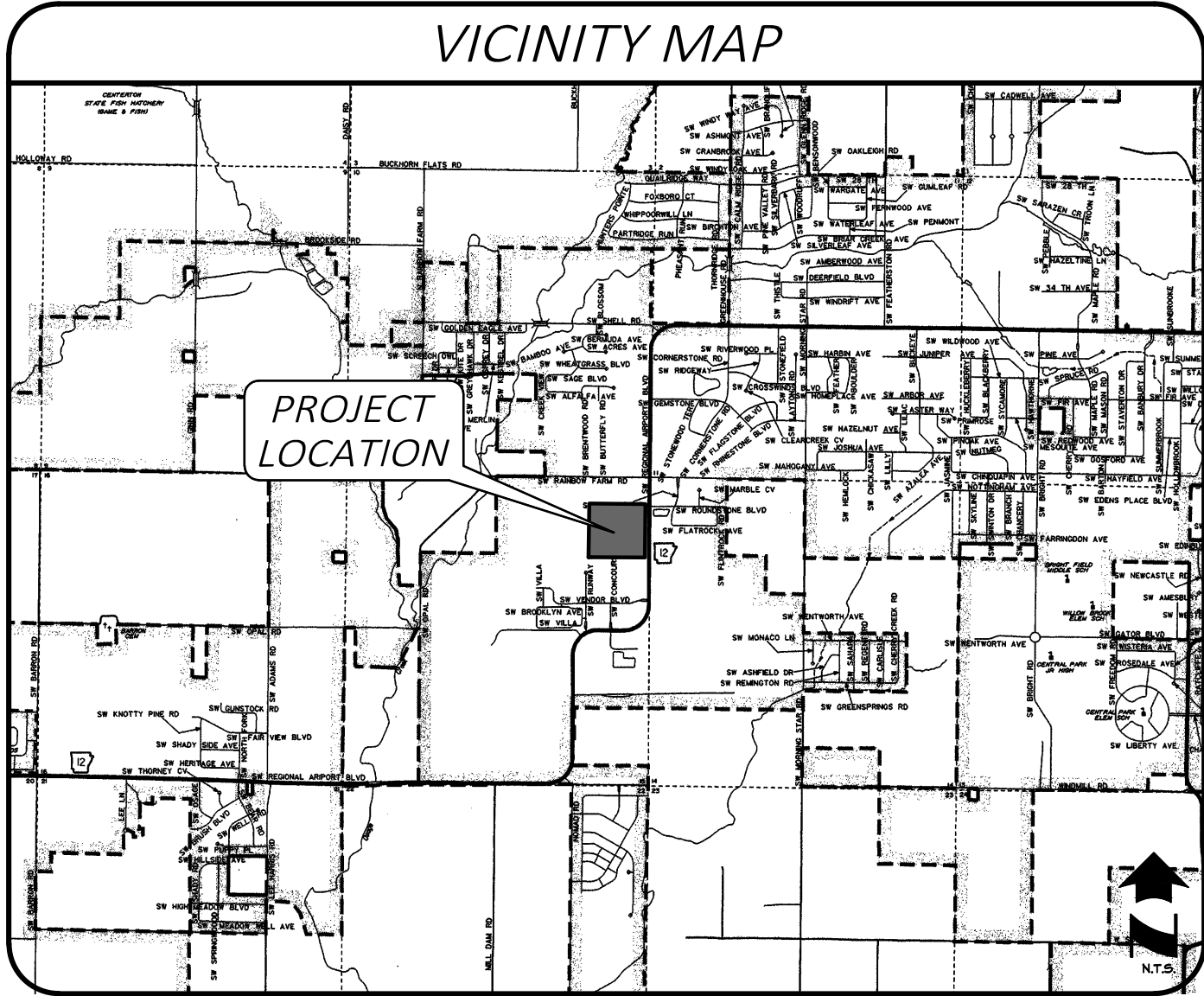
Lot 2 Legal description from Title Commitment:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15 AND RUNNING THENCE S02°09'04"W 43.64' AND N87°50'56"W 45.00 FEET; THENCE S02°09'04" 416.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SW REGIONAL AIRPORT BLVD. AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY S02°09'04"W 858.31; THENCE LEAVING SAID WEST RIGHT OF WAY N87°59'11"W 903.27 FEET; THENCE N02°20'55" 860.48 FEET; THENCE S87°50'56" 900.31 FEET TO THE POINT OF BEGINNING, CONTAINING 17.79 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD. ALSO BEING DESCRIBED AS LOT 2, GATEWAY PARK ADDITION PROPERTY LINE ADJUSTMENT AS SHOWN ON PLAT FILED FOR RECCORD IN PLAT BOOK 2014 AT PAGE 334, RECORDS OF BENTON COUNTY, ARKANSAS.

Reference Documents:

- Survey: Lots 1, 2, & 3 Gateway Park Addition Property Line Adjustment Plat, Derrick L. Thomas AR PLS 1642, filed for record July 11, 2014 at Plat Book 2014 Page 334
- Easement In favor of Arkansas Western Gas Company filed for record October 29, 1996 at Book 96 Page 088492
- Easement In favor of The City of Bentonville (drainage easement) filed for record December 28, 2015 at Book 2015 Page 73081
- Warranty Deed: Crossmar Industrial II, LLC Book 2016 Page 35183
- Access and Utility Easement in favor of Crossmar Industrial IV, LLC at L201827315 records of Benton County, Ar. Surveyor Note: this easement is incomplete and lacks a legal description or exhibits to place on the ground.
- All surveys, plats, easements, and deeds in title commitment #27307-96111850

VICINITY MAP



General Notes:

- Basis of Bearings:** Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD83, based on Static GNSS Observations and Opus Solution.
- Flood Information:** Based upon review of FEMA FIRM, Benton County, Arkansas And Incorporated Areas, Map Number 05007C0235K, Effective Date June 5, 2012, and by graphic plotting only, this property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain. Surveyor assumes no liability for the correctness of cited Flood Map.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has made no investigation or independent search for easements or other encumbrances or facts that an accurate and current title search would disclose. There may exist other documents of record or facts affecting this parcel.
- Existing utilities shown hereon were located by observed surface improvements. Actual locations of utilities shown, or 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.
- 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.
- Owner/Developer shall coordinate with all local utilities to ensure 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.

ENGINEER / SURVEYOR
Morrison Shipley Engineers Inc
2407 SE Cottonwood Street
Bentonville, AR 72712
Phone: 479-273-2209

OWNER / DEVELOPER
CrossMar Investments
3300 Market St.m Suite 438
Rogers, AR 72758
Contact: Chris Crossland/Phil Martz
Telephone: (515)-965-6597

Filing Block

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: _____
Mayor

Certificate Of Approval:

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.
Date of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

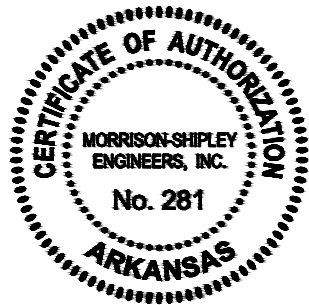
Signed _____
City Clerk, City of Bentonville

Certificate Of Surveying Accuracy:

I, Clayton D. Crotts, 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: November 13, 2018

Signed: _____
Registered Land Surveyor
No. 1834
State of Arkansas



CITY OF BENTONVILLE #LS18-0043

LOT SPLIT

LOT 2, Gateway Park Addition
CREATING Lots 4 & 5
Bentonville, Benton County, Arkansas

Project No. CMI-06

Drawn By JDS
Checked By CDC

Date: 12.03.18

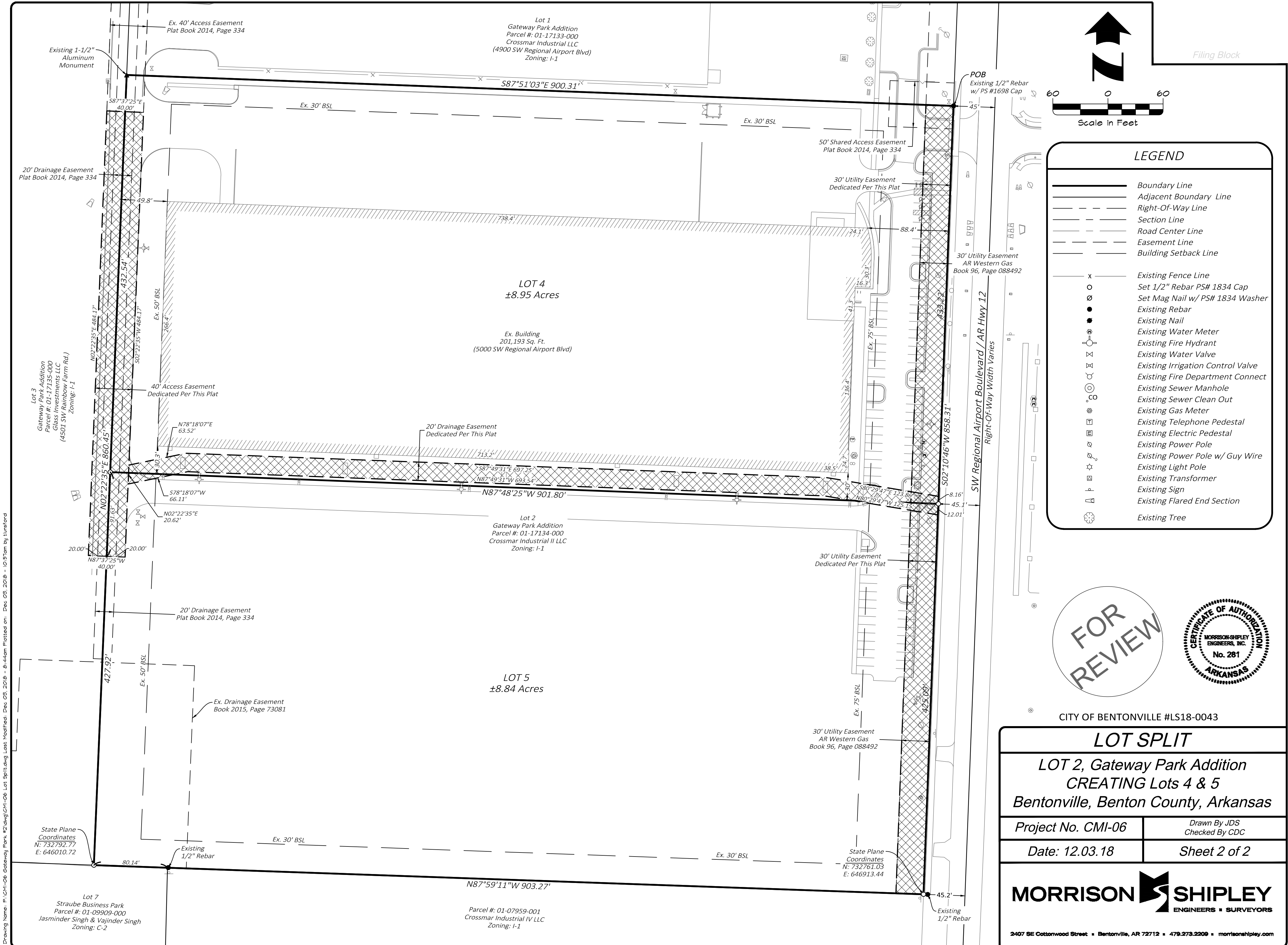
Sheet 1 of 2

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

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

Zoning - Light Industrial (I-1)							
Building Setbacks							
Front Yard			Side Yard		Rear Yard		
With Front Parking	Without Front Parking	Adjacent To Right-Of-Way	Adj. To Non-Residential District	Adj. To Residential District	Adjacent To Right-Of-Way	Adj. To Non-Residential District	Adj. To Residential District
75'	30'	30'	30'	75'	30'	50'	75'

Drawing Name: P:\CMI-06 Gateway Park Addition\CM1-06 Lot Split.dwg CM1-06 Lot Split.dwg Last Modified: Dec 03, 2016 - 8:44am Plotted on: Dec 03, 2016 - 10:51am by luneford



FOR
REVIEW



CITY OF BENTONVILLE #LS18-0043

LOT SPLIT

LOT 2, Gateway Park Addition
CREATING Lots 4 & 5
Bentonville, Benton County, Arkansas

Project No. CMI-06

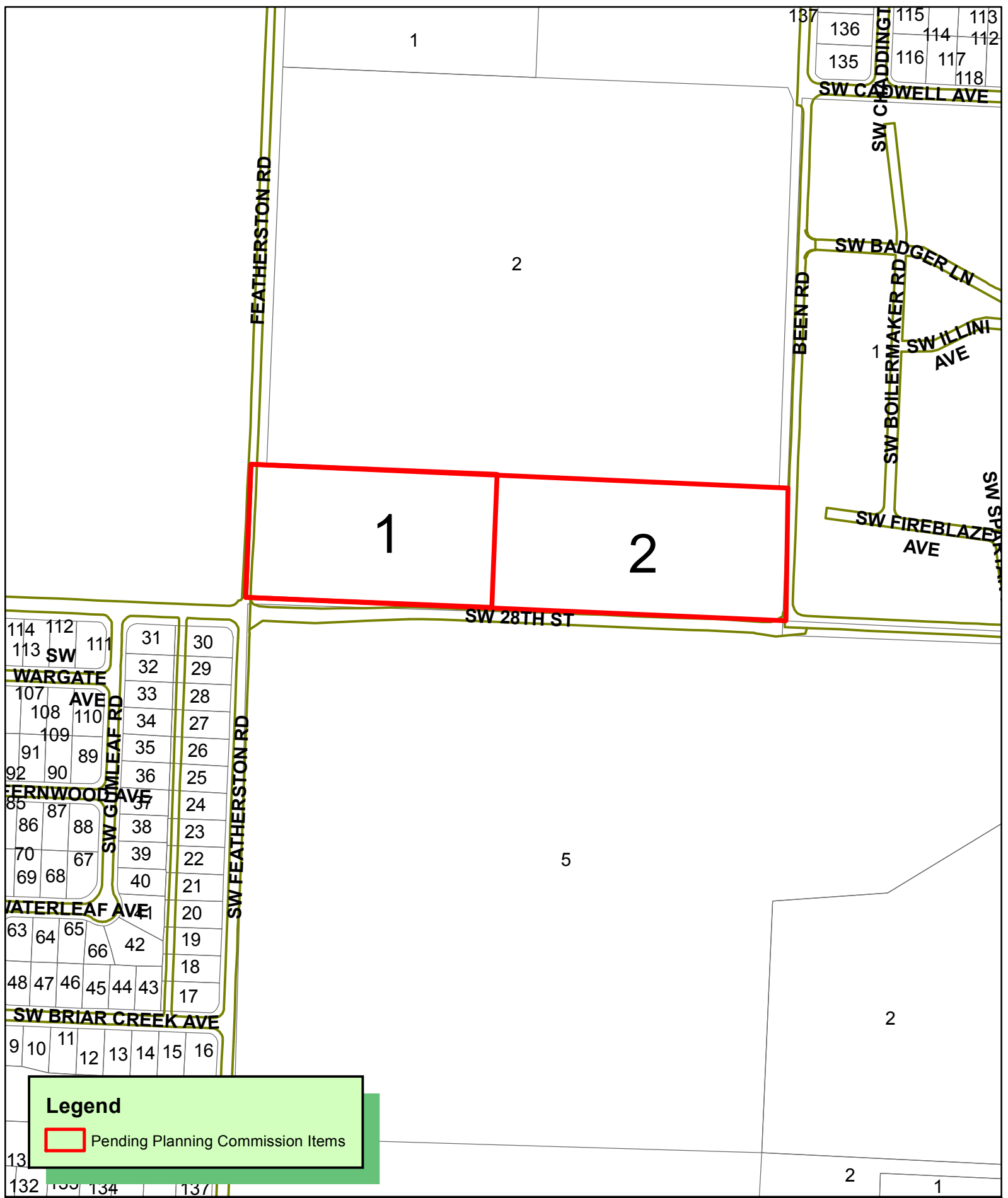
Drawn By JDS
Checked By CDC

Date: 12.03.18

Sheet 2 of 2

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

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



Legend

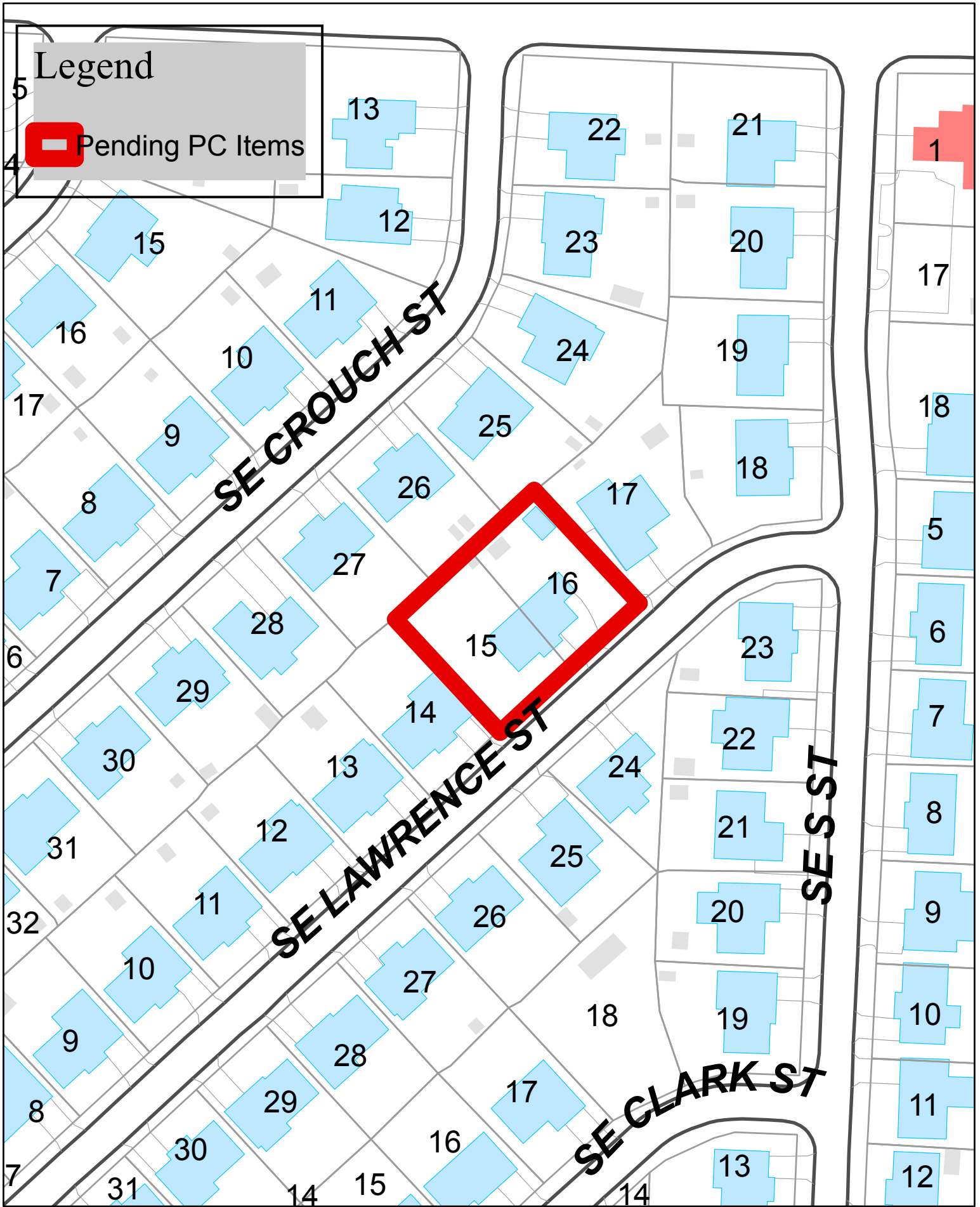
 Pending Planning Commission Items

N
W E
S

1 inch = 300 feet

PLA18-0042
PROPERTY LINE ADJUSTMENT
ELSEY





Legend



Pending PC Items

PLA18-0038

Lots 15-16 Bland Valley Estates
1903 Lawrence Street
Schmitz

1 inch = 103 feet



CITY NOTES:

Before any work in the Right-of-Way commences, Contractor and Owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place with-in the Right-of-Way.

Owner/Developer shall coordinate with all local utilities to insure each lot has water, sewer and electric service.

Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.

Surveyor's Certification to Accuracy:

By affixing my seal and signature to this survey plat I do hereby certify that the legal description shown hereon is true and accurate and furthermore that this plat and survey depicted herein meets the minimum requirements for Land Surveys As put forth in the Arkansas Standards of Practice For Property Boundary Surveys and Plats dated August 8, 1982 Rev. May 8, 1992 Rev. March 14, 1996 Rev (May 21, 2009) Updated 1-24-08 Updated 8-25-08 by Everett Rowland, 'State Surveyor, Land Surveys Division'

Drainage Easement Note:

There may not be fences or any other structures built in any drainage easements.

Electric Note:

All structures must maintain minimum of 20' clearances from all electric lines.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____
SIGNED: SEAN DOKE _____ DATE
SIGNED: NICOLE DOKE _____ DATE

NOTARY
STATE OF _____
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____
DAY OF _____
MY COMMISSION EXPIRES: _____

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION. BOUNDARY MARKERS AND LOT CORNERS SHOWN HERON ACTUALLY EXIST AND THEIR LOCATION ARE CORRECTLY SHOWN.

MATTHEW D. JAMES _____ DATE

PARENT TRACT DESCRIPTION (TAKEN FROM DEED 2013-42163):
LOTS 15 AND 16, BLOCK 8, BLAND VALLEY ESTATES, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "O" AT PAGES 288 AND 289.

SUBJECT TO EXISTING EASEMENTS, MINERAL RESERVATIONS AND/OR CONVEYANCES, AND RESTRICTIONS OF RECORD, IF ANY.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING PURPOSES AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON _____ (DATE).

DATE OF EXECUTION: _____

CHAIRMAN, BENTONVILLE PLANNING COMMISSION

By affixing my seal and signature to this survey plat I do hereby certify that the legal description shown hereon is true and accurate and furthermore that this plat and survey depicted herein meets the minimum requirements for Land Surveys As put forth in the Arkansas Standards of Practice For Property Boundary Surveys and Plats dated August 8, 1982 Rev. May 8, 1992 Rev. March 14, 1996 Rev (May 21, 2009) Updated 1-24-08 Updated 8-25-08 by Everett Rowland, 'State Surveyor, Land Surveys Division'

Drainage Easement Note:

There may not be fences or any other structures built in any drainage easements.

Electric Note:

All structures must maintain minimum of 20' clearances from all electric lines.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____
SIGNED: SEAN DOKE _____ DATE
SIGNED: NICOLE DOKE _____ DATE

NOTARY
STATE OF _____
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____
DAY OF _____
MY COMMISSION EXPIRES: _____

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION. BOUNDARY MARKERS AND LOT CORNERS SHOWN HERON ACTUALLY EXIST AND THEIR LOCATION ARE CORRECTLY SHOWN.

MATTHEW D. JAMES _____ DATE

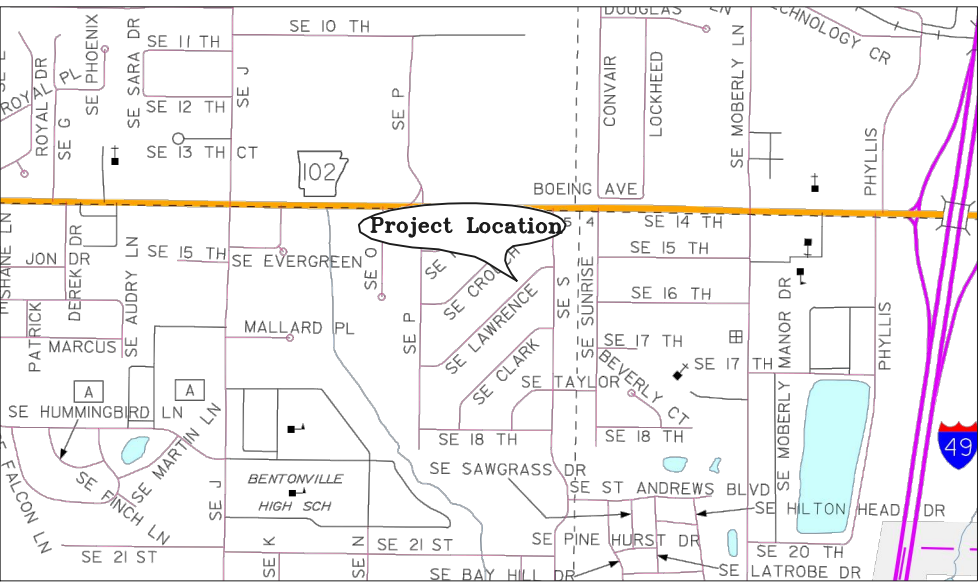
LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET 5/8" REBAR (1845)
- ⊕ UTILITY POLE
- ⊕ TELEPHONE RISER
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ SANITARY SEWER MANHOLE
- x — FENCE
- — — PROPERTY LINES

LOT 34 SURVEY DESCRIPTION:
LOTS 15 AND 16, BLOCK 8, BLAND VALLEY ESTATES, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "O" AT PAGES 288 AND 289 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ORIGINAL LOT 16 OF BLAND VALLEY ESTATES SOUTH 47°06'51" WEST A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH 42°53'09" WEST A DISTANCE OF 130.00 FEET TO A SET 5/8" REBAR; THENCE NORTH 47°06'51" EAST A DISTANCE OF 160.00 FEET TO A SET 5/8" REBAR; THENCE SOUTH 42°53'09" EAST A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.48 ACRES OR 20,800 SQUARE FEET MORE OR LESS.

SUBJECT TO COVENANTS, EASEMENTS AND RIGHTS OF WAY, IF ANY.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.



Notes:

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

Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2013, Page 42163 at the courthouse in 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: Bentonville City Control Monument #11 Convergence Angle -1°16'43".
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
- 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.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- This property is zoned R-1
- 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.
- (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 05007C0255K. Revised date June 5, 2012.

R-1, SINGLE FAMILY RESIDENTIAL LOT AND AREA STANDARDS	
MIN. LOT DEPTH	MIN. 100 FT. DEPTH AT SHALLOWEST POINT WITH DEPTH MEASURED AT RIGHT ANGLES OR RADIAL TO STREET RIGHT-OF-WAY LINE.
CORNER LOTS	MIN. WIDTH 75 FT. AT BUILDING LINE
MIN. LOT AREA	6,000 SQ. FT.
MIN. LOT WIDTH	60 FT.
MAX. LOT COVERAGE, INTERIOR LOT	40%
MAX. LOT COVERAGE, EXTERIOR / CORNER LOT	45%
HEIGHT	36 FT. MAX.
MINIMUM SETBACK STANDARDS	
GARAGE, STREET FACING (ATTACHED & DETACHED)	30 FT. FROM PROPERTY LINE GARAGE FACES
GARAGE, SIDE- OR REAR-LOADING (ATTACHED & DETACHED)	20 FT. FROM FRONT PROPERTY LINE
FRONT	20 FT.
SIDE, INTERIOR	7 FT.
SIDE, EXTERIOR	20 FT.
REAR	25 FT.
EASEMENTS	WHERE A UTILITY EASEMENT EXTENDS BEYOND REQUIRED SETBACK, EDGE OF UTILITY EASEMENT SHALL BE THE SETBACK.

Owner/Developer

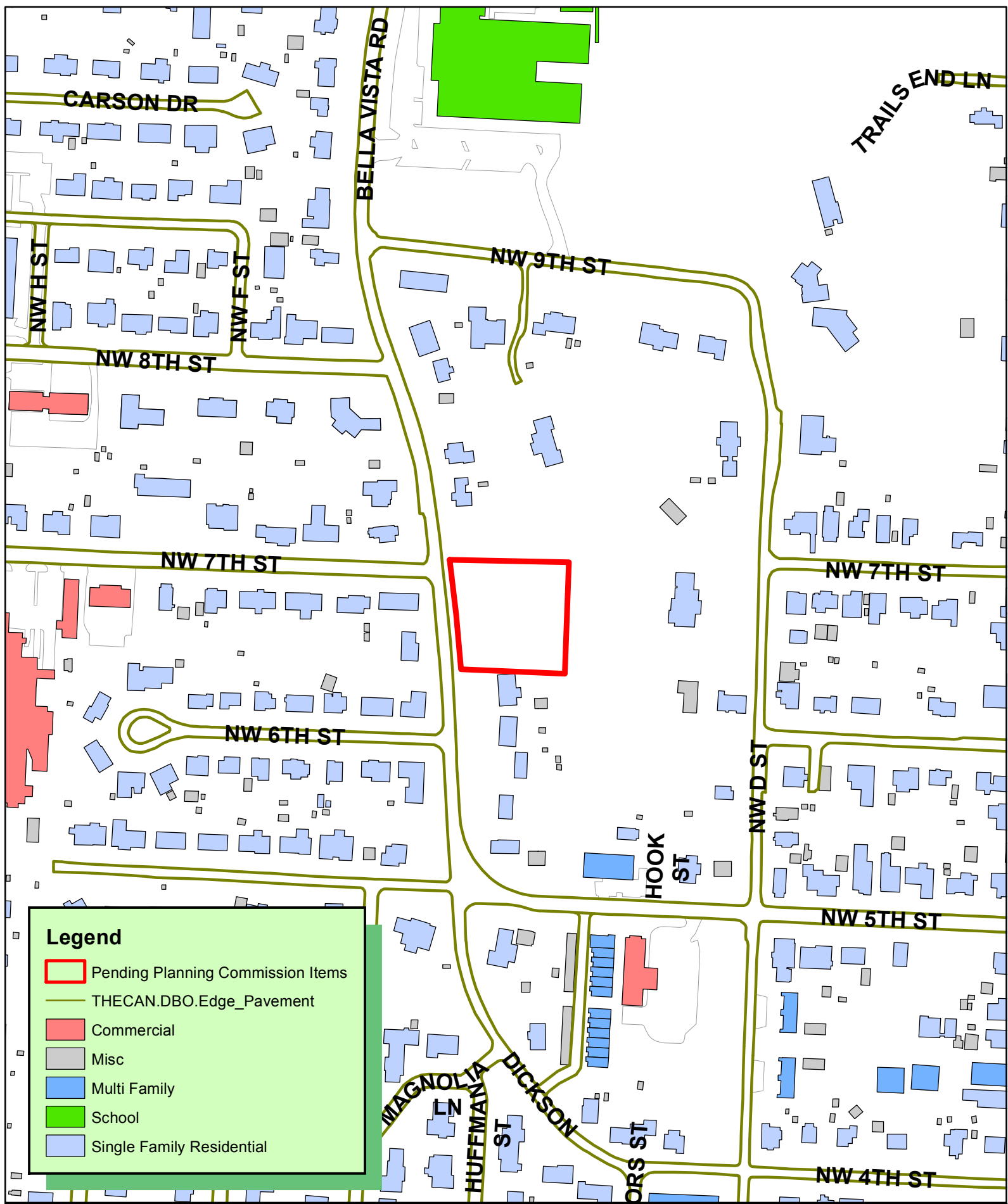
DOKE, SEAN & NICOLE
1903 LAWRENCE ST.
BENTONVILLE, AR 72712

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

JLS

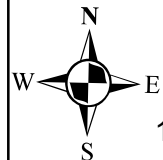
SHEET NO.

