



**Planning Commission
Agenda
January 15th, 2019**

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

- 1. Lot 1, Lone Projects Addition** **Lot Split**
1108 NW D Street ([LS18-0044](#))
- 2. Lots 20 & 21, Airport Center Subdivision** **Lot Split**
SW 24th Street & SW Aviation Street ([LS18-0045](#))
- 3. Lot 15, Block 15, Deming's Second Addition** **Property Line Adjustment**
206 NW 5th Street ([PLA18-0046](#))
- 4. Lot 6, Block 1 Bryant Addition** **Property Line Adjustment**
2806 & 2808 E Central Avenue ([PLA18-0047](#))
- 5. SALT Health** **Large Scale Development**
798 SE Plaza Avenue ([LSD18-0076](#))
- 6. Flagstone Mini Storage** **Large Scale Development**
5121 SW Runway Drive ([LSD18-0077](#))

IV. New Business

- 1. Sohosky** **Rezoning***
(R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential)
Valley Street ([RZ18-0036](#))
- 2. Ropeswing Group, LLC** **Rezoning***
(R-3, Medium-Density Residential and I-2, Heavy Industrial to DN-4, Downtown Mixed-Use Residential)
SE E Street ([RZ18-0037](#))
- 3. Church Alive** **Conditional Use Permit***
Religious Facility
1400 SW Susana Street ([CU18-0027](#))

- | | |
|--|--|
| 4. Off the Leash
Animal Kennel or Shelter
SW 24 th Street (CU18-0028) | Conditional Use Permit* |
| 5. Ashby Street Outdoor, LLC
1615 Interstate 49 (DB18-0007) | Digital Billboard Conditional Use Permit* |
| 6. Lot 42, Dickson's Addition
702 W Central Avenue (PLA18-0045) | Property Line Adjustment |
| 7. Glen Road Townhomes
Glen Road (LSD18-0031) | Large Scale Development Extension |
| 8. Griffin Addition Commercial Building
SE East Point Avenue (LSD18-0079) | Large Scale Development |
| V. Other Business | |
| VI. Planner's Report | |
| VII. Adjournment | |



Consent Agenda Items

For Planning Commission meeting of January 15, 2019

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on January 8, 2019 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, Lone Projects Addition, Park Springs Investments, LLC, 1108 NW D Street, R-1, Single-Family Residential (LS18-0044)

A Lot Split of previously unplatted land, creating Lot 1 of Lone Projects Addition (+/- 2.11 acres). The plat dedicates a 20-foot utility easement along the front property line.

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

Lot Split: Lots 20 & 21, Airport Center Subdivision, Durbin, Lani Cathryn Trustee, SW 24th Street & SW Aviation Street, C-2, General Commercial (LS18-0045)

A Lot Split of Lot 15 of Airport Center Subdivision, creating new Lots 20 (+/- 1.67 acres) & 21 (+/- 1.14 acres). The plat dedicates a 30-foot access easement along the two lots' shared lot line on SW 24th Street.

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

Property Line Adjustment: Lot 15, Block 15, Deming's Second Addition, Todd & Dana Renfrow, 206 NW 5th Street, R-1, Single-Family Residential (PLA18-0046)

A Property Line Adjustment of portions of Lots 8 and 9, Block 15 of Deming's Second Addition, creating new Lot 15, Block 15 (+/- .23 acres). The plat dedicates approximately .01 acres of right-of-way along NW 5th Street.

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

Property Line Adjustment: Lot 6, Block 1, Bryant Addition, Arvest Bank, 2806 & 2808 E Central Avenue, R-O, Residential Office (PLA18-0047)

A Property Line Adjustment of Lots 2 and 5, Block 1 of Bryant Addition, creating new Lot 6, Block 1 (+/- 2.425 acres). The plat dedicates approximately .03 acres of right-of-way along E Central Avenue.

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

Large Scale Development: SALT Health, Hansaben Bhakta & Kenneth Mourton 798 SE Plaza Road, C-2, General Commercial, (LSD18-0076)

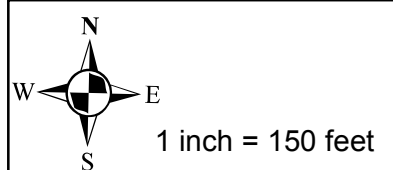
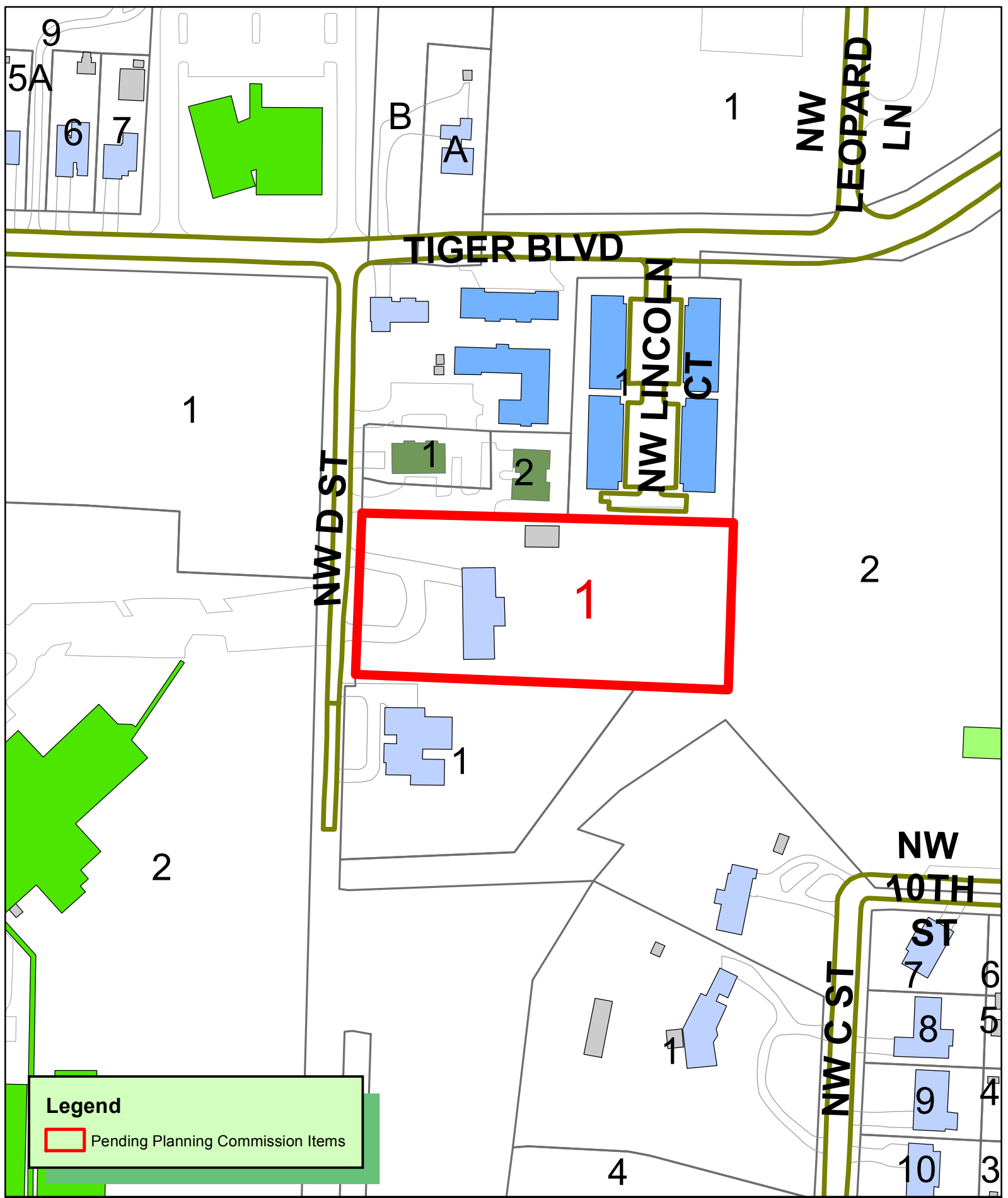
Project consists of the construction of an approximately 13,000 square-foot, mixed-use personal services and health facility. The development provides 61 interior parking spaces. The development provides adequate perimeter and street frontage landscaping. The primary materials depicted for the exterior elevations are stone masonry and wood siding.

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

Large Scale Development: Flagstone Mini Storage, Vajinder & Jasminder Singh 5121 SW Runway Drive, C-2, General Commercial, (LSD18-0077)

Project consists of a mini-warehouse storage facility in 15 separate buildings on SW Runway Drive. Five parking spaces are provided for a separate office building along SW Vendor Boulevard. Sidewalk shall be provided the length of the project area. Adequate landscaping is provided with the development. The exterior elevations depict brick and metal siding as the primary materials on the building.

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



LS18-0044
LOT SPLIT
LONE PROJECTS ADDITION
1108 NW D ST



INCIDENTAL SUBDIVISION LOT 1 LONE PROJECTS ADDITION City of Bentonville, Benton County, Arkansas

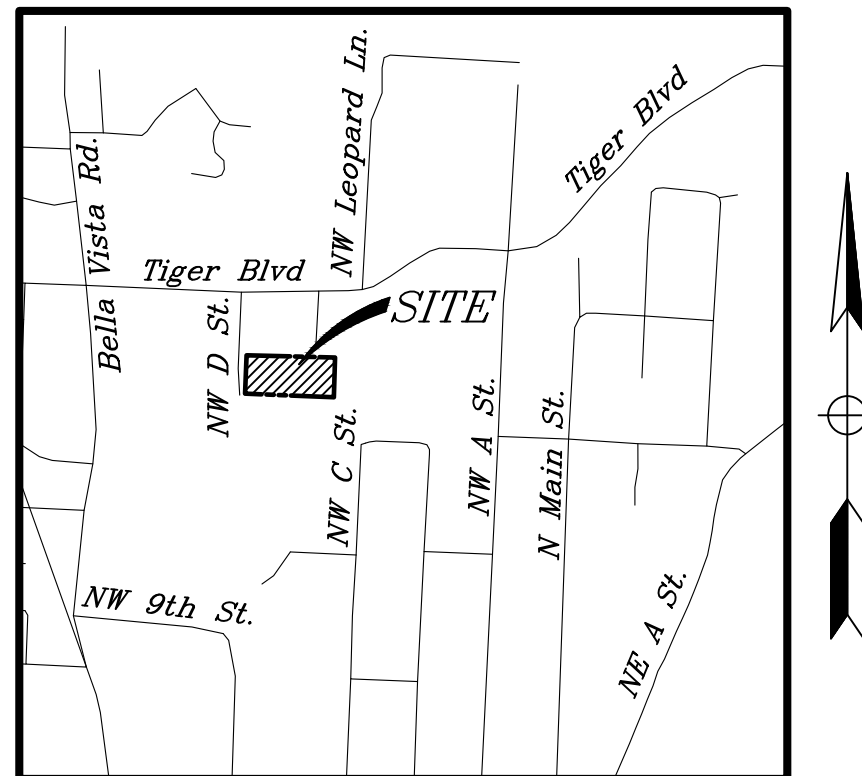
NOTES:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents an Incidental Subdivision of the parcel recorded in Deed Book 2015, Page 9224 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, Arkansas State Plane Coordinate System, North Zone, per observations processed by 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 property is zoned R-1 (Single Family Residential) & R-3 (Medium Density Residential) according to the City of Bentonville Zoning Code, Article 401.. Building setbacks for zone R-1 & R-3 are as follows:

Garage, Street Facing (attached & detached)	30 ft. from property line the garage faces
Garage, Side-or Rear-loading (attached & detached)	20 ft. from front property line
Front	20 ft.
Side, Interior	07 ft. (R-1) 10 ft. (R-3)
Side, Exterior	20 ft.
Rear	25 ft.

Easements: Where a utility easement extends beyond required setback, edge of utility easement shall be the setback.
- No attempt was made to show 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: 05007C0090J Map Revised: September 28, 2007

- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Owner/Developer shall notify the City of Bentonville Engineering in writing prior to any work being done in the public right-of-way.
- Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain minimum of 20' clearances from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.



Vicinity Map
Not to Scale
Latitude: 36°23'6"N
Longitude: 94°12'49"W

Certificate of Ownership & Dedication:

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

Date: _____ Owner: _____

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

Notary Public _____ My Commission Expires _____

Source of Title: WD. Bk. 2015, Pg. 9224

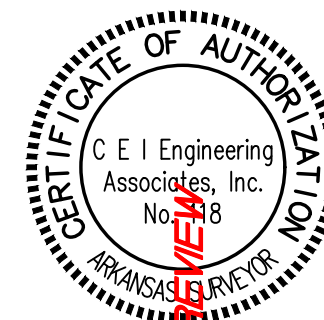
Certificate of Approval

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

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville



Subject Tract Description

A tract of land lying in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 30, Township 20 North, Range 30 West, as recorded in Deed Book 2015, Page 9224 of the Public Records of Benton County, Arkansas, being described by metes and bounds as follows;

COMMENCING at the Northwest corner of said Northwest Quarter (NW1/4) of the Northeast Quarter NE (1/4) of Section 30;

THENCE South 00°52'08" West, a distance of 207.84 feet;

THENCE South 02°18'15" West, a distance of 106.13 feet to a found 5/8" rebar with cap "T. Pace LS572" at the Southwest corner of Farrer Addition according to Plat Book 22L, Page 134 at the **POINT OF BEGINNING**;

THENCE along the South line of said Farrer Addition, South 88°36'19" East crossing a found 1/2" pipe (bent) at a distance of 2.76 feet, crossing a found 1" pipe at a distance of 226.37 feet, and continuing for a total distance of 253.74 feet to the Southwest corner of The Springs Subdivision according to Plat P4, Page 157;

THENCE along the South line of The Springs Subdivision, South 88°30'06" East a distance of 207.11 feet to a found 5/8 rebar with cap "T. Pace 572" at the Southeast corner of said The Springs Subdivision;

THENCE along the Westerly boundary of Black Apple Addition according to Plat Book 2012, Page 178 the following three (3) courses:

- South 01°45'26" West, crossing a found 5/8" rebar at a distance of 15.34 feet, and continuing for a total distance of 207.22 feet to a set 5/8" rebar with cap "LS1789";
 - North 88°39'27" West, a distance of 3.92 feet to a set 5/8" rebar with cap "LS1789";
 - North 87°39'22" West crossing a found 5/8" rebar with cap "T. Pace LS572" at a distance of 35.20 feet, crossing a found 1/2" rebar with cap "G. Gagner LS1659" at the Northeast corner of Lot 1 at a distance of 145.36 feet, and continuing for a total distance for 458.85 feet to a found 5/8" rebar with cap "T. Pace LS572" at the Southwest corner of herein described tract;
- THENCE** North 02°18'07" East a distance of 200.02 feet to the **POINT OF BEGINNING** and containing 94,092 square feet or 2.16 acres, more or less and subject to any easements, covenants or restrictions of record or fact.

Right-of-Way Dedication Description

A tract of land lying in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 30, Township 20 North, Range 30 West, as recorded in Deed Book 2015, Page 9224 of the Public Records of Benton County, Arkansas, being described by metes and bounds as follows;

COMMENCING at the Northwest corner of said Northwest Quarter (NW1/4) of the Northeast Quarter NE (1/4) of Section 30;

THENCE South 00°52'08" West, a distance of 207.84 feet;

THENCE South 02°18'15" West, a distance of 106.13 feet to a found 5/8" rebar with cap "T. Pace LS572" at the Southwest corner of Farrer Addition according to Plat Book 22L, Page 134 at the **POINT OF BEGINNING**;

THENCE South 88°36'19" East, a distance of 1.89 feet to a point on the south line of said Farrer Addition;

THENCE South 02°50'31" West, a distance of 200.05 feet to a found 5/8" rebar with cap "T. Pace LS572";

THENCE North 02°18'07" East a distance of 200.02 feet to the **POINT OF BEGINNING** and containing 188 square feet, more or less.

Certificate of Surveying Accuracy

I, Kevin M. Hall, 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. 1789
State of Arkansas

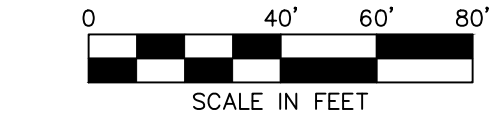
Arkansas * California * Minnesota * Pennsylvania * Texas

City of Bentonville Project #LS18-0044

ATLAS PAGE: 361

JOB NO.:30611 DWG NAME:30611Plat	SHEET NO.
DATE 12/10/18 1:10 PM REV-1	1 OF 2

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	S88°36'19"E	1.89'
EL2	S02°50'31"W	200.05'
EL3	N02°18'07"E	200.02'

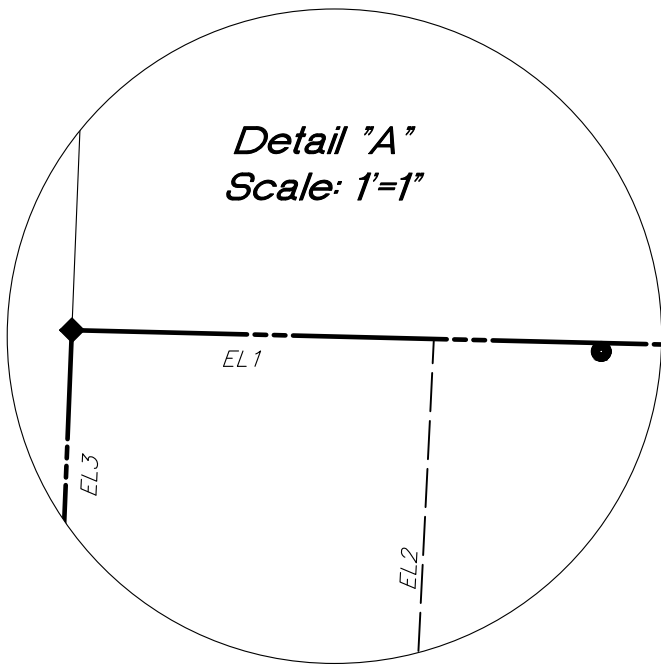
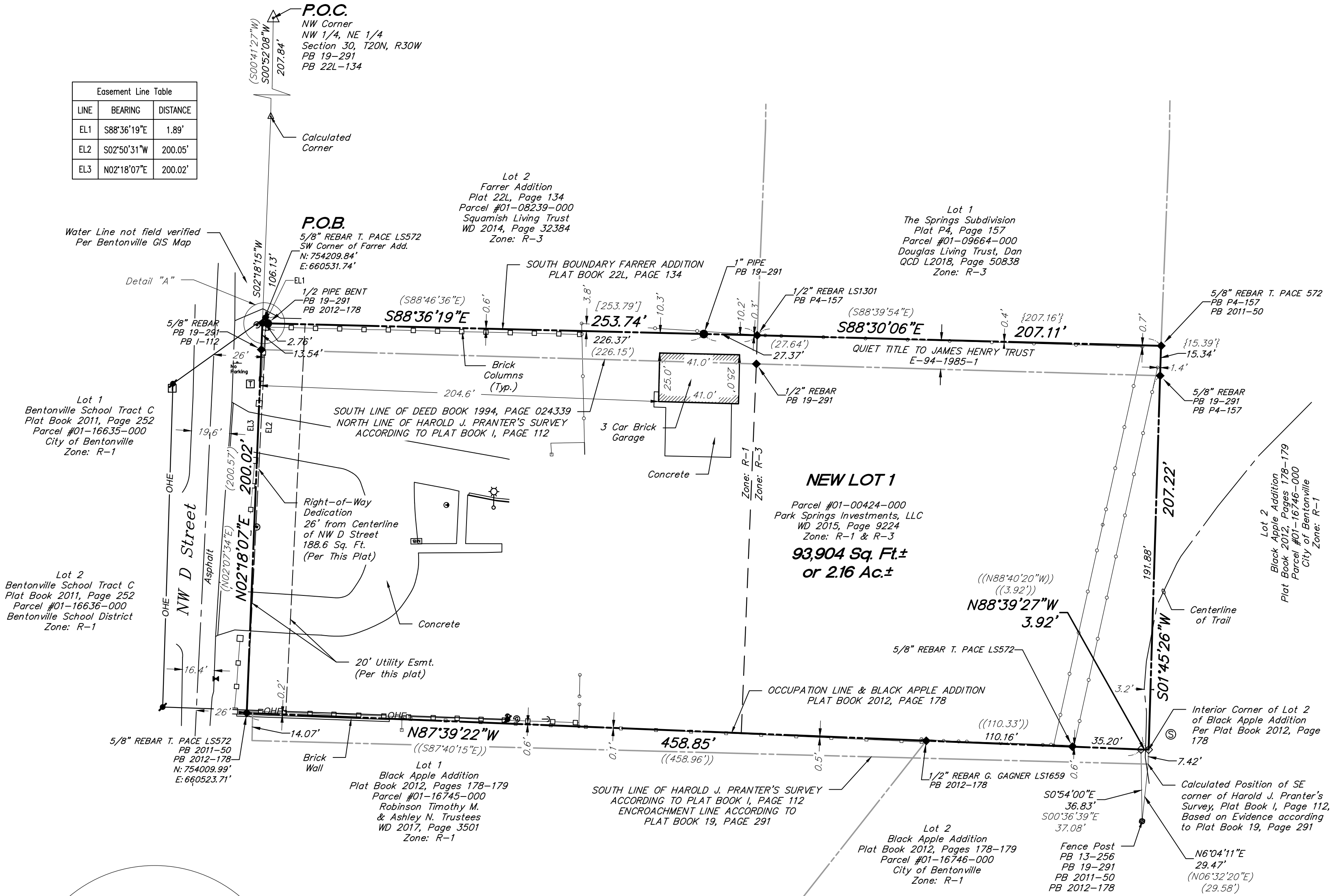


Convergence -1'17'18.73"
 Combined Scale Factor: 0.999977409
 NW Corner of Subject Tract being a
 Found 5/8" rebar with Cap "T. Pace LS572"

Northings: 754209.84 US Ft.
 Eastings: 660531.74 US Ft.
 Elevation = 1266.03

LEGEND

	Boundary Line
	Adjoiner Boundary Line
	Center Line
	Overhead Electric Line
	Zoning Line
	Chainlink Fence Line
	Wood Fence Line
	Benchmark
	Found Monument (As noted)
	Set Monument (LS#1789)
	Found Fence Post
	Found Pipe (As Noted)
	Calculated Point
	Hose Bib
	Water Meter
	Water Valve
	Gas Meter
	Guy Wire/Anchor
	Lightpole Overhanging
	Utility Pole
	Telephone Riser
	Mail Box
	Traffic Sign (type of sign)
	Corrugated Metal Pipe
	Record Bearing & Distance per Plat Book 19, Page 291
	Record Bearing & Distance per Plat Book 2012, Page 178
	Record Bearing & Distance per Plat Book 4, Page 157
	Record Bearing & Distance per Plat Book 22L, Page 134

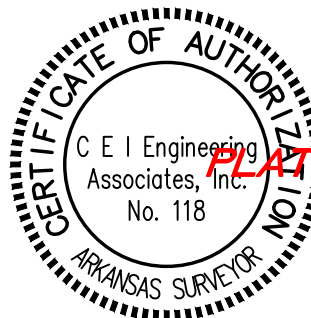


Incidental Subdivision
 New Lot 1
 Lone Projects Addition

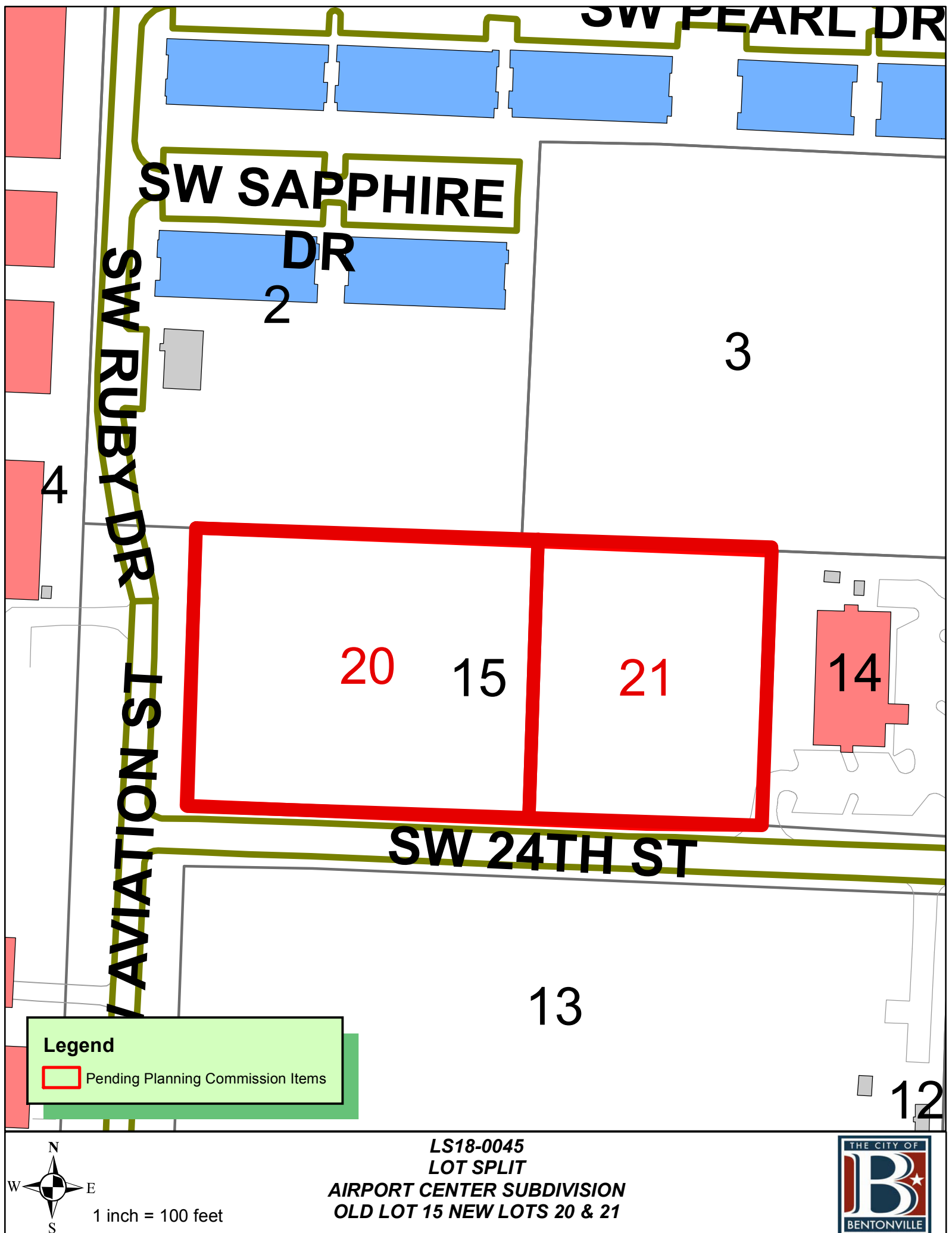
City of Bentonville Project #LS18-0044

ATLAS PAGE: 361

State Plat Code: 500-20N-30W-0-30-140-140-1789



30611	11/19/18	KMH	CDG	CTH	KMH
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 3030 LBJ FREEWAY DALLAS, TX 75234 (972) 488-3737 CORPORATE OFFICE TBPLS FIRM: #10031500 DALLAS OFFICE TBPLS FIRM: #10194234					
Lone Projects, LLC 1108 NW D Street City of Bentonville, Benton County, Arkansas					
Incidental Subdivision				REV DATE 12/10/18 REV-1	SHEET NO. 2 OF 2



SW SAPPHIRE

DR

SW RUBY DR

SW PEARL DR

SW 24TH ST

Legend

Pending Planning Commission Items

N

W

E

S

1 inch = 100 feet

LS18-0045
LOT SPLIT
AIRPORT CENTER SUBDIVISION
OLD LOT 15 NEW LOTS 20 & 21



Lot Split Plat

Airport Center Subdivision

Lot Split of Lot 15, Creating Lots 20 & 21

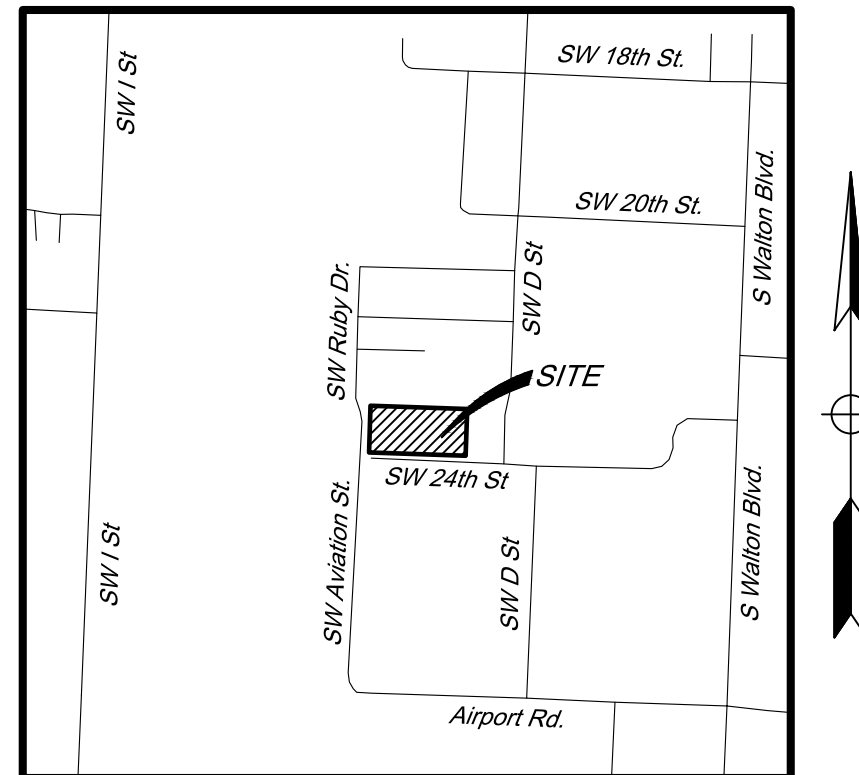
SW 24th Street & SW Aviation St.

