



**Planning Commission
Agenda
April 2nd, 2019**

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

- 1. Lot 20, Block 1, Smartt's Addition & Lot 2, Block 1, Depot Addition** **Property Line Adjustment**
501 SW A Street ([PLA19-0004](#))
- 2. Lot 11, Block 1, Pritchard Addition** **Property Line Adjustment**
706 NW 6th Street ([PLA19-0005](#))
- 3. Amber Ridge South at Woods Creek** **Final Plat**
NE Marina Drive ([FP19-0001](#))
- 4. Stagecoach Road Strip Center** **Large Scale Development**
1459 SW Stagecoach Road ([LSD19-0003](#))

IV. New Business

- 1. Ozark Bible Fellowship Church** **Rezoning***
(R-1, Single-Family Residential to DN-3, Downtown High-Density Residential)
244 NW 3rd Street ([RZ19-0005](#))
- 2. Eastman** **Rezoning***
(R-1, Single-Family Residential to DN-1, Downtown Low-Density Residential)
403 NW 6th Street ([RZ19-0006](#))
- 3. SS Properties, LLC** **Rezoning***
(A-1, Agricultural and PUD, Planned Unit Development to C-2, General Commercial)
1505 SW 14th Street ([RZ19-0007](#))
- 4. Sewell Family Development, LLC** **Rezoning***
(A-1, Agricultural to R-1, Single-Family Residential)
Highway 112 ([RZ19-0008](#))
- 5. Bentonville Film Festival** **Conditional Use Permit***
Temporary Use
Downtown Bentonville (Various Addresses) ([CU19-0005](#))
- 6. Ankle & Foot Centers of Mid-America** **Parking Placement Waiver**
SW Westpark Drive ([WAV19-0002](#))

*Denotes Public Hearing

7. **Urgent Care**
1301 S Walton ([LSD19-0004](#))

Large Scale Development

8. **EMC Development**
109 SE 14th Street ([LSD19-0005](#))

Large Scale Development

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



Consent Agenda Items

For Planning Commission meeting of April 2, 2019

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on March 26, 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.

Property Line Adjustment: Lot 20, Block 1, Smartt's Addition & Lot 2, Block 1, Depot Addition, Main Co—Op Property, LLC, 501 SW A Street, DC, Downtown Core & DE, Downtown Edge (PLA19-0004)

A Property Line Adjustment of Lot 19, Block 1, of Smartt's Addition, and Lot 1, Block 1, of Depot Addition, creating new Lot 20, Block 1 (+/- 2.3 acres), of Smartt's Addition and Lot 2, Block 1 (+/- .37 acres), of Depot Addition. The plat dedicates a 20-foot utility easement and approximately 5-feet of right-of-way.

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

Property Line Adjustment: Lot 11, Block 1, Pritchard Addition, Poppyseed Properties, LLC, 706 NW 6th Street, R-1, Single-Family Residential, (PLA19-0005)

A Property Line Adjustment of Lots 1 and 2, Block 1 of Pritchard Addition, creating new Lot 11, Block 1 (+/- .24 acres). The plat dedicates a 10-foot utility easement and approximately 5-feet of right-of-way along NW 6th Street.

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

Final Plat: Amber Ridge at Woods Creek, The Meadows of Woods Creek, Inc, NE Marina Drive, R-1, Single-Family Residential (FP19-0001)

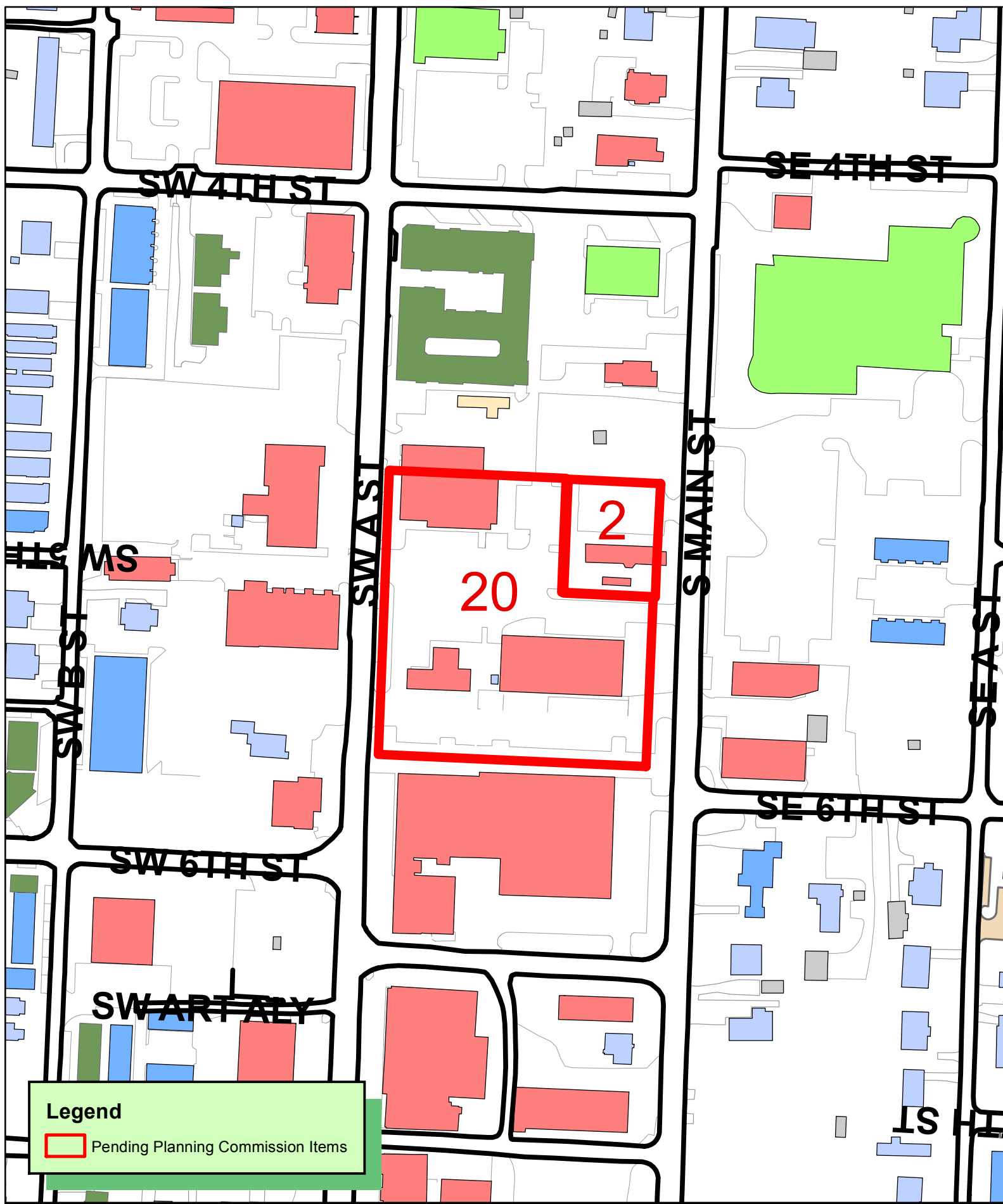
Final Plat establishing a 31-lot, single-family subdivision to be known as Amber Ridge at Woods Creek. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to final platting.

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

Large Scale Development: Stagecoach Road Strip Center, Larry Rose Trustee, 1459 SW Stagecoach Road, C-1, Neighborhood Commercial (LSD19-0003)

Large Scale Development proposing the development of an approximately 9,000 square foot strip center with suites for offices, retail, etc. The development provides adequate landscaping considering utility conflicts along their frontage on SW 14th Street. The applicant shall provide a Type B Screen along their southern property line. Brick is the primary material on the exterior elevations.

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



PLA19-0004

PROPERTY LINE ADJUSTMENT

LOT 20 BLOCK 1 SMARTT'S ADDITION OLD LOT 19 BLOCK 1

LOT 2 BLOCK 1 DEPOT ADDITION OLD LOT 1 BLOCK 1



PROPERTY LINE ADJUSTMENT
CREATING LOT 20 BLOCK 1 SMARTTS ADDITION
AND LOT 2 BLOCK 1 DEPOT ADDITION
BENTONVILLE, ARKANSAS

Parcel 01-04229-000 Description Per Plat Record Book 2017 Pages 932-933:

Lot 19 Block 1 Smartts Addition to Bentonville, Benton County, AR as shown on Plat Record Book 2017, Pages 932-933, recorded in the Benton County Clerks Office, Bentonville, Arkansas.

Lot 20 Block 1 Smartt's Addition Survey Description:

A part of Lot 19, Block 1 of a property line adjustment of Smartt's Addition to the City of Bentonville and a part of Tract 1 Depot Addition to the City of Bentonville, Benton County, Arkansas more particularly described as follows:
Commencing (POC 1) at the Southeast Corner of Lot 19, Block 1 of Smartt's Addition to the City of Bentonville; thence along the South Line of said Lot 19, N87°32'28"W 5.00 feet to the Point of Beginning (POB Lot 20 Smartt's Addition); thence continuing along said South Line, N87°22'02"W 330.16 feet to the East Right-of-Way Line of SW A Street; thence leaving said South Line, along said East Right-of-Way Line, N02°10'23"E 350.51 feet to the North Line of said Lot 19; thence S87°22'11"E 218.12 feet; thence S02°12'12"W 140.70 feet; thence S87°11'51"E 113.12 feet; thence S02°12'00"W 9.49 feet; thence S02°27'32"W 199.99 feet to the Point of Beginning (POB Lot 20 Smartt's Addition) containing 100043.96 square feet, 2.30 acres as surveyed. Subject to the rights-of-way of SW A Street, S Main Street, and any other easements and/or rights-of-way of record.

Parcel 01-04895-000 Description Per Quit Claim Deed 2005-54506:

Tract 1, Depot Addition, being a replat of Lots 13 and 16 of Smart's Addition, to the City of Bentonville, Benton County, Arkansas, as shown in Plat Record Book "6" at page 221.

Lot 2 Block 1 Depot Addition Survey Description:

A part of Lot 19, Block 1 of a property line adjustment of Smartt's Addition to the City of Bentonville and a part of Tract 1 Depot Addition to the City of Bentonville, Benton County, Arkansas more particularly described as follows:
Commencing (POC 2) at the Northeast Corner of Tract 1 Depot Addition to the City of Bentonville; thence along the North Line of said Tract 1, N87°19'08"W 5.00 feet to the Point of Beginning (POB Lot 2 Depot Addition); thence leaving said North Line, S02°40'52"W 100.52 feet; thence S02°12'00"W 40.52 feet; thence N87°11'51"W 113.12 feet; thence N02°12'12"E 140.70 feet to the North Line of said Tract 1; thence along said North Line, S87°22'19"E 113.95 feet to the Point of Beginning (POB Lot 2 Depot Addition) containing 15971.77 square feet, 0.37 acres as surveyed. Subject to the right-of-way of S Main Street, and any other easements and/or rights-of-way of record.

Right-of-Way Dedication 1 per this plat:

A part of Lot 19, Block 1 of a property line adjustment of Smartt's Addition to the City of Bentonville, Benton County, Arkansas more particularly described as follows:
Beginning (POB FOR RIGHT-OF-WAY DEDICATION 1) at the Southeast Corner of Lot 19, Block 1 of Smartt's Addition to the City of Bentonville; thence along the South Line of said Lot 19, N87°32'28"W 5.00 feet; thence leaving said South Line, N02°27'32"E 199.99 feet; thence N02°12'00"E 9.49 feet; thence N02°12'00"E 40.52 feet to the North Line of said Lot 19; thence along said North Line, S87°33'34"E 5.00 feet; thence leaving said North Line, S02°12'00"W 40.50 feet; thence S02°12'02"W 9.50 feet; thence S02°27'32"W 200.00 feet to the Point of Beginning (POB FOR RIGHT-OF-WAY DEDICATION 1) containing 1249.99 square feet, 0.029 acres as surveyed. Subject to any easements and/or rights-of-way of record.

Right-of-Way Dedication 2 per this plat:

A part of Tract 1 Depot Addition to the City of Bentonville, Benton County, Arkansas more particularly described as follows:
Beginning (POB FOR RIGHT-OF-WAY DEDICATION 2) at the Northeast Corner of Tract 1 Depot Addition to the City of Bentonville; thence S02°40'52"W 100.50 feet to the South Line of said Tract 1; thence along said South Line, N87°33'34"W 5.00 feet; thence leaving said South Line, N02°40'52"E 100.52 feet to the North Line of Tract 1 Depot Addition; thence along said North Line, S87°19'08"E 5.00 feet to the Point of Beginning (POB FOR RIGHT-OF-WAY DEDICATION 2) containing 502.55 square feet, 0.012 acres as surveyed. Subject to any easements and/or rights-of-way of record.

Utility Easement Dedication 1 per this plat:

A part of Lot 20, Block 1 of Smartt's Addition to the City of Bentonville, Benton County, Arkansas more particularly described as follows:
Commencing at the Northwest Corner of Lot 20 Block 1 Smartt's Addition; thence along the North Line of said Lot 20, S87°22'11"E, 218.12 feet to the West Line of Lot 2 Block 1 Depot Addition; thence leaving said North Line, along said West Line, S02°12'12"W, 55.54' to the Point of Beginning (POB ESMT 1 & 2); thence continuing along said West Line, S02°12'12"W, 20.05 feet; thence leaving said West Line, S88°09'50"W, 55.85 feet; thence N02°40'52"E, 20.06 feet; thence N88°09'50"E, 55.69 feet to the Point of Beginning (POB ESMT 1 & 2) containing 1115.40 square feet, 0.026 acres as surveyed. Subject to any easements and/or rights-of-way of record.

Utility Easement Dedication 2 per this plat:

A part of Lot 2, Block 1 of Depot Addition to the City of Bentonville, Benton County, Arkansas more particularly described as follows:
Commencing at the Northwest Corner of Lot 20 Block 1 Smartt's Addition; thence along the North Line of said Lot 20, S87°22'11"E, 218.12 feet to the West Line of Lot 2 Block 1 Depot Addition; thence leaving said North Line, along said West Line, S02°12'12"W, 55.54' to the Point of Beginning (POB ESMT 1 & 2); thence continuing along said West Line, N88°09'50"E, 113.84 feet to the East Line of Lot 2 Block 1 Depot Addition; thence along said East Line, S02°40'52"W, 20.06 feet; thence leaving said East Line, S88°09'50"W, 113.67 feet to said West Line; thence along said West Line, N02°12'12"E, 20.05 feet to the Point of Beginning (POB ESMT 1 & 2) containing 2275.13 square feet, 0.052 acres as surveyed. Subject to any easements and/or rights-of-way of record.

Utility Easement Dedication 3 per this plat:

A part of Lot 2, Block 1 of Depot Addition to the City of Bentonville, Benton County, Arkansas more particularly described as follows:
Beginning (POB ESMT 3) at the Northeast Corner of Lot 2 Block 1 Depot Addition to the City of Bentonville, Benton County, Arkansas; thence along the East Line of said Lot 2 Block 1, S02°40'52.00"W, 22.29 feet; thence leaving said East Line, N06°41'53.93"W, 3.91 feet; thence N00°05'47.80"E, 18.44 feet to the North Line of said Lot 2 Block 1; thence along said North Line, S87°22'19.03"E 1.47 feet to the Point of Beginning (POB ESMT 3) containing 20.64 square feet, 0.0005 acres as surveyed. Subject to any easements and/or rights-of-way of record.



VICINITY MAP
SCALE: 1" = 1000'

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate maps for Benton County, Arkansas. Map Number 05007C0255K. Map revised June 5, 2012.

Certificate of Ownership:

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

Date of Execution: _____
Signed : _____
Name & Address _____
Source of Title: D.R. _____
Page _____

Certificate of Ownership:

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

Date of Execution: _____
Signed : _____
Name & Address _____
Source of Title: D.R. _____
Page _____

Surveyor's Certificate:

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

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



SURVEY NOTES:

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

Easement, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a PROPERTY LINE ADJUSTMENT of the parcels recorded in Deed Records 2012-22920 and 2005-54506 at the courthouse in Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements and meet building setback requirements before construction begins.
- Basis of Bearings: NAD83 Arkansas State Plane North Zone US Foot, Checking with the Bentonville Reference Station. Convergence angle: -1° 17' 08.42" at a FOUND 1/2" REBAR WITH CAP, NW CORNER OF PARCEL 01-04895-000.
- Basis of Elevation: NAVD 88, Checking with the Bentonville Reference Station.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
- No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- This property is zoned DC, Downtown Core
- Building setbacks for zone DC are as follows:

Minimum Setback Standards
Residential- Front Yard: Min. -- Max. 20ft.; Side Yard: Min. 0 ft. Max. --; Rear, Adjacent to Residential: Min. 0 ft. Max. --; Rear, Adjacent to Non-residential: Min. 0 ft. Max. --.
Non-residential- Front Yard: Min. -- Max. 0ft.; Side Yard: Min. 0 ft. Max. --; Rear, Adjacent to Residential: Min. 0 ft. Max. --; Rear, Adjacent to Non-residential: Min. 0 ft. Max. --.

Side setbacks are not applicable when a common wall is proposed or present.

- No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
- Subsurface and environmental conditions were not examined nor considered as a part of this survey.
- The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. the location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
- 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.
- Before any work in the Right-of-Way commences, Contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- 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.

Certificate of Approval:

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

Date of Execution: _____
Signed _____
Bentonville Planning
Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

Certificate of Recording:

This document filed for record
_____ day, 20____ in Plat
Book No. _____, page _____.

Signed: _____
Circuit Clerk



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

PROPERTY LINE ADJUSTMENT
PARCEL ID: 01-04229-000
AND 01-04895-000
BENTONVILLE, ARKANSAS
PROJ NUMBER: 18-15-00007

ISSUE BLOCK		

DOCUMENT DATE:	3/13/2019
CHECKED BY:	JEC
DRAWN BY:	DVB

PLA19-0004

SHEET:
1/2



Date of Execution: _____

POC 1
SE CORNER LOT 19,
BLOCK 1 SMARTT'S ADDITION
(POB FOR RIGHT-OF-WAY
DEDICATION 1)

SCALE



inch = 30 ft.

PROJ NUMBER: 18-15-00007

DRAWN BY: DVB

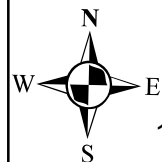
SHEET:

2/2



Legend

 Pending Planning Commission Items



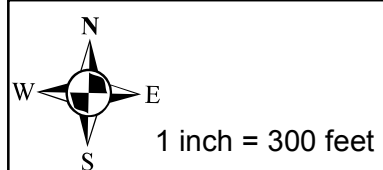
1 inch = 100 feet

LS19-0005
PROPERTY LINE ADJUSTMENT
PRITCHARD ADDITION
LOT 11 BLOCK 1 OLD LOT 10 BLOCK 1



Legend

 Pending Planning Commission Items



**FP19-0002
FINAL PLAT
RED BARN SUBDIVISION**



FINAL PLAT for
AMBER RIDGE SOUTH AT
WOODS CREEK SUBDIVISION
BENTONVILLE, BENTON COUNTY,
ARKANSAS (ATLAS PAGE 364)
PREPARED: FEBRUARY 18, 2019

CONTACTS:

OWNER/DEVELOPER: The Meadows of Woods Creek, Inc. 1417 N. Addington Ave. Fayetteville, AR 72703	LAND SURVEYOR: Blew & Associates, PA 3825 North Shiloh Drive Fayetteville, AR 72703 Ph: (479) 443-4506
CIVIL ENGINEER: Blew & Associates, PA 3825 North Shiloh Drive Fayetteville, AR 72703 Ph: (479) 443-4506	

NOTES:

- All Easements shown are being dedicated to the City of Bentonville per this plat.
- Total number of lots: 30 + 1 Lift Station Lot
- Common Areas shall be maintained by the Home Owners Association.
- Dimensions are measured from the Back of Curb, the Edge of Sidewalk, or the Center/End of Stripe.
- Proposed Sidewalk To Be Constructed Prior To Certificate of Occupancy of House.
- Ensure Street Trees are planted 5' From Water Mains, Storm Drainage, And Other Utilities.
- Atlas Page 364.

- ABBREVIATIONS:
BS - Building Setback Line
R/W - Right-of-Way
UE - Utility Easement
DE - Drainage Easement
AE - Access Easement
FFE - Minimum Finished Floor Elevation:

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

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

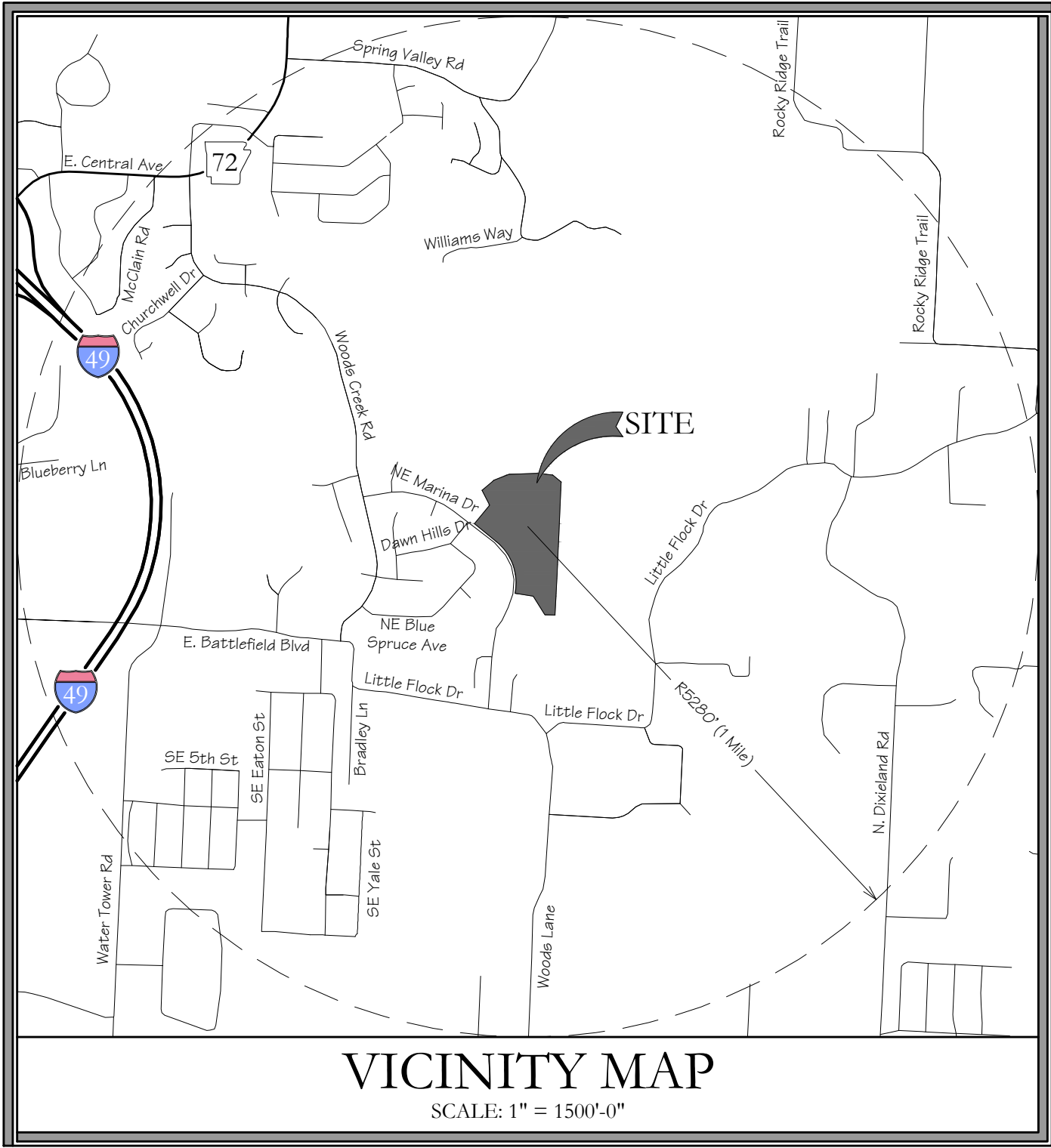
Before any work in the Right-of-Way commences, Contractor and or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place with-in the Right-of-Way. Work in right-of-way may require a separate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

CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD	
				LENGTH	BEARING
C1	594.17'	550.00'	61°53'50"	565.70'	N19°50'46"W
C2	19.63'	12.50'	89°58'22"	17.67'	S84°13'08"W
C3	21.38'	210.83'	5°48'39"	21.37'	S42°08'17"W
C4	65.76'	210.83'	17°52'18"	65.50'	S53°58'46"W
C5	56.99'	151.00'	21°37'31"	56.65'	S73°43'41"W
C6	35.32'	151.00'	13°24'09"	35.24'	N88°45'30"W
C7	83.69'	151.00'	31°45'20"	82.62'	N66°10'45"W
C8	69.86'	151.00'	26°30'34"	69.24'	N37°02'48"W
C9	69.72'	151.00'	26°27'17"	69.10'	N10°33'52"W
C10	31.10'	151.00'	11°47'58"	31.04'	N08°33'45"E
C11	67.17'	151.00'	25°29'11"	66.62'	N27°12'20"E
C12	55.25'	151.00'	20°57'54"	54.94'	N50°25'52"E
C13	18.76'	12.50'	85°58'37"	17.05'	N17°55'31"E
C14	75.80'	550.00'	7°53'46"	75.74'	N21°06'55"W
C15	243.29'	550.00'	25°20'41"	241.31'	N01°34'11"W
C16	18.80'	12.50'	86°10'25"	17.08'	N75°59'58"W
C17	127.68'	550.00'	13°18'02"	127.39'	N39°33'46"W
C18	43.98'	550.00'	4°34'54"	43.97'	N48°30'14"W
C19	19.64'	12.50'	90°01'38"	17.68'	N05°46'52"W
C20	51.12'	158.83'	18°26'31"	50.90'	N48°27'13"E
C21	14.53'	158.83'	5°14'26"	14.52'	N60°17'42"E
C22	206.91'	99.00'	119°44'51"	171.25'	S57°12'40"E
C23	100.65'	99.00'	58°15'03"	96.37'	S31°47'18"W
C24	75.35'	550.00'	7°50'57"	75.29'	N28°59'17"W
C25	76.40'	184.83'	23°40'57"	75.85'	S51°04'26"W
C26	261.25'	125.00'	119°44'51"	216.23'	N57°12'40"W
C27	127.08'	125.00'	58°15'03"	121.68'	N31°47'18"E
C28	28.08'	550.00'	2°55'30"	28.07'	N15°42'17"W

LINE TABLE

LENGTH #	LENGTH	BEARING
L1	8.56'	N11°46'58"E
L2	41.44'	N11°46'58"E
L3	50.00'	N11°46'58"E
L4	32.35'	S11°46'58"W
L5	27.59'	S78°13'02"E
L6	16.10'	N75°01'43"E



CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____

PAGE _____

CERT. OF SURVEYING ACCURACY:

I, BUCKLEY D. BLEW, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, 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. 1532
STATE OF ARKANSAS

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF RECORDING:

THIS DOCUMENT FILED FOR RECORD

BOOK NO. _____, DAY, 2019 IN PLAT
PAGE _____

SIGNED: _____
CIRCUIT CLERK

BENCHMARK:

Bentonville Control Point #54 is a concrete monument with a 3/4" bronze cap located on the southeast corner of E. Central Ave. and Water Tower Rd. This monument is approximately 31' from the edge of Water Tower Rd. and 34 1/2' from E. Central Ave.