1 OF 1



Legend

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



1 inch = 250 feet

FP18-0007
FINAL PLAT
BELLA VISTA HOMES
MCANDREW & JACKSON ADD NEW LOTS 33-37



FINAL PLAT

for

McANDREW & JACKSON ADDITION

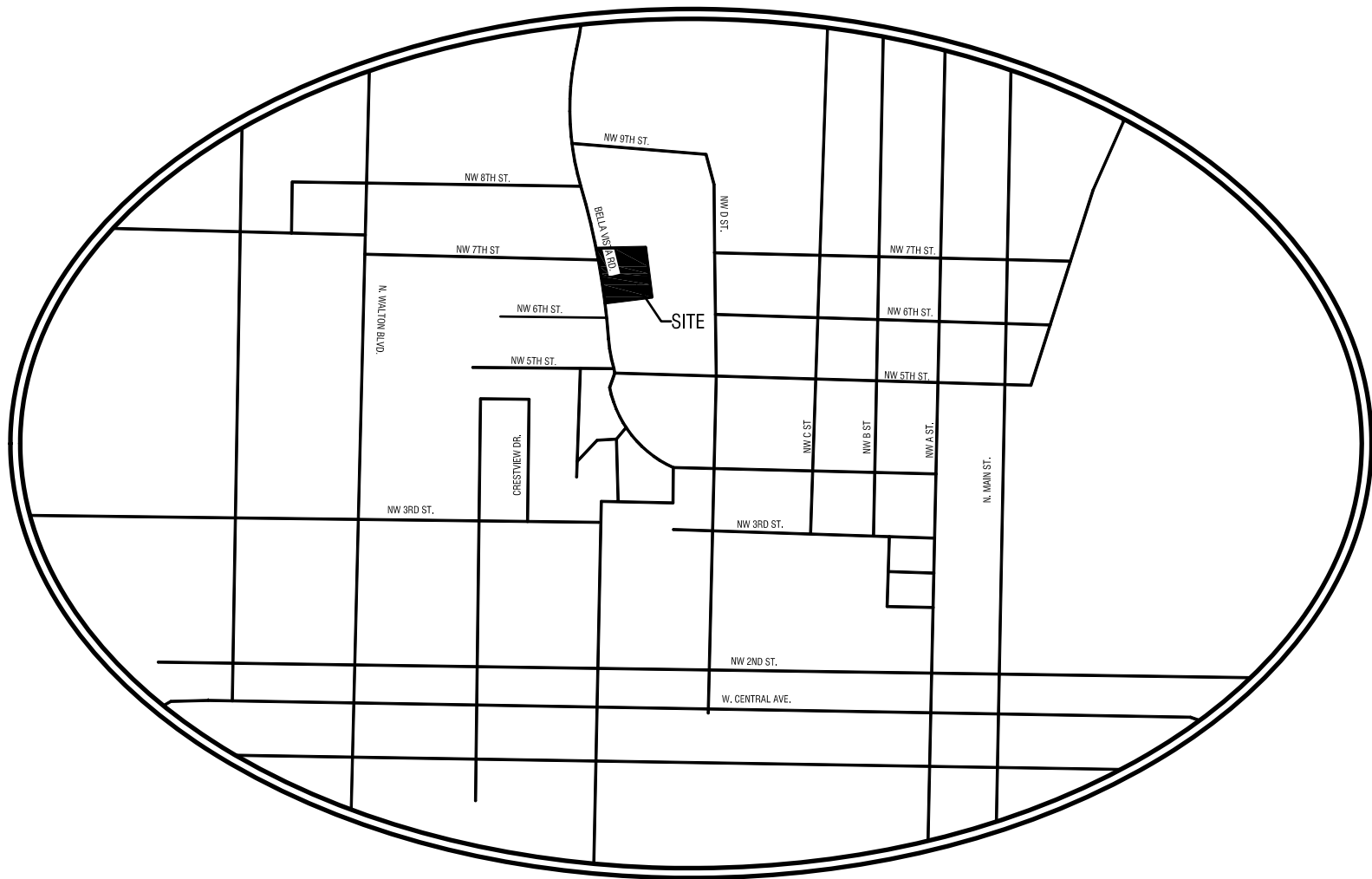
Old LOTS 28-29 Creating LOTS 33-37

BENTONVILLE, ARKANSAS



SEPTEMBER 2018

VICINITY MAP



BENTONVILLE, ARKANSAS

OWNER / DEVELOPER

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

NOTES:

- 1) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0090J DATED SEPTEMBER 28, 2007.
- 2) BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE NAD83
- 3) ALL DIMENSIONS TO CURB ARE TO BACK OF CURB.
- 4) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 5) ANY EASEMENT NOT PREVIOUSLY DEDICATED SHALL BE DEDICATED BY THIS PLAT.
- 6) ALL SIDEWALKS TO BE 5' WIDE AND SHALL NOT EXCEED 2% CROSS-SLOPE.
- 7) TREES (LANDSCAPING OR OTHERWISE) SHALL BE PLANTED AT A MINIMUM OF 5' FROM CITY OF BENTONVILLE UTILITIES AND STORM DRAINAGE.
- 8) NO FENCES MAY BE LOCATED WITHIN A DRAINAGE EASEMENT.
- 9) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- 10) FUTURE SIDEWALKS SHOWN ONLY FOR REFERENCE. CURB TO RECEIVE SIDEWALK SHALL BE CONSTRUCTED WITH PRELIMINARY PLAT BUT NOT THE RAMP. CURB RAMPS TO BE INSPECTED AND CITY INSPECTOR APPROVED LOCATION BEFORE POURING CURB AND RAMPS.
- 11) BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.

CERTIFICATE OF OWNERSHIP

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

Date of Execution: _____

Signed : _____
Name & Address

Source of Title: D.R. _____

Page _____

CERTIFICATE OF SURVEYING ACCURACY

I, David L. Jorgensen, 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: 04-20-2018

Signed: _____
Registered Land Surveyor

No. 1118
State of Arkansas

CERTIFICATE OF APPROVAL

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____
Bentonville Planning
Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

FILING NUMBER

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

JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying



PROJECT DETAILS

PROJECT TITLE:
McANDREW & JACKSON ADDITION
OLD LOTS 28-29
CREATING LOTS 33-37

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 9.17.2018
DRAWN BY: ELN
PROJECT # 2017041
FILE PATH: Z:\LOTS\DWG\PREPLAT
SHEET SIZE: 18" x 24"
SCALE: 1" = 20'



SHEET TITLE

FINAL PLAT

SHEET NUMBER

C1.00

PARCEL# 01-03372-000
JEREMY MATTHEW GAYLORD
415 W 150TH ST. APT 601
NEW YORK, NY 10031

EX. MH 1A
RIM=1273.70
PR. FL. IN=1266.55
EX. FL. IN =1266.56
EX. FL. OUT=1266.45

PARCEL# 01-03389-000
KEITH & PATSY PAYNE
701 NW 7TH ST.
BENTONVILLE, AR 72712

PARCEL# 01-03388-000
BRIAN LEE ROBINSON
607 BELLA VISTA RD.
BENTONVILLE, AR 72712

PIPE
N:752060.23
E:659781.11

PARCEL# 01-03677-000
POPPYSEED PROPERTIES LLC
589 WHITCLIFF DR.
CAVE SPRINGS, AR 72718

PARCEL# 01-03371-000
CARRIE R. MICHELLE
PO BOX 1321
BENTONVILLE, AR 72712

FOUND
METAL MARKER
N:752812.32
E:660055.85

LOT 33
DUPLEX LOT
±15,346 SF

LOT 34
±8,898 SF

LOT 35
±8,732 SF

LOT 36
±8,565 SF

LOT 37
±8,399 SF

PARCEL# 01-00472-000
MICHAEL & MELISSA
604 BELLA VISTA RD.
BENTONVILLE, AR 72712

PARCEL# 01-00460-000
TERRY Y SUEN
FAMILY TRUST
PO BOX 1197
BENTONVILLE, AR 72712

BUILDING SETBACK TABLE
DN - 2 ZONING

FRONT MIN.	12'
FRONT MAX.	25' MAX
CORNER SIDE	12' MIN.
INTERIOR SIDE	5' MIN.
TOTAL MIN.	25%
REAR	25'

ORIGINAL LEGAL DESCRIPTION - LOTS 28 & 29:

LOTS 28 & 29 OF McANDREWS & JACKSONS
ADDITION, BENTONVILLE AS FILED IN BOOK A PAGE
30, BENTON COUNTY, ARKANSAS.

LEGAL DESCRIPTION - LOT 33:

Part of Lot 28 of McAndrews & Jacksons Addition to the City of Bentonville, Benton County,
Arkansas as Filed in Book A, Page 30, being more particularly described as follows: Beginning at
the Northeast corner of said Lot 28, thence S00°39'24"W 67.28 feet, thence N88°09'05"W 224.53
feet, thence N05°15'50"W 67.85 feet, thence S88°08'17"E 231.53 feet to the POINT OF
BEGINNING, Containing 15,346 square feet, more or less, subject to easements and right of ways
of record.

LEGAL DESCRIPTION - LOT 34:

Part of Lot 28 of McAndrews & Jacksons Addition to the City of Bentonville, Benton County,
Arkansas as Filed in Book A, Page 30, being more particularly described as follows: Commencing
at the NE Corner of said Lot 28, thence S00°39'24"W 67.28 feet to the POINT OF BEGINNING;
thence S00°39'24"W 40.01 feet, thence N88°09'05"W 220.37 feet, thence N05°15'50"W 40.31
feet, thence S88°09'05"E 224.53 feet to the POINT OF BEGINNING, Containing 8,732 square feet,
more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - Lot 36:

Part of Lot 29 of McAndrews & Jacksons Addition to the City of Bentonville, Benton County,
Arkansas as Filed in Book A, Page 30, being more particularly described as follows: Commencing
at the SE Corner of said Lot 29, thence N00°39'24"E 40.01 feet to the POINT OF BEGINNING,
thence N88°09'05"W 212.06 feet, thence N05°15'50"W 40.31 feet, thence S88°09'05"E 216.22
feet, thence S00°39'24"W 40.01 feet to the POINT OF BEGINNING, Containing 8,565 square feet,
more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - Lot 37:

Part of Lot 29 of McAndrews & Jacksons Addition to the City of Bentonville, Benton County,
Arkansas as Filed in Book A, Page 30, being more particularly described as follows: Beginning at
the SE Corner of said Lot 29, thence N88°09'05"W 207.90 feet, thence N05°15'50"W 40.31 feet,
thence S88°09'05"E 212.06 feet, thence S00°39'24"W 40.01 feet to the POINT OF BEGINNING,
Containing 8,399 square feet, more or less, subject to easements and right of ways of record.

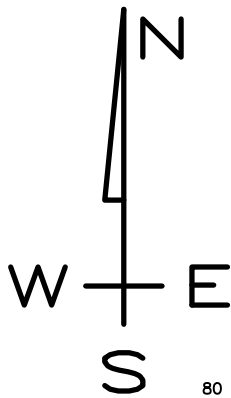
LEGAL DESCRIPTION - Lot 35:

Part of Lots 28 & 29 of McAndrews & Jacksons Addition to the City of Bentonville, Benton County,
Arkansas as Filed in Book A, Page 30, being more particularly described as follows: Commencing
at the NE Corner of said Lot 28, thence S00°39'24"W 107.29 feet to the POINT OF BEGINNING;
thence S00°39'24"W 40.01 feet, thence N88°09'05"W 216.22 feet, thence N05°15'50"W 40.31
feet, thence S88°09'05"E 220.37 feet to the POINT OF BEGINNING, Containing 8,732 square feet,
more or less, subject to easements and right of ways of record.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



FILING NUMBER

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

JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying



LEGEND

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

GENERAL UTILITY EASEMENT

EXISTING 5' SIDEWALK

UTILITY EASEMENT

PROJECT DETAILS

PROJECT TITLE:
McANDREW & JACKSON ADDITION
OLD LOTS 28-29
CREATING LOTS 33-37

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 9.4.2018
DRAWN BY: ELN
PROJECT # 2017041
FILE PATH: Z:\LOTS\DWG\PREPLAT
SHEET SIZE: 18" x 24"
SCALE: 1" = 20'



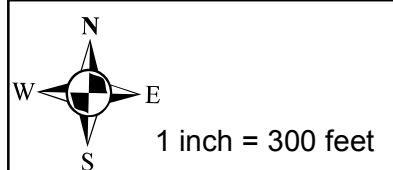
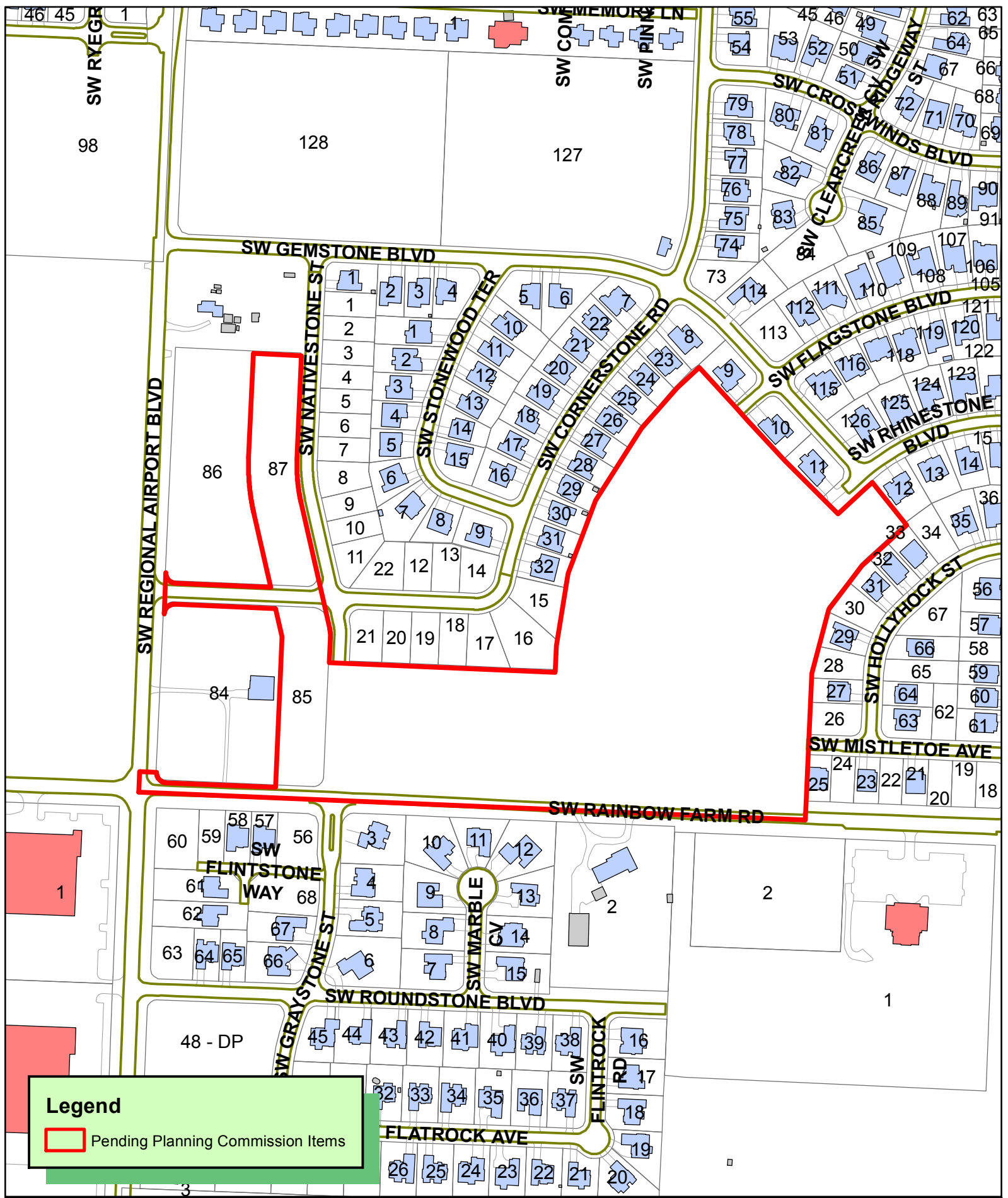
SHEET TITLE

FINAL PLAT

SHEET NUMBER

C2.00

FP18-0007



FP18-0009
FINAL PLAT
CORNERSTONE SUBDIVISION PHASE 8



LINE TABLE		
LINE	LENGTH	BEARING
L5	181.00'	S02°27'12"W
L6	159.00'	S02°27'12"W
L7	690.00'	S87°36'19"E
L8	320.00'	S87°36'19"E
L9	160.00'	S87°36'19"E
L10	181.00'	N02°27'12"E
L11	182.89'	N02°27'12"E
L12	35.54'	N47°26'30"E
L13	62.07'	N47°26'30"E
L14	182.56'	N02°27'12"E
L15	42.92'	S47°23'41"W
L16	56.06'	S47°23'41"W

R-1 BUILDING SETBACK TABLE	
GARAGE	30' FRONT SETBACK
FRONT	20'
SIDE INTERIOR	7'
SIDE EXTERIOR	20'
REAR	25'

FINAL PLAT

for

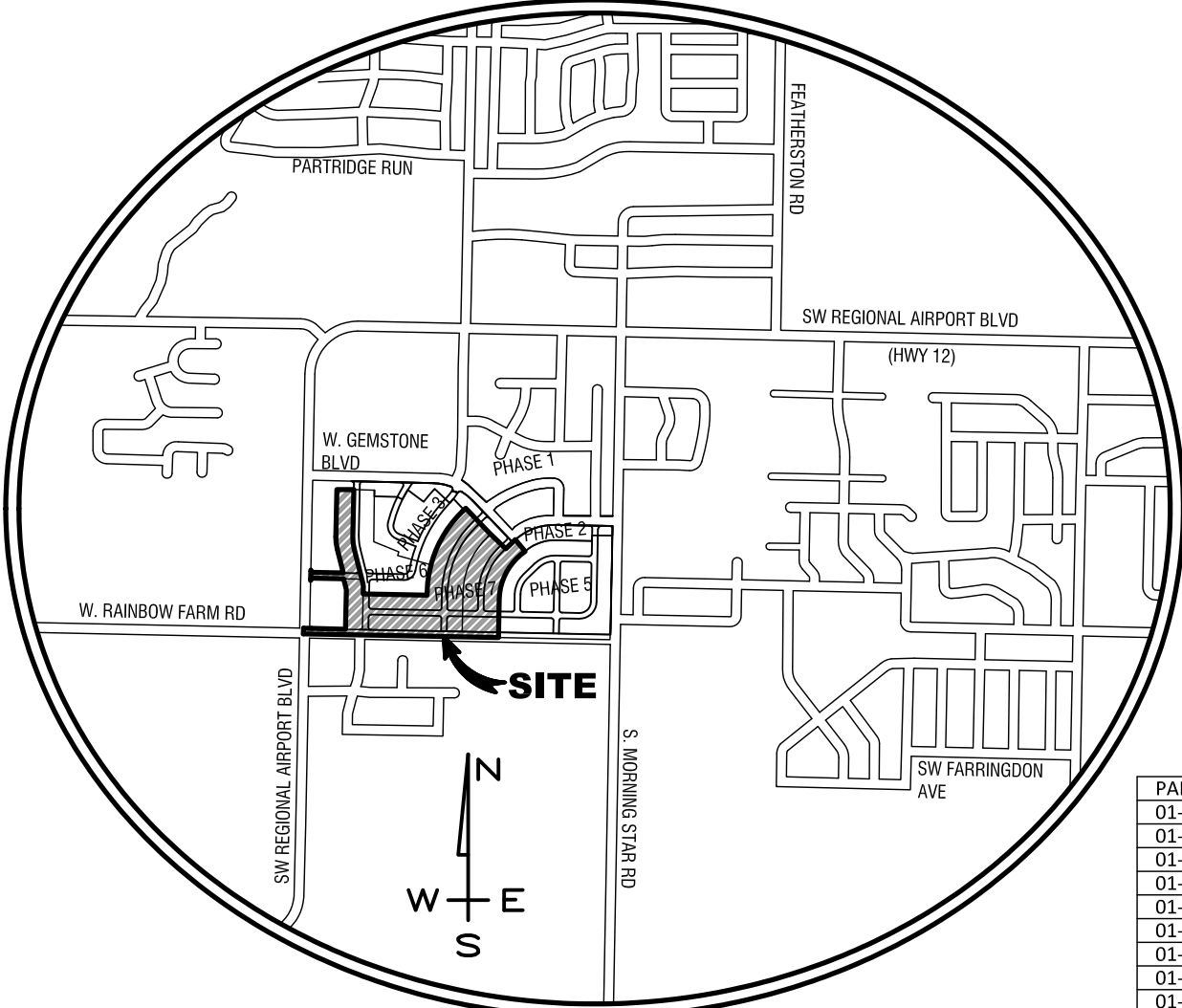
Cornerstone Ridge Subdivision

Phase 7 BENTONVILLE, ARKANSAS



OCTOBER 2018

VICINITY MAP



BENTONVILLE, ARKANSAS

FINISH FLOOR ELEVATION TABLE	
LOT 3	1262.75
LOT 10	1267.25
LOT 11	1267.25
LOT 29	1267.25
LOT 30	1267.25
LOT 64	1262.75
LOT 67	1260.00

PARCEL No.	OWNER	ADDRESS
01-07939-000	MCCOY, MAX SR	4577 SW REG. AIRPORT BLVD. - BENTONVILLE, AR 72712-9456
01-07938-001	MUSTAFA, ABEER	4136 CAERLEON CIR. - BENTONVILLE, AR 72713
01-07940-001	ALAM HOLDING COMPANY LLC	4855 SW REG. AIRPORT BLVD. - BENTONVILLE, AR 72712
01-07932-000	GLASS INVESTMENTS LLC	17 GLENBROOK - BENTONVILLE, AR 72712-3840
01-17133-000	CROSSMAR INDUSTRIAL LLC, c/o SAGE PARTNERS	5100 JB HUNT DR., STE. 800 - ROGERS, AR 72758-6601
01-14012-004	MARK ALAN ROUSE INC	PO BOX 180328 - FT. SMITH, AR 7918-0328
01-14012-003	MARK ALAN ROUSE INC	PO BOX 180328 - FT. SMITH, AR 7918-0328
01-14012-002	PARRISH, ANDREW & KRISTEN	4004 SW FLINTSTONE WAY - BENTONVILLE, AR 72713
01-14012-001	GARY, CURTIS & AMELIA	4002 SW FLINTSTONE WAY - BENTONVILLE, AR 72713
01-14012-000	MARK ALAN ROUSE INC	PO BOX 180328 - FT. SMITH, AR 7918-0328
01-13969-000	MUSTEEN, LISA	4501 SW GRAYSTONE ST. - BENTONVILLE, AR 72713
01-13976-000	RASMUSSEN, JEREMY & ERICA	4502 SW MARBLE CV. - BENTONVILLE, AR 72713
01-13977-000	FERGUSON, ANDREA	4500 SW MARBLE CV. - BENTONVILLE, AR 72713
01-13978-000	BEARDEN, DOUGLAS & CHYLEEN	4501 SW MARBLE CV. - BENTONVILLE, AR 72713
01-13968-000	OLSON, TERRY & LAURA	3757 RAINBOW FARM RD. - BENTONVILLE, AR 72713
01-17635-000	CITY OF BENTONVILLE	117 W. CENTRAL AVE. - BENTONVILLE, AR 72712-5256
01-17634-000	SOLID ROCK MISSIONARY BAPTIST CHURCH	PO BOX 2552 - BENTONVILLE, AR 72712-2552
01-17720-000	DOUGLAS, DAN MARSHALL & TARA LEE	6251 SW REG. AIRPORT BLVD. - BENTONVILLE, AR 72713
01-17721-000	KANUMURI, JAISANKAR	4304 SW HOLLYHOCK ST. - BENTONVILLE, AR 72713
01-17722-000	HUGHES, CODY & LORA	4302 SW HOLLYHOCK ST. - BENTONVILLE, AR 72713
01-17723-000	GOVINDARASU, JAYAPRAKASAM & JAYAPRAKASAM, KAYATHIRI	4300 SW HOLLYHOCK ST. - BENTONVILLE, AR 72713
01-17724-000	PHAM, HOAI & NGUYEN, NGOC	4206 SW HOLLYHOCK ST. - BENTONVILLE, AR 72713
01-17725-000	TIWARI, DEEPAK & BADGAIYAN, PRAGATI	4204 SW HOLLYHOCK ST. - BENTONVILLE, AR 72713
01-17726-000	KITTI SEVERNS TRUSTEE	500 TRAILWOOD CIR. - CENTERTON, AR 72719
01-17727-000	SHY, MATTHEW	4200 SW HOLLYHOCK ST. - BENTONVILLE, AR 72713
01-17728-000	HUETT, CHARLES	4106 SW HOLLYHOCK ST. - BENTONVILLE, AR 72713
01-17729-000	RAZA, SYED SAJID	4104 SW HOLLYHOCK ST. - BENTONVILLE, AR 72713
01-16652-000	MOTA, DAVID & DINA	4107 SW RHINESTONE BLVD. - BENTONVILLE, AR 72713
01-12665-000	BLACK SHEEP PROPERTIES LLC	1623 NE ROCK ST. - BENTONVILLE, AR 72712-8444
01-16651-000	KUO, YUE & MURAI, KIYOMI	4200 SW RHINESTONE BLVD. - BENTONVILLE, AR 72713
01-16650-000	SCOTT, THOMAS & STARLET	4201 SW FLAGSTONE BLVD. - BENTONVILLE, AR 72713
01-16649-000	MILURI, RAVINDAR & SWAPNA	4200 SW FLAGSTONE BLVD. - BENTONVILLE, AR 72713
01-16648-000	DASARI, KALYAN SAM & VUNDRU, SANTHI	4101 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-16888-000	JUNG, DOYOUNG	4103 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-16889-000	CHERIAN, NIKHIL VARUGHESE & JONNALAGADDA, SHILPA	4105 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-16890-000	TURNER, BRIAN THOMAS & ANGELA	4107 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-16891-000	KAETZER, EILEEN & O'NEAL CHADWICK	4201 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-16892-000	RAINEY, CARMEN RAQUEL & WILLIAM EDWARD	4203 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-16893-000	HAUSAM, JASON & JESSICA	4205 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-16894-000	SHELDON, DAVID & GAYLA	4207 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-16895-000	CREASEY, TRAVIS & AMANDA	4209 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-16896-000	STEWART, MICHAEL & KENDALL	4301 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-16897-000	PATEL, KRUPESHKUMR & DHRUTI	4303 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-18097-000	SPONSELLER, MYRA KATHRYN	1703 CAVERN SPRINGS WAY - CAVE SPRINGS, AR 72718
01-18098-000	NELSON, RENAE LYNN	4307 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-18099-000	GUPTA, ROHIT & ADITI	4309 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-18100-000	ARMWAL, ROHIT KUMAR	4401 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-18101-000	ABRAHAM, JACOB	4403 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-18102-000	JEFFERSON, AUSTIN & RACHEL	4405 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-18103-000	PARWATHAREDDY, SRIDHAR & VEMA, SWATHI	4407 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-18104-000	ROTEN, ANDREA & NATHAN	4406 SW CORNERSTONE RD. - BENTONVILLE, AR 72713
01-18093-000	GONUGUNTULA, UGANHAR & RAVI, SUNITHA	4307 SW NATIVESTONE ST. - BENTONVILLE, AR 72713
01-18092-000	MAJOR, DAVID & MICHELE	4305 SW NATIVESTONE ST. - BENTONVILLE, AR 72713
01-18091-000	NONIE & BB HOUSE LLC	2431 JOYCE ST. - FAYETTEVILLE, AR 72703-4520
01-18090-000	RIGGINS PROPERTIES INC	124 E. JOYCE BLVD., STE 102 - FAYETTEVILLE, AR 72703-5375
01-18089-000	NONIE & BB HOUSE LLC	2431 JOYCE ST. - FAYETTEVILLE, AR 72703-4520
01-18088-000	FORTIN, ALAN & JILL	4205 SW NATIVESTONE ST. - BENTONVILLE, AR 72713
01-18087-000	RIGGINS PROPERTIES INC	124 E. JOYCE BLVD., STE 102 - FAYETTEVILLE, AR 72703-5375
01-18086-000	JAYAKUMAR, BALAJIT & RAMAKRISHNAN, VINITHA VIJAYAM	4201 SW NATIVESTONE ST. - BENTONVILLE, AR 72713
01-18085-000	PARAMASIVAM, MOHAN & MOHAN, EVANGELIINE	4107 SW NATIVESTONE ST. - BENTONVILLE, AR 72713

OWNER / DEVELOPER

Riggins Commercial Construction & Development, Inc.
ATTN: Darin Riggins
P.O. Box 8229 Springdale, Arkansas 72766-8229

CERTIFICATE OF OWNERSHIP

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

Date of Execution: _____

Signed : _____
Name & Address

Source of Title: D.R. _____

Page _____

CERTIFICATE OF RECORDING

This document filed for record
_____ day, 2017 in Plat

Book No. _____, page _____.

