



**Planning Commission
Agenda
June 18th, 2019**

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

- | | |
|--|---------------------------------|
| 1. Lots 6 & 7, Cavness Subdivision | Lot Split |
| SW Crockett Street (LS19-0018) | |
| 2. Lot 6, Block 2, Scoggan Subdivision | Property Line Adjustment |
| 448 SW C Street (PLA19-0015) | |
| 3. Garrison Village | Final Plat |
| SW Hasley Street (FP18-0008) | |

IV. New Business

- | | |
|---|--------------------------------|
| 1. Happy Hearts Early Learning Center, LLC
Large Residential Child Care Facility | Conditional Use Permit* |
| 2305 SW 15 th Street (CUCC19-0001) | |
| 2. Discovery Storage | Large Scale Development |
| SW Crockett Street (LSD19-0014) | |
| 3. Lot 13 Building | Large Scale Development |
| 3301 SW Municipal Drive (LSD19-0019) | |
| 4. City U | Large Scale Development |
| 608 SE 3 rd Street (LSD19-0021) | |
| 5. Hogwild III Parking Lot | Large Scale Development |
| 2914 SE I Street (LSD19-0024) | |
| 6. Land Development Code Amendments | Public Hearing* |

V. Other Business

1. 22nd & J Street Signal

22nd Street & J Street ([LSD19-0023](#))

In-House Large Scale Development

2. Hogwild II Parking Lot

2914 SE I Street ([LSD19-0022](#))

Large Scale Development

VI. Planner's Report

VII. Adjournment

Planning Commission
Minutes
June 4, 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, and Tyler Overstreet

Motion by Mr. Haynie, seconded by Mr. Grider to approve the minutes of May 21, 2019 as written
Approved 7-0

Consent Agenda

1. Lots 14-15 of A&A First Addition
Northeast 10th Street, PLA19-0014

Property Line Adjustment

Approved 7-0

New Business

Item #1

Briartown Pocket Community: Planned Residential Development, C-1, Neighborhood Commercial and R-1, Single Family Residential to PRD, Planned Residential Development, 1111 Fillmore Street, PRD19-0001
Ms. Kerr recuses herself.

Tyler Overstreet informs Commissioners that the applicant has requested the item be tabled, but will still hold the public hearing. He reads the staff report and gives the Commissioners a copy of an objection letter that arrived that day.

Opened public hearing

Casey Kleinhenz, developer and representative, gives an overview and said they would come back with changes to the PRD request.

Alison, representative, gives a PowerPoint presentation overview.

Jeff Roberts, 204 NE Lake, speaks against the item due to parking.

Kathy, 209 NE Park, states she is on the fence about the item.

Closed public hearing

Mr. Kleinhenz requests the project be tabled. Motion by Mr. Eccleston, seconded by Mr. Sanders to table the item.

Tabled 6-0

Item #2

BITE Festival: Conditional Use, Temporary Event, 801 SE 8th Street, CU19-0007

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion.

Approved 7-0

Item #3

Riggs Office Expansion: Large Scale Development, 1129 NW J Street, LSD19-0020

Tyler Overstreet reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Stormwater Drainage Control

Approved 7-0

Large Scale Development

Approved 7-0

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

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 18, 2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

- ❖ At the Technical Review meeting held on June 11, 2019 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 6 & 7, Cavness Subdivision, Southern Bancorp Bank, SW Crockett Street, C-2, General Commercial, (LS19-0018)

A Lot Split of Lot 4, Cavness Subdivision, creating new Lots 6 (+/- 3.29 acres) & 7 (+/- 2.47 acres). The plat dedicates a 25-foot public access easement to allow cross access between the two lots. Curb cuts should be limited to the shared lot line on Crockett Street and the access easement point on SW Regional Airport Boulevard. 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/>)

Property Line Adjustment: Lots 6, Block 2, Scoggan Subdivision, Marrs Development, LLC, 448 SW C Street, R-1, Single-Family Residential, (PLA19-0015)