GENERAL NOTES:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- 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, per observations processed by CEI base.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."
- This survey is based on an Easements and Surveys Search provided by Elite Title Company, Inc., Order No. 18-36773-007, Date Ordered: September 24, 2018.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.

By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County Arkansas.
Map Number: 05007C0255K
Map Revised: June 5, 2012
- No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from Bentonville GIS. This property is zoned C-2 (General Commercial). Building setbacks for zone C-2 are as follows:

Front :
With Parking in Front: 50 Feet
Without Parking in Front: 20 Feet
Side:
Adjacent to Non-residential District 07 Feet
Adjacent to Residential District 30 Feet
Rear:
Adjacent to Non-residential District 20 Feet
Adjacent to Residential District 30 Feet
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Owner/Developer shall notify the City of Bentonville Engineering in writing prior to any work being done in the public right-of-way.
- Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain minimum of 20' clearances from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.



Vicinity Map

Not to Scale
Latitude: 36°20'48"N
Longitude: 94°13'00"W

Certificate of Ownership & Dedication:

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

Date: _____ Owner: _____

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

Notary Public _____ My Commission Expires _____

Source of Title: Warranty Deed Bk. 2016, Pg. 78507

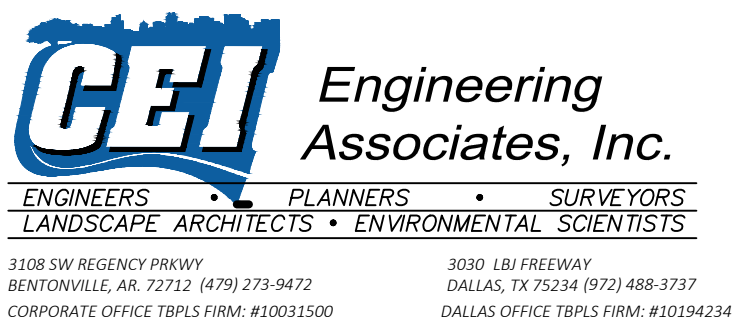
Certificate of Approval

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

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville



Certificate of Surveying Accuracy

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

Date of Execution: 12.21.2018
Signed: _____
Registered Land Surveyor
No. 1618
State of Arkansas

Lot 20 Description

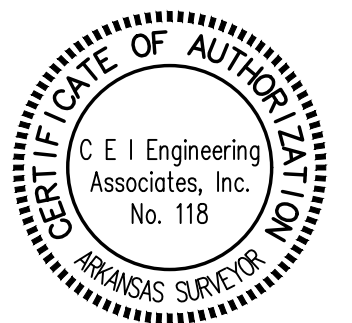
Portion of Lot 15 of Airport Center Subdivision to the City of Bentonville Arkansas according to Plat Bk. 2004, Pg. 1431 of the public records of Benton County, Arkansas
Beginning at a 1/2-inch rebar being the Northwest corner of said Lot 15
THENCE along the North line of said Lot 15, South 88°05'35" East a distance of 299.54 feet to a 5/8-inch rebar with CEI cap stamped LS 1618;
THENCE South 01°54'25" West a distance of 243.45 feet to the North Right-of-Way of Southwest 24th Street;
THENCE along said Right-of-Way, North 88°05'06" West a distance of 298.99 feet to the Southwest corner of aforementioned Lot 15 being a 5/8-inch rebar;
THENCE leaving said Right-of-Way and along the West line of said Lot 15, North 01°46'33" East a distance of 243.39 feet to the **POINT OF BEGINNING** containing 72,847 square feet or 1.67 acres, more or less.

Lot 21 Description

Portion of Lot 15 of Airport Center Subdivision to the City of Bentonville Arkansas according to Plat Bk. 2004, Pg. 1431 of the public records of Benton County, Arkansas
Commencing from a 1/2-inch rebar being the Northwest corner of said Lot 15;
THENCE along the North line of said Lot 15, South 88°05'35" East a distance of 299.54 feet to a 5/8-inch rebar with CEI cap stamped LS 1618 and the **POINT OF BEGINNING**;
THENCE continuing along said North line, South 88°05'35" East a distance of 204.27 feet to the Northeast corner of Lot 15 being a 5/8-inch rebar;
THENCE along the West line of said Lot 15, South 01°55'00" West a distance of 243.46 feet to the Southeast corner of said Lot 15 being a chiseled "X" found in concrete and the North Right-of-Way of Southwest 24th Street;
THENCE along said Right-of-Way, North 88°05'06" West a distance of 204.23 feet;
THENCE leaving said Right-of-Way, North 01°54'25" East a distance of 243.45 feet to the **POINT OF BEGINNING** containing 49,726 square feet or 1.14 acres, more or less.

Subject Tract Description

Lot 15 of Airport Center Subdivision to the City of Bentonville, Arkansas according to Plat Bk. 2004, Pg. 1431 of the public records of Benton County, Arkansas

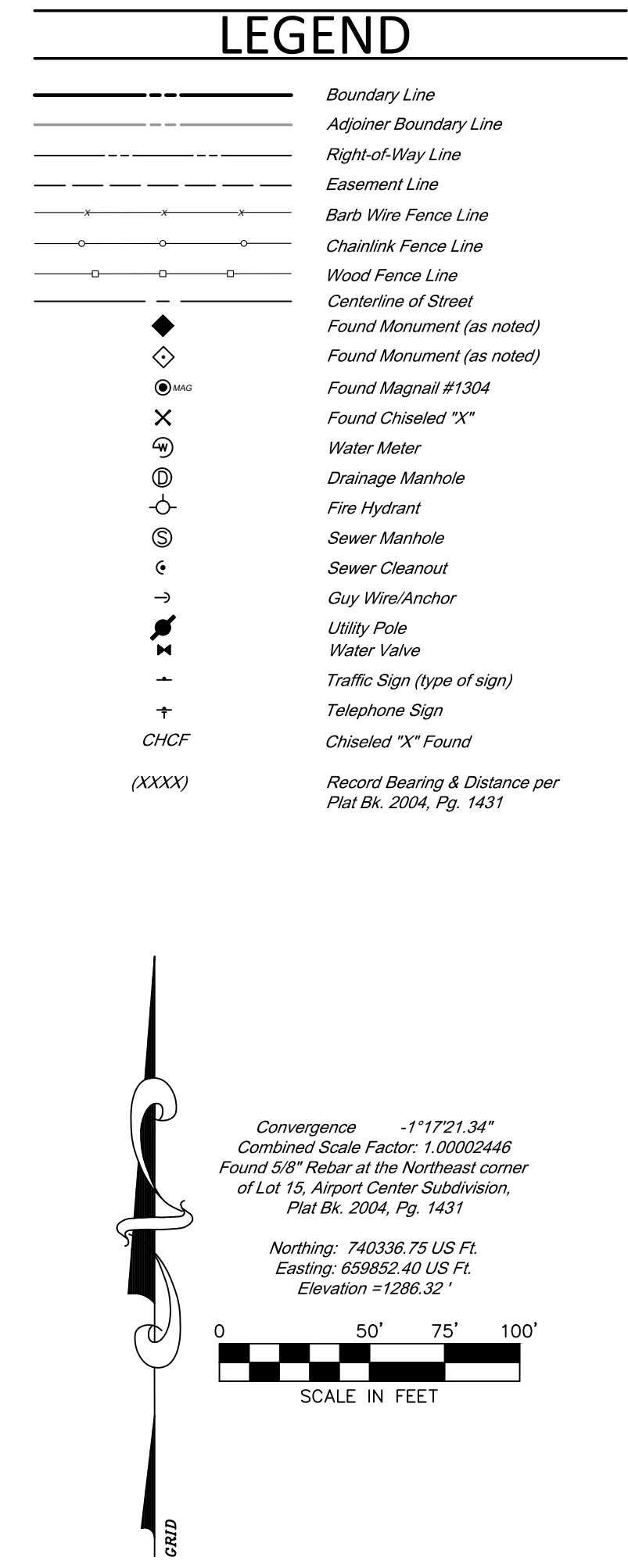


Airport Center Subdivision
Lot 15

Owner: Durbin Trust, Lani Cathryn
SW 24th St. Bentonville Ar.

ATLAS PAGE: 444
City of Bentonville Project #LS18-0039

JOB NO.: 30957	SHEET NO.
DWG NAME: 30957LS_R	1 OF 2
DATE 12/21/18 3:01 PM Rev 1	



State Survey Code: 500-19N-30W-0-06-200-04-1618						
30957	12-5-18	DGR	SWG	KDM	DGR	
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R	



Engineering Associates, Inc.

ENGINEERS
PLANNERS
SURVEYORS

LANDSCAPE ARCHITECTS
ENVIRONMENTAL SCIENTISTS

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

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

Clinard Construction

SW 24th Street & SW Aviation St.

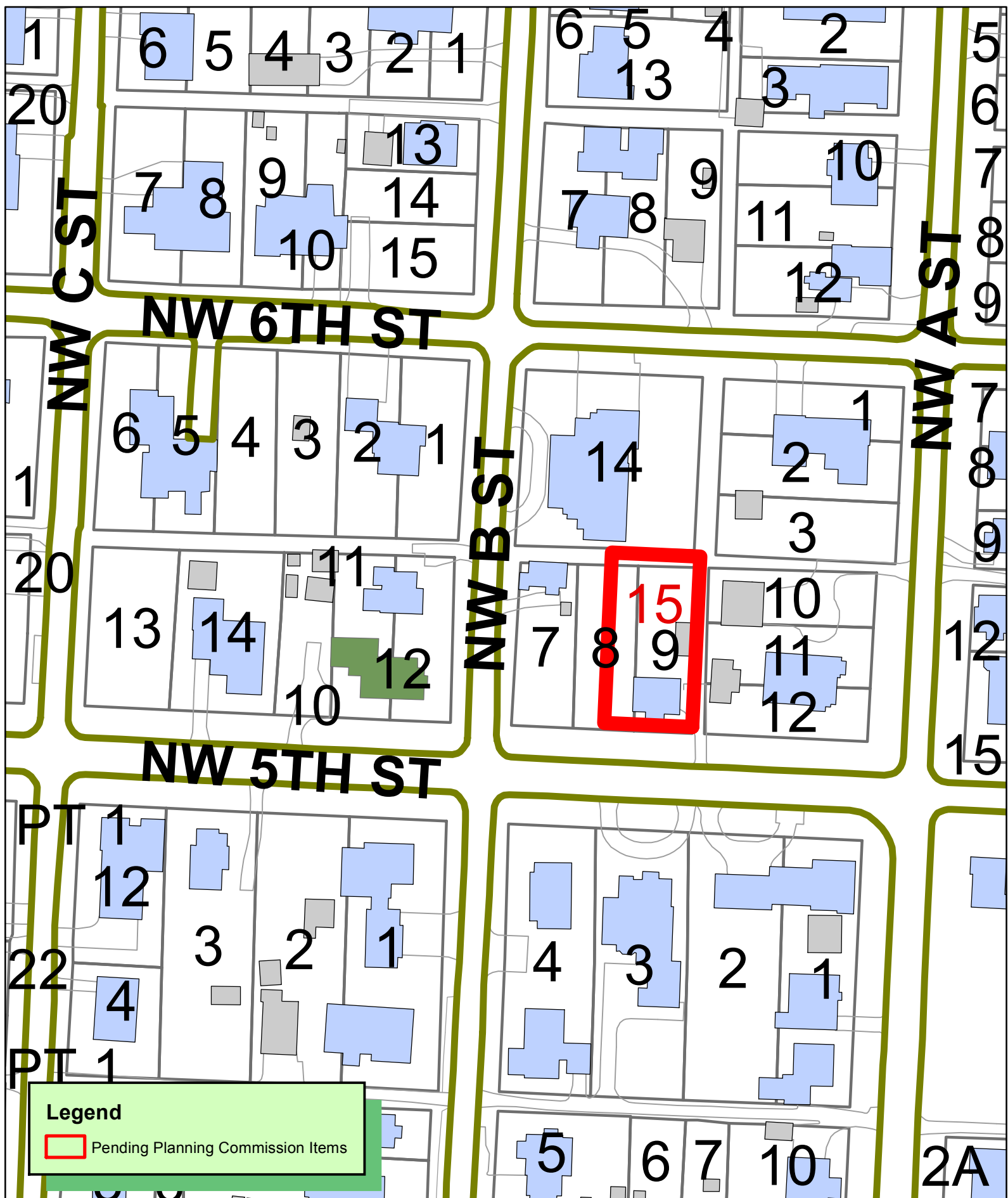
BENTONVILLE,
BENTON COUNTY
ARKANSAS

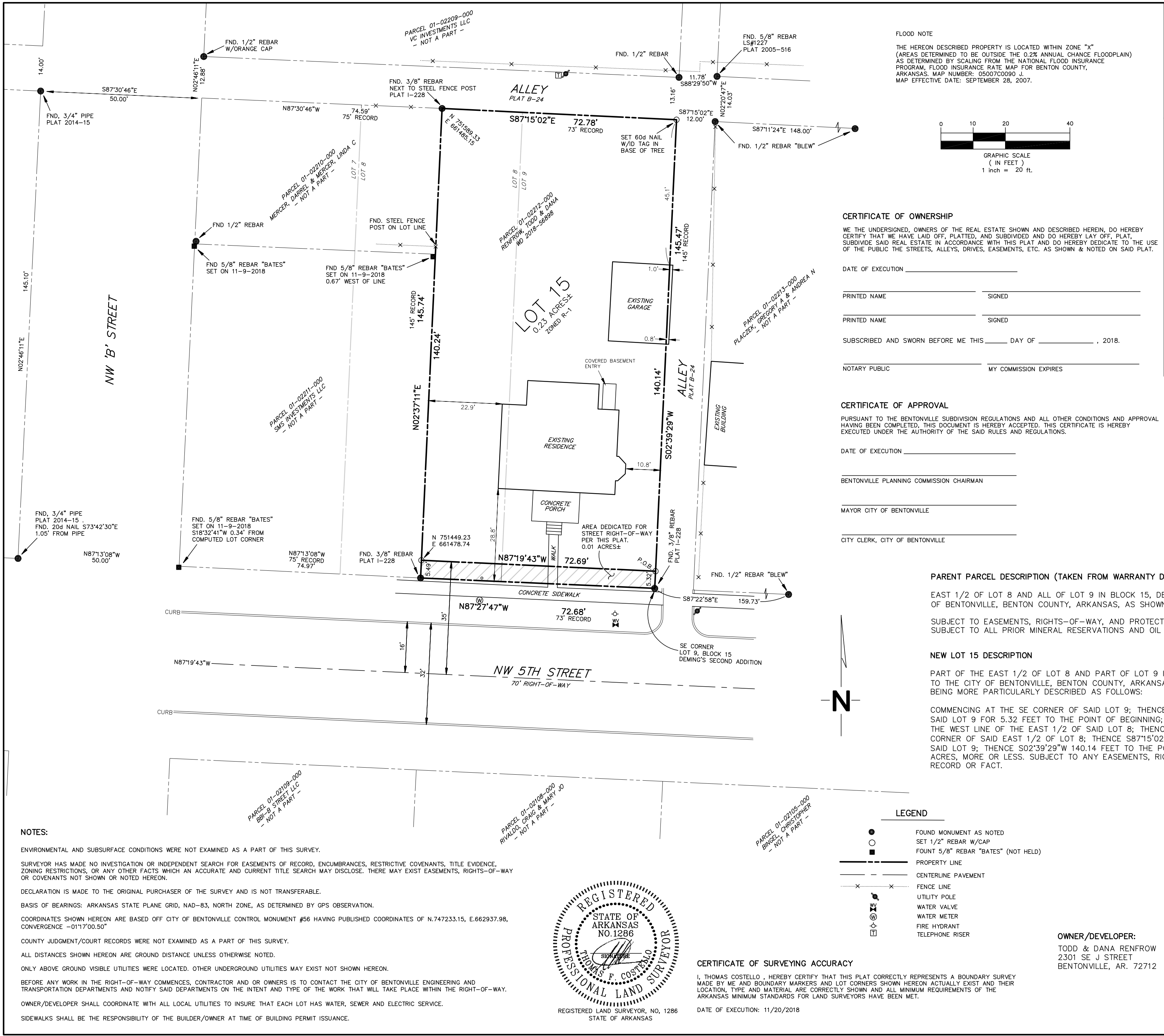
Lot Split Plat

REV DATE
12/5/18
Rev-1

SHEET NO.

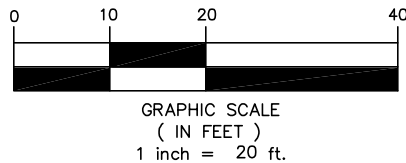
2 OF 2





FLOOD NOTE

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0090 J. MAP EFFECTIVE DATE: SEPTEMBER 28, 2007.



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 & NOTED ON SAID PLAT.

DATE OF EXECUTION _____

PRINTED NAME _____ SIGNED _____

PRINTED NAME _____ SIGNED _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION _____

BENTONVILLE PLANNING COMMISSION CHAIRMAN _____

MAYOR CITY OF BENTONVILLE _____

CITY CLERK, CITY OF BENTONVILLE _____

PARENT PARCEL DESCRIPTION (TAKEN FROM WARRANTY DEED L201856898)

EAST 1/2 OF LOT 8 AND ALL OF LOT 9 IN BLOCK 15, DEMING'S SECOND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT 'B' AT PAGE 24.

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

NEW LOT 15 DESCRIPTION

PART OF THE EAST 1/2 OF LOT 8 AND PART OF LOT 9 IN BLOCK 15, DEMING'S SECOND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT 'B' AT PAGE 24. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID LOT 9; THENCE N02°39'29"E ALONG THE EAST LINE OF SAID LOT 9 FOR 5.32 FEET TO THE POINT OF BEGINNING; THENCE N87°19'43"W 72.69 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 8; THENCE N02°37'11"E 140.24 FEET TO THE NW CORNER OF SAID EAST 1/2 OF LOT 8; THENCE S87°15'02"E 72.78 FEET TO THE NE CORNER OF SAID LOT 9; THENCE S02°39'29"W 140.14 FEET TO THE POINT OF BEGINNING. CONTAINING 0.23 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR COVENANTS OF RECORD OR FACT.

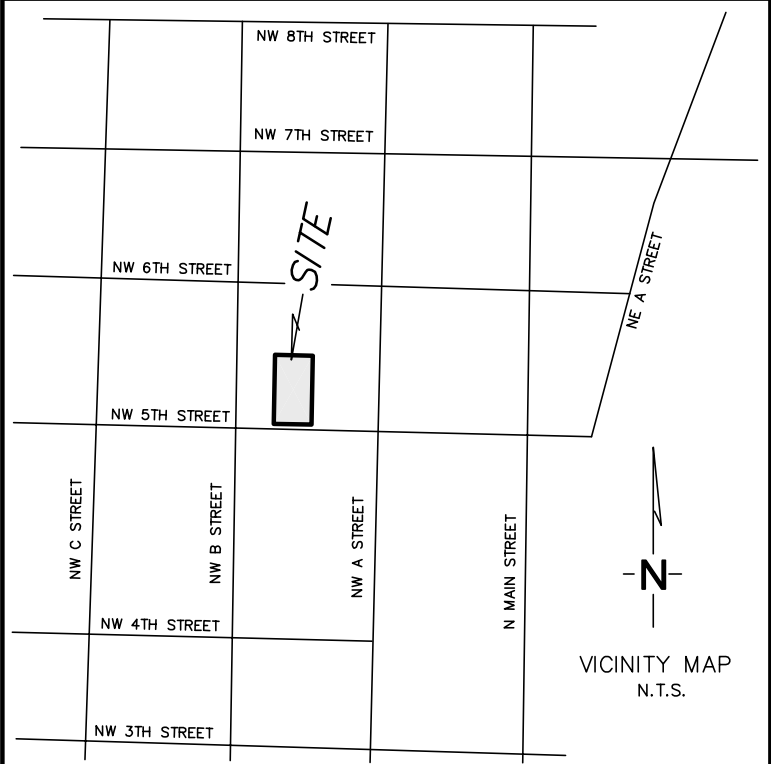
LEGEND

● FOUND MONUMENT AS NOTED
○ SET 1/2" REBAR W/CAP
■ FOUNT 5/8" REBAR "BATES" (NOT HELD)

— PROPERTY LINE
— CENTERLINE PAVEMENT
— FENCE LINE
— UTILITY POLE
— WATER VALVE
— WATER METER
— FIRE HYDRANT
— TELEPHONE RISER

OWNER/DEVELOPER:
TODD & DANA RENFROW
2301 SE J STREET
BENTONVILLE, AR. 72712

RECORDING INFORMATION

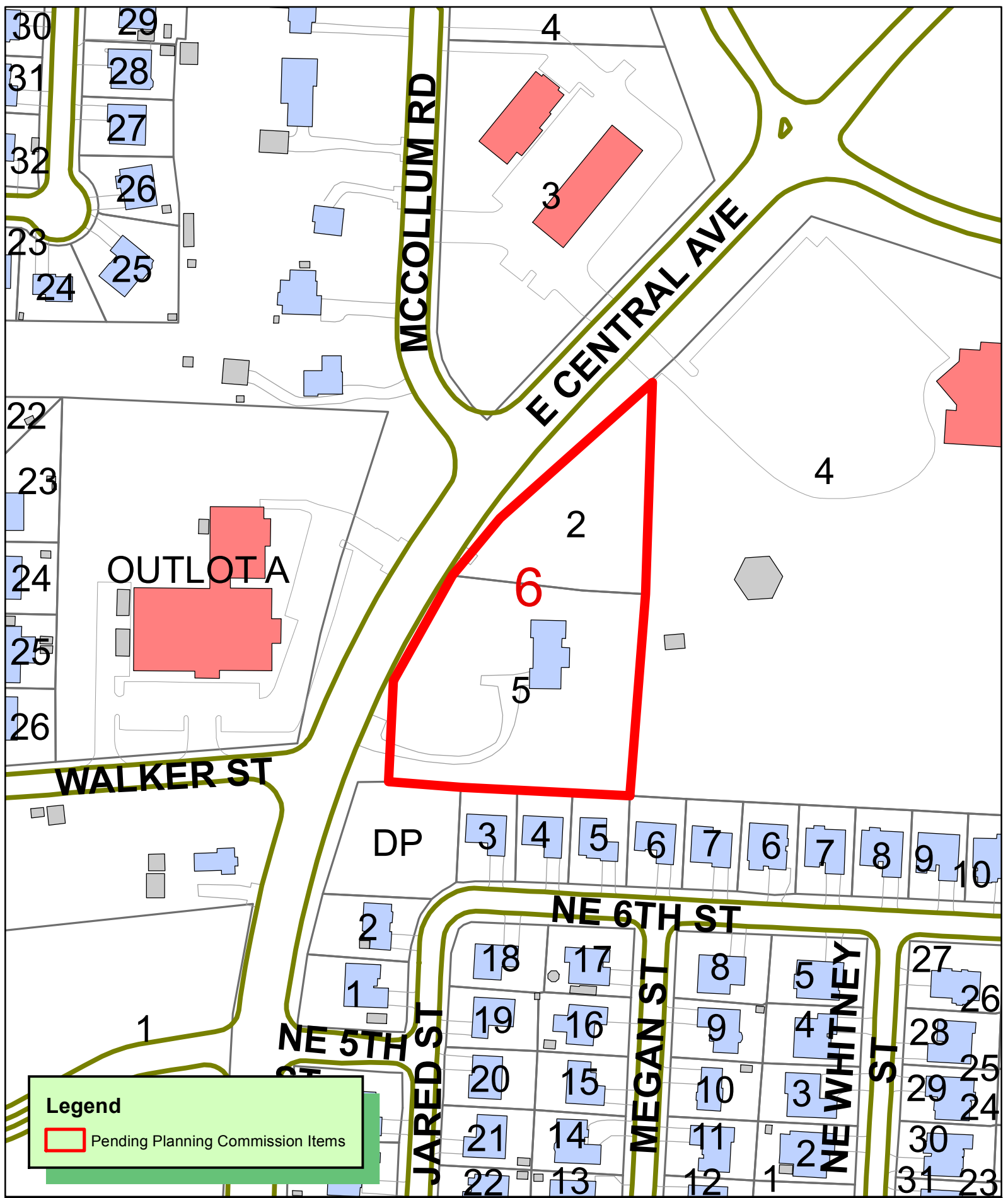


BUILDING SETBACKS PER R-1 ZONING

GARAGE 30' FRONT
FRONT 20'
REAR 25'
SIDE 20' EXTERIOR
SIDE 7' INTERIOR

WHERE A UTILITY EASEMENT EXTENDS BEYOND THE REQUIRED SETBACK, THE EDGE OF THE UTILITY EASEMENT SHALL BE THE SETBACK.