Signed: _____
Circuit Clerk

CERTIFICATE OF SURVEYING ACCURACY

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

Date of Execution: _____

Signed: _____
Registered Land Surveyor

No. _____
State of Arkansas

CERTIFICATE OF APPROVAL

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____
Bentonville Planning
Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

LEGAL DESCRIPTION:

A part of the SW1/4 of the SW1/4 and a part of the SE1/4 of the SW1/4 of Section 11, T19N, R31W in Benton County, Arkansas, and being described as follows: Beginning at the SW Corner of said SW1/4, SW1/4, said point being the POINT OF BEGINNING, thence N02°39'41"E 51.30 feet, thence S87°20'19"E 42.01 feet, thence along a non tangent curve to the left 39.37 feet, said curve having a radius of 25.00 feet and chord bearing and distance of S42°28'04"E 35.43 feet, thence S87°36'19"E 270.78 feet, thence N02°27'12"E 373.15 feet, thence N12°48'59"W 72.37 feet, thence N87°36'19"W 250.33 feet, thence along a non tangent curve to the left 39.15 feet, said curve having a radius of 25.00 feet and chord bearing and distance of S47°31'41"W 35.27 feet, thence N02°39'41"E 102.00 feet, thence along a non tangent curve to the left 39.39 feet, said curve having a radius of 25.00 feet and chord bearing and distance of S42°28'19"E 35.44 feet, thence S87°36'19"E 235.72 feet, thence N12°48'59"W 189.37 feet, thence along a non tangent curve to the right 139.66 feet, said curve having a radius of 521.00 feet and chord bearing and distance of N05°08'15"W 139.24 feet, thence N02°32'30"E 257.01 feet, thence S87°26'08"E 120.00 feet, thence S02°32'30"W 256.96 feet, thence along a non tangent curve to the left 107.49 feet, said curve having a radius of 401.00 feet and chord bearing and distance of S05°08'15"E 107.17 feet, thence S12°48'59"E 319.64 feet, thence along a non tangent curve to the right 23.98 feet, said curve having a radius of 90.00 feet and chord bearing and distance of S05°11'25"E 23.91 feet, thence S02°27'12"W 63.06 feet, thence S87°36'19"E 561.02 feet, thence N02°23'41"E 66.01 feet, thence N09°05'33"E 181.41 feet, thence N20°39'21"E 193.73 feet, thence N32°31'51"E 211.96 feet, thence N41°15'03"E 134.25 feet, thence N47°23'41"E 73.61 feet, thence S42°36'19"E 130.03 feet, thence S42°03'42"E 50.00 feet, thence S42°36'19"E 134.97 feet, thence S45°04'35"E 185.17 feet, thence N47°23'41"E 93.18 feet, thence along a curve to the right 22.70 feet, said curve having a radius of 520.00 feet and a chord bearing and distance of N48°38'43"E 22.70 feet, thence S38°31'58"E 135.07 feet, thence S47°28'47"W 150.28 feet, thence S37°16'25"W 135.31 feet, thence S14°48'10"W 164.68 feet, thence S02°27'12"W 363.40 feet, thence N87°36'19"W 1,653.99 feet to the POINT OF BEGINNING: Containing 12.26 acres more or less subject to easements and right of way of record.

NOTES:

- THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C235K DATED JUNE 5, 2012.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE NAD83 BASED ON CITY OF BENTONVILLE GIS MONUMENTATION. CONVERGENCE ANGLE AT THE POB IS -1°17'46". SCALE FACTOR IS 1.00001853.
- ALL DIMENSIONS TO CURB ARE TO BACK OF CURB.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ANY EASEMENT NOT PREVIOUSLY DEDICATED SHALL BE DEDICATED BY THIS PLAT.
- ALL SIDEWALKS TO BE 5' WIDE AND SHALL NOT EXCEED 2% CROSS-SLOPE.
- TREES (LANDSCAPING OR OTHERWISE) SHALL BE PLANTED AT A MINIMUM OF 5' FROM CITY OF BENTONVILLE UTILITIES AND STORM DRAINAGE.
- FRONT UTILITY EASEMENTS ARE RESERVED FOR THE CITY OF BENTONVILLE UTILITIES AND REAR EASEMENTS ARE RESERVED FOR GENERAL UTILITIES.
- SIDEWALKS ALONG ALL OPEN SPACES SHALL BE CONSTRUCTED WITH SUBDIVISION.
- ALL RADIUS ALONG THE RIGHT OF WAY AT INTERSECTIONS ARE 25'.
- NO FENCES MAY BE LOCATED WITHIN A DRAINAGE EASEMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- RESEARCH FOUND NO EXISTING EASEMENT DOCUMENTS FOR THIS SITE.

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

JORGENSEN
+ASSOCIATES
Civil Engineering + Surveying



PROJECT DETAILS

PROJECT TITLE: CORNERSTONE RIDGE
SUBDIVISION PHASE 7

REVISIONS

DATE: 11.05.2018
DRAWN BY: PMM
PROJECT # 2016013
FILE PATH: Z:\SUBD\2016013\FINAL PLAT
SHEET SIZE: 18" x 24"



SHEET TITLE

COVER SHEET

SHEET NUMBER

C1.00

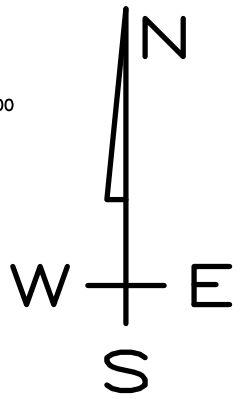
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C3	679.19'	865.00'	358.19	661.88	S24°56'51"W
C4	427.48'	545.00'	225.42	416.61	S24°55'26"W

LINE TABLE		
LINE	LENGTH	BEARING
L5	181.00'	S02°27'12"W
L6	159.00'	S02°27'12"W
L7	690.00'	S87°36'19"E
L8	320.00'	S87°36'19"E
L9	160.00'	S87°36'19"E
L10	181.00'	N02°27'12"E
L11	182.89'	N02°27'12"E
L12	35.54'	N47°26'30"E
L13	62.07'	N47°26'30"E
L14	182.56'	N02°27'12"E
L15	42.92'	S47°23'41"W
L16	56.06'	S47°23'41"W

R-1 BUILDING SETBACK TABLE	
GARAGE	30' FRONT SETBACK
FRONT	20'
SIDE INTERIOR	7'
SIDE EXTERIOR	20'
REAR	25'



(IN FEET)
1 inch = 100 ft.



FILING NUMBER

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

JORGENSEN
+ASSOCIATES



Civil Engineering + Surveying

LEGEND

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

CENTERLINE STREET

BUILDING SETBACK & GENERAL UTILITY EASEMENT

PHASE LINE

5' SIDEWALK (TO BE BUILT W/ HOMES)

EXISTING 5' SIDEWALK

UTILITY EASEMENT

PROJECT DETAILS

PROJECT TITLE: CORNERSTONE RIDGE
SUBDIVISION PHASE 7

PROJECT LOCATION: BENTONVILLE, AR.

REVISIONS

DATE: 11.05.2018
DRAWN BY: PMM
PROJECT # 2016013
FILE PATH: Z:\SUBD\2016013\FINAL PLAT
SHEET SIZE: 18"x24"

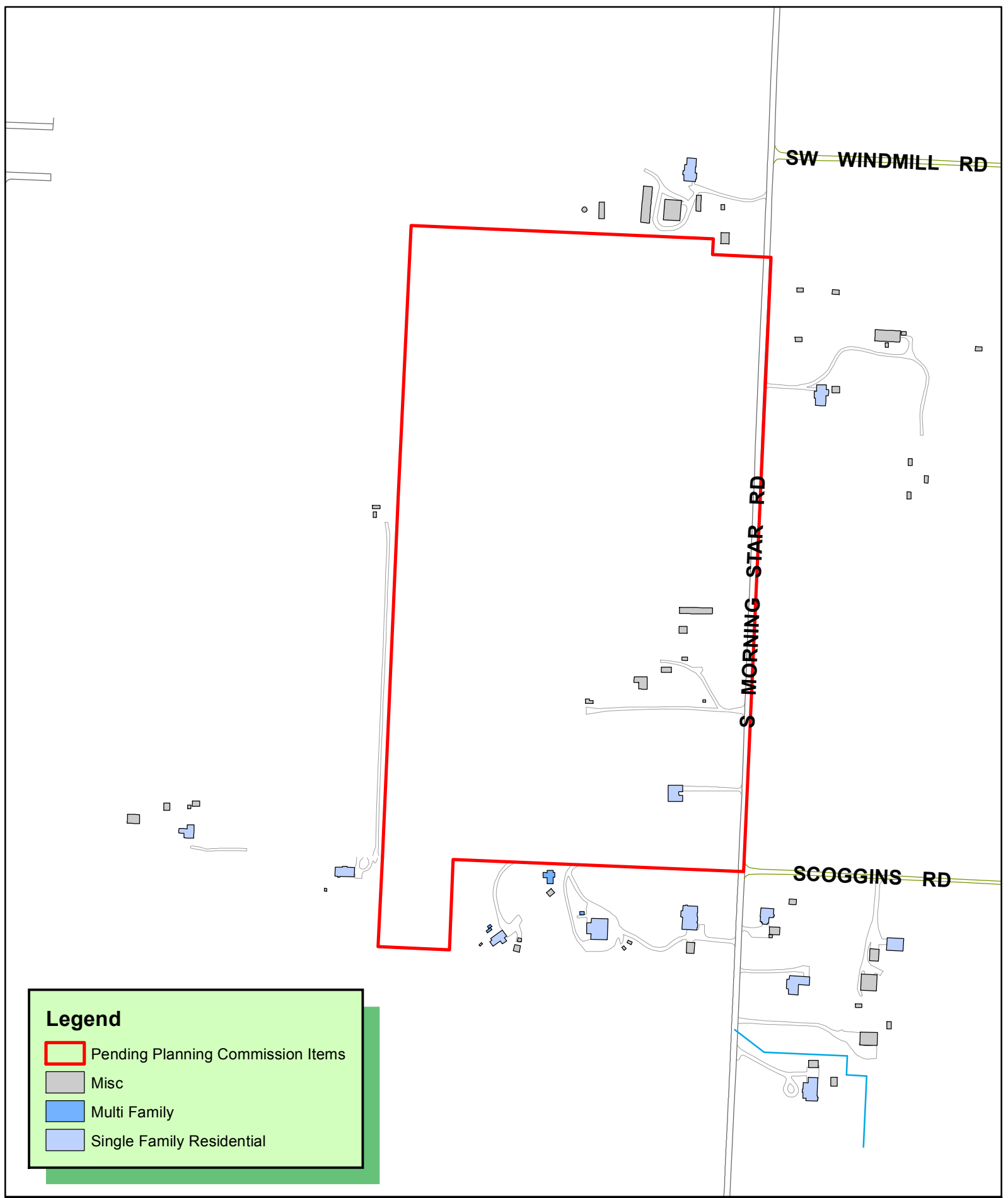
REGISTERED
STATE OF ARKANSAS
NO. 1118
SIGNATURE
DAVID L. JORGENSEN
PROFESSIONAL LAND SURVEYOR

SHEET TITLE

FINAL PLAT OVERALL

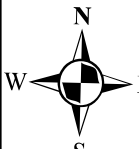
SHEET NUMBER

C1.01



Legend

-  Pending Planning Commission Items
-  Misc
-  Multi Family
-  Single Family Residential


1 inch = 444 feet

PP18-0012
PRELIMINARY PLAT
AURORA SUBDIVISION

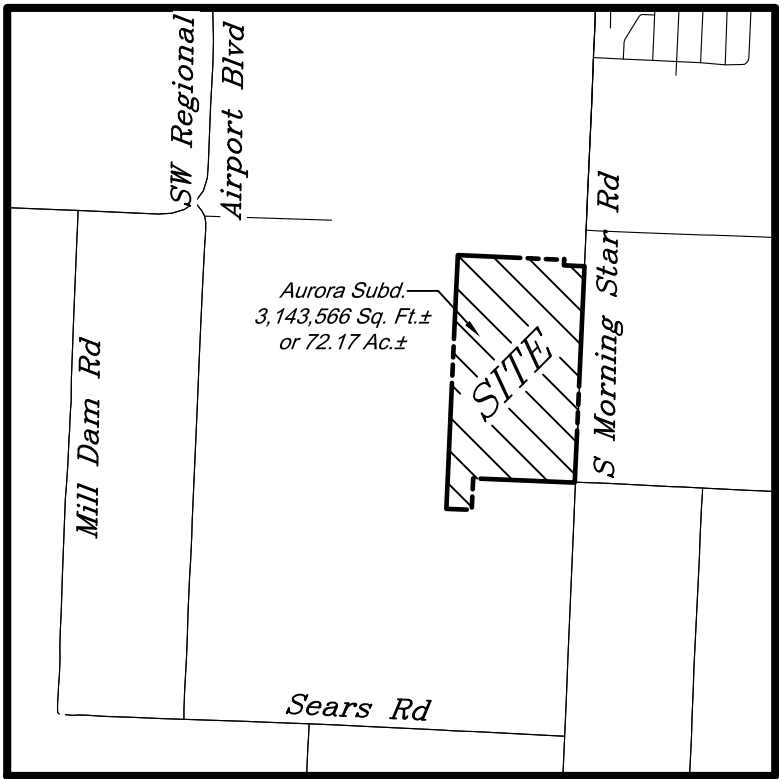


Preliminary Plat of
Aurora Subdivision
S. Morningstar Rd.
Bentonville, Benton County, Arkansas

Benton County Recording Information

NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents a Preliminary Plat of the parcels 01-08215-335 & 01-08215-355 as recorded in Warranty Deed Records, Book 2016, Page 31964 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, AR North Zone based on GPS observation using OPUS.
- 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 Search, Invoice #17-34618-007 supplied by Elite Title Company, and dated July 18, 2017,
- No attempt was made to show zone building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- 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: 05007C0245K
Map Revised: June 5, 2012
- 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.
- Arkansas State Law. The Underground Facilities Damage Act, requires two working days advance notification through the Arkansas One-Call System Center before excavating using mechanized equipment or explosives (except in the case of an emergency). The One-Call System Telephone Number is 1-800-482-8998. The contractor is advised that there is a severe penalty for not making this call. Not all utility companies are members of the Arkansas One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- There shall be a 20' utility easement along the front of each lot.
- Current zoning PUD was approved by City Council on 2-13-18.
- At the time of survey there was no evidence of wetland areas delineated by "Wetlands Mapping Services" published by U.S. Fish and Wildlife Service, Division of Habitat and Resource Conservation.
- Surveyor is not aware of a septic system being used on the subdivision.
- Owners/Developers shall coordinate with local utilities to insure that each lot has water, sewer and electric service
- Before any work in the Right-of-Way commences, Contractor and or owner is to contact the City of Bentonville Engineering and Transportation Department 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 require a separate permit.



Vicinity Map

Not to Scale
Latitude: 36°18'41"N
Longitude: 94°15'10"W

Sheet Index

- Sheet 1 Cover / Notes / Signatures
Sheet 2 Preliminary Plat "Overall"
Sheet 3 Preliminary Plat "North"
Sheet 4 Preliminary Plat "South"
Sheet 5 Area Lot Tables / Description
Sheet 6 Curve Tables / Details

Zone Setback Table						
Zone	Garage**	Front	Interior Side	Exterior Side	Rear	Lot #
Zone 1	21'-4"	20	7'	20	25	98-227
Zone 2	0'	0	5'	20	0	228-256
Zone 3	18'	20	5'	20	10	47-97
Zone 4	21'-4"	20	5'	20	20	1-46

Note:
*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



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY
BENTONVILLE, AR 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234



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 : _____
Write Name

Signed : _____
Print Name

Source of Title: W.D. Bk 2015, Pg. 34890

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 : _____
Write Name

Signed : _____
Print Name

Source of Title: W.D. Bk 2016, Pg 31964

Certificate of Preliminary Plat Approval:

This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on _____ (date)

Date of Execution: _____

Chairman, Bentonville Planning Commission

Certificate of Approval:

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

Certificate of Preliminary Survey Accuracy:

I, James Barnett hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Date of Execution: _____

Registered Land Surveyor
State of Arkansas
Registration No. 1666

State Survey Code: 500-19N-31W-0-23-304-04-1666

Date of Preparation: _____

ATLAS PAGE: 565

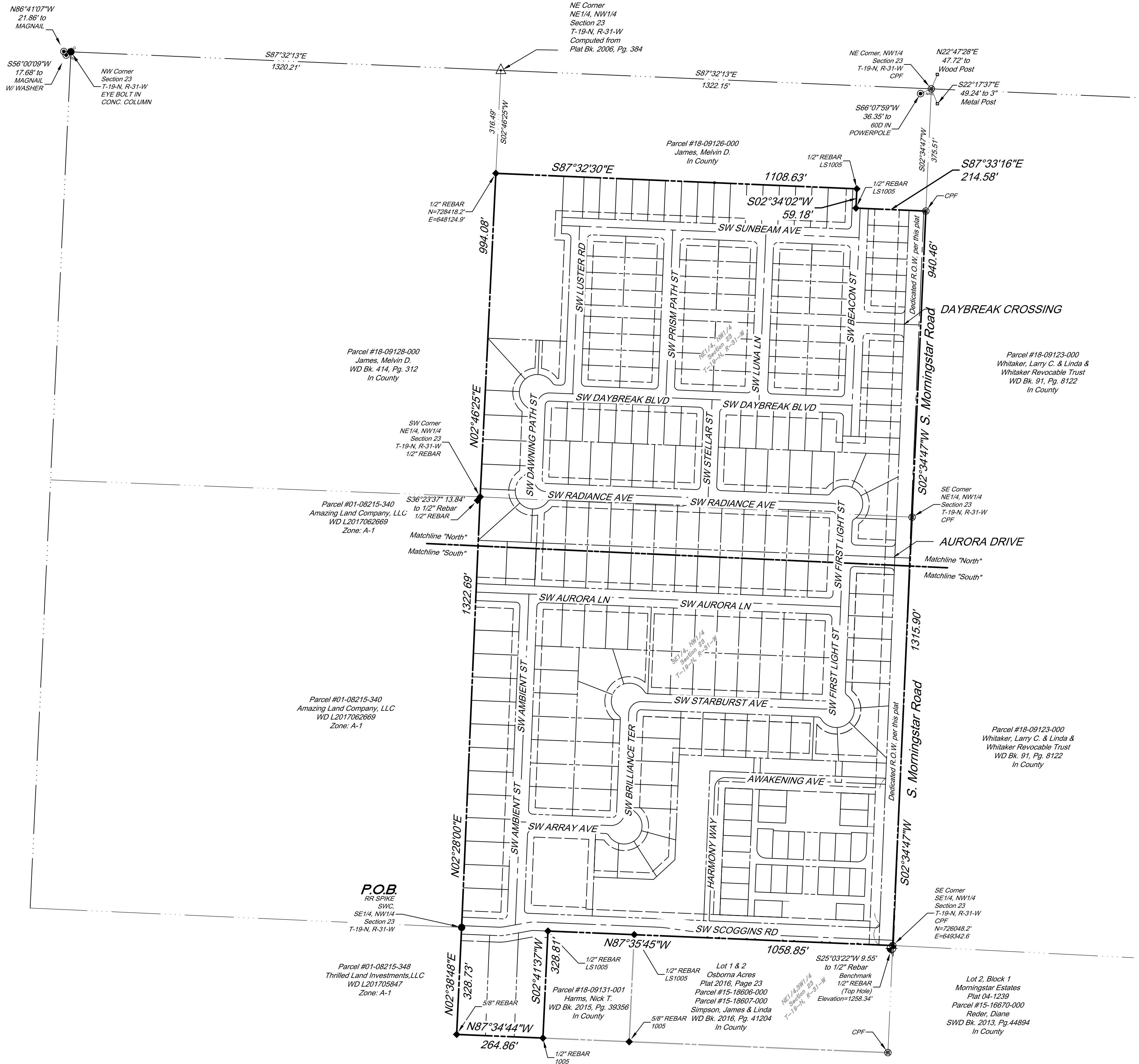
City of Bentonville Project #PP18-0012

③	12/03/18	Revised per City 2nd Submittal Comments (Added Overall Sheet)
②	11/08/18	Added Phase II Development to Subdivision
①	04/30/18	Revised per City 1st Submittal Comments
NO.	DATE	DESCRIPTION
REVISIONS		

JOB NO.:30234 DWG NAME:30234PP	SHEET NO. 1 OF 6
-----------------------------------	---------------------

Arkansas * California * Minnesota * Pennsylvania * Texas

JOB # 30234 DRAWING: 30234PP.dwg LAST SAVED BY: TPRIVETT



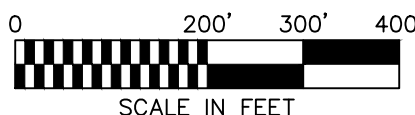
Benton County Recording Information

LEGEND

- Boundary Line
- Lot/Deed Line
- Adjoining Boundary Line
- Easement Line
- Centerline
- Section Line
- Proposed Boundary Corner to be set with 5/8" Rebar w/Cap #1666
- Found Magnail
- Found Rebar (As Noted)
- Found Monument (As Noted)
- Found Cotton Picker Spindle
- Centerline Bearing & Distance Change
- Calculated Corner

30' Electric Esmt for Carroll Electric per this Plat

20' Utility Easement per this Plat



SCALE IN FEET

Convergence -1°18'43"
Combined Scale Factor: 0.999960503
At a Found Railroad Spike at the SW corner of the SE1/4 of the NW1/4 of Section 23, T-19-N, R-31-W

Northing: 726103.8 US Ft.
Easting: 648019.8 US Ft.
Elevation = 1240.87'

FOR REVIEW
ATLAS PAGE: 565

State Survey Code: 500-19N-31W-0-23-304-04-1666

City of Bentonville Project #PP18-0012

③	12/03/18	Revised per City 2nd Submittal Comments (Added Overall Sheet)
②	11/08/18	Added Phase II Development to Subdivision
①	04/30/18	Revised per City 1st Submittal Comments
NO.	DATE	DESCRIPTION

REVISIONS					
30234	12/3/18	JKB	TLP	KCD	JKB
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R

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

3108 SW REGENCY PKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

Aurora Subdivision

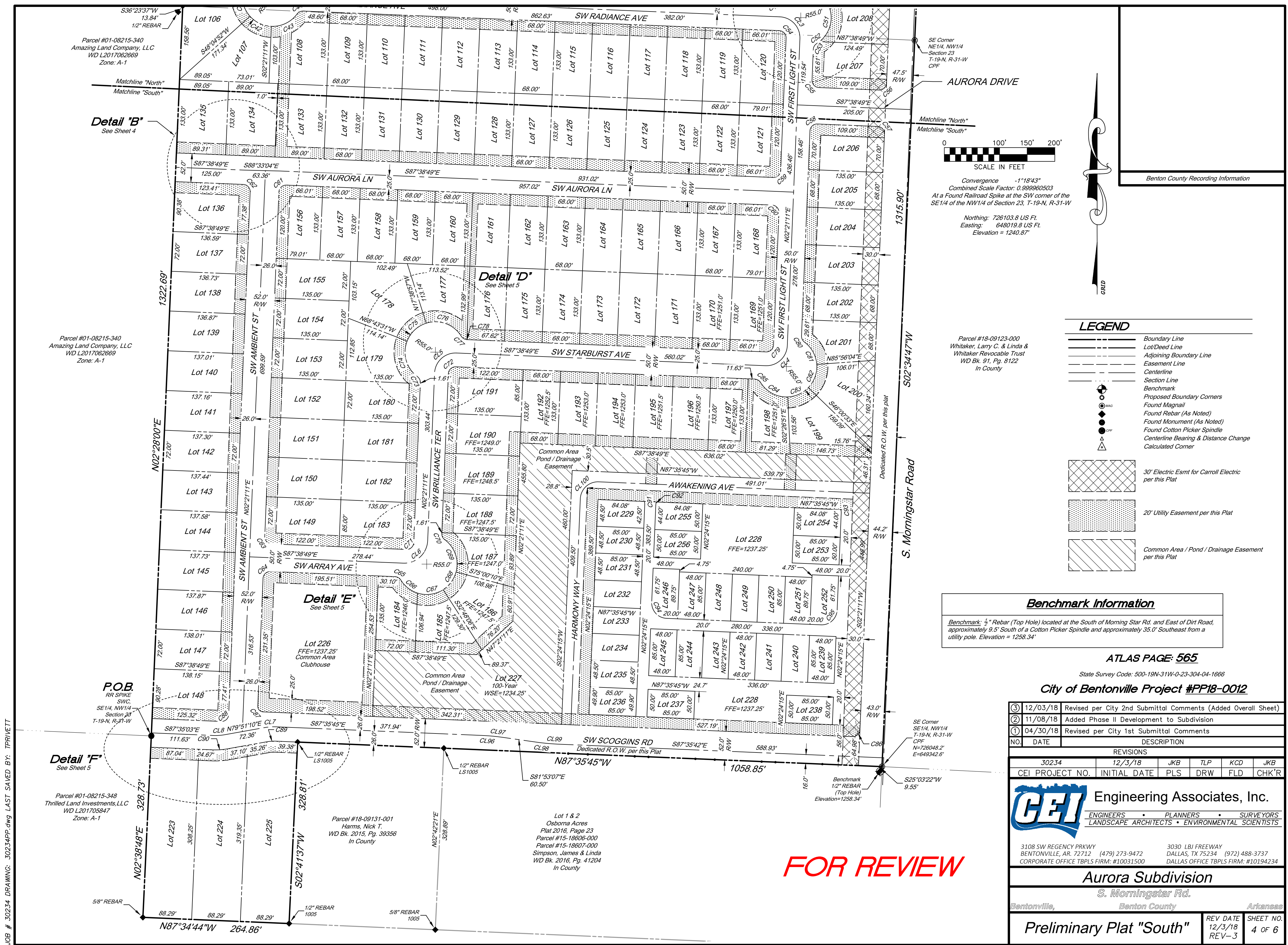
S. Morningstar Rd.

Bentonville, Benton County, Arkansas

Preliminary Plat "Overall"

REV DATE
12/3/18
REV-3

SHEET NO.
2 OF 6



REZONING STAFF REPORT



Haney, Reynolds, and Jones

411 Tiger Boulevard

PC Date: 12/18/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0035
Applicant / Current Owner	Connie Haney PO Box 1998 Bentonville, AR 72712
Site Area	+/- .32 acres
Current Zoning	R-3, Medium Density Residential
Requested Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	High-Density Residential

Property Description

This property is located at the southeast corner of Tiger Boulevard and NW D Street. The property is currently zoned R-3, Medium-Density Residential. Adjacent zonings are R-3 to the north, east, and south, and R-1 to the west.

Projected Traffic Impact

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

Relationship to the General Plan

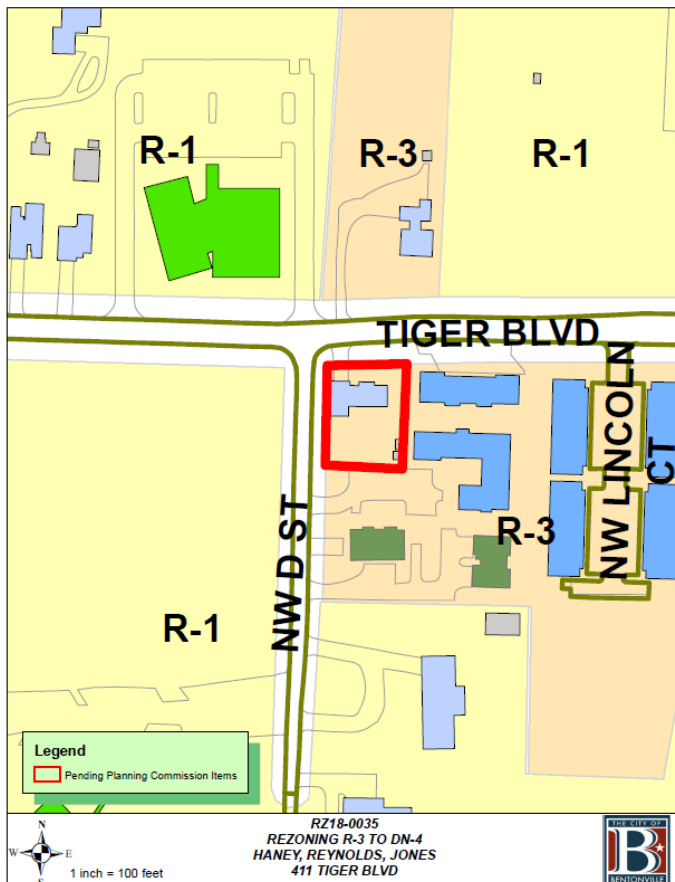
The Future Land Use Plan currently depicts this property as High-Density Residential. The High-Density Residential Land Use Category encourages a mix of multi-family housing types, which usually include amenities on site for residents. The DN-3 Zoning Designation encourages increased neighborhood density and increased local commerce through multi-family housing and a mix of housing types. The property's proximity to the downtown area justifies a downtown zoning district.

Conclusion

The proposed zoning district's general compatibility with the Future Land Use Plan and adjacent uses and zoning designations may justify a rezoning to DN-3, Downtown High-Density Residential.

