



**Planning Commission
Agenda
June 4th, 2019**

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

- 1. Lots 14 & 15, A&A First Addition** **Property Line Adjustment**
NE 10th Street ([PLA19-0014](#))

IV. New Business

- 1. Briartown Pocket Community** **Planned Residential Development***
(C-1, Neighborhood Commercial & R-1, Single-Family Residential to PRD,
Planned Residential Development)
1111 Fillmore Street ([PRD19-0001](#))
- 2. BITE Festival** **Conditional Use Permit***
Temporary Use
801 SE 8th Street ([CU19-0007](#))
- 3. Riggs Office Expansion** **Large Scale Development**
1129 NW J Street ([LSD19-0020](#))

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

Planning Commission
Minutes
May 21, 2019

Meeting called to order at 5:00 p.m. by Richard Binns, Chairman.

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

Staff: Ellen Norvell, Jon Stanley, Tyler Overstreet, and Ali Worley

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of May 7, 2019 as written
Approved 7-0

Consent Agenda

1. Osage Veterinary Clinic

Large Scale Development

2700 SW Regional Airport Boulevard, LSD19-0015

Approved 6-0

Mr. Sanders had stepped out prior.

New Business

Item #1

Basco & Bishop: Rezoning, A-1, Agricultural and R-3, Medium-Density Residential to C-2, General Commercial, 2910 SEJ Street, RZ19-0013

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Bill Watkins, project representative, addresses the Commissioners.

Approved 6-0

Mr. Sanders had stepped out prior.

Item #2

The Bluffs POA: Rezoning, A-1, Agricultural to R-1, Single Family Residential, Lots 23-40, 42-43 of The Bluffs Subdivision, RZ19-0014

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Mr. Sanders had stepped out prior.

Item #3

Wallace: Rezoning, DE, Downtown Edge to DC, Downtown Core, 608, 702, 704 SE A Street, RZ19-0015
Tyler Overstreet reads the staff report.

Opened public hearing

Nate Bachelor, representing the property owner directly to the west of the proposed property, states that the owner is not in objection, but did want to address concerns with the lack of drainage infrastructure.

Phillip, 606 SE A Street, states he is in favor but has concerns over traffic and parking on the narrow Southeast A Street. He also wants to know if there are long-term plans on widening Southeast A Street.

Michael Connor, 214 SE 7th Street, states his concerns on sewer capacity considerations with higher density.

Closed public hearing

Mr. Stanley addresses the concerns of those who spoke during the public hearing.

Mr. Binns asks the differences between DE and DC. Mr. Overstreet answers.

No representative is present.

Mr. Davis states his concerns over allowing DC on mid-block versus end-of-block. There is discussion amongst the Commissioners and staff.

Denied 7-0

Item #4

Lots 33-38, 40-41 of Wildwood Subdivision Phase 6: Lot Split, Southwest Joshua Avenue, LS19-0014

Tyler Overstreet reads the staff report.

Approved 7-0

Item #5

Capstone 6-Plex: Large Scale Development Extension, Southwest 6th Street and Southwest E Street, LSD18-0022

Tyler Overstreet reads the staff report.

There is some discussion amongst the Commissioners and staff on extension requirements. Each extension is good for 6 months.

Approved 7-0

Planner's Report

Mr. Overstreet briefs the Commissioners over projects they will see around town that were able to be approved administratively by staff.

1. John DeShields Roundabout: Large Scale Development, John DeShields Boulevard and Northeast J Street, LSD19-0012
2. Walnut Farm Montessori Preschool Addition: Large Scale Development, 4208 E Central Avenue, LSD19-0017

Motion by Mr. Grider to adjourn, seconded by Mr. Eccleston

Meeting adjourned

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

Ali Worley



Consent Agenda Items

For Planning Commission meeting of June 4, 2019

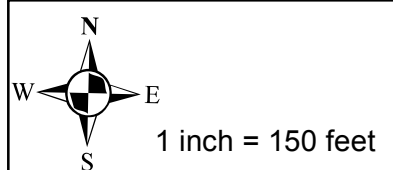
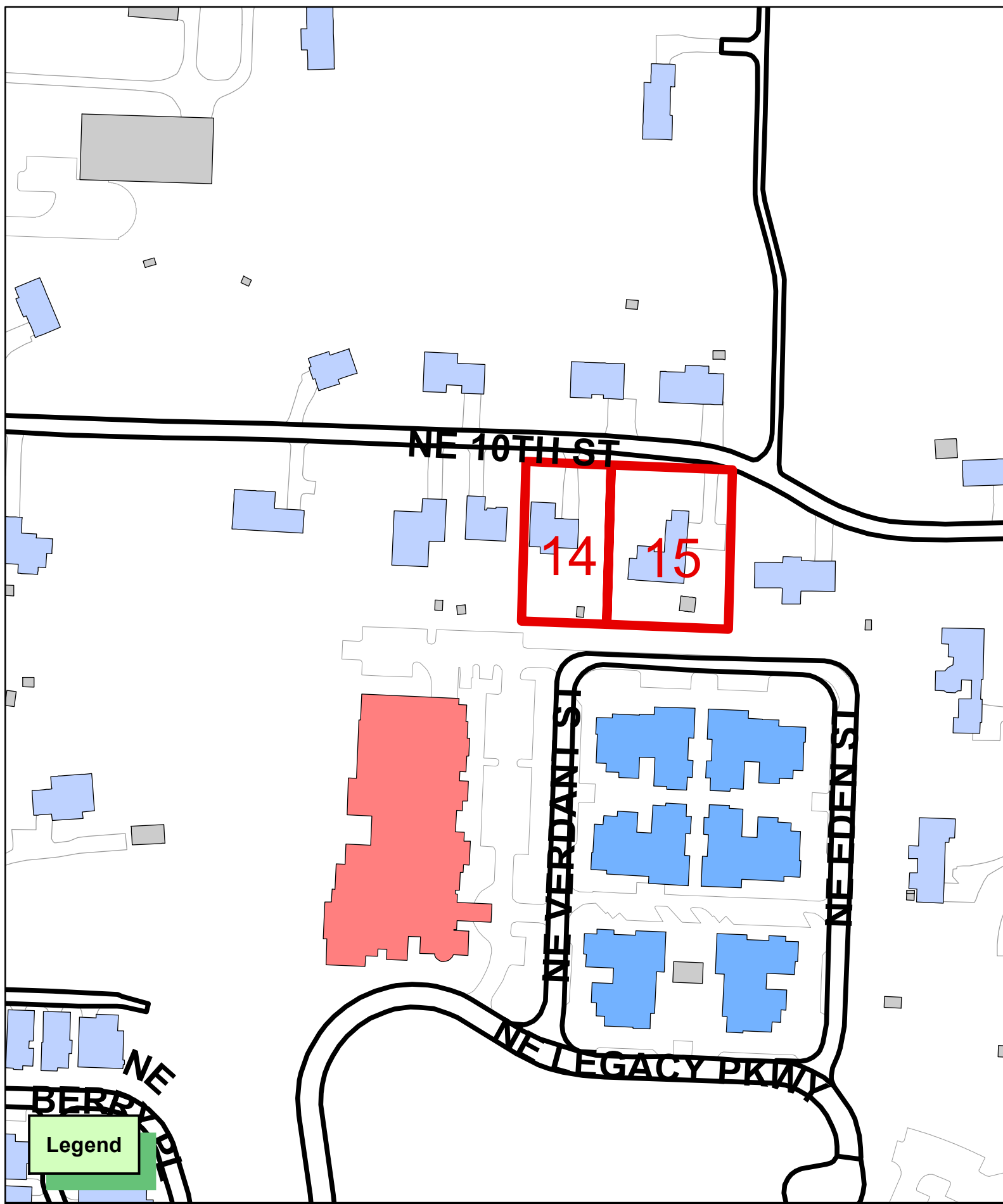
Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on May 28, 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: Lots 14 & 15, A&A First Addition, Bryan Seba, NE 10th Street, R-1, Single-Family Residential, (PLA19-0014)

A Property Line Adjustment of Lots 10, 11, and 12 of A&A First Addition, creating new Lots 14 (+/- .47 acres) & 15 (+/- .66 acres). The plat dedicates approximately .02 acres of right-of-way along NE 10th Street. The plat has satisfied all requirements of the Land Development Code of the City of Bentonville.

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



PLA19-0014
PROPERTY LINE ADJUSTMENT
A & A ADDITION NEW LOTS 14-15



REZONING STAFF REPORT



Briartown Pocket Community

1111 Fillmore Street

PC Date: 6/4/2019

Reviewer: Tyler Overstreet, Planner

Project Number	PRD19-0001
Applicant / Current Owner	Community Development Corporation 808 N Main Street Bentonville, AR 72712
Site Area	+/- .45 acres
Current Zoning	C-1, Neighborhood Commercial & R-1, Single-Family Residential
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Medium Density Residential (MDR)

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

Location Map



Note: The applicant has requested this item be tabled until department comments have been addressed. The Public Hearing shall still take place on June 4th 2019, and a second Public Hearing shall take place when the applicant requests the item be reconsidered.

Property Description

A Planned Residential Development to improve the existing public alley bisecting Fillmore Street and NE Monroe Street and develop six small, accessory dwelling units. The proposal includes the current multifamily development to the north. At this time, the applicant is not proposing improvements to these units.

The applicant proposes an open-air community pavilion, the space between their existing multi-family units, and the alley as their public open space.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas include townhouse or duplex residential properties and can be found both near downtown and in some recent growth areas. The proposed density and character of this Planned Residential Development is compatible with the Future Land Use Plan.

Conclusion

The applicant's proposed Planned Residential Development is compatible with surrounding multi-family uses to the north and proposed future development to the west. However, there are significant concerns with City Departments that need to be addressed prior to the Planning Commission taking action on this item.