500-20N-30W-0-30-240-04-1286	
REV. 1 1-2-18	REVISED PER 1ST SUBMITTAL COMMENTS
PLA18-0046	ATLAS PAGE # 361
PROPERTY LINE ADJUSTMENT PLAT for TODD & DANA RENFROW LOT 9 AND EAST 1/2 OF LOT 8, DEMING'S SECOND ADDITION - TO BE KNOWN AS - LOT 15, BLOCK 15, DEMING'S SECOND ADDITION	
 Costello Land Surveying 4342 E. STATE HIGHWAY 90 PINEVILLE, MO. 64656 (417) 226-4524	
JOB NO. 18100	FIELD DATE: 11-09-18
SHEET 1 OF 1	DRAWING: REPLAT



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. Warranty Deed: Book 2006 Page 41259,
& Corporation Warranty Deed: Book 2008 Page 051168.

Certificate of Surveying Accuracy

I, Allen Jay Young, 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. 1441
State of Arkansas



NOTES:

Rights of way and Easements are shown hereon as per documents provided to the surveyor. Additional Rights of way and Easements, recorded or not a part of the public record, may exist that affect the Subject Property.

The locations of utilities as shown hereon are based on aboveground structures, markings by Arkansas one-call and record documents. Locations of underground utilities may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities/structures.

Based on scaled map location and graphic plotting only, the subject property is in flood zone x, which is an area determined to be outside the 0.2% Annual Chance Floodplain, according to Flood Insurance Rate Map, Benton County, Arkansas, Map Number 05007C0095K, map revised June 05, 2012.

Bearings are Grid based, Arkansas State Plane North, per GPS observation.[NAD83(2011)]

Before any work in the Right-of-Way commences, Contractor and/or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place within the Right-of-Way. Work in Right-of-Way may require a separate permit.

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

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

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

PROPERTY LINE ADJUSTMENT - LOT 6, BLOCK 1, BRYANT ADDITION

BEING A LOT COMBINATION OF LOT 2 AND 5, BLOCK 1, BRYANT ADDITION AS LOT 6, BLOCK 1, BRYANT ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS.

PROPERTY DESCRIPTION: (PARCEL: 01-05117-000)

Lot 2, Block 1, Bryant Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat of record in Plat Book 14 at Page 173, Plat records of Benton County, Arkansas.

Less & Except that portion of the above described property previously deeded to the Arkansas State Highway Commission on a Warranty Deed filed August 7, 2006 as Document No. 2006-38910.

PROPERTY DESCRIPTION: (PARCEL: 01-05116-000)

Lot 5, Block 1, of the Re-Plat of Lots 1 and 3, Block 1, Bryant Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat of record in Plat Book 2004 at Page 479, Plat records of Benton County, Arkansas.

Less & Except that portion of the above described property previously deeded to the Arkansas State Highway Commission on a Warranty Deed filed August 21, 2006 as Document No. 2006-41259.

PROPERTY DESCRIPTION:(LOT 6)

Lot 2, Block 1, Bryant Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat of record in Plat Book 14 at Page 173, and Lot 5, Block 1, of the Re-Plat of Lots 1 and 3, Block 1, Bryant Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat of record in Plat Book 2004 at Page 479, Plat records of Benton County, Arkansas.

Less & Except that portion of the above described property previously deeded to the Arkansas State Highway Commission on a Warranty Deed filed August 7, 2006 as Document No. 2006-38910, and that portion of the above described property previously deeded to the Arkansas State Highway Commission on a Warranty Deed filed August 21, 2006 as Document No. 2006-41259.

Also Less & Except the portion of the above described property dedicated as Right-of-Way per this Plat.

R.O.W. DEDICATION #1 DESCRIPTION

Part of Lot 5, Block 1, of the Re-Plat of Lots 1 and 3, Block 1, Bryant Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat of record in Plat Book 2004 at Page 479, Plat records of Benton County, Arkansas, being further described as follows;

Commencing at a found 3/4" rebar at the Center Quarter corner of Sec.28, T20N, R30W; Thence N 02°47'04"E along the West line of the SW1/4 NE1/4 of said Sec.28, a distance of 106.10 feet to a set 5/8" rebar, and the Point of Beginning; Thence continuing N 02°47'04"E along the West line of the SW1/4 NE1/4 of said Sec.28, a distance of 2.92 feet to a set 5/8" rebar on the Easterly R.O.W. line of Highway 72, according to AHTD Job No. 090178; Thence N 18°44'14"E along said R.O.W. line, a distance of 16.08 feet to a set 5/8" rebar; Thence N 27°31'07"E along said R.O.W. line, a distance of 14.08 feet to a found AHTD monument; Thence N 31°08'06"E along said R.O.W. line, a distance of 52.82 feet to a set 5/8" rebar; Thence Southwesterly along a 1,330.10 feet radius curve to the left, thru a central angle of 3°40'37" for a distance of 85.36 feet, said curve having a chord bearing of S 27°17'11"W and distance of 85.34 feet to the Point of Beginning, containing 0.003 acres (145 Sq. Ft.) more or less.

R.O.W. DEDICATION #2 DESCRIPTION

Part of Lot 2, Block 1, Bryant Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat of record in Plat Book 14 at Page 173, Plat records of Benton County, Arkansas, being further described as follows;

Commencing at a found 3/4" rebar at the Center Quarter corner of Sec.28, T20N, R30W; Thence N 02°47'04"E along the West line of the SW1/4 NE1/4 of said Sec.28, a distance of 109.02 feet to a set 5/8" rebar on the Easterly R.O.W. line of Highway 72, according to AHTD Job No. 090178; Thence N 18°44'14"E along said R.O.W. line, a distance of 16.08 feet to a set 5/8" rebar; Thence N 27°31'07"E along the said R.O.W. line, a distance of 14.08 feet to a found AHTD monument; Thence N 31°08'06"E along the said R.O.W. line, a distance of 130.33 feet to a found 5/8" rebar at the Southwest corner of said Lot 2, Block 1, Bryant Addition; Thence N 31°08'06"E along said R.O.W. line, a distance of 7.96 feet to a found AHTD monument that is located at the point that is depicted as the Northwest corner of Lot 5, Block 1, Bryant Addition, per Plat Book 2004, Page 479; Thence N 31°09'03"E along said R.O.W. line, a distance of 7.90 feet to a set 5/8" rebar, and the Point of Beginning; Thence continuing N 31°09'03"E along said R.O.W. line, a distance of 33.01 feet to a found AHTD monument; Thence N 41°53'15"E along said R.O.W. line, a distance of 12.70 feet to a set 5/8" rebar; Thence Southwesterly along a 1,330.10 feet radius curve to the left, thru a central angle of 1°57'44" for a distance of 45.56 feet, said curve having a chord bearing of S 34°07'44"W and distance of 45.55 feet to the Point of Beginning, containing 0.001 acres (33 Sq. Ft.) more or less.

Owner:

Arvest Bank
Architectural Management Office
75 N. East Ave., Suite 400
Fayetteville, AR 72701

Contact: Brent E. Vinson, ASLA
Phone: (479) 973-4161

Certificate of Approval

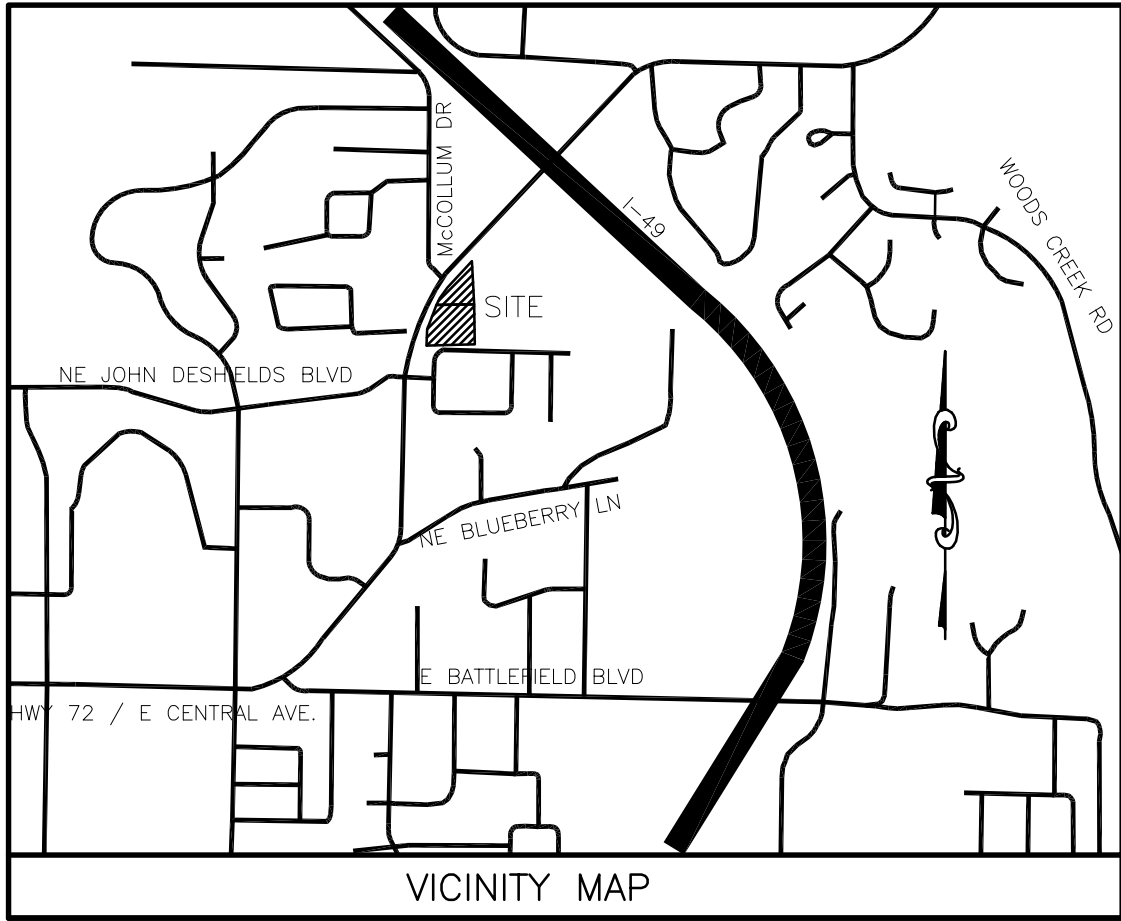
Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____ Bentonville Planning Commission Chairman

Signed _____ Mayor City of Bentonville

Signed _____ City Clerk, City of Bentonville



Bentonville Atlas page 363.

**A TRIANGULAR SHAPED PARCEL OF LAND EXISTS BETWEEN THE EASTERLY R.O.W. LINE OF HWY 72 AND THE PLATTED WESTERLY LINE OF LOT 5, BLOCK 1, BRYANT ADDITION.

THIS TRIANGULAR PARCEL LIES IN THE SE1/4 NW1/4 OF SEC. 28, T20N, R30W, AND BRYANT ADDITION LIES IN THE SW1/4 NW1/4 OF SEC. 28. SURVEYOR HAS NO INFORMATION FOR THE CURRENT OWNER OF THE PARCEL, HOWEVER IT WAS PART OF THE W.T. IVY PROPERTY WHEN AHTD RECEIVED A COURT ORDER FOR THE R.O.W. OF HWY 72 IN 1935. IT APPEARS THAT THIS TRIANGULAR SHAPED PARCEL HAS BEEN USED BY THE OWNERS OF LOT 5, BLOCK 1, BRYANT ADDITION FOR MANY YEARS, AS EVIDENCED BY THE DRIVEWAY USED AS ACCESS TO HWY 72, AND THOSE OWNERS MAY HAVE UNWRITTEN RIGHTS TO THE PARCEL.

ZONING REGULATIONS R-0

ZONE SETBACK (FT.)

OFFICE	PARKING IN FRONT	NO PARKING IN FRONT
FRONT	50'	20'
SIDE INT.	10'	10'
SIDE EXT.	50'	20'
REAR	25'	25'
EASEMENTS	WHERE A UTILITY EASEMENT EXTENDS BEYOND THE REQUIRED SETBACK, THE EDGE OF THE UTILITY EASEMENT SHALL BE THE SETBACK.	

PLA18-0047

DCI
DEVELOPMENT
CONSULTANTS
INCORPORATED
10000 CENTER ST.
SUITE 100
FAYETTEVILLE, AR 72703
(479) 466-7000

COPYRIGHT 2018

SCALE:

DATE 12-27-2018

REVISIONS

INCORPORATED

CONSULTANTS

DEVELOPMENT

LOT 6, BLOCK 1, BRYANT ADDITION
BENTONVILLE, ARKANSAS

PROJECT NO.

18-189

SHEET NO.

PLA-1

OF 2

PROPERTY LINE ADJUSTMENT PLAT

PLA-2
OF 2

- INCORPORATED**

[illegible]


**DEVELOPMENT
CONSULTANTS
INCORPORATED**
 1 EAST CENTER ST.
 SUITE 200
 PARSIPPANY, NJ 07054
 908.261.7200
 FAX 908.261.7201

COPYRIGHT: 2018

SCALE: 1" = 30'
DATE: 12-27-2018



OUTLOT A, MAGNOLIA ESTATES
PARCEL: 01-04856-000
BOYS AND GIRLS CLUB
OF BENTON COUNTY
ZONED R-1
NOT A PART

HWY 72 E

R.O.W. VARIES

PER AMTD JOB #020178

56.0'

N 31°06'

N 45°51'

FOUND 5/8" REBAR PLS 144"

AY, COMMISSION
R. 72203
16-001
9/10

LOT 6, BLOCK 1, BRYANT ADDITION
ARVEST BANK
2808 E CENTRAL AVE
BENTONVILLE, AR. 72712
ZONED: R-O
±2.425 ACRES

LOT 4, BLOCK 1, BRYANT ADDITION
PARCEL: 01-05118-000
CATALYST CHURCH OF NWA INC
ZONED A-1
NOT A PART

LOT 4, BLOCK 1, BRYANT ADDITION
PARCEL: 01-05118-000
CATALYST CHURCH OF NWA INC
ZONED A-1
NOT A RACED

LOT 6, BLOCK 1, BLUEBERG HEIGHTS

Highway 72 Right of Way is shown hereon per the Arkansas State Highway Commission Right of Way Maps for Job #090178.

SEWER EASE
PLAT 18-184

SECTION 28,
T-20-N, R-30-W

58" W
4'

DETENTION AREA, BLUEBERRY HEIGHTS
PARCEL: 01_05811-000
CITY OF BENTONVILLE
ZONED R-1
NOT A PART

LOT 3, BLOCK 1, BLUEBERRY HEIGHTS
PARCEL: 01-03812-000
ZONED R-1
NOT A PART

LOT 4, BLOCK 1, BLUEBERRY HEIGHTS
PARCEL: 01-05813-000
HENAO-BARRAGAN, JESSICA
ZONED R-1
NOT A PART

T 5, BLOCK 1, BLUEBERRY HEIGHTS
PARCEL: 01-05814-000
PARSHVANATHI LLC
ZONED R-1
NOT A PART

DEVELOPMENT

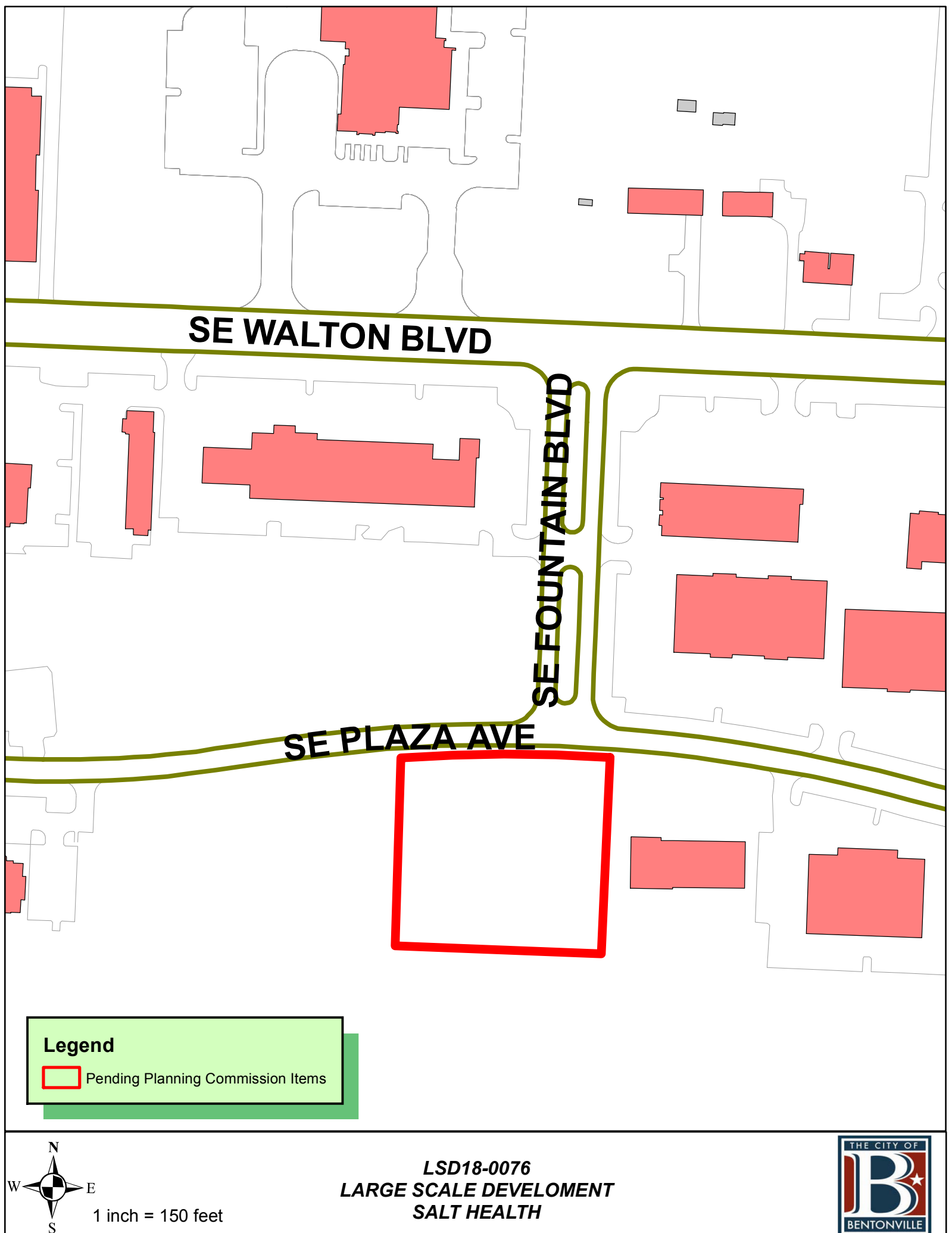
CONSULTANTS

LOT 6, BLOCK 1, BRYANT ADDITION
BENTONVILLE, ARKANSAS

PROPERTY LINE ADJUSTMENT PLAT

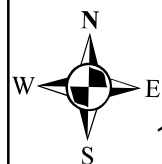
REVISIONS

2018
SCALE:
1" = 30'
DATE:
12-27-2018



Legend

 Pending Planning Commission Items



1 inch = 150 feet

LSD18-0076
LARGE SCALE DEVELOPMENT
SALT HEALTH



Dec17,2018, 1:10:56pm - User: wendy.went
L:\18\18-18-00150 SAL T Health - Bentonville, AR\Discipline\Civil\Construction Documents Folder\2018-12-5 (REV 1) - 18-18-00150 Proj 2.dwg



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONTACTS

OWNER
TAR & DOC, LLC.
13243 PUPPY CREEK RD. #6
SPRINGDALE, AR. 72762
479-361-8960
TIM OELKE

SURVEYOR
HARRISON FRENCH &
ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
JIM COLLINS

CIVIL ENGINEERING
HARRISON FRENCH &
ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
RYAN GILL

ARCHITECTS & MEP
HARRISON FRENCH &
ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
LORI FILBECK

FIRE
THE CITY OF BENTONVILLE
FIRE DEPARTMENT
800 SW "A" STREET
BENTONVILLE, AR 72712
479-271-3108
ROD HUGHES

SITE PLAN & BUILDING PERMIT REVIEW
THE CITY OF BENTONVILLE
PLANNING DEPARTMENT
305 SW "A" STREET.
BENTONVILLE, AR 72712
479-271-3122
JON STANLEY

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
1200 W. WALNUT STREET, SUITE 2200
ROGERS, AR 72756
479-986-1300
JAMES BAILEY

STATE HIGHWAY
ARKANSAS STATE HIGHWAY &
TRANSPORTATION DEPARTMENT
P.O. BOX 610
HARRISON, AR 72602

CITY STREET
THE CITY OF BENTONVILLE
STREET DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3130
TONY DAVIS

WASTEWATER
THE CITY OF BENTONVILLE
WASTEWATER DEPARTMENT
1901 NE "A" STREEET
BENTONVILLE, AR 72712
479-271-3160
MIKE ROBERTS

ENGINEERING
THE CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-6840
JOHN EASTERLING OR TRACY BILLINGS

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL HWY, P.O. BOX 2129
LOWELL, AR 72745
479-333-7005
JOSH KNIGHT

ELECTRIC
THE CITY OF BENTONVILLE
117 W CENTRAL AVE.
BENTONVILLE, AR 72712
479-271-3135
TRAVIS MATLOCK OR WAYMAN THURMAN

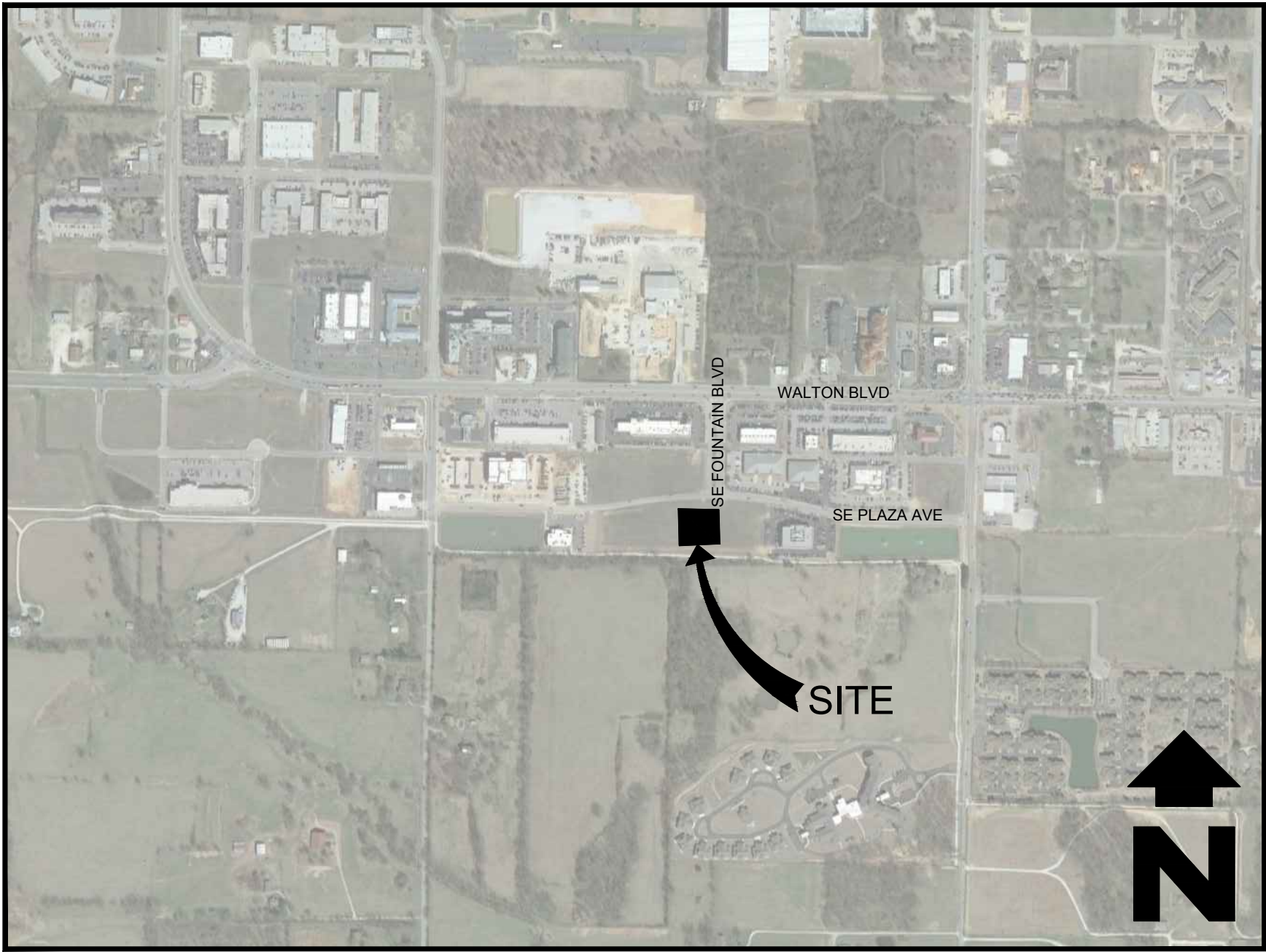
TELEPHONE
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
479-442-1977

STORM SEWER
THE CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3140
BEAU THOMPSON

SIGNAGE
THE CITY OF BENTONVILLE
PLANNING DEPARTMENT
305 SW "A" STREET
BENTONVILLE, AR 72712
479-271-3122
BRIAN BAHR

700 SE PLAZA AVENUE BENTONVILLE, AR 72712 BENTON COUNTY

CITY OF BENTONVILLE PROJECT NUMBER: LSD 18-0076



VICINITY MAP

NO SCALE

PROPERTY ZONED

C-2

BUILDING SETBACKS (C-2 PER CITY ORDINANCE)

FRONT: 50 FT (WITH PARKING IN FRONT)
FRONT: 20 FT (WITHOUT PARKING IN FRONT)
SIDE: 7 FT (ADJACENT TO NON-RESIDENTIAL DISTRICT)
SIDE: 30 FT (ADJACENT TO RESIDENTIAL DISTRICT)
REAR: 20 FT (ADJACENT TO NON-RESIDENTIAL DISTRICT)
REAR: 30 FT (ADJACENT TO RESIDENTIAL DISTRICT)

HEIGHT REQUIREMENTS (C-2)

MAXIMUM HEIGHT: 60FT

LOT REQUIREMENTS (C-2)

MIN LOT AREA: 7,000 SQ FT
MIN LOT WIDTH: 70 FT
MAX LOT COVERAGE: 60%

CITY NOTES

- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRICAL UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY MANAGER.
- TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.