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

Location Map



Narrative regarding rezoning of 411 Tiger Blvd.

- State the current zoning designation and proposed zoning designation. Explanation of the proposed zoning change including current owner information and any proposed sales.

Current zoning is DN3. We want to change it to DN4.

- Reason (need) for requesting the zoning change.

We want to build two single family attached dwellings (two buildings of four homes).

- Statement of how the property will relate to surrounding properties.

The surrounding properties are apartments and duplexes. What we propose to do will be appropriate for the neighborhood.

- Use

Four homes.

- Traffic

Traffic will go down NW D St to an easement between the two units to rear loaded garages.

- Signage

No signage needed.

- Appearance

Modern three story single family attached dwellings.

- Availability of water and sewer (state size of lines). If direct water and/or sewer is not available, state how lines will be accessed and connected. This information is available from the Water Dept at 479-271-3141 or off the City G.I.S. site.

GENERAL PLAN AMENDMENT STAFF REPORT



Roberts

Valley Street

PC Date: 12/18/2018

Reviewer: Tyler Overstreet, Planner

Project Number	GPA18-0005
Applicant/ Current Owner	Anthony Michael Roberts 1307 W Magnolia Street Rogers, AR 72758
Site Area	+/- 4.25 acres
Current Zoning	R-1, Single Family Residential
Current Future Land Use Map Designation	Open Space
Requested Future Land Use Map Designation	Medium Density Residential (MDR)

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

Property Description

The property is located between Tiger Boulevard and Valley Street. Adjacent zonings are R-1 to the north, south, and west, and A-1 to the east.

Projected Traffic Impact

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

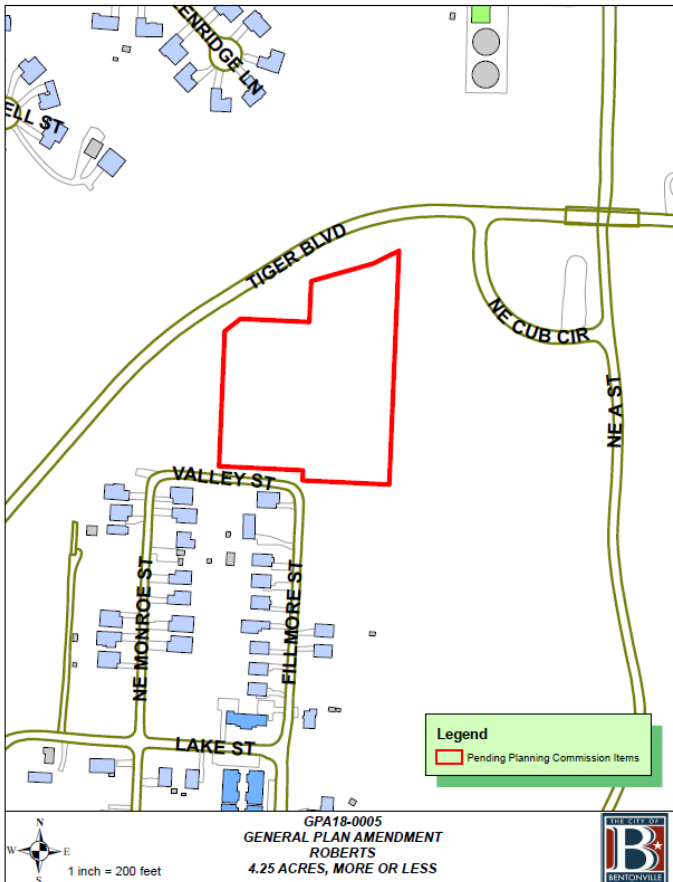
Relationship to the General Plan

According to their narrative, the owner's long-term, conceptual plans are to sell this land for residential development. The former Land Use Plan listed this property as Downtown Medium-Density Residential.

Analysis

The requested Future Land Use Map designation of Medium Density Residential (MDR) is compatible with existing and adjacent land uses.

Location Map





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

November 13, 2018

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

**RE: Fillmore Street Land Use Plan Amendment
CEI Project No. 30718**

Dear Planning Commission:

Please accept this narrative letter to accompany a formal application on behalf of Anthony Michael & Crissi Dawn Roberts, owners of real property located in the City of Bentonville, for consideration of a voluntary Land Use Plan Map amendment request for Benton County parcels #01-04634-000, #01-04634-01, #01-04610-001, #01-04610-002, and #01-04612-000 from Greenspace as currently shown to Medium Density Residential. This request includes former street right of way property that was vacated by ordinance 2018-133.

This request for map amendment is presented in advance of proposed sale and development of the property as residential space. The property is currently zoned R-1 and the Future Land Use Map showed medium density residential before the 10-23-2018 adoption of the revised future Land Use Plan Map. The applicant was not aware of the change in future land use from medium density residential to open space in advance of adoption and publishing of the new Land Use Plan.

Property adjoining the land to the south and west is currently zoned R-1 with some areas of DN-2 in the neighborhood. Property adjoining the land to the east is zoned A-1 and is owned by the City of Bentonville. Future Land Use Plan Map shows property to the south as Medium Density Residential, property to the west and east as Open Space. Requesting this change from Open Space to Medium Density Residential will restore the properties to their former designation and will not negatively impact the character of the neighborhood or surrounding areas. If the land use plan amendment is not approved, the proposed sale and development of the property as residential space could be jeopardized. Please find attached the current Land Use Plan Map and previous Land Use Plan Map for this area.

Thank you for your time and consideration in this matter.

Respectfully submitted,

CEI Engineering Associates, Inc.
Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



City U

608 SE 3rd Street

PC Date: 12/18/2018

Reviewer: Tyler Overstreet, Planner

Project Number	PRD18-0005
Applicant / Current Owner	Bentonville Housing, LLC 700 SE 5 th Street, Suite 1 Bentonville AR, 72712
Site Area	+/- 9.08 acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	High Density Residential (HDR)

Property Description

This property is the location of the former City Utilities Complex on SE 3rd Street. The property is approximately 9 acres, in three separate tracts of land.

Projected Traffic Impact

A Planned Residential Development with a proposed density of 42 units per acre. The PRD proposes 375 total apartment units, with parking at a ratio of one space/unit. The tallest proposed building within the proposed PRD shall be 68-feet.

Each lot shall have 0-foot setbacks adjacent to public right-of-way, 10-foot side yards, and 25-foot rear yards. The applicant's proposed materials are wood siding and fiber cement panel.

Relationship to the General Plan

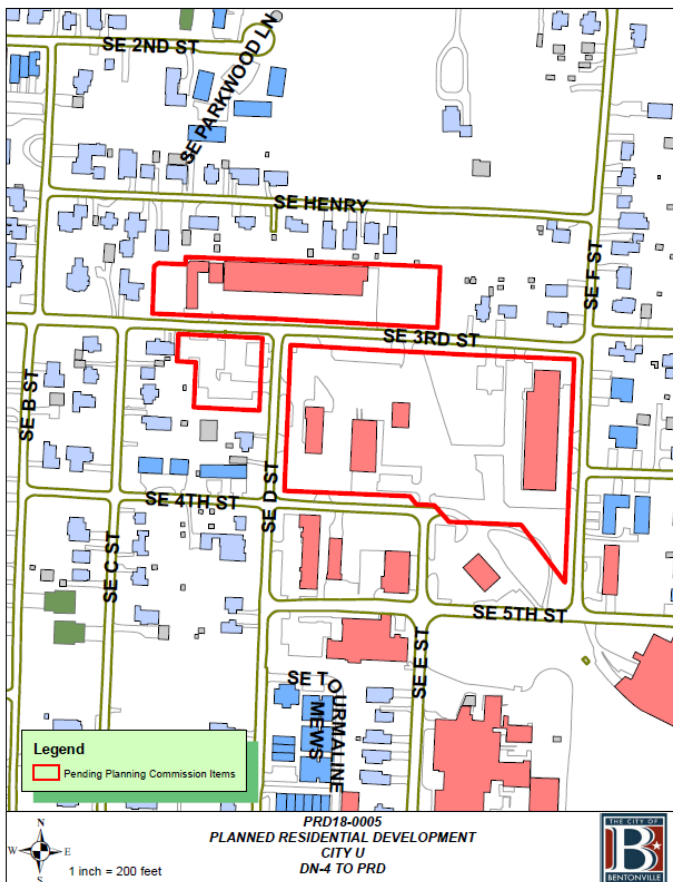
The Future Land Use Plan depicts this property as High Density Residential (HDR). The applicant's proposed density and form is generally compatible with this land use category.

Conclusion

The proposed PRD is generally compatible with the Future Land Use Category as described above. In addition, the applicant's proposed building heights would be allowed within their current zoning designations. The PRD zoning classification will afford greater flexibility in design, and a product that, while unique in nature, could serve as an area amenity with its open space and relation to the trail network.

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

Location Map



1

Planned Residential Development Intent

Digsau, Modus Studio, OLIN Studio, and CEI are pleased to submit this project as a new Planned Residential Development (PRD) to the City of Bentonville. We have worked diligently to provide a contextually-sensitive development that will positively impact the character of the surrounding community and provide a new, high-quality place to live, work, and play. The underlying tenets of Smart Growth are at the core of the design, providing a multitude of choices in types of dwellings with various price points available, and all of it designed to be a compatable urban, walkable development.

City U proposes a multi-family housing model that uses simple building forms at multiple scales to seamlessly integrate the new development into the "small-town character" of Bentonville's neighborhood fabric. The City U project is designed around a framework of seven priorities:

1)

Scale: create a range of building sizes that allow the project to transition from the single-family neighborhood context to multi-story mixed-use buildings;

2)

Neighborhood Landscape: contribute to the surrounding neighborhood character which is defined by a dense canopy of trees, generous turf lawns, parks, and trails that integrate into the regional network of natural amenities;

3)

Reduce Parking Impact: provide sufficient/required parking in a manner that reduces neighborhood impact by introducing on-street parking and by aggregating the remainder of spaces under a simple podium. The aggregated parking area doubles as a flexible landscape for events such as farmer's markets;

4)

Simple forms: connect straightforward building forms to the traditional vernacular architecture of the region by arranging simple forms on a landscape to create a rich and varied set of experiences similar to the arrangement of small buildings on an Ozark farmstead;

5)

Sustainable Development: integrate sensible planning techniques that align with environmentally responsible best practices such as increased building insulation and natural ventilation;

6)

Kit-of-parts: develop a system of dwelling units that can be collected into housing units of various sizes and combined to fit multiple sites; and

7)

Community Economy: encourage local economic opportunities for small businesses by incorporating appropriately scaled live-work commercial spaces and the potential for small local builders to participate in the construction of the wood-framed project.

This PRD is located on an approximately 9.08 acre site in the market distric of Bentonville.

2

Description of Land-Uses

Site 01

4.03 acres (post development)

44.9% of proposed PRD

This site consists of thirteen buildings with primary frontage along SE 3rd Street, SE D Street and SE 4th Street. The buildings are situated on and around a concrete podium that conceals the parking required for the site. The buildings range from 40 to 68 feet in height from existing grade.

Site 02

2.24 acres (post development)

24.7% of proposed PRD

This site consists of six buildings with primary frontage along SE 3rd Street and SE F Street. The buildings are situated on and around a concrete podium that conceals the parking required for the site. The buildings range from 40 to 61 feet in height from existing grade.

Site 03

2.16 acres (post development)

23.8% of proposed PRD

This site consists of seven buildings with primary frontage along SE 3rd Street. The buildings provide an undulating context along the street and surface parking is tucked to the back of the site.

Site 04

.65 acres (post development)

6.6% of proposed PRD

This site consists of three buildings with primary frontage along SE 3rd Street and SE D Street. The buildings purposefully change scale and provide appropriate transitions from the surrounding context. Surface parking is provided on the back side of the site.

3 Description of Compliance with PRD Criteria

- The PRD shall not modify the following zoning and development standards:
- 1. sign requirements
 - 2. grading and drainage
 - 3. access management
 - 4. outdoor lighting
 - 5. landscaping and screening
 - 6. residential light standards
 - 7. flood damage protection

4 Written Description of PRD

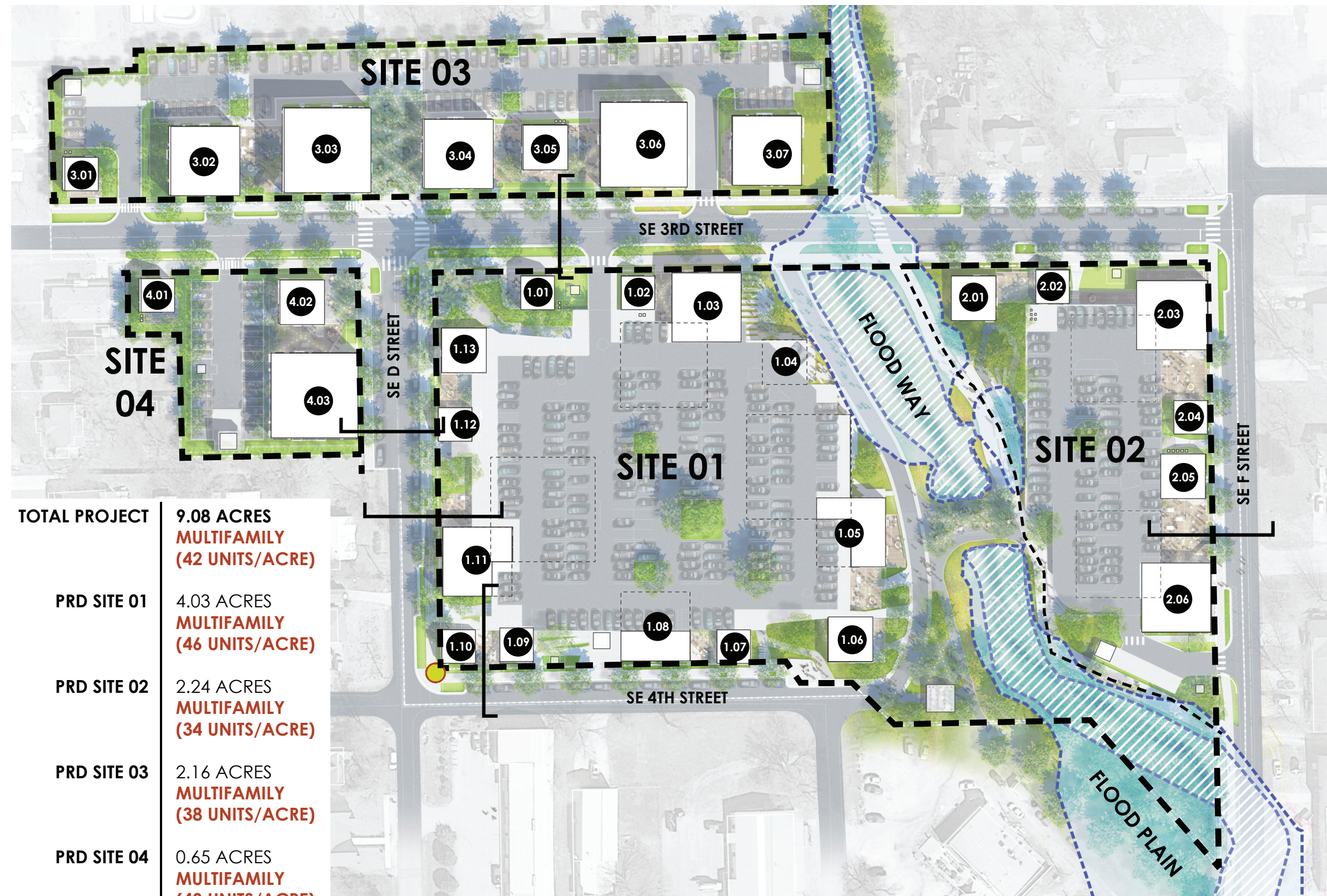
total acreage	9.08 acres
density	375 apartment units, (42 units/acre max)
building height	68' - 5 story apartment flats on 1 story podium (see street elevations included in package)
percentage of open space	16% - 1.5 Acres minimum (15% minimum per city code)
site setbacks	0'-0" from right of way 0'-0" from right of way 0'-0" from right of way 0'-0" from right of way 10'-0" from property line 25'-0" from property line
SE 3rd street	
SE 4th street	
SE D street	
SE F street	
side yard	
rear yard	
parking distribution	
Site 01	surface: 164 street: 24 total: 188
Site 02	surface: 57 street: 20 total: 77
Site 03	surface: 70 street: 12 total: 82
Site 04	surface: 21 street: 07 total: 28
public streets	Modified Urban Collector - 70' ROW Modified Alley - Partial Section Modified Urban Collector - 70' ROW Modified Urban Collector - 70' ROW
SE 3rd street	
SE 4th street	
D street	
F street	

apartments are parked at 1 space per unit (similar to DC/DE zoning)

(see street sections)



LOOKING SOUTH



PROJECT TEAM

Developer **Bentonville Housing LLC**
Brenda Anderson
700 SE 5th Suite 1
Bentonville, AR 72712
Phone: 479.248.4157

Architect **Modus Studio**
Chris Baribeau
AR License No. 4124
15 North Church Suite 102
Fayetteville, AR 72701
Phone: 479.455.5577

Civil Engineer **CEI Engineering Associates**
Nate Bachelor
AR PE#14021
3108 SW Regency Parkway,
Suite 2 Bentonville, AR 72712
Phone: 479.273.9472

Master Planner **OLIN**
Will Belcher
Public Ledger Building, Suite
1123
150 South Independence
Mall West
Philadelphia, PA 19106
Phone: 215.440.0030

LEGEND

Property Line Demarcation

Proposed Trail

Sections

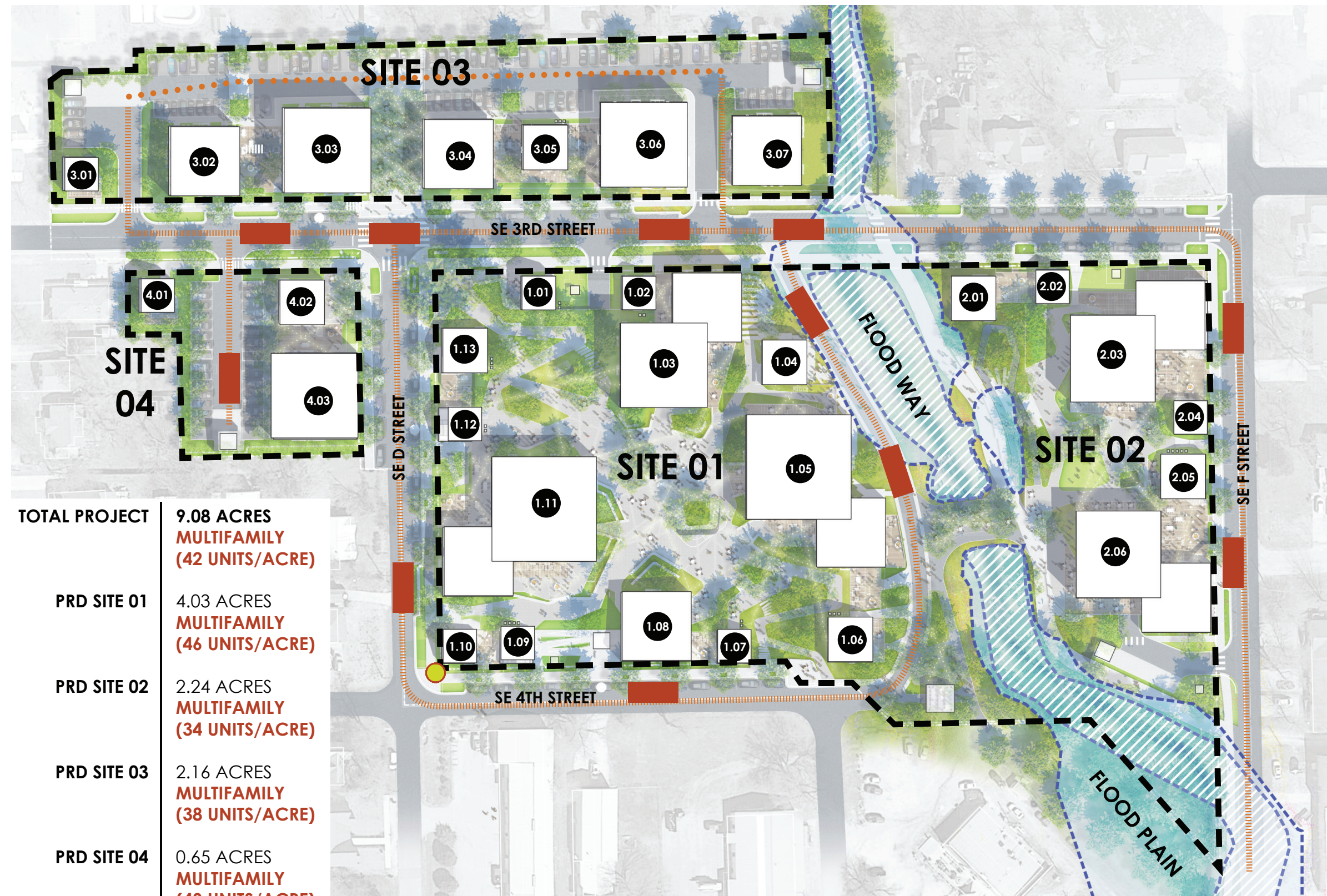
Building Number

Point of Beginning

CITY U
BENTONVILLE, ARKANSAS

MASTER STREET LEVEL SITE PLAN:
PLANNED RESIDENTIAL DEVELOPMENT

PREPARED BY MODUS STUDIO
12.03.2018



TOTAL PROJECT	9.08 ACRES MULTIFAMILY (42 UNITS/ACRE)
PRD SITE 01	4.03 ACRES MULTIFAMILY (46 UNITS/ACRE)
PRD SITE 02	2.24 ACRES MULTIFAMILY (34 UNITS/ACRE)
PRD SITE 03	2.16 ACRES MULTIFAMILY (38 UNITS/ACRE)
PRD SITE 04	0.65 ACRES MULTIFAMILY (43 UNITS/ACRE)

PROJECT TEAM

Developer **Bentonville Housing LLC**
Brenda Anderson
700 SE 5th Suite 1
Bentonville, AR 72712
Phone: 479.248.4157

Architect **Modus Studio**
Chris Baribeau
AR License No. 4124
15 North Church Suite 102
Fayetteville, AR 72701
Phone: 479.455.5577

Civil Engineer **CEI Engineering Associates**
Nate Bachelor
AR PE#14021
3108 SW Regency Parkway,
Suite 2 Bentonville, AR 72712
Phone: 479.273.9472

Master Planner **OLIN**
Will Belcher
Public Ledger Building, Suite
1123
150 South Independence
Mall West
Philadelphia, PA 19106
Phone: 215.440.0030

LEGEND

Property Line Demarcation

Fire Lane

Fire Lane (alternate)

Aerial Apparatus

Building Number

Point of Beginning

CITY U
BENTONVILLE, ARKANSAS

MASTER PODIUM LEVEL SITE PLAN:
PLANNED RESIDENTIAL DEVELOPMENT

PREPARED BY MODUS STUDIO
12.03.2018

PODIUM LEVEL OPEN SPACE DIAGRAM



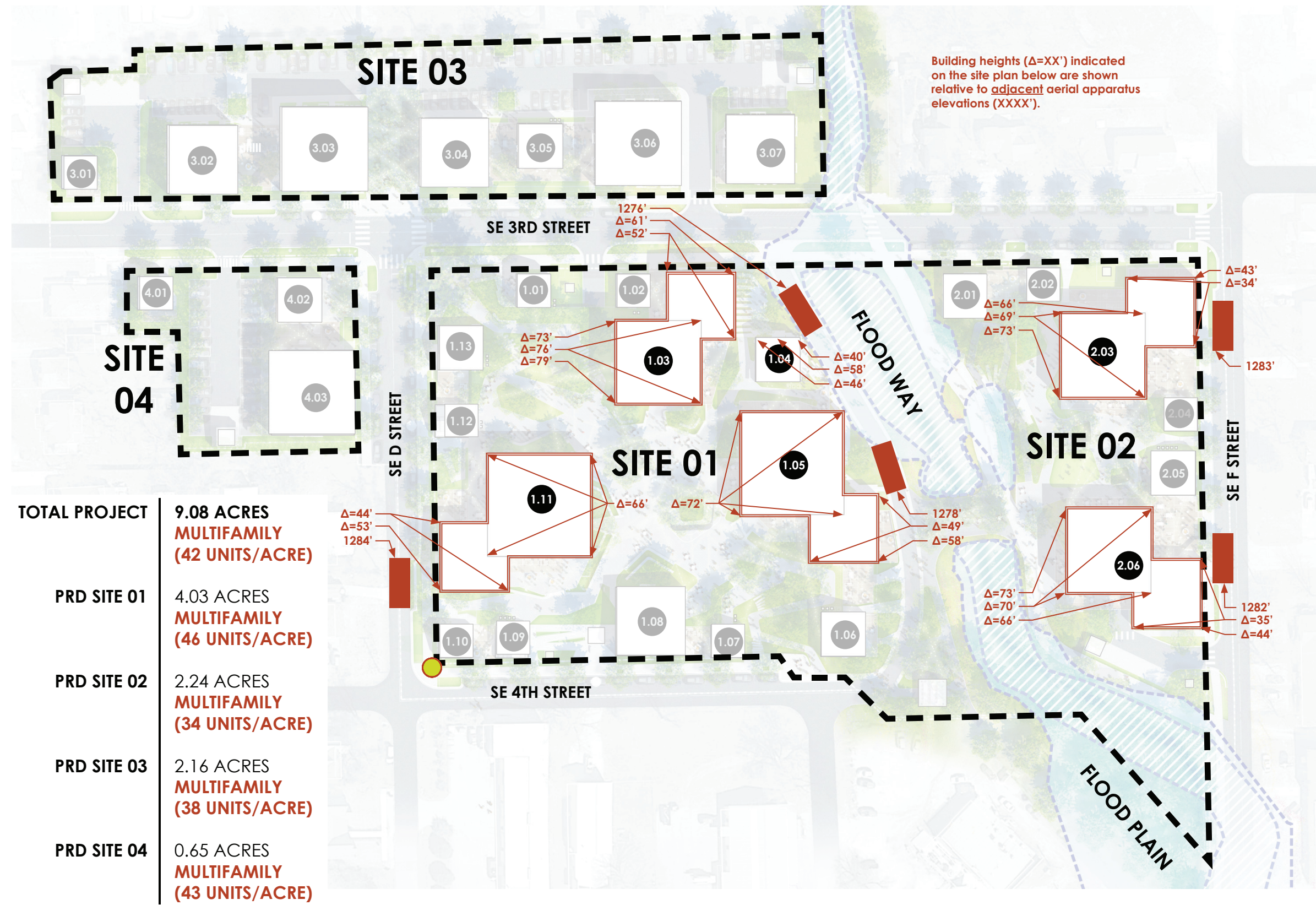
PROJECT TEAM

Developer **Bentonville Housing LLC**
Brenda Anderson
700 SE 5th Suite 1
Bentonville, AR 72712
Phone: 479.248.4157

Architect **Modus Studio**
Chris Baribeau
AR License No. 4124
15 North Church Suite 102
Fayetteville, AR 72701
Phone: 479.455.5577

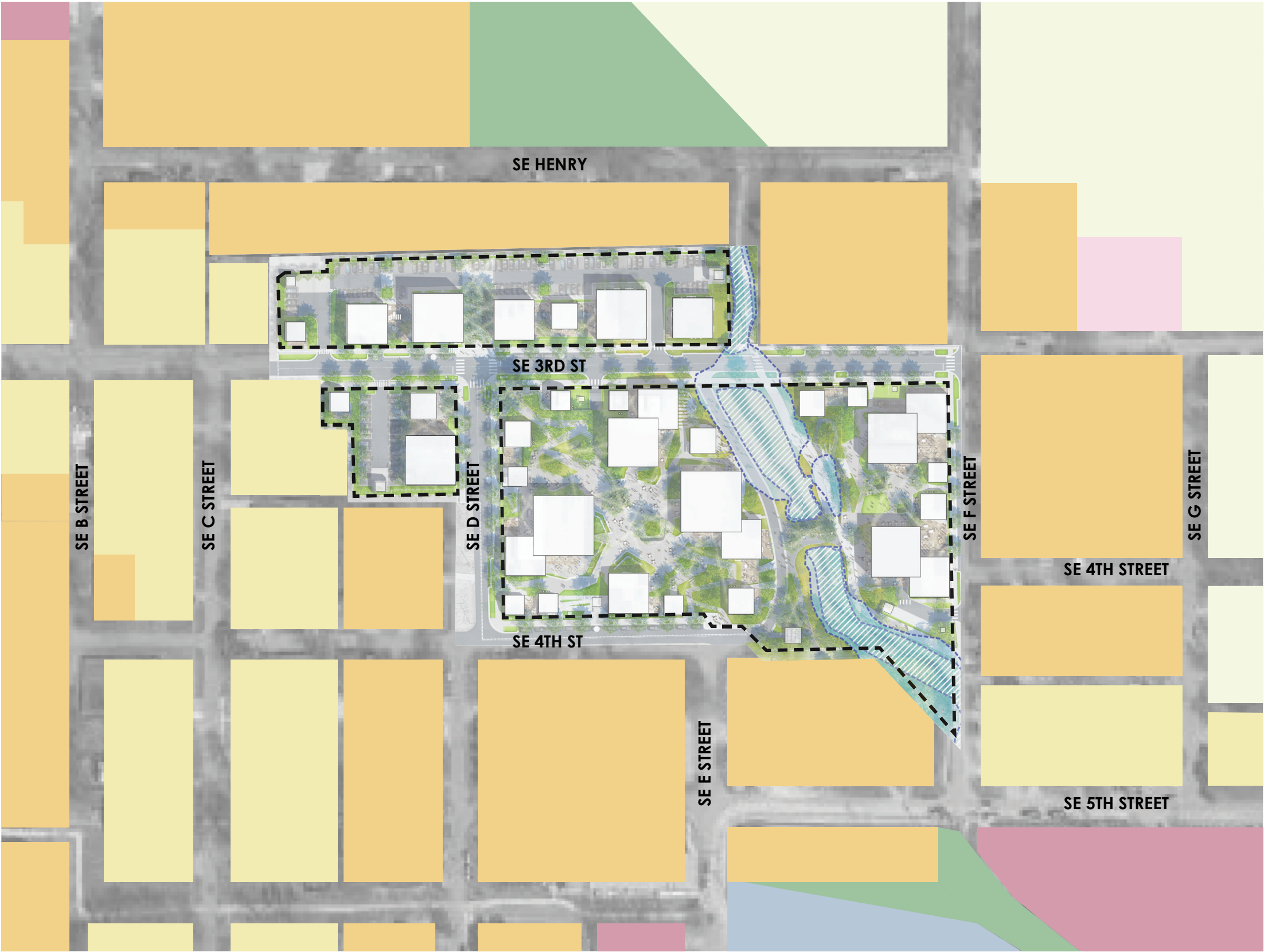
Civil Engineer **CEI Engineering Associates**
Nate Bachelor
AR PE#14021
3108 SW Regency Parkway,
Suite 2 Bentonville, AR 72712
Phone: 479.273.9472

Master Planner **OLIN**
Will Belcher
Public Ledger Building, Suite
1123
150 South Independence
Mall West
Philadelphia, PA 19106
Phone: 215.440.0030



Building heights in table show ground floor level to lowest, ladder-side eave or highest parapet where eaves do not exist.