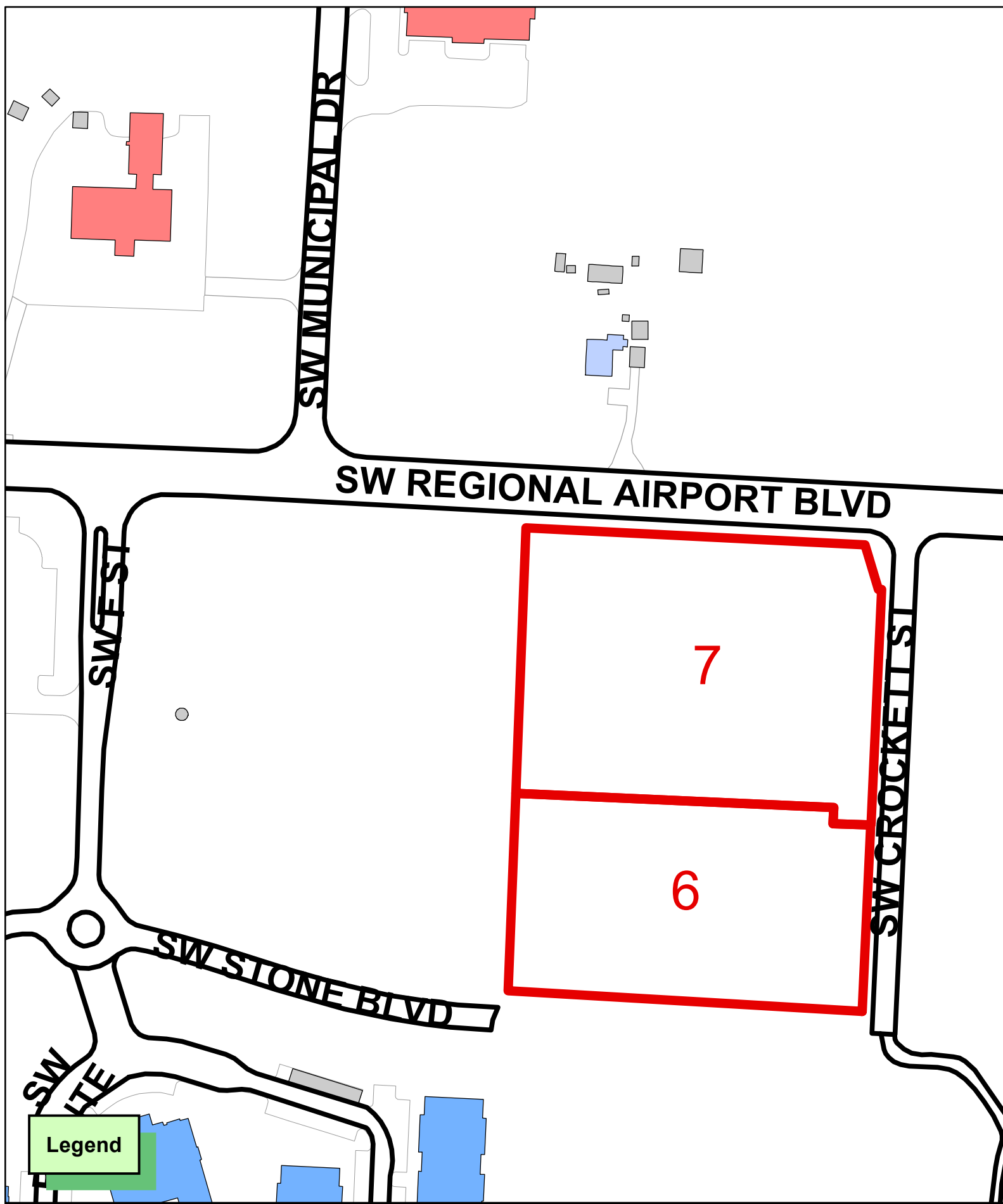
A Property Line Adjustment of Lot 5 and a part of Lot 4, Block 2 of Scoggan Subdivision, creating new Lot 6 (+/- .17 acres). The plat dedicates a 15-foot front utility easement on the eastern property line and a 7.5-foot side utility easement on the southern property line.

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

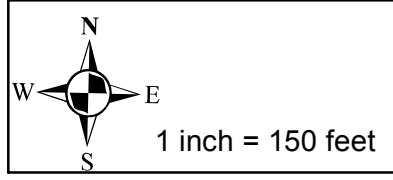
Final Plat: Garrison Village, 0806 Investments, SW Hasley Street, R-2, Duplex and Patio-Home Residential, (FP18-0008)

Final Plat establishing a 12 lot, 2-family subdivision to be known as Garrison Village. Lots 6 and 7 are listed as non-buildable due to an emergency access turnaround. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to final platting.