SHEET INDEX

- A0.0 COVER SHEET
- S1 SURVEY
- L1.0 SITE PLAN
- L1.1 DETAIL SITE PLAN
- A1.2-1.12 EXTERIOR ELEVATIONS
- A1.13 EXTERIOR MATERIALS KEY

APPLICABLE CODES AND REGULATIONS
2012 ARKANSAS FIRE PREVENTION CODE,
BASED ON THE 2012 IBC, IRC, AND IFC
2010 ARKANSAS MECHANICAL CODE
2006 ARKANSAS STATE FUEL AND GAS CODE
2006 ARKANSAS STATE PLUMBING
2017 NATIONAL ELECTRIC CODE
2014 ARKANSAS ENERGY CODE

OWNER CONTACT
CASEY KLEINHENZ
COMMUNITY DEVELOPMENT CORP OF BENTONVILLE
808 N MAIN ST #1, BENTONVILLE, AR 72712
ckleinhenz@cdcbbentonville.Com
479.273.7344

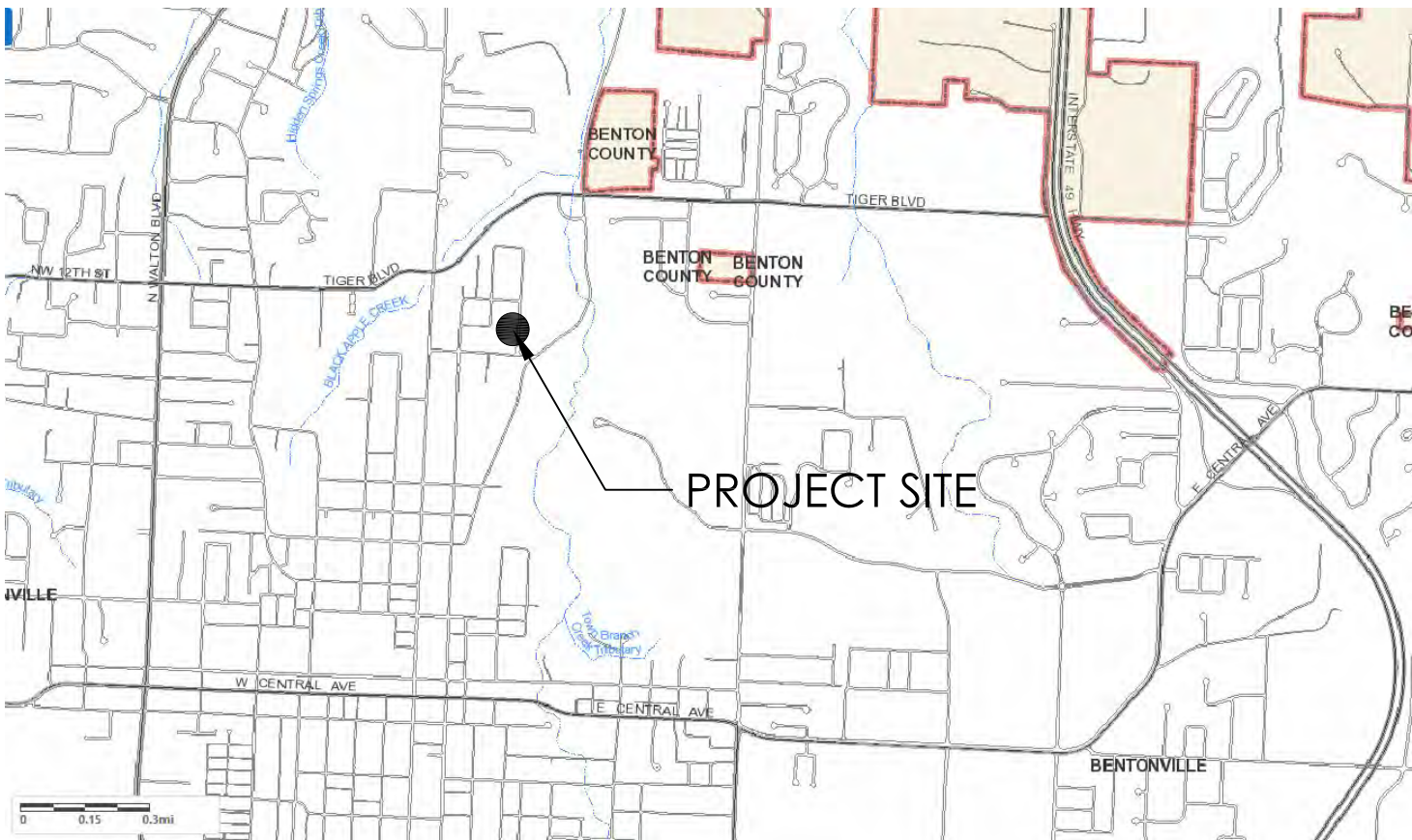
ARCHITECT CONTACT
ROBERT SHARP
COURTYARD, BUILDING, AND BLOCK LLC
100 W CENTER ST, STE 300, FAYETTEVILLE, AR 72701
ROB@SHARPARCH.NET
479.442.0229
ARKANSAS LICENSE NO. 3015

LANDSCAPE ARCHITECT CONTACT
ALLISON THURMOND QUINLAN
217 E DICKSON ST, #106, FAYETTEVILLE, AR 72701
ATQ@FLINTLOCKLAB.COM
479.305.4807
ARKANSAS LICENSE NO. 9052

NEW CONSTRUCTION SINGLE FAMILY RESIDENTIAL
CURRENT ZONING: R-1

OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: V-B

ACTIVE FIRE SAFETY FEATURES:
SMOKE DETENTION THROUGHOUT - BATTERY BACK UP (NEW)



VICINITY MAP



BRIARTOWN COTTAGES

1109 Fillmore St, Bentonville, AR

Issue for Permit Application:		
Issue for Construction:		
Revisions:		
MARK	DATE	DESCRIPTION
△	5.20.2019	PRD 1ST RESUBMITTAL
△		
△		
△		
△		
△		
△		
△		
△		
△		

217 E Dickson St, #106
Fayetteville AR 72701
479 305 4807 main
WWW.FLINTLOCKLAB.COM

flintlock
ARCHITECTURE & LANDSCAPE

BRIARTOWN COTTAGES
1109 FILLMORE ST
BENTONVILLE, AR

PROJECT NOTES

1. ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS OR PROGRAMS. THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
2. THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF FLINTLOCK LTD., MASSENGALE & CO LLC, AND CLASSIC AMERICAN HOUSE, L.L.C. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION.
3. IF THE OWNER CONSENTS TO, ALLOWS, AUTHORIZES, OR APPROVES OF CHANGES TO THESE PLANS AND SPECIFICATIONS, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE ARCHITECT, SUCH CHANGES BECOME WHOLLY THE RESPONSIBILITY OF THE OWNER.
4. CONTRACTOR SHALL HAVE ALL UTILITIES, ABOVE GROUND & UNDERGROUND, LOCATED. CONTRACTOR SHALL HAVE ALL PROPOSED UTILITY LOCATIONS VERIFIED PRIOR TO CONSTRUCTION.
5. CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. CONTRACTOR TO CAREFULLY REVIEW ALL DRAWINGS, DETAILS, SPECIFICATIONS, & MANUFACTURER'S WRITTEN RECOMMENDATIONS. IF THE CONTRACTOR DISCOVERS A DISCREPANCY BETWEEN THE DRAWINGS AND SPECIFICATIONS, HE SHALL NOTIFY THE ARCHITECT IN WRITING IN THE FORM OF A WRITTEN REQUEST FOR INFORMATION (RFI).
6. THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. BY ENTERING INTO A CONTRACT, THE GENERAL CONTRACTOR AND OWNER ASSUME ALL RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURE PROPER STRUCTURAL DETAILING, WEATHERPROOF CONSTRUCTION, AND QUALITY WORKMANSHIP.
7. ALL CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND STANDARDS.
8. THE GENERAL CONTRACTOR AND OWNER SHALL NOTIFY FLINTLOCK LTD CO IN WRITING IN THE FORM OF A WRITTEN RFI OF ANY DISCREPANCIES OR PROBLEMS, OBSERVED OR PERCEIVED, WITHIN THESE DOCUMENTS PRIOR TO PROCEEDING WITH WORK.
9. ALL DIMENSIONS TO FACE OF STUD, FACE OF BRICK, OR FACE OF FOUNDATION UNLESS INDICATED OTHERWISE.
10. DIMENSIONS AND NOTES FOR A GIVEN CONDITION ARE TYPICAL FOR ALL SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
11. SLOPE ALL GRADES AWAY FROM BUILDING.
12. OWNER SHALL HIRE A QUALIFIED GENERAL CONTRACTOR TO PERFORM ALL WORK. ALL WORK TO BE IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES AND ALL MATERIALS SHALL BE STORED AND INSTALLED AS PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
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**

EXISTING PARKING
39 PARKING SPACES
1 ACCESSIBLE PARKING SPACE

PROPOSED PARKING
35 PARKING SPACES
2 GARAGE SPACES
3 STRIPED PARALLEL PARKING SPACES
2 ACCESSIBLE PARKING SPACES

SIGNAGE
ANY FUTURE SIGNAGE ADDED TO SITE IN CONJUNCTION WITH THIS PROJECT WILL REQUIRE A SEPERATE PERMIT.

common open space
0.29 acres
to be owned and maintained by
property owner, Community
Development Corporation of
Bentonville and Bella Vista

future possible lot split
(not currently
proposed)

demo existing
concrete walk, tie in
new walk as shown

vacated alley

3' wide access
easement

tie into existing +/- 12'
wide asphalt alley

8' wide access
easement

future possible lot split
(not currently
proposed)