FUTURE USE DIAGRAM



PROJECT TEAM

Developer **Bentonville Housing LLC**
Brenda Anderson
700 SE 5th Suite 1
Bentonville, AR 72712
Phone: 479.248.4157

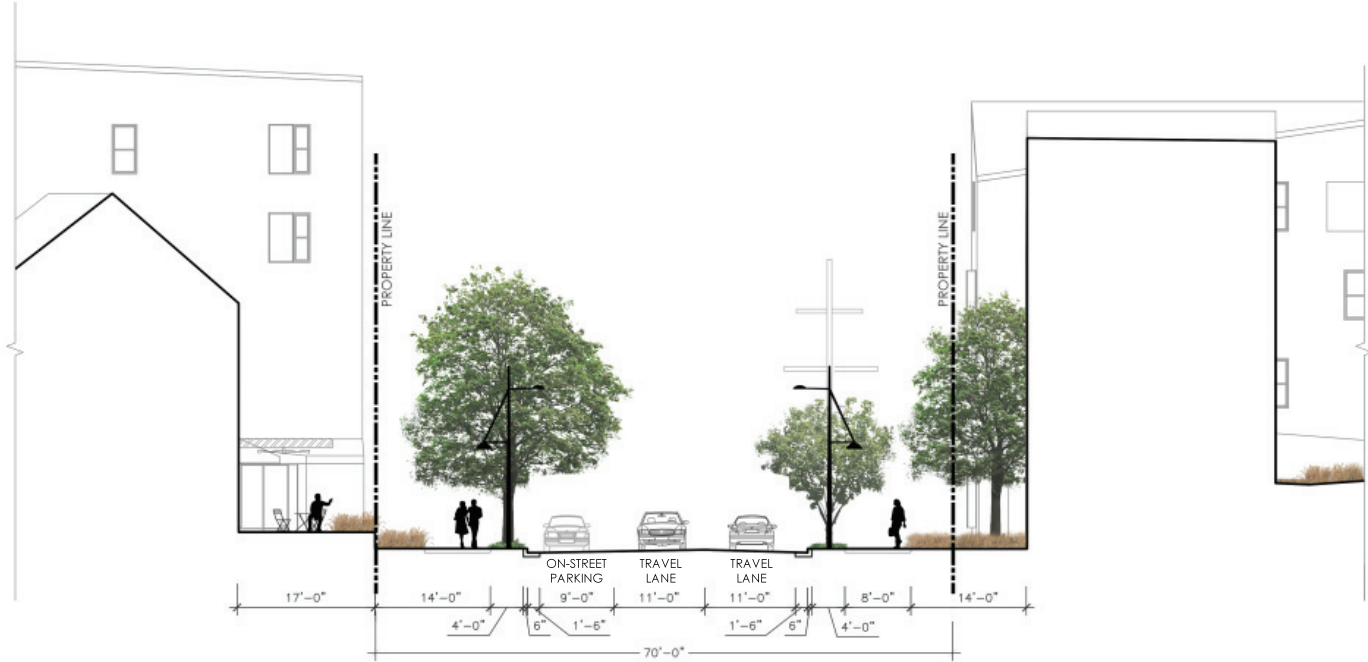
Architect **Modus Studio**
Chris Baribeau
AR License No. 4124
15 North Church Suite 102
Fayetteville, AR 72701
Phone: 479.455.5577

Civil Engineer **CEI Engineering Associates**
Nate Bachelor
AR PE#14021
3108 SW Regency Parkway,
Suite 2 Bentonville, AR 72712
Phone: 479.273.9472

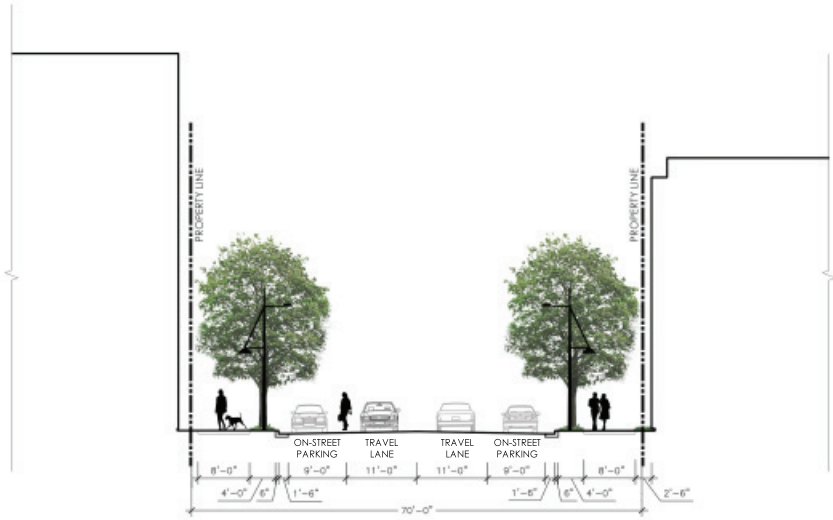
Master Planner **OLIN**
Will Belcher
Public Ledger Building, Suite
1123
150 South Independence
Mall West
Philadelphia, PA 19106
Phone: 215.440.0030

LEGEND

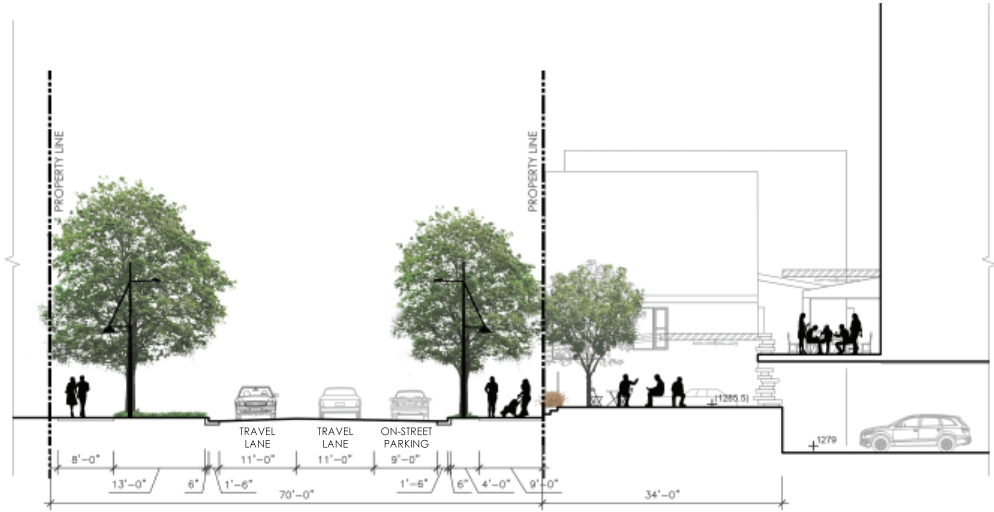
- Property Line Demarcation - - - - -
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Public/Semi-Public
- Park
- Downtown Commercial
- Utility / Transportation



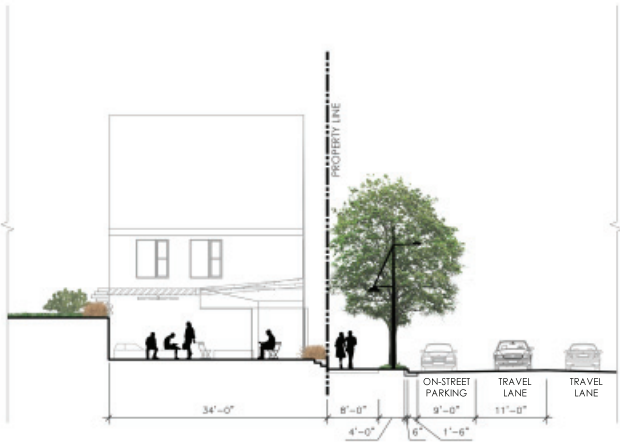
SE 3RD STREET SECTION



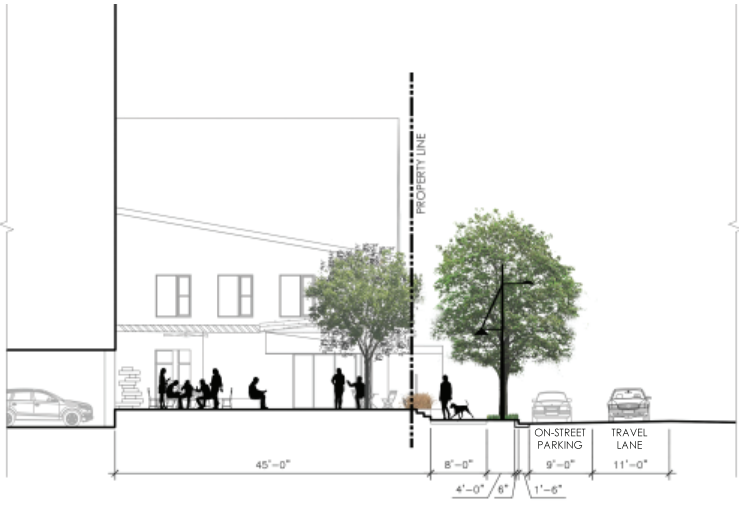
SE D STREET SECTION - NORTH



SE D STREET SECTION - SOUTH

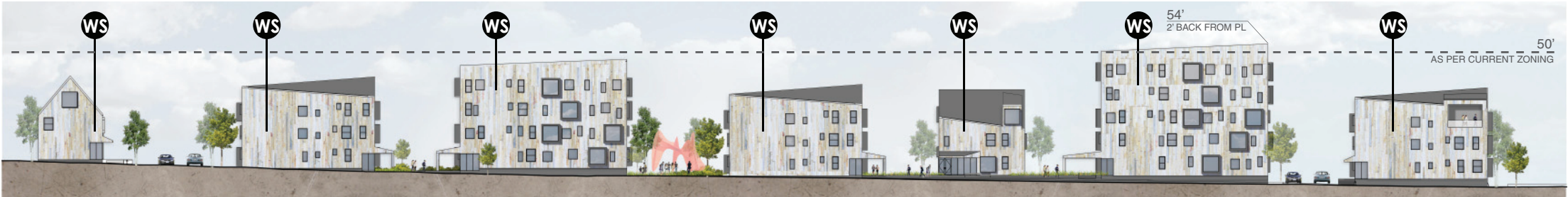


SE 4TH STREET SECTION



SE F STREET SECTION - NORTH

ARCHITECTURAL ELEVATIONS - FLATS



SE 3RD STREET - NORTH ELEVATION



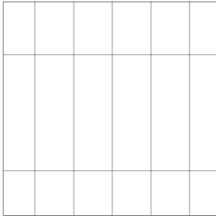
SE 3RD STREET - SOUTH ELEVATION

PRD: total proposed materials for flats



WS wood siding

or



fiber cement panel



SE F STREET - WEST ELEVATION

NOTE:
ALL BUILDING HEIGHTS REFERENCE EXISTING
GRADE AT THE SOUTHWEST CORNER OF SITE 01

ARCHITECTURAL ELEVATIONS - TOWNHOUSES



SE 4TH STREET - NORTH ELEVATION

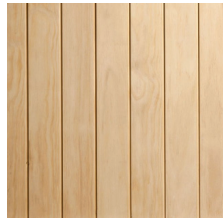


SE D STREET - EAST ELEVATION



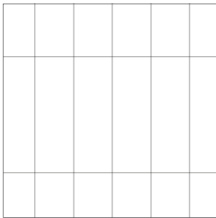
SE D STREET - WEST ELEVATION

PRD: total proposed materials for flats



WS wood siding

or



fiber cement panel

NOTE:
ALL BUILDING HEIGHTS REFERENCE EXISTING
GRADE AT THE SOUTHWEST CORNER OF SITE 01

CONDITIONAL USE STAFF REPORT



Church of Jesus Christ of Latter Day Saints

2801 SW Featherston Road

PC Date: 12/18/2018

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0026
Applicant / Current Owner	Eugene Hadfield 3200 Gary Drive Plano, TX 75023
Site Area	+/- 3.25 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Mixed Use (MU)
Requested Use	Religious Facility
Protective Covenants	N/A

Property Description

This property is at the corner of SW 28th Street and SW Featherston Road. The property is currently zoned C-1, Neighborhood Commercial; religious facilities require a Conditional Use Permit regardless of zone.

Proposed Use Description

The applicant has submitted a conditional use permit to allow for the construction of a religious facility at property located at the northeast corner of SW 28th Street and SW Featherston Road. The facility shall operate all day Sunday, Tuesday and Wednesday evenings from 6pm to 9pm, and every weekday from 6am to 8am.

Projected Traffic Impact

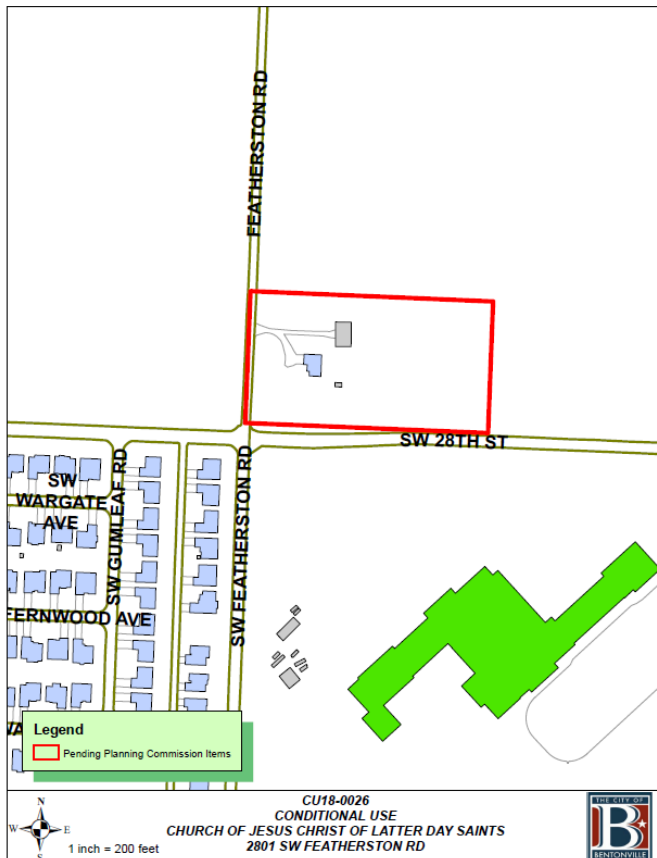
The proposed use does have the potential to adversely impact traffic in the area. However, any future required Large Scale Development shall provide necessary street improvements. These improvements should mitigate any adverse impacts caused by the development.

Conditions of Approval

1. The applicant shall be required to apply for and receive Large Scale Development approval for any future development on this tract of land.
2. This conditional use permit shall be valid for one year from date of issuance.

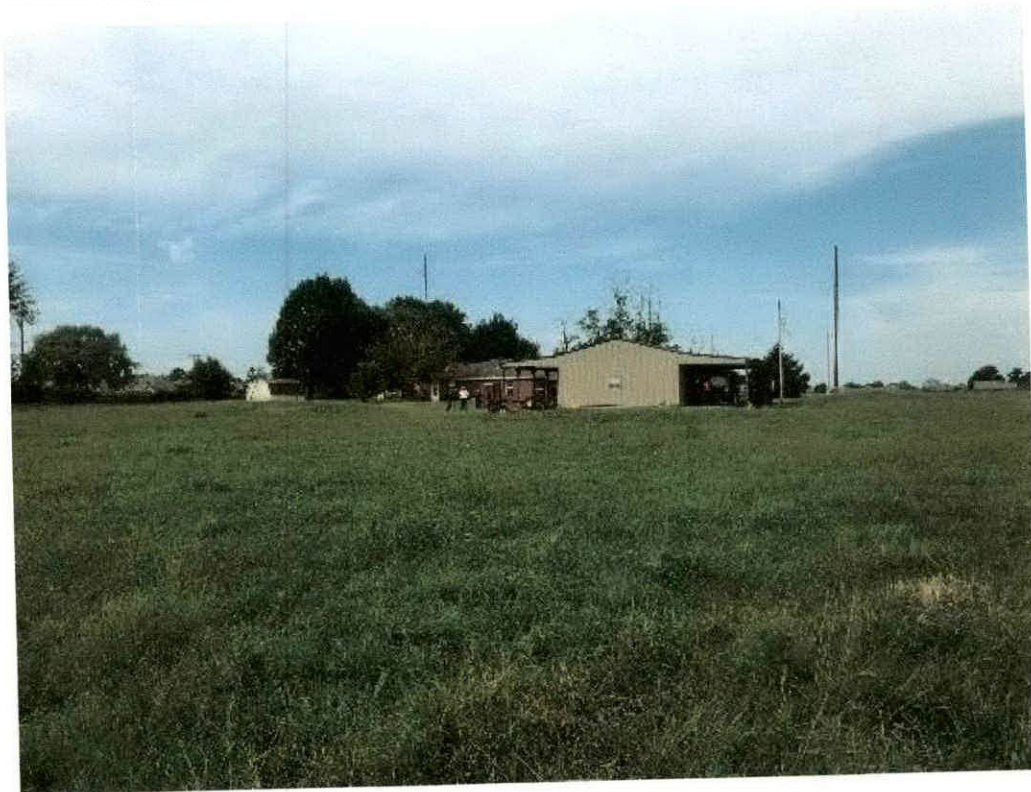
<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Narrative for Conditional Use Permit:

- A. New building for The Church of Jesus Christ of Latter-Day Saints as they have outgrown their current buildings due to the growth of the community.
- B. Site Plan is attached.
- C. Hours of operation: Sundays (all day), Tuesday & Wednesday evenings (6 pm-9 pm), each weekday (6 am - 8 am)
- D. Site Plan is attached. No outdoor spaces are proposed. The indoor spaces consist of a Chapel, Gym, and Classrooms.
- E. The existing property is currently a residence and the existing structures onsite will be razed to allow for the new church and parking lot.
- F. Parking will be in the upper 230s range and will comply with all interior green space requirements of the City of Bentonville.
- G. The parking lot immediately around the building will be illuminated but no light trespass will occur at the property lines.
- H. Anticipated Number of Users:
 - a. Sundays: 400 people
 - b. Weekday Mornings: 30 people
 - c. Tuesday & Wednesday Evening: 75 people
- I. There will be no paid employees at the building. There will be around 10 volunteers that will maintain the building.
- J. See attached pictures.



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.

WAIVER REQUEST STAFF REPORT



Schafer

1210 NE 10th Street

PC Date: 12/18/2018

Reviewer: Tyler Overstreet, Planner

Project Number	WAV18-0009
Applicant / Current Owner	Abel Schafer 1212 NE 10 th Street Bentonville, AR 72712
Site Area	+/- .5 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

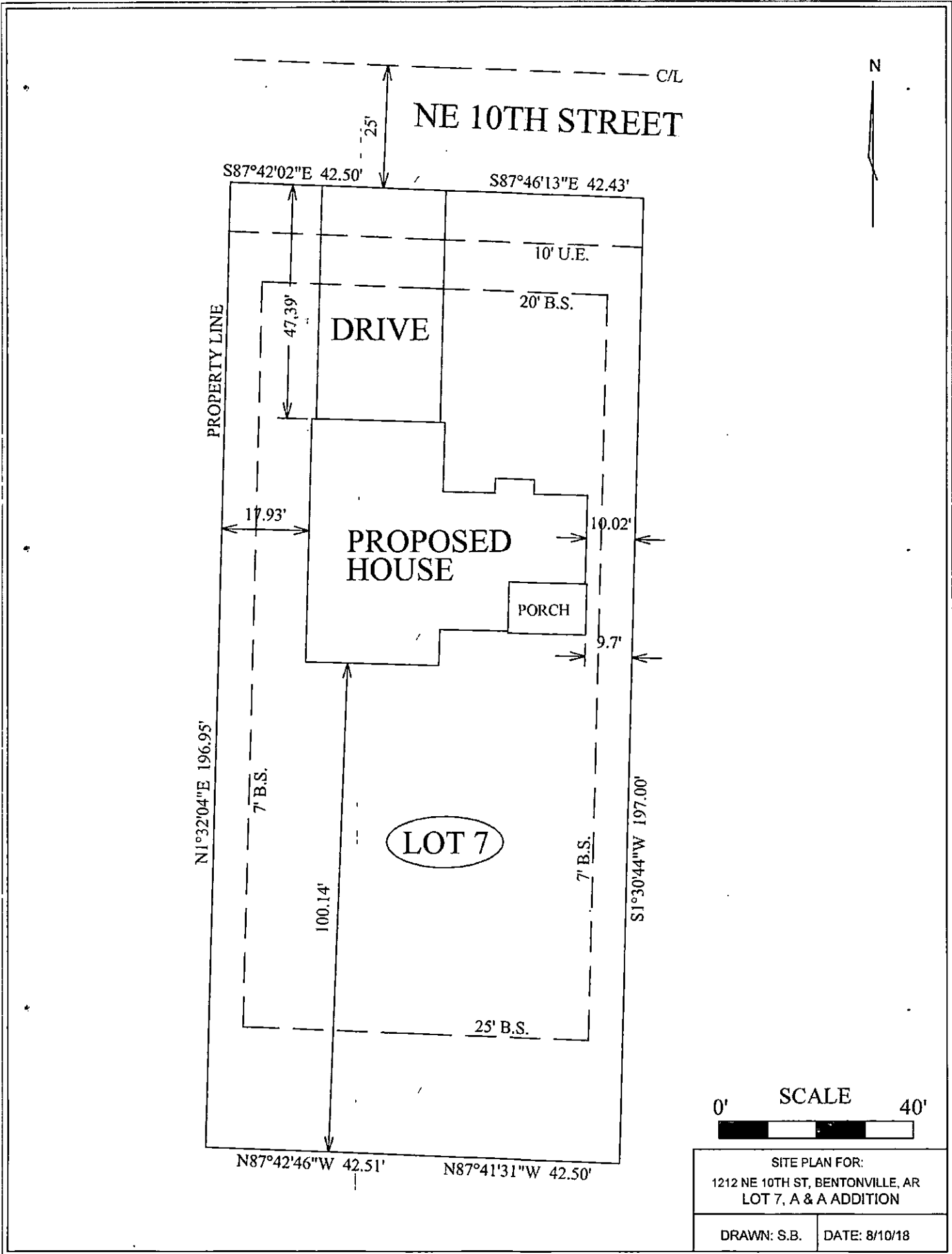
This property is located at 1210 NE 10th Street. The property is currently vacant, but there is a building permit in process for a new-construction home.

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

According to the applicant's narrative, there is no sidewalk adjacent to or in proximity to the subject property. The applicant desires their property to fit more naturally into the surrounding subdivision.



LOT 6 LEGAL DESCRIPTION

BEGINNING AT THE NW CORNER OF LOT 6 OF THE A AND A FIRST ADDITION TO THE CITY OF BENTONVILLE, AR, BEING A SET IRON PIN, THENCE S87°41'51"E 146.00' (M) TO A 1/2" F.I.P. BEING THE NW CORNER OF LOT 7, THENCE S01°31'04"W 166.00' (M) TO A 1/2" F.I.P. BEING THE SW CORNER OF LOT 7, THENCE N87°41'51"E 146.00' TO A SET IRON PIN, BEING THE POINT OF BEGINNING, CONTAINING 0.662 ACRES, MORE OR LESS.

LOT 8 LEGAL DESCRIPTION

BEGINNING AT THE NW CORNER OF LOT 8 OF THE A AND A FIRST ADDITION TO THE CITY OF BENTONVILLE, AR, ALSO BEING THE NE CORNER OF LOT 7 OF A AND A FIRST ADDITION OF THE CITY OF BENTONVILLE, AR BEING A 1/2" F.I.P., THENCE S87°41'51"E 85.00' (M) TO A 1/2" F.I.P., THENCE S01°31'04"W 166.00' (M) TO A 1/2" F.I.P., THENCE N87°41'51"E 85.00' TO A 1/2" F.I.P. BEING THE SW CORNER OF LOT 7, THENCE N01°31'04"E 166.00' TO A 1/2" F.I.P. BEING THE POINT OF BEGINNING, CONTAINING 0.382 ACRES, MORE OR LESS.

LOT 7 LEGAL DESCRIPTION

BEGINNING AT THE NW CORNER OF LOT 7 OF THE A AND A FIRST ADDITION TO THE CITY OF BENTONVILLE, AR, ALSO BEING THE NE CORNER OF LOT 6 OF A AND A FIRST ADDITION OF THE CITY OF BENTONVILLE, AR BEING A 1/2" F.I.P., THENCE S87°41'51"E 85.00' (M) TO A 1/2" F.I.P., THENCE S01°31'04"W 166.00' (M) TO A 1/2" F.I.P., THENCE N87°41'51"E 85.00' TO A 1/2" F.I.P. BEING THE SW CORNER OF LOT 6, THENCE N01°31'04"E 166.00' TO A 1/2" F.I.P. BEING THE POINT OF BEGINNING, CONTAINING 0.382 ACRES, MORE OR LESS.



VICINITY MAP
N.T.S.

R-1 Building Setbacks

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



GRAPHIC SCALE

1" = 30.00'

Certification of Surveying Accuracy

I, Terry L. Gling, 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. 1901
State of Arkansas

Certificate of Approval
Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

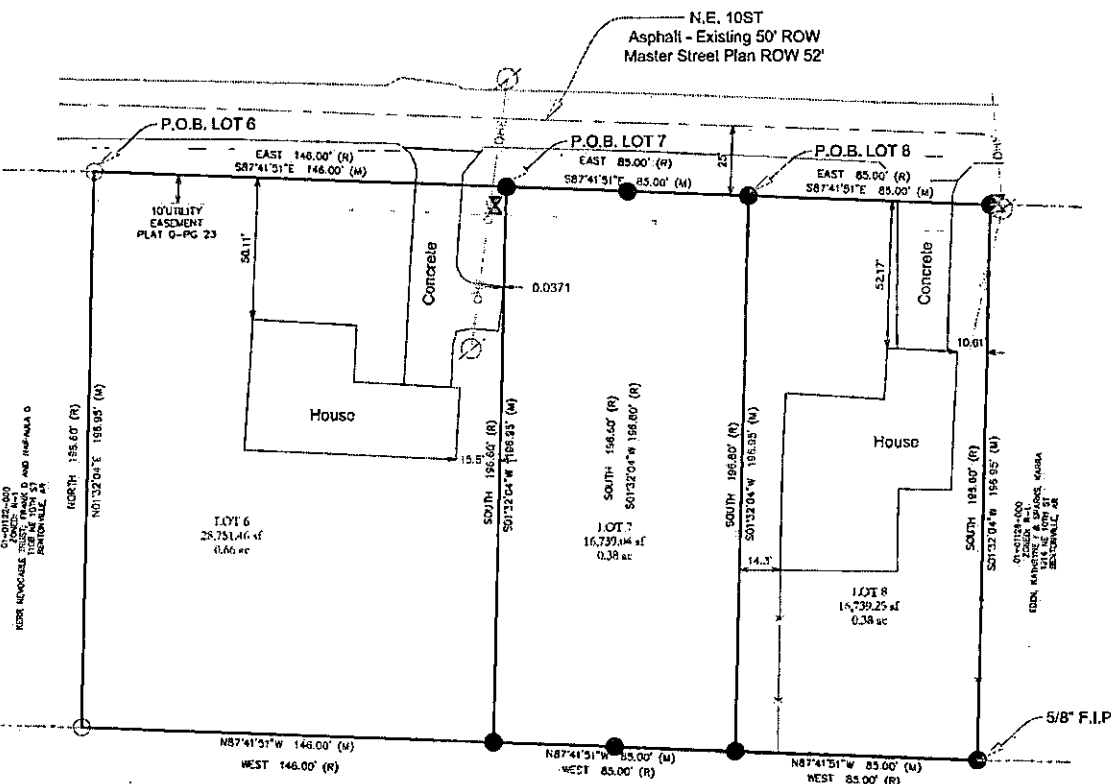
Date of Execution: _____

Signed: _____
Bentonville Planning
Commission Chairman

Surveyor:
Terry L. Gling
1808 SW 9th St.
Bentonville, AR 72712
(479) 516-3312

Owner:
SCHAFER, JESSIE SARAH
1212 NE 10TH ST BENTONVILLE
AR 72712-4296

Owner:
HARTLEY, ROBERT
1205 NE 10TH ST BENTONVILLE
AR 72712-4906



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: _____

LOT 6 & W 1/2 OF LOT 7

Flood Certification:

No portion of this property is located within flood zone "A" or "AE" as determined by the National Flood Insurance Program Flood Insurance Rate Map for Benton County, Arkansas. (Firm Panel 60507C000) Dated 09/18/2012

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: _____

LOT 8 & E 1/2 OF LOT 7

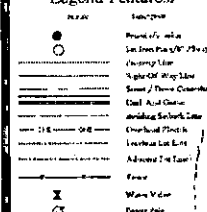
MISCELLANEOUS NOTES:

STATE RECORDING NUMBER:
R00-2003-000-023-140-04-1501

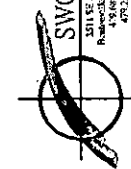
RANGE OF BEARING:
CRUST NORTH ARKANSAS STATE PLATE, NORTH ZONE AS PER
CITY OF BENTONVILLE, ARKANSAS

REFERENCE DOCUMENTS:
1. WARRANTY DEED BOOK 671 PAGE 511
2. PLAT SURVEY FILED IN PLAT BOOK 0 PAGE 23

Legend Features:



SWOPE ENGINEERING



Land Survey

for
Lots 6, 7, & 8
of A & A 1st Addition

Project Name & Location
Lots 6, 7, & 8
of A & A 1st Addition
N.E. 10th
Bentonville, AR

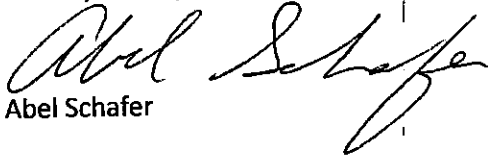
PROJECT NO. _____ SCALE
DATE FEBRUARY 6, 2013 DRAWN BY JCH
SHEET 1 of 1

Planning Commission,

Please accept this request to waive the sidewalk requirement on new construction at 1210 NE 10th St.