NORTHING: 748,569.80 FEET
EASTING: 673,906.95 FEET
ELEVATION: 1304.84 FEET

FLOOD ZONE CERTIFICATION*:

This property is located within Zone "X", Areas determined to be outside the 0.2% (500 year) annual chance floodplain as determined by graphical plotting from the National Flood Insurance Program Flood Insurance Rate Map for Benton County, Arkansas and Incorporated Areas as shown on Flood Panel 05007C0095K, Dated June 5, 2012.

WETLAND STATEMENT:

There are no known wetlands on this site.

SURVEY DESCRIPTION:

LOT 36 OF AMBER RIDGE SUBDIVISION AS RECORDED AT BOOK 2015 & PAGES 47-50, LOT 6 OF EAST RIDGE SUBDIVISION AS RECORDED AT BOOK 2013 & PAGES 527-530, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS.

WITH THE METES AND BOUND DESCRIPTION AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, AND RUNNING THENCE S02°05'27"W 1284.31', S87°12'05"E 1721.80', S02°39'50"W 962.45' TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A FOUND IRON PIN, AND RUNNING THENCE S02°39'50"W 1379.29', THENCE N87°24'06"W 105.66', THENCE N32°52'26"W 224.07', THENCE N80°02'11"W 189.31' TO THE EAST RIGHT-OF-WAY LINE OF NE MARINA DRIVE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 550.00', HAVING A CHORD BEARING AND DISTANCE OF N19°50'46"W 565.70', THENCE N50°47'41"W 294.38', THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING N39°13'20"E 249.73', THENCE N27°01'19"W 170.75', THENCE N49°09'04"E 161.76', THENCE N68°43'36"E 163.34', THENCE N87°47'50"E 306.66', THENCE S82°03'25"E 150.55', THENCE S52°14'33"E 110.61' TO THE POINT OF BEGINNING. CONTAINING 18.95 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

ZONING INFORMATION:

ZONING CLASSIFICATION: R-1, SINGLE FAMILY RESIDENTIAL

LOT AND AREA STANDARDS:
Min. Lot Area: 6,000 sf
Min. Lot Width: 60 ft
Min. Lot Depth: 100 ft

CURRENT MINIMUM SETBACK STANDARDS:
Front Setback: 20 ft
Side Interior Setback: 7 ft
Side Exterior Setback: 20 ft
Rear setback: 25 ft
Street facing garage setback: 30 ft

REVISIONS:		
No:	DESCRIPTION	DATE:
-		-
-		-
-		-
-		-
-		-
-		-
-		-
-		-
-		-
-		-
-		-

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

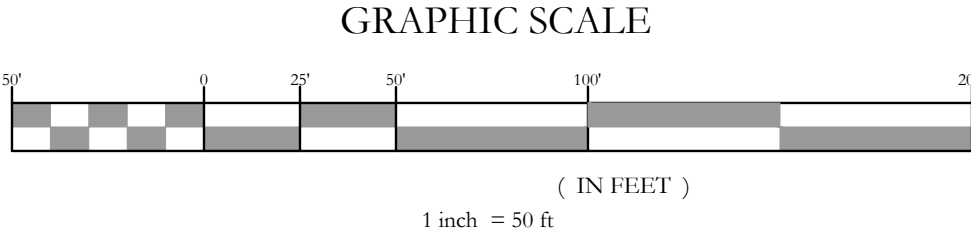
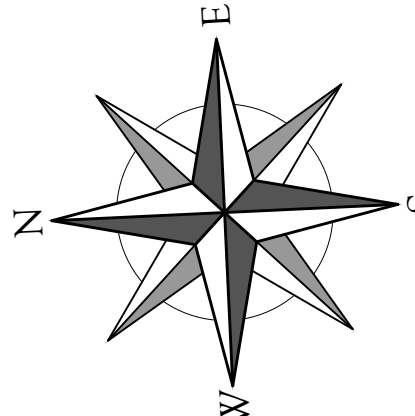


FINAL PLAT
AMBER RIDGE SOUTH AT
WOODS CREEK SUBDIVISION
BENTONVILLE, BENTON COUNTY,
ARKANSAS (ATLAS PAGE 364)
PREPARED: FEBRUARY 18TH, 2019

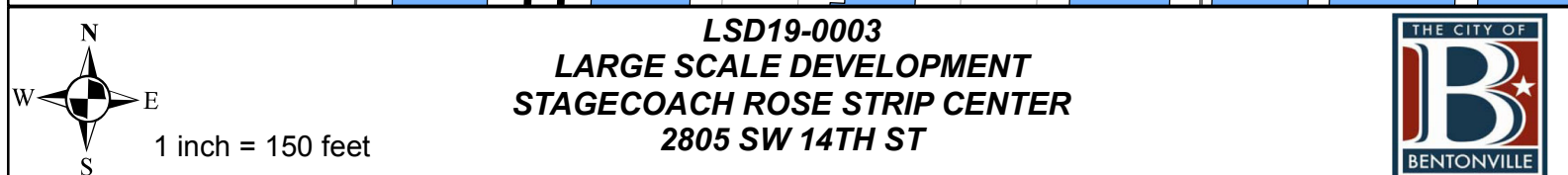
REVISIONS:		
No.	DESCRIPTION	DATE

LEGEND:

FEATURE	DESCRIPTION
○ ●	Found / Set 1/2" Rebar
—	Property Line
- - -	Onsite Property Line
- - -	Offsite Property Line
- - -	Section Line
- - -	Right-Of-Way Line
- - -	Setback Line
- - -	Easement Line
- - -	Street / Drive Centerline
- - -	100 Year WSE
- - -	Curb And Gutter
▨	Concrete Pavement
▨	Concrete Sidewalk
▨	General Fence Line
▨	Guard Rail
▨	Wet Pond



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CIVIL ENGINEERS & LAND SURVEYORS
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FAX: 479.582.1883
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LARGE SCALE DEVELOPMENT PLANS

STAGECOACH STRIP CENTER

2805 SW 14TH ST

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:

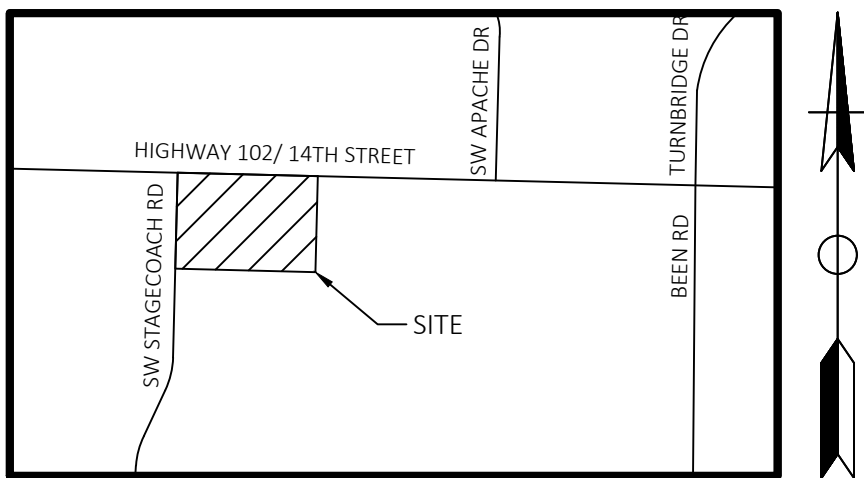
BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 05007C0255K
MAP REVISED: 06/05/2012

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 (479-273-3168) 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).

LSD19-0003

CURRENT ZONING	C-1
PROPOSED ZONING	C-1
CONSTRUCTION TYPE	VB
SPRINKLED	NO



Vicinity Map

Not to Scale

CEI CONTACT:

NAME: Jacob Shy
EMAIL: Jshy@CEIENG.COM
PHONE: (479) 466-1766

CLIENT CONTACT:

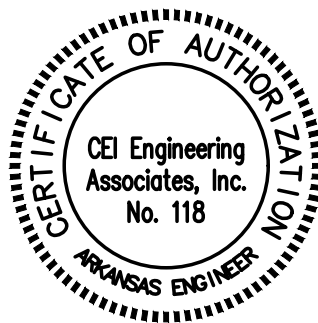
NAME: ROSE PROPERTIES LLC
EMAIL: ROSEPROPLLC@AOL.COM
PHONE: (479) 657-6167



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Call before you dig.



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



PLAN INDEX:

- C0 COVER SHEET
C1 DEMOLITION PLAN
C2 SITE PLAN
C3 GRADING 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:

1. DISTRICT 9 DR-1 DRIVEWAY DETAIL SHEET
2. CITY OF BENTONVILLE WATER/SEWER DETAILS SHEET 1 OF 2
3. CITY OF BENTONVILLE WATER/SEWER DETAILS SHEET 2 OF 2
4. BEUD ELECTRIC DETAIL SHEET 1 OF 3
5. BEUD ELECTRIC DETAIL SHEET 2 OF 3
6. BEUD ELECTRIC DETAIL SHEET 3 OF3
7. CITY OF BENTONVILLE SANITARY SEWER DETAIL SHEET 1 OF 2
8. CITY OF BENTONVILLE SANITARY SEWER DETAIL SHEET 2 OF 2
9. CITY OF BENTONVILLE WATER DETAIL SHEET 1 OF 2
7. CITY OF BENTONVILLE WATER DETAIL SHEET 2 OF 2
8. BUILDING ELEVATIONS 1 SHEET A2.1
9. BLDG ELEVATIONS 2 & DUMPSTER ENCL. SHEET A2.2
10. COLORED BLDG PERSPECTIVE SHEET

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 BRIAN BAHR 305 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3122	AEP COLBY G. NORGAAARD 101 W. TOWNSHIP STREET FAYETTEVILLE, AR 72703 PHONE: (479) 973-2563	TELEPHONE AT&T 627 WHITE ROAD SPRINGDALE, AR 72766 SCOTT SEAMAN PHONE: (479) 442-1967 LAYNE RHODES PHONE: (479) 442-1977
WATER DEPARTMENT PRESTON NEWBILL 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3140	STORMWATER JANET FAITH 3200 SW MUNICIPAL DR BENTONVILLE, AR PHONE: (479) 271-5002	CABLE CDX COMMUNICATIONS KIP SMITH 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (719) 717-3796
ARDOT DOUG MEANS DISTRICT 9 PERMIT OFFICER PO BOX 610 HARRISON,AR 72602 870-416-2961 MOBILE 870-743-4630 FAX 870-743-2100 OFFICE.	FIRE DEPARTMENT BRENT BOYDSTON, FIRE CHIEF 800 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927	

Arkansas * California * Minnesota * Pennsylvania * Texas

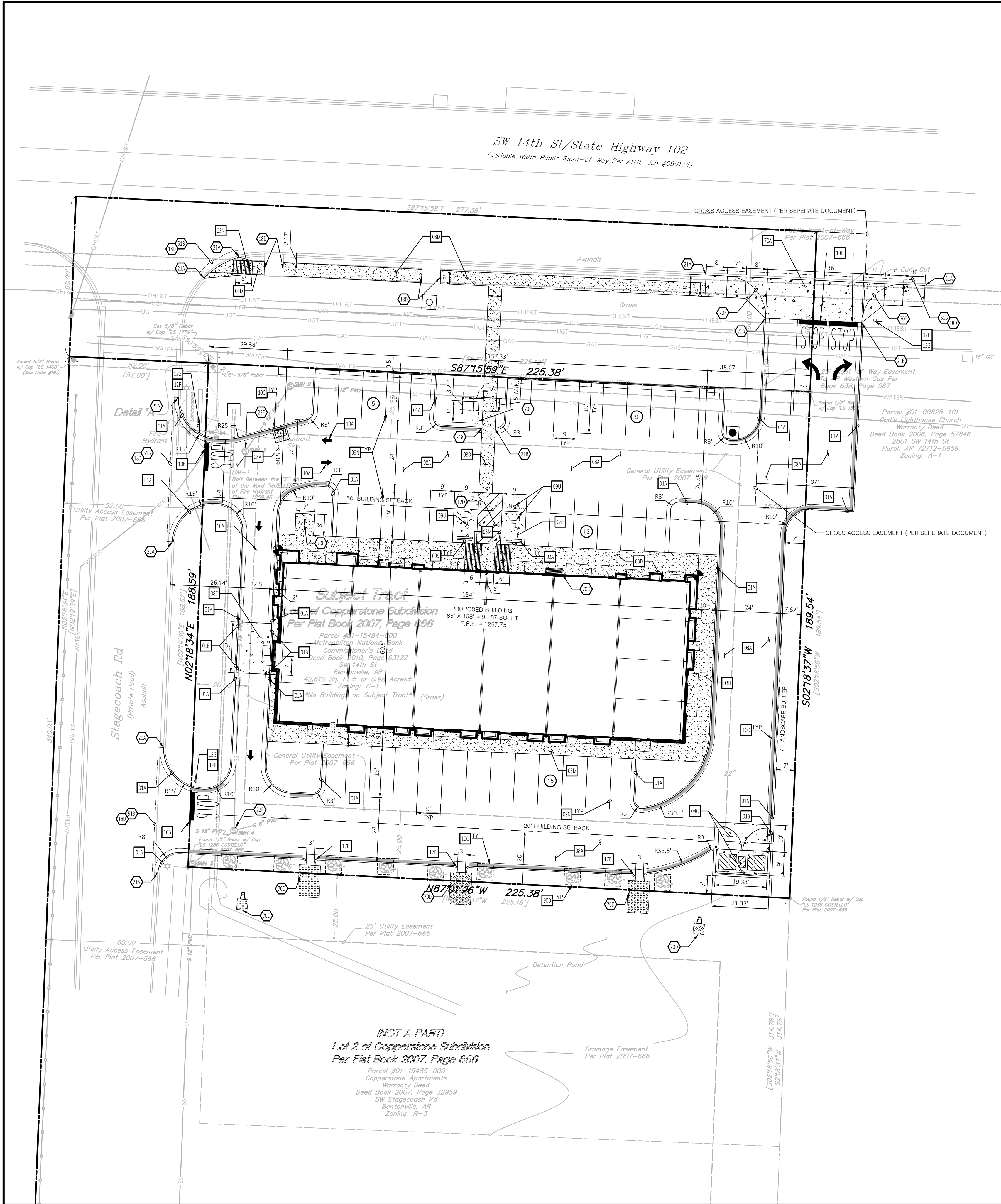
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DATE 3/15/19 2:38 PM REV-1	SHEET NO. C0

LSD19-0003

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PROJECT: STAGECOACH STRIP CENTER 2805 SW 14TH ST BENTONVILLE, ARKANSAS

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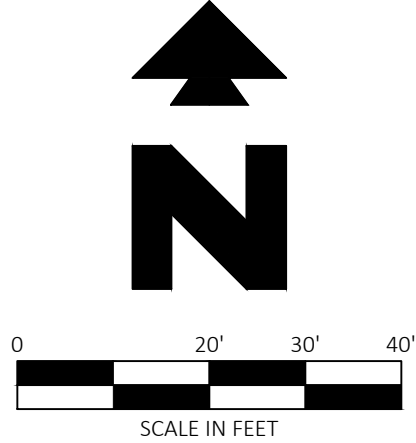


SITE DATA	
SITE AREA	0.98 ACRES (42,610 ± SF)
BUILDING AREA	9,187 SF (8,803 SF NOT INCLUDING RESTROOMS)
ZONING	C1
PARKING REQUIRED	1/250 = 36 SPACES
PARKING PROVIDED	42 SPACES

SITE BENCHMARK

BOLT BETWEEN THE "E" AND "L" OF THE WORD "MUELLER" ON TOP OF FIRE HYDRANT. ELEVATION = 1259.46'

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.



CITY OF BENTONVILLE NOTES

- A. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
B. A SEPARATE PERMIT WILL BE REQUIRED FOR FENCING.
C. A SEPARATE PERMIT WILL BE REQUIRED FOR SIGNAGE.
D. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING. REFER TO ASSOCIATED ARCHITECTURAL PLANS FOR DUMPSTER DETAIL.

BENTONVILLE ELECTRIC UTILITY DEPARTMENT NOTES

- A. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
B. BEUD DESIGN AND LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE UTILITY PLAN.
C. 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

---	Property Line	☆	Light pole straight
---	Right-of-Way	□	Electrical riser
---	Easement	—	Sign
W	Chainlink Fence	⊙	Deciduous tree
OHE	Overhead Electric Line	eg	Existing Ground
UGE	Underground Electric Line	gb	Grade Break
G	Underground Gas Line	bb	Bottom bank
UTE	Underground Telephone Line	tbc	Top Back Curb
---	Drainage Pipe	gut	Gutter
---	Sanitary Sewer Line	cr	Crown road
---	Found rebar (as noted)	ec	Edge of concrete
◆	Site benchmark	cgp	Corrugated Polyethylene Pipe
◇	Set 5/8" Rebar w/ Cap "LS 1759"	smh	Sewer manhole
⊙	Sewer manhole	dec	Deciduous tree
⊙	Drainage manhole	rcp	Reinforced Concrete Pipe
⊙	Grate inlet(circular)	cif	Curb inlet flow
⊙	Fire hydrant	flp	Pipe flowline
⊙	Water valve	dmm	Drainage manhole
⊙	Electric meter	gic	Grate inlet-circular
⊙	Utility Pole	tb	Top bank
---		ff	Flow line (Ditch)

PROPOSED LEGEND

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

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
B. ALL CURB RETURN RADI 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 09U.
D. ADJL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
F. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

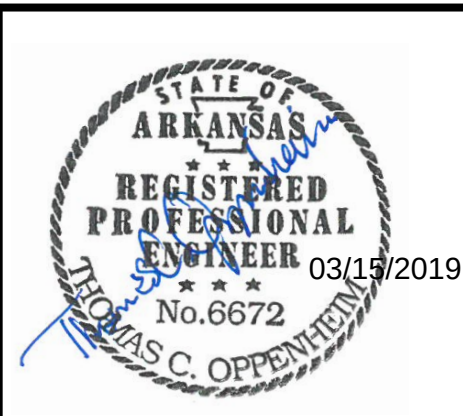
SITE NOTES

- 02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
12D 4 INCH WIDE PAINTED YELLOW STRIPES, 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL)
15A STOP SIGN
16E MONUMENT SIGN (PER ARCH. PLANS)
18D MATCH EXISTING PAVEMENT ELEVATIONS
18E POINT OF RELOCATION
21A TAPER CURB TO MATCH EXISTING CURB
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET
23F ADJUST MANHOLE RIM TO MATCH FINISH GRADE
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
70B BIKE RACK - SINGLE HOOP, DERO SWERVE RACK, BLACK (34" X 21.5")
70C BENCH - VICTOR STANLEY "CLASSIC" SERIES (MODEL BC-10) (OR APPROVED EQUAL) CONTRACTOR TO INSTALL PER MANUFACTURES DETAILS AND SPECIFICATIONS
70D SCOURSTOP (CONTRACTOR TO INSTALL PER MANUFACTURES DETAILS AND SPECIFICATIONS)
70E MONUMENT SIGN (PER SIGNAGE PLANS). FOOTING TO BE MINIMUM 5' FROM EXISTING SEWER LINE.
70F 15' RADIUS SHOWN FOR DR-1 DRIVEWAY REFERENCE ONLY

SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER
01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
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
08E STANDARD DUTY CONCRETE PAVING
09N 90 DEGREE PARKING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
10A TRAFFIC FLOW ARROW
10B STOP BAR
10C FIRE LANE MARKING
12G STOP SIGN
12F SIGN BASE
17B CONCRETE FLUME
70A DISTRICT NINE DR-1 DRIVEWAY (PER DOT SPECIFICATIONS)
90D TREE PROTECTION FENCE (SEE SHEET LG-1 LANDSCAPE NOTES FOR DETAIL)

LSD19-0003



31007
CEI PROJECT NO.

3/15/19
INITIAL DATE

TCO
DPOR

JPS
PM

MCM
DES

MCM
DRW

CEI
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Engineering Associates, Inc.

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Bentonville, AR 72712

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FAX (479)273-0844

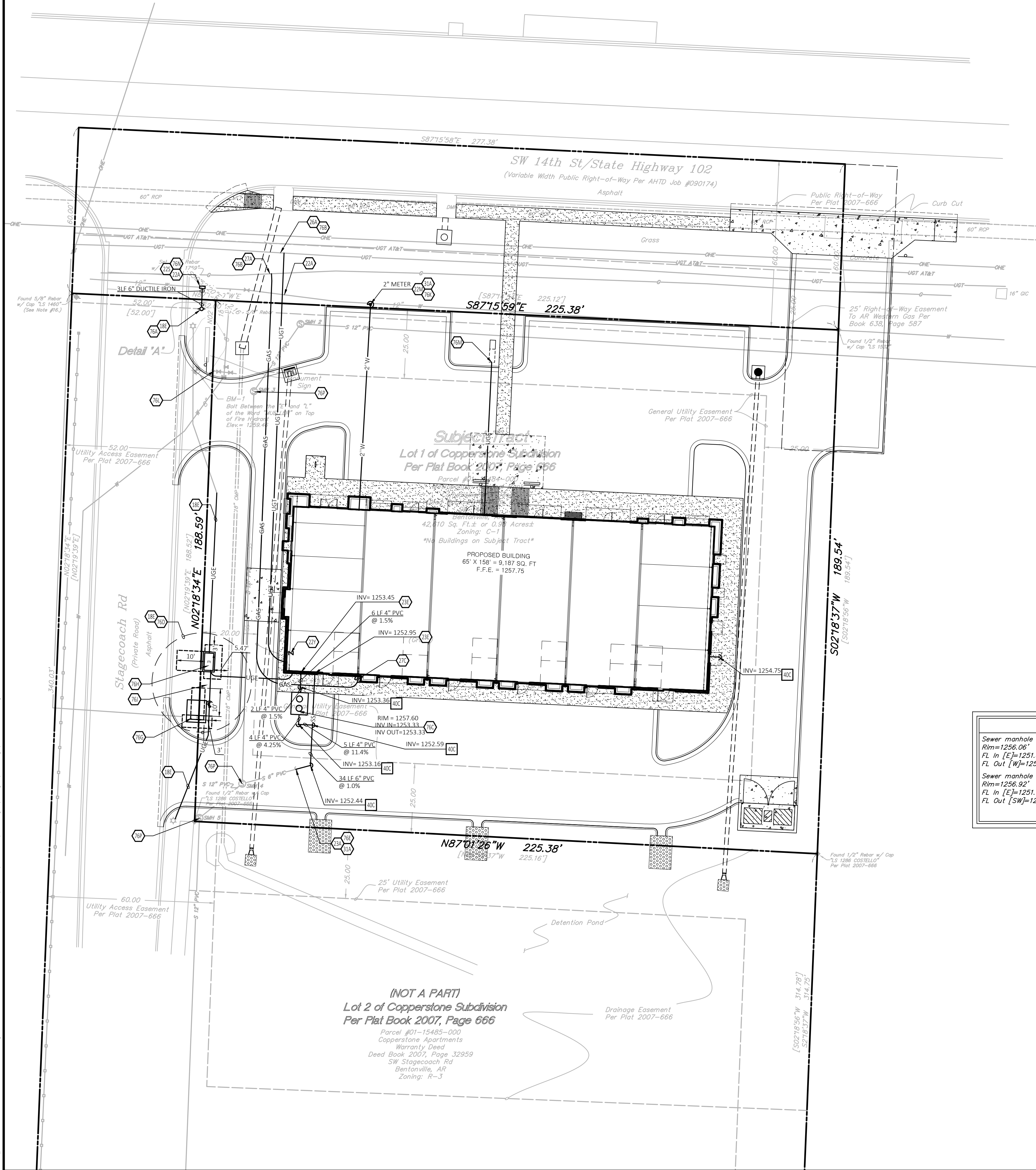
STAGECOACH STRIP CENTER
2805 SW 14TH ST
BENTONVILLE ARKANSAS

SITE PLAN

REV DATE
3/15/19
REV-1

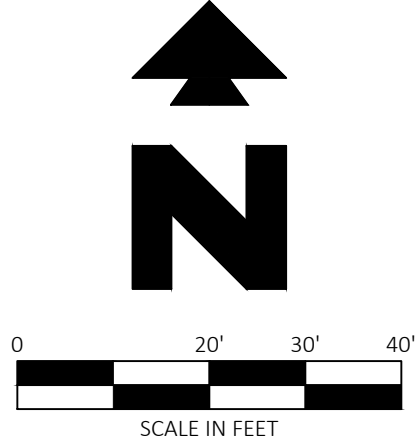
SHEET NO.
C2

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SITE BENCHMARK
BOLT BETWEEN THE "E" AND "L" OF THE WORD
"MUELLER" ON TOP OF FIRE HYDRANT.
ELEVATION = 1259.46'

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.



PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- STORM DRAIN
- X"G GAS SERVICE
- UGE UNDERGROUND ELECTRIC SERVICE
- UGT UNDERGROUND TELEPHONE SERVICE
- X"SS SANITARY SEWER SERVICE
- X"W WATER SERVICE

CITY OF BENTONVILLE NOTES

- A. TREES MUST BE 5' FROM PUBLIC UTILITIES.

BENTONVILLE ELECTRIC UTILITY DEPARTMENT NOTES

- A. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
B. BEUD DESIGN AND LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE UTILITY PLAN.
C. 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

- Property Line
- Right-of-Way
- Easement
- Chainlink Fence
- Overhead Electric Line
- Underground Electric Line
- Wood Privacy Fence
- Underground Gas Line
- Underground Telephone Line
- Drainage Pipe
- Sanitary Sewer Line
- Found rebar (as noted)
- Site benchmark
- Set 5/8" Rebar w/ Cap "LS 1759"
- Sewer manhole
- Drainage manhole
- Grate inlet(circular)
- Fire hydrant
- Water valve
- Electric meter
- Utility Pole
- Light pole straight
- Electrical riser
- Sign
- Deciduous tree
- Existing Ground
- Bottom bank
- Top Back Curb
- Gutter
- Crown road
- Edge of concrete
- Corrugated Polyethylene Pipe
- Sewer manhole
- Deciduous tree
- Reinforced Concrete Pipe
- Curb inlet flow
- Pipe flowline
- Drainage manhole
- Grate inlet-circular
- Top bank
- Flow line (Ditch)

GENERAL UTILITY NOTES

- A. ALL 1" WATER LINES SHALL BE DRISCO TUBING DR9 WITH 24" MIN. COVER
B. ALL SANITARY SEWER LINES SHALL BE SDR-26 WITH 36" MIN. COVER
D. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
E. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
F. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
G. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
H. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER DETAIL 31C. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42A. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42B.