vacated alley

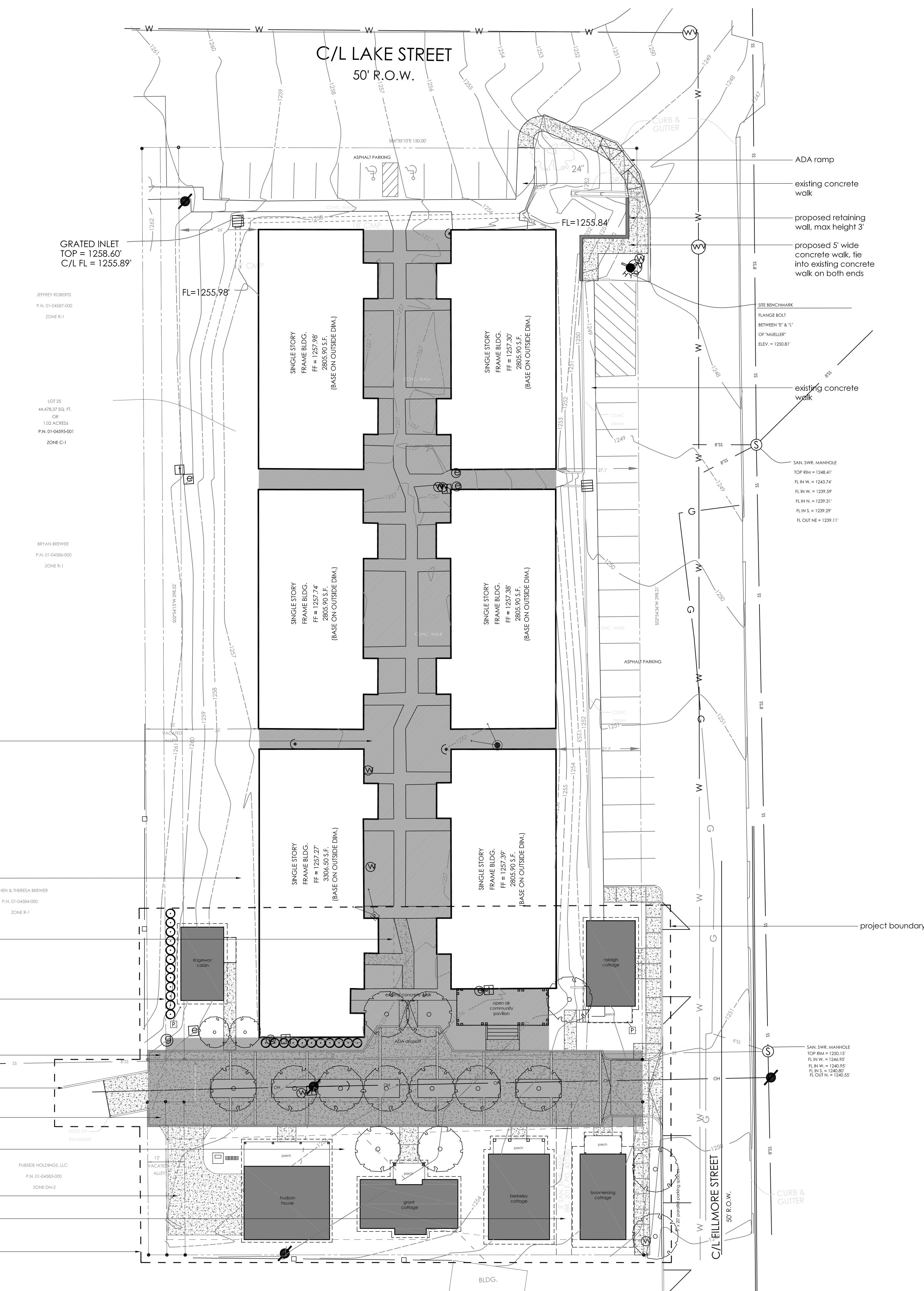
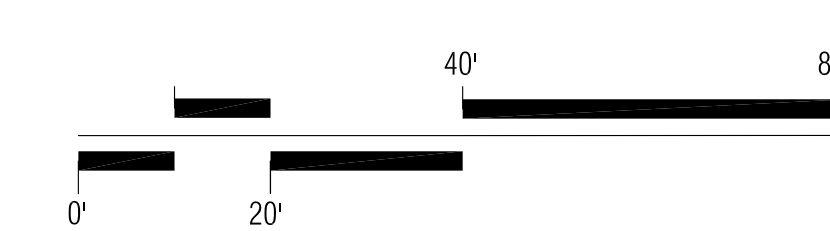
existing sanitary sewer
easement to remain

project boundary

1

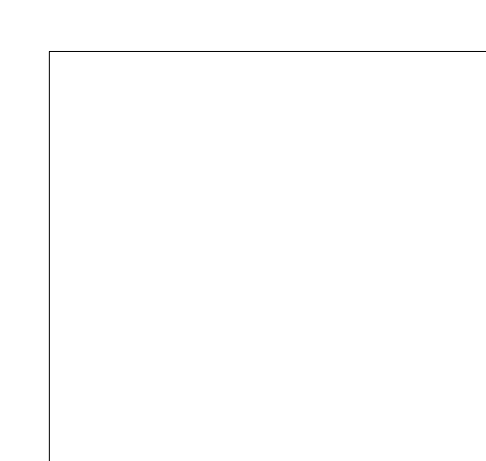
SITE & LAYOUT PLAN

SCALE: 1" = 20'



Issue for Permit Application:		
Issue for Construction:		
Revisions:		
MARK	DATE	DESCRIPTION
△	5.20.2019	PRD 1ST RESUBMITTAL
△		
△		
△		
△		
△		
△		
△		
△		

217 E Dickson St. #106
Fayetteville AR 72701
479 305 4807 main
WWW.FLINTLOCKLAB.COM



BRIARTOWN COTTAGES
1109 FILLMORE ST
BENTONVILLE, AR

CONTENTS

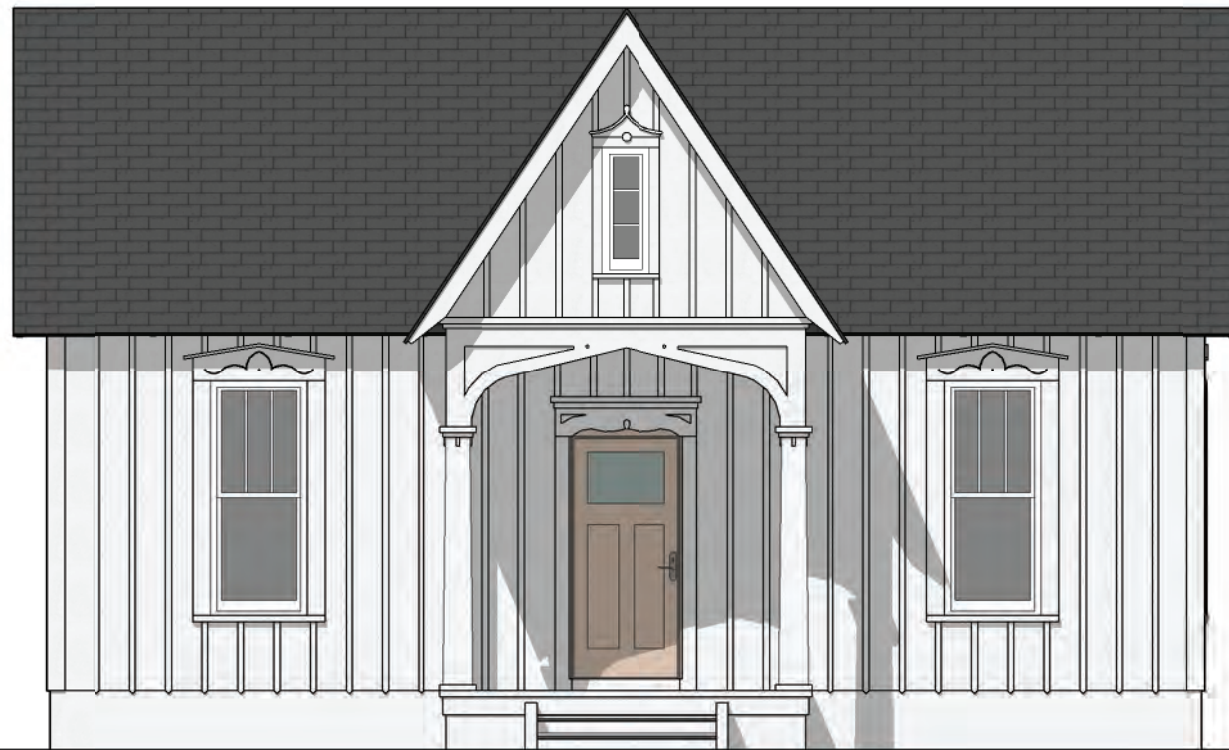
OVERALL SITE PLAN

DESIGN	PERMIT SET
DATE	1ST RESUBMITTAL
	2019.05.20
SCALE	1" = 20'

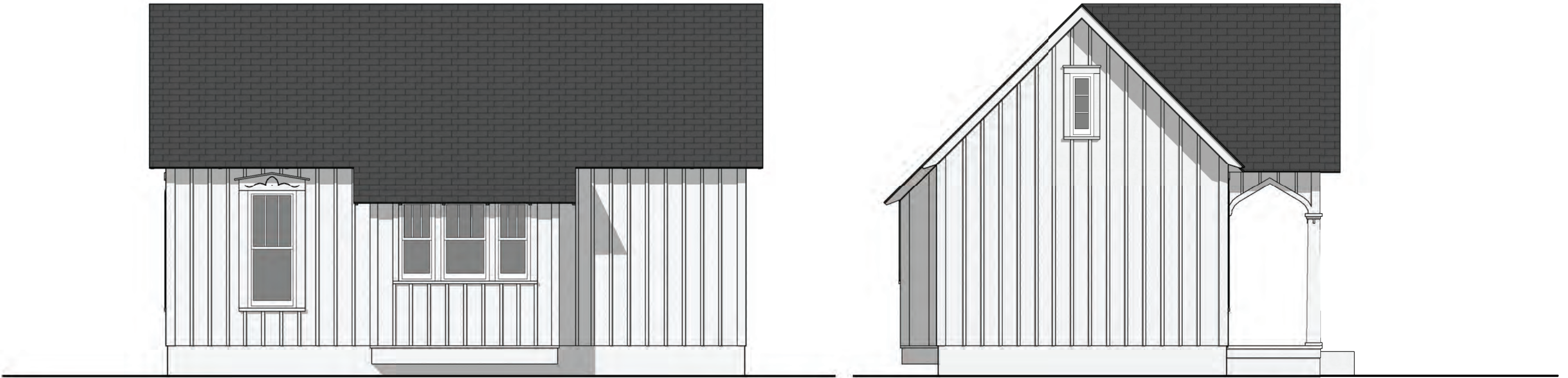
CITY OF BENTONVILLE
PROJECT NUMBER
PRD19-0001