- A. This is an older neighborhood called Heritage Heights and the homes were built in the 70's and 80's. As such, our neighborhood does not have sidewalks, curb, or gutter.
- B. We will be able to enjoy more of the yard by not having to adhere to the sidewalk regulation.
- C. The waiver of this requirement will not be detrimental in any way to public health, safety and welfare or injurious to any other property in the area.
- D. The waiver of the sidewalk requirement will actually make this property fit much more naturally into the subdivision in which it will sit.

Thank you for your consideration,


Abel Schafer

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 18, Block 2, Lincoln & Rice Addition

701 E Central Avenue

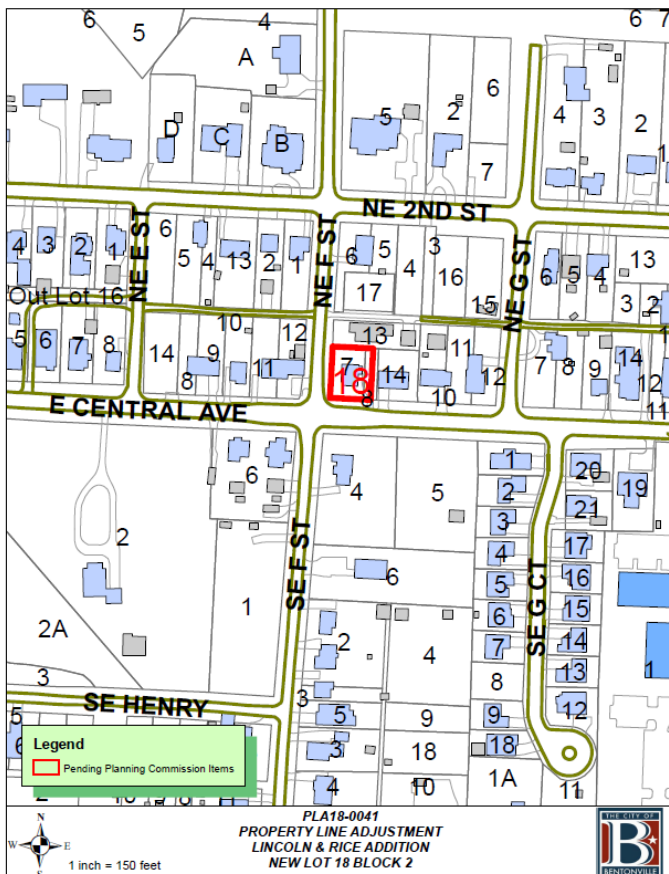
PC Date: 12/18/2018

Reviewer: Tyler Overstreet, Planner

Project Number	PLA18-0041
Applicant / Current Owner	James Hall 1707 S 42 nd Street Rogers, AR 72758
Site Area	+/- .16 acres
Current Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Low-Density Residential

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

Location Map



Property Description

This property is located at the northeast corner of NE F Street and E Central Avenue. The .16 acre property is currently zoned DN-1, Downtown Low-Density Residential.

Project Details

A Property Line Adjustment of portions of Lots 7 and 8, Block 2 of Lincoln & Rice Addition, creating new Lot 18, Block 2 (+/- .16 acres). Adequate utility easements currently exist, however, the applicant requests a 30-foot wide right-of-way be accepted as opposed to the 35-feet required by ordinance.

Projected Traffic Impact

The proposed property line adjustment does not have the potential to impact traffic in the area. Considering the current zoning and size of the proposed lot, 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. The Master Street Plan designates Central Avenue as a Collector street, which requires 35-feet of right-of-way from centerline. The applicant requests that the Planning Commission accept the existing right-of-way width of 30-feet, as street improvements are complete on Central Avenue with the current right-of-way width.

Conclusion

This property line adjustment 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 Lot 18, Block 2, Lincoln & Rice 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.

ADJACENT LAND OWNERS

1) RED, BETTY LOU
615 E CENTRAL AVE
BENTONVILLE, AR 72712-5417
PARCEL #01-03244-000
ZONED: R-1
2) BRAVIN, TYLER & SMILEY, JESSICA
102 NE F ST
BENTONVILLE, AR 72712-5429
PARCEL #01-03249-000
ZONED: R-1
3) MSB HOLDINGS LLC
224 N MAIN ST
BENTONVILLE AR 72712-5335
PARCEL #01-03251-000
ZONED: R-1
4) STROUD, DARYL LEE & MARSHA JO TRUSTEES
509 E CENTRAL AVE
BENTONVILLE AR 72712-5416
PARCEL #01-06149-000
ZONED: R-1

PROPERTY OWNERS:
HALL, JAMES L JR & MARY MARGARET
1707 S 42ND ST
ROGERS AR 72758-4081

PROPOSED USE:
RESIDENTIAL

ATLAS PAGE:
362

FIELD WORK:
AUGUST 9 & OCTOBER 31, 2018

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

REFERENCE DOCUMENTS:
1) FINAL PLAT OF LINCOLN & RICE
ADDITION FILED IN PLAT BOOK "B"
AT PAGE 101
2) WARRANTY DEED FILED IN BOOK 2017
AT PAGE 43638
3) EASEMENT FILED IN BOOK 2010 AT
PAGE 38676

PROPERTY ZONED:
DN-1

BUILDING SETBACKS:
(FOR SINGLE FAMILY BUILDING)
FRONT 15ft (MIN)
FRONT 25ft (MAX)

SIDE (CORNER) 15ft

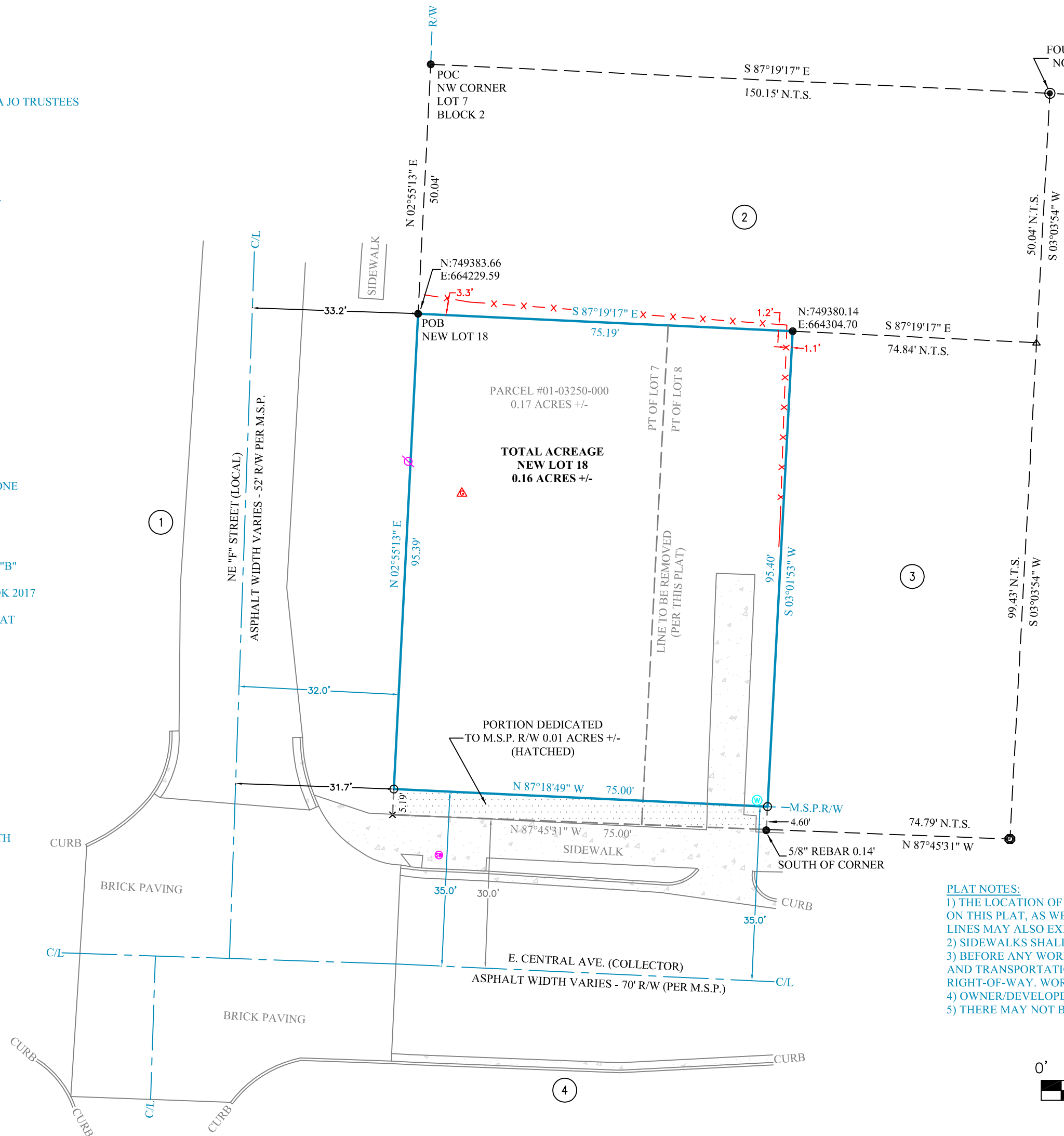
SIDE (INTERIOR):
TOTAL MIN 25% OF LOT WIDTH
YARD 1 10ft*
YARD 2 REMAINDER OF
TOTAL, BUT NO
LESS THAN 5ft

REAR 25ft

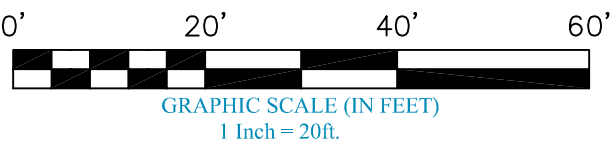
NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE
OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS
PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE
VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME
UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS
DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD
INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

PROPERTY LINE ADJUSTMENT OF PARTS OF LOTS 7 & 8, BLOCK 2 OF LINCOLN & RICE ADDITION, CREATING NEW LOT 18



PLAT NOTES:
1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3) 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.
4) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
5) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 31ST DAY OF OCTOBER, 2018.



IF THE SIGNATURE ON THIS SEAL IS NOT AN
ORIGINAL AND NOT BLUE IN COLOR
THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY
HAVE BEEN ALTERED. THE ABOVE CERTIFICATION
SHALL NOT APPLY TO ANY COPY THAT DOES NOT
BEAR AN ORIGINAL SEAL AND SIGNATURE.

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

OWNER'S CERTIFICATION:
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 : _____

SOURCE OF TITLE: DEED BOOK 2017 AT PAGE 43639

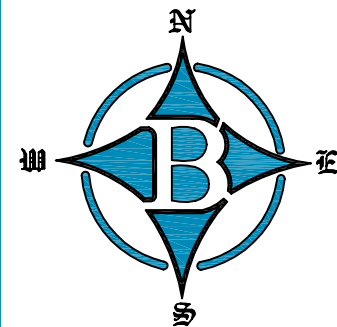
CERTIFICATE OF SURVEYING ACCURACY:
I DERRICK THOMAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY
MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR
LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE
ARKANSAS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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1642
STATE OF ARKANSAS

BEUD NOTES:
1. 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.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY
PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE
PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE
DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

RECORDING NUMBER/DATE



BOUNDARY LINE (MEASURED)
FOURTY LINE (EXISTING)
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE

AS METER
STORM SEWER MH
POWER POLE
WATER METER

LEGEND:
THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING

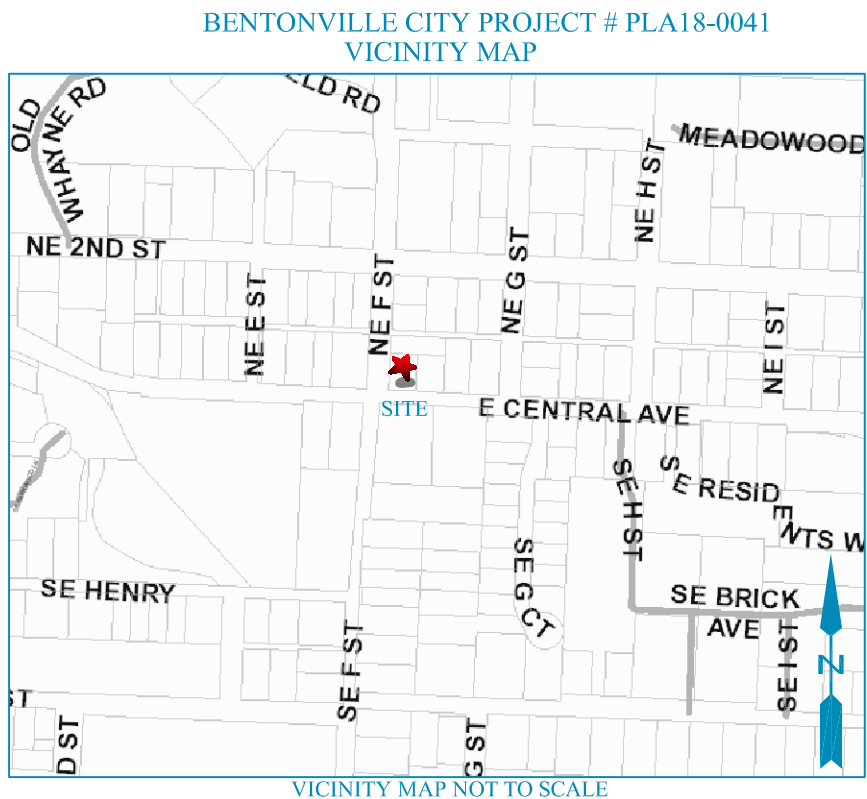
FOUND 5/8" REBAR
FOUND 3/8" REBAR
FOUND AXLE
FOUND ANGLE IRON
CHISEL "X"
SET 3/8" REBAR CAP
COMPUTED POINT

Bates & Associates, Inc.
Engineers - Surveyors - Landscape Architects
7224 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704-4741 3028 Fax 479-921-9290



FOR USE AND BENEFIT OF:
JAMES & MARY HALL
ADDRESS:
701 EAST CENTRAL AVENUE
BENTONVILLE, ARKANSAS
DATE: 11/30/18 SCALE: 1"=20'
LOCATION: SURVEYED
PT. OF LOTS 7 & 8
BLOCK 2
DRAWN: AH
REVIEWED: DT
COA #1335

DRAWING #13-066 INC SUB.





Bates & Associates, Inc.

Civil Engineering · Land Surveying · Landscape Architecture

7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704

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

www.nwabatesinc.com

December 4, 2018

To the City of Bentonville Planning Staff and Planning Commission,

On behalf of James and Mary Hall, property owners, and Dave Burris, architect working with the property owners, we would like to request a waiver of master street plan dedication requirements at 701 East Central Avenue.

An incidental subdivision application was submitted in order to plat a part of 2 older lots into 1 new lot, for the construction of a new house.

As part of the incidental subdivision requirements, right-of-way dedication in the amount of 35 feet from the centerline of East Central Avenue is required to be dedicated. This dedication would remove a strip of land roughly 5' x 75' from the front of the Hall's property, or 366.99 square feet to be exact.

We feel this waiver request is appropriate based on these criteria:

- 1) Street improvements, including curb and guttering, underground storm sewer, and sidewalks have been constructed in recent years in this area, and any additional dedication of right-of-way is not needed.
- 2) The intersection of East Central and Northeast F Street currently has a turning lane, so no additional right-of-way is needed to widen the street.
- 3) Dave Burris, the architect for the property owners, coordinated early in the planning stages of the new house, with Bentonville Planning regarding the necessary right-of-way needed in this area.

If you have any questions, comments, or concerns please feel free to contact us.

Sincerely,

Justin Reid

Bates & Associates

Project Manager

479-442-9350

justin@batesnwa.com

LARGE SCALE DEVELOPMENT STAFF REPORT



Richardson Properties

SW 14th Street

PC Date: 12/18/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0074
Applicant / Current Owner	Donald and Irene Michael General Partnership PO Box 6787 Springdale, AR 72766
Site Area	+/- 16.31 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Mini-Warehouse Storage Facility

Property Description

This property is located on SW 14th Street, east of SW I Street. The 16.31 acre property is currently zoned C-2, General Commercial.

Project Details

Project consists of the construction of an 11-building mini-warehouse storage facility. The development shall be constructed in two phases. The development provides adequate perimeter and street frontage landscaping. The primary materials depicted for the exterior elevations are concrete masonry unit, metal trim, smooth aluminum panel, and mega-rib metal panel.

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 a designated state highway should accommodate any increases in traffic caused by the development.

Waivers

One waiver requested:

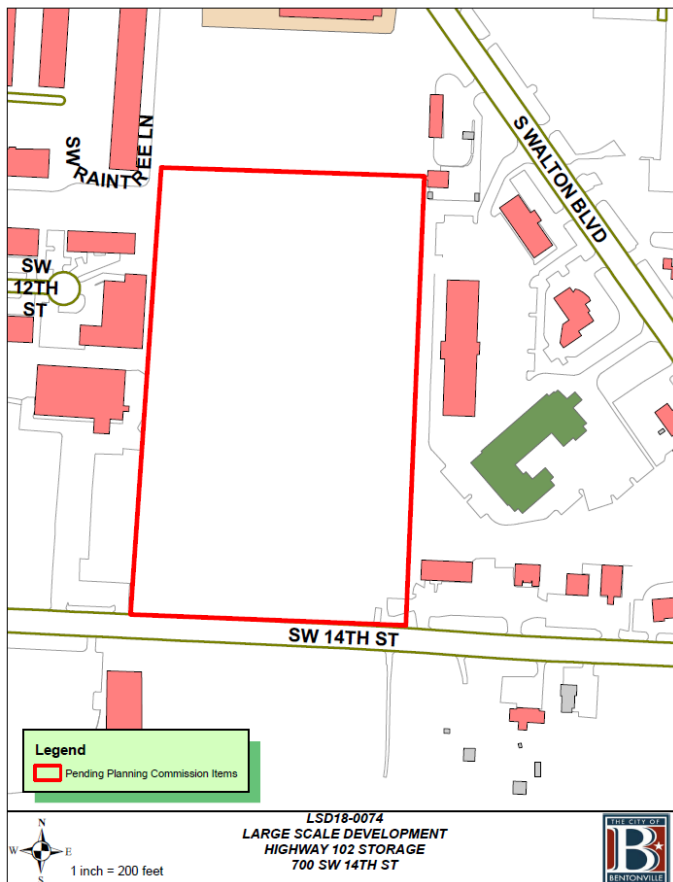
- A Waiver from Article 1100, Section 1100.13.E.1, Materials, of the Subdivision Code. Not a single façade meets the 75% masonry requirement of the Subdivision Code; instead, the applicant proposes metal panel as an alternative material.

Conclusion

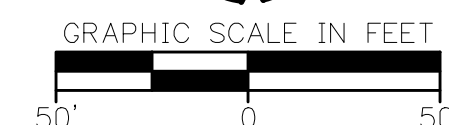
In conclusion, this large scale development does not meet the minimum requirements of the subdivision regulations, due to the waiver request.

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

Location Map



DRAWING: G:\15\08600_HHW\02STORE\INFRASTRUCTURE\DWG\COVER SHEET.DWG
 LAYOUT: COVER SHEET LAST SAVED: ML514, 11/30/2018 2:58 PM
 PLOTTED BY: MICHAEL J. ANEY 12/2/2018 9:11 AM PLOTTED BY: ONLY VALID IN PLotted FORM



This document, and the ideas and designs incorporated here as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

LSD # 18-0074

C-102

CURB _____

RIGHT OF WAY _____

ROAD CENTERLINE _____

CURB & GUTTER _____

BUILDING SET BACK _____

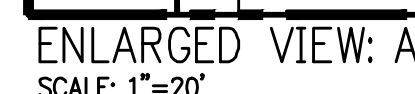
RIGHT OF WAY _____

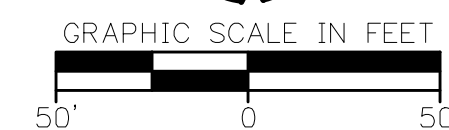
PROPERTY LINE _____

ROAD CENTERLINE _____

FIRE LANE STRIPING _____

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADIi ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAYMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDCAP/ RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. THE DUMPSITER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
12. THERE CAN BE NO STRUCTURES BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLES.
13. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
14. ANY NEW LIGHTING WILL REQUIRE THAT IT CUT-OFF OR B-U-U-G (WITH U RATING OF 0) AND APPROVED BY THE DEPARTMENT.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS BUILDING.
16. 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.



[illegible]

PROJECT NO: 18108600
ISSUE DATE: 12/03/18
CONTACT: D. ELLIS
CHECKED BY:

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

PRELIMINARY PLANS

INTERIOR LANDSCAPE PLAN

L-001

LINEWORK

CURB

RIGHT OF WAY

LINEWORK

CURB

RIGHT OF WAY

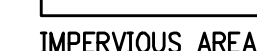
PROPERTY LINE

OVERALL SITE AREA CALCULATIONS

TOTAL SITE AREA:	694,762 SQ.FT.
TOTAL IMPERVIOUS AREA:	172,969 SQ.FT. (24.9%)
TOTAL PERVIOUS AREA:	181,970 SQ.FT. (26.2%)
TOTAL BUILDING AREA:	339,823 SQ.FT. (48.9%)

PARKING AREA INTERIOR GREEN SPACE CALCULATIONS

TOTAL PARKING LOT AREA:	7,706 SQ.FT.
TOTAL INTERIOR GREEN SPACE REQUIRED:	8%
TOTAL INTERIOR GREEN SPACE PROVIDED:	635 SQ.FT. (8%)



1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
5. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
6. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOIL/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
7. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE DEVELOPER FOR A WARRANTY PERIOD OF THREE YEARS.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVER LIKE JUMPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

STREET TREES REQUIRED: ± 665 LF / 20 = 34 TREES
STREET TREES PROVIDED: 15 TREES
SOUTH PERIMETER TREES: 25
TOTAL SOUTH PROPERTY LINE TREES: = 40

WEST PERIMETER TREES REQUIRED: TYPE C: BROKEN SCREEN - QUANTITY VARIES
WEST PERIMETER TREES PROVIDED: =28

NORTH PERIMETER TREES REQUIRED: TYPE C: BROKEN SCREEN - QUANTITY VARIES
NORTH PERIMETER TREES PROVIDED: =31

EAST PERIMETER TREES REQUIRED: TYPE C: BROKEN SCREEN - QUANTITY VARIES
EAST PERIMETER TREES PROVIDED: =22

TOTAL PARKING LOT AREA: 7,706 SQ.FT. (SEE SHEET L-100)
TOTAL INTERIOR GREEN SPACE REQUIRED: 8%
TOTAL INTERIOR GREEN SPACE PROVIDED: 635 SQ.FT. (8%)
INTERIOR SHADE TREES REQUIRED: 635 / 125 = 5 TREES
INTERIOR SHADE TREES PROVIDED: = 5 TREES

TOTAL TREES REQUIRED = QUANTITY VARIES
TOTAL TREES PROVIDED = 126

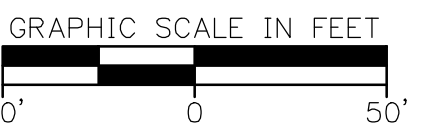
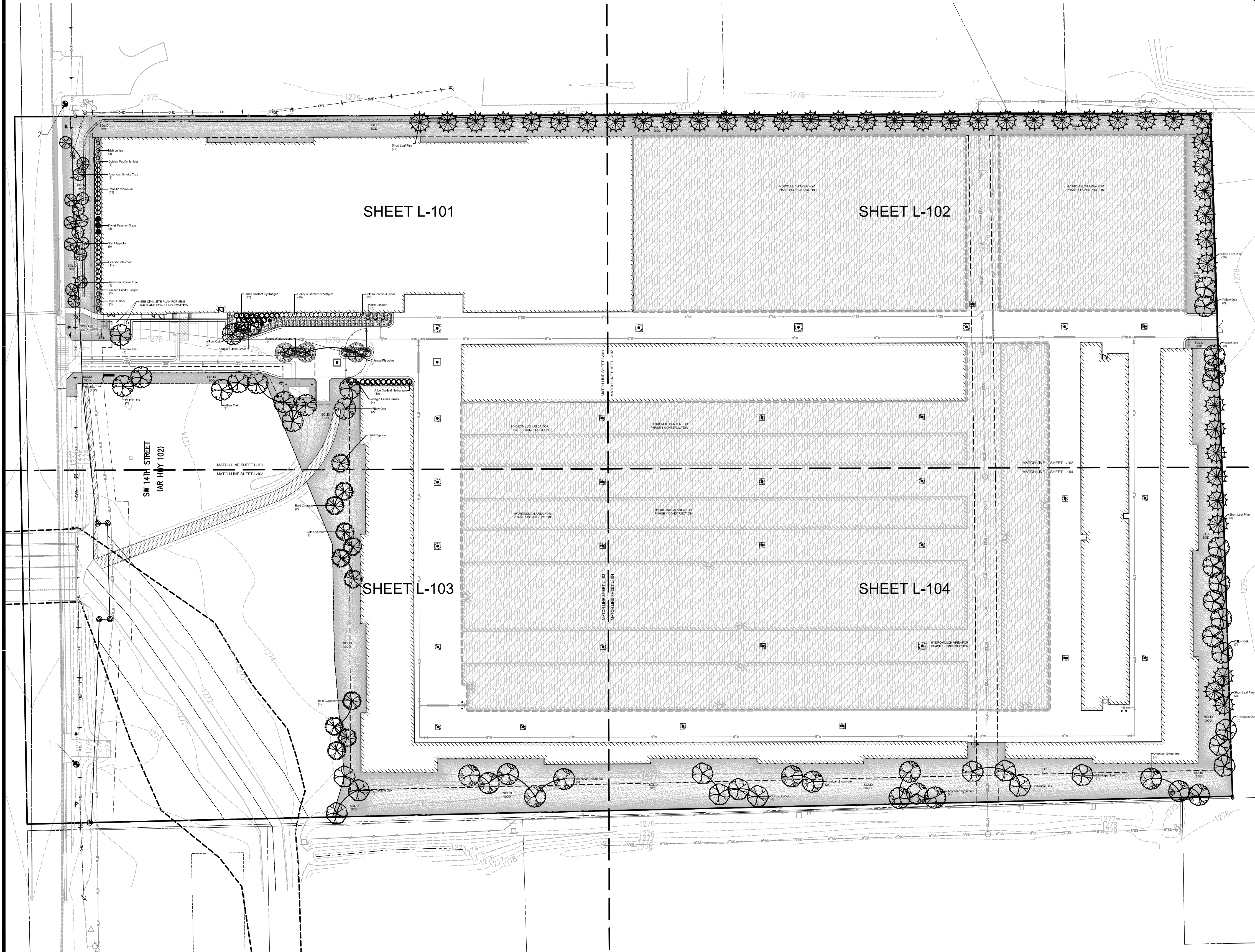
SEED DURING THE PERIODS INDICATED BELOW UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

HULLED BERMUDA @ 6 LBS./1000 SF (MAY 15 - AUG. 31)

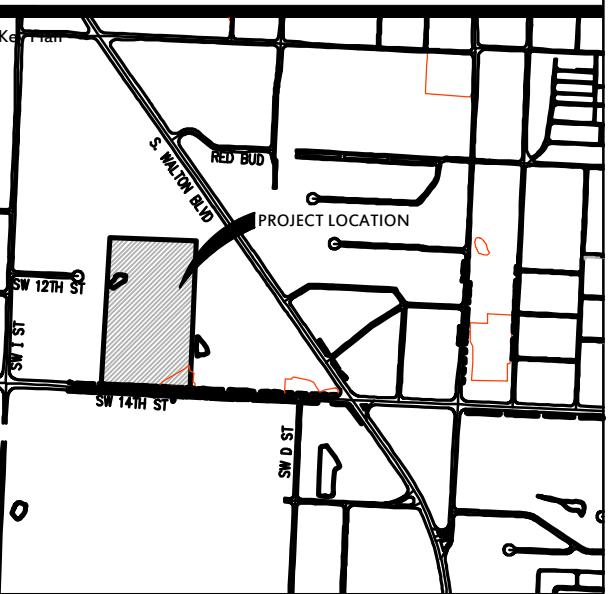
NON-HULLED BERMUDA @ 6 LBS./1000 SF (SEPT 1-MAY 15) & ANNUAL RYE @ 500 LBS./ACRE (SEPT 1 - APRIL 30).