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



Legend



LS19-0018
LOT SPLIT
DISCOVERY SELF STORAGE
CAVNESS SUBDIVISION LOT 4 NEW LOTS 6-7



DRAWING: \\\RODNEY\JOBFILES\19102000_DISCOVERY\INFRASTRUCTURE\SURVEY\DWG\191020001 TRACT SPLIT.DWG
LAYOUT: PAGE 1, LAST SAVED: RW5090, 5/20/2019 4:51:51 PM
LAST PLOTTED BY: RODNEY WOODS, 5/24/2019 9:15:47 AM (PLOTTED BY: "VAID ON HARD COPY ONLY")

LOT SPLIT CAVNESS SUBDIVISION OF LOT 4
LOT 4 CREATING LOTS 6 & 7

NOTES:

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE City of TRANSPORTATION DEPARTMENT.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER & 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.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEBSITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

ALL STRUCTURES MUST MAINTAIN MINIMUM 20' CLEARANCE FROM ALL ELECTRICAL LINES.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE JUNE 05, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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.

____/____/20____
DATE OWNER/AGENT SIGNATURE

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 20____.

Notary Public _____

My Commission Expires _____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

SIGNED _____
MAYOR

SIGNED _____
CITY CLERK

PARENT TRACT

LOT 4 OF THE LOT SPLIT OF TRACT 1, CAVNESS SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS FILED IN PLAT BOOK 2015 AT PAGES 426 AND 427.

SURVEY NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY CONDUCTED ON THIS PROPERTY ON THE FOLLOWING DATE: APRIL/24/2019.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEEDS AND PLATS AND NO OTHERS:
QUIT CLAIM DEED L201839952, DEED RECORD 2011-46997 AND PLAT RECORDS P1-980, PLAT RECORD 2015-426 & PLAT RECORD 2006-992.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

CERTIFICATE OF SURVEYING ACCURACY

I, RODNEY WOODS, 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: _____

CRAFTON, TULL & ASSOCIATES, INC.
BY RODNEY WOODS (AGENT)

SIGNED: _____
RODNEY WOODS
PROFESSIONAL LAND SURVEYOR
NO. 1559
STATE OF ARKANSAS

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.
THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



LS19-0018

STATE PLAT CODE: 500-19N-30W-0-07-200-04-1559

RECORD INFORMATION

ATLAS PAGE 485

LOT SPLIT OF LOT 4, SURVEY PLAT 2015-426

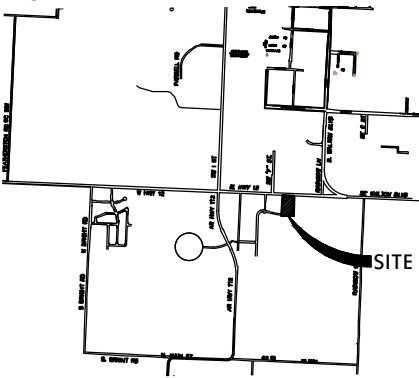
CREATING LOTS 6 & 7

PREPARED FOR:
BHS STORAGE BENTONVILLE LLC

ARKANSAS

BENTONVILLE

VICINITY MAP



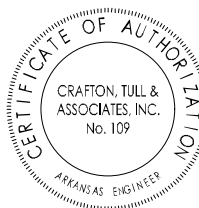
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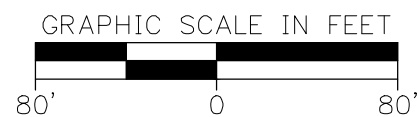
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PROJECT NO: 19102000
ISSUE DATE: 04/25/2019
CONTACT: R. WOODS
CHECKED BY:
SHEET NO:

1 OF 2



BASIS OF BEARING: ARKANSAS STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD 83
HORIZONTAL DATUM AND NAVD 88 VERTICAL
DATUM DETERMINED BY GPS OBSERVATION
ON THE CITY OF BENTONVILLE CONTROL
MONUMENTS USING THEIR PUBLISHED VALUES.

LOT SPLIT CAVNESS SUBDIVISION OF LOT 4 LOT 4 CREATING LOTS 6 & 7

BUILDING SETBACK TABLE

ZONING	SETBACK (FT.)				
	FRONT	SIDE	REAR	ADJ. TO NON-RESIDENTIAL DISTRICT	ADJ. TO RESIDENTIAL DISTRICT
C-2	50	20	7	30	20

CITY OF BENTONVILLE, ZONING CODE 401-24.

PARENT TRACT

LOT 4 OF THE LOT SPLIT OF TRACT 1, CAVNESS
SUBDIVISION, BENTONVILLE, BENTON COUNTY,
ARKANSAS AS FILED IN PLAT BOOK 2015 AT PAGES
426 AND 427.

RESULTING LOT 6

LOT 6, CAVNESS SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS.