L1.0

© COPYRIGHT FLINTLOCK LTD CO 2019



GRANT COTTAGE FRONT & SIDE ELEVATION



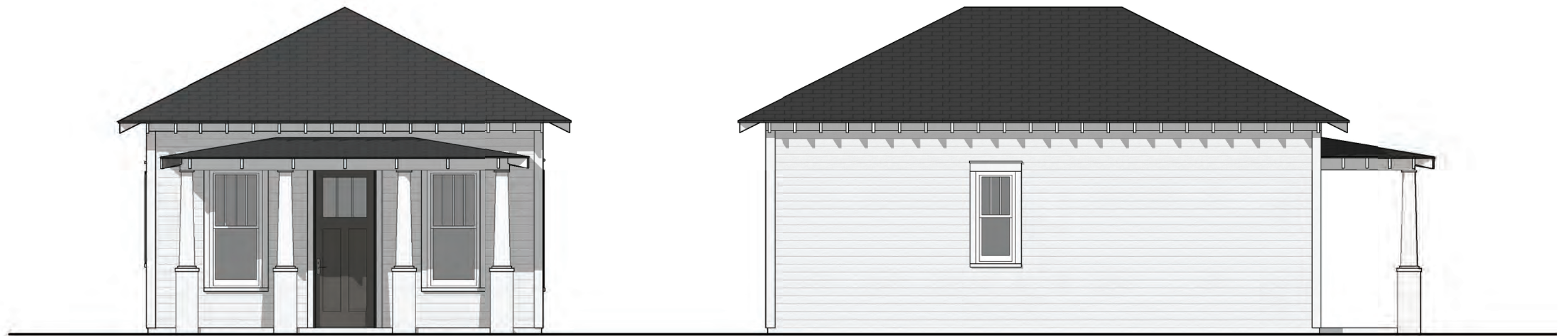
GRANT COTTAGE REAR & SIDE ELEVATIONS



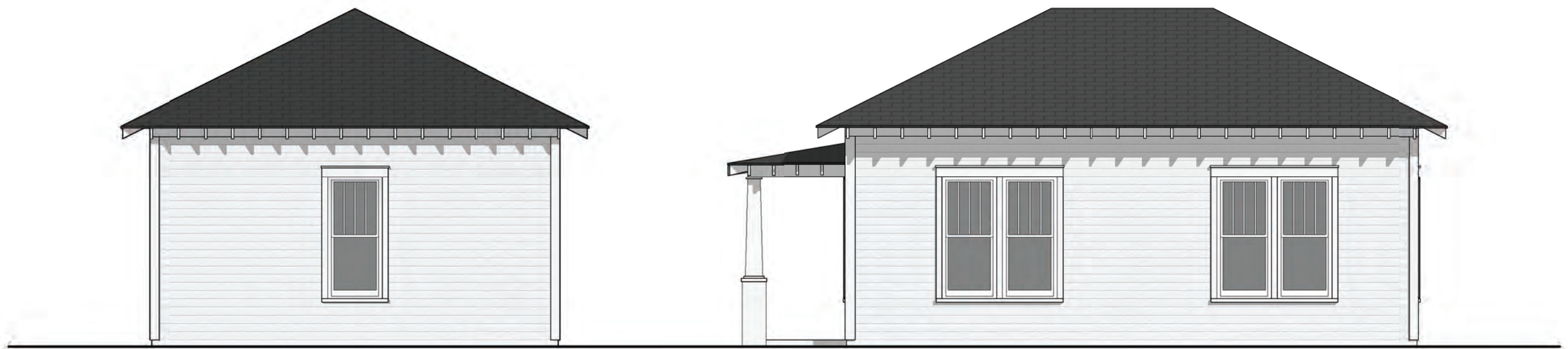
BOOMERANG COTTAGE FRONT & SIDE ELEVATION