UTILITY NOTES

- 18E POINT OF RELOCATION.
22A POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES).
22L METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET).
22M PROPOSED WATER METER (PER LOCAL CODES AND SPECIFICATIONS).
22S M.I. TAPPING SADDLE W/M.I. TAPPING VALVE AND THRUST BLOCKING IN ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
22Y RP2 TYPE INTERIOR BACK FLOW PREVENTER (PER ARCH. PLANS).
23A POINT OF CONNECTION - SANITARY SEWER SERVICE (PER LOCAL CODES).
23E SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS).
26A POINT OF CONNECTION FOR UNDERGROUND TELEPHONE (PER TELEPHONE COMPANY REQUIREMENTS).
27A POINT OF CONNECTION FOR GAS SERVICE (PER LOCAL GAS COMPANY REQUIREMENTS).
27C PROPOSED GAS METER.
31A LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
76A POINT OF RELOCATION FOR FIRE HYDRANT ASSEMBLY - PER CITY OF BENTONVILLE STANDARDS & DETAIL. PUBLIC HYDRANT TO BE PAINTED SAFETY YELLOW.
76B COORDINATE SERVICE CONNECTION WITH UTILITY COMPANY
76C GREASE TRAP (TO BE SIZED LATER)
76D ELECTRICAL PER BEUD ELECTRIC DETAIL SHEETS 1 THRU 3
76E CONTRACTOR TO FIELD VERIFY ELEVATION OF EXISTING SANITARY STUB-OUT AND TIE-IN
76G 3 PHASE ELECTRICAL TRANSFORMER
76H 3 PHASE ELECTRICAL JUNCTION BOX
76I ELECTRICAL POLE METER
76K 2" SERVICE BY CITY OF BENTONVILLE AT OWNERS EXPENSE
76L INSTALL CAP AND PLUG ON VALVE AT TEE.
76M ELECTRICAL POINT OF CONNECTION FOR MONUMENT SIGNAGE
76N HYDRANT LEAD TAP BY CITY OF BENTONVILLE AT OWNERS EXPENSE
76P ADJUST MANHOLE RIM TO MATCH FINISH GRADE.

UTILITY DETAILS

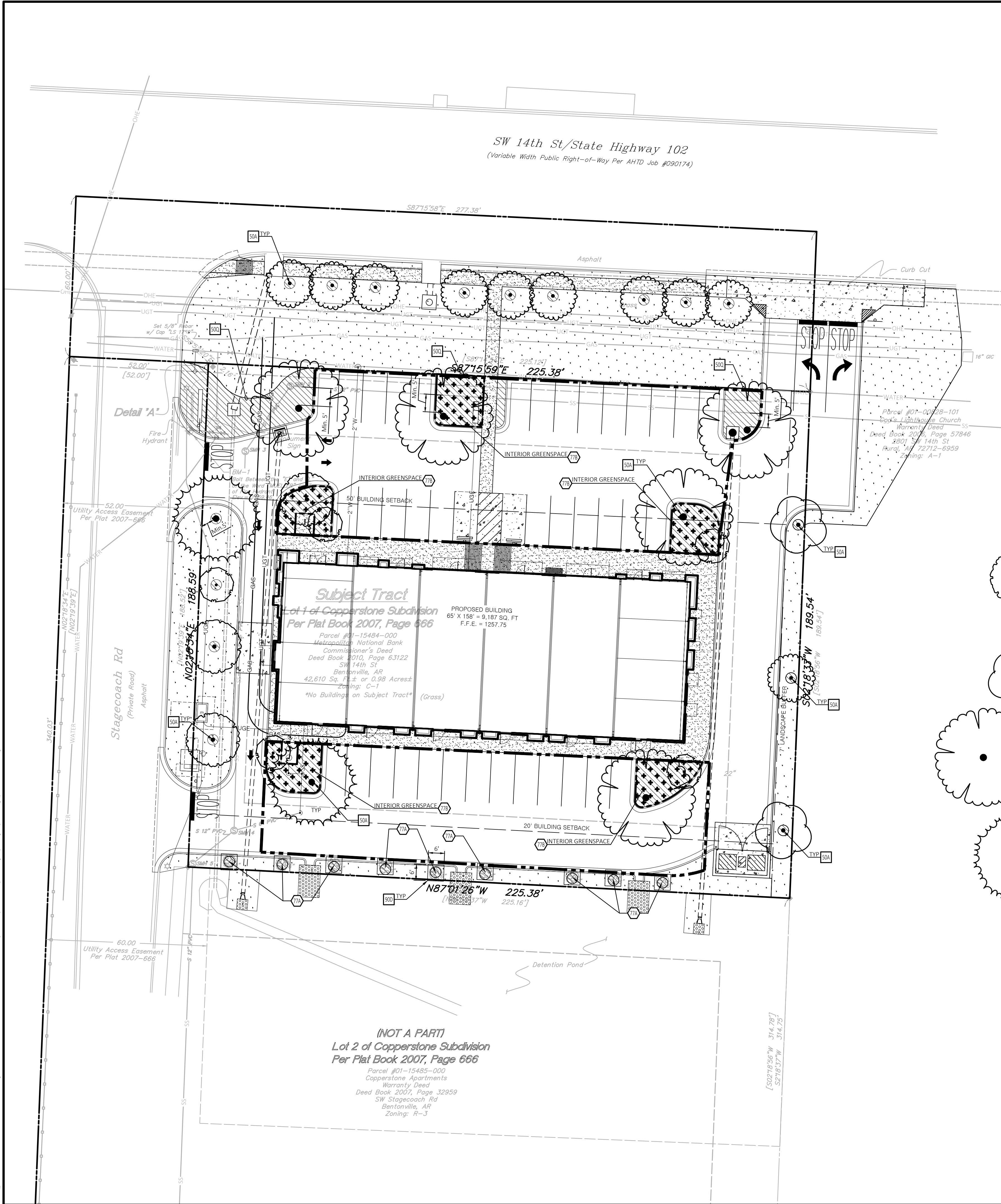
- 40C SANITARY SEWER CLEAN-OUT

LS19-0003



31007	3/14/19	TCO	JPS	MCM	MCM
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
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					
STAGECOACH STRIP CENTER					
2805 SW 14TH ST BENTONVILLE ARKANSAS					
UTILITY PLAN				REV DATE 3/15/19 REV-1	SHEET NO. C5

JOB # 31007 DRAWING: 31007-LP.dwg LAST SAVED BY: MMUSE LOCATION: P:\31000\31007\0\Drawings\Design\Working\31007-LP.dwg

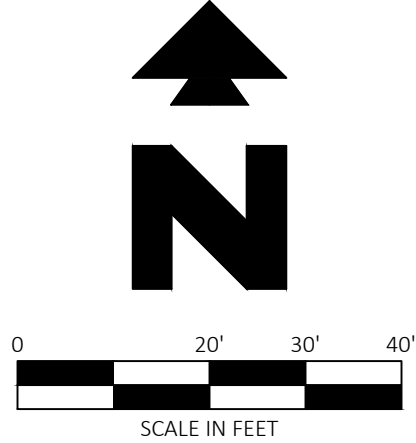


LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
STREET FRONTAGE BUFFER	226 LF @ 1 TREE PER 20 LF = 12	12 TREES
PERIMETER LANDSCAPE	560 LF @ 1 TREE PER 50 LF = 12	3 TREES PROVIDED 9 EXISTING TREES
INTERIOR GREENSPACE (TOTAL PARKING AREA=16,931 SF)	8% OF TOTAL PARKING AREA = 1,355 SF	1,546 SF
INTERIOR PARKING LOT	6 INTERIOR ISLANDS @ 2 TREES PER ISLAND = 12 TREES	12 TREES

SITE BENCHMARK

BOLT BETWEEN THE "E" AND "L" OF THE WORD
"MUELLER" ON TOP OF FIRE HYDRANT.
ELEVATION = 1259.46'

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.



811

Know what's below.
Call before you dig.

CITY OF BENTONVILLE NOTES

- A. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
B. TREES MUST BE 5' FROM PUBLIC UTILITIES.

EXISTING LEGEND

	Property Line		Light pole straight
	Right-of-Way		Electrical riser
	Easement		Sign
	Chainlink Fence		Deciduous tree
	Overhead Electric Line		Existing Ground
	Underground Electric Line		Grade Break
	Wood Privacy Fence		Bottom bank
	Underground Gas Line		Top Back Curb
	Underground Telephone Line		Gutter
	Drainage Pipe		Crown road
	Sanitary Sewer Line		Edge of concrete
	Found rebar (as noted)		Corrugated Polyethylene Pipe
	Site benchmark		Sewer manhole
	Set 5/8" Rebar w/ Cap "LS 1759"		Deciduous tree
	Sewer manhole		Reinforced Concrete Pipe
	Drainage manhole		Curb inlet flow
	Grate inlet(circular)		Pipe flowline
	Fire hydrant		Drainage manhole
	Water valve		Grate inlet-circular
	Electric meter		Top bank
	Utility Pole		Flow line (Ditch)

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CALIPER SIZE
	4	Magnolia stellata/M. Kobus	2.5" MINIMUM CALIPER
	3	Carpinus caroliniana / American Hornbeam	2.5" MINIMUM CALIPER
	10	Cercis canadensis / Eastern Redbud Multi-trunk	2.5" MINIMUM CALIPER
	2	Cornus florida / Eastern Dogwood	2.5" MINIMUM CALIPER
	5	Gleditsia triacanthos inermis / Thornless Common Honeylocust	2.5" MINIMUM CALIPER
	2	Ulmus parvifolia "Lacebark Elm" / Chinese Elm Tree	2.5" MINIMUM CALIPER

PROPOSED LEGEND

	PROPERTY BOUNDARY LINE
	STORM DRAIN
	INTERIOR GREENSPACE
	TOTAL PARKING AREA
	SIGHT TRIANGLE
	BERMUDA SOD
	PINE NUGGET MULCH (COLOR TO BE DARK BROWN)

GENERAL NOTES

- A. SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.
B. CONTRACTOR TO INCLUDE AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE NOTES

- 77A EXISTING TREES TO REMAIN
77B PLANTING ISLAND COUNTED TOWARD INTERIOR GREENSPACE REQUIREMENTS

LANDSCAPE DETAILS

- 50A TREE PLANTING
50Q STEEL EDGING
90D TREE PROTECTION FENCE



3/18/2019

310073/15/19TCOJPSMCMCEI PROJECT NO. INITIAL DATE DPOR PM DES DRW

CEI

Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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

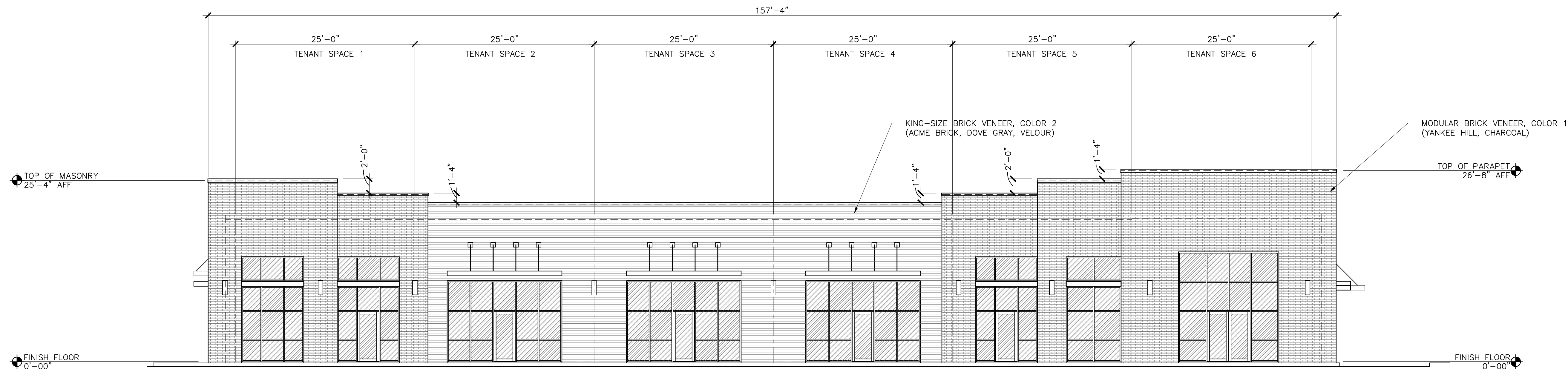
STAGECOACH STRIP CENTER

2805 SW 14TH ST
BENTONVILLE ARKANSAS

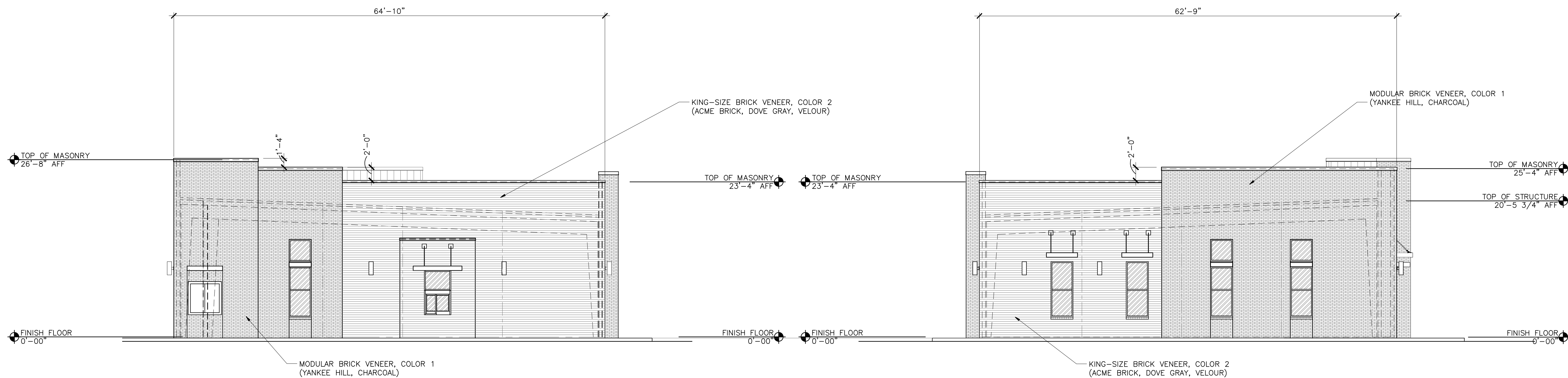
LANDSCAPE PLAN

REV DATE
3/15/19
REV-1

SHEET NO.
C6

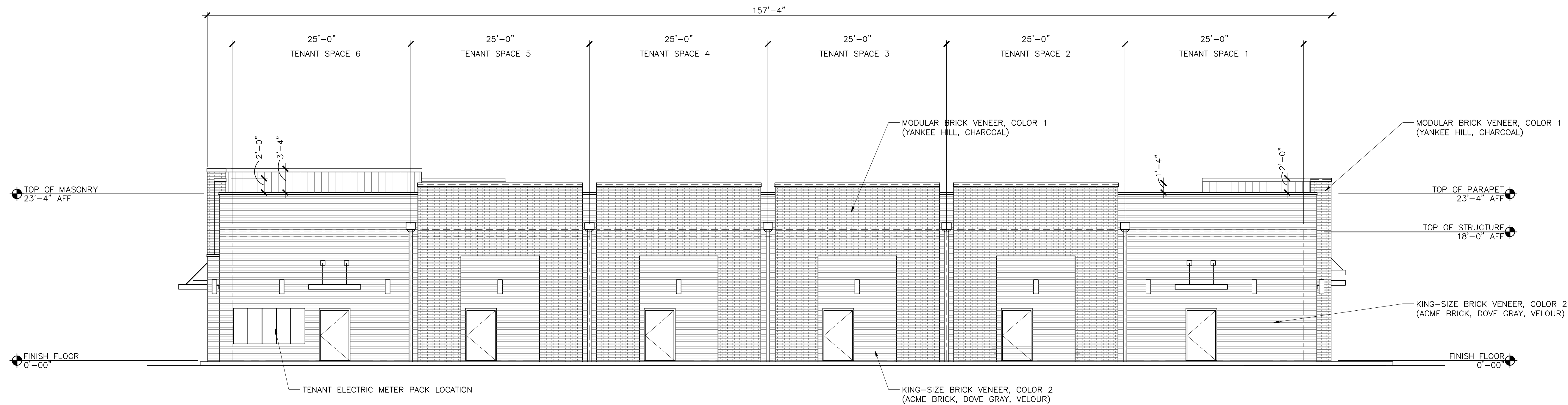


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

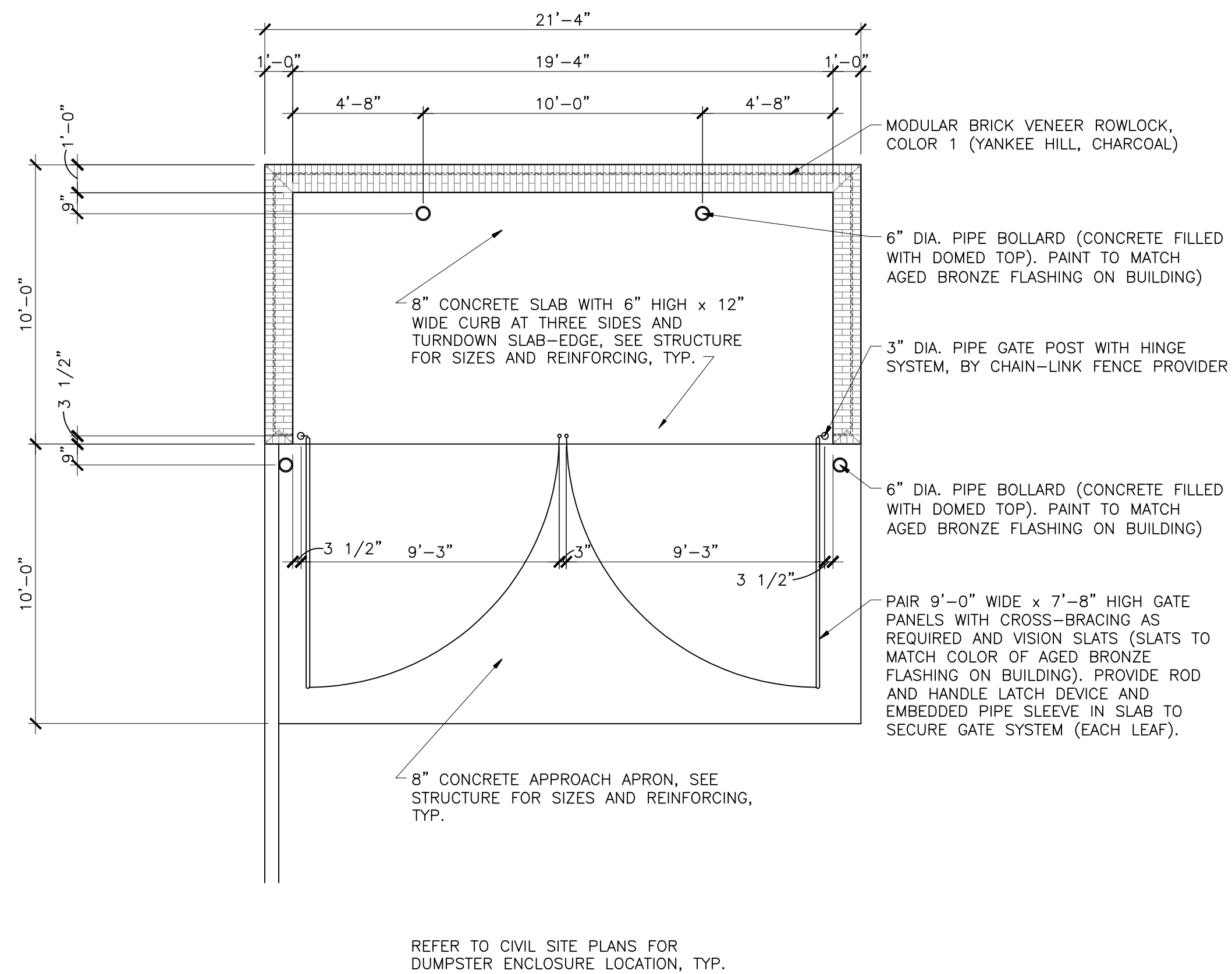


2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

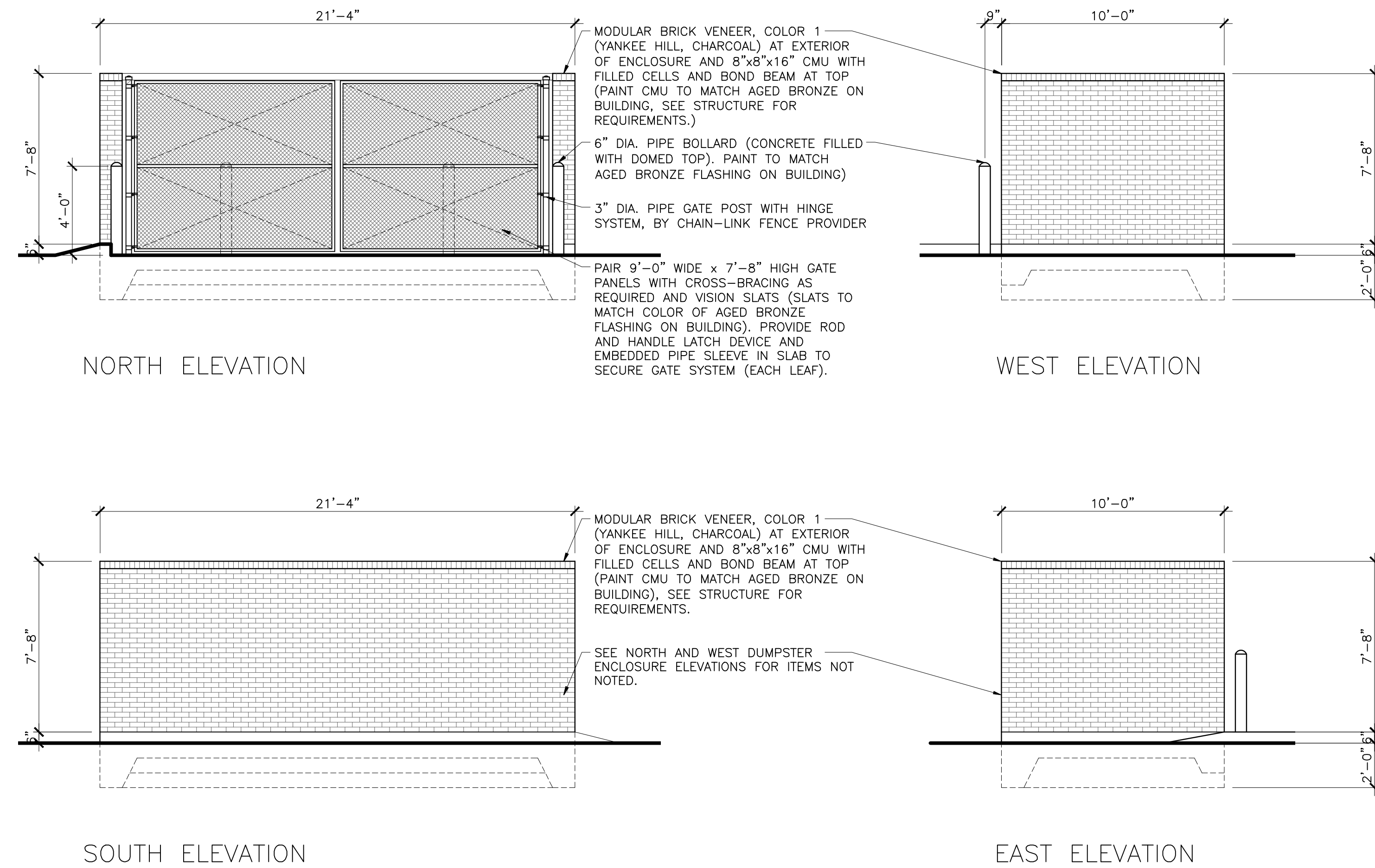


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



REFER TO CIVIL SITE PLANS FOR DUMPSTER ENCLOSURE LOCATION, TYP.

2 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



3 DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



A New 9,187 SF Retail Facility for Rose Properties, LLC

US Hwy 102 and Stagecoach Road, Bentonville, Arkansas

COLLINS HAYNES LTD
ARCHITECTURE
Post Office Box 787 • Pineville, MO 64856

REZONING STAFF REPORT



Ozark Bible Fellowship Church

244 NW 3rd Street

PC Date: 4/2/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0005
Applicant / Current Owner	Ozark Bible Fellowship Church, Inc. 212 SE 17 th Street Bentonville, AR 72712
Site Area	+/- 0.9 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	High Density Residential

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

Property Description

This property is located north of Northwest 3rd Street and east of Northwest B Street. The property is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1, Single Family Residential immediately surrounding the property. However, there is R-3, Medium Density Residential located north and DE, Downtown Edge located east.

Projected Traffic Impact

The proposed rezoning does have the potential to impact traffic in the area. However, the existing downtown street grid should be adequate to handle any increase in traffic or density caused by the rezoning.

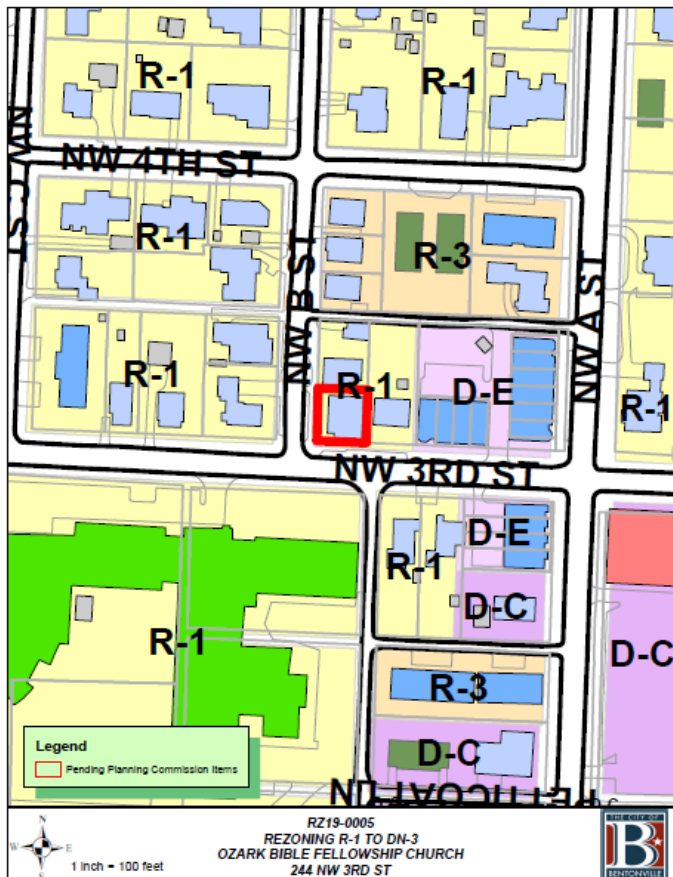
Relationship to the General Plan

The Future Land Use Plan currently depicts this property as High Density Residential. These areas include apartments and other higher density residential uses. These areas may also include amenities for residents such as parks, community centers, and resident-oriented commercial uses.