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE ALONG THE SOUTH LINE OF EXISTING LOT 4, NORTH 87°21'18" WEST, A DISTANCE OF 26.00 FEET; THENCE NORTH 02°37'21" EAST A DISTANCE OF 262.24 FEET FOR THE POINT OF BEGINNING;
THENCE NORTH 87°49'23" WEST A DISTANCE OF 46.57 FEET; THENCE NORTH 02°10'37" EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 87°24'43" WEST A DISTANCE OF 392.51 FEET; THENCE NORTH 02°10'37" EAST A DISTANCE OF 328.05 FEET TO THE SOUTH RIGHT-OF-WAY OF SW REGIONAL AIRPORT BLVD; THENCE SOUTH 87°04'52" EAST A DISTANCE OF 418.83 FEET; THENCE SOUTH 16°37'11" EAST A DISTANCE OF 57.17; THENCE SOUTH 87°14'00" EAST A DISTANCE OF 4.11 FEET; THENCE SOUTH 02°37'21" WEST A DISTANCE OF 288.47 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.29 ACRES MORE OR LESS.

RESULTING LOT 7

LOT 7, CAVNESS SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS.

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE ALONG THE SOUTH LINE OF SAID EXISTING LOT 4, NORTH 87°21'18" WEST, A DISTANCE OF 26.00 FEET; THENCE NORTH 02°37'21" EAST A DISTANCE OF 30.00 FEET FOR THE POINT OF BEGINNING;
THENCE NORTH 86°42'00" WEST A DISTANCE OF 437.36 FEET; THENCE NORTH 02°10'37" EAST A DISTANCE OF 243.66 FEET; THENCE SOUTH 87°49'23" EAST A DISTANCE OF 392.51 FEET; THENCE SOUTH 02°10'37" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 87°49'23" A DISTANCE OF 46.57 FEET; THENCE SOUTH 02°37'21" WEST A DISTANCE OF 232.24 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.47 ACRES MORE OR LESS.

LEGEND (TYP) SOME SYMBOLS MAY NOT BE ON PLAT

SYMBOLS

- FOUND IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- SPRINKLER HEAD
- ELECTRIC PEDESTAL

GRATED INLET

DROP INLET

TREE

TREE TO BE REMOVED

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE (SPECIFY SIZE & TYPE)
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND TELEVISION
- OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	26.00'	N87° 21' 18"W
L2	30.00'	N2° 37' 21"E
L3	20.00'	S2° 10' 37"W
L4	46.57'	S87° 49' 23"E
L5	57.17'	S16° 37' 11"E
L6	4.11'	S87° 14' 00"E
L7	18.50'	S2° 37' 21"W
L8	58.99'	S87° 49' 23"E
L9	309.73'	S2° 37' 21"W
L10	354.41'	S86° 57' 39"E
L11	50.15'	S1° 02' 04"W
L12	26.00'	S87° 04' 52"E
L13	26.18'	S2° 10' 37"W
L14	354.59'	S86° 57' 39"E
L15	295.86'	S2° 37' 21"W
L16	33.99'	S87° 49' 23"E
L17	20.00'	N2° 37' 21"E

LS19-0018

STATE PLAT CODE: 500-19N-30W-0-07-200-04-1559

RECORD INFORMATION

LOT SPLIT OF LOT 4, SURVEY PLAT 2015-426

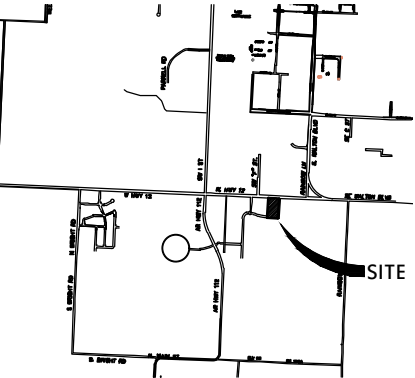
CREATING LOTS 6 & 7

PREPARED FOR:
BHS STORAGE BENTONVILLE LLC

ARKANSAS

BENTONVILLE

VICINITY MAP

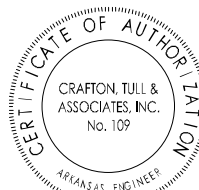


DELTA	DESCRIPTION	DATE

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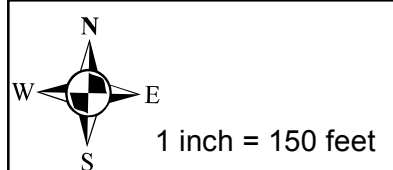