REVISION CHART

△	TITLE	DATE	NOTES:

LEGAL DESCRIPTION

LOT 46, FOUNTAIN PLAZA SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING A LOT SPLIT OF LOT 35, AS SHOW ON LOT SPLIT FILED ON APRIL 27, 2018 AS LAND DOCUMENT NO. L201821307, RECORDS OF BENTON COUNTY, ARKANSAS.

FLOOD NOTE

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 05007C0255K DATED JUNE 5, 2012.

BENCHMARK

BENCHMARK 1: Chiseled "X" in Concrete, north side of concrete trail, south of lot 46 Fountain Plaza Subdivision, 126.5' +/- east of SW corner of lot 46.
Northing: 735191.663
Easting: 663680.812
Elev: 1285.067

SHEET LIST

- C0.0 COVER SHEET
- C0.1 SURVEY(ASSOCIATED PLAN)
- C1.0 EROSION & SEDIMENT CONTROL PLAN
- C2.0 DEMOLITION PLAN
- C3.0 SITE PLAN
- C4.0 GRADING PLAN
- C5.0 UTILITY PLAN
- C6.0 LANDSCAPE PLAN
- C6.1 LANDSCAPE DETAILS
- C6.2 IRRIGATION PLAN
- C6.3 IRRIGATION DETAILS
- C10.0 EROSION DETAILS
- C10.1 SITE DETAILS
- C10.2 UTILITY DETAILS
- C10.3 UTILITY DETAILS
- C11.0 CITY WATER DETAILS 1
- C11.1 CITY WATER DETAILS 2
- C11.2 CITY WATER/SEWER DETAILS 1
- C11.3 CITY WATER/SEWER DETAILS 2
- C11.4 CITY SANITARY SEWER DETAILS 1
- C11.5 CITY SANITARY SEWER DETAILS 2
- C11.6 CITY ELECTRIC DETAILS 1
- C11.7 CITY ELECTRIC DETAILS 2
- C11.8 CITY ELECTRIC DETAILS 3
- E1 ELECTRIC LAYOUT



HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR USE ON
A SPECIFIC DATE AT:
DATE: 12/17/2018
AND IT IS NOT TO BE REPRODUCED OR
USED IN ANY MANNER WITHOUT THE
WRITTEN PERMISSION OF THE
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SALT HEALTH

700 SE PLAZA AVENUE
BENTONVILLE, AR 72712

PROJ NUMBER: 18-18-00150

△	TITLE	DATE
	LSD	11/26/2018
△	REV-1	12/17/2018

DOCUMENT DATE:	12/17/2018
CHECKED BY:	WFM
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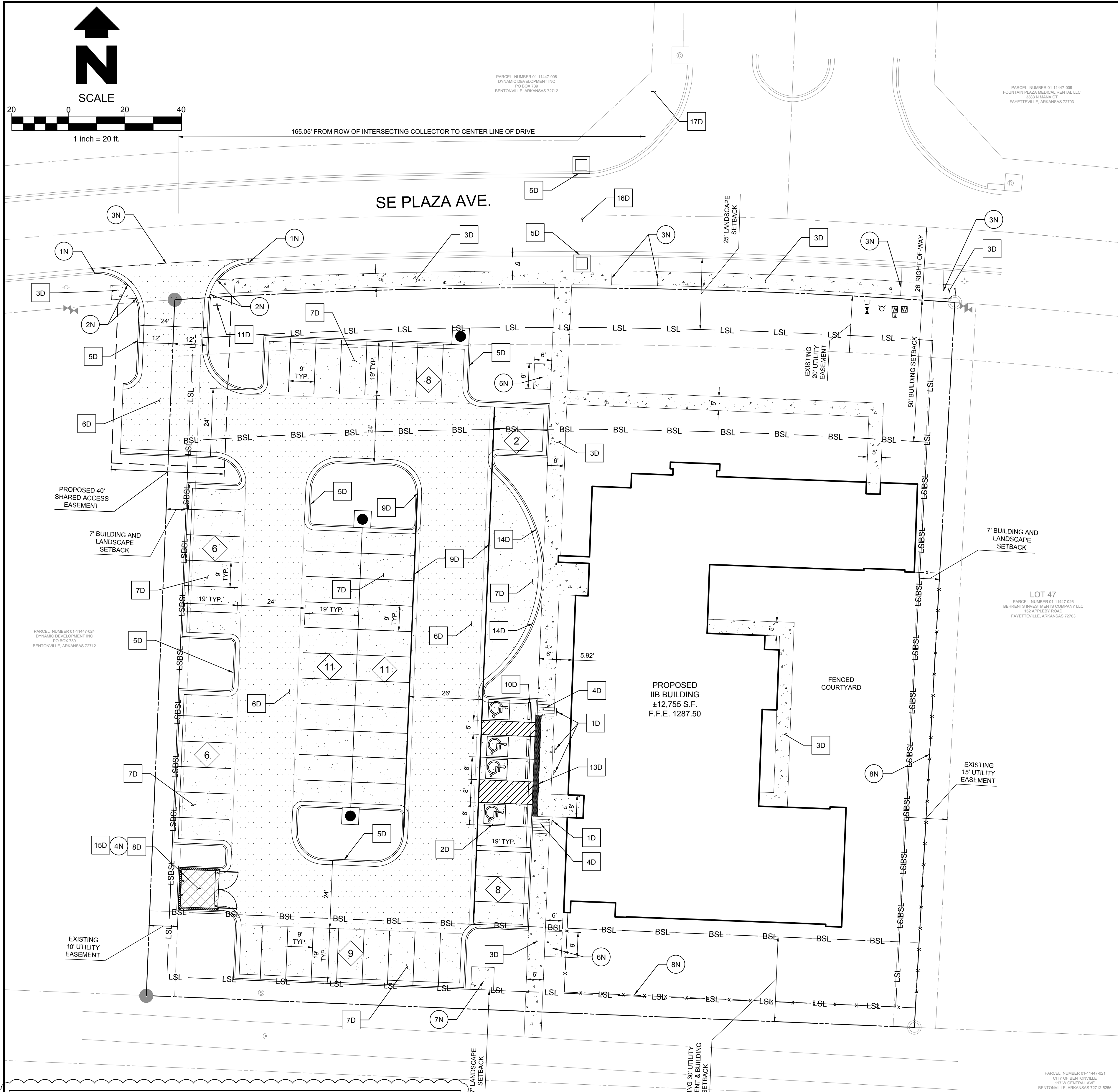
HARVIE MALCOLM ATTWOOD, PE
LICENSE #: 17404

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△ CITY OF BENTONVILLE PROJECT NUMBER: LSD 18-0076

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CITY OF BENTONVILLE PLANTING REQUIREMENTS			
STREET FRONTAGE BUFFER	20' WIDE LANDSCAPE STRIP TO INCLUDE R.O.W	REQUIRED	PROVIDED
	1 SHADE TREE / 20 LF OF FRONTAGE	12	12
PERIMETER LANDSCAPE BUFFER	7' WIDE LANDSCAPE BUFFER AROUND SIDE AND REAR LOT LINES	YES	YES
	TYPE "D" SCREENING REQUIRED ON SIDE AND REAR PROPERTY LINES -1 TREE / 50 LF WITH MIN. OF 50% BEING SHADE TREES	15	15
INTERIOR PARKING LOT LANDSCAPING	8% OF THE INTERIOR PARKING AREA MUST BE GREENSPACE -18,314 SF PARKING AREA * 8% REQUIRED = 1,465 SF	8% OR 1,465 SF	9.5% OR 1,738 SF
	1 TREE / 125 SF OF REQUIRED GREENSPACE 1,441 SF / 125 SF = 12 TREES	12 TREES	13 TREES
	18' X 18' PLANTING ISLAND EVERY 15 SPACES AND AT TERMINUS OF EACH ROW -2 TREES IN EVERY INTERNAL ISLAND	YES	YES
	9' X 18' PLANTING ISLAND EVERY 15 SPACES ALONG EXTERIOR OF PARKING AREA -1 TREE IN EVERY EXTERNAL ISLAND	YES	YES

- CITY OF BENTONVILLE NOTES**
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 - ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
 - ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT
 - ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
 - PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL.
 - THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
 - THE MINIMUM INSIDE DIMENSIONS OF DUMPSTER ENCLOSURE SHALL BE 9' IN DEPTH BY 11' IN WIDTH.
 - CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES
 - BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
 - ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- SIGN
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- DRAINAGE PIPE

PROPOSED LEGEND

- CURB & GUTTER
- FIRE LANE
- PROPOSED EASEMENT
- CURB INLET
- JUNCTION BOX
- PARKING COUNT
- WATER METER
- BACKFLOW PREVENTER
- FENCE
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE

NOTES

- 1N. SAWCUT LINE - TAPER CURB TO MATCH EXISTING
- 2N. TRANSITION CURB FROM 6" TO 0" OVER 2'
- 3N. PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
- 4N. DUMPSTER PAD
- 5N. BENCH SEATING
- 6N. BICYCLE PARKING
- 7N. TRANSFORMER PAD PER BEUD DETAIL
- 8N. FENCE

PARKING COUNT

REQUIRED:	1 PER x 300 S.F. NET BUILDING OR 43 SPACES (3 ACCESSIBLE SPACES FOR 51-75 TOTAL PARKING SPACES)
PROVIDED:	61 PARKING SPACES (4 OF WHICH MEET ACCESSIBLE PARKING STANDARDS)

BUILDING SETBACK TABLE: ZONE C-2

FRONT:	50' WITH PARKING IN FRONT 25' WITHOUT PARKING IN FRONT
SIDE:	7' ADJACENT TO NON-RESIDENTIAL DISTRICT 30' ADJACENT TO RESIDENTIAL DISTRICT
REAR:	20' ADJACENT TO NON-RESIDENTIAL DISTRICT 30' ADJACENT TO RESIDENTIAL DISTRICT

SITE NOTES

- UNLESS OTHERWISE SHOWN, ALL CURB RADII SHALL BE 2'.
- ASPHALT CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS OR AS SPECIFIED BY THE STATE OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID FOR BY THE CONTRACTOR AND APPROVED BY THE OWNER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
- ALL REMOVAL OF ASPHALT PAVEMENT WILL BE SAW CUT.
- CURBS MUST BE CAULKED BEFORE BACKFILLED AND STREET PAVED. ACCEPTABLE SUPPLIERS ARE: OMNI SEAL 50, PERCORA 864 AND 865, DOW CORNING 888, OR PRE-APPROVED EQUAL.
- CONCRETE PIPE SHALL MEET LOCAL JURISDICTION OR DOT SPECS. NO DAMAGED OR REPAIRED PIPE WILL BE ALLOWED.
- ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTORS EXPENSE.
- PROVIDE A SMOOTH LINE BY FULL DEPTH SAW CUT FOR STREET WIDENING (TYP).
- ALL EXISTING CURB CUTS WILL BE REMOVED AND REPLACED WITH STANDARD CURB. ANY CURB TO REMAIN THAT IS CURRENTLY DAMAGED OR CRACKED SHALL BE REMOVED AND REPLACED WITH STANDARD CURB. AND CURB DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.
- DRIVEWAY APPROACHES SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH A BROOM FINISH.
- DETECTABLE WARNINGS ARE REQUIRED WHEN CONSTRUCTING OR ALTERING CURB RAMP. A 24 IN WIDE STRIP OF DETECTABLE WARNING (TRUNCATED DOMES) SHOULD BE INSTALLED AT THE BOTTOM OF A CURB RAMP TO INDICATE THE TRANSITION FROM THE SIDEWALK TO THE STREET OR AS INDICATED ON DRAWINGS.
- MINIMUM DENSITY FOR ASPHALT SHALL BE 92% OF THE MAXIMUM THEORETICAL DENSITY.
- SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR.
- BASE COURSE SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR ON LOCAL AND RESIDENTIAL STREETS.

CONCRETE NOTES:

- CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO PROJECT SPECIFICATION AND DETAILS. IF A DISCREPANCY IS FOUND THE MORE STRINGENT SHALL APPLY.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID FOR BY THE CONTRACTOR, AND APPROVED BY OWNER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS.
- VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION SPECIFICATIONS.

GENERAL PAVING NOTES

- PLACE EXPANSION JOINT BETWEEN MEDIUM DUTY AND HEAVY DUTY CONCRETE.
- CONTRACTOR TO PROVIDE DIAGONAL CONTROL JOINT FROM CORNERS OF PAVING TRANSITIONS.

GENERAL NOTES

- THE CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE DURING ALL CONSTRUCTION ACTIVITIES. LOCAL AUTHORITY'S STANDARDS SHALL SUPERSEDE ALL HFA STANDARDS.
- THE CONTRACTOR WILL MAINTAIN ANY REQUIRED ACCESS TO ADJACENT PROPERTIES.
- ANY TEMPORARY CONSTRUCTION EASEMENTS REQUIRED FOR PRIVATE WORK RELATED TO THE PROJECT SHALL BE ACQUIRED BY THE OWNER. NO WORK WILL BE PERFORMED ON PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE OWNER.
- CONSTRUCTION METHODS AND MATERIALS, NOT SPECIFIED IN THESE PLANS, ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY HFA, OR AS OTHERWISE SPECIFIED BY THE OWNER. FEDERAL REQUIREMENTS.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC; AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER, IN ACCORDANCE WITH THE DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- ALL AERIAL IMAGES ARE FOR REFERENCE ONLY AND ARE NOT TO SCALE.
- ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
- SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30' OR GREATER IN HEIGHT.
- PROPOSED SPOT ELEVATIONS ARE AT TOP OF FINISHED CURB UNLESS OTHERWISE SPECIFIED.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE DURATION OF THE CONSTRUCTION. THIS WILL BE APPLICABLE 24 HOURS A DAY.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIGNS AND TRAFFIC CONTROL DEVICES TO FOLLOW THE GUIDELINES OF THE MUTCD.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THERE ARE DISCREPANCIES DETERMINED BETWEEN PLANS.
- THE DESIGN, INSPECTION AND CERTIFICATION OF ANY RETAINING WALL OVER 4FT SHALL BE BY A REGISTERED ENGINEER.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE 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.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
- THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS.
- THE DEMOLITION OF ANY EXISTING UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, OR FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES, SHALL BE REMOVED PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL MAINTAIN THE SITE AND PROVIDE 6' TALL CHAIN LINK SECURITY FENCE AROUND THE SITE UNTIL SUCH TIME AS THE OWNER TAKES OVER.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.

CITY OF BENTONVILLE PROJECT NUMBER: LSD 18-0076

HFA
ARCHITECTS
ENGINEERS
INTERIORS

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& ASSOCIATES, LTD

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700 SE PLAZA AVENUE
BENTONVILLE, AR 72712

PROJ NUMBER: 18-18-00158

ISSUE BLOCK		
▲	TITLE	DATE
▲	LSD	11/26/2018
▲	REV-1	12/17/2018

DOCUMENT DATE:	12/17/2018
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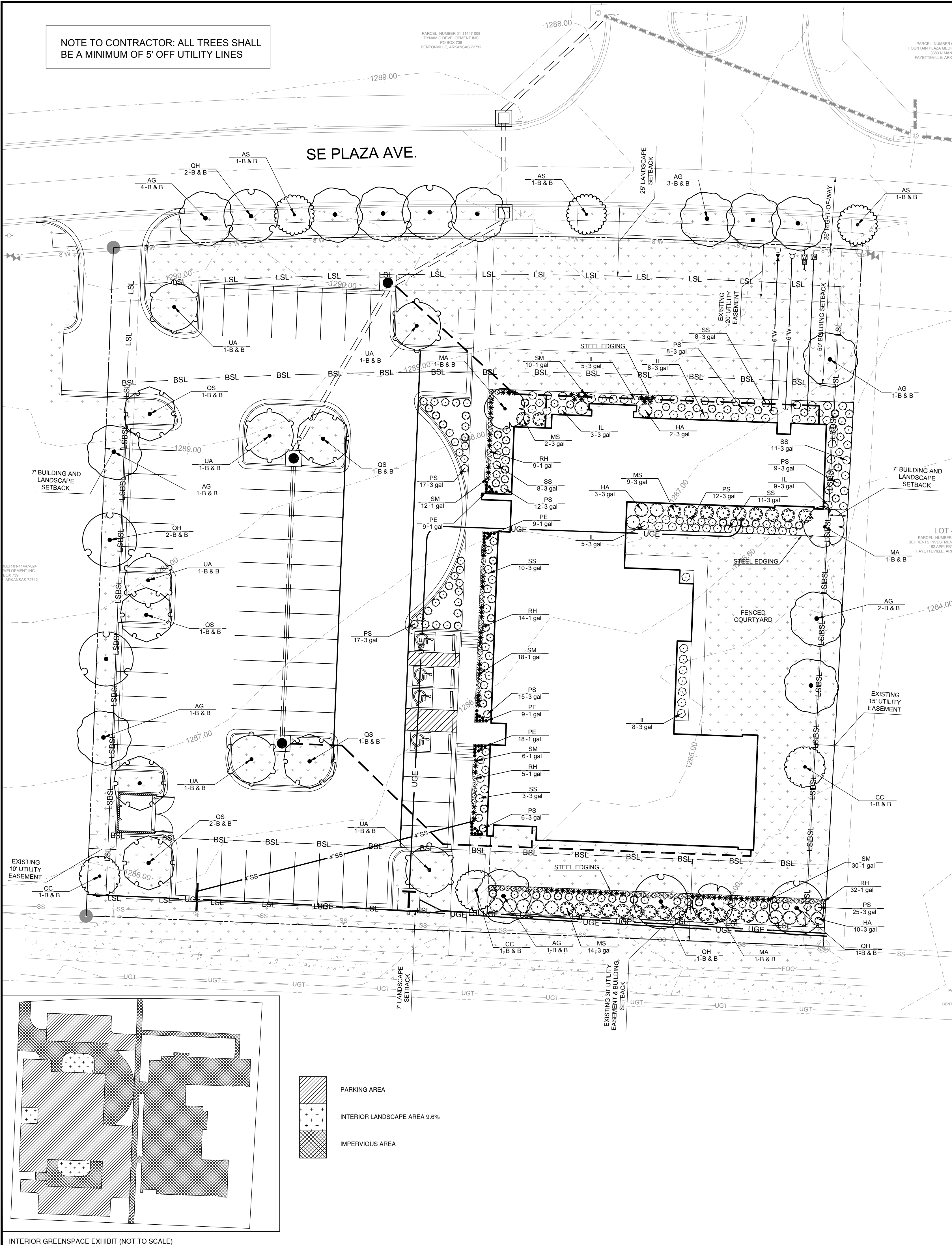
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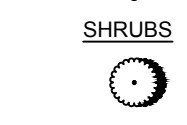
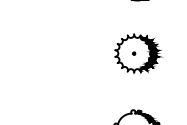
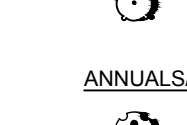
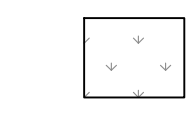
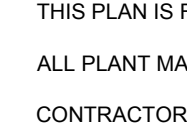
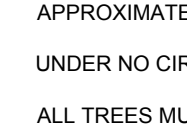
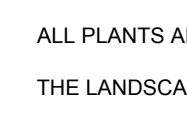
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PLAN**

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PLANT SCHEDULE

ORNAMENTAL TREE	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
	CC	3	Cherokee Brave Dogwood / Cornus florida 'Cherokee Brave'	B & B	2" Cal
	MA	3	Saucer Magnolia / Magnolia x soulangiana 'Alexandrina'	B & B	2" Cal
SHADE TREE					
	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
	AS	3	Trident Maple / Acer buergerianum 'Streetwise' TM	B & B	2.5" Cal
	AG	13	October Glory Maple / Acer rubrum 'October Glory' TM	B & B	2.5" Cal
	QH	6	Willow Oak / Quercus phellos 'Hightower'	B & B	2.5" Cal
	QS	6	Shumard Red Oak / Quercus shumardii	B & B	2.5" Cal
	UA	6	Alleé Lacebark Elm / Ulmus parvifolia 'Alleé'	B & B	2.5" Cal
SHRUBS					
	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	HA	15	Annabelle Smooth Hydrangea / Hydrangea arborescens 'Annabelle'	3 gal	
	IL	38	Virginia Sweetpire / Itea virginica 'Little Henry' TM	3 gal	
	MS	25	Adagio Eulalia Grass / Miscanthus sinensis 'Adagio'	3 gal	
	PS	115	Switch Grass / Panicum virgatum 'Shenandoah'	3 gal	
	SS	51	The Blues Little Bluestem / Schizachyrium scoparium 'The Blues'	3 gal	
ANNUALS/PERENNIALS					
	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	PE	45	Blue Creeping Phlox / Phlox subulata 'Emerald Cushion Blue'	1 gal	
	RH	60	Black-eyed Susan / Rudbeckia hirta	1 gal	
	SM	76	May Night Sage / Salvia nemorosa 'May Night'	1 gal	
SOD/SEED					
	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	CD	28,069 sf	Bermuda Grass / Cynodon dactylon	sod	

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDDED OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE:
SEEDDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSE A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSE A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-6" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS

CITY OF BENTONVILLE PLANTING REQUIREMENTS

		REQUIRED	PROVIDED
STREET FRONTAGE BUFFER	20' WIDE LANDSCAPE STRIP TO INCLUDE R.O.W	YES	YES
	1 SHADE TREE / 20 LF OF FRONTAGE	12	12
PERIMETER LANDSCAPE BUFFER	7' WIDE LANDSCAPE BUFFER AROUND SIDE AND REAR LOT LINES	YES	YES
	TYPE "D" SCREENING REQUIRED ON SIDE AND REAR PROPERTY LINES -1 TREE / 50 LF WITH MIN. OF 50% BEING SHADE TREES	15	15
INTERIOR PARKING LOT LANDSCAPING	8% OF THE INTERIOR PARKING AREA MUST BE GREENSPACE -18,314 SF PARKING AREA * 8% REQUIRED = 1,465 SF	8% OR 1,465 SF	9.5% OR 1,738 SF
	1 TREE / 125 SF OF REQUIRED GREENSPACE 1,465 SF / 125 SF = 12 TREES	12 TREES	13 TREES
	18' X 18' PLANTING ISLAND EVERY 15 SPACES AND AT TERMINUS OF EACH ROW -2 TREES IN EVERY INTERNAL ISLAND	YES	YES
	9' X 18' PLANTING ISLAND EVERY 15 SPACES ALONG EXTERIOR OF PARKING AREA -1 TREE IN EVERY EXTERNAL ISLAND	YES	YES

CITY OF BENTONVILLE LANDSCAPE NOTES:

- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSE A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSE A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- WHERE POTENTIAL UTILITIES CONFLICT WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

HFA
ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE:
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CONSIDERED A VIOLATION OF THE LAW.

SALT HEALTH

700 SE PLAZA AVENUE
BENTONVILLE, AR 72712

PROJ. NUMBER: 18-18-00158

ISSUE BLOCK

▲	TITLE	DATE
▲	LSD	11/26/2018
▲	REV-1	12/17/2018

DOCUMENT DATE: 12/17/2018

CHECKED BY: WFM

DRAWN BY: WDW

THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND ARE NOT INTENDED FOR
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PURPOSES

SARAH A. BRYANT
LANDSCAPE ARCHITECT
LICENSE # 8551

LANDSCAPE
PLAN

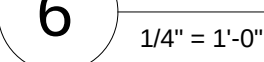
SHEET:

C6.0

CITY OF BENTONVILLE PROJECT NUMBER: LSD 18-0076

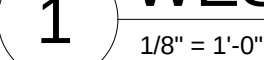
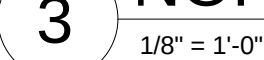
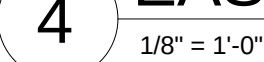
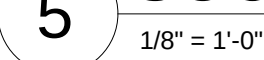


GEOLAM 4G TRIM SOLEO 6010 ROSEWOOD

$$\frac{1}{4}'' = 1'-0''$$


RUSTICATED:
ARKANSAS GOLD
OR
MERIDIAN BRICK, HILLSTONE EXECUTIVE, OGDEN COLLECTION.