Analysis

The site's compatibility with the Future Land Use Plan and proximity to the downtown area may justify a rezoning to DN-3, Downtown High Density Residential.

Location Map



My name is Matt Miller and I have the property of 244 NW 3rd Street Bentonville, Ar 72712 under contract to purchase. It is currently zoned single family but the building on the property is a church. I would like to have the property re-zoned to DN-3 so that I can remodel the current building into 2 units such as Condos/Townhomes. Under the zone map from the City's website it shows this area to be High-Density and my plans will fit into the current growth of Downtown Bentonville. By changing this to DN-3, It will allow the units to be affordable for professional individuals- from teachers at Baker Elementary to retirees that wish to live in Downtown Bentonville. The remodel will be a complete remodel using the existing footprint and finishing the units into brand new One-Level Condos/Townhomes that have similar amenities as the other properties in that area.



REZONING STAFF REPORT



Eastman

403 NW 6th Street

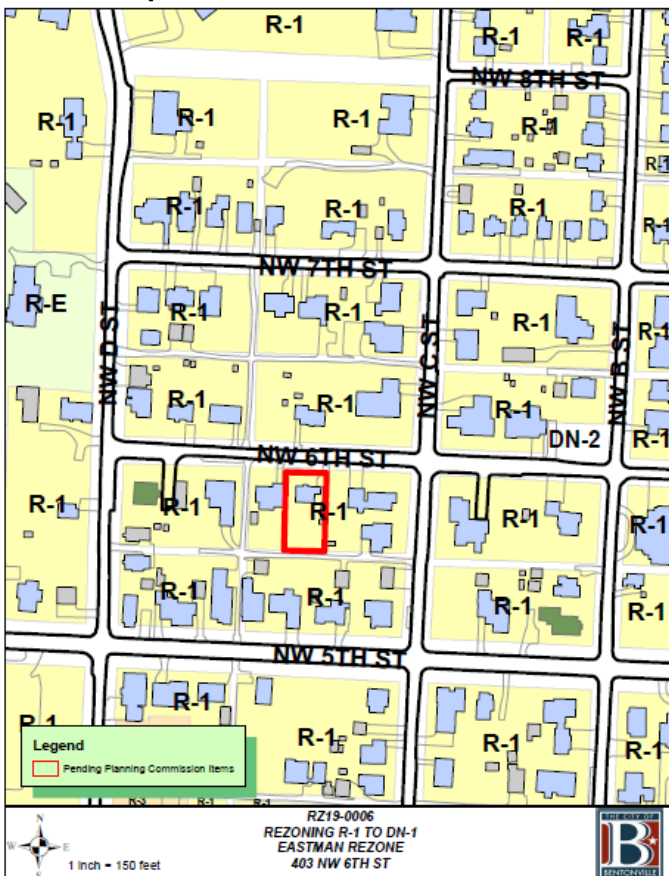
PC Date: 4/2/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0006
Applicant / Current Owner	Caroline Eastman 403 NW 6 th Street Bentonville, AR 72712
Site Area	+/- 0.25 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Medium Density Residential

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

Location Map



Property Description

This property is located south of Northwest 6th Street and west of Northwest C Street. The property is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1, Single Family Residential to the north, south, east, and west.

Projected Traffic Impact

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

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas include single-family, townhouse and duplex residential properties.

Analysis

According to the applicant's narrative, the proposed porch extends into the current 20-foot setback. The proposed DN-1 zoning district would allow the porch to come into compliance by allowing a 15' front setback. In addition, the surrounding uses, and general downtown location may justify a zoning to DN-1, Downtown Low-Density Residential.

February 23, 2019

City of Bentonville Planning and Development Services
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Request for 403 NW 6th Street; Parcel #01-02222-000

I am requesting a change in zoning designation for the above mentioned property. The current zoning designation is R-1 Single Family Residential, and the new proposed zoning would be DN-1 Downtown Low Density Residential.

The rezoning request is for the addition of a porch to an existing single family home. The DN-1 designation will allow for a 15' setback instead of the existing 20' setback on which the new porch would encroach.

This property will remain as a single family home, as are all adjacent homes. There will be no change in traffic as this is a residential neighborhood side street. No signage will be placed on the property. The addition of a new porch will add curb appeal to the existing structure and increase the value of the property.

The property is currently served by existing city water and sewer connections, therefore sewer and water are available to this property.

Thank you for your consideration of this request.
Respectfully,

Caroline Eastman
Property Owner



REZONING STAFF REPORT



SS Properties, LLC

1505 SW 14th Street

PC Date: 4/2/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0007
Applicant / Current Owner	SS Properties, LLC 1402 SW Susana St, Ste. 6 Bentonville, AR 72712
Site Area	+/- 7.93 acres
Current Zoning	A-1, Agricultural & PUD, Planned Unit Development
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial

Property Description

This property is located south of Highway 102 and west of Southwest Susana Street. The property is currently zoned R-1, Single Family Residential. Adjacent zonings are A-1, Agricultural to the north and west, R-O, Residential Office to the north, PUD, Planned Unit Development to the north and south, and C-2, General Commercial to the east.

Projected Traffic Impact

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

Relationship to the General Plan

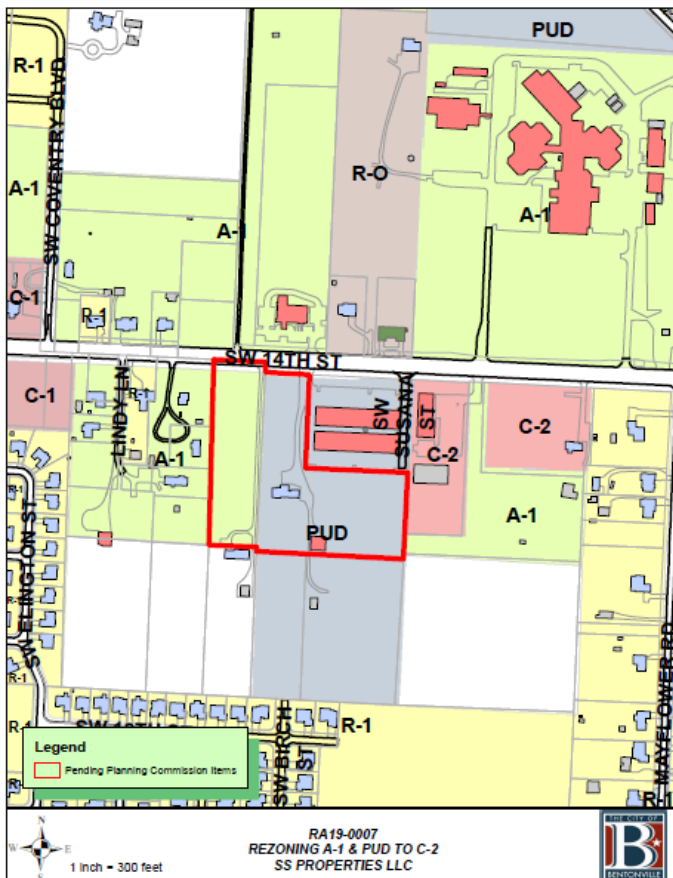
The Future Land Use Plan currently depicts this property as General Commercial. These areas include services and uses that serve both nearby residents and the larger community.

Analysis

The site's adjacency to a major arterial road (Highway 102) and compatibility with the Future Land Use Plan may justify a rezoning to C-2, General Commercial.

<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

February 25, 2019

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

RE: Hwy 102 rezoning application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal application by SS Properties, LLC, owner of real property located in the City of Bentonville, for consideration of a rezoning request for Benton County parcels #01-00819-000 & 18-18370-000 from A-1 agricultural and PUD planned unit development respectively to C-2 general commercial zoning district.

The property requested for rezoning is generally in a developed part of the city bordered on the north by SW 14th Street (Hwy 102) and the south by vacant farmland with Windwood Subdivision behind. Property to the east of the requested commercial zone is currently zoned C-2 and A-1 and developed as Camp BowWow and a retail/office building (102 Business Park). Properties west of the requested commercial zone are currently zoned A-1 with use as single family residential. It should be noted that the future land use map shows both properties requested for rezoning to be "General Commercial".

Both 8" water and 8" sanitary sewer exist on the property along the north side due to previous development of commercial and residential property along Hwy 102. Pending approval of the requested rezoning applications, the property will be sold to a developer for purpose of commercial development as may be allowed under the requested zoning district. Traffic from the development can easily be handled by the 5-lane arterial street on the north side of the property (Hwy 102). Access, specific use, signage, and appearance of the development will be presented at the time of Large Scale Development pending approval of this zoning request.

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



Sewell Family Development, LLC

Highway 112

PC Date: 4/2/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0008
Applicant / Current Owner	Sewell Family Development, LLC 3051 N Chapel View Drive Fayetteville, AR 72703
Site Area	+/- 24.7
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	None

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

Property Description

This property is located east of Highway 112 and the intersection of Windmill Road. The property is currently zoned A-1, Agricultural. Adjacent zonings are R-1, Single Family Residential to the west and the City of Cave Springs and county land to the north, east, and south.

Projected Traffic Impact

The proposed rezoning does have the potential to impact traffic in the area. Additional traffic analyzes may be necessary at the time of development.

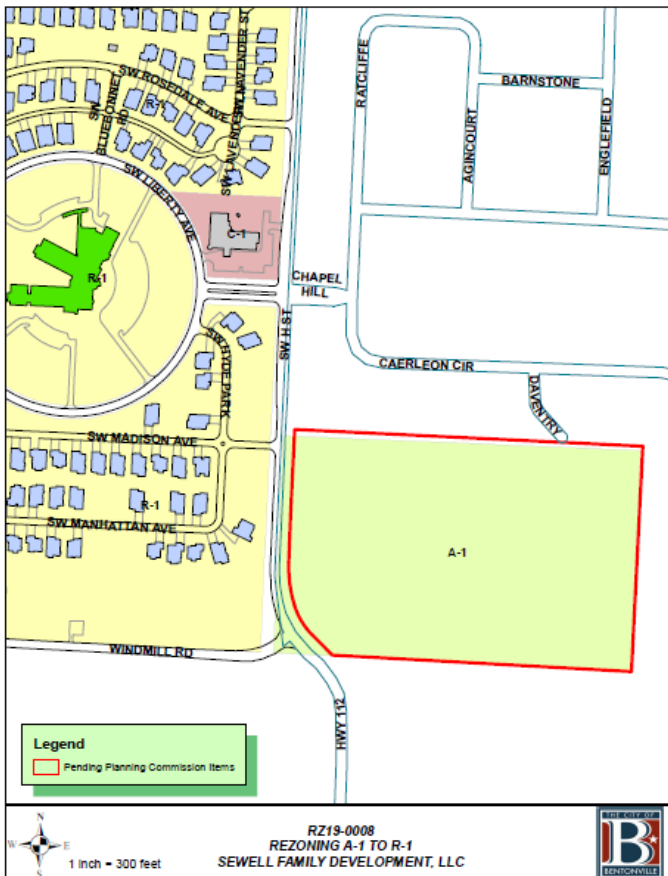
Relationship to the General Plan

This property is located within a recently annexed area that was outside of the city's planning jurisdiction boundary. Therefore, there is no current Land Use classification for the subject property.

Analysis

The site's adjacency to two single-family subdivision to the north and west, and the general character of the area, may justify a rezoning to R-1, Single Family Residential.

Location Map



Rezone Narrative:

Sewell Family Development, LLC is requesting to rezone approximately 24.7 acres located at HWY 112 and Windmill Road from Agricultural (A-1) to Single Family Residential (R-1). The owners intend to develop the property into a single family residential subdivision. Access into the subdivision will be from HWY 112. It is anticipated that a subdivision monument sign will be placed at the entrance to Alleghany Avenue. The development in appearance will be compatible to the surrounding subdivisions. An 8" water line is available across Hwy 112 in Central Park Subdivision PH V. Sanitary sewer will be collected and a new on-site lift station will pump across Hwy 112 to an existing lift station in Central Park. The rezone request is compatible with the adjacent zoning. The property is surrounded to the west by Bentonville R-1, to the south by Benton County, to the east by Cave Springs R-1, and to the north by Cave Springs R-1 properties.



NOTICE OF INTENT TO REZONE

Sewell Family Development, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1 to R-1

The legal description of the property is as follows:

see attached.

The common description of the property is:

Proposed land use: Single Family Residential

The public hearing will be held April 2, 20 19 at 5:00 p.m. It will be held at 305 SW A Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122 extension 2.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

SEE ATTACHED

[Signature]
Signature

DUSTIN RASH
Printed Name
4092 CAERLEON CIR, BENTONVILLE
Physical Address
AR 72713

I/we object to the rezoning because:

- The current proposed land use of "Single Family Residential" is too vague. There is no information on the planned community of lots size, minimum square feet, value and other amenities of the neighborhood. This new subdivision could affect property value of St Valery Downs unless homes are equal to the size and value of current homes in SVD.
- No explanation of easement along St Valery Downs community.
- How will Bentonville city utilities access the new community without damage to St Valery Downs community?
- If Bentonville city utilities are granted, then will St Valery downs be annexed in as well?
- What are the plans to route water drainage that currently goes from the street to the back of the property? Drainage from Caerleon Circle is routed to back of property.
- Added traffic on HWY 112. Currently there is no intersection or secure crossing for access to Central Park Elementary and with all the development on HWY 112, this is a safety concern.
- What is the planned development time as work trucks driving on HWY 112 will create more traffic and possibly require widening of HWY 112
- If approved, will new subdivision plant privacy trees/bushes to create a noise/visual barrier of new neighborhood?
- If approved, will building time-lines be enforced? Example of start and end times as this will create construction noise.

A handwritten signature in black ink, appearing to read "D. A. R.", is written in a cursive style.

CONDITIONAL USE STAFF REPORT



Bentonville Film Festival

Downtown Bentonville

PC Date: 4/2/2019

Reviewer: Ali Worley, Planning Technician

Project Number	CU19-0005
Applicant / Current Owner	Peel House Foundation Buster Properties, LLC MORO Development Company, LLC Cindy Springs, LLC Cedar Limited, LLC Off Street Parking Development District #3
Site Area	Approximately 8 acres combined area
Current Zoning	Varies
Future Land Use Map Designation	Varies
Requested Use	Temporary Use for Film Festival
Protective Covenants	N/A

Property Description

Property descriptions vary.

Proposed Use Description

The applicant has submitted a Conditional Use application for the Bentonville Film Festival (BFF) to be located at the addresses listed in this staff report and depicted in the attached site plan. The BFF is intended to provide ongoing mass distribution opportunities for women and minority owned production companies, independent filmmakers and distributors while celebrating the town of Bentonville. The proposed conditional use is to allow the properties to be used as a sponsor village for the festival. The BFF sponsors will setup temporary products, technology and services for visitors to explore and enjoy.

The applicant is requesting the temporary use from Monday, May 6th through Sunday, May 12th. This timeframe includes setup and takedown. The actual festival activities will begin Tuesday, May 7th and end Saturday, May 11th. General hours of operation will be 10 a.m. to 10 p.m. daily.

Parking for the event will be provided at various locations including the downtown municipal parking lots.

Projected Traffic Impact

The proposed use will temporarily impact traffic in the area. However, the existing downtown street grid will provide adequate means of ingress/egress.

Public Notice

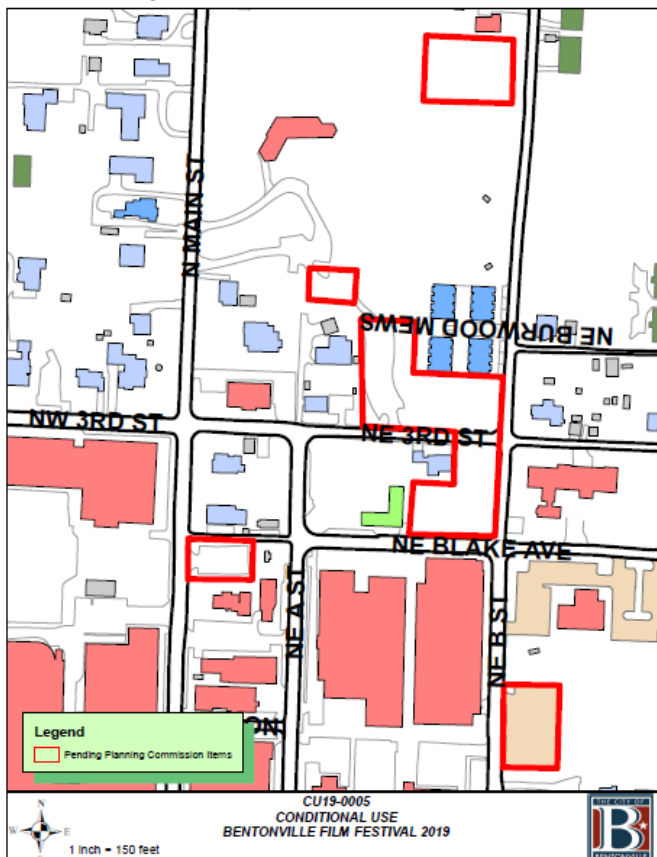
Staff has not been contacted regarding this request.

Conditions of Approval

1. All technical review comments must be addressed before a conditional use permit will be issued.

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

Location Map





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION

EVENT DATE: MAY 7-11, 2019

FESTIVAL OVERVIEW

Bentonville Film Festival (BFF) is a one of a kind annual event which champions women and diversity in all aspects of entertainment media. With engaged entertainment industry leaders and major corporate sponsors, the festival is positioned to deliver commercially viable solutions and initiatives to positively support content creation and distribution in support of our mission. BFF offers guaranteed theatrical, television, digital and retail distribution through its broad partnership base. The festival is commercially focused and seeks to raise capital to fund development of films that celebrate the diversity in American filmmaking. BFF is unique in it is the first only film competition in the world to offer guaranteed distribution for its winners.

FESTIVAL MISSION

The goal of the festival is to be a positive and proactive influence in filmmaking to ensure that the American film industry represents the nation and the growing diversity of the population of the United States.

Beyond the one-week event, the Bentonville Film Festival will create a national calendar of events to promote women and minority, filmmakers, talent, and financiers. The festival provides ongoing turnkey mass distribution opportunities for women and minority owned production companies, independent filmmakers, and distributors. BFF celebrates the town of Bentonville and all it has to offer including cultural and outdoor activities.

FILM SCREENINGS

The Bentonville Film Festival will hold film screenings at a variety of locations in the Downtown footprint. There will be screenings held in The Record (104 SW A Street), Walmart World Room (222 SE 2nd Street), Skylight Cinema (350 SW A Street), and The Meteor (128 W Central). Timing is different based on the venues, but overall schedule is 10am – 12am.

FESTIVAL FILMING VENUES

- Walmart World Room
 - o May 7, 8, 9, 11 – Showings are from 10am – 11pm
- Skylight Cinema- Competition films
 - o May 2-6- Schedule TBD





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: MAY 7-11, 2019

- The Record – Premiers & Showcase screenings
 - o May 7 – Opening Screening from 8 – 11pm
 - o May 8-10 – Showings are from 10am – 11pm
 - o May 11 – Showings are from 10am – 8pm
- The Meteor
 - o May 8-10: Showings from 10am- 6pm
 - o May 11: Awards Reception and Concert, 6pm-2am

FESTIVAL ANCILLARY VENUES (Times are tentative and may be adjusted)

- Brightwater- Dinner & a Movie Event: May 5, Time TBD
- Crystal Bridges Museum: Geena & Friends Event and Opening Reception, May 7, 6pm – 10pm
- 21c Museum Hotel:
 - o Inclusion Summit, May 8, 8am-2pm
 - o Marketing Summit, May 8, 2:30pm-4pm
 - o Panel Discussions, May 7-11, 11am-7pm
- 21c Museum Hotel: BFF Box Office, May 7-11
 - o May 1 & May 5 – 9am – 4pm – May 2 – 4 – 9am – 8pm – May 6 – 9am – 2pm
- Record: Film Screenings and Talks: May 7-11, 10am – 11pm
- Lawrence Plaza: Outdoor Theater, May 7 – 11, 10am – 10pm (operating hours will vary by day)
- Meteor: Evening Event and Music Venue – May 11 – Music from 10pm – 1am
- Elkins Design: Filmmaker’s Lounge, May 7-11, 11am – 7pm
- Four Points by Sheraton: Festival Hotel, May 6-12
- Oven & Tap: Filmmaker’s After Party, May 11/12, 11pm – 2am
- Arvest Conference Room: May 6-12 BFF Volunteer Headquarters





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION

EVENT DATE: MAY 7-11, 2019

SPONSORSHIP ACTIVATION LOCATIONS– These locations will be set up on May 6 and May 7 and open to the public May 7 – 11 with tear down the evening of May 11 and 12:

- Compton Garden Parking Lots (NE 3rd, 312 N Main) – Sponsor and Food Village
- Lawrence Plaza (214 NE A)- Outdoor Theater, Music, Sponsors Tents, BFF Information Tent
- Walton Field North (207 NE 3rd, 301 NE B St, 405 NE B St)- Women Shred Bike Trials
- Walton Field South (210 NE 3rd, 207 NE Blake, NE Blake Ave)- Women Shred Bike Trials

FESTIVAL SPONSOR VILLAGE

Utilizing Downtown core and Downtown edge zoned properties (with current usage of Downtown Mixed-Use Residential) owned by Peel-Compton House Foundation, Cindy Springs, LLC, Benton County, Arvest Bank, Cedar Limited, LLC, Moro Development Company, LLC, Buster Properties, LLC, as well as Lawrence Plaza a City of Bentonville Parks and Recreation property, the Bentonville Film Festival (BFF) will host a free, public Sponsor Village. One exception is the use of Compton Garden's building that is R-1 built is used for offices and is open for public access. This Sponsorship Village will be a place where BFF sponsors setup temporary structures to activate with products, technology and services for the community and visitors to explore and enjoy. BFF has received approval from the Transportation and Signage Commission to close NE 3rd Street from NE A Street to NE B Street (for foot traffic only). All venues as well as the sponsor village have been approved by the Police Captain, Fire Chief, Fire Deputy Chief, and Fire Marshal with footprint and tent inspections occurring prior to opening.

BFF Sponsor Village will be in operation as follows (Times are tentative and may be adjusted):

Monday, May 6 – Load in/set up

Tuesday, May 7 – Load in/set up

Wednesday, May 8 – Open 1pm – 7pm

Thursday, May 9 – Open 1pm – 7pm

Friday, May 10 – Open 11am – 7pm

Saturday, May 11 – Open 10 am – 8pm (earlier due to Farmer's Market)

Sunday, May 12 –tear down/load out





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION

EVENT DATE: MAY 7-11, 2019

OFFICE SPACE

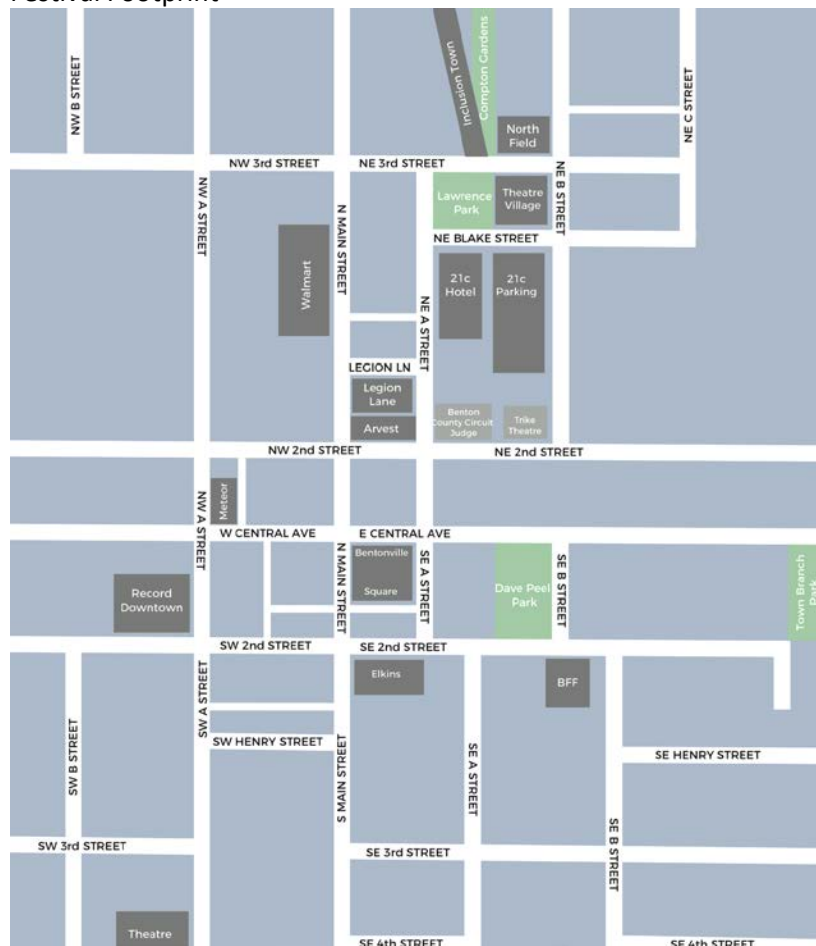
- Cities, former BFF Office, 222 SE 2nd Street, 3rd Floor
- Visit Bentonville Conference Room, 104 E. Central Ave
- American Legion Building, 203 NE A Street (BFF Operations Headquarters)
- Arvest Conference Room, Legion Lane (BFF Volunteer Headquarters)





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: MAY 7-11, 2019

Festival Footprint



- **COMPTON GARDENS** – Sponsor and Food Village
- **NORTH FIELD** – Women Shred Bike Trials
- **SOUTH FIELD** – Women Shred Bike Trials
- **LAWRENCE PLAZA** - Sony & ConAgra Theatre
- **21C HOTEL** - Summits and Panels & Box Office
- **ARVEST CONF CENTER** – Volunteer Headquarters
- **METEOR** - Screenings and awards reception and concert
- **ELKINS DESIGN** - Film Maker Lounge
- **RECORD** – Premier Films
- **SKYLIGHT CINEMA**- Competition Films
- **HAXTON & CITIES** – Former BFF Office – NWA Women’s Shelter Private event





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION

EVENT DATE: MAY 7-11, 2019

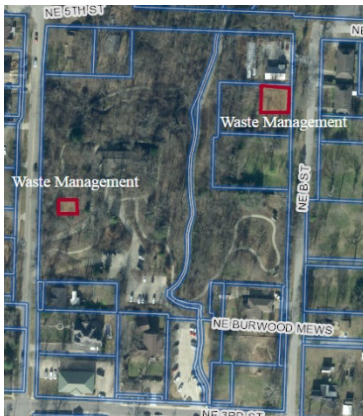
Temporary tent structures will be set up within property lines of the following properties:

- Compton Gardens parking lot: 01-01975-000 (outdoor) (Sponsor & Food Village)
- Private lot: 01-00976-000 (outdoor) (Walton Field South: Women Shred and Sponsor Village)
- Private lot: 01-00977-000 (outdoor) (Walton Field South: Women Shred and Sponsor Village)
- Private lot: 01-00978-000 (outdoor) (Walton Field South: Women Shred and Sponsor Village)
- Private lot: 01-01973-000 (outdoor) (Walton Field North: Womens Shred activation)
- Private lot: 01-01974-000 (outdoor) (Walton Field North: Womens Shred activation)
- Lawrence Plaza: 01-00993-000 (outdoor) (Theater and Sponsor Activations, Information Booth)

SECURITY

Hub for all security services is at Bentonville Fire Department, Station 1. There will be Bentonville Police and Fire/EMT as well as an outsourced security presence around downtown and all aspects of the Festival throughout the week. The Police Captain, Fire Chief, Fire Deputy Chief, and Fire Marshal have been involved in the planning to date. A daily security meeting will be held each day of the festival at 9:30am in the Visit Bentonville Conference Room, 104 E Central Ave.