IN THE EVENT THAT WORK OCCURS DURING THE RYE GRASS SEASON, CONTRACTOR IS REQUIRED TO RETURN IN THE SPRING AND OVER-SEED WITH WHICH EVER GRASS SEED WAS SPECIFIED. RYE GRASS SHALL BE MOWED TO THE LOWEST SETTING PRIOR TO OVER-SEEDING.

	QTY	BOTANICAL NAME / COMMON NAME
3		PISTACIA CHINENSIS / CHINESE PISTACHE
14		PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
14		QUERCUS MUEHLENBERGII / CHINKAPIN OAK
25		QUERCUS PHELLOS / WILLOW OAK
11		TAXODIUM DISTICHUM / BALD CYPRESS
	QTY	BOTANICAL NAME / COMMON NAME
9		JUNIPERUS COMMUNIS 'HIBERNICA' / IRISH JUNIPER
44		PINUS ECHINATA / SHORT LEAF PINE
	QTY	BOTANICAL NAME / COMMON NAME
6		COTINUS OBOVATUS / AMERICAN SMOKE TREE
9		MAGNOLIA STELLATA / STAR MAGNOLIA
	QTY	BOTANICAL NAME / COMMON NAME
3		CORTADERIA SELLOANA 'PUMILA' / DWARF PAMPAS GRASS
27		HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRANGEA
19		ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE
152		JUNIPERUS CONFERTA 'GOLDEN PACIFIC' / GOLDEN PACIFIC JUNIPER
13		MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS
22		VIBURNUM X PIVIB-I / PEARLIFIC VIBURNUM
	QTY	BOTANICAL NAME / COMMON NAME
421 SF		EUONYMUS COLORATUS / PURPLE WINTERCREEPER
	QTY	BOTANICAL NAME / COMMON NAME
250,010 SF		CYNODON DACTYLON / BERMUDA GRASS SEE HYDRO-SEEDING SHEET L-100
	QTY	BOTANICAL NAME / COMMON NAME
95,672 SF		ZOYSIA JAPONICA 'EL TORO' / EL TORO ZOYSIA



RICHARDSON PROPERTIES
BENTONVILLE, ARKANSAS

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 18108600
ISSUE DATE: 12/03/18
CONTACT: D. ELLIS
CHECKED BY:

**PRELIMINARY
PLANS**

SD # 18-0074

OVERALL PLANTING PLAN

Arkansas One Call



Know what's **below.**

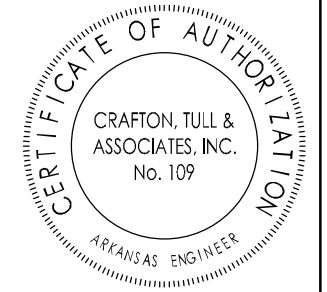
Call before you dig.

L-100

901 N. 47th St., Suite 200
Rogers, Arkansas 72756

 **Crafton Tull**
architecture | engineering | surveying

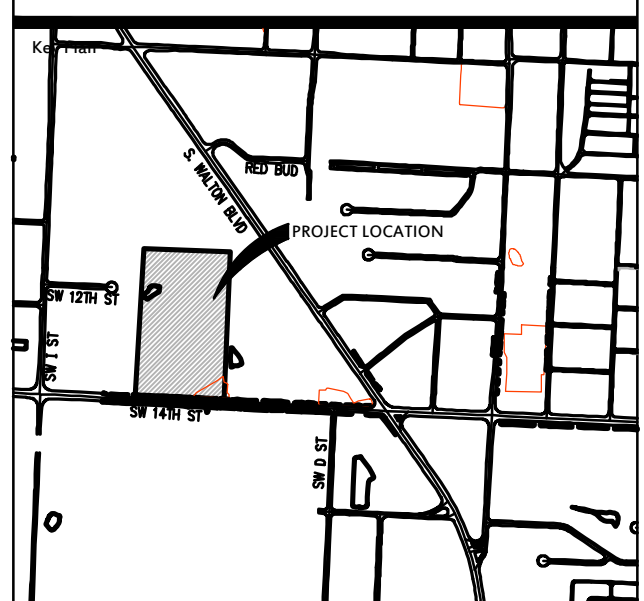
479.636.4838 f 479.631.6224 f
www.craftontull.com



GRAPHIC SCALE IN FEET

A horizontal scale bar with a central point labeled '0'. To the left of '0', there is a tick mark labeled '20\''. To the right of '0', there is a tick mark labeled '20\''. The bar is divided into segments by these tick marks and the central point.

RICHARDSON PROPERTIES
BENTONVILLE, ARKANSAS

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 18108600
ISSUE DATE: 12/03/18
CONTACT: D. ELLIS
CHECKED BY: _____

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

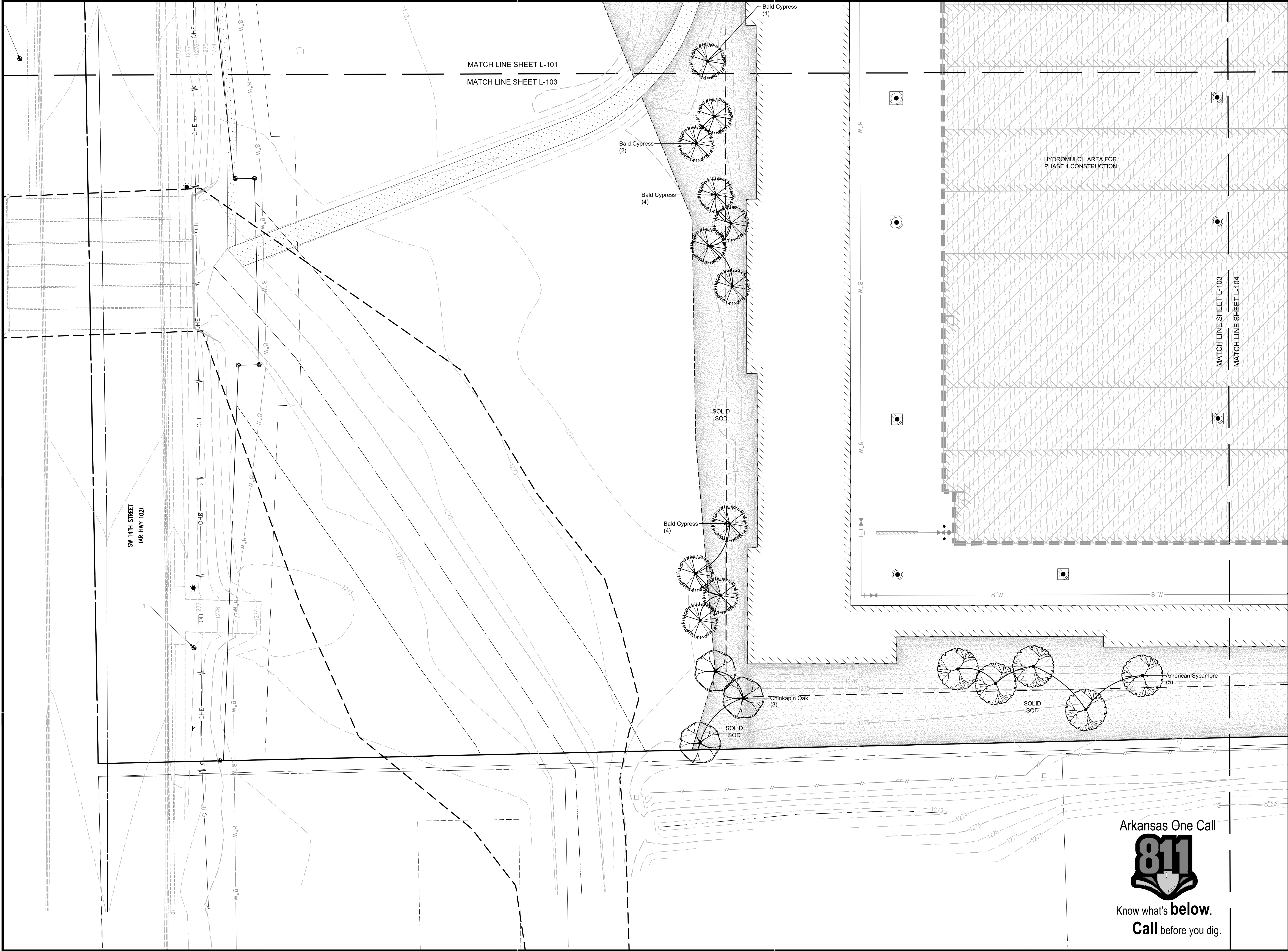
PRELIMINARY PLANS

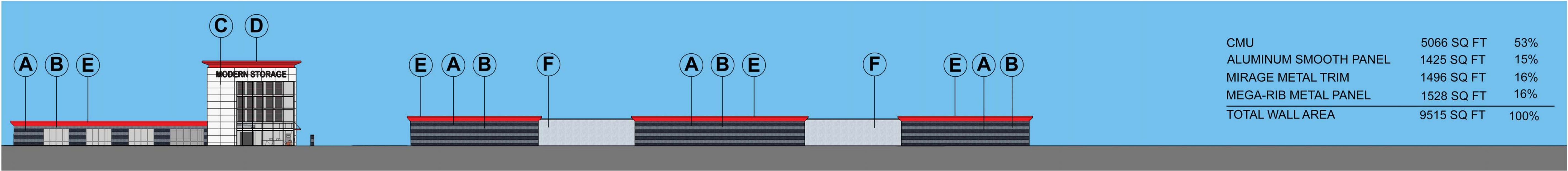
LSD # 18-0074

PLANTING PLAN

L-101

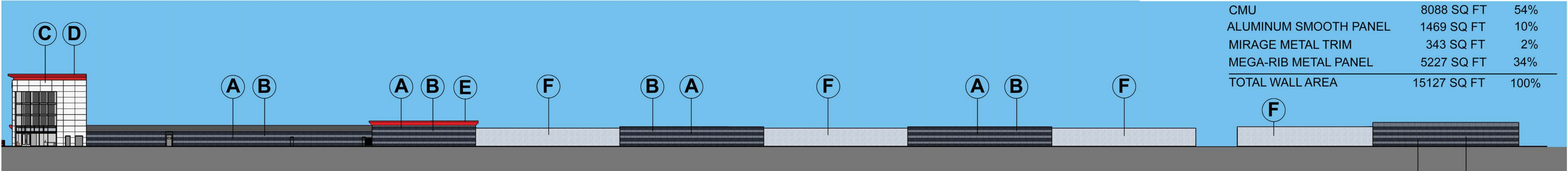






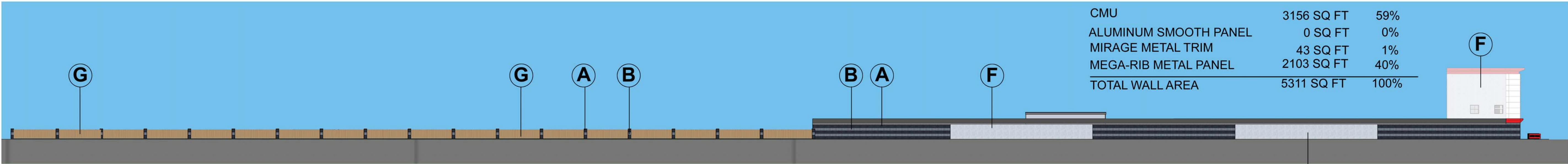
SOUTH ELEVATION

CMU	5066 SQ FT	53%
ALUMINUM SMOOTH PANEL	1425 SQ FT	15%
MIRAGE METAL TRIM	1496 SQ FT	16%
MEGA-RIB METAL PANEL	1528 SQ FT	16%
TOTAL WALL AREA	9515 SQ FT	100%



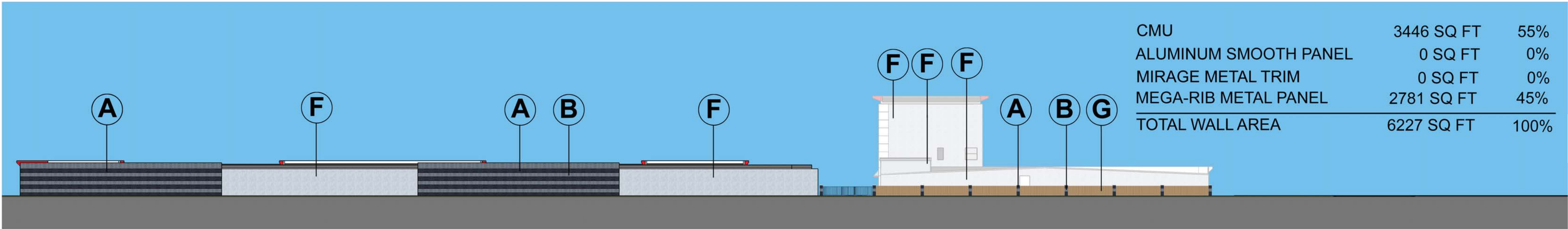
EAST ELEVATION

CMU	8088 SQ FT	54%
ALUMINUM SMOOTH PANEL	1469 SQ FT	10%
MIRAGE METAL TRIM	343 SQ FT	2%
MEGA-RIB METAL PANEL	5227 SQ FT	34%
TOTAL WALL AREA	15127 SQ FT	100%



WEST ELEVATION

CMU	3156 SQ FT	59%
ALUMINUM SMOOTH PANEL	0 SQ FT	0%
MIRAGE METAL TRIM	43 SQ FT	1%
MEGA-RIB METAL PANEL	2103 SQ FT	40%
TOTAL WALL AREA	5311 SQ FT	100%



NORTH ELEVATION

CMU	3446 SQ FT	55%
ALUMINUM SMOOTH PANEL	0 SQ FT	0%
MIRAGE METAL TRIM	0 SQ FT	0%
MEGA-RIB METAL PANEL	2781 SQ FT	45%
TOTAL WALL AREA	6227 SQ FT	100%

TAG	TAG	DESCRIPTION	COLOR/FINISH	MANUFACTURER
A		CMU	MID NIGHT	TO BE SELECTED
B		CMU	GRAY	TO BE SELECTED
C		ALUMINUM SMOOTH PANEL	SILVER	REYNOBOND
D		ALUMINUM SMOOTH PANEL	RED	REYNOBOND
E		MIRAGE METAL TRIM	RED	MCELROY METAL
F		MEGA-RIB METAL PANEL	SILVER METALIC	TO BE SELECTED
G		WOOD FENCE	TO BE SELECTED	TO BE SELECTED



MODERN STORAGE



MODERN STORAGE



MODERN STORAGE

MODERN STORAGE









MODERN STORAGE

LARGE SCALE DEVELOPMENT STAFF REPORT



Art Park

610 SE E Street

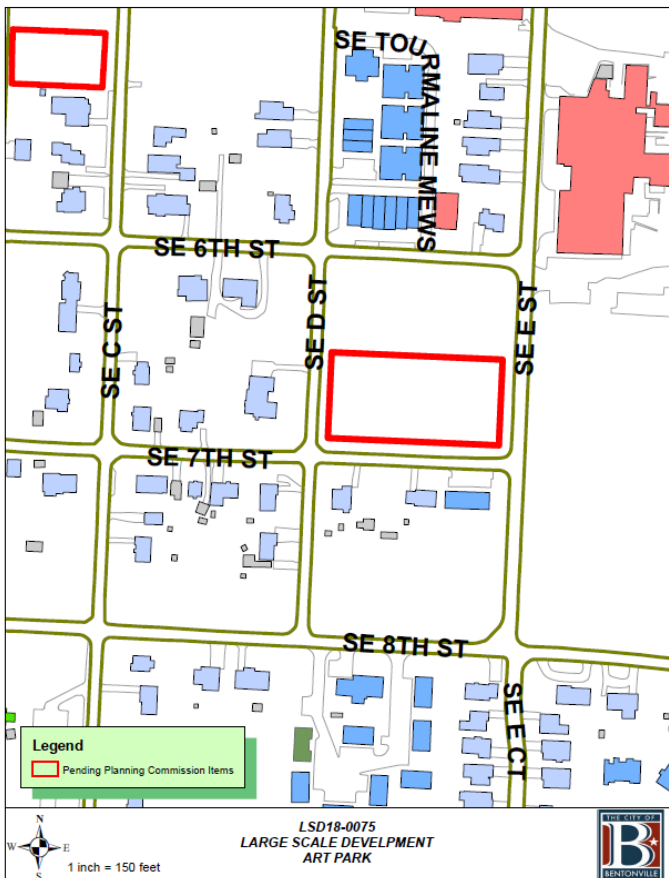
PC Date: 12/18/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0075
Applicant / Current Owner	Art Park, LLC 2714 Otis Corley Drive Bentonville, AR 72712
Site Area	+/- 1.14 acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Commercial
Development Type / Use	Mixed-Use Residential Development

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

Location Map



Property Description

This property is located on SE 7th Street, between SE E Street and SE D Street. The 1.14 acre property is currently zoned DN-4, Downtown Mixed-Use Residential.

Project Details

Project consists of the construction of three detached, mixed-use structures. The development provides 63 parking spaces, 46 on-site, and 17-on-street. The development provides adequate perimeter and street landscaping, however, the applicant proposes to remove several aged trees from public right-of-way.

The development includes two public patio areas and bike racks as site amenities. The exterior elevations depict brick and composite wood board as the primary materials on the buildings.

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 grid should accommodate any increases in traffic caused by the development.

Waivers

One waiver requested:

- A Waiver from Article 1100, Section 1100.13.E.1, Materials, of the Subdivision Code. The applicant proposes they be allowed to utilize cedar board on the interior facades of their development.

Conclusion

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

12_12_2018

Waiver Narrative

To: City of Bentonville
From: Artpark LLC
Date: December 12, 2018

On behalf of Artpark LLC, Hufft is submitting this project narrative as part of the Subdivision Code Waiver submittal. The applicant is seeking a waiver from the City of Bentonville Subdivision Code, Article 1100.13 (E)(I): Design standards; Design Standards for Large Scale Developments; Building Design; Material.

Subdivision Code Waiver Narrative

- 01 _ The special conditions and circumstances affecting the land involved that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.
 - a. This property abuts a park and residential neighborhood. The proposed cedar siding material will allow the building to blend in more naturally with the surrounding environment.
- 02 _ The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.
 - a. The granting of this waiver will ensure an enjoyable and pleasing aesthetic. The proposed cedar board siding will blend with the surrounding neighborhood and help to unify the residential and multi-family scale.
- 03 _ The granting of the waiver will not be detrimental to the public health, safety, and welfare or injurious to the other properties in the area.
 - a. The granting of the waiver will not be detrimental to the public health, safety, and welfare or injurious to the other properties in the area. The proposed cedar board siding material are high-quality materials, requiring less maintenance. This material is more visually appealing and will enhance the aesthetic of the building.
- 04 _ The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.
 - a. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations. The waiver would not affect the connectivity to neighboring lots: nor will the granting of this material waiver affect the overall site of this property.

If you need any additional information or have any questions, please do not hesitate to contact me at

479.802.6643

Sincerely,
Hufft

A handwritten signature in black ink that reads "Brad Kingsley". The signature is written in a cursive, flowing style.

Brad Kingsley

Signature



Know what's below.
Call before you dig.

G0.00

ARTPARK CONDOS

609 SE D St, Bentonville, AR 72712

50% CONSTRUCTION DOCUMENTS | DECEMBER, 3rd, 2018

CITY OF BENTONVILLE LSD18-0075

PROJECT LOCATION (NTS):



BENTONVILLE, AR

ARCHITECT:



403 SE 5th Street / Bentonville, Arkansas 72712
P: 479-802-6640 / F: 816-531-0201

CONTACTS:
Brad Kingsley bkingsley@hufft.com
Jimmy Coldiron jcoldiron@hufft.com

STRUCTURAL ENGINEER:

Martin/Martin

3511 SE J STREET
SUITE 9 #235
Bentonville, AR, 72712
Tel: 479.310.9073

CONTACT:
Raleigh Fisher

CIVIL ENGINEER:

Ecological Design Group

314 South 3rd Street
Rogers, AR, 72756
Tel: 479.935.4826

CONTACT:
Brahm Driver

OWNER:

Art Park, LLC

2714 Otis Corley Drive
Bentonville, AR, 72712
Tel: 479.721.5373

CONTACT:
Jay Howard

MECHANICAL ENGINEER:

HP Engineering, Inc.

5214 W. Village Parkway Ste 120
Rogers, AR, 72758
Tel: 479.899.6370

CONTACT:
Shane Wells

LANDSCAPE ARCHITECT:

Ecological Design Group

314 South 3rd Street
Rogers, AR, 72756
Tel: 479.935.4826

CONTACT:
Jenny Burbidge

SHEET INDEX

GENERAL

G0.00 COVER SHEET

CIVIL

C0.00 SITE DEMOLITION & TREE PROTECTION PLAN
C1.00 SITE PLAN
C2.00 SITE UTILITY PLAN
C3.00 GRADING & DRAINAGE PLAN
C4.00 EROSION CONTROL PLAN
C4.10 EROSION CONTROL DETAILS
C5.00 SITE DETAILS
C5.01 SITE DETAILS
C5.02 SITE DETAILS
C5.04 SITE DETAILS

LANDSCAPE

L1.00 LANDSCAPE PLAN

ARCHITECTURAL

A011 SITE DETAILS
A051 3D VIEWS
A201 EXTERIOR ELEVATIONS - NORTH AND EAST
A202 EXTERIOR ELEVATIONS - SOUTH AND WEST

SUPPLEMENTAL SHEETS (FOR REFERENCE ONLY)

1 OF 1 BOUNDARY AND TOPOGRAPHIC SURVEY
1 OF 1 PRELIMINARY LOT SPLIT
1 OF 2 CITY OF BENTONVILLE - WATER DETAILS
2 OF 2 CITY OF BENTONVILLE - WATER DETAILS
1 OF 2 CITY OF BENTONVILLE - SANITARY SEWER DETAILS
2 OF 2 CITY OF BENTONVILLE - SANITARY SEWER DETAILS
1 OF 2 CITY OF BENTONVILLE - WATER/SEWER DETAILS
2 OF 2 CITY OF BENTONVILLE - WATER/SEWER DETAILS
SHEET 1 CITY OF BENTONVILLE - ELECTRIC DETAILS
SHEET 2 CITY OF BENTONVILLE - ELECTRIC DETAILS
SHEET 3 CITY OF BENTONVILLE - ELECTRIC DETAILS

CONTACTS:

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

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

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

FIRE DEPT.:
CITY OF BENTONVILLE, BRENT BOYDSTON, FIRE CHIEF, , 305 S.W. "A" STREET, BENTONVILLE, AR 72712, (479) 271-5927

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

WATER DEPT.:
CITY OF BENTONVILLE, PRESTON NEWBILL, 3200 SW MUNICIPAL DR, BENTONVILLE, AR 72712, (479) 271-3140

ELECTRIC DEPT.:
CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DR, BENTONVILLE, AR 72712, (479) 271-3139

WASTEWATER DEPT.:
CITY OF BENTONVILLE, MIKE ROBERTS, 1901 N.E. "A" STREET, BENTONVILLE, AR 72712, (479) 271-3160

PLANNING DEPT.:
CITY OF BENTONVILLE, BRIAN BAHR, 305 S.W. "A" STREET, BENTONVILLE, AR 72712 (479) 271-3122

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

STORMWATER:
CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DR, BENTONVILLE, AR 72712, (479) 271-5002, JPAITH@BENTONVILLEAR.COM

PROJECT NOTES

1. 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.
2. 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.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE ENGINEERING DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.

PROPERTY DESCRIPTION:

THE SOUTH HALF OF BLOCK K OF ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, SECTION 32 TOWNSHIP 20 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK K SAID POINT BEING A FOUND 5/8" REBAR AND THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 7TH STREET AND THE WEST RIGHT-OF-WAY LINE OF SOUTHEAST E STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, THENCE N87°31'52"W A DISTANCE OF 315.73 TO A SET 5/8" REBAR SAID POINT ALSO BEING THE INTERSECTION OF SAID SOUTHEAST 7TH STREET NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF SOUTHEAST D STREET; THENCE ALONG SAID EAST LINE, N02°28'33"E A DISTANCE OF 158.09 TO A FOUND 5/8" REBAR WITH CAP # 1301; THENCE LEAVING SAID EAST LINE, S87°31'52"E A DISTANCE OF 315.73 TO A FOUND 5/8" REBAR SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTHEAST E STREET; THENCE ALONG SAID WEST LINE, S02°28'33"W A DISTANCE OF 158.09 TO THE POINT OF BEGINNING; HAVING AN AREA OF 49913.46 SQUARE FEET, 1.146 ACRES

FLOOD DATA:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C025K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

GENERAL NOTES:

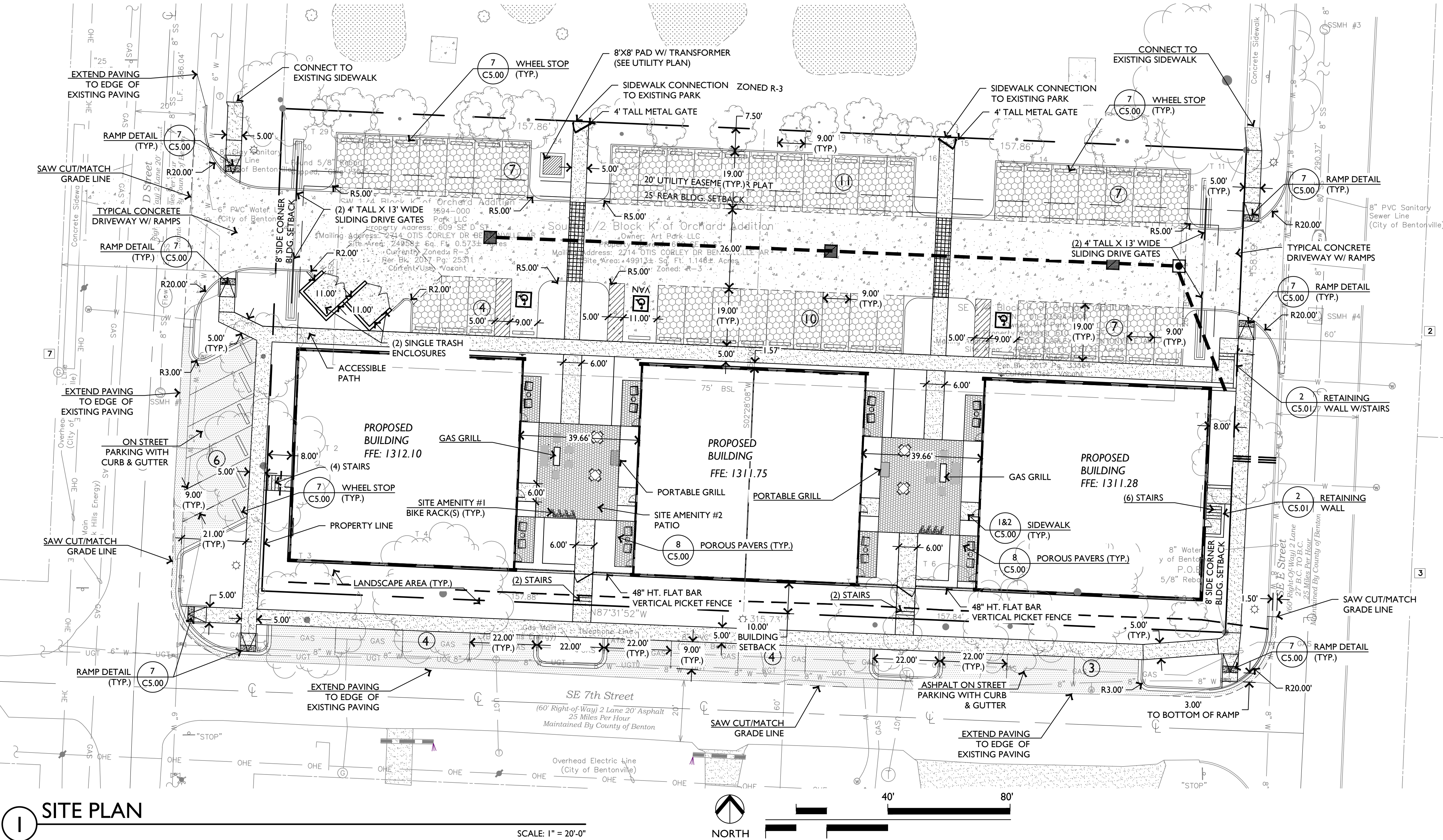
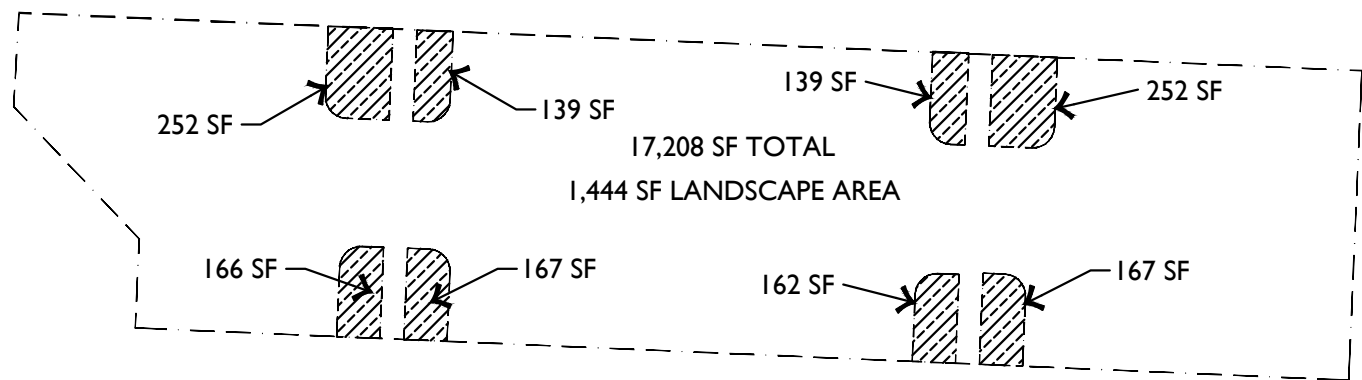
- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY BLEW & ASSOCIATES, P.A. AND DATED 10-26-2018.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PARKING DATA	
ZONING	DN-4
PARKING REQUIREMENTS	63
ON SITE PARKING PROVIDED	46
ON STREET PARKING PROVIDED	17
TOTAL	63

PAVEMENT HATCH LEGEND

	CONCRETE SIDEWALK - DETAIL 1&2/C5.00
	HEAVY DUTY CONCRETE PAVEMENT - DETAIL 1 & 9/C5.01
	TYPICAL CONCRETE PAVEMENT - DETAIL 8 & 9/C5.01
	TYPICAL ASPHALT PAVEMENT - DETAIL 7/C5.01
	NDS EZ ROLL GRAVEL PAVE - DETAIL 10&11/C5.01
	GRAY INTEGRAL COLOR LIGHT SAND BLASTED CONCRETE W/ 2'X2' SAW-CUT SCORE JOINTS. SUBMIT COLORS AND PATTERN FOR APPROVAL

LANDSCAPE AREA REQUIREMENT:	REQUIRED:	PROVIDED:
MIN. 8% OF PARKING AREA SHALL BE LANDSCAPE AREA PARKING AREA: 17,343 SF .08 X 17,208 = 1,377 SF	1,444 SF	1,444 SF



1 SITE PLAN

2 INTERIOR GREENSPACE PLAN

SCALE: 1" = 40'-0"



PROJECT INFORMATION:
ARTPARK CONDOS

609 SE D Street
Bentonville, Arkansas
OWNER:
Art Park LLC
2714 Ole Corley Drive
Bentonville, AR 72712
P. 479.721.5573

ARCHITECT:

HUFFT

408 SE 9th Street
Bentonville, AR 72712
P. 479.802.0640

STRUCTURAL:

Martin/Martin

3511 SE J Street
Suite 9 #231
Bentonville, AR 72712
P. 479.310.9073

CIVIL:

Ecological Design Group

314 South Third Street
Rogers, AR 72756
P. 479.935.4826

MEP:

HP Engineering, Inc.