EXTERIOR FINISH SCHEDULE	
SMOOTH STONE	BELT SAWN BOTTOM LEDGE COTTONWOOD KANSAS LIMESTONE
RUSTICATED STONE	SPLIT FACED BOTTOM LEDGE COTTONWOOD KANSAS LIMESTONE
WOOD-LOOK PLANKS	TRESPA PURA WOOD DECOR SIDING, PU30, TROPICAL IPE, MATTI/FLUSH/BROWN CORE
WOOD-LOOK VERTICAL FINIS	GEOLAM 4G TRIM SOLEO 6010 ROSEWOOD
STANDING SEAM ROOF AND WALL PANELS	DARK BRONZE
STOREFRONT	DARK BRONZE
CANOPY	DARK BRONZE
FASCIA AND PARAPET CAP	DARK BRONZE
GUTTER	MATCH FASCIA COLOR
DOWNSPOUTS AND SCUPPER CONDUCTOR HEADS	MATCH ADJACENT WALL COLOR
GLASS	CLEAR, LOW-E

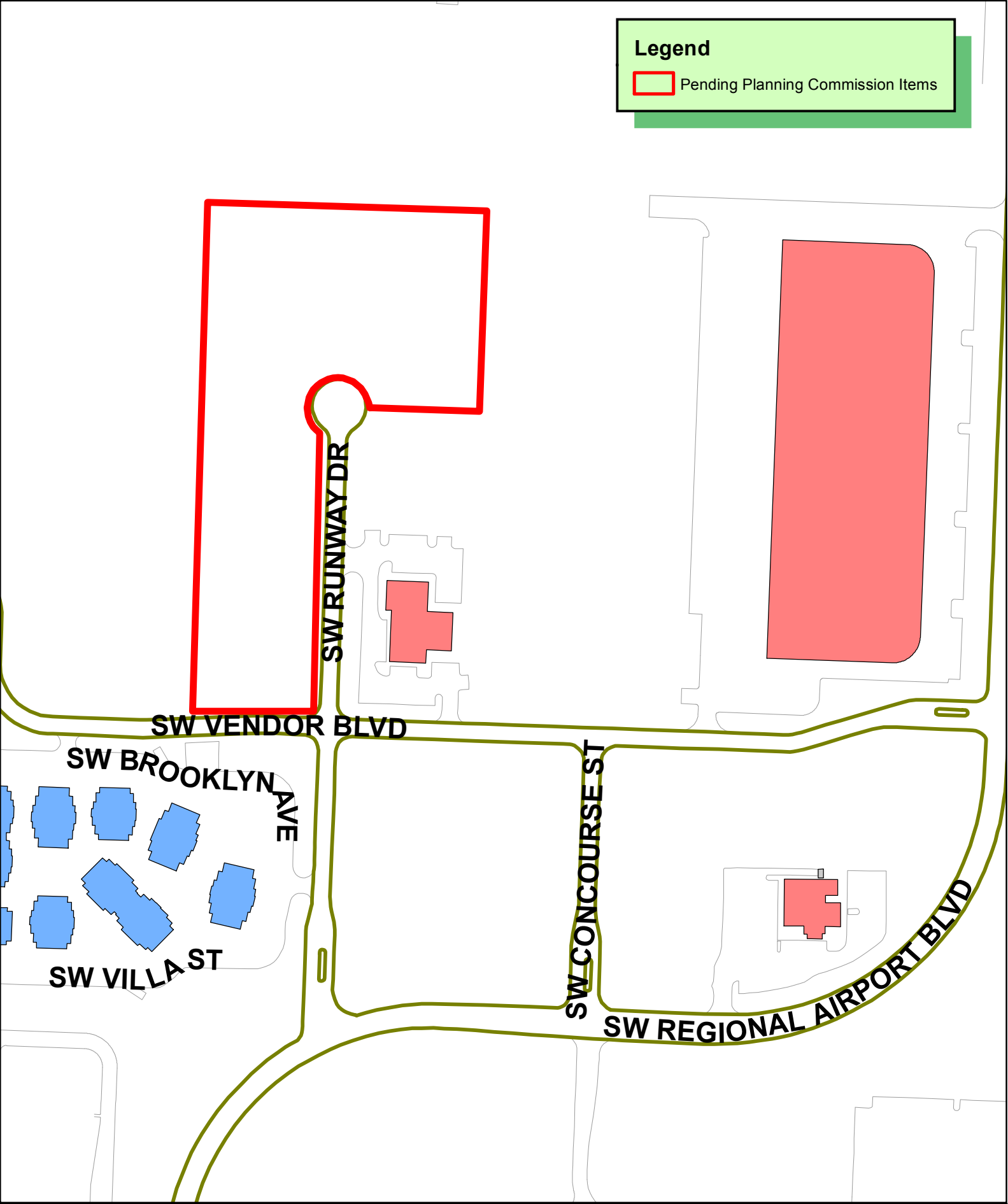


ET:
A200

ET:
A200

Legend

 Pending Planning Commission Items





1 inch = 200 feet

LSD18-0077
LARGE SCALE DEVELOPMENT
FLAGSTONE MINI STORAGE
4400 SW VENDOR BLVD



LARGE SCALE DEVELOPMENT PLANS

FLAGSTONE MINI-STORAGE

4400 SW VENDOR BLVD

BENTONVILLE, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

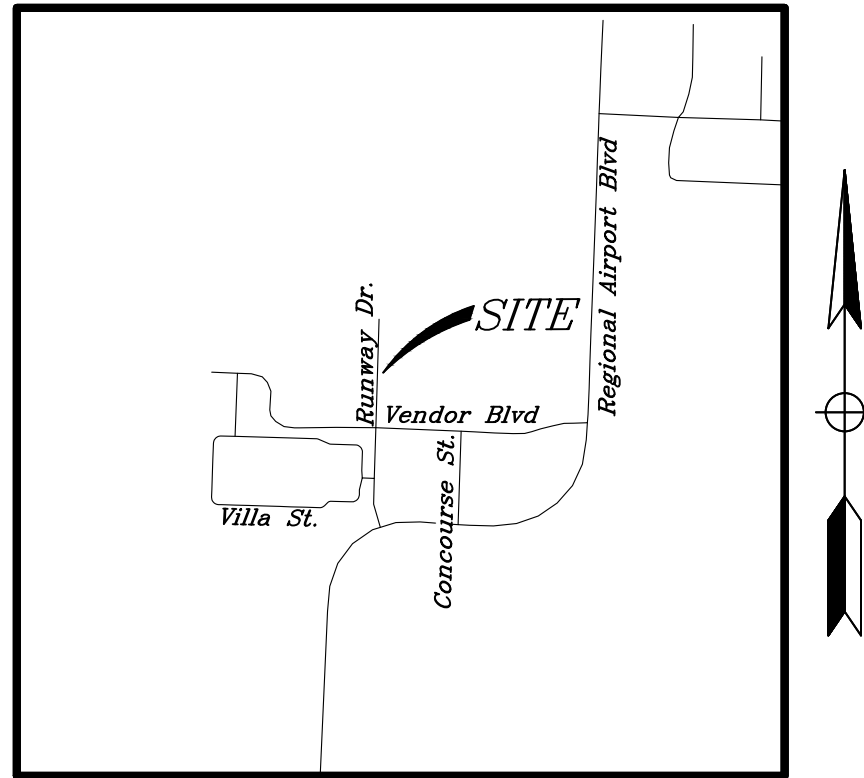
BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE MAP FOR CITY OF BENTONVILLE, 050012.
MAP NUMBER: 05007C0235K
MAP REVISED: 6/5/2012

CITY OF BENTONVILLE GENERAL NOTES:

- A. 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.
- B. 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.
- C. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
- D. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.
- E. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- F. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

LSD18-0077

CURRENT ZONING	C-2
PROPOSED ZONING	C-2
CONSTRUCTION TYPE	IIB
SPRINKLED	CLIMATE BLDG ONLY



Vicinity Map

Not to Scale

CEI CONTACT:

NAME: NATE BACHELOR
EMAIL: NBACHELOR@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

NAME: VAINDER SINGH
EMAIL: JACKSINGH21@YAHOO.COM
PHONE: (479) 295-0000

ARCHITECT CONTACT:

NAME: DAVE BURRIS
EMAIL: BURRIS ARCHITECTURE
PHONE: DAVE@BURRISARCH.COM
(479) 319-6045

PLAN INDEX:

- C0 COVER SHEET
C1 DEMOLITION PLAN
C2 SITE PLAN
C3 GRADING PLAN
C3.1 DRAINAGE PLAN
C4 EROSION CONTROL PLAN
C5 UTILITY PLAN
C6 LANDSCAPE PLAN
C6.1 LANDSCAPE NOTES
C7 DETAIL SHEET 1
C8 DETAIL SHEET 2

ASSOCIATED PLANS:

SURVEY
BEUD DETAILS
WATER/SEWER DETAILS

RESOURCE LIST:

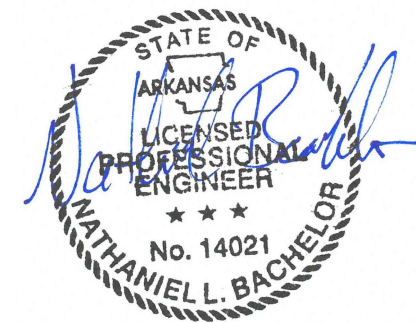
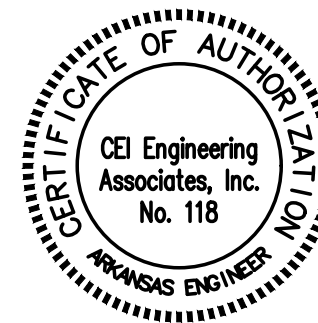
PLANNING CITY OF BENTONVILLE 305 SW "A" STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3122 TYLER OVERSTREET	WATER DEPT. CITY OF BENTONVILLE 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3140 PNEWBILL@BENTONVILLEAR.COM STORM WATER	TELEPHONE AT&T 627 WHITE ROAD SPRINGDALE, AR 72766 SCOTT SEAMAN PHONE #: (479) 442-1967 SS7513@ATT.COM LAYNE RHODES PHONE #: (479) 442-1977
STREET DEPT. CITY OF BENTONVILLE 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3130 DENNIS BIRGE	STORMWATER DEPARTMENT 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-5002 JANET PAITH JPAITH@BENTONVILLEAR.COM	GAS BLACK HILLS ENERGY 1255 N. 13TH STREET ROGERS, AR 72756 PHONE: (479) 333-7005 JOSH KNIGHT JOSHUA.KNIGHT@BLACKHILLSCORP.COM
FIRE DEPT. CITY OF BENTONVILLE 305 SW "A" STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927 BRENT BOYDSTON, FIRE CHIEF	COX COMMUNICATIONS 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE #: (479) 717-3796 KIP SMITH KIP.SMITH@COX.NET	ELECTRIC DEPARTMENT 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 TRAVIS MATLOCK PHONE: (479) 271-5941
WASTEWATER DEPT. CITY OF BENTONVILLE 1901 NE "A" ST BENTONVILLE, AR 72712 PHONE: (479) 271-3161 NANCY BUSEN NBUSEN@BENTONVILLEAR.COM	BENTONVILLE ELECTRIC 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3159 CHARLIE BARNES	
ARKANSAS DEPARTMENT OF HEALTH 4815 W. MARKHAM, SUITE #37 LITTLE ROCK, AR 72705 PHONE: 501-661-2662 FAX #: 501-280-4734 ADAM PARKER		



Know what's below.
Call before you dig.



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



12/31/2018

Arkansas * California * Minnesota * Pennsylvania * Texas

JOB NO.: 30693 DWG NAME: 30693 CS	SHEET NO. C0
DATE 12/31/18 10:10 AM REV-1	

LSD18-0077

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PROJECT: FLAGSTONE MINI-STORAGE 4400 SW VENDOR BLVD BENTONVILLE, ARKANSAS

JOB # 30693 DRAWING: 30693 LP.dwg LAST SAVED BY: PTHBDDAUX LOCATION: \\workspaces01\projects\30000\30693\0\Drawings\Design\Working\30693 LP.dwg

Parcel #01-17134-000
Crossmar Industrial IV, LLC
Zoning: I-1

Parcel #01-17135-000
Glass Investments, LLC
Zoning: I-1

Parcel #01-07959-001
Crossmar Industrial IV, LLC
Zoning: I-1

Parcel #01-07959-001
Crossmar Industrial IV, LLC
Zoning: I-1

Parcel #01-08911-000
Crossmar Industrial IV, LLC
Zoning: C-1

Parcel #01-08911-000
Crossmar Industrial IV, LLC
Zoning: C-1

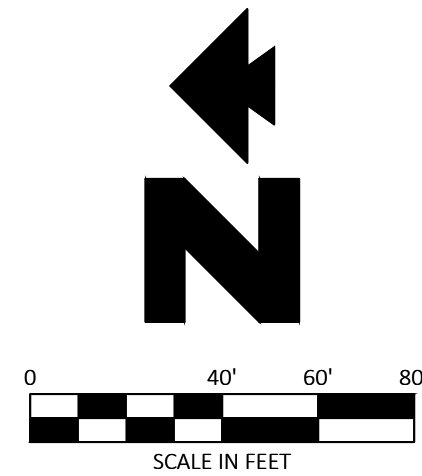
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Crossmar Industrial IV, LLC
Zoning: C-1

Parcel #01-12954-000
Crossmar Industrial IV, LLC
Zoning: C-1

Parcel #01-12954-000
Crossmar Industrial IV, LLC
Zoning: C-1

SITE BENCHMARK
BENCHMARK #1: A MAG SPIKE SET IN ASPHALT, LOCATED IN THE CENTER OF SOUTHWEST RUNWAY DRIVE IN THE CUI-DE-SAC, APPROXIMATELY 51 FEET SOUTHEAST FROM A SEWER MANHOLE AND ALSO APPROXIMATELY 62 FEET NORTHWEST OF A ELECTRIC RISER. ELEV=1245.43'
BENCHMARK #2: A MAG SPIKE SET IN ASPHALT, LOCATED IN THE CENTER OF SOUTHWEST RUNWAY DRIVE, APPROXIMATELY 53 FEET NORTHEAST OF A SEWER MANHOLE AND ALSO APPROXIMATELY 102 FEET SOUTHWEST FROM A FIRE HYDRANT. ELEV=1245.24'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



LANDSCAPE REQUIREMENTS		
CITY REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES	1 SHADE TREE PER 20 L.F. 959 L.F. TOTAL STREET FRONTAGE 47 STREET TREES REQUIRED	47 STREET TREES
PERIMETER TREES	- TYPE C SCREEN, BROKEN SCREEN ALONG WEST, NORTH & EAST PERIMETERS (X1) 2.5" CAL. SHADE TREE PER 50' L.F. (UP TO 50% MAY BE ORNAMENTAL) 1,800 L.F. PERIMETER 36 PERIMETER TREES REQUIRED	- FENCE 36 PERIMETER TREES
INTERIOR GREENSPACE	REQUIRED FOR PARKING LOTS WITH 6 OR MORE SPACES. LESS THAN 6 SPACES PROVIDED. N/A	N/A

NOTE: ALL DISTURBED AREAS TO RECEIVE SOD AS THE FINAL STABILIZATION MEASURE.

EXISTING LEGEND

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

PROPOSED LEGEND

---	BOUNDARY LINE	[Pattern]	BERMUDA "TIFWAY" SOD OR LOCALLY AVAILABLE EQUAL
---	STORM DRAIN		
[Triangle]	SITE TRIANGLE		

GENERAL NOTES

A. SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
[Tree Symbol]	22	Carpinus caroliniana / American Hornbeam	B & B	2.5"	Cal
[Tree Symbol]	9	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5"	Cal
[Tree Symbol]	16	Nyssa sylvatica 'Black Tupelo' / Sour Gum	B & B	2.5"	Cal
[Tree Symbol]	17	Oxydendrum arboreum / Sourwood Tree	B & B	2.5"	Cal
[Tree Symbol]	7	Quercus phellos 'Hightower' / Willow Oak	B & B	2.5"	Cal
[Tree Symbol]	12	Thuja occidentalis 'Green Giant' / Green Giant Arborvitae	B & B		6' MIN.

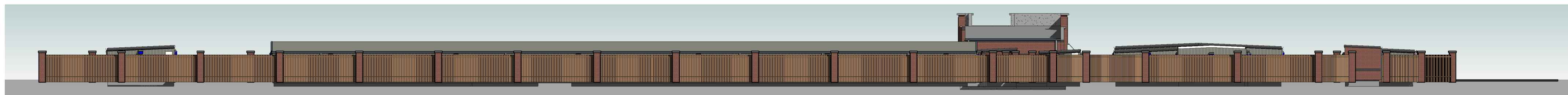
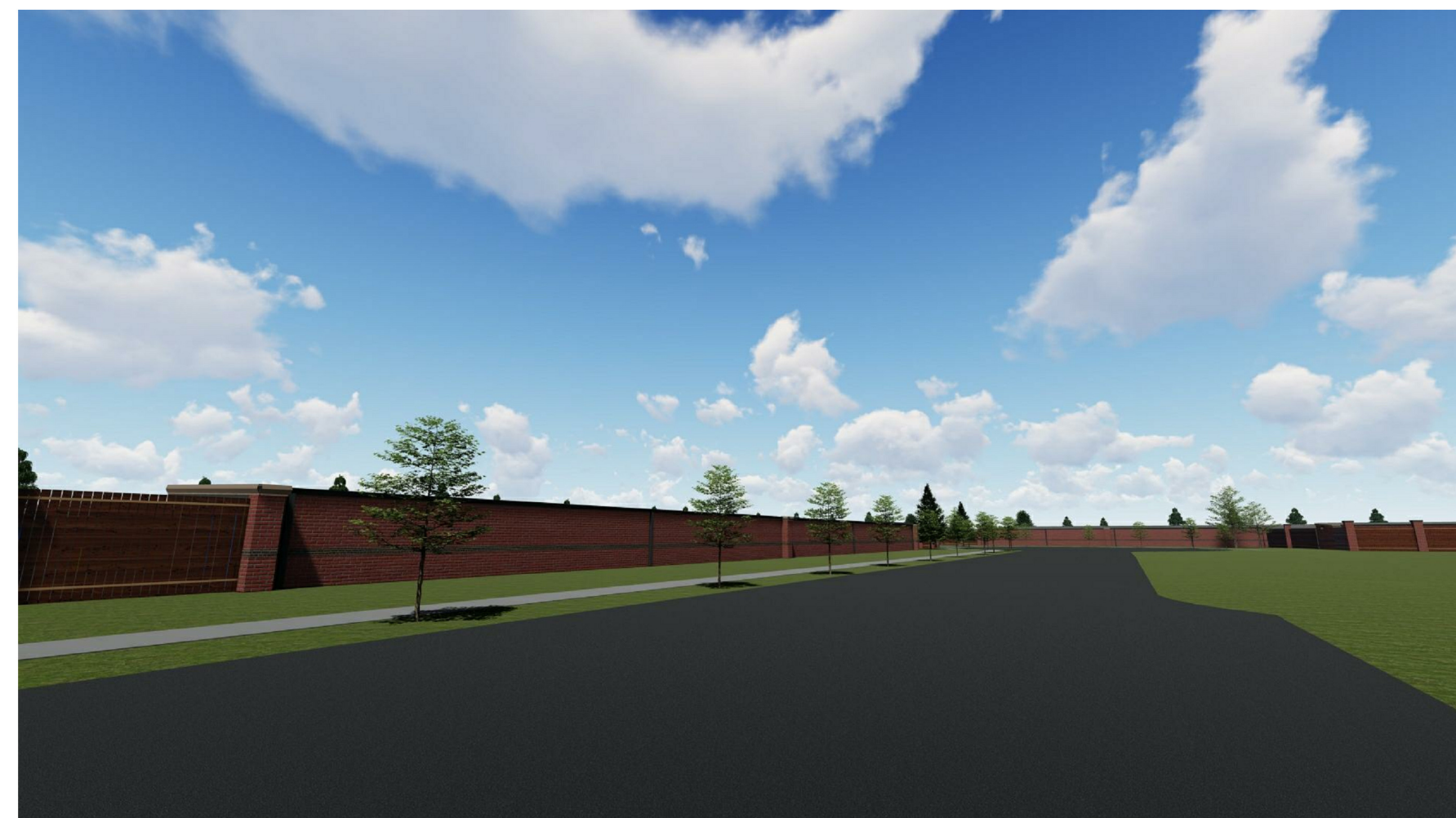
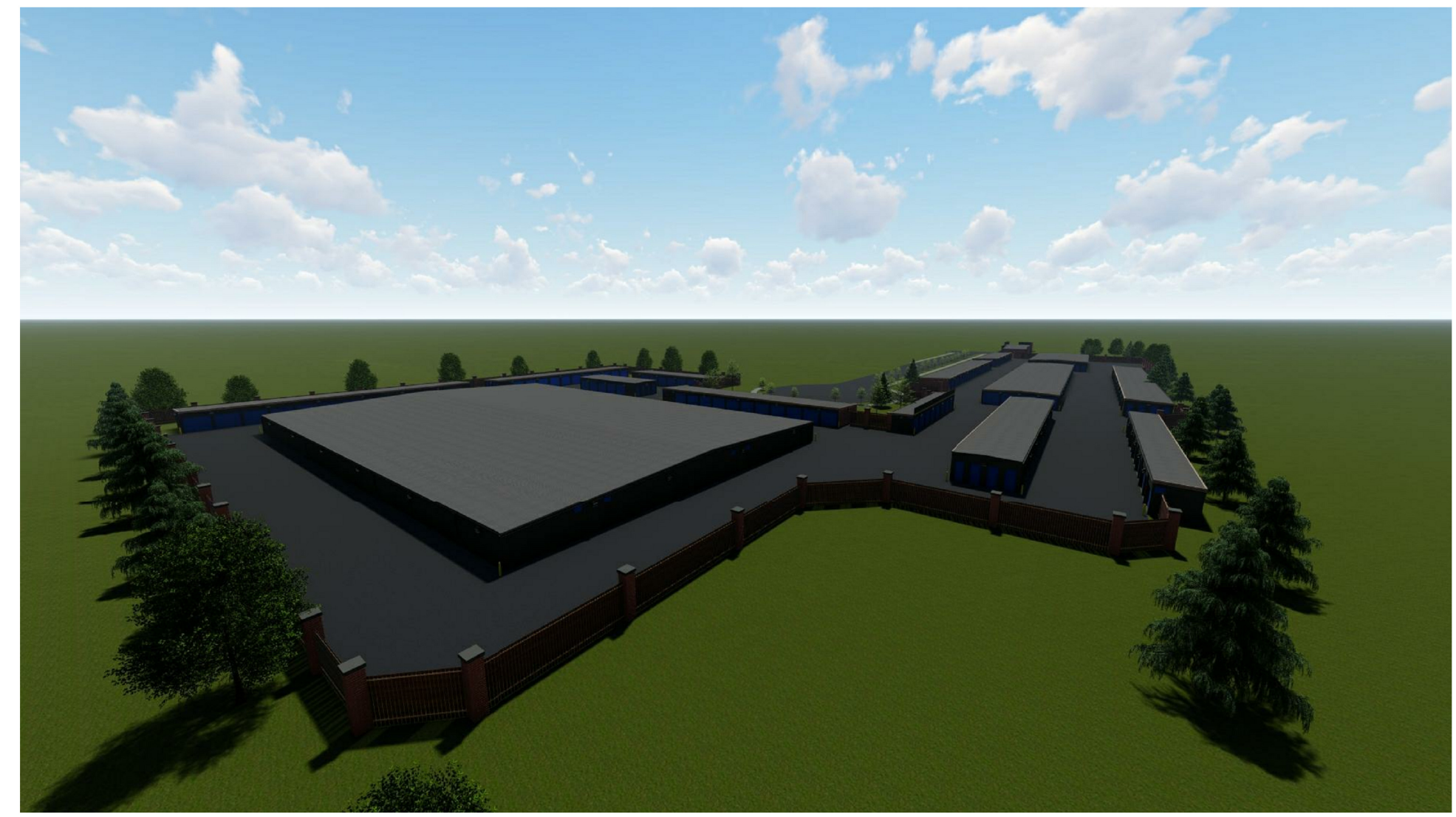
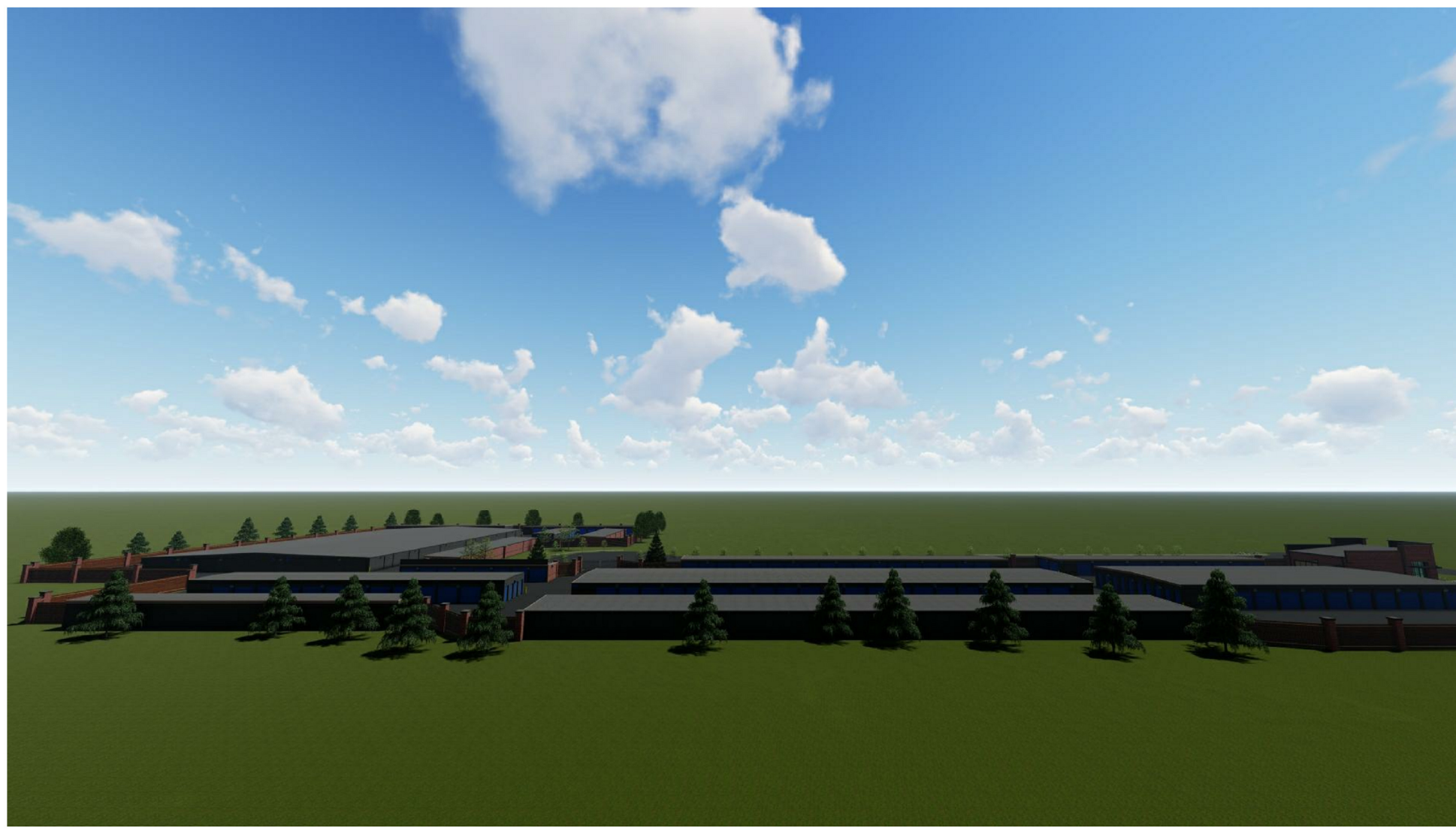
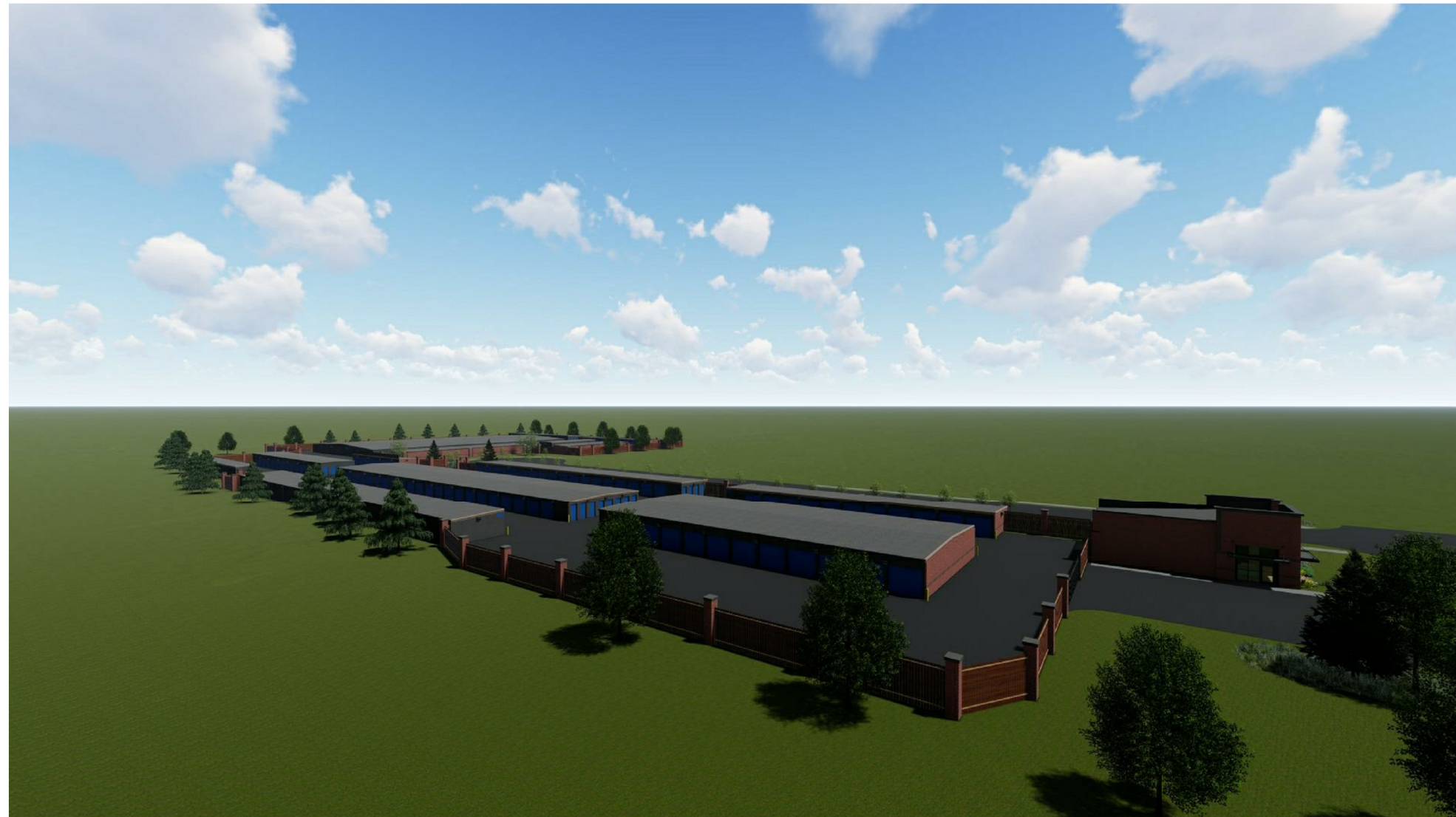
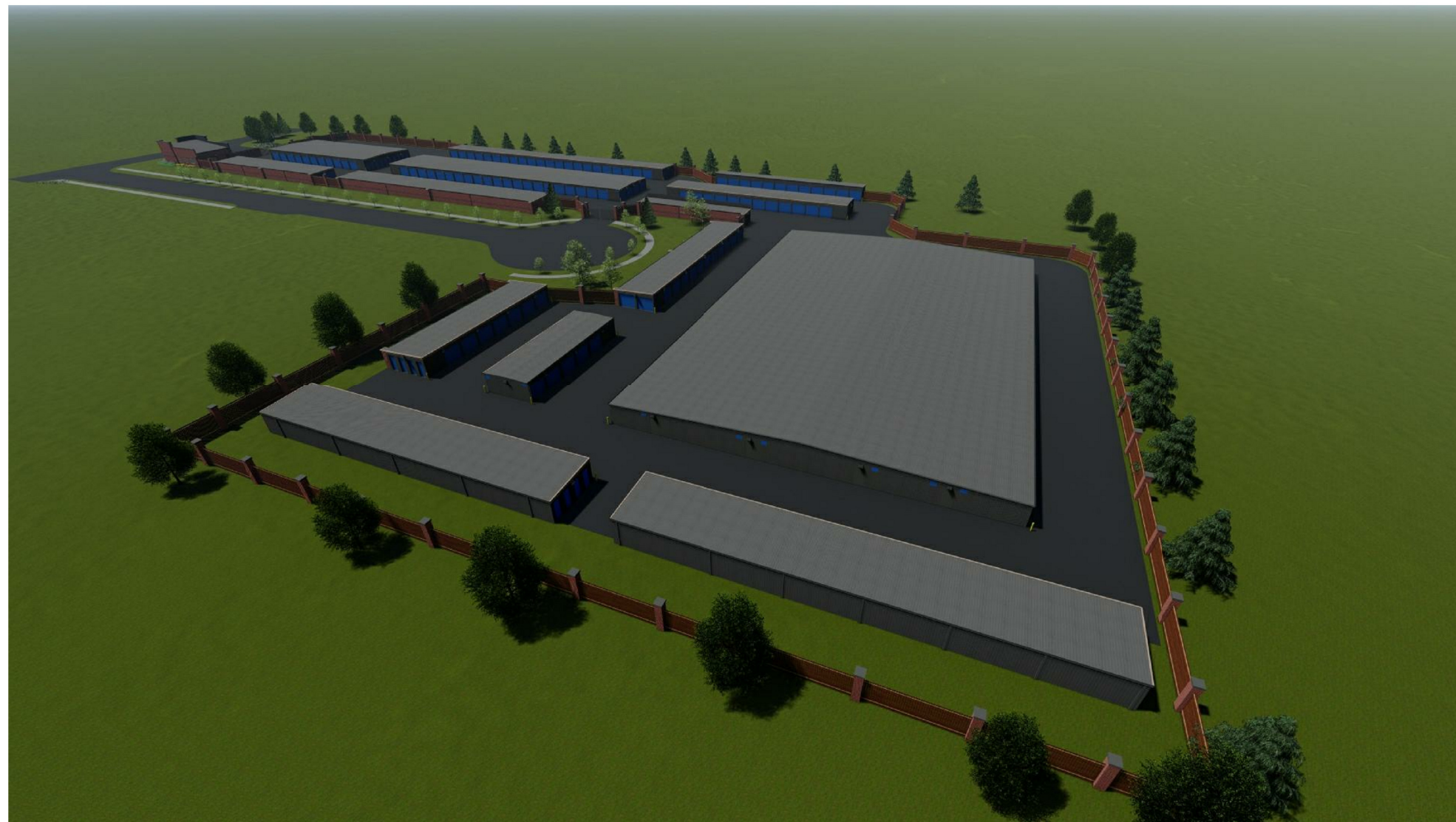
LANDSCAPE DETAILS