WASTE DISPOSAL



Dumpster locations: 1) South of Compton Gardens maintenance facility, on NE B Street (Private Lot: 01-02082-000 (outdoor), 2) Current location of Compton Gardens dumpster in parking lot. Volunteers and dedicated staff will be managing constant clean up around Sponsors Village and Lawrence Park.





YEARS
BENTONVILLE
FILM FESTIVAL

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: MAY 7-11, 2019

TRANSPORTATION/ PARKING PLAN

- 21c Parking Lot, 3rd Floor
- Four Points Sheraton (park and ride lots) – secured
- Public parking lots through downtown





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: MAY 7-11, 2019

There will be 4 shuttle stops:

- 1) Four Points by Sheraton
- 2) West side of Lawrence Plaza on NE A St
- 3) East side of Record using 2 parking stalls on SW A St
- 4) East side of Skylight Cinema using two parking stalls on SW A Street

There will be three shuttles picking up/dropping off every 20 minutes.

Compton Gardens parking will be closed for the event. BFF anticipates attendees to utilize downtown municipal parking lots and street parking, however park and ride transportation will be encouraged through signage and map designation as directed by Pinnacle Transportation. There are also several lots to the East of Compton Gardens that could possibly be used by attendees without the authorization of the owner. To avoid this, we have engaged conversation with the property owner regarding the correct avenue to take.





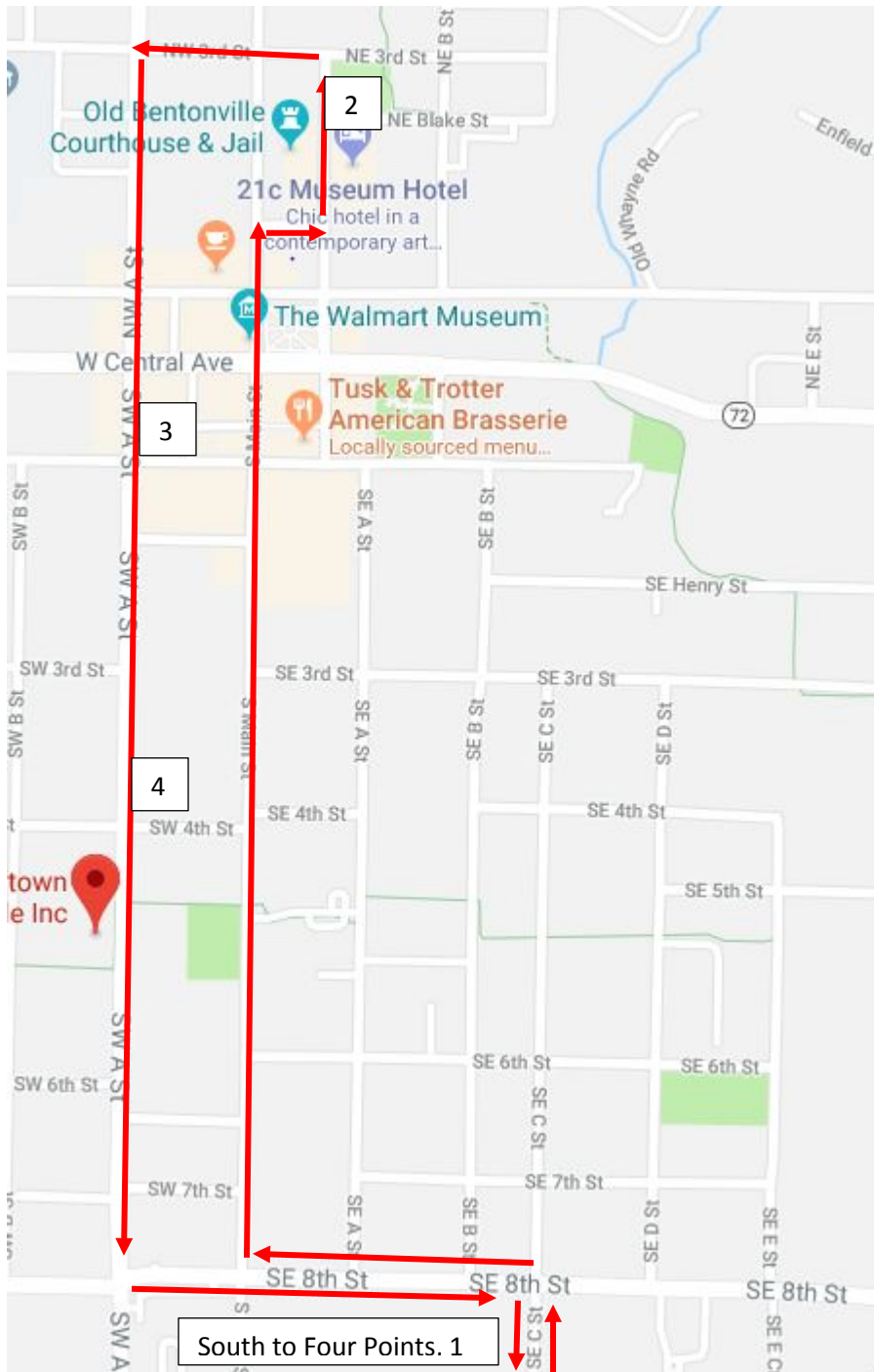
BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: MAY 7-11, 2019

Sketch of shuttle traffic flow below:





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: MAY 7-11, 2019





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION

EVENT DATE: MAY 7-11, 2019

MISCELLANEOUS

-There are no outdoor lighting changes proposed at this time.

-Attendee and vendor numbers are expected to top at 1500 dispersed throughout each day with Friday and Saturday's attendance the highest. Employee and volunteer numbers are expected to reach 500 for the entire event, 150 for the sponsor village.

SIGNAGE

There will be sandwich board signage in public areas around downtown Bentonville next to/outside of contracted properties for the festival. Please see an example of that signage below. The list of areas are as follows:

- Shuttle stop on sidewalk next to Lawrence Plaza on NE A St
- Shuttle stop on sidewalk outside Record on SW A St
- Shuttle stop on sidewalk outside Skylight Cinema SW A
- Sidewalk outside 21c North Yard Patio by gate for que line- up for movie screenings
- Sidewalk outside 21c for Box Office
- Sidewalk outside Visit Bentonville 104 E. Central for Box Office
- Sidewalk outside Elkins on S Main St
- Sidewalk outside Walmart World Room on W Central Ave
- Sidewalk outside Meteor on Central
- Sidewalk outside Haxton for Box Office/ Shuttle Stop





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: MAY 7-11, 2019

STORAGE

BFF will utilize the Off-Street Parking Districts Lots on NE B Street, N Main and the lower lot at Compton Garden for refrigeration trucks and storage.

Off Street Parking: 01-00957-000 (outdoor) (Parking Lot off NE B St Behind 21c)



Off Street Parking: 01-01014-000 (outdoor) (Parking Lot off N Main St Behind food trucks)





Y E A R S
BENTONVILLE
FILM FESTIVAL

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: MAY 7-11, 2019



-01-02082-000: 405 NE B Street, Sponsor Activations

-01-10281-000: 312 N Main Street, Waste Management





YEARS
BENTONVILLE
FILM FESTIVAL

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: MAY 7-11, 2019



- 01-01975-000: NE 3rd Street, Sponsor and Food Activations
- 01-01974-000: 207 NE 3rd Street, Women Shred, activations
- 01-01973-000: 301 NE B Street, Women Shred, activations
- 01-00977-000: 207 NE Blake Ave, Women Shred, activations
- 01-00978-000: NE Blake Ave, Women Shred, activations
- 01-00976-000: 210 NE 3rd Street, Women Shred, activations





YEARS
BENTONVILLE
FILM FESTIVAL

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: MAY 7-11, 2019



-01-01014-000: Off Street Parking Lot N Main, Storage/ Truck Parking

-01-00957-000: 204 NE B Street, Storage/ Truck Parking



WAIVER REQUEST STAFF REPORT



Ankle & Foot Centers of Mid-America

SW Westpark Drive

PC Date: 4/2/2019

Reviewer: Tyler Overstreet, Planner

Project Number	WAV19-0002
Applicant / Current Owner	Ankle & Foot Centers of Mid-America, Inc. 11180 Tallamore Boulevard Bentonville, AR 72712
Site Area	+/- .61 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Waiver Request	Article 1100, Section 1100.13.G.3, Parking Placement

Property Description

This property is located on SW Westpark Drive within an existing commercial subdivision. The property is currently zoned C-2, General Commercial.

Waiver Request

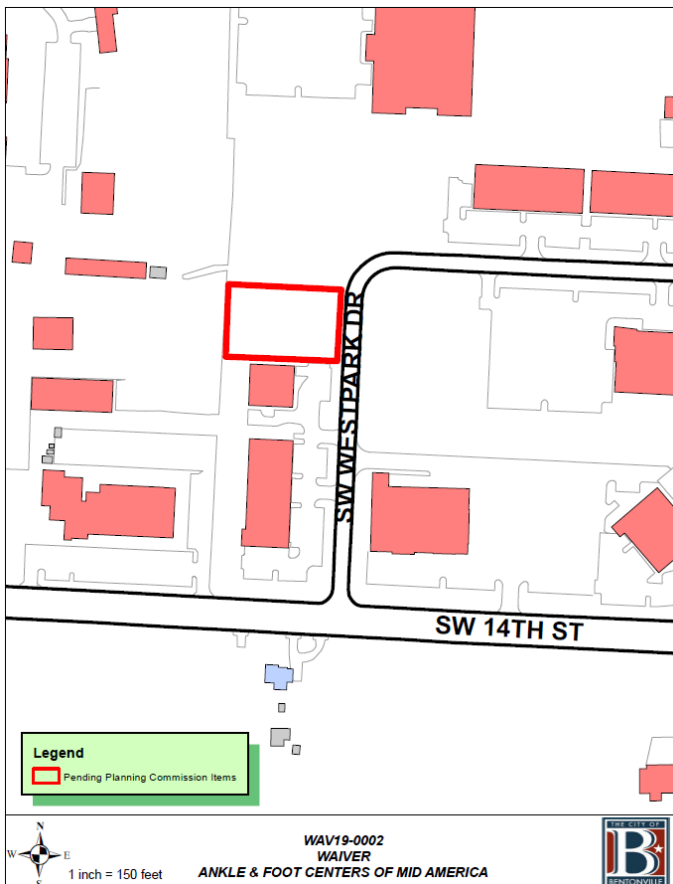
A waiver from Article 1100, Section 1100.13.G.3, Parking Placement, of the Subdivision Code, which states that a maximum of 60% of all parking stalls be located in front of the front façade of a building.

Analysis

The applicant proposes that all of their parking be permitted in front of the building. According to their narrative, this is due to the nature of their business as an ankle and foot clinic.

In conclusion, the applicant's business model and the existence of similar parking layouts to the south and east may justify the waiver request.

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





**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

March 18, 2019

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

RE: Meadowsweet Subdivision

Dear Planning Commissioners,

The applicant, Ankle & Foot Centers of Mid-America would like to request a waiver to the 40/60 parking requirement. Most of the customers have foot problems and have a hard time walking. Therefore, we are requesting that all the parking be allowed in the front of the building.

- The special condition would be the customers cant walk well
- The wavier is necessary to eliminate undo hardship on people who have feet problems having to walk a long distance to get to the front door.
- The granting of the waiver will have to effect on public health or safety.
- The granting of the waiver will have no effect on preventing the orderly subdivision of other land.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely

Bates & Associates, In

Geoffrey H. Bates, P.E.
President of Engineering



SITE AND UTILITY NOTES:

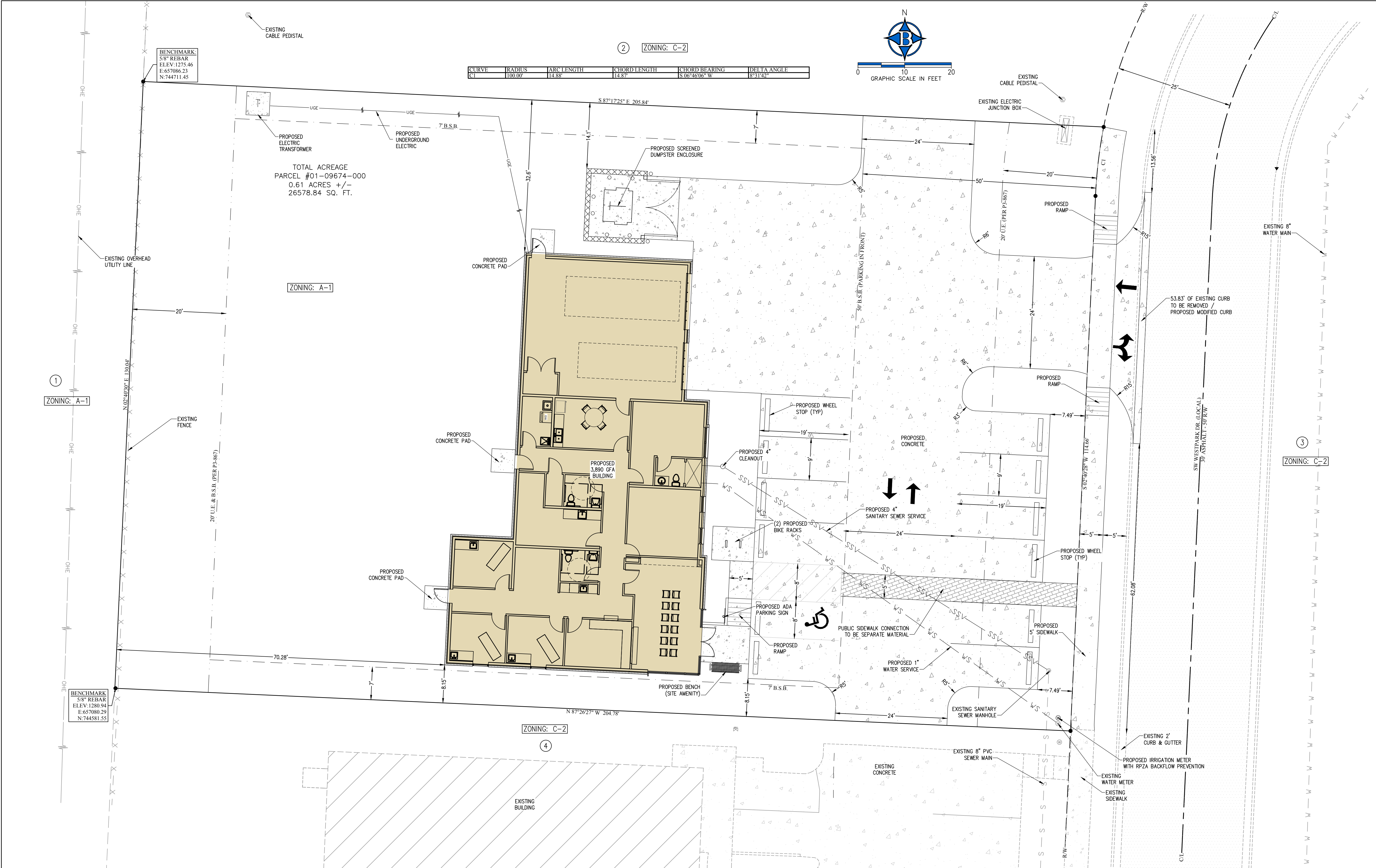
1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SCREENED. ALL ROOF MOUNTED UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING SCREENING INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS. MECHANICAL AND UTILITY EQUIPMENT OVER 30 INCHES IN HEIGHT SHALL MEET BUILDING SETBACKS. SMALLER GROUND MOUNTED EQUIPMENT MAY BE SCREENED WITH TALL GRASSES OR SHRUBS.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
6. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
7. THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
8. ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
9. BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING. THERE WILL BE NO IRRIGATION INSTALLED ON THIS SITE.
10. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
11. ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
12. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
13. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
14. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
15. 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.
16. SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME.
17. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT

ADJACENT LAND OWNERS:

- 1) BENTON COUNTY
215 E CENTRAL AVE
BENTONVILLE AR 72712-5395
PARCEL #01-16721-000
ZONED: A-1
- 2) JOHNSON, DEWEY E TRUSTEE
PO BOX 1793
SPRINGDALE AR 72765-1793
PARCEL #01-09675-000
ZONED: C-2
- 3) SOOS, ROBERT C JR
PO BOX 1337
BENTONVILLE AR 72712-1337
PARCEL #01-09668-000
ZONED: C-2
- 4) INTERFLUENT CENTER LLC
PO BOX 1142
BENTONVILLE AR 72712-1142
PARCEL #01-09673-000
ZONED: C-2



REVISIONS	DATE
PRE-APPLICATION CONFERENCE SUBMITTAL	2/21/19
SUBMITTAL FOR AUTHORIZATION TO APPLY	3/8/19



LARGE SCALE DEVELOPMENT STAFF REPORT



Urgent Care

1301 S Walton

PC Date: 4/2/2019

Reviewer: Tyler Overstreet, Planner

Project Number	LSD19-0004
Applicant / Current Owner	Burly, Inc. 9743 Hammer Road Neosho, MO 64850
Site Area	+/- .6 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Medical Clinic

Property Description

This property is located south of the intersection of Razorback Drive and S Walton Boulevard. The property is currently contains a vacant office building and is zoned C-2, General Commercial.

Project Details

Large Scale Development expanding the existing parking facilities and renovating the existing façade of an existing building located at 1301 S Walton.

The development provides adequate landscaping in all newly developed areas. In addition, any existing damaged or diseased trees on site shall be replaced with this development. The primary materials on the renovated façade are brick and fiber cement panel.

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

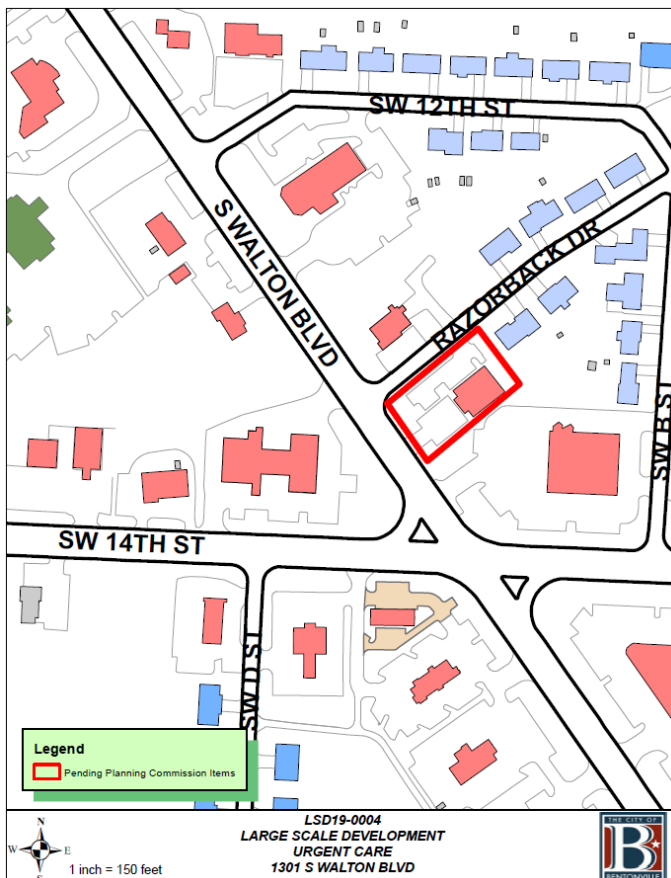
No waivers requested

Conclusion

In conclusion, this large scale development does meet the minimum requirements of the subdivision regulations. Should all outstanding department comments be addressed, this project has satisfied all development standards of the City of Bentonville.

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

Location Map



LARGE DEVELOPMENT PLANS FOR: URGENT CARE

1301 South Walton Boulevard
Bentonville, Arkansas



GENERAL NOTES:

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

GOVERNING AGENCIES

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

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

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

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

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

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

UTILITY AGENCIES

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

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

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

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

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

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



*** CAUTION ***
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DRAWING LIST

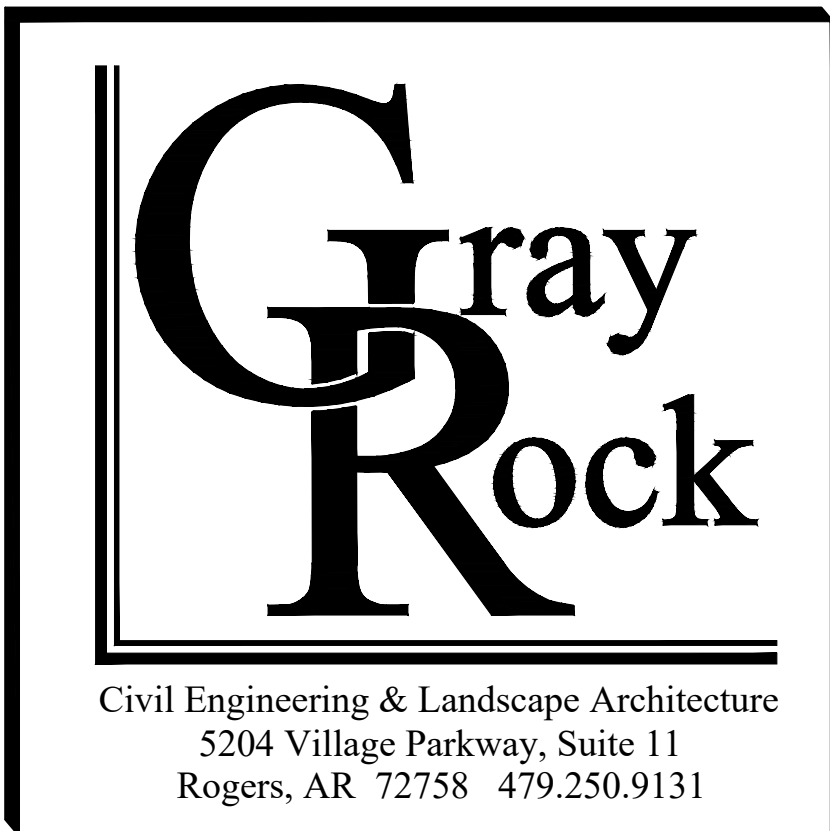
COVER SHEET	C0.0
SURVEY	S1.0
DEMOLITION PLAN	C1.0
SITE PLAN	C2.0
GRADING PLAN	C3.0
EROSION CONTROL PLAN	C4.0
UTILITY PLAN	C5.0
LANDSCAPE PLAN	C6.0
DETAILS	C7.1 - C7.2
BENTONVILLE ELECTRIC DETAILS	C8.1 - C8.3
BEUD	C9.0

DEVELOPER:

URGENT TEAM
STEVEN NIX
30 BURTON HILLS BLVD., SUITE 175
NASHVILLE, TN
615-864-8702

SURVEYOR:

CASTER AND ASSOCIATES LAND SURVEYING, INC.
2715 SE "I" STREET, SUITE 5
BENTONVILLE, AR 72712
TELEPHONE: (479) 268-4464



C0.0

MARCH 6, 2019

BENTONVILLE PROJECT # LSD19-0004

	FOUND REBAR
	FIRE HYDRANT
	WATER VALVE
	TELEPHONE RISER
	UTILITY POLE
— W —	WATER LINE
— UT —	UNDERGROUND UTILITY LINE
— SS —	SANITARY SEWER LINE
— OH —	OVERHEAD LINE
— x —	WIRE FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	FLOWLINE
	SETBACK LINE
	EASEMENT LINE
	CONTOUR LINE
	SPOT ELEVATION
	TREE

LOT LINE

EASEMENT (TYPE/SIZE AS NOTED)

ASPHALT PAVING

CONCRETE

FIRE LANE SIGN

PROPOSED PARKING SPACES

VAN ACCESSIBLE PARKING STALL

1. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING UTILITY SERVICES AND MAINS. ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
2. IT SHALL BE ~~DISINGLY~~ UNDERSTOOD THAT FAILURE TO SPECIFICALLY MENTION WORK WHICH IS REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
3. THE CONTRACTOR SHALL CALL ARKANSAS ONE CALL SYSTEM AT 1-800-482-8998 AT LEAST 48 WORKING HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
4. ALL PUBLIC WATER AND SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH BENTONVILLE WATER UTILITIES SPECIFICATIONS AND STATE OF ARKANSAS REQUIREMENTS.
5. ALL PRIVATE WATER AND SANITARY SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL PLUMBING CODE.
6. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTRACT GRAY ROCK TO REPORT ANY DISCREPANCIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. GRAY ROCK ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL UNDERGROUND UTILITIES ASSOCIATED WITH THE PROJECT.
9. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER MAINS AS REQUIRED BY BENTONVILLE WATER UTILITIES AND THE ARKANSAS DEPARTMENT OF HEALTH.
10. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO FINAL CONNECTION OF UTILITY SERVICES.
11. ALL WATER AND SANITARY SEWER TRENCHING AND BEDDING SHALL BE PER BENTONVILLE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
12. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO OBTAIN ALL UTILITY EASEMENTS THAT ARE NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF ALL PROPOSED UTILITIES. THE EASEMENTS MUST BE OBTAINED PRIOR TO BEGINNING ANY PUBLIC UTILITY INSTALLATION.
13. COORDINATE NUMBER, SIZE, AND LOCATION OF ELECTRIC CONDUIT & PULL STRINGS WITH ELECTRIC COMPANY.
14. COORDINATE SIZE AND LOCATION OF GAS METERS AND SERVICE LINES WITH ARKANSAS WESTERN GAS.
15. FOR CONTINUATION OF ALL BUILDING UTILITIES REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
16. EACH CONTRACTOR TO COORDINATE INSTALLATION OF SITE AND BUILDING UTILITIES WITH ALL SUB-CONTRACTORS, UTILITY COMPANIES, AND OWNERS SUB-CONTRACTORS.
17. IRRIGATION PLANS TO BE PROVIDED BY OTHERS.
18. BENTONVILLE ELECTRIC UTILITY DEPARTMENT DESIGN LAYOUT DRAWING SHALL TAKE PRECEDENCE OVER ANY ELECTRICAL INFORMATION SHOWN ON THIS PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.