BOOMERANG COTTAGE REAR & SIDE ELEVATION



BERKELEY COTTAGE FRONT & SIDE ELEVATIONS



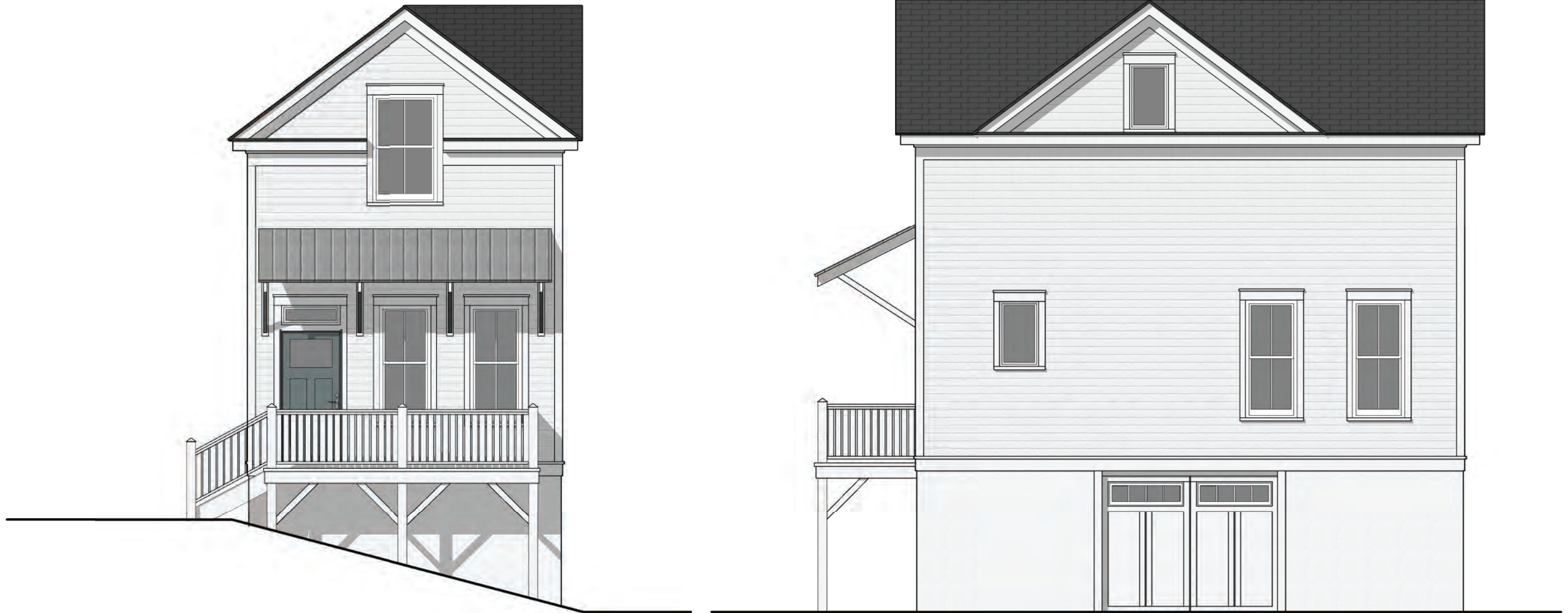
BERKELEY COTTAGE REAR & SIDE ELEVATIONS



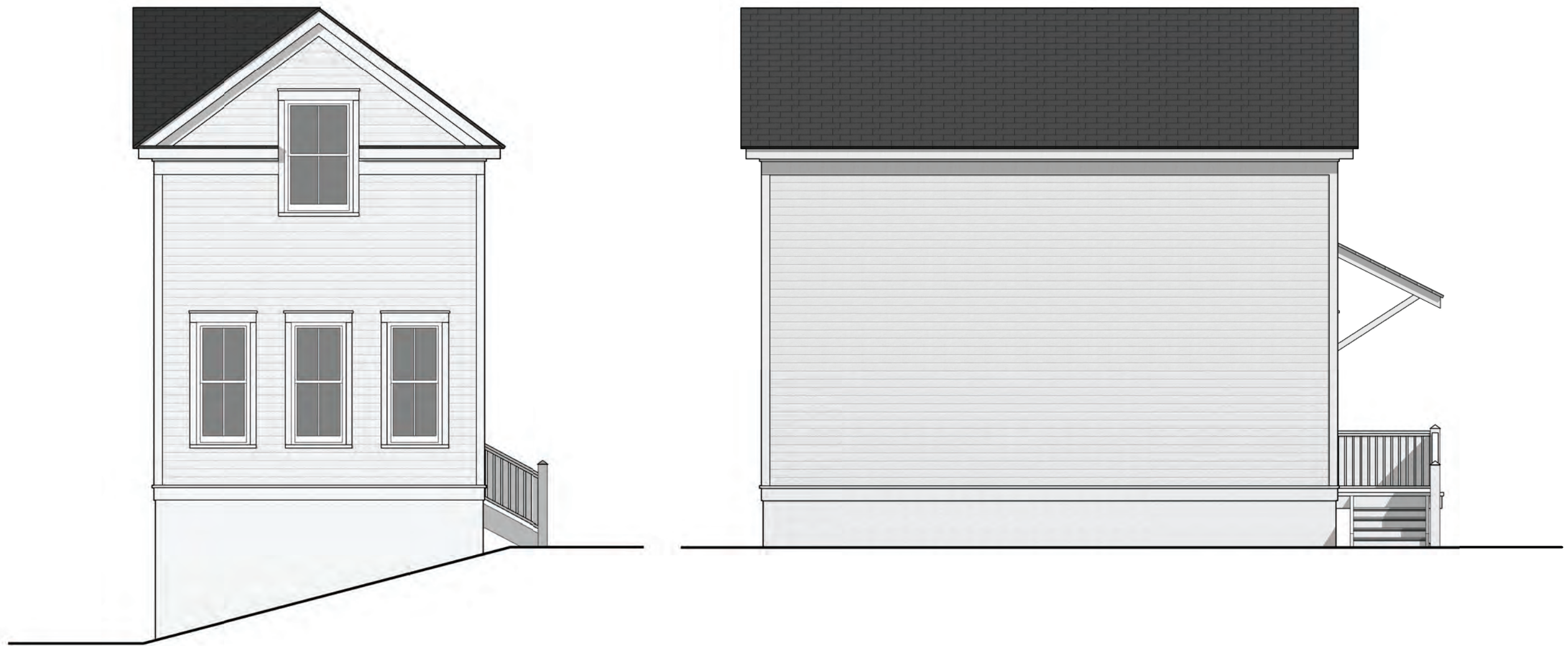
HUDSON HOUSE FRONT & SIDE ELEVATION



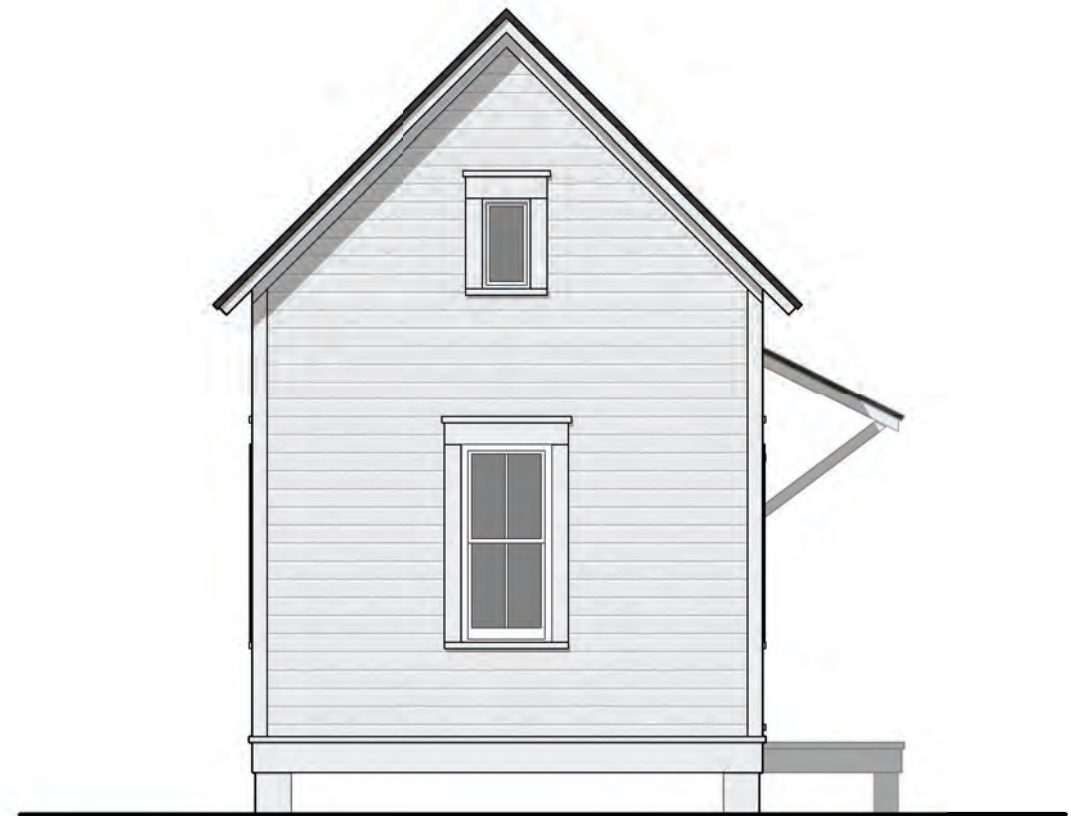
HUDSON HOUSE REAR & SIDE ELEVATION

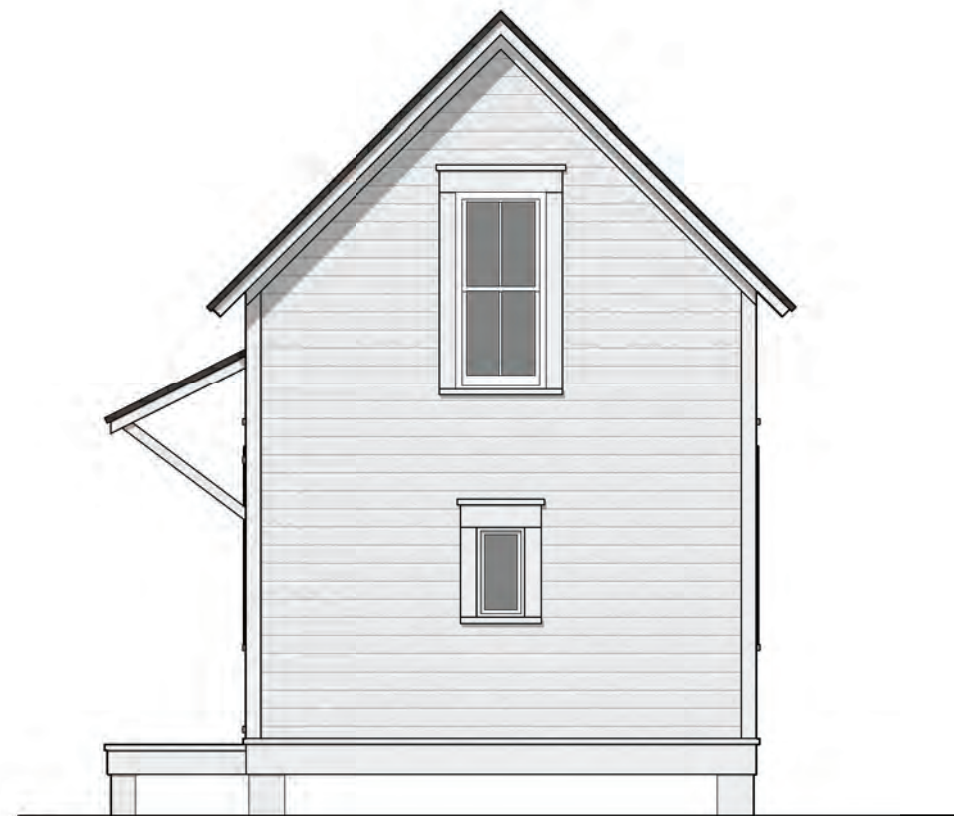


RALEIGH HOUSE FRONT & SIDE ELEVATIONS



RALEIGH HOUSE REAR & SIDE ELEVATIONS





Alison Worley

From: Jon Stanley
Sent: Tuesday, May 07, 2019 9:04 AM
To: Tyler Overstreet; Alison Worley
Subject: FW: Rezoning

Tyler & Ali,

Please reference this objection email from Mr. Jacobs in the staff report for PRD19-0001. Thanks

From: Todd Jacobs
Sent: Tuesday, May 07, 2019 8:58 AM
To: Casey Kleinhenz ; Jon Stanley ; Chad Goss ; Tim Robinson ; Jared Faciszewski
Cc: Alyson Jacobs
Subject: Re: Rezoning

Casey,

I have reviewed the submittal to the city and have lots of reservations about this proposed project.

Do you plan on having any neighborhood meetings to discuss this project with its residents?

As home owner of 1204 Filamore I DO NOT support this proposal in its current state.

Todd Jacobs

On Mon, May 6, 2019 at 11:14 AM Casey Kleinhenz <ckleinhenz@cdcantonville.com> wrote:

Melanie,

The rezone is is a PRD that would allow a 6 architect-designed detached units on the vacant parcel S. of the Briarwood apartments. It includes improvements to Monroe alley and common space around the apartments. No change to the footprint of existing apartments. The development is part of a demonstration project intended to promote development of Accessory Dwelling Units.

We office in the basement of the Havenwood building at 808 N. Main. Would you like to stop by to see a site plan? I'll be in the office before 11:30am tomorrow or we could pick a time later in the week.

-Casey

On Mon, May 6, 2019 at 10:09 AM Melanie Jacobs <mjacobs@jacobs-group.com> wrote:

Casey,

We received a letter regarding rezoning of the following property, Parcel # 01-04590-000, Lot 18, Block 10, W.A. Burks Addition and Parcel # 01-04595-001, Lot 25, Block 10, W.A. Burks Addition. The common description of the property is SW intersection of Monroe & Fillmore and 1111 to 1121 NE Fillmore.

We own property in this area and would like to know what your plans are for the rezoning?

Thank you,
Melanie

--



Melanie Jacobs

Office Assistant at Jacobs Group

Address P.O Box 1285 Bentonville, AR 72712

Phone None **Mobile** 940-390-6736 **Fax** None

Email mjacobs@jacobs-group.com

Website <http://www.jacobs-group.com>

Specializing in Downtown Housing for Northwest Arkansas

The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

--



Todd Jacobs

Managing Partner at Jacobs Group

Address P.O Box 1285 Bentonville, AR 72712

Phone None **Mobile** 479-466-1717 **Fax** None

Email tjacobs@jacobs-group.com

Website <http://www.jacobs-group.com>

Specializing in Downtown Housing for Northwest Arkansas

The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

CONDITIONAL USE STAFF REPORT



BITE Festival

801 SE 8th Street

PC Date: 6/4/2019

Reviewer: Ali Worley, Planning Technician

Project Number	CU19-0007
Applicant / Current Owner	Blue Crane 1000 SE 5 th Street, Suite G Bentonville, AR 72712
Site Area	+/- 9 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Mixed Use (MU)
Requested Use	Temporary Event
Protective Covenants	N/A

Property Description

This property is the location of the 8th Street Market, located at 801 SE 8th Street.

Proposed Use Description

The applicant proposes to host a three-day food festival at the 8th Street Market. Temporary events of three or more days require a Conditional Use Permit, regardless of zone. According to the applicant's narrative, the festival highlights local restaurants and chefs, while allowing attendees to discover the best of Northwest Arkansas.

The festivities will be held from 6:00-9:00pm starting Wednesday, June 26th and ending Friday, June 28th. The event shall utilize the existing 8th Street Market facilities in addition to two open-air tents. Adequate parking and traffic flow is proposed.

Public Notice

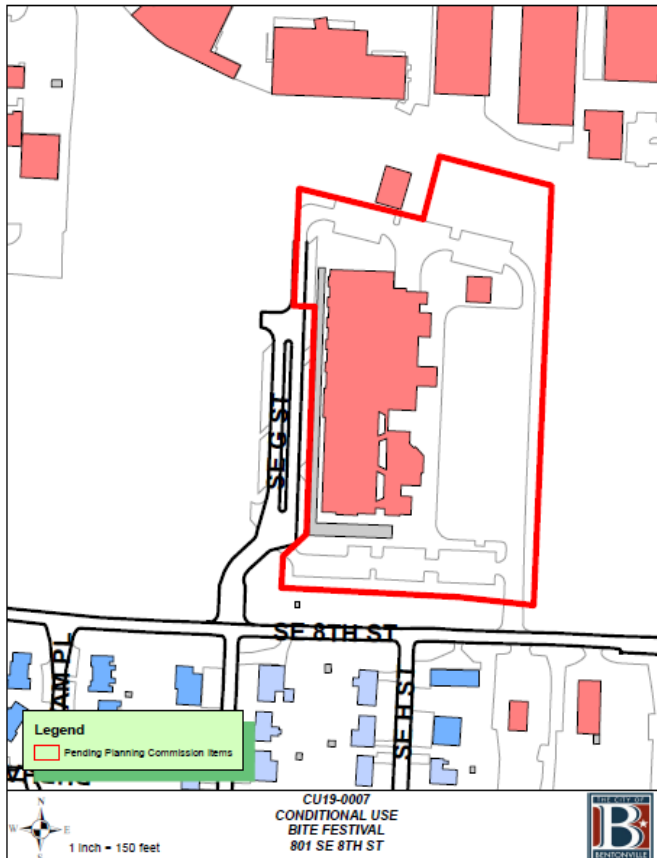
Staff has not been contacted regarding this request.