50A TREE PLANTING

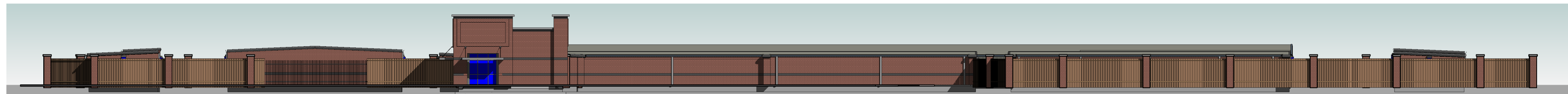


12/31/2018

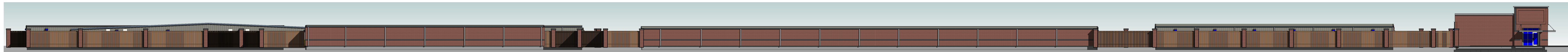
30693	12/31/18	NLB	NLB	KAP	KAP
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
XXXX					
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 BENTONVILLE, AR 72712 (479)273-9472 FAX (479)273-0844					
FLAGSTONE MINI-STORAGE					
4400 SW VENDOR BLVD BENTONVILLE ARKANSAS					
LANDSCAPE PLAN				REV DATE 12/31/18 REV-1	SHEET NO. C6



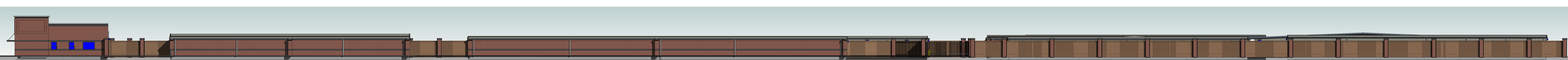
④ NORTH ELEVATION
3/64" = 1'-0"



③ SOUTH ELEVATION
3/64" = 1'-0"



② WEST ELEVATION
3/64" = 1'-0"



① EAST ELEVATION
3/64" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

FLAGSTONE STORAGE
SW VENDOR BLVD
BENTONVILLE, AR

Burris
Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3531

DATE:
12-21-18
JOB NO:
18053
REVISIONS

PRE.1
COLOR CONCEPTS

REZONING STAFF REPORT



Sohosky

Valley Street

PC Date: 1/15/2019

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0036
Applicant / Current Owner	Christian and Jamie Sohosky 8 Firestone Bentonville, AR 72712
Site Area	+/- 4.25 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential

Property Description

This property is located north of the intersection of Valley Street and Fillmore Street. The property is currently zoned R-1, Single-Family Residential. Adjacent zonings are R-1 to the north, south, and west, and A-1 to the east.

Projected Traffic Impact

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

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Medium-Density Residential. The Medium-Density Residential Land Use Category encourages a mix of housing types, including single-family, two-family, and end-of-block townhomes. The property's proximity to downtown may also justify a downtown zoning district.

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

Conclusion

In conclusion, the DN-2, Downtown Medium-Density Residential zoning district is generally compatible with the current and future character of the surrounding neighborhood and Land Use Category definition.

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 26, 2018

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

RE: Fillmore Street Rezoning

Dear Planning Commission:

Please accept this narrative letter to accompany a formal application by Christian and Jamie Sohosky, owner of real property located in the City of Bentonville, for consideration of a rezoning request for Benton County parcels #01-04634-001 #01-04634-000, #01-04634-01, #01-04610-001, #01-04610-002, and #01-04612-000 from R-1 Single-Family Residential to a DN-2 Downtown Medium Density Residential zoning district. The properties are approximately 4.25 acres in total. This request includes former street right of way property that was vacated by ordinance 2018-133

The current zoning designation is R-1 and there have been several actions through the city in preparation for development of this land including vacation of easements and old street right of way. This rezoning request will further support the plan for development of the property. Surrounding properties are zoned R-1 with several pockets of DN-2 in the neighborhood so the request to rezone will be similar to other uses already in the area. If this proposed rezoning is accepted, the use of the property will remain residential but provide the current land owner additional flexibility in design and development of the land.

Traffic in the area is minimal since the property is at the end of the neighborhood streets. The existing street network consists of older neighborhood streets mostly without the benefit of sidewalks in the area. The city trail system is near the property and should provide additional means of connectivity and multi-modal transportation. The property is served by a 6" water main and 8" sewer main along Valley & Fillmore streets. We believe this property is ideally suited for development as a DN-2 Downtown Medium Density Residential property and ask that this request be granted by the commission.

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



Ropeswing Group, LLC

SE E Street

PC Date: 1/15/2019

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0037
Applicant / Current Owner	Ropeswing Group, LLC 700 SE 5 th Street Bentonville, AR 72712
Site Area	+/- 8 acres
Current Zoning	R-3, Medium Density Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Commercial

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

Property Description

This property is located at the northeast corner of the intersection of SE 8th Street and SE E Street. The property is currently zoned R-3, Medium-Density Residential & I-2, Heavy Industrial.

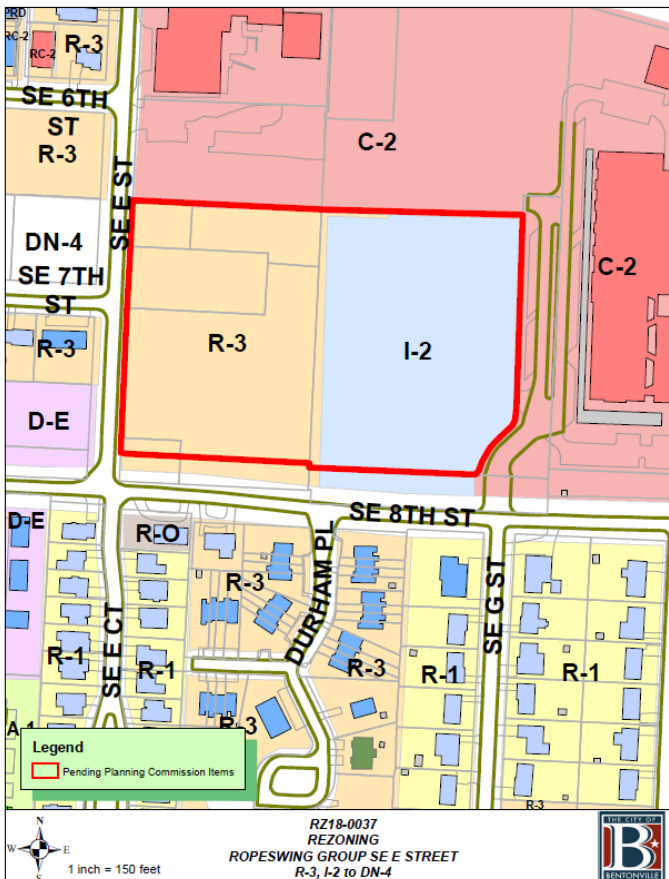
Projected Traffic Impact

The proposed rezoning does have the potential to impact traffic in the area. However, the site's proximity to the downtown street grid and adjacency to SE 8th Street (which is planned for improvement) should accommodate any increases in traffic caused by the development.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Downtown Commercial. The Downtown Commercial Land Use Category encourages a mix of densities and uses to create an urban setting. The property's proximity to downtown may also justify a downtown zoning district.

Location Map



Conclusion

In conclusion, the DN-4, Downtown Mixed-Use Residential zoning district is generally compatible with this land use category due to its allowable uses. Allowable uses within this district include small-scale retail, restaurants and higher-density housing.

8th and E St., LLC

700 SE 5th Street Suite 1 | Bentonville AR 72712 | 479.268.4157

December 10, 2018

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

RE: Rezoning Request for NE Corner of 8th and E St. Narrative

Parcels 01-03605-000, 01-03605-001, 01-03604-000, 01-03600-000, 01-03601-000, 01-17772-000 located at NE Corner of 8th and E St. is currently zoned R-3 and I-2. The proposed zoning request from the current R-3 and I-2, Medium-density residential and Heavy Industrial, to DN-4, Downtown Mixed-use Residential, will allow for an increased neighborhood density. This zoning change will allow for a multi-family apartment building adjacent to 8th Street and close proximity to the public trails and Greenway. The property will relate to the surrounding properties with use and scale. Below are responses to topics related to use, traffic, signage and appearance.

Use:	The new structures on the site will be for residential use.
Traffic:	The traffic on SE 8th Street is relatively heavy during rush hours at this parcel and is a few blocks from several north/south and east/west arteries.
Signage:	Any building signage will be submitted to the City for review and approval.
Appearance:	The proposed structures will follow the City's design standards.
Utilities:	There is an existing 8" water line that runs just South of the parcels. Existing sewer runs along the entirety of the East side of the property.

CONDITIONAL USE STAFF REPORT



Church Alive

1400 SW Susana Street

PC Date: 1/15/2019

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0027
Applicant / Current Owner	SRRE Investments, LLC 1540 East Tanager Lane Fayetteville, AR 72701
Site Area	+/- 2.98 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Commercial (C)
Requested Use	Religious Facility
Protective Covenants	N/A

Property Description

The applicant has submitted a conditional use permit to allow a religious facility to occupy an existing suite located at 1400 SW Susana Street. Currently PUD, Planned Unit Development; Religious Facilities require a Conditional Use Permit regardless of zone.

Proposed Use Description

According to the applicant's narrative, their highest traffic times will be Sundays from 9:00 AM to 1:00 PM. At other times, there will be no more than 4 staff persons present in addition to the occasional small gathering.

Projected Traffic Impact

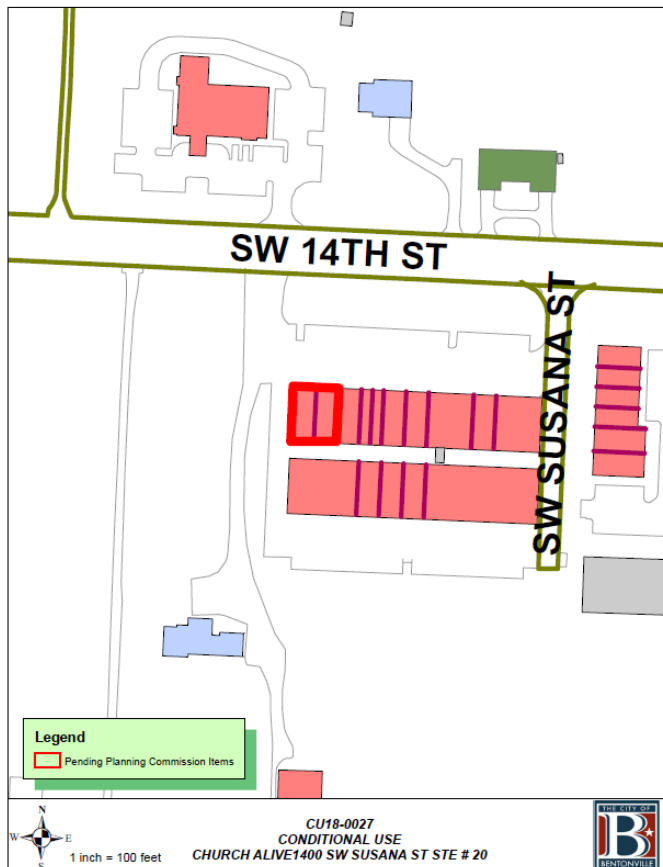
The proposed use does not have the potential to adversely impact traffic in the area. The facility shall be located within two suites of an existing commercial development. Adequate parking, access, and the facilities limited hours of operation should make any traffic increases negligible.

Conditions of Approval

1. This conditional use permit shall be valid for one year from date of issuance.

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

Location Map



To whom it may concern:

SRRE Investments, LLC as owner of 1400 Susanna street in Bentonville, AR is aware a church is in the process of getting approval to lease space within the shopping center. The ownership has approved this request and is aware of the situation.

Best,



Jordan Jeter

SRRE Investments, LLC

Name Jordan Jeter

Signature 

Title MANAGING MEMBER SRRE INVESTMENTS, LLC

CONDITIONAL USE STAFF REPORT



Off the Leash

SW 24th Street

PC Date: 1/15/2019

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0028
Applicant / Current Owner	Lani Cathryn Durbin Trustee 1321 Royal Avenue Centerton, AR 72719
Site Area	+/- 2.81 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Animal Kennel or Shelter
Protective Covenants	N/A

Property Description

The applicant has submitted a conditional use permit to allow for the construction of an animal kennel at property located at the northeast corner of SW Aviation Street and SW 24th Street. Animal kennels require a Conditional Use Permit within zone C-2, General Commercial.

Proposed Use Description

According to the applicant's narrative, they anticipate 75 clients per day, with pick-up/drop-off scheduled from 6:30 AM to 6:30 PM. Indoor areas shall be utilized as boarding and training facilities, with outdoor areas reserved for play and bathroom facilities.

Projected Traffic Impact

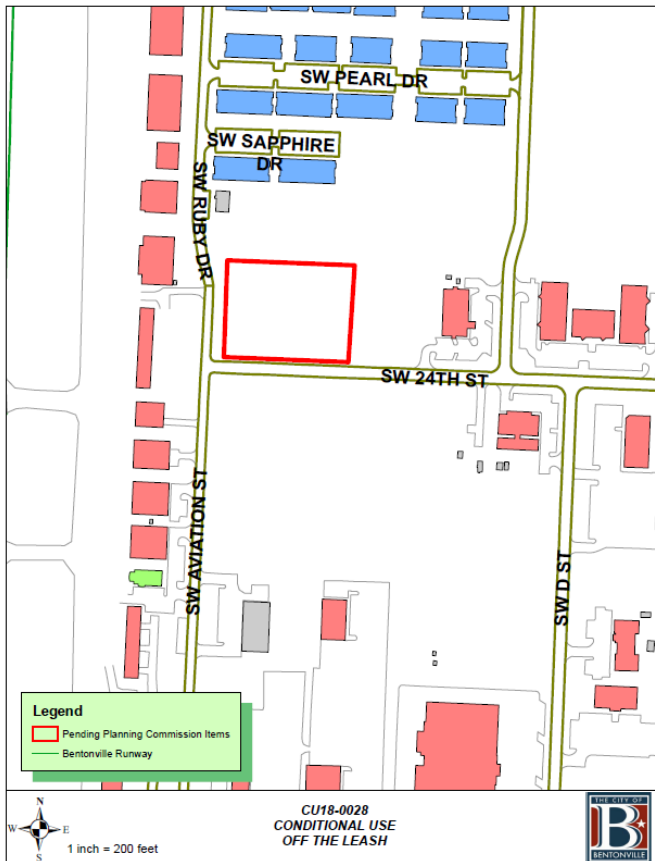
The proposed use does not have the potential to adversely impact traffic in the area. All development-related concerns shall be addressed through Large Scale Development (LSD18-0081).

Conditions of Approval

1. This conditional use permit shall be valid for one year from date of issuance.

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

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

12/10/17

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

RE: Off the Leash – Conditional use Request
SW 24th Street
Bentonville, AR 72712

To Bentonville Planning Commission:

This letter is a formal request for the Conditional Use of parcel No. 01-09421-001 for the proposed use of a pet spa. We are providing 29 parking spaces including ADA accessible; 10 spaces required. The client anticipates on average 75 clients per day with drop-off and pick-up times being between the hours of 6:30am and 6:30pm. At any given time, there will be between 12 and 15 employees on site. Indoor areas shall be utilized as boarding/play and training facilities, outdoor areas to be used as dog play/potty areas. Outdoor areas to be utilized Monday through Friday, starting at 6:30 am, Saturday and Sunday, starting at 7:00 am. Small groups will be routing in and out between 9:00 am and 4:00 pm. Boarding dogs will then be outside for a final time between 6:30 pm and 7:45 pm. This facility does not anticipate any extraordinary amount of lighting, and office deliveries are minimal.

We appreciate your consideration in this matter, and if you have questions or concerns, please do not hesitate to call.

Respectfully submitted,

Jacob Shy
Project Manager
CEI Engineering Associates, Inc.

Solutions for Land and Life

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View from SE corner of site



View from SW corner of site



View from NW corner of site

CONDITIONAL USE STAFF REPORT



Ashby Street Outdoor, LLC

1615 Interstate 49

PC Date: 1/15/2019

Reviewer: Tyler Overstreet, Planner

Project Number	DB18-0007
Applicant / Current Owner	North Arkansas Wholesale, Inc. PO Box 8050 Bentonville, AR 72712
Site Area	N/A
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Digital Billboard
Protective Covenants	N/A

Property Description

This property is located on I-49, near SE 14th Street. Digital billboards require a Conditional Use Permit regardless of zone.

Proposed Use Description

Ashby Street proposes to trade in square footage from the removal of two static sign faces in order to convert two sign faces to digital billboards along Interstate 49.

At time of completion, the sign shall be 45 feet in height and 475.65 square feet in size.