1. REMOVE ALL VEGETATION AND TOPSOIL FROM PROPOSED AREAS TO BE DISTURBED AND STORE FOR LATER USE. REGRADE AND FURNISH ADDITIONAL TOPSOIL, AS REQUIRED. SEED AND STRAW ALL AREAS DISTURBED BY CONSTRUCTION, UNLESS IDENTIFIED TO BE SOD.
2. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERN DURING CONSTRUCTION.
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS ON SITE AND IMMEDIATELY REPORT ALL MAJOR DISCREPANCIES (IF ANY) TO THE ARCHITECT.
4. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO REMAIN. ANY DAMAGE TO SAID ITEMS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
5. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE REGULATIONS.
6. ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS (IF ANY) SHALL BE INCLUDED IN BASE BID. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES.
7. REFER TO PROJECT DETAIL SHEETS FOR ASPHALT PAVEMENT SECTIONS, CONCRETE PAVEMENT SECTIONS, AND SIDEWALK DETAILS.
8. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
9. ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE CITY OF BENTONVILLE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
10. CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY OF BENTONVILLE STREET DEPARTMENT PRIOR TO PERFORMING ANY STREET CUTS.
11. SLOPE FINISH GRADES, SIDEWALKS, AND PAVING AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
12. ALL PARKING SPACES INDICATED AS ACCESSIBLE SPACES SHALL RECEIVE ACCESSIBLE PAVEMENT MARKINGS, AND SHALL BE IN ACCORDANCE WITH ADA STANDARDS OR THE CITY OF BENTONVILLE REGULATIONS, WHICHEVER IS MORE RESTRICTIVE. REFER TO DETAIL SHEETS.

1. SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CITY OF BENTONVILLE. SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL CHANGES MUST CONFORM TO THE LATEST MUTCD REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION. ALL PAVEMENT ARROWS, STOP BARS, CROSS HATCHING, CROSSWALKS, STRIPING, AND OTHER PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE INSTRUCTED IN THE PROJECT SPECIFICATIONS.
3. ALL CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, AGGREGATE BASE, ETC. SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE ARCHITECT, THE OWNER, AND THE ENGINEER.
4. ALL SAW CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT / CURB REMOVAL MAY VARY: SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT / CURB IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL.
5. ALL DIMENSIONS ARE TO CENTER OF STRIPE, EDGE OF PAVEMENT, FACE OF BUILDING, OR FACE OF CURB UNLESS OTHERWISE SPECIFIED.
6. ALL OFF-SITE EASEMENTS (PERMANENT AND TEMPORARY), IF ANY, ARE THE RESPONSIBILITY OF THE OWNER TO OBTAIN.
7. PER THE CITY OF BENTONVILLE, NO ADDITIONAL STREET CUTS WILL BE ALLOWED ONTO S. WALTON BOULEVARD.
8. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED WITH MATERIALS SIMILAR TO THE BUILDING.
9. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
10. NOTHING SHALL BE PLACED OR PERMITTED BETWEEN 30" AND 60" IN HEIGHT IN THE SHADED SIGHT TRIANGLE AREAS.
11. NO NEW SITE LIGHTING IS PROPOSED. 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.
12. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED OF SIMILAR MATERIALS AS THE BUILDING.
13. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
14. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING. SEE DETAIL.

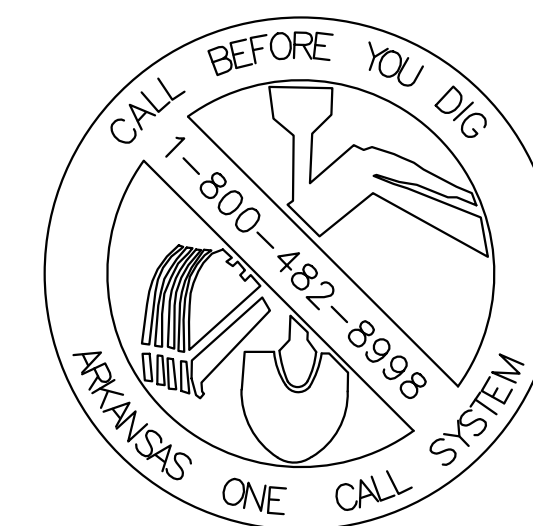
REQ'D: 1 SPACE PER 300 SQUARE FEET
4,501 SF / 300 = 15 SPACES

PROVIDED: 25 SPACES

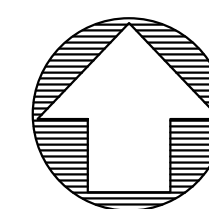
ACCESSIBLE: 1 REQUIRED, 2 PROVIDED

BUILDING SETBACK TABLE:

FRONT YARD: 50 FEET WITH PARKING; 20 FEET WITHOUT PARKING
SIDE YARD: 7 FEET (ADJ. TO NON-RESIDENTIAL); 30 FEET (ADJ. TO RESIDENTIAL)
REAR YARD: 20 FEET (ADJ. TO NON-RESIDENTIAL); 30 FEET (ADJ. TO RESIDENTIAL)



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A horizontal timeline with three vertical tick marks. The first tick mark is labeled '0', the second '20'', and the third '40''. Below the timeline, there are two solid black rectangular blocks. The first block starts at the '0' mark and ends at the '20'' mark. The second block starts at the '20'' mark and ends at the '40'' mark. The space between the two blocks represents a 20-minute interval.

BENTONVILLE PROJECT # LSD19-0004

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CONSTRUCTION" UNTIL
ABOVE SEAL HOLDER
ACKNOWLEDGES THE
CANCELLATION OF THIS
DISCLAIMER BELOW.

DATE _____

NO	DATE	REVISION
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URGENT CARE
1301 SOUTH WALTON BOULEVARD
BENTONVILLE, AR

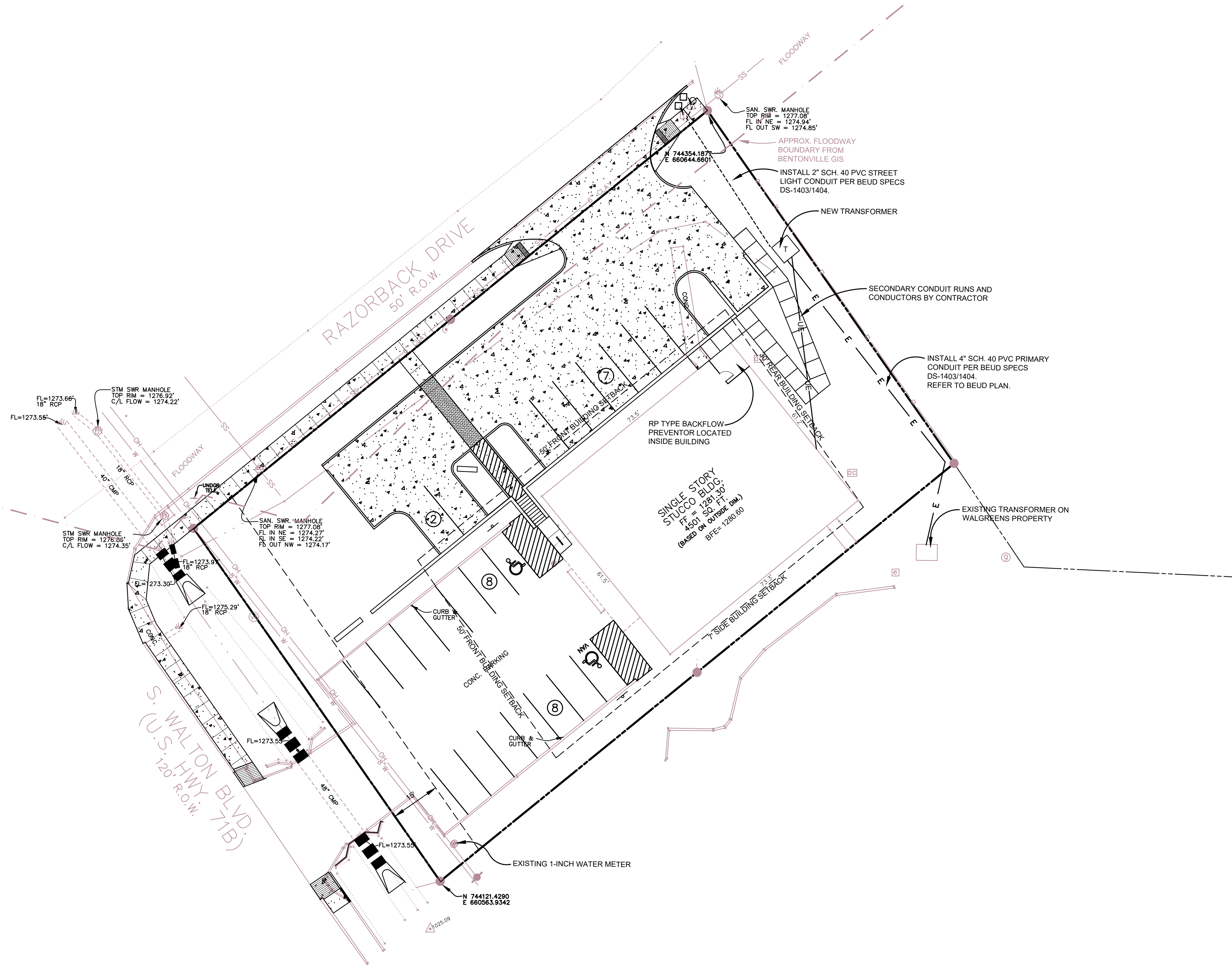
GRAY ROCK, LLC.
204 Village Parkway, Suite 11
Rogers, Arkansas 72758
www.grayrockconsulting.com
479.250.9131 office
800.887.7685 fax

**Gray
Rock**

PROJECT NO. 18-245	SCALE 1"=20'
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SITE PLAN

SHEET NO. C2.0



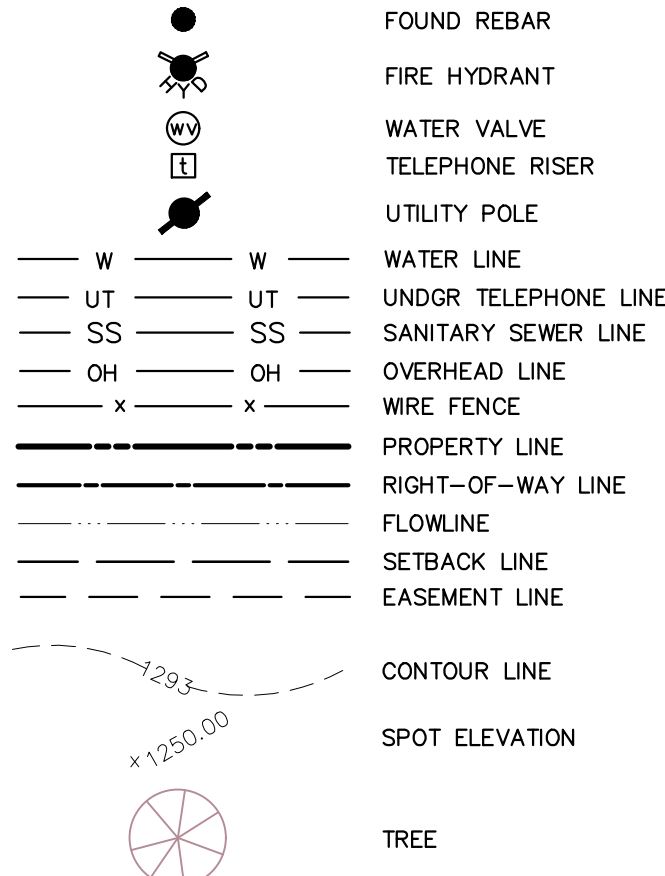
GENERAL UTILITY NOTES:

1. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING UTILITY SERVICES AND MAINS. ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
2. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY MENTION WORK WHICH IS REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
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4. ALL PUBLIC WATER AND SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH BENTONVILLE WATER UTILITIES SPECIFICATIONS AND STATE OF ARKANSAS REQUIREMENTS.
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8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL UNDERGROUND UTILITIES ASSOCIATED WITH THE PROJECT.
9. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER MAINS AS REQUIRED BY BENTONVILLE WATER UTILITIES AND THE ARKANSAS DEPARTMENT OF HEALTH.
10. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO FINAL CONNECTION OF UTILITY SERVICES.
11. ALL WATER AND SANITARY SEWER TRENCHING AND BEDDING SHALL BE PER BENTONVILLE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
12. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO OBTAIN ALL UTILITY EASEMENTS THAT ARE NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF ALL PROPOSED UTILITIES. THE EASEMENTS MUST BE OBTAINED PRIOR TO BEGINNING ANY PUBLIC UTILITY INSTALLATION.
13. COORDINATE NUMBER, SIZE, AND LOCATION OF ELECTRIC CONDUIT & PULL STRINGS WITH ELECTRIC COMPANY.
14. COORDINATE SIZE AND LOCATION OF GAS METERS AND SERVICE LINES WITH ARKANSAS WESTERN GAS.
15. FOR CONTINUATION OF ALL BUILDING UTILITIES REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
16. EACH CONTRACTOR TO COORDINATE INSTALLATION OF SITE AND BUILDING UTILITIES WITH ALL SUB-CONTRACTORS, UTILITY COMPANIES, AND OWNERS SUB-CONTRACTORS.
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18. BENTONVILLE ELECTRIC UTILITY DEPARTMENT DESIGN LAYOUT DRAWING SHALL TAKE PRECEDENCE OVER ANY ELECTRICAL INFORMATION SHOWN ON THIS PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.

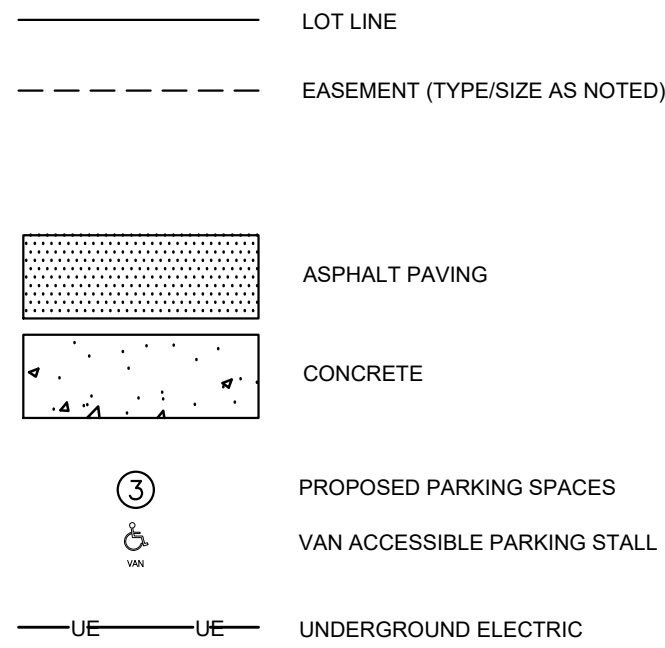
WATER NOTES:

1. ALL DUCTILE IRON WATER MAINS SHALL COMPLY WITH THE REQUIREMENTS OF BENTONVILLE WATER UTILITIES. ALL FITTINGS, VALVES, METERS, AND OTHER WATER APPURTENANCES SHALL COMPLY WITH BENTONVILLE WATER UTILITIES SPECIFICATIONS AND ARKANSAS DEPARTMENT OF HEALTH REQUIREMENTS.
2. ALL WATER MAINS SHALL HAVE A MINIMUM OF 3 FEET OF COVER FROM FINISHED GRADE, OR 3.5' OF COVER FROM THE ADJACENT STREET CENTERLINE, WHICHEVER DEPTH IS GREATER.
3. ALL PUBLIC WATER MAIN PIPES SHALL BE 8" DUCTILE IRON CLASS 350 PER BENTONVILLE WATER UTILITIES SPECIFICATIONS.
4. ALL WATER SERVICE LINES INSTALLED UNDER AN EXISTING STREET SHALL BE INSTALLED IN 4" PVC SCHEDULE 40 CASING PIPES PER BENTONVILLE WATER UTILITIES REQUIREMENTS.
5. THE CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING WATER MAINS.
6. ALL CONNECTIONS TO EXISTING WATER MAINS ARE MADE BY BENTONVILLE WATER UTILITIES ON A COST PLUS BASIS. ANY TAP(S)/CONNECTION(S) AT EXISTING WATER MAINS (OR 8" PLUGGED GATE VALVES) SHALL BE MADE BY BENTONVILLE WATER UTILITIES AT THE DEVELOPER'S EXPENSE. THE WATER MAIN POINT OF CONNECTION SHALL BE FIELD VERIFIED AND THE CONNECTION SHALL BE COORDINATED WITH BENTONVILLE WATER UTILITIES.
7. WATER METERS WILL BE SET BY BENTONVILLE WATER UTILITIES AT THE DEVELOPER'S EXPENSE.
8. CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER MAINS. BENTONVILLE WATER UTILITIES OPERATES ALL WATER VALVES.
9. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE PERMANENT CONNECTION OF UTILITY MAINS AND SERVICES.
10. ALL INLINE GATE VALVES SHALL BE PLACED NO MORE THAN 5 FEET FROM FIRE HYDRANT.
11. ALL FIRE HYDRANTS SHALL BE LOCATED IN ACCORDANCE WITH BENTONVILLE WATER UTILITIES DETAILS AND SPECIFICATIONS.
12. ALL VALVES WITH OPERATING NUTS DEEPER THAN 4' BELOW FINISHED GRADE REQUIRE EXTENSIONS IN ACCORDANCE WITH BENTONVILLE WATER UTILITIES REQUIREMENTS.
13. ALL WATER SERVICE LINES BETWEEN THE WATER MAIN AND THE WATER METER ARE TO BE SEAMLESS COPPER TUBING (TYPE "K" SOFT COPPER).
14. MAINTAIN 10' HORIZONTAL SEPARATION (MINIMUM) BETWEEN WATER MAINS AND SANITARY SEWER MAINS.
15. MAINTAIN 10' HORIZONTAL SEPARATION (MINIMUM) BETWEEN WATER SERVICES AND SANITARY SEWER SERVICES.
16. ELECTRIC TRANSFORMERS SHALL NOT BE INSTALLED ACROSS WATER MAIN TRENCHES OR SANITARY SEWER MAIN TRENCHES.
17. REFER TO WATER MAIN PROFILES FOR VERTICAL SEPARATIONS.
18. ALL THRUST BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH BENTONVILLE WATER DEPARTMENT DETAILS.

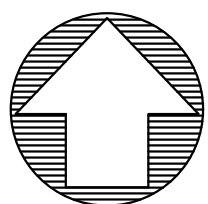
EXISTING LEGEND



PROPOSED LEGEND



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0 20' 40'

SCALE 1" = 20 FEET

BENTONVILLE PROJECT # LSD19-0004

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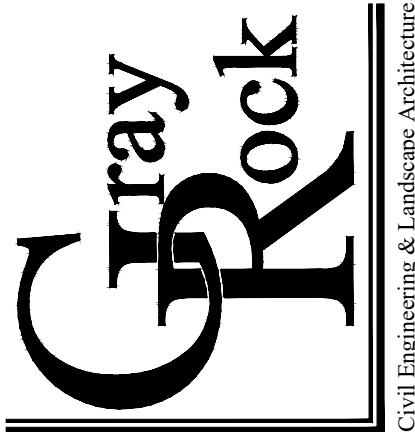
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DATE

NO.	DATE	REVISION

URGENT CARE
1301 SOUTH WALTON BOULEVARD
BENTONVILLE, AR

GRAY ROCK, LLC.
5204 Village Parkway, Suite 111
Rogers, Arkansas 72758
www.grayrockconsulting.com
479.230.9131 office
800.887.7685 fax



PROJECT NO.
18-245

SCALE
1"=20'

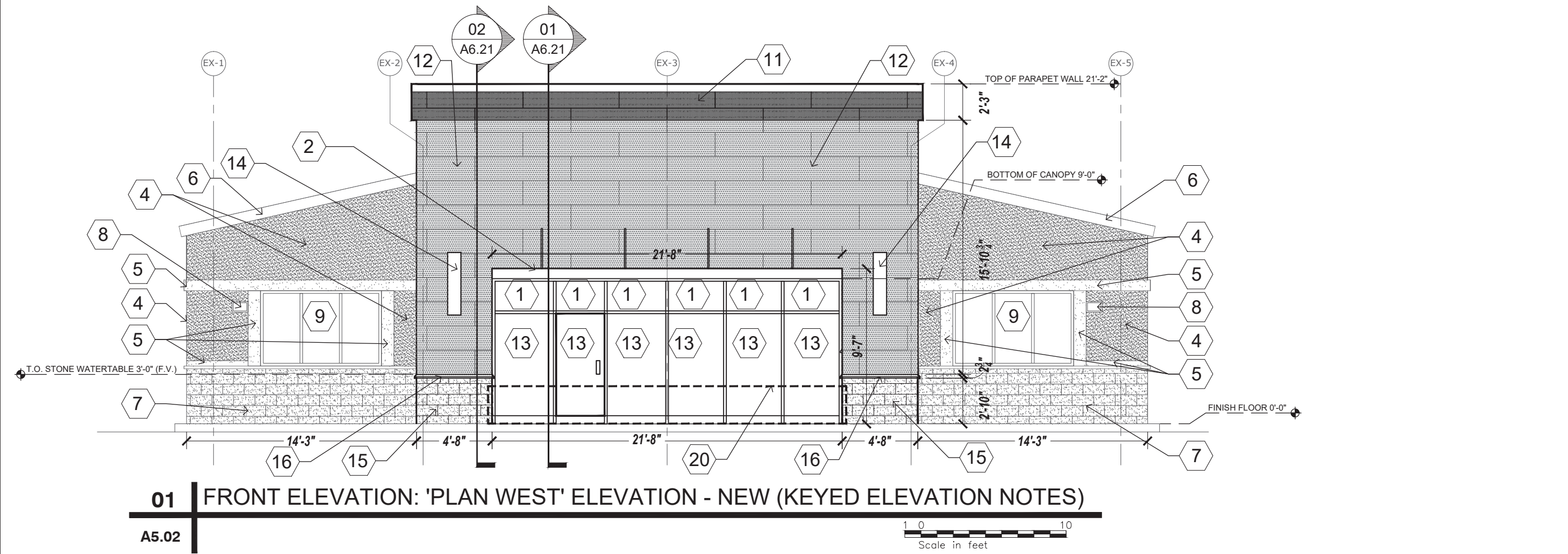
DATE:
MARCH 6, 2019

UTILITY PLAN

SHEET

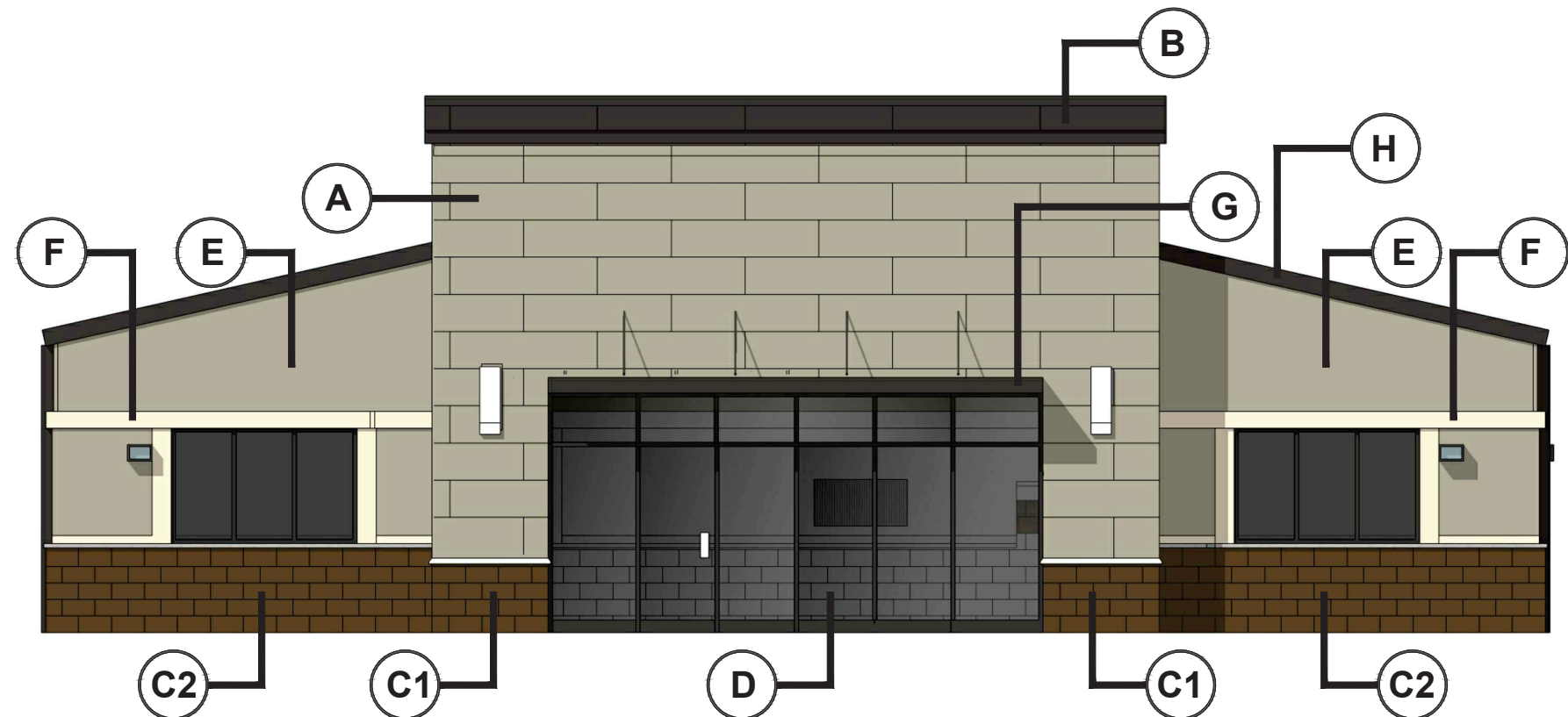
NO.