Conditions of Approval

1. All technical review comments must be addressed before a building permit will be issued.
2. This Conditional Use Permit shall be valid in perpetuity from date of issuance.
3. If the annual event scope or location changes significantly, the applicant shall be required to apply for a new Conditional Use Permit.

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

Location Map



Event Narrative + Overview



Proposed Use of 8th Street Market

BITE NW Arkansas is a three-day food festival that began in 2015 to celebrate the culinary spirit of our community. Sold out each year since, BITE aims to highlight local restaurants + chefs, feature nationally recognizable brands and allow attendees to discover the best of Northwest Arkansas + beyond.

BITE utilizes both indoor and outdoor spaces at 8th Street Market. The event collaborates with tenants including Brightwater, Holler, Bike Rack, Yeyo's and others to create a unique food festival for the entire community.

Event Dates

- BITE | SPARK – Wednesday, June 26, 2019
- BITE | DISCOVER – Thursday, June 27, 2019
- BITE | CRAFT – Friday, June 28, 2019

Hours of Operation

Open to the public 6:00pm – 9:00pm each night

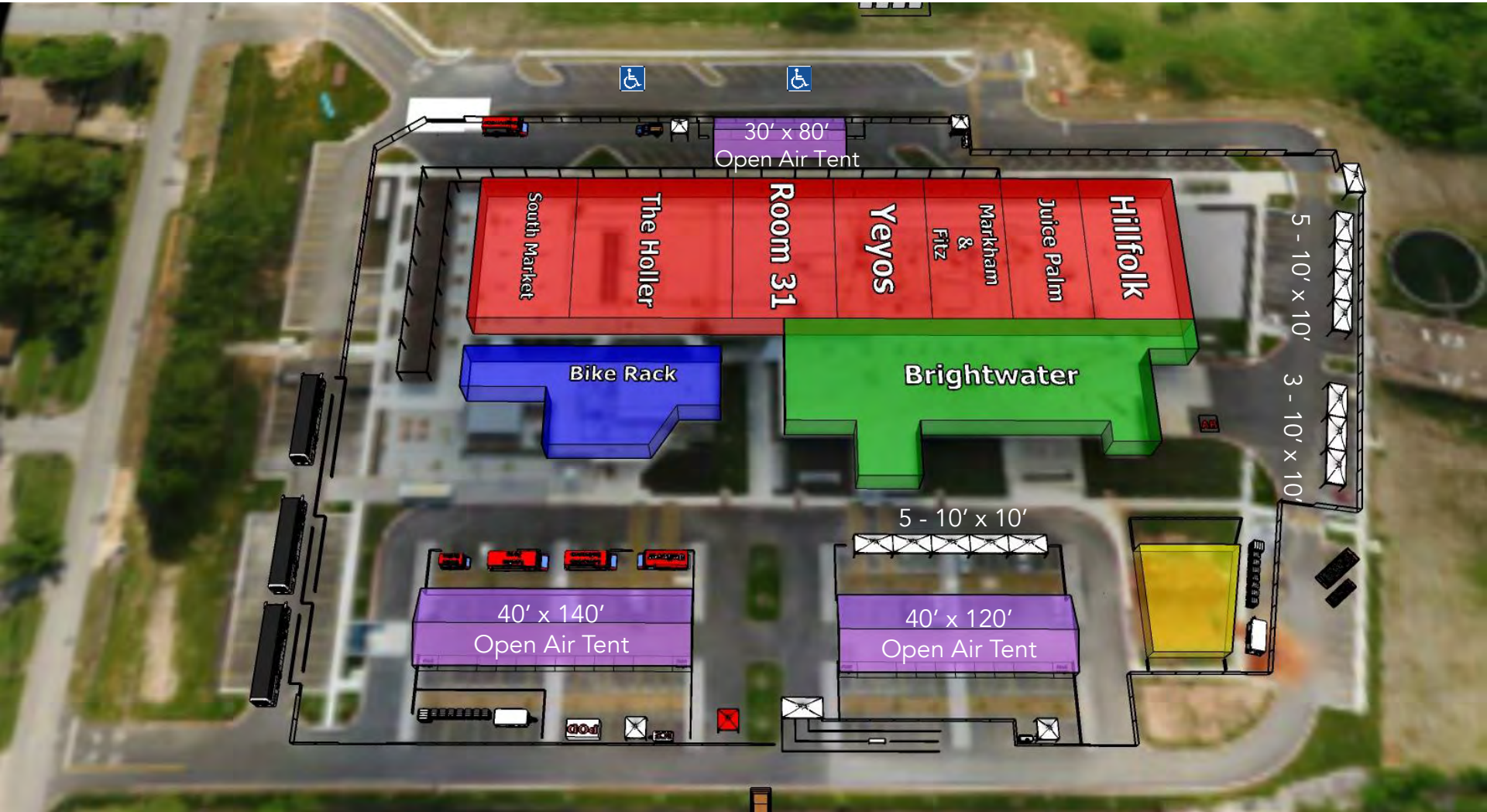
Expected Attendance

- Wednesday | 3,000 attendees
- Thursday | 3,500 attendees
- Friday | 3,500 attendees

Employees

100 each day

2019 VENUE LAYOUT



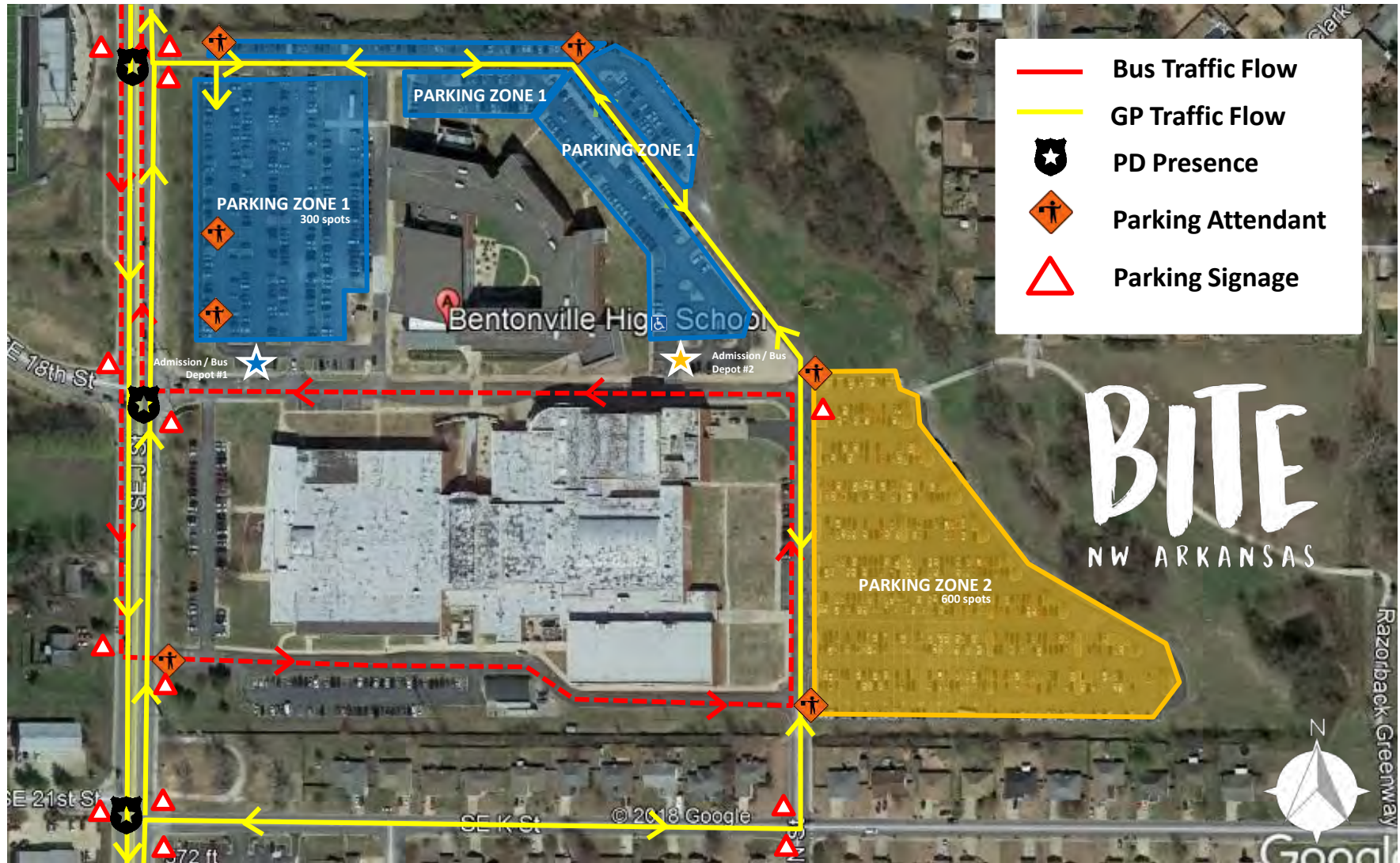
2019 PARKING PLAN – CASTING LOT

Utilized for restaurant partners, sponsors and Uber drop off



2019 PARKING PLAN – BENTONVILLE HIGH SCHOOL

Utilized for all general ticketholders who plan to drive to BITE



LARGE SCALE DEVELOPMENT STAFF REPORT



Riggs Office Expansion

1129 NW J Street

PC Date: 6/4/2019

Reviewer: Tyler Overstreet, Planner

Project Number	LSD19-0020
Applicant / Current Owner	Travis & Deborah Riggs 601 NE Green Creek Road Bentonville, AR 72712
Site Area	+/- .27 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Expansion of Existing Office Facility

Property Description

This property is located on NW J Street, south of NW 12th Street and west of N Walton Boulevard. The property is currently zoned C-2, General Commercial and the Future Land Use Plan depicts the property as Commercial.