Projected Traffic Impact

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

Public Notice

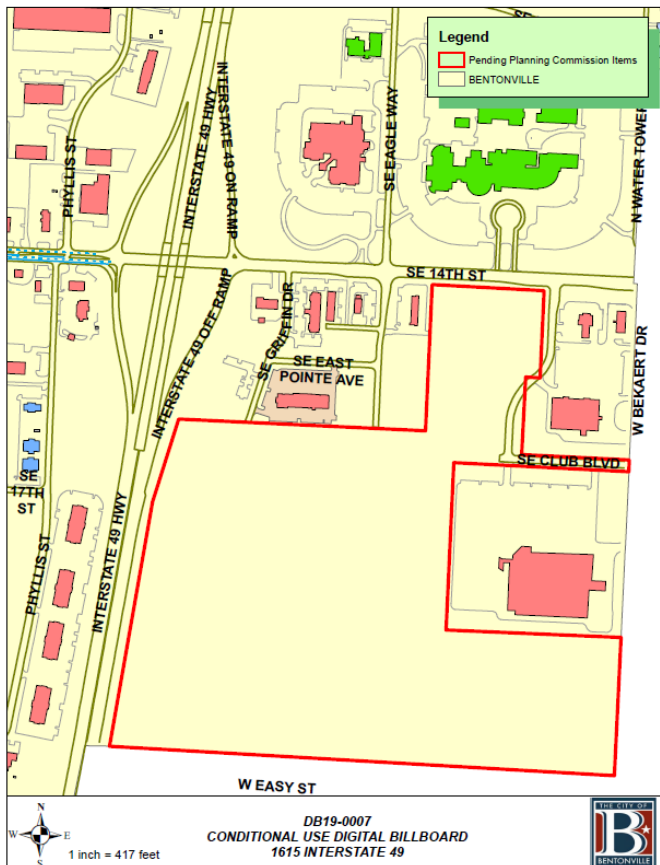
Staff has not been contacted regarding this request.

Conditions of Approval

1. All technical review comments must be addressed before a sign permit will be issued.
2. The applicant shall coordinate with BEUD before construction begins concerning the electric service.
3. The digital billboard must not be located in any utility easements and must maintain proper separation from any public utilities.
4. This Conditional Use Permit shall be valid in perpetuity after issuance.

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

Location Map



BRIXEY ENGINEERING & LAND SURVEYING, INC.

CONSULTING ENGINEERS - LAND SURVEYORS

5223 East Highway 45 P.O. Box 6180 Fort Smith, Arkansas 72906 (479) 648-6384

© BRIXEY ENGINEERING & LAND SURVEYING 2018
Any unauthorized use of this drawing or data by anyone other than the client is prohibited. The client shall be held harmless and without liability from defense, costs or damages of any nature including costs of defense, should any improper use of this drawing or data, or by another party.

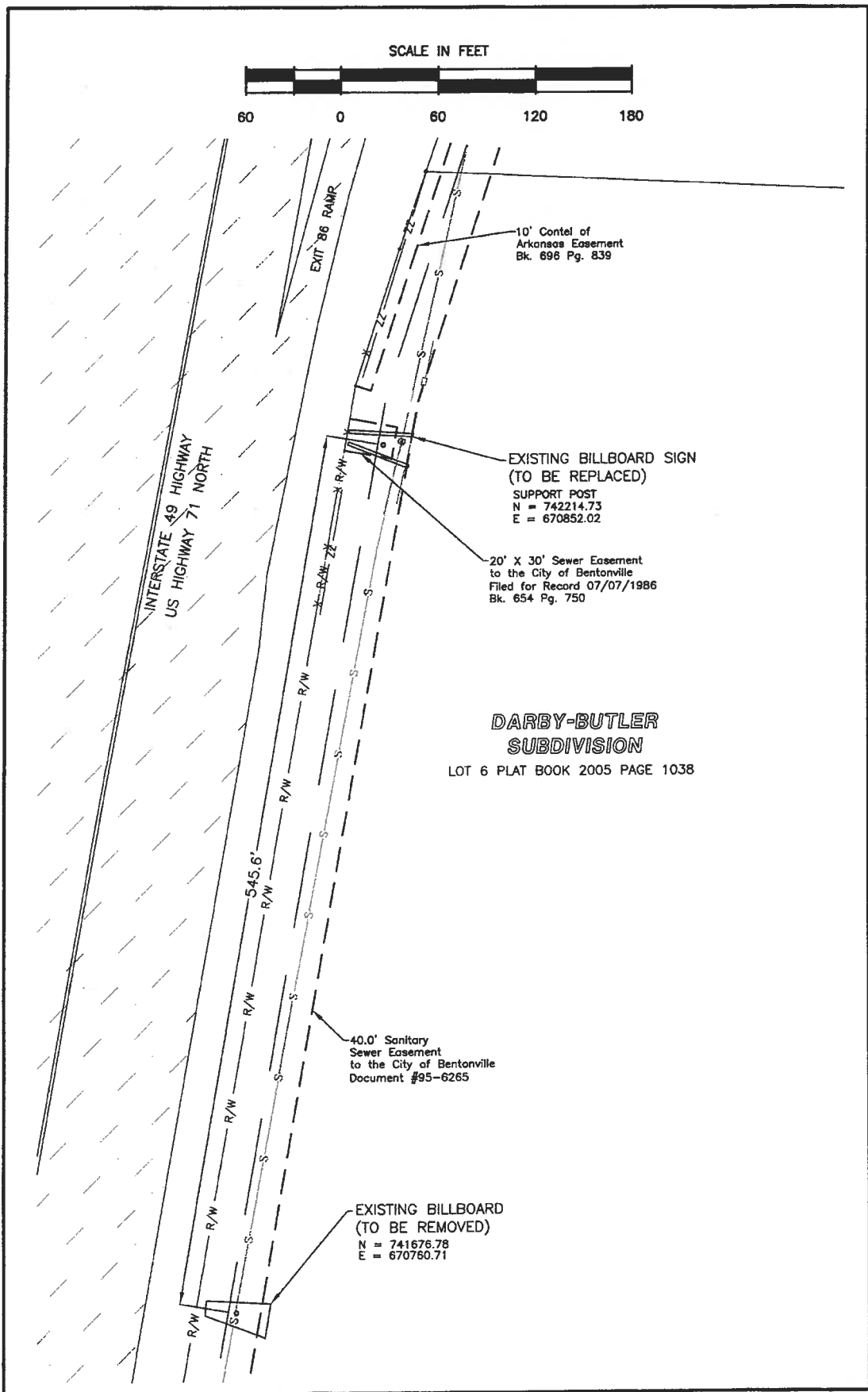


LEGEND	
Computed Point	•
Set 1/2" Iron Pin	•
Exist. 1/2" Iron Pin	•
Set R.R. Spike	•
Exist. R.R. Spike	•
Set Nail	•
Exist. Nail	•
Exist. Stone	•
Exist. Monument	•
Exist. Fence	—x—



EXISTING BILLBOARDS
PART OF LOT 6
DARBY-BUTLER SUBDIVISION
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS
Prepared For: Ashby Street Outdoor Advertising

Date: 11/19/2018
Drawn By: TMC
Computed By: DPB
Job No. 18-0350
Page 2 of 2



G:\SURVEY18\18-0350\18-0350.dwg

Digital Conversion Site N/F



Digital Conversion Site S/F



Removal Site for Sq Ft N/F



Shown upon survey

Removal Site for Sq Ft

S/F



Shown upon survey

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 42, Dickson's Addition

702 W Central Avenue

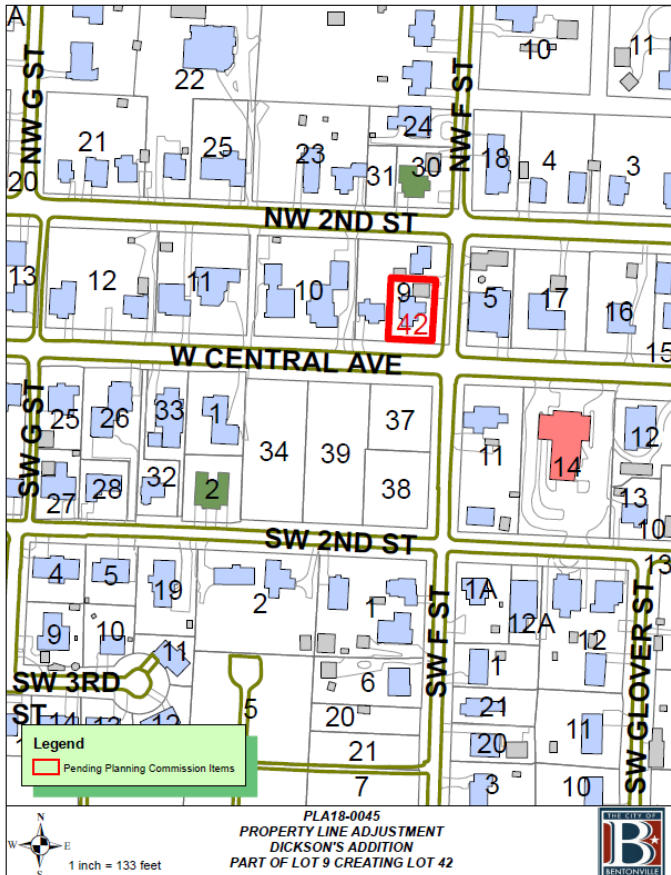
PC Date: 1/15/2019

Reviewer: Tyler Overstreet, Planner

Project Number	PLA18-0045
Applicant / Current Owner	Lamplighter Restorations P.O. Box 3418 Bentonville, AR 72712
Site Area	+/- .2 acres
Current Zoning	R-1, Single Family 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 northwest corner of the intersection of NW F Street and W Central Avenue. The property is currently zoned R-1, Single-Family Residential.

Project Details

A Property Line Adjustment of a part of Lot 9 of Dickson's Addition, creating new Lot 42 (+/- .17 acres). The plat dedicates approximately .03 acres of right-of-way along NW F Street and W Central Avenue.

Projected Traffic Impact

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

Waivers

No waivers requested

Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

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

NOTES

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

500-20N-30W-0-30-320-04-1286	
REV. 1	12-31-18 REVISED PER 1ST SUBMITTAL COMMENTS
PLAT18-0045	ATLAS PAGE # 361
PROPERTY LINE ADJUSTMENT PLAT <i>for LAMPLIGHTER RESTORATIONS, LLC</i> PART OF LOT 9, DICKSON'S ADDITION — TO BE KNOWN AS — LOT 42, DICKSON'S ADDITION	
 Costello Land Surveying 4342 E. STATE HIGHWAY 90 PINEVILLE, MO. 64856 (417) 226-4524	
JOB NO. 18099	FIELD DATE: 11-10-18
SHEET 1 OF 1	DRAWING: REPLAT-R1

Below is the previous Staff Report for the Glen Road Townhomes project:



Consent Agenda Items

For Planning Commission meeting of June 19, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on June 12, 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.

Large Scale Development: Glen Road Townhomes, Sembian Investment Group, LLC, Glen Road/ SW Palmer Creek, R-2, Planned Residential Development, (LSD18-0031)

This project was originally approved at the June 19, Planning Commission Meeting

Project consists of 16 townhouse units, located in four separate structures. The materials depicted for the exterior elevations are fiber cement board and brick. The development provides 36 parking spaces, including 32 in garages and 4 off-street spaces. The development shows adequate landscaping. The applicant shall construct sidewalk the length of the project area.

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

LARGE SCALE DEVELOPMENT PLANS

GLEN ROAD TOWNHOMES

GLEN RD

BENTONVILLE, ARKANSAS

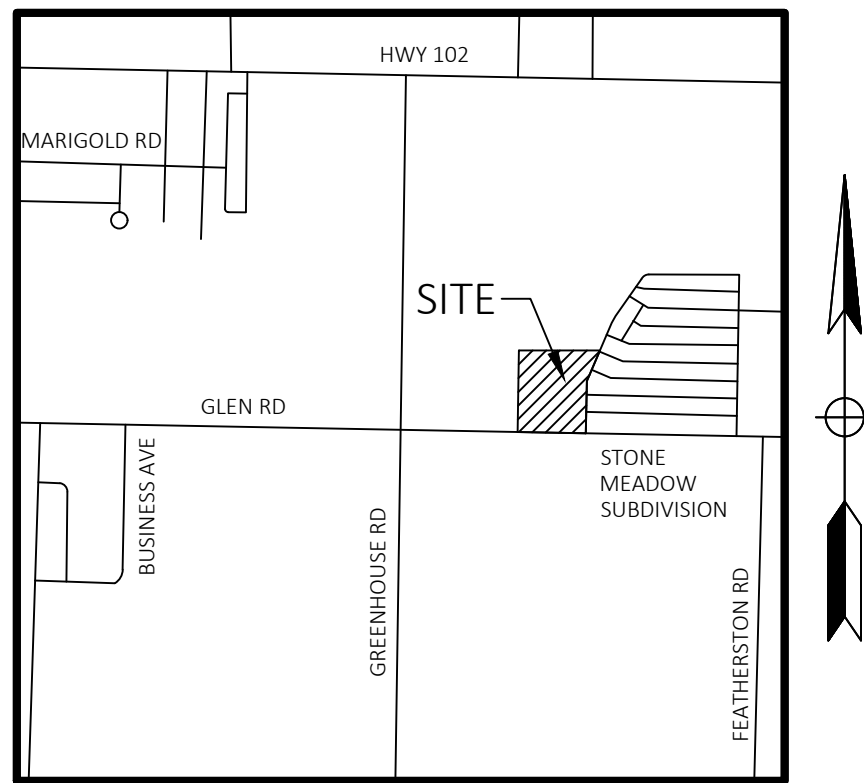
BENTONVILLE PROJECT NUMBER: LSD18-0031

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

LEGAL DESCRIPTION:

LOT 1 OF STONE MEADOW ESTATES, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS FILED IN PLAT BOOK 2013, PAGE 637-638 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.



Vicinity Map

Not to Scale

CEI CONTACT:

NATE BACHELOR, P.E.
PROJECT MANAGER
EMAIL: NBACHELOR@CEIENG.COM
CELL: (479) 531-8787

TOM BURRY, P.E.
CONSTRUCTION ENGINEER
EMAIL: TBURRY@CEIENG.COM
CELL: (479) 866-7019

TED NORDSELL
CONSTRUCTION OBSERVER
EMAIL: TNORDSELL@CEIENG.COM
CELL: (479) 295-4596

DEVELOPER CONTACT:

COMPANY: SEMBIAN INVESTMENTS GROUP, LLC
NAME: KALABEELVAN MUNIVAN
EMAIL: SELVANKALAIM@GMAIL.COM
PHONE: (417) 381-5506

ARCHITECT CONTACT:

COMPANY: SIDES ARCHITECTURAL DESIGN
NAME: DEVON SIDES
EMAIL: DSIDES@SIDESARCHDESIGN.COM
PHONE: (928) 308-5759

PLAN INDEX:

1. COVER SHEET
2. SITE PLAN
3. GRADING PLAN
4. DRAINAGE PROFILES 1
5. EROSION CONTROL PLAN
6. UTILITY PLAN
7. SANITARY PROFILE
8. LANDSCAPE PLAN
9. LANDSCAPE NOTES & DETAILS
10. DETAIL SHEET 1
11. DETAIL SHEET 2

ASSOCIATED SHEETS:

SURVEY
BEUD DETAILS SHEETS
BENTONVILLE WATER & SEWER DETAILS SHEETS

RESOURCE LIST:

CITY OF BENTONVILLE PARKS & RECREATION DAVID WRIGHT 215 SW A ST BENTONVILLE, AR 72712 PHONE: (479) 464-7275	WASTEWATER DEPARTMENT NANCY BUSEN 1901 N.E. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3160	STREET DEPARTMENT TONY DAVIS 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3130
CITY OF BENTONVILLE CITY ENGINEER ELLEN NORVILL 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-5993	ELECTRIC DEPARTMENT CHARLIE BARNES 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3159	NATURAL GAS BLACK HILLS ENERGY JOSHUA KNIGHT 1301 FEDERAL WAY LOWELL, AR 72745 PHONE: (479) 333-7005
PLANNING DEPARTMENT TYLER OVERSTREET 305 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3122	STORMWATER JANET FAITH 3200 SW MUNICIPAL DR BENTONVILLE, AR PHONE: (479) 271-5002	TELEPHONE AT&T 627 WHITE ROAD SPRINGDALE, AR 72766 SCOTT SEAMAN PHONE: (479) 442-1967
WATER DEPARTMENT PRESTON NEWBILL 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3140	FIRE DEPARTMENT BRENT BOYDSTON, FIRE CHIEF 800 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927	LAYNE RHODES PHONE: (479) 442-1977
		CABLE COX COMMUNICATIONS KIP SMITH 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3796

FLOOD CERTIFICATION:

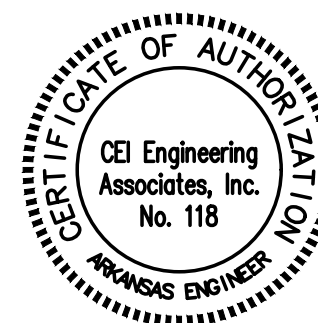
BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. A PORTION OF THIS SITE AS SHOWN IS IN THE "ZONE AE" DESIGNATED FLOOD AREA (100-YEAR FREQUENCY FLOOD ZONE) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE MAP FOR BENTON COUNTY.
MAP NUMBER: 05007C0235K
MAP REVISED: JUNE 05, 2012



Know what's below.
Call before you dig.



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



06/04/2018

Arkansas * California * Minnesota * Pennsylvania * Texas

JOB NO.: 30378	
DWG NAME: 30378-CS	
DATE 6/1/18 4:23 PM	SHEET NO. 1
REV-1	

LSD18-0031

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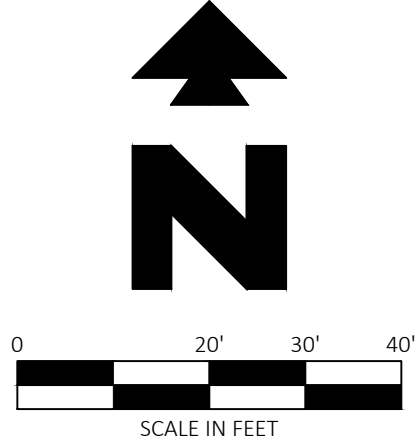
PROJECT: GLEN ROAD TOWNHOMES GLEN RD BENTONVILLE, ARKANSAS

JOB # 30378 DRAWING: 30378-SP.dwg LAST SAVED BY: PTHBODAUX LOCATION: p:\30000\30378 0 Drawings\Design\working\30378-SP.dwg

SITE DATA	
SITE AREA	1.87 ACRES (81,436 ± SF)
BUILDING AREA	1,326 SF LIVABLE PER UNIT
ZONING	R-2
PARKING REQUIRED	2/DWELLING = 32 REQ.
PARKING PROVIDED	32 (GARAGE) 4 OFF-STREET, 36 TOTAL

SITE BENCHMARK
5/8" REBAR W/CONTROL CAP, APPROX. 17' EAST OF
INTERSECTION OF GLEN RD AND SW PALMER CREEK
ELEV. = 1249.62

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING
UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Know what's below.
Call before you dig.

- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING
- ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT
- ALL FENCING WILL REQUIRE A SEPARATE PERMIT
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIAL AS THE BUILDING
- ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

EXISTING LEGEND

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

PROPOSED LEGEND

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

GENERAL SITE NOTES

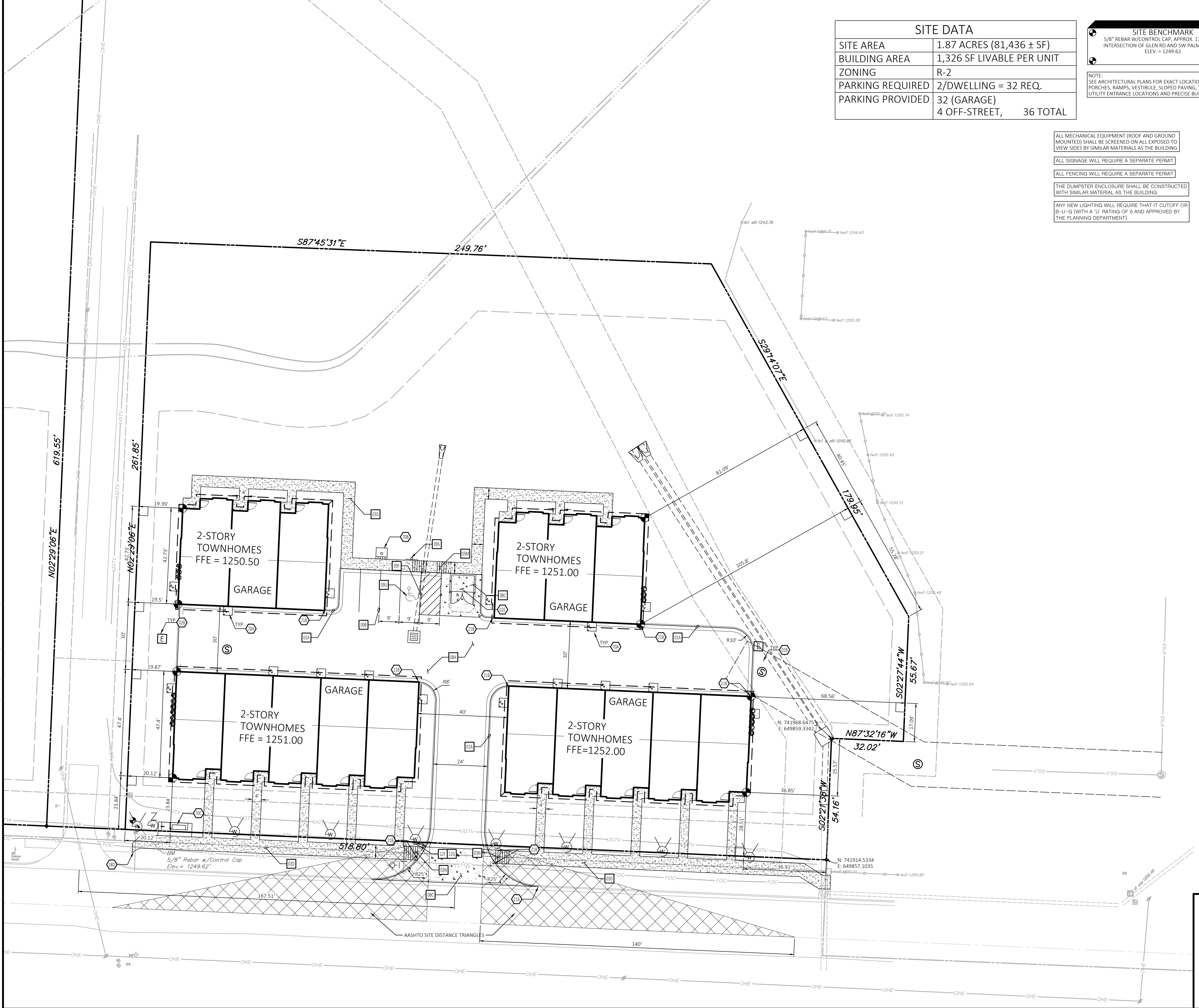
- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 70A.
- D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

SITE NOTES

- 02B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS).
- 02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
- 18D MATCH EXISTING PAVEMENT ELEVATIONS.
- 21A TAPER CURB TO MATCH EXISTING CURB.
- 21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
- 70A 4'X4' CONCRETE PAD FOR HVAC
- 70B POSTAGE BOX
- 70C BIKE RACK (DERO SWERVE OR APPROVED EQUAL) AND BENCH (VICTOR STANLEY "CLASSIC" MODEL RC-10, OR APPROVED EQUAL, MIN. 6' IN LENGTH) SITE AMENITIES

SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER
- 03D CONCRETE SIDEWALK
- 03M WHEELCHAIR RAMP IN SIDEWALK
- 03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
- 08A STANDARD DUTY ASPHALT PAVING
- 08C HEAVY DUTY CONCRETE PAVING
- 09B NINETY DEGREE PARKING SPACE STRIPING
- 09F 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
- 09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- 09U ACCESSIBLE PARKING SYMBOL
- 12F SIGN BASE
- 12G STOP SIGN

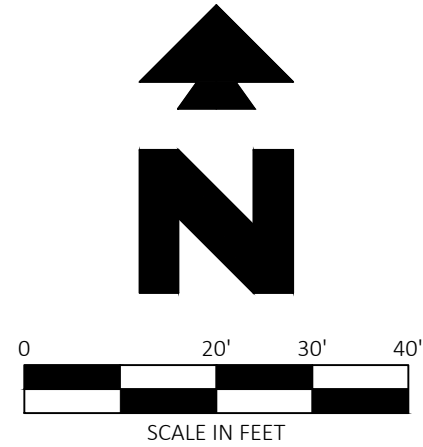
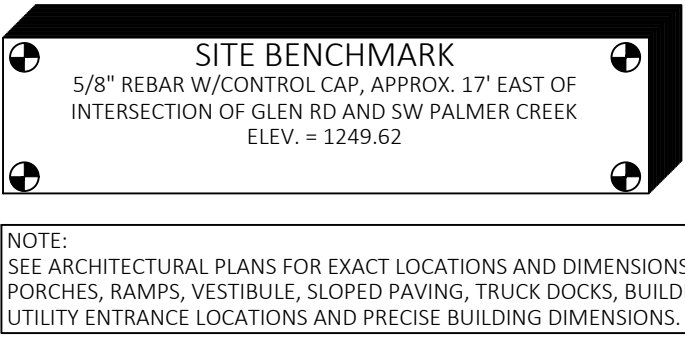


CITY PROJECT# LSD18-0031

STATE OF ARKANSAS
MICHAEL L. BACHTEL
No. 14021
LICENSED PROFESSIONAL ENGINEER

06/04/2018

30378	6/1/18	NLB	NLB	KLH	KLH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712					
(479)273-9472 FAX (479)273-0844					
GLEN ROAD TOWNHOMES					
GLEN RD BENTONVILLE ARKANSAS					
SITE PLAN				REV DATE 6/1/18 REV-1	SHEET NO. 2



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

WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITIES SHALL BE FIELD VERIFIED.