C5.0



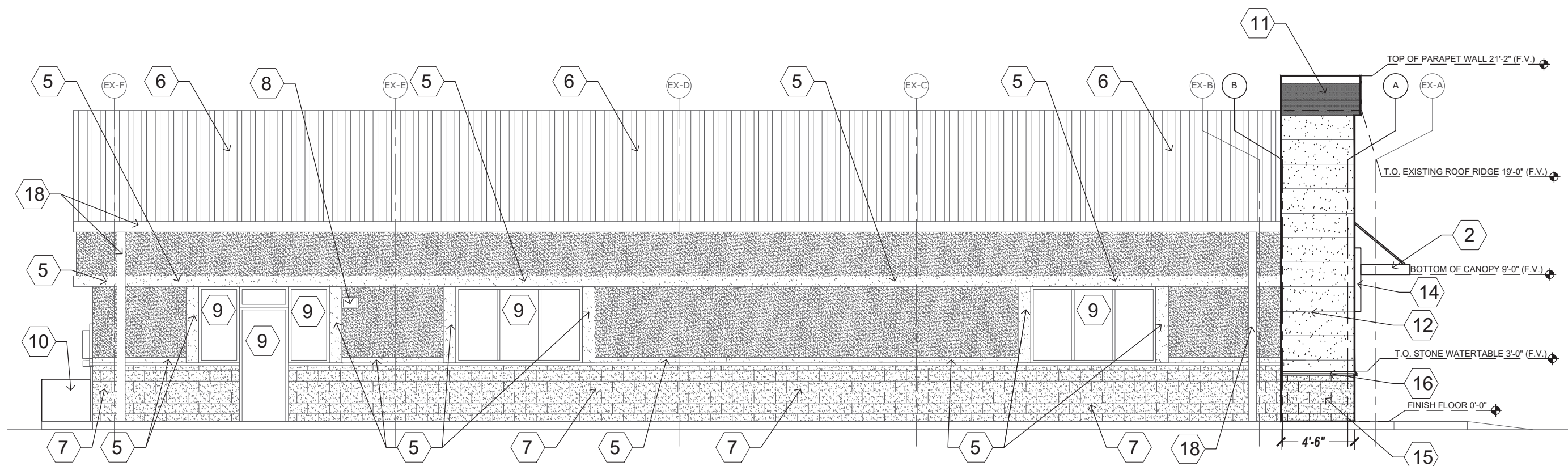
01 FRONT ELEVATION: 'PLAN WEST' ELEVATION - NEW (KEYED ELEVATION NOTES)

A5.02



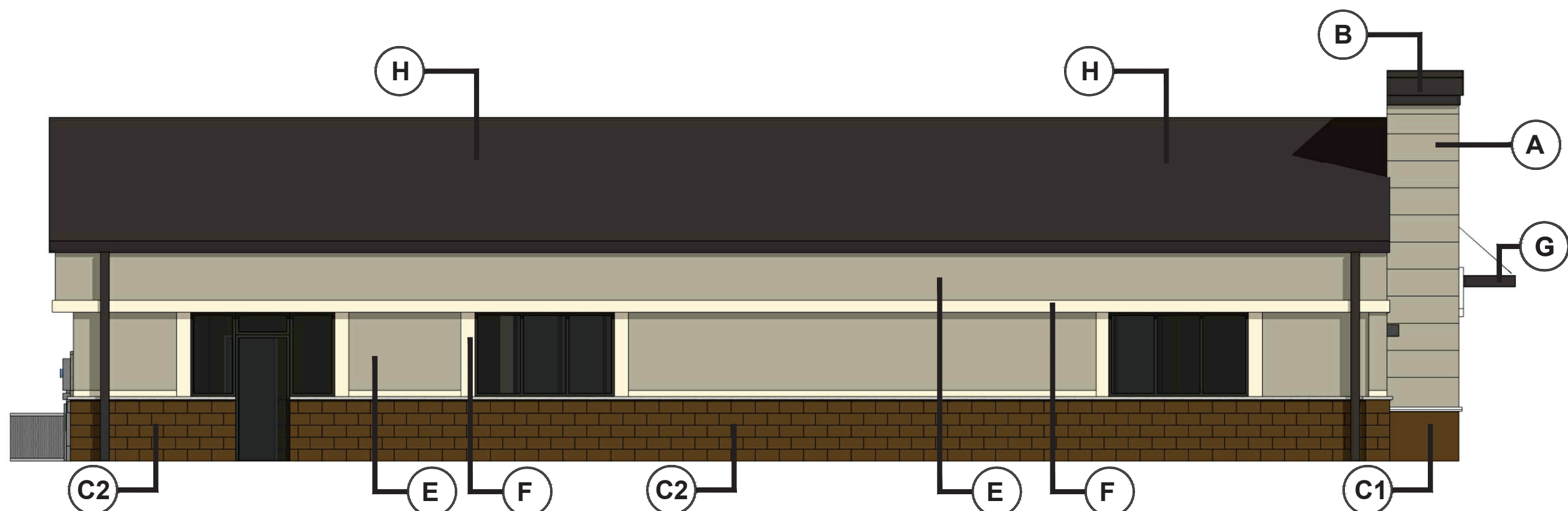
02 FRONT ELEVATION RENDERING: 'PLAN WEST' ELEVATION - MATERIALS PALETTE NOTES

A5.02 N.T.S.



03 SIDE ELEVATION: 'PLAN NORTH' ELEVATION - NEW (KEYED ELEVATION NOTES)

A5.02



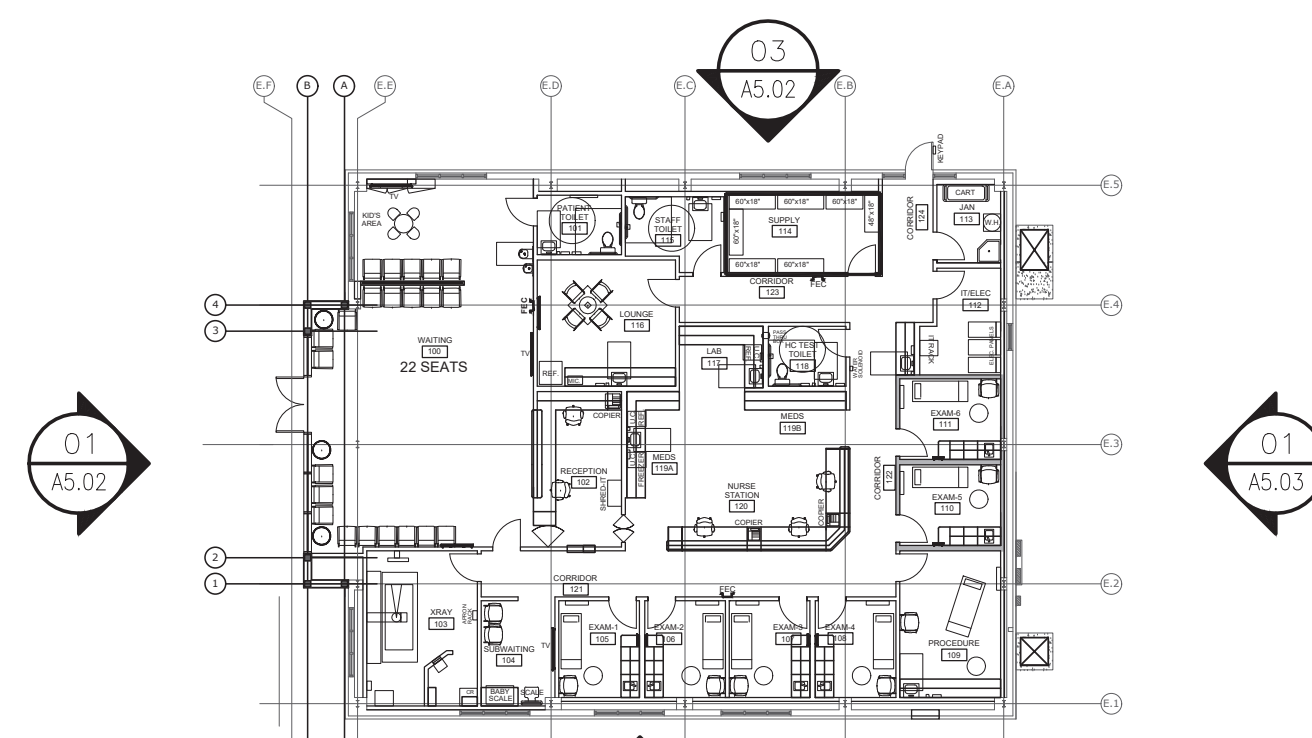
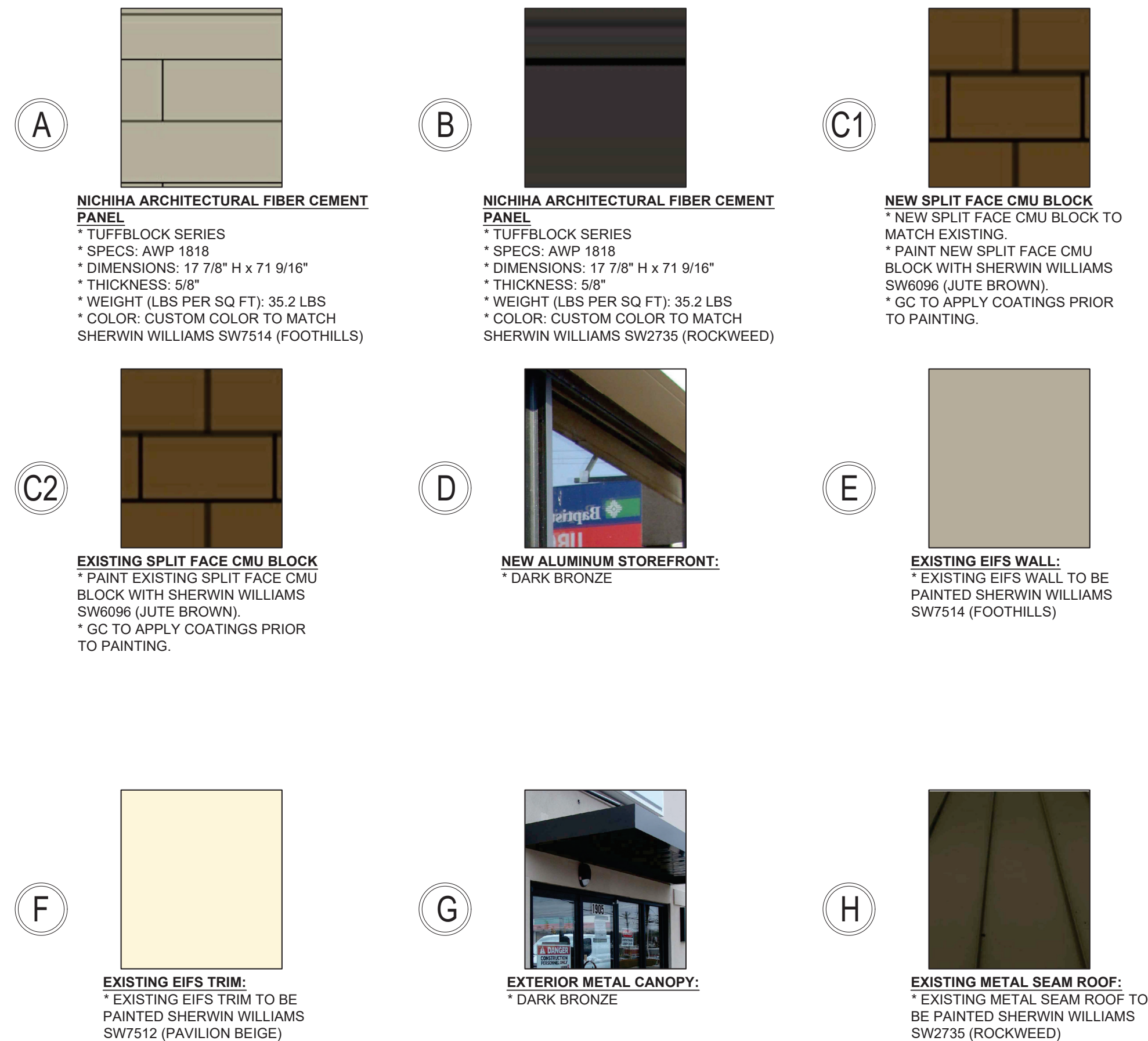
04 SIDE ELEVATION: 'PLAN NORTH' ELEVATION - MATERIALS PALETTE NOTES

A5.02 N.T.S.

KEYED ELEVATION NOTES

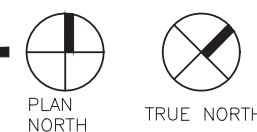
- NEW TRANSOM WINDOW STOREFRONT. REFERENCE DOOR AND WINDOW SCHEDULE (A7.01) FOR SPECIFICATIONS.
- GC TO INSTALL NEW METAL CANOPY AT 9'-2" AFF PER MANUFACTURER'S INSTRUCTIONS. METAL CANOPY TO BE DARK BRONZE.
- GC TO PATCH EXISTING DOOR OPENING TO MATCH EXISTING EXTERIOR WALL. PAINT NEW EIFS WALL WITH SHERWIN WILLIAMS SW 7514 (FOOTHILLS). PAINT NEW SPLIT-FACE CMU WALL WITH SHERWIN WILLIAMS SW6096 (JUTE BROWN). PAINT NEW EIFS TRIM WITH SHERWIN WILLIAMS SW7512 (PAVILION BEIGE).
- GC TO PAINT EXISTING EXTERIOR EIFS WALL WITH SHERWIN WILLIAMS SW7514 (FOOTHILLS).
- GC TO PAINT EXISTING EXTERIOR EIFS TRIM WITH SHERWIN WILLIAMS SW7512 (PAVILION BEIGE).
- GC TO PAINT EXISTING METAL SEAM ROOF WITH SHERWIN WILLIAMS SW2735 (ROCKWEED).
- GC TO APPLY CONCRETE & MASONRY ELASTOMERIC, SURFACER AND SEALER PRIOR TO APPLYING PAINT. SEE SHEET A5.05 FOR FLOODPROOFING RECOMMENDATIONS. GC TO PAINT EXISTING SPLIT-FACE CMU WALL WITH SHERWIN WILLIAMS SW 6096 (JUTE BROWN).
- EXISTING EXTERIOR WALL MOUNTED LIGHT TO BE REUSED. GC TO CONFIRM FUNCTIONALITY. REFERENCE ELECTRICAL.
- EXISTING EXTERIOR WINDOWS, DOORS, AND FRAMES TO REMAIN.
- NEW MECHANICAL UNITS. REFERENCE MECHANICAL.
- NEW EIFS CORNICE TO BE PAINTED WITH SHERWIN WILLIAMS SW2735 (ROCKWEED). PROVIDE METAL COPING (DARK BRONZE) AS REQUIRED.
- NEW EIFS WALL TO BE PAINTED WITH SHERWIN WILLIAMS SW7514 (FOOTHILLS).
- NEW DOOR AND WINDOW GLASS FLOOD WALL SYSTEM. REFERENCE DOOR AND WINDOW SCHEDULE (A7.01) FOR SPECIFICATIONS INCLUDING FLOODPROOFING SPECS.
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- NEW PARAPET WALL BEYOND.
- EXISTING GUTTER AND DOWNSPOUT TO BE PAINTED WITH SHERWIN WILLIAMS SW2735 (ROCKWEED).
- EXISTING ELECTRICAL METER AND CABLE TO BE REMOVED. SEE ELECTRICAL.
- NEW FLOOD BARRIER PANEL TO BE 2'-4" IN HEIGHT. REFERENCE DOOR AND WINDOW SCHEDULE (A7.01) FOR SPECIFICATIONS INCLUDING FLOODPROOFING SPECS.

MATERIALS PALETTE NOTES



06 KEYPLAN

A5.02



Project Name and Address

URGENT TEAM IMMEDIATE FAMILY CARE TENANT IMPROVEMENT AND EXTERIOR MODIFICATION

1301 SOUTH WALTON BOULEVARD
BENTONVILLE, AR



PROJECT NO. : 180803

Firm Name and Address



OXFORD
ARCHITECTURE

2934 Sidco Dr. Architecture
Suite 120 Planning
Nashville, TN 37204 Interior Architecture

Stamp



Design Consultant

PROJX LLC

PROJX, L.L.C.
507A Heather Place
Nashville, TN 37204
Phone: 615.277.1178
Fax: 615.277.1179
Website: www.projxllc.com

DISCLAIMER

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NEW ELEVATIONS

No. Revision/Issue Date

Issue Date FEBRUARY 11, 2019

Drawn By

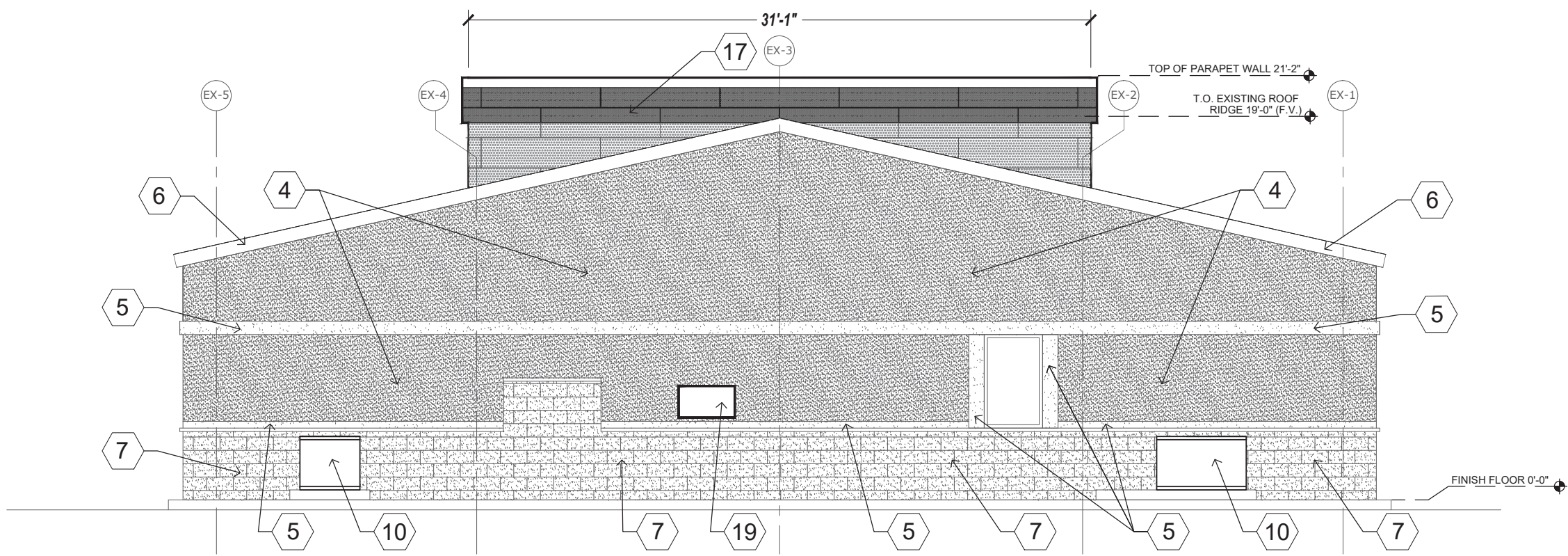
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A5.02

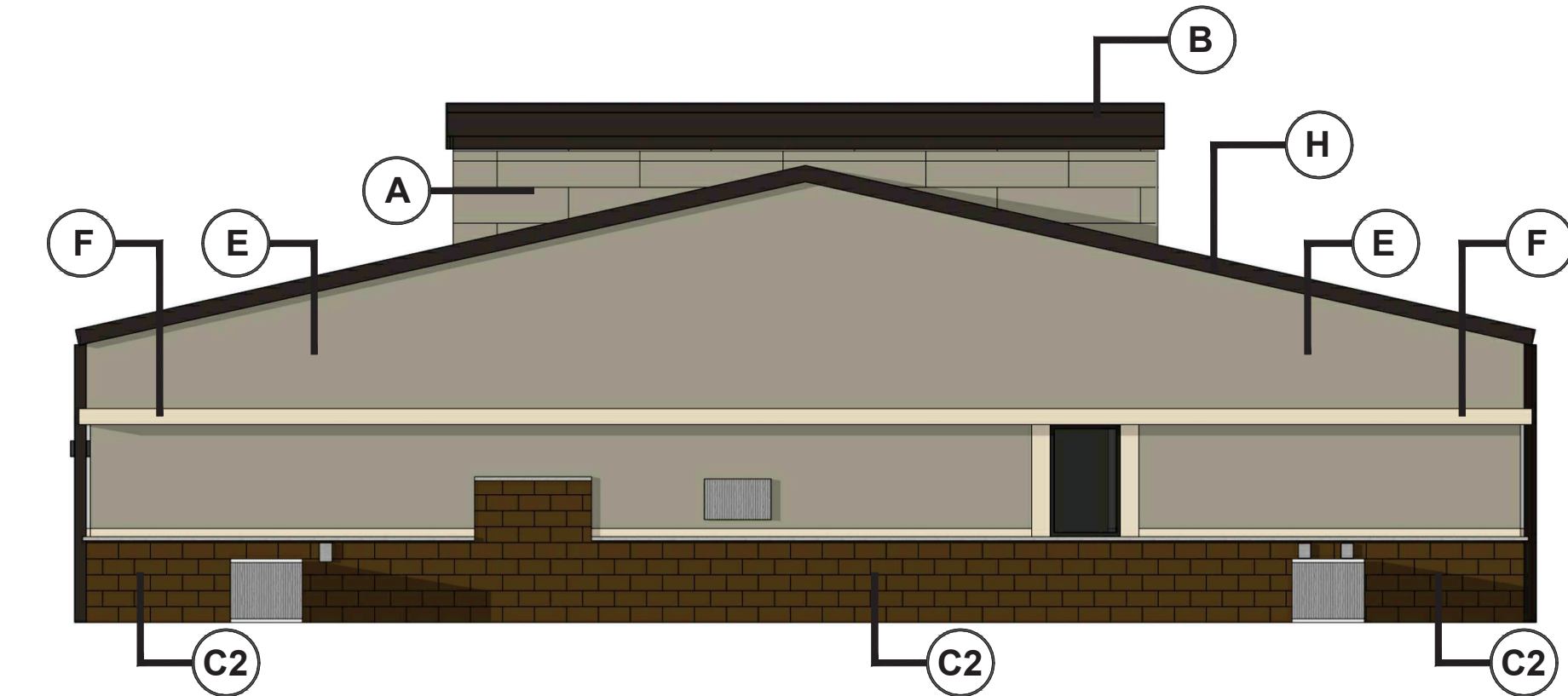
02.11.2019

100% CONSTRUCTION DOCUMENTS: 1ST SUBMISSION



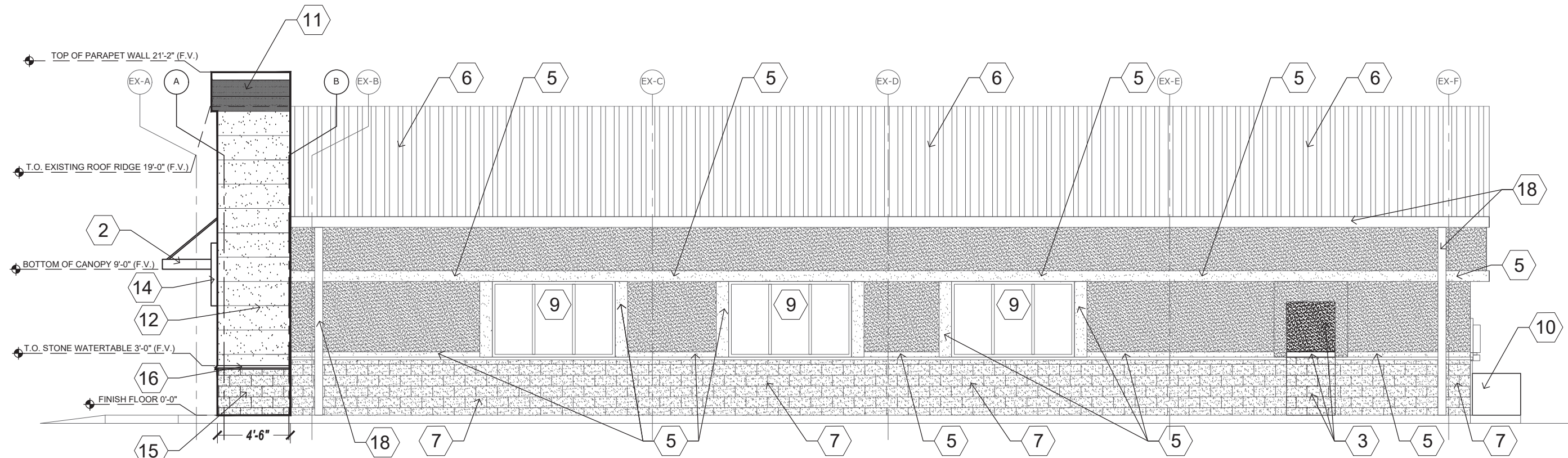
01 FRONT ELEVATION: 'PLAN EAST' ELEVATION - NEW (KEYED ELEVATION NOTES)

A5.03



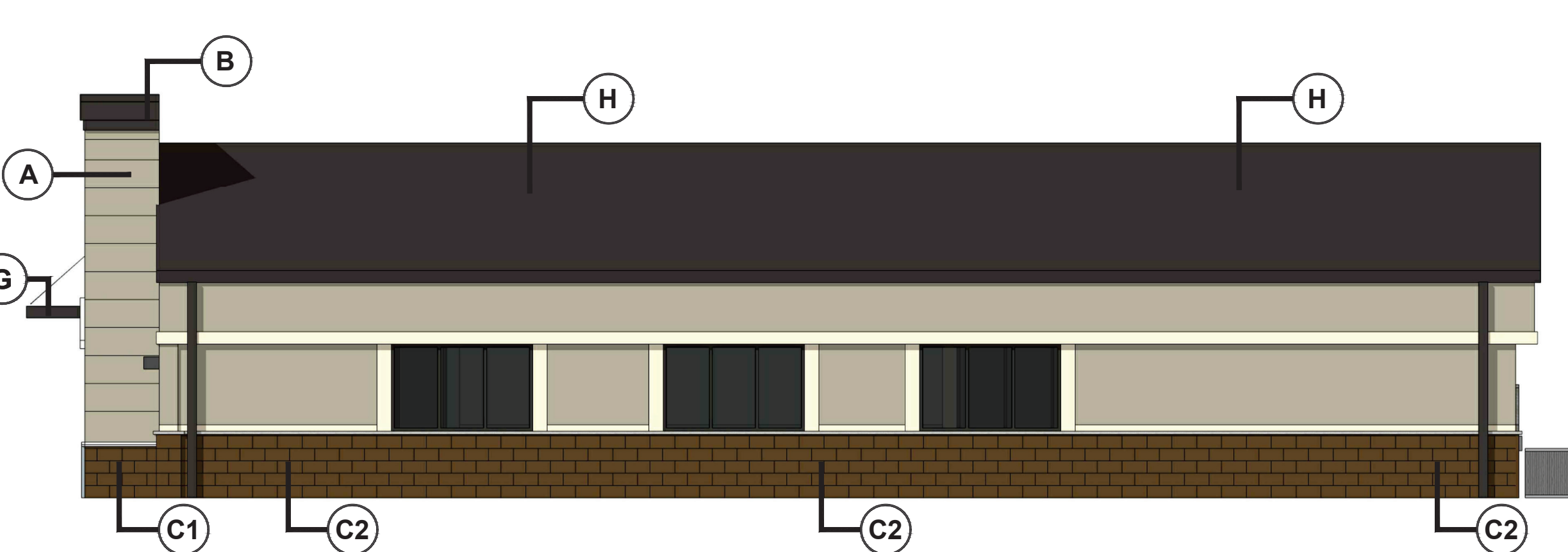
02 FRONT ELEVATION RENDERING: 'PLAN EAST' ELEVATION - MATERIALS PALETTE NOTES

A5.03 N.T.S.