Project Details

Large Scale Development proposing the expansion of the existing Riggs Office Building. The development proposes the addition of five additional office spaces and five parking spaces. The development converts the existing rear gravel drive and parking stalls to asphalt.

The development proposes a bench and a bike rack as site amenities. Additional street and perimeter trees shall be planted as part of this project. Brick and Board & Batten are the primary materials depicted on the exterior elevations.

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

Location Map



Projected Traffic Impact

Any traffic impact from the proposed development should be minimal. The site's compliance with the parking and access management standards, as outlined within the Zoning and Land Development Codes, should accommodate any increases in traffic to the area.

Waivers

One Waiver Request:

- A Waiver from Article 1100, Section 1100.08.a, Stormwater Drainage Control Standards, of the Land Development Code. The Code states that all development must meet the grading and drainage requirements of the current Stormwater Drainage Control Standards of the City of Bentonville. The development would increase the drainage in a 100 year flood event by .1 cubic feet per second (cfs). Ordinance would require the applicant to detain on site, which in the opinion of the City of Bentonville's Staff Engineer, would not be feasible.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code due to the waiver request. However, their waiver request may be justified due to its small impact and the applicant's small lot size.



SAND CREEK
Engineering and Landscape Architecture, Inc.

May 20, 2019

Project # 18099

RE: Riggs Office Expansion
LSD 19-0020
1129 NW "J" Street
Bentonville, Arkansas

Planning,

The calculated increase of 0.1 cfs in the 100 yr event would not pose a threat to the neighboring properties or structures and is a negligible increase which does not warrant detention.

The detention criteria outlined in Paragraph 5.4.2 of the Drainage Manual is not feasible for this site to have a discharge point that will allow the basin to drain. The horizontal distance of 20' from the building, nor the vertical elevation 18" below the finish floor elevation can be achieved on either side of the lot and the area west of the parking drive is over an existing water main restricting the ability to get the depth necessary.

Due to the minimal increase calculated, and the inability of the site to conform to the requirements for a detention basin, the owner and Sand Creek Engineering hereby request a waiver of the detention requirement for this project.

Sincerely,

Ken Booth

Project Manager

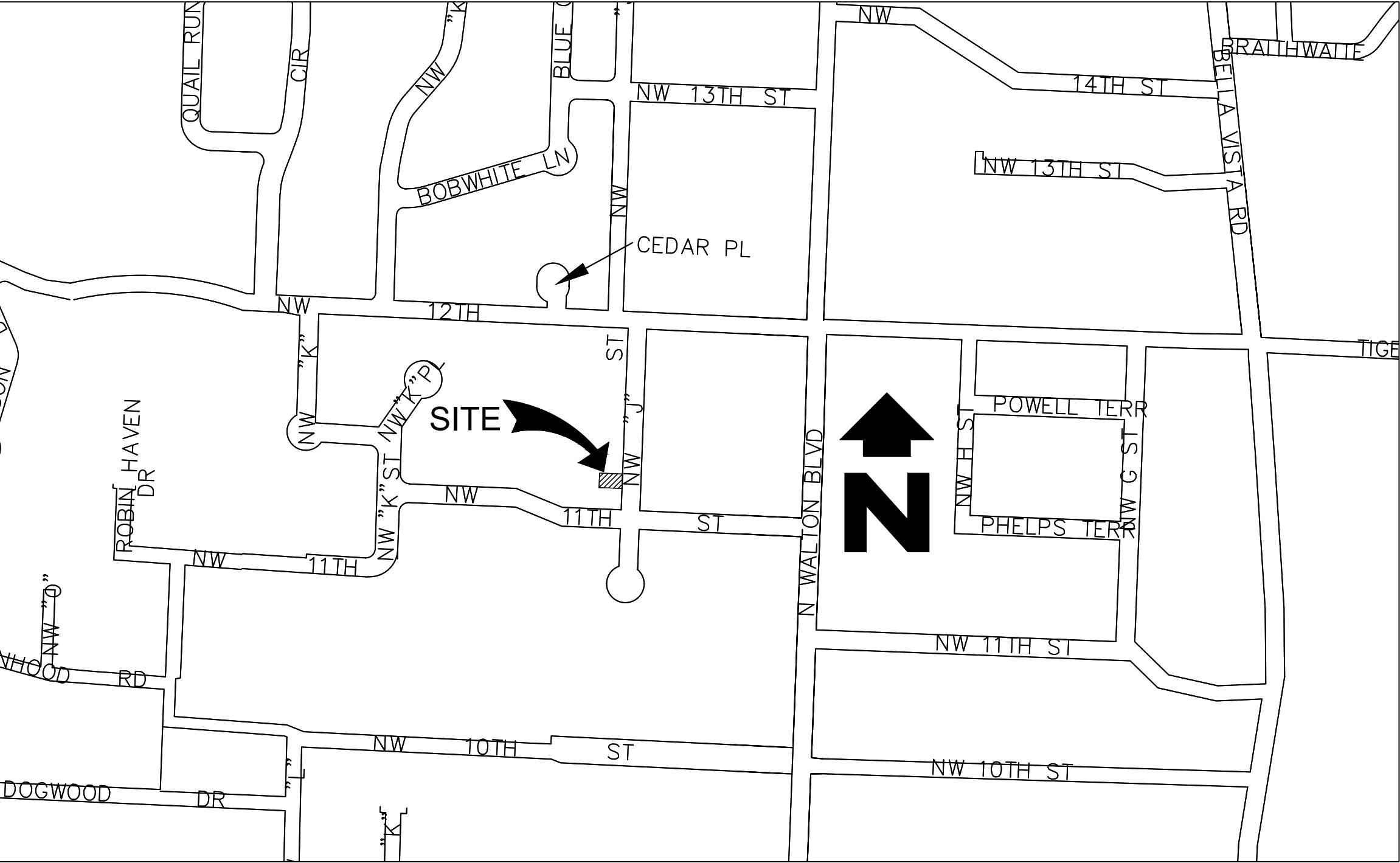
kbooth@sandcreek.us

IN-HOUSE LARGE SCALE RIGGS OFFICE EXPANSION

1129 NW J Street
Bentonville, Arkansas

CONTACT LIST

OWNER/DEVELOPER TRAVIS RIGGS 601 NE GREEN CREEK ROAD BENTONVILLE, AR 72712 (479) 273-2539	PLANNING DEPARTMENT CITY OF BENTONVILLE 305 SW "A" STREET BENTONVILLE, AR 72712 JON STANLEY (479) 271-3122	ELECTRIC DEPARTMENT CITY OF BENTONVILLE 501 SE 3RD STREET #C BENTONVILLE, AR 72712 WAYMAN THURMAN (479) 271-3159	GAS COMPANY BLACK HILLS COOPERATION 1301 FEDERAL WAY LOWELL, ARKANSAS 72745 JOSH KNIGHT (479) 636-1759 *6021
TOPO SURVEYOR SAND CREEK ENGINEERING 1610 NW 12th STREET BENTONVILLE, AR 72712 (479) 636-4838	CITY ENGINEER CITY OF BENTONVILLE 305 SW "A" STREET BENTONVILLE, AR 72712 ?? (479) 271-3168	STORMWATER CITY OF BENTONVILLE 305 SW "A" STREET BENTONVILLE, AR 72712 JANET PAITH (479) 271-5002	CABLE COMPANY COX COMMUNICATIONS 4901 S. 48TH ST. SPRINGDALE, AR 72762 STEVEN THOMPSON (479) 871-2430
LAND SURVEYOR BLEW & ASSOCIATES 3825 N. SHILOH DRIVE FAYETTEVILLE, AR 72703 (479) 443-4506	STREET DEPARTMENT CITY OF BENTONVILLE 305 S.W. "A" STREET BENTONVILLE, AR 72712 TROY DAVIS (479) 271-3130	WASTEWATER DEPARTMENT CITY OF BENTONVILLE 1901 N.E. "A" STREET BENTONVILLE, AR 72712 MIKE ROBERTS (479) 271-3160	TELEPHONE COMPANY AT&T 627 WHITE ROAD SPRINGDALE, AR. 72756 SCOTT SEAMAN (479) 636-2404
CIVIL ENGINEER SAND CREEK ENGINEERING 1610 N.W. 12TH STREET BENTONVILLE, AR 72712 (479) 464-9282	WATER DEPARTMENT CITY OF BENTONVILLE 501 SE 3RD STREET #B BENTONVILLE, AR 72712 BEAU THOMPSON (479) 418-8680	FIRE DEPARTMENT CITY OF BENTONVILLE 800 S.W. "A" STREET BENTONVILLE, ARKANSAS 72712 JAKE FEEMSTER (479) 271-3108	



VICINITY MAP

NOT TO SCALE

ATLAS PAGE # 360

BENTONVILLE ID# LSD19-0020

SHEET LIST

1	COVER SHEET
2	TOPO SURVEY
3	SITE - UTILITY PLAN
4	GRADING - EROSION CONTROL PLAN
5	LANDSCAPE PLAN
6	DETAIL SHEET
7	BEUD ELECTRIC LAYOUT (PENDING)
8	BEUD ELECTRIC DETAIL 1
9	BEUD ELECTRIC DETAIL 2

LEGAL DESCRIPTION

LOT 2, BLOCK 3, OLD TOWN CENTER, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 14 AT PAGE 37.

REVISION CHART

#	TITLE	DATE	NOTES:

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 map for Benton County, Arkansas. Map Number 05007C0070J. Revised date September 28, 2007.

CITY NOTES

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 ANY 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.

TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

NOT FOR
CONSTRUCTION

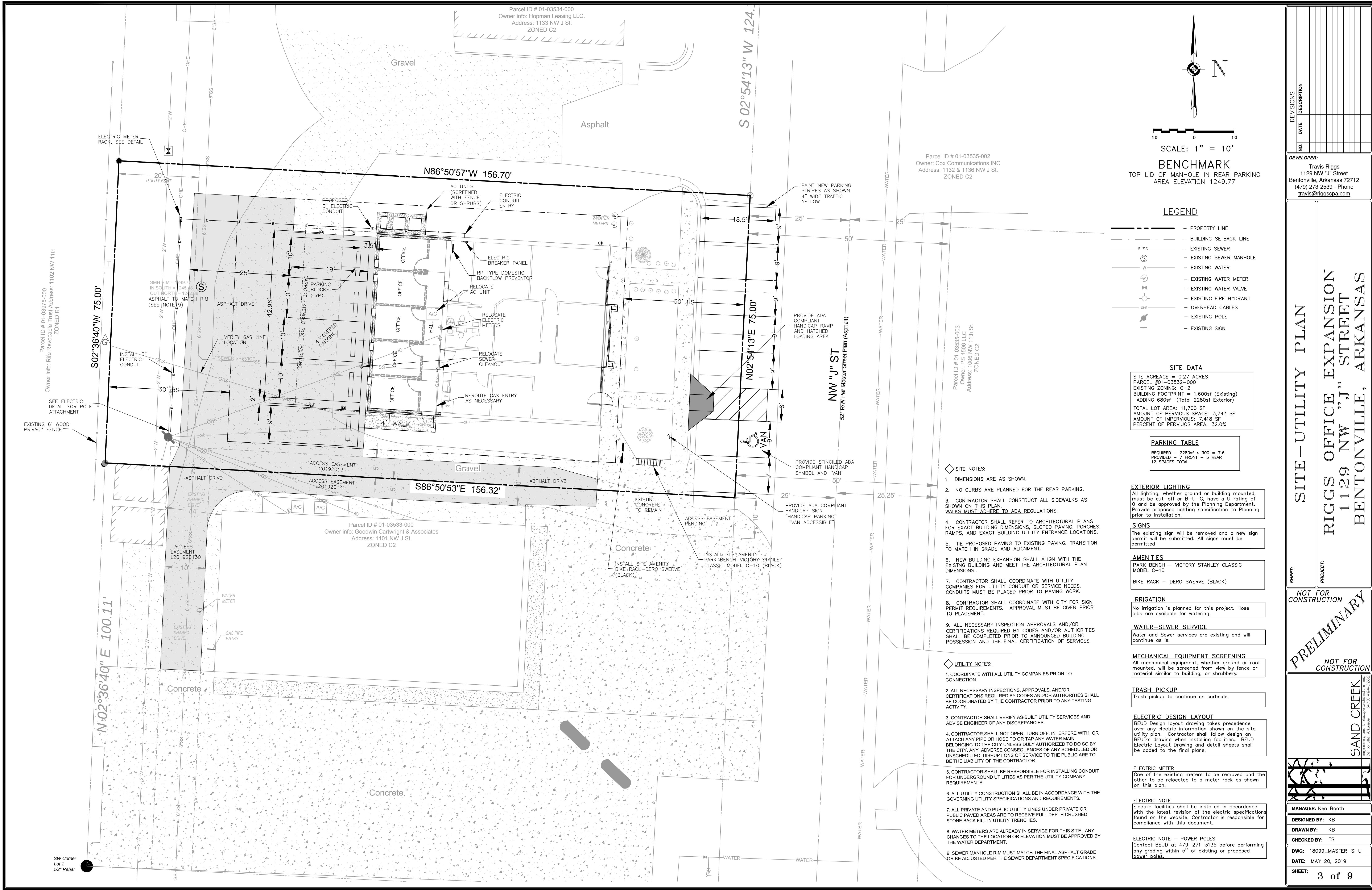
PRELIMINARY

NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

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



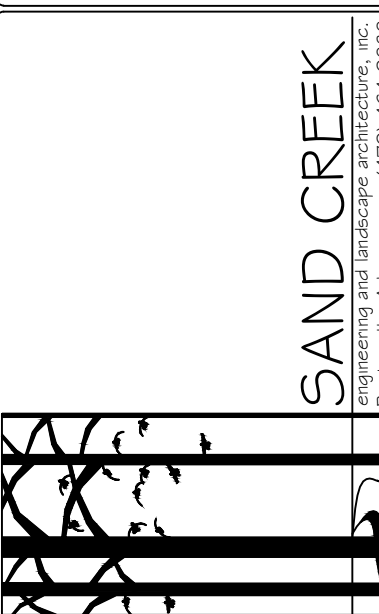
SITE-UTILITY PLAN

RIGGS OFFICE EXPANSION
1129 NW "J" STREET
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION

PRELIMINARY

NOT FOR CONSTRUCTION



MANAGER: Ken Booth

DESIGNED BY: KB

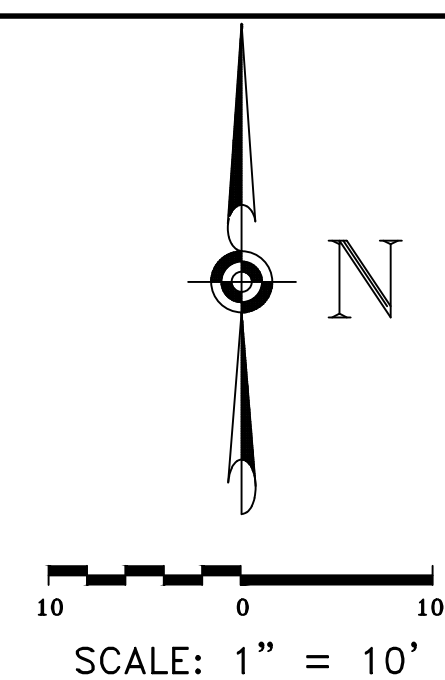
DRAWN BY: KB

CHECKED BY: TS

DWG: 18099_MASTER-S-U

DATE: MAY 20, 2019

SHEET: 3 of 9



1. PLANTS DESIGNATED "B&B" SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDER ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT.
2. ONLY "HEMP" BURLAP AND TWINE-SHALL BE ALLOWED—NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE MUST BE KEPT BALD TO THE TOP OF THE TREE REMOVED AFTER PLANTING. PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM FREEZING WINDS AND EXPOSURE TO SUNLIGHT AS REQUIRED BY THE LANDSCAPE CONTRACTOR AS NECESSARY UNTIL PLANTING.
3. NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR DISFIGURE THE BRANCHES.
4. IF A BALL SHALL BE FOUND TO BE DEFECTIVE TO LESS THAN ONE INCH OF THE TREE TO BE TRANSPLANTED.
5. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES DURING SHIPMENT. THE ENTIRE PLANT SHALL BE PROTECTED FROM DAMAGE BY WIND OR OTHER FACTORS COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.
6. PLANT MATERIAL SHALL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN BURLAP STAKES, ROPES, OR FORMS HAVE BEEN REMOVED.
7. DIMENSIONS FOR HEIGHT, SPACING OF BALLS AND TRUNK, AS SPECIFIED ON THE MINIMUM SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
8. PRIOR TO THE INSTALLATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADEN, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES AND TAKE THE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SURFACE IMPROVEMENTS.
9. UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT MANAGER.
10. ALL TREES AND SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE UNDERSIGNED ARCHITECT'S APPROVAL.
11. PER EMPLOYER IN AGREEMENT (TREE) OR APPROVED EQUAL SHALL BE PRESENT AT THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETOTILLING ALL PLANTING BEDS TO A MINIMUM DEPTH OF 12" TOP SOIL AND PEAT LAYER TO BE REPLACED TO THE ORIGINAL DEPTH. THE MINIMUM SIX CUBIC FOOT BASE PER 75 SQ. FT. OF BED AREA; TOP SOIL, ONE CUBIC YARD PER 150 SQ. FT. OF BED AREA.
13. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5-C-10)
14. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE TRIMMING TECHNIQUES AS SET FORTH IN THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5-C-11)
15. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE TRIMMING TECHNIQUES AS SET FORTH IN THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5-C-12)
16. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS, LIKE TREES AND SHRUBS, SHALL SHOW A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING SLASHES. NONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6-A-8 AND 1400.8-G-7)
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITY LINES.
18. THE CITY REQUIRES ONE OR A COMBINATION OF THE FOLLOWING IRRIGATIONS OPTIONS BE INSTALLED:
 - - UNDERGROUND SPRINKLING SYSTEM
 - - AUTOMATIC Drip
 - - HOSE ATTACHMENT WITH 100' OF ALL LANDSCAPED AREAS



PLANT MATERIAL SCHEDULE					
Quantity	Symbol	Common Name	Scientific Name	Planting Size (min)	Mature Height
2		River Birch	Betula nigra 'Heritage'	2.5" Caliper B&B	45ft
3		Trident Maple	Acer buergerianum	2" Caliper B&B	25-35 ft
9		Arboretum (Green Giant)	Thuja occidentalis 'Smaragd'	20 Gallon	(Evergreen)30ft
5		Shantung Maple	Acer truncatum	2" Caliper B&B	25ft

TREE PRESERVATION CREDIT
 1-SMOKE TREE AND 1 MUGO PINE EXIST AND WILL REMAIN. NO TREE CREDIT IS REQUESTED.

ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK.
CONTRACTOR SHALL GUARANTEE PLANT MATERIALS TO THE DEVELOPER FOR 18 MONTHS FROM THE DATE OF PROVISIONAL ACCEPTANCE BY OWNER.
CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL ACCEPTANCE.
OWNER TO MAINTAIN AND PROTECT PLANT MATERIAL AFTER ACCEPTANCE TO MEET CITY OF BENTONVILLE REQUIREMENTS.

Once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced. (Sec 1400.5.C-10)

Trees shall not be topped at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 'Standards for Tree Care' shall be utilized for maintenance purposes (Sec 1400.5.C-11)

Healthy trees shall not be removed at any time and proper tree pruning techniques as established by the latest edition of the ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes. (Sec 1400.5.C-12)

Living materials, such as lawn, grass or herbaceous groundcovers like juniper or liriope, etc., shall cover a minimum of eighty percent (80%) of the planting islands. One Hundred percent (100%) of living materials is strongly encouraged. (Sec 1400.6.A-8 & 1400.8.G-7)

[illegible]

DEVELOPER:
Travis Riggs
1129 NW "J" Street
Bentonville, Arkansas 72712
(479) 273-2539 - Phone
travis@riggscpa.com

LANDSCAPE PLAN

RIGGS OFFICE EXPANSION
1129 NW "J" STREET
BENTONVILLE, ARKANSAS

SHEET: PROJECT:

NOT FOR CONSTRUCTION

PRELIMINARY

NOT FOR CONSTRUCTION

SAND CREEK

MANAGER: Ken Booth
DESIGNED BY: KB
DRAWN BY: KB
CHECKED BY: TS
DWG: 18099_MASTER-L
DATE: MAY 20, 2019
SHEET: 5 of 9