EXISTING LEGEND

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

PROPOSED LEGEND

 BOUNDARY LINE
 STORM DRAIN

GENERAL NOTES

A. SEE LANDSCAPE NOTES (SHEET 10) FOR LANDSCAPE NOTES AND DETAILS.

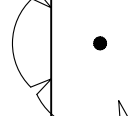
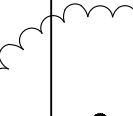
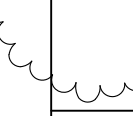
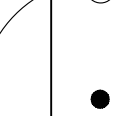
LANDSCAPE DETAILS

50A TREE PLANTING
50D TREE PLANTING ON SLOPE

LANDSCAPE REQUIREMENTS

CITY REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES	• 1 SHADE TREE PER 20' L.F. • 312' L.F. TOTAL STREET FRONTAGE • 16 REQUIRED	• 16 PROPOSED STREET TREES
EAST PERIMETER TREES	• TYPE B SCREEN • SEMI-OPAQUE SCREEN	• 24 EVERGREEN SHRUBS • EXISTING 6" SUBDIVISION WOOD FENCES • EXISTING DECIDUOUS TREES ALONG CREEK
WEST AND NORTH PERIMETER TREES	• TYPE D SCREEN • NO DEFINED SCREEN	• (X1) 2.5" CAL SHADE TREE PER 50' L'F (UP TO 50% MAY BE ORNAMENTAL) • EXISTING DECIDUOUS TREES ALONG CREEK

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	<i>Cercis canadensis</i> 'Forest Pansy' TM / Forest Pansy Redbud	B & B	2"Cal	6' MIN.	3
	<i>Gleditsia triacanthos inermis</i> 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal	6' MIN.	15
	<i>Nyssa sylvatica</i> 'Wildfire' / Black Gum	B & B	2.5"Cal	6' MIN.	15
	<i>Thuja occidentalis</i> 'Green Giant' / Green Giant Arborvitae	B & B	2.5"Cal	8' MIN.	11

CITY PROJECT# LSD18-0031



06/04/2018

30378	6/1/18	NLB	NLB	KLH	KLH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW



Engineering Associates, Inc.

ENGINEERS
PLANNERS
SURVEYORS

LANDSCAPE ARCHITECTS
ENVIRONMENTAL SCIENTISTS

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

GLEN ROAD TOWNHOMES

GLEN RD

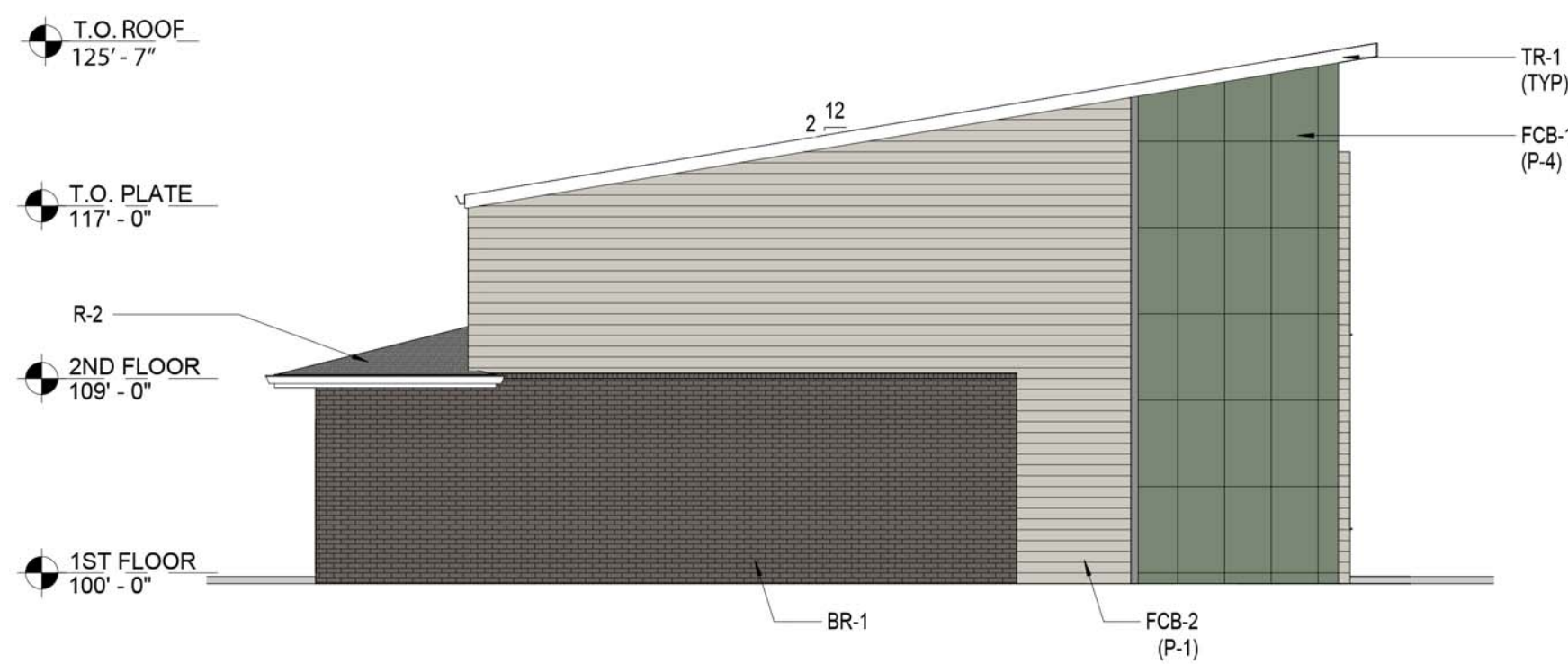
BENTONVILLE
ARKANSAS

LANDSCAPE PLAN	REV DATE	SHEET NO.
	6/1/18	8
	REV-1	

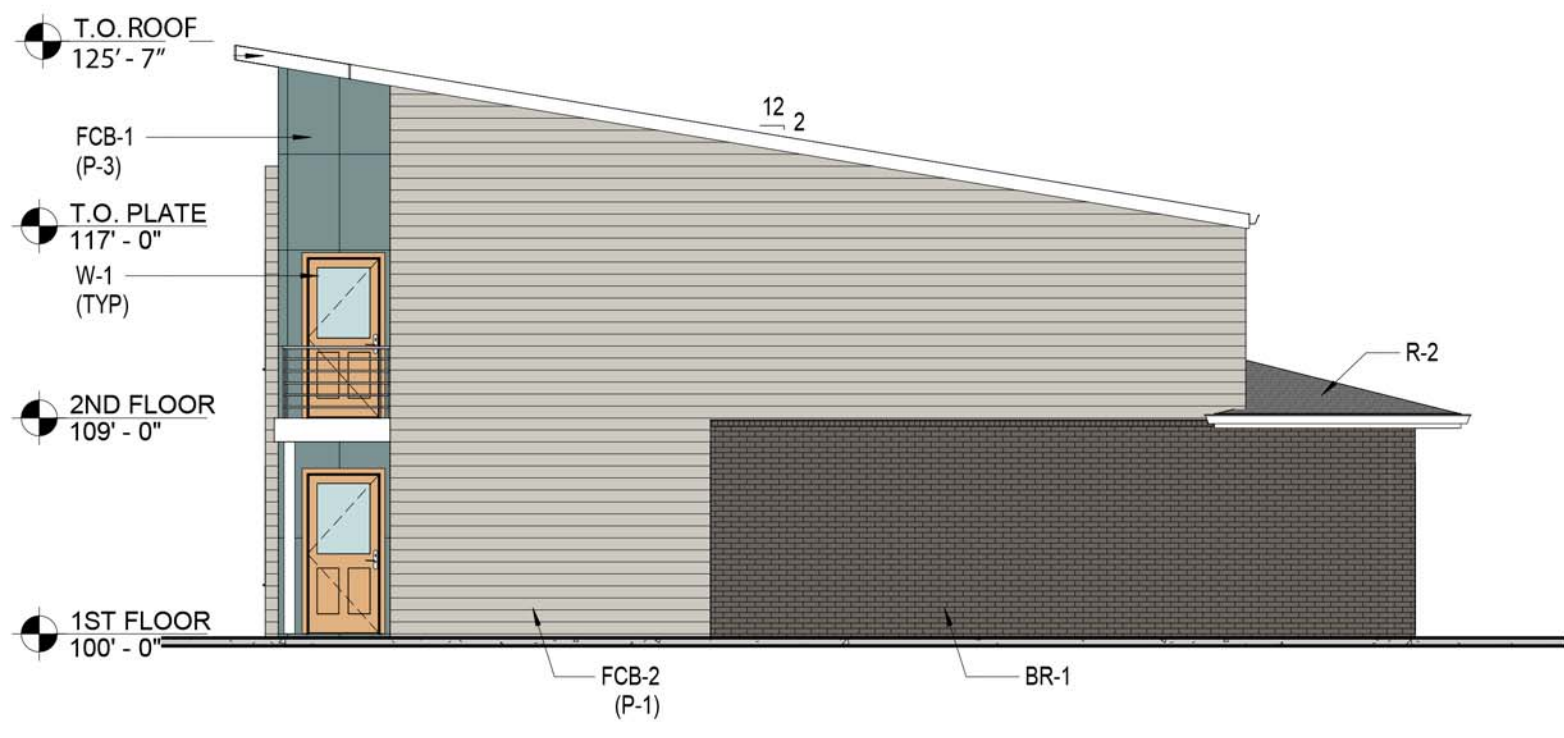
JOB # 30378 DRAWING: 30378-LP.dwg LAST SAVED BY: PTHIBODAUX LOCATION: p:\30000\30378.0\Drawings\Design_working\30378-LP.dwg



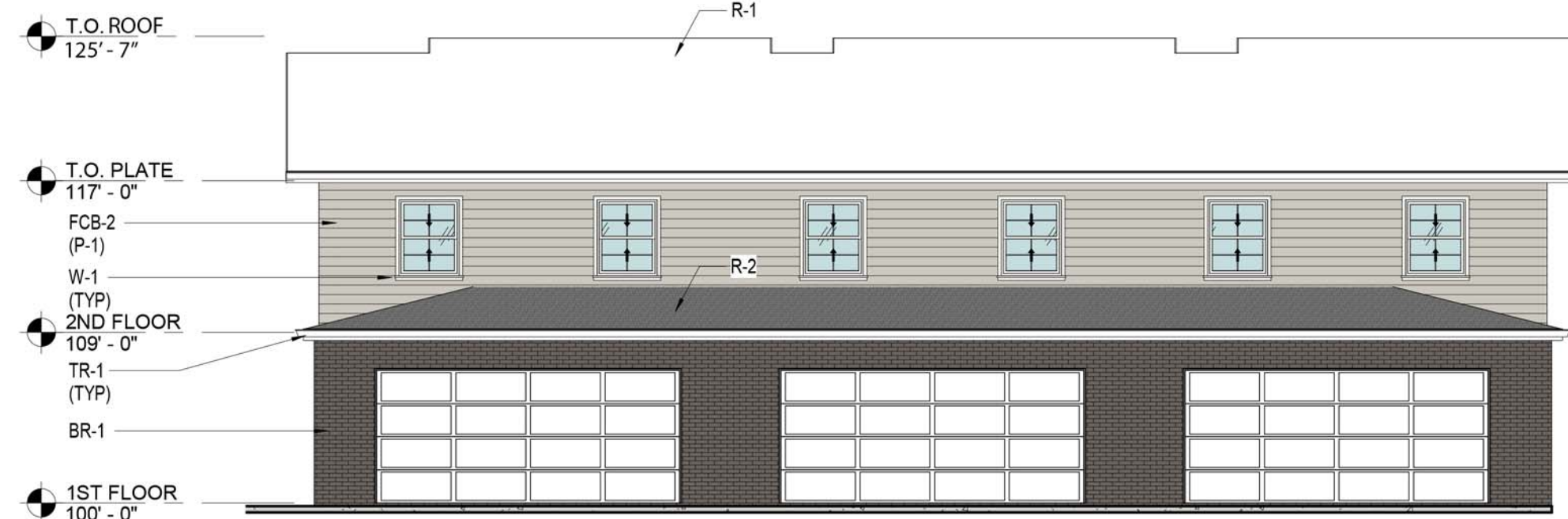
5 3D PERSPECTIVE COLOR



4 LEFT SIDE ELEVATION COLOR
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION COLOR
1/8" = 1'-0"



3 REAR ELEVATION COLOR
1/8" = 1'-0"



1 FRONT ELEVATION COLOR
1/8" = 1'-0"

FINISH LEGEND			
FCB-1 FIBER CEMENT BOARD		W-1 WINDOW	
MATERIAL:	MINERIT HD (RAW) FACADA BAORDS	MATERIAL:	ALUMINUM
COLOR:	PAINTED	COLOR:	WHITE
MNF:	AMERICAN FIBER CEMENT CORPERATION (OR APPROVED EQUAL)	MNF:	TBD
FCB-2 FIBER CEMENT BOARD		P-1 PAINT	
MATERIAL:	HARDIEPLANK	COLOR:	REPOSE GRAY (SW 7015)
COLOR:	PAINTED	MNF:	SHERWIN WILLIAMS (OR APPROVED EQUAL)
MNF:	JAMES HARDIE (OR APPROVED EQUAL)		
BR-1 BRICK VENEER		P-2 PAINT	
MATERIAL:	BRICK VENEER	COLOR:	MOODY BLUE (SW 6221)
COLOR:	CHARCOAL GRAY	MNF:	SHERWIN WILLIAMS (OR APPROVED EQUAL)
MNF:	ACME BRICK (OR APPROVED EQUAL)		
TR-1 FASCIA, SOFFIT & GUTTER		P-3 PAINT	
MATERIAL:	ALUMINUM	COLOR:	CARNELIAN (7580)
COLOR:	WHITE	MNF:	SHERWIN WILLIAMS (OR APPROVED EQUAL)
MNF:	TBD		
R-1 ROOF MEMBRANE		P-4 PAINT	
MATERIAL:	TPO	COLOR:	PRIVILEGE GREEN (SW 6193)
COLOR:	WHITE	MNF:	SHERWIN WILLIAMS (OR APPROVED EQUAL)
MNF:	TBD		
R-2 ARCHITECTURAL SHINGLE			
MATERIAL:	ARCHITECTURAL SHINGLE		
COLOR:	CHARCOAL GRAY		
MNF:	TBD		

SIDESARCHITECTURALDESIGN

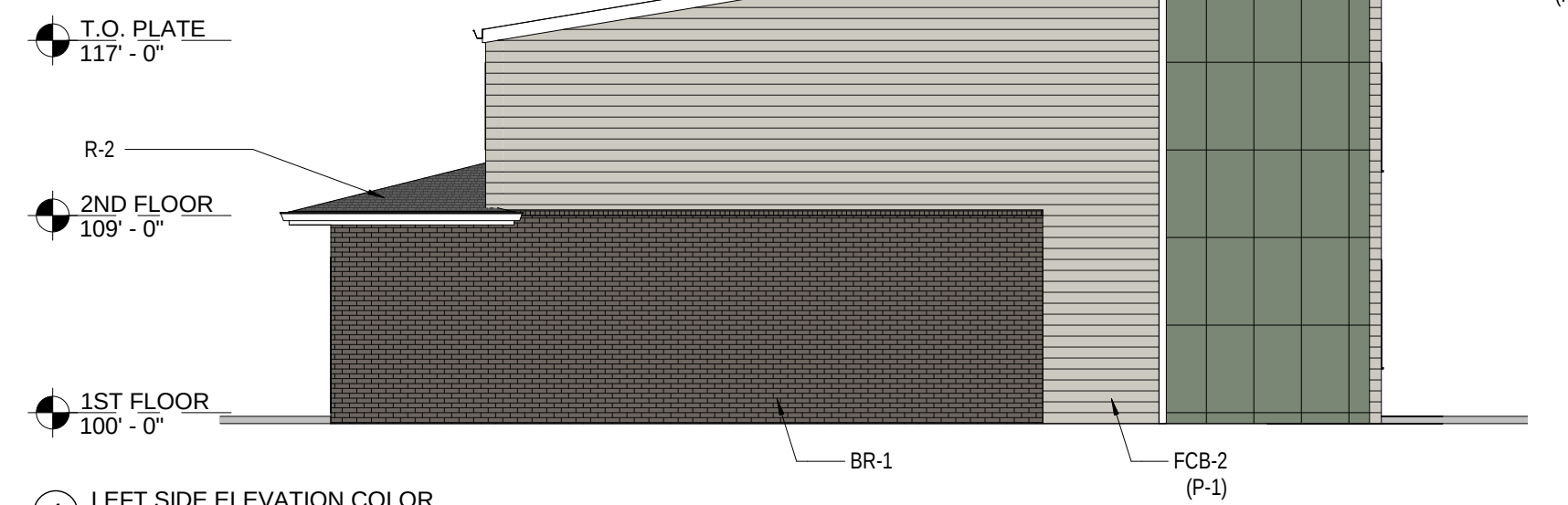
P.O. Box 956
Lowell, AR 72745
417.567.0881
devonsides@outlook.com
www.sidesarchdesign.com

GLEN ROAD
TOWNHOMES 3 PLEX

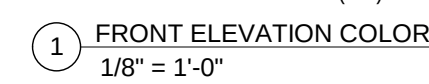
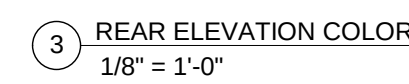
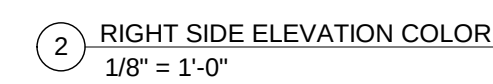
PROJECT #: 18-008
SCALE: 1/8" = 1'-0"
DATE: 4/3/2018
DRAWN BY: DS
CHECKED BY: DS

Documents prepared by Sides Architectural Design are to be used for the specific project and site conditions only. Any extension of use to other projects by owner or any other party, without Sides Architectural Design's expressed, written consent, is prohibited. Sides Architectural Design is not responsible for any risk, if used in a way other than that specifically intended, user will hold Sides Architectural Design harmless from all claims and losses.

SHEET:
A106



4 LEFT SIDE ELEVATION COLOR
1/8" = 1'-0"

[illegible]

GLEN ROAD
TOWNHOMES 5 PLEX

PROJECT #:	18-008
SCALE:	As indicated
DATE:	4/3/2018
DRAWN BY:	DS
CHECKED BY:	DS

SHEET:

A106

LARGE SCALE DEVELOPMENT STAFF REPORT



Griffin Addition Commercial Building

SE East Point Avenue

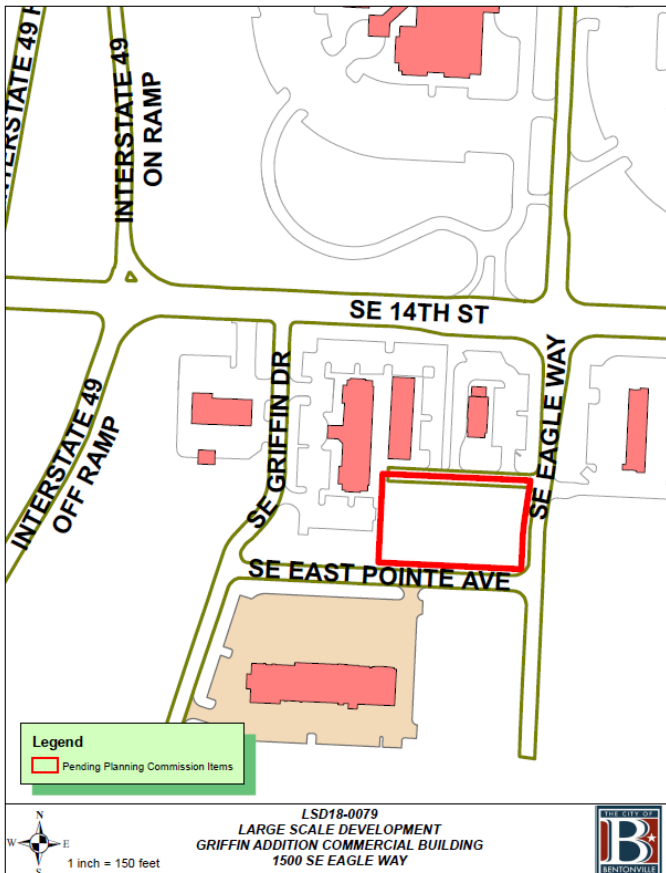
PC Date: 1/15/2019

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0079
Applicant / Current Owner	Sitton Group, LLC 1704 W Industrial Drive, Suite A Rogers, AR 72756
Site Area	+/- 1 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Office/Retail

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

Location Map



Property Description

This property is located northwest of the intersection of SE Eagle Way and SE East Pointe Avenue. It is adjacent to other recently approved large scale developments in the area, including Slim Chicken's, Home 2 Suites, and Diamond Wash. The property is currently zoned C-2, General Commercial.

Project Details

Project consists of the construction of an 8,100 square foot office/retail/restaurant building with three separate suites. The development provides a total of fifty parking spaces.

The development includes a public patio and a bike rack as site amenities. The exterior elevations depict brick and cement panels as the primary materials of the building.

Projected Traffic Impact

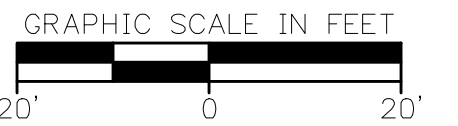
The proposed large scale development has the potential to impact traffic in the area. However, the site's compliance with the parking and access management standards, as outlined within the Zoning and Subdivision Codes, should accommodate any increases in traffic to the area.

Waivers

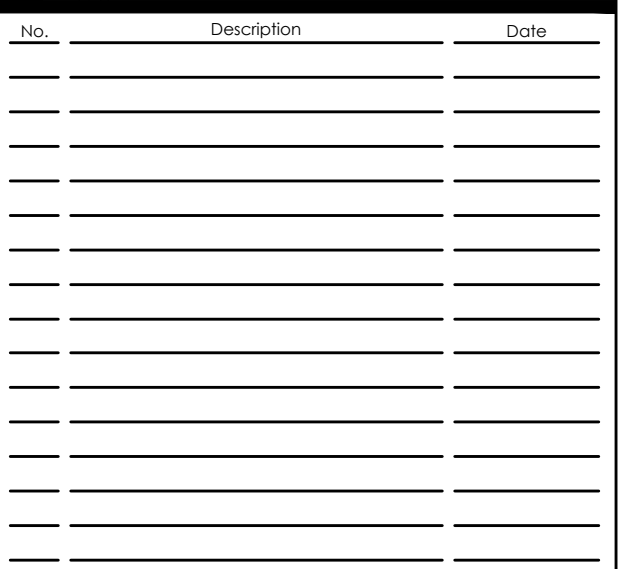
- One waiver requested:
 - A Waiver from Article 1400, Section 1400.7, Perimeter Landscaping and Screening, of the Subdivision Code. There is an existing shared access drive along the applicant's northern property line, preventing them from planting their required perimeter landscaping.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the subdivision regulations, due to the waiver requests. However, considering the existing access drive to the north, and the applicant's request to plant the required trees elsewhere on the site, a waiver may be justified.



BENTONVILLE, ARKANSAS



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	23.42'	226.00'	5°56'15"	S5° 38' 50"W	23.41'

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 ELEVATION 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 PAVEMENT 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/HANDICAP 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. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
12. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS BUILDING

TOTAL SITE AREA = 1.01± ACRES (43,975 SQ. FT.)
GREENSPACE AREA = 0.29± ACRES (12,527 SQ. FT.)
TOTAL IMPERVIOUS AREA = 0.72± ACRES (31,448 SQ. FT.)
GREENSPACE PERCENTAGE = 28%

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14, BEING THE NORTH
 RIGHT-OF-WAY LINE OF SE EAST POINTE AVENUE, THENCE LEAVING SAID
 NORTH RIGHT-OF-WAY LINE N 02° 44' 24" E 164.50 FEET;
 THENCE S 87° 19' 08" E 273.92 FEET TO THE WEST RIGHT-OF-WAY LINE OF
 SE EAGLE WAY THE FOLLOWING THREE COURSES;;
 THENCE S 08° 36' 58" W 76.53 FEET;
 THENCE 23.42 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A
 RADIUS OF 226.00 FEET AND A CHORD OF S 05° 38' 50" W 23.41 FEET;
 THENCE S 02° 40' 43" W 65.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF
 SE EAST POINTE AVENUE;
 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N 87° 19' 07" W 264.96
 FEET TO THE POINT OF BEGINNING CONTAINING 1.01 ACRES, MORE OR LESS.

L-101



Crafton Tull
architecture | engineering | surveying

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

479.636.4838 (ph)
479.631.6224 (fax)

December 21, 2018

Jon Stanley, Senior Planner
City of Bentonville
305 SW "A" Street
Bentonville, AR 72712

RE: Lot 14 Griffin Commercial Building – Landscape Waiver
CTA Job No. 18112700
eTRAKiT Project No. LSD18-0079

Mr. Stanley,

We would like to formally request a waiver of the standard landscape requirements for this particular project. Along the north property line there is a private drive that occupies the space normally set aside for perimeter trees. For this project we have located the trees normally required along this north line to other locations on site. The end result is we have the correct number of trees for the overall project. In fact, we actually will be planting a few more trees than required. The plan has been updated and will be a part of our resubmittal to the City of Bentonville for Planning Commission review.

Please accept this letter as a Waiver Request for the above stated purpose along with our updated planting plan illustrating the requested change.

Sincerely,



Barry R. Williams, ASLA
Crafton Tull



EAST ELEVATION PERCENTAGES	
TOTAL AREA	1450 SF
WINDOW AREA	130 SF
REMAINING AREA	1320 SF
PRIMARY MATERIALS:	100% OF REMAINING
BR-2:	520 SF 40%
CEMENT PANEL:	800 SF 60%



SOUTH ELEVATION PERCENTAGES		
TOTAL AREA		2480 SF
WINDOW AREA		400 SF
REMAINING AREA		2080 SF
PRIMARY MATERIALS:	100% OF REMAINING	
BRICK-1:	300 SF	15%
BRICK-2:	80 SF	5%
CEMENT BD:	1200 SF	60%
CEMENT PANEL:	500 SF	20%



NORTH ELEVATION PERCENTAGES		
TOTAL AREA	2840 SF	
WINDOW AREA	810 SF	
REMAINING AREA	2030 SF	
PRIMARY MATERIALS:	100% OF REMAINING	
BRICK-1:	600 SF	30%
BRICK-2:	420 SF	20%
CEMENT PANEL:	1010 SF	50%



WEST ELEVATION PERCENTAGES		
TOTAL AREA		1420 SF
WINDOW AREA		120 SF
REMAINING AREA		1300 SF
PRIMARY MATERIALS:		100% OF REMAINING
CEMENT BD:	800 SF	60%
BRICK:	150 SF	12%
CEMENT PANEL:	350 SF	28%