03 SIDE ELEVATION: 'PLAN SOUTH' ELEVATION - NEW (KEYED ELEVATION NOTES)

A5.03



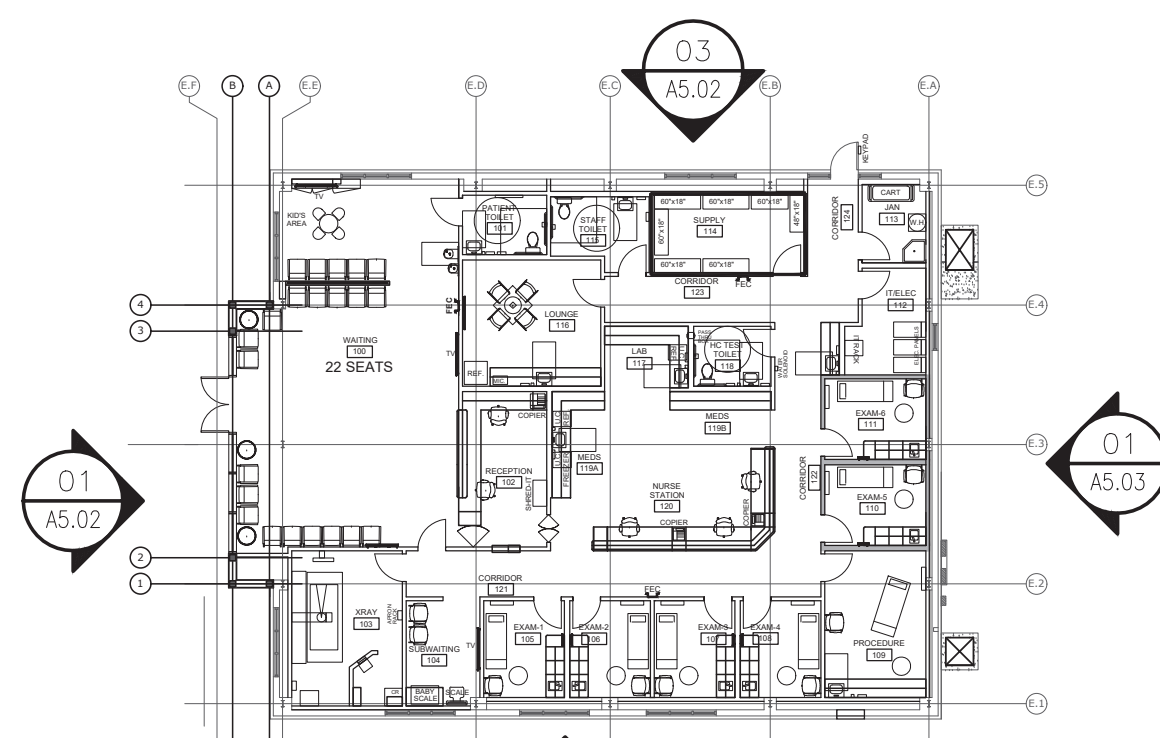
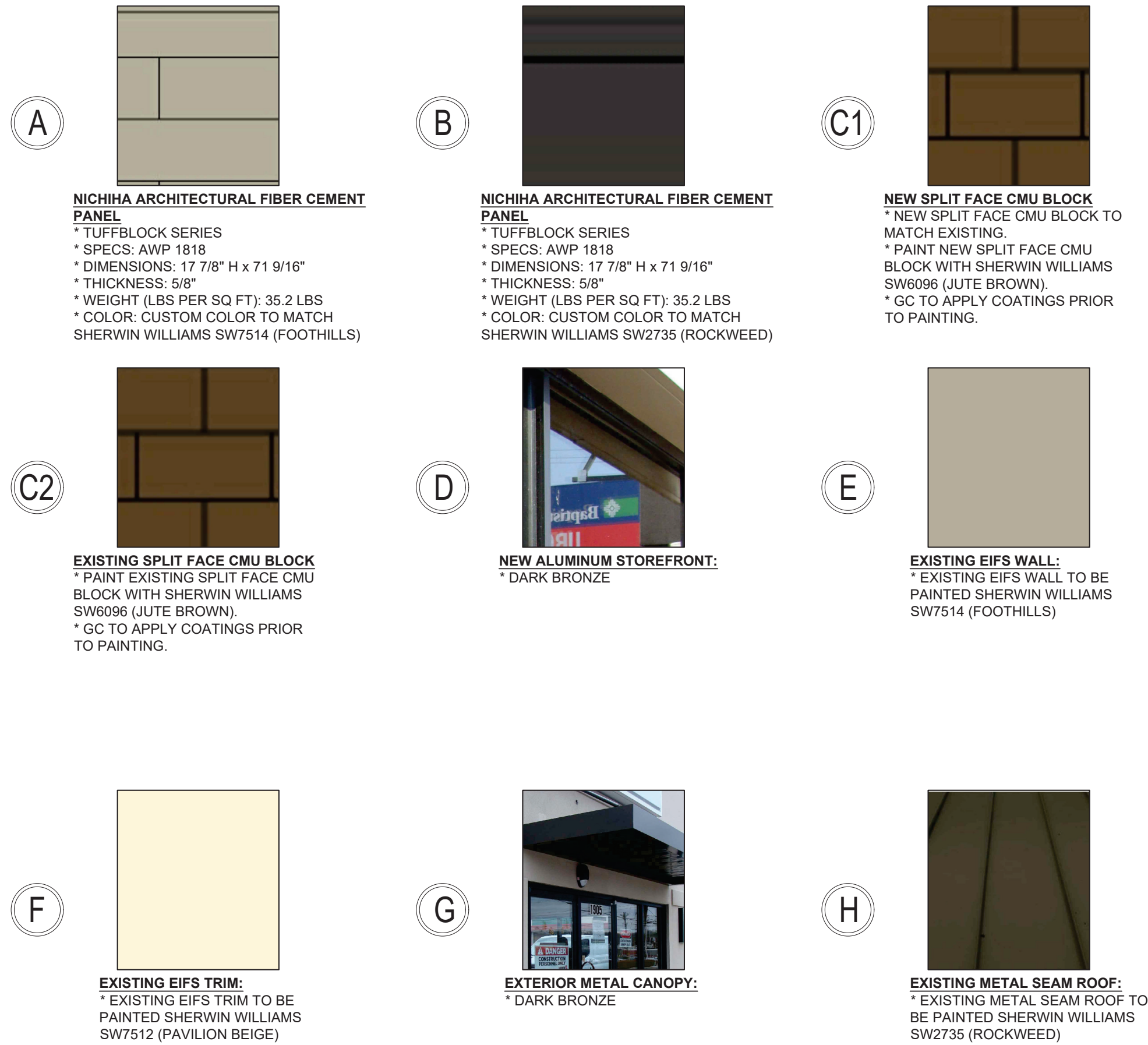
04 SIDE ELEVATION: 'PLAN SOUTH' ELEVATION - MATERIALS PALETTE NOTES

A5.03 N.T.S.

KEYED ELEVATION NOTES

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MATERIALS PALETTE NOTES



06 KEYPLAN

A5.02

Project Name and Address

URGENT TEAM
IMMEDIATE
FAMILY CARE
TENANT IMPROVEMENT AND
EXTERIOR MODIFICATION

1301 SOUTH WALTON BOULEVARD
BENTONVILLE, AR



PROJECT NO. : 180803

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NEW
ELEVATIONS

No. Revision/Issue Date

Issue Date FEBRUARY 11, 2019

Drawn By

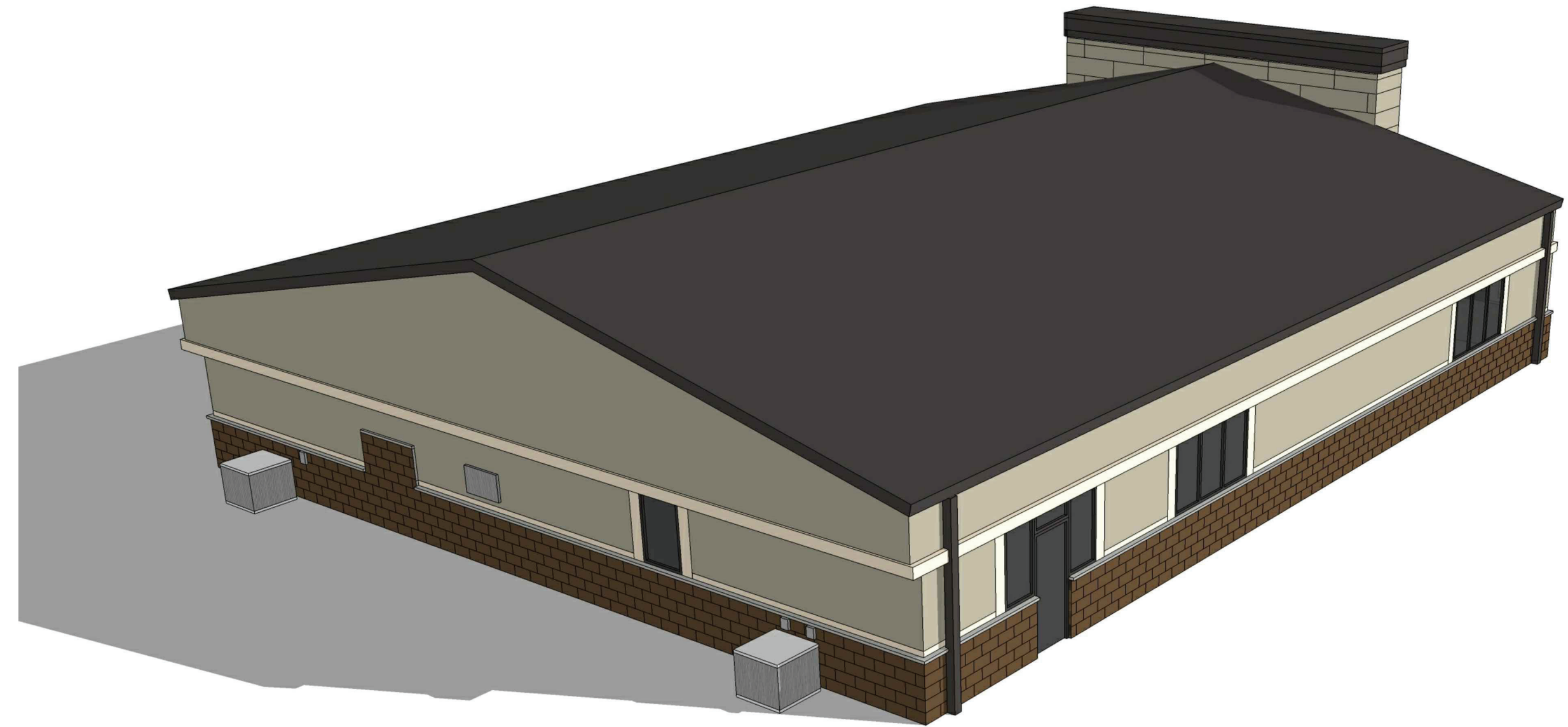
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A5.03



01 | PERSPECTIVE RENDERING: SOUTHEAST CORNER
A5.04



02 | PERSPECTIVE RENDERING: SOUTHWEST CORNER
A5.04



03 | PERSPECTIVE RENDERING: SOUTHEAST CORNER (EYE LEVEL VIEW)
A5.04 | SHOWING FLOOR BARRIER PROTECTION



04 | PERSPECTIVE RENDERING: NORTHEAST CORNER
A5.04



05 | PERSPECTIVE RENDERING: NORTHWEST CORNER
A5.04

Project Name and Address

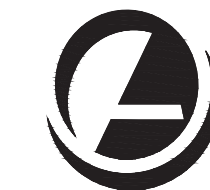
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NEW
PERSPECTIVE
RENDERINGS

No.	Revision/Issue	Date

Issue Date FEBRUARY 11, 2019

Drawn By

Checked by

Sheet

A5.04

LARGE SCALE DEVELOPMENT STAFF REPORT



EMC Development

109 SE 14th Street

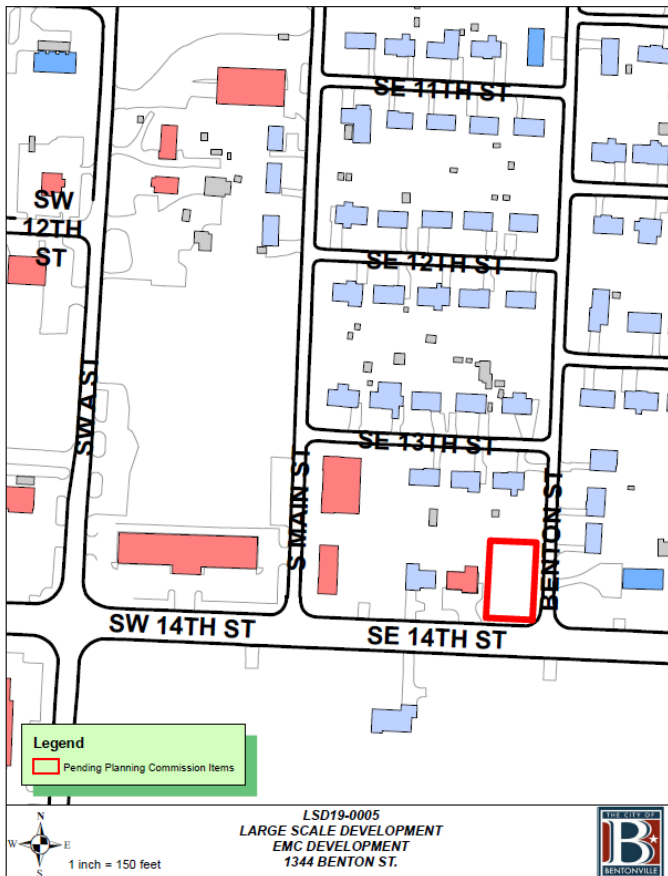
PC Date: 4/2/2019

Reviewer: Tyler Overstreet, Planner

Project Number	LSD19-0005
Applicant / Current Owner	Emergent Property Management, LLC PO Box 2578 Bentonville, AR 72712
Site Area	+/- .3 acres
Current Zoning	C-3, Central Commercial (pending rezoning to DC, Downtown Core)
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Office/Retail Shell

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

Location Map



Property Description

This property is located northeast of the corner of S Benton Street and SE 14th Street. The site is currently pending rezoning to DC, Downtown Core.

Project Details

Large Scale Development proposing the development of an approximately 5,000 square foot retail/office building at 109 SE 14th Street.

The development provides 11 parking stalls, with nine to the north off an existing alley, and two on-street spaces. Street Trees shall be located in planting beds along SE 14th Street and S Benton Street. The primary materials depicted for the exterior elevations are fiber cement panel, brick, and architectural metal panel.

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

No waivers requested

Conclusion

In conclusion, this large scale development does meet the minimum requirements of the subdivision regulations. Should the pending rezoning request be approved and all outstanding department comments be addressed, this project has satisfied all development standards of the City of Bentonville.

LARGE SCALE DEVELOPMENT PLANS FOR: EMC DEVELOPMENT

1344 Benton Street
Bentonville, Arkansas



GENERAL NOTES:

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

GOVERNING AGENCIES

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

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

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

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

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

AHTD
P.O. BOX 610
HARRISON, AR 72802
CONTACT: DOUG MEARS
(870) 416-2961

UTILITY AGENCIES

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

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

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

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

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

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

ZONING - R-1
PROPOSED REZONE TO DC

PROPOSED BUILDING SETBACK TABLE:

FRONT YARD: 0 FEET
SIDE YARD: 0 FEET (ADJ. TO NON-RESIDENTIAL); 0 FEET (ADJ. TO RESIDENTIAL)
REAR YARD: 0 FEET

PROPERTY DESCRIPTION (FROM SURVEY):

LEGAL DESCRIPTION:

LOT 10, BLOCK 5 OF BANKS ADDITION TO BENTONVILLE, BENTON COUNTY, AR AS SHOWN ON PLAT RECORD BOOK K, PAGE 83, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.

FLOOD CERTIFICATION:

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

DRAWING LIST

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

OWNER/DEVELOPER:

EBC DEVELOPMENT
(479)215-6889

ARCHITECT

HIGHT JACKSON ARCHITECTS
5201 W VILLAGE PARKWAY, SUITE 300
ROGERS, AR 72758
479-464-4965

SURVEYOR:

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

PRELIMINARY
NOT FOR
CONSTRUCTION

**Gray
Rock**

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



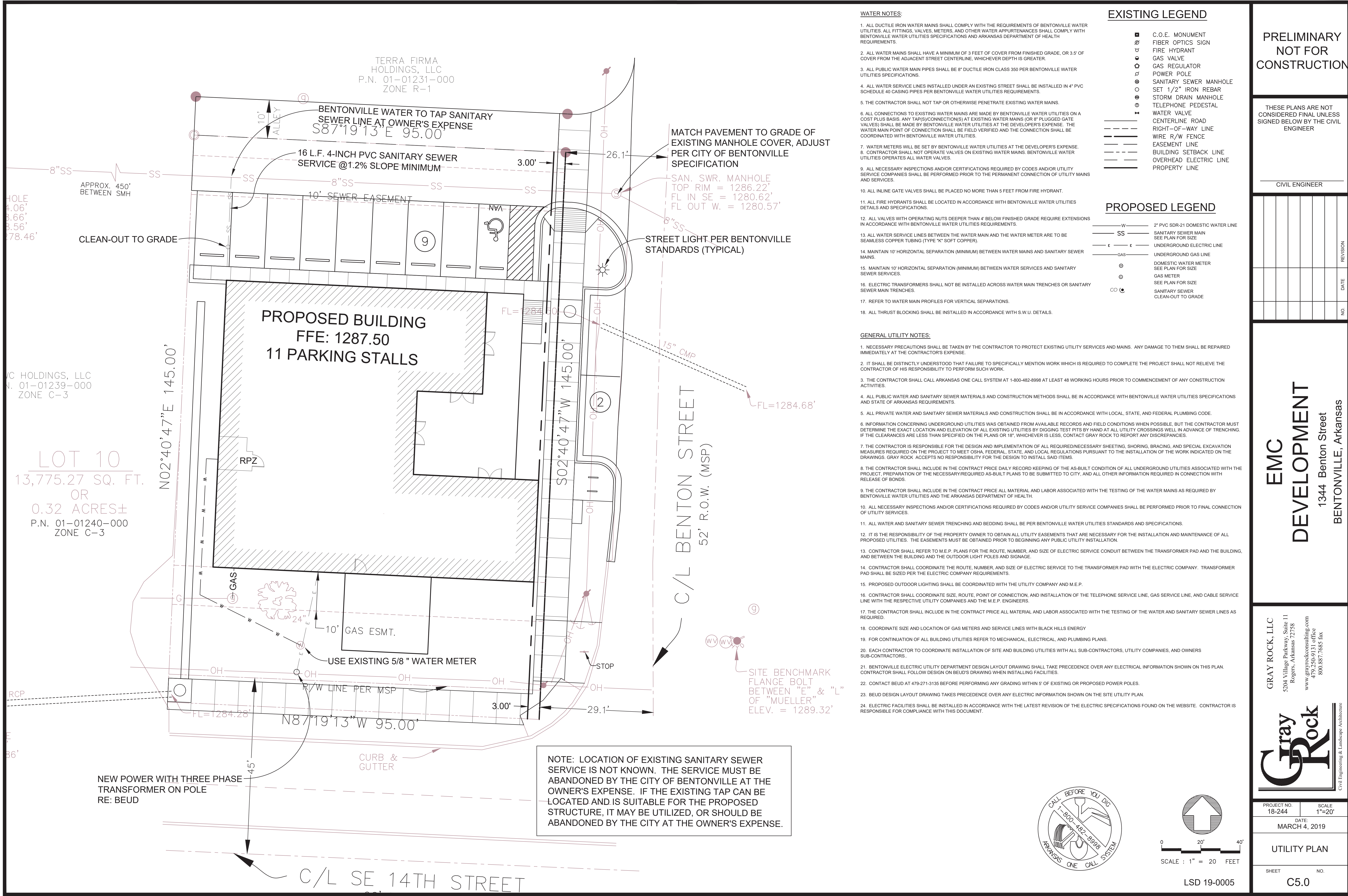
*** CAUTION ***

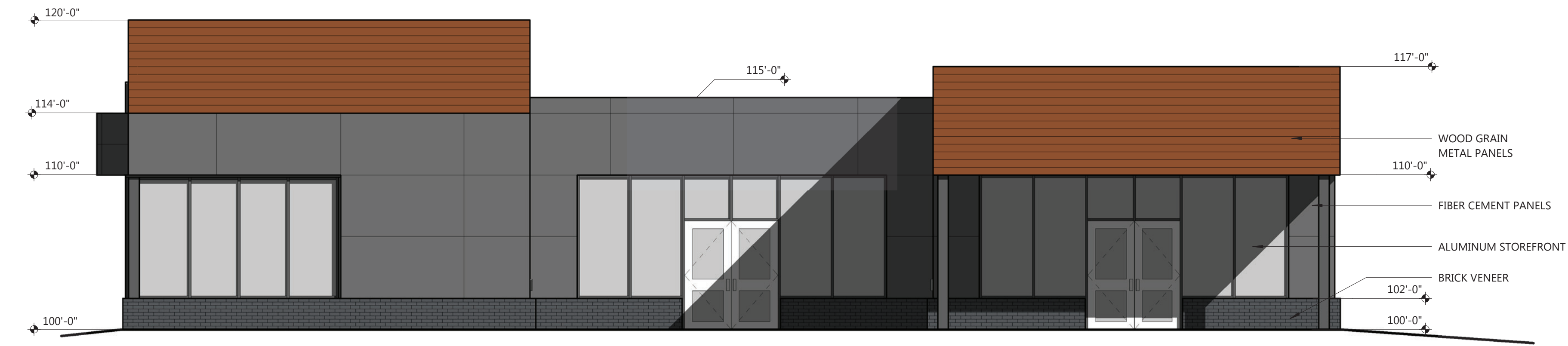
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND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

C0.0

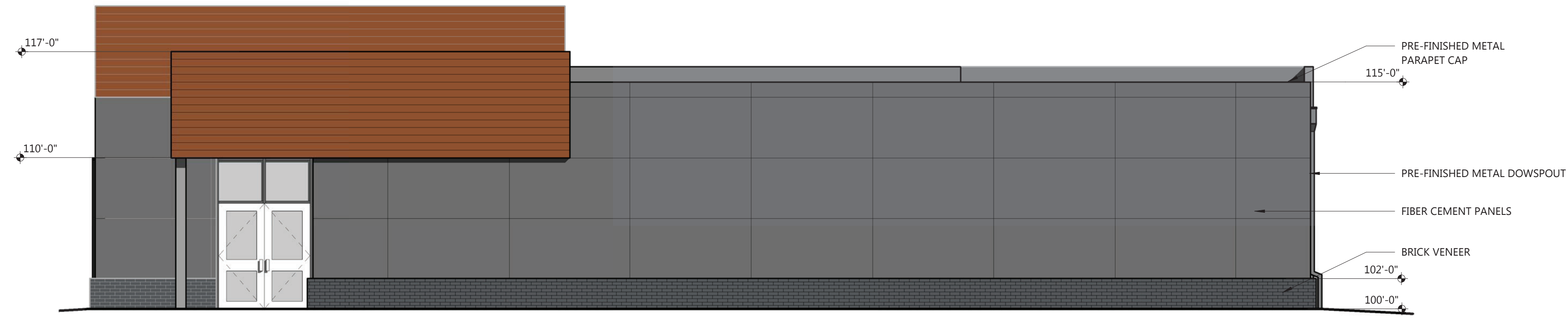
MARCH 4, 2019

LSD 19-0005

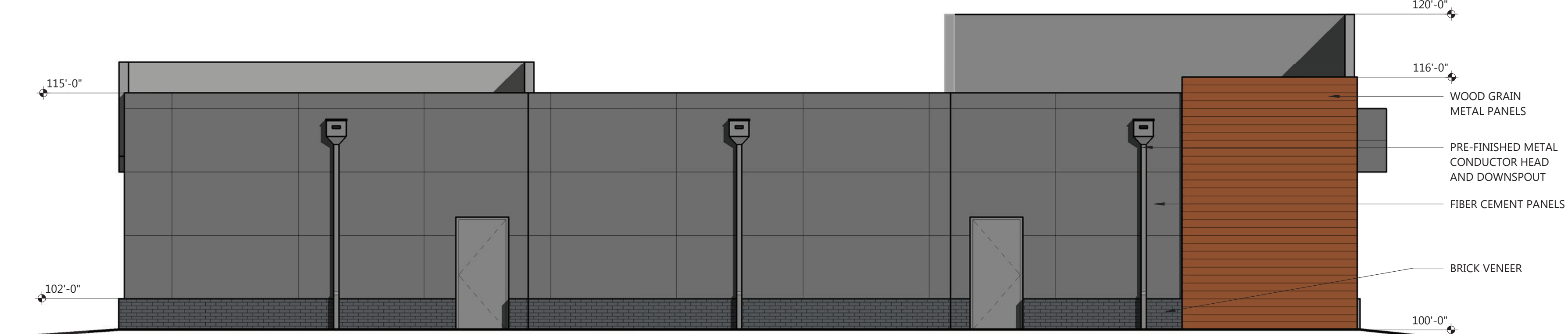




4 East Elevation
3/16" = 1'-0"



3 North Elevation
3/16" = 1'-0"



2 West Elevation
3/16" = 1'-0"



1 South Elevation
3/16" = 1'-0"

DATE
03/15/2019

PROJECT NO.
1902

NEW LEASE SPACE FOR
EMC DEVELOPMENT
BENTONVILLE, ARKANSAS

Hight Jackson
ASSOCIATES
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SHEET NUMBER

A1

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