5214 W. Village Parkway | Suite 120
Rogers, AR 72756
P. 479.899.6370

LANDSCAPE ARCHITECT:

Ecological Design Group

314 South Third Street
Rogers, AR 72756
P. 479.935.4826

KEY PLAN:

ISSUE:

50% CONSTRUCTION DOCUMENTS
DECEMBER 3, 2018

REVISION SCHEDULE:

NO. DATE ISSUE

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved. © 2017 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

PRELIMINARY
NOT FOR
CONSTRUCTION

LSD18-0075
Drawn By: JCB
Project Number: 18-022

SITE PLAN



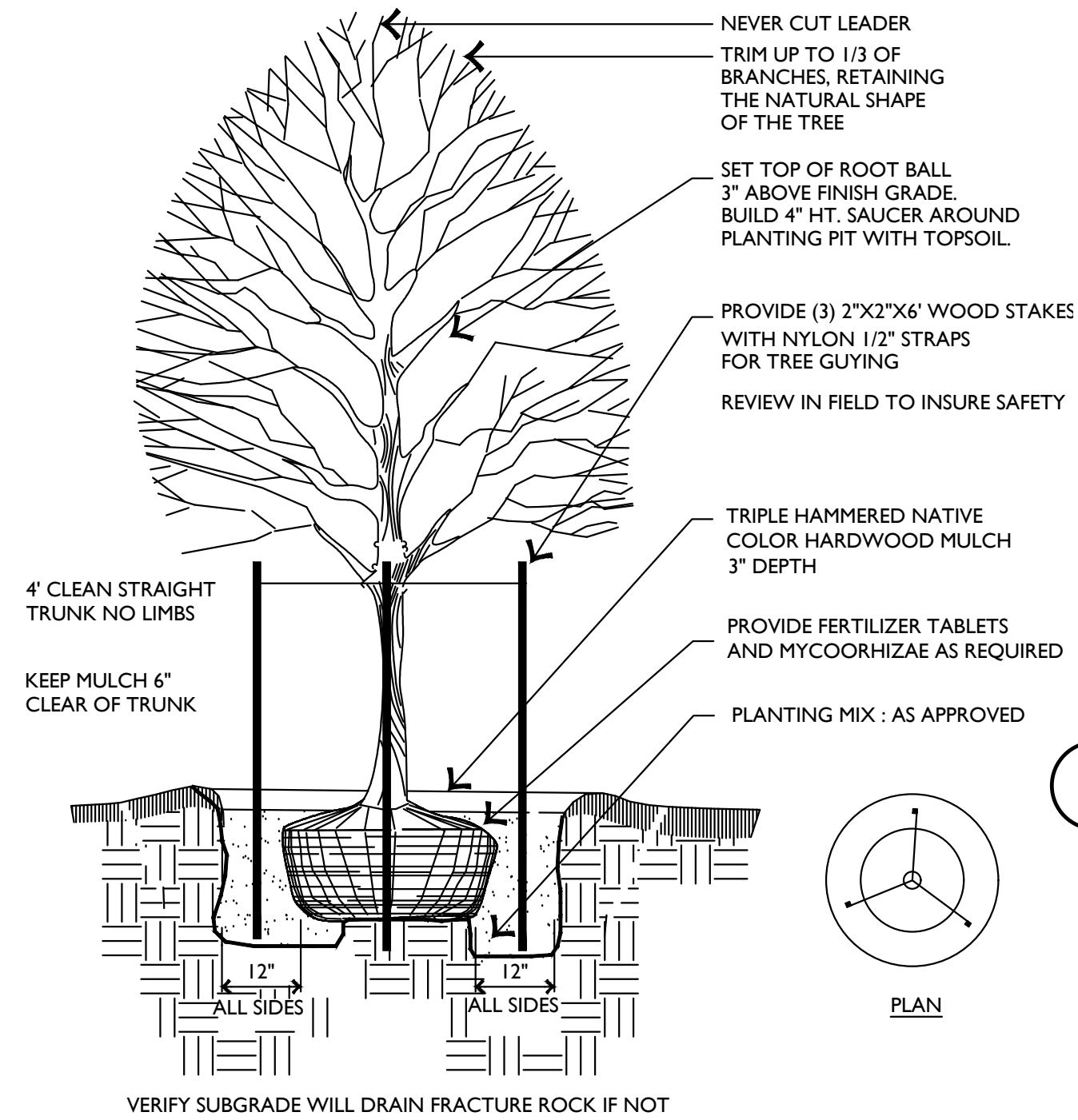
Know what's below.
Call before you dig.

C1.00

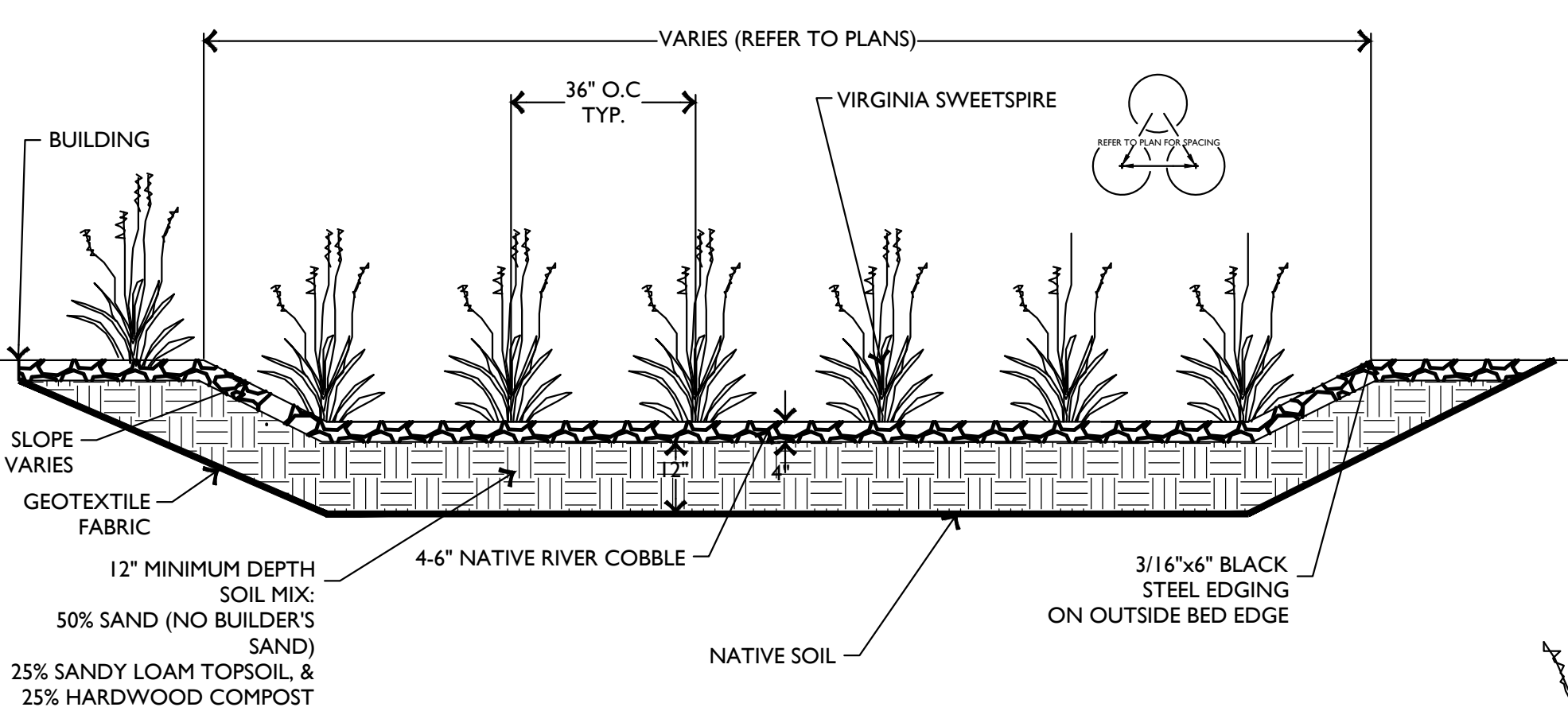
GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CASTER & ASSOCIATES LAND SURVEYING, INC. AND DATED JANUARY 4, 2017.
- SURVEY DATA IS BASED UPON NAD 83, STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES.
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & SEC 1400.6.G-7)
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE VERIFIED.

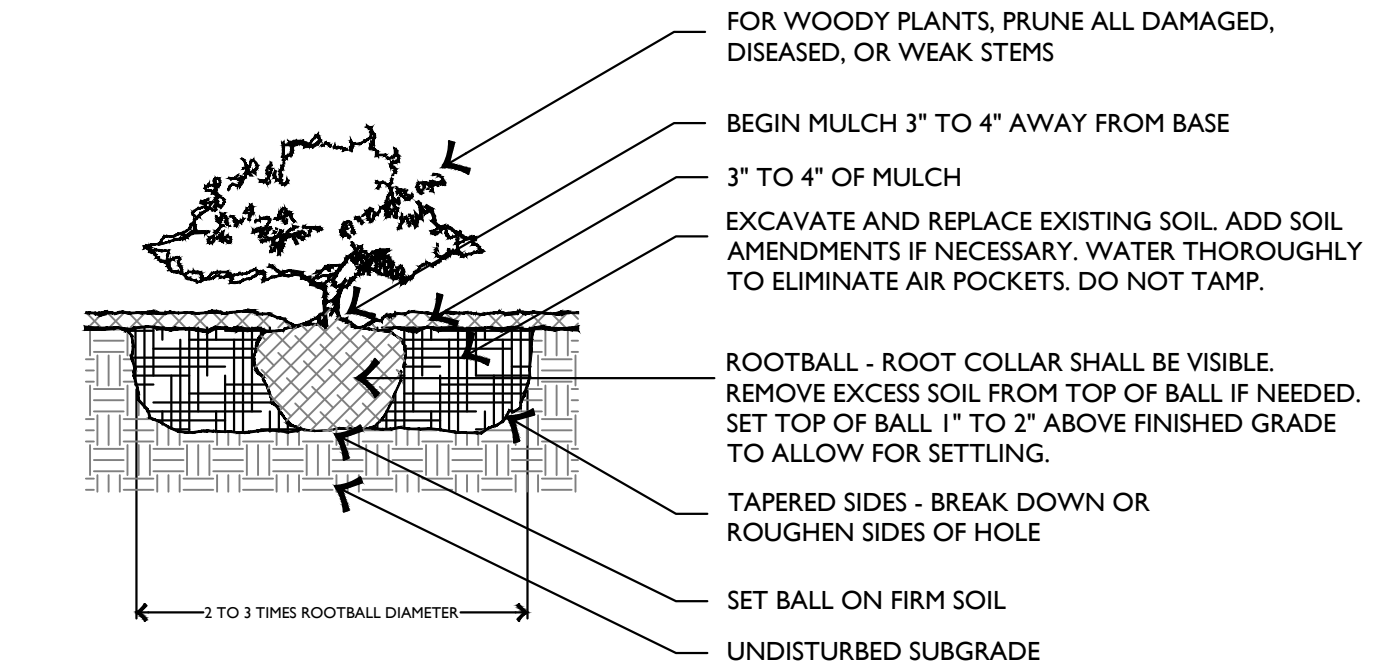
PLANT LIST				
Symbol	Trees	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
10	Sugar Maple	Acer saccharum 'Legacy'	2.5" caliper 10' ht. 4" Sp.	As Shown
13	American Elm 'Princeton'	Ulmus americana 'Princeton'	2.5" caliper 10' ht. 4" Sp.	As Shown
12	Ginkgo Biloba	Ginkgo biloba 'Princeton Sentry'	3" caliper 10' ht. 4" Sp.	As Shown
4	Sweetbay Magnolia	Magnolia virginiana 'Sweetbay'	2" caliper 8' ht. 4" Sp.	As Shown
Shrubs, Grasses & Perennials				
414	Virginia Sweetspire in 4-6" rivercobbles	Itea virginica 'Little Henry'	3 gallon, 18" ht, 12" sp.	36" O.C.
48	Virginia Sweetspire	Itea virginica 'Little Henry'	3 gallon, 18" ht, 12" sp.	36" O.C.
66	Inkberry Holly	Ilex glabra	3 gallon, 18" ht, 12" sp.	48" O.C.
96	Abelia 'Little Richard'	Abelia x grandiflora 'Little Richard'	5 gallon, 24" ht, 18" sp.	36" O.C.
634	Prairie Dropseed	Sporobolus heterolepis	1 gallon, 12" ht, 6" sp.	24" O.C.
147	Horsetail Reed	Equisetum hyemale	1 gallon, 12" ht, 6" sp.	18" O.C.
460	Blue Zinger Sedge	Carex lacca 'Blue Zinger'	1 gallon, 12" ht, 6" sp.	18" O.C.
Miscellaneous				
QTY.	DESCRIPTION	REMARKS		
Ref. Plan	Planting Mix	Provide 4" organic compost tilled to a depth of 12" in existing soils		
Ref. Plan	Steel Edging	Commercial Grade 3/16" x 6" BLACK		
Ref. Plan	Hardwood Mulch	4" depth all planting beds and beneath tree dripline - keep 6" clear around trunks, typ. native color triple hammered		
Ref. Plan	Zoysia 'Zorro' Solid Sod	Solid, weed free sod - 3" topsoil in all areas		
Ref. Plan	Native River Cobble	4-6"		



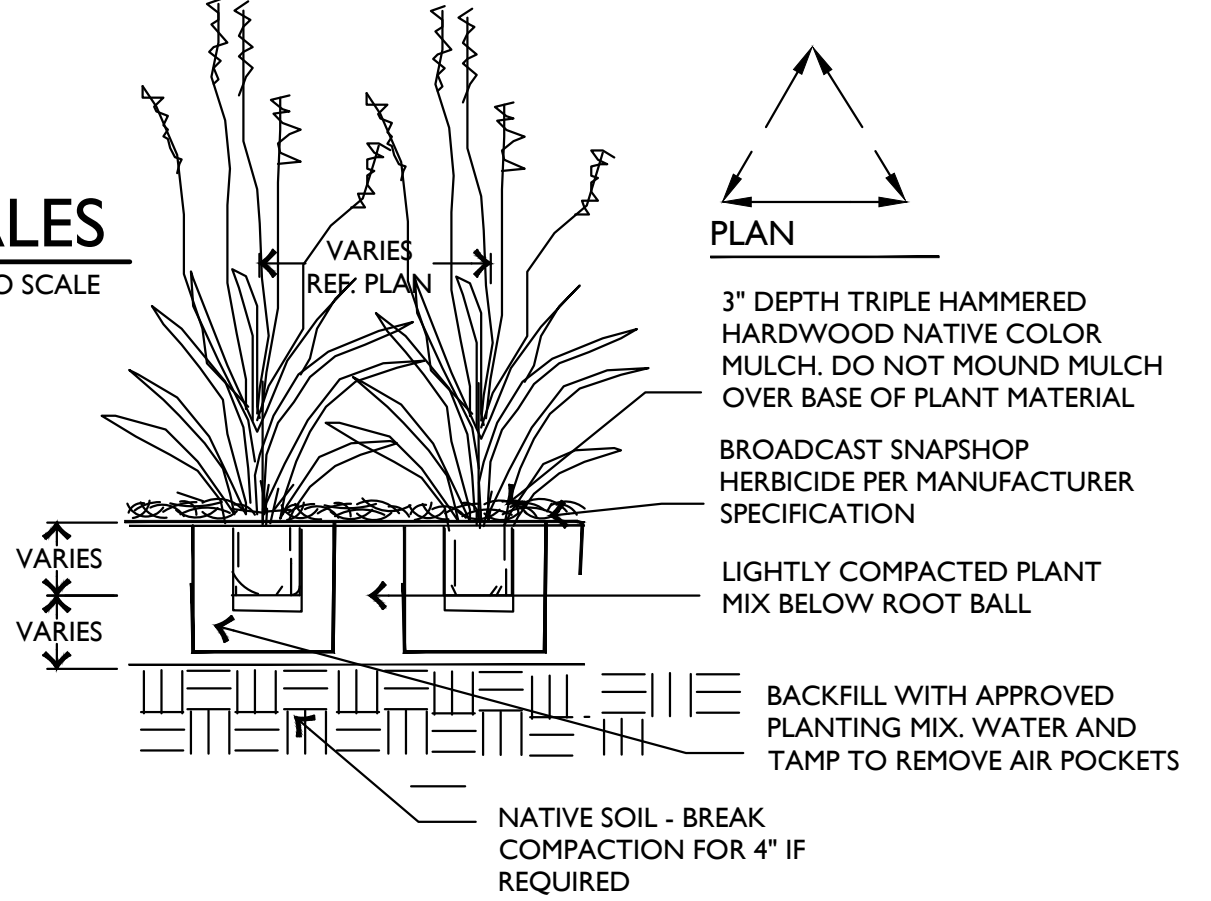
1 TREE PLANTING NOT TO SCALE



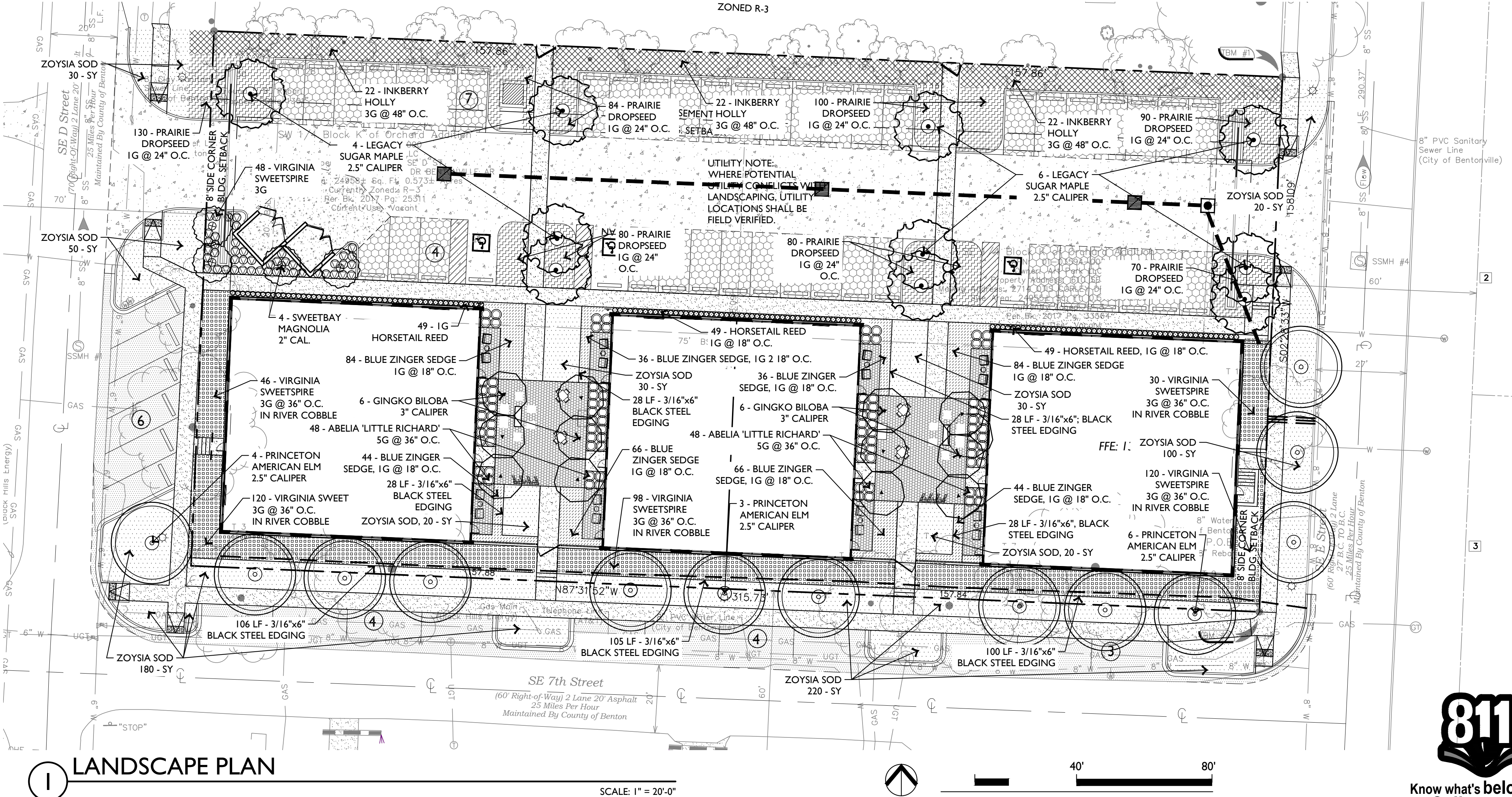
2 PLANTING IN NATIVE COBBLESTONE LANDSCAPE SWALES NOT TO SCALE



3 SHRUB PLANTING NOT TO SCALE



4 NATIVE GRASS PLANTING NOT TO SCALE



1 LANDSCAPE PLAN



PROJECT INFORMATION:
ARTPARK CONDOS

609 SE D Street
Bentonville, Arkansas
OWNER:

Art Park LLC
2714 Old Corley Drive
Bentonville, AR 72712
P: 479.721.5270

ARCHITECT:
HUFFT
403 9th Street
Bentonville, AR 72712
P: 479.802.8640
www.hufft.com

STRUCTURAL:
Martin/Martin
3811 SE J Street
Suite 9 #235
Bentonville, AR 72712
P: 479.310.6073

CIVIL:
Ecological Design Group
314 South Third Street
Rogers, AR 72756
P: 479.935.4828

MEP:
HP Engineering, Inc.
5214 W. Village Parkway | Suite 130
Rogers, AR 72756
P: 479.899.6370

LANDSCAPE ARCHITECT:
Ecological Design Group
314 South Third Street
Rogers, AR 72756
P: 479.935.4828

KEY PLAN:

ISSUE:
50% CONSTRUCTION
DOCUMENTS
DECEMBER 3, 2018

REVISIONS:

NO. DATE ISSUE

1 12/3/18 50% CONSTRUCTION DOCUMENTS

2 12/3/18 50% CONSTRUCTION DOCUMENTS

3 12/3/18 50% CONSTRUCTION DOCUMENTS

4 12/3/18 50% CONSTRUCTION DOCUMENTS

5 12/3/18 50% CONSTRUCTION DOCUMENTS

6 12/3/18 50% CONSTRUCTION DOCUMENTS

7 12/3/18 50% CONSTRUCTION DOCUMENTS

8 12/3/18 50% CONSTRUCTION DOCUMENTS

9 12/3/18 50% CONSTRUCTION DOCUMENTS

10 12/3/18 50% CONSTRUCTION DOCUMENTS

11 12/3/18 50% CONSTRUCTION DOCUMENTS

12 12/3/18 50% CONSTRUCTION DOCUMENTS

13 12/3/18 50% CONSTRUCTION DOCUMENTS

14 12/3/18 50% CONSTRUCTION DOCUMENTS

15 12/3/18 50% CONSTRUCTION DOCUMENTS

16 12/3/18 50% CONSTRUCTION DOCUMENTS

17 12/3/18 50% CONSTRUCTION DOCUMENTS

18 12/3/18 50% CONSTRUCTION DOCUMENTS

19 12/3/18 50% CONSTRUCTION DOCUMENTS

20 12/3/18 50% CONSTRUCTION DOCUMENTS

21 12/3/18 50% CONSTRUCTION DOCUMENTS

22 12/3/18 50% CONSTRUCTION DOCUMENTS

23 12/3/18 50% CONSTRUCTION DOCUMENTS

24 12/3/18 50% CONSTRUCTION DOCUMENTS

25 12/3/18 50% CONSTRUCTION DOCUMENTS

26 12/3/18 50% CONSTRUCTION DOCUMENTS

27 12/3/18 50% CONSTRUCTION DOCUMENTS

28 12/3/18 50% CONSTRUCTION DOCUMENTS

29 12/3/18 50% CONSTRUCTION DOCUMENTS

30 12/3/18 50% CONSTRUCTION DOCUMENTS

31 12/3/18 50% CONSTRUCTION DOCUMENTS

32 12/3/18 50% CONSTRUCTION DOCUMENTS

33 12/3/18 50% CONSTRUCTION DOCUMENTS



1 3D VIEW - SOUTHWEST PERSPECTIVE



2 3D VIEW - COURTYARD

Hufft

PROJECT INFORMATION:

ARTPARK CONDOS

609 SE D Street
Bentonville, Arkansas
OWNER:

OWNER: _____

Art Park LLC
2714 Otis Corley Drive
Bentonville, AR 72712
P: 479.721.5373

ARCHITECT: _____

HUFFT
403 SE 5th Street
Bentonville, AR 72712
P: 479-802-6640

STRUCTURAL:

Martin/Martin
3511 SE J Street
Suite 9 #235
Bentonville, AR 72712
P: 479.310.9073

CIVIL:

Ecological Design Group
314 South Third Street
Rogers, AR 72756
P: 479.935.4826

MEP: _____

HP Engineering, Inc.
5214 W. Village Parkway | Suite 120
Rogers, AR 72758
P: 479.899.6370

LANDSCAPE ARCHITECT: _____

Ecological Design Group
314 South Third Street
Rogers, AR 72756
P: 479.935.4828

KEY PLAN:

ISSUE: _____

DESIGN DEVELOPMENT
NOVEMBER 2, 2018

REVISION SCHEDULE: _____

[illegible]

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements and drawings not shown, not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination in whole or in part - is strictly prohibited. All rights reserved
© 2017 by Hutt Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

Drawn By: Author
Project Number: 500

3D VIEWS

A051



1 NORTH
3/16" = 1'-0"



2 EAST
3/16" = 1'-0"

GENERAL NOTES - ELEVATIONS

- FIELD VERIFY ALL DIMENSIONS THAT REFERENCE EXISTING CONSTRUCTION.
- COORDINATE LOCATIONS OF ANY AND ALL PENETRATIONS WITH ARCHITECT.
- REFERENCE STOREFRONT SCHEDULE AND DETAILS FOR PLACEMENT AND INSTALLATION OF WINDOWS.
- ALL EXTERIOR TRIMS, SEALANT, METAL PANEL ACCESSORIES, MECHANICAL AND ELECTRICAL DEVICES TO MATCH METAL PANEL COLOR UNLESS NOTED OTHERWISE.

- MA-1
BRICK
- HORIZONTAL COMPOSITE PLANK
- VERTICAL COMPOSITE PLANK

Hufft

PROJECT INFORMATION: ARTPARK CONDOS

609 SE D Street
Bentonville, Arkansas
OWNER:
Art Park LLC
2714 Otis Corley Drive
Bentonville, AR 72712
P: 479.721.5573

ARCHITECT:

HUFFT
403 SE 8th Street
Bentonville, AR 72712
P: 479-802-6640
www.hufft.com

STRUCTURAL:

Martin/Martin
3511 SE J Street
Bentonville, AR 72712
P: 479.310.9073

CIVIL:

Ecological Design Group
314 South Third Street
Rogers, AR 72756
P: 479.935.4826

MEP:

HP Engineering, Inc.
5214 W. Village Parkway | Suite 120
Rogers, AR 72756
P: 479.899.6370

LANDSCAPE ARCHITECT:

Ecological Design Group
314 South Third Street
Rogers, AR 72756
P: 479.935.4826

KEY PLAN:

ISSUE:

50% CONSTRUCTION DOCUMENTS DECEMBER 3, 2018

REVISION SCHEDULE:

NO.	DATE	ISSUE

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

Drawn By: JC
Project Number: 500

EXTERIOR ELEVATIONS - NORTH AND EAST

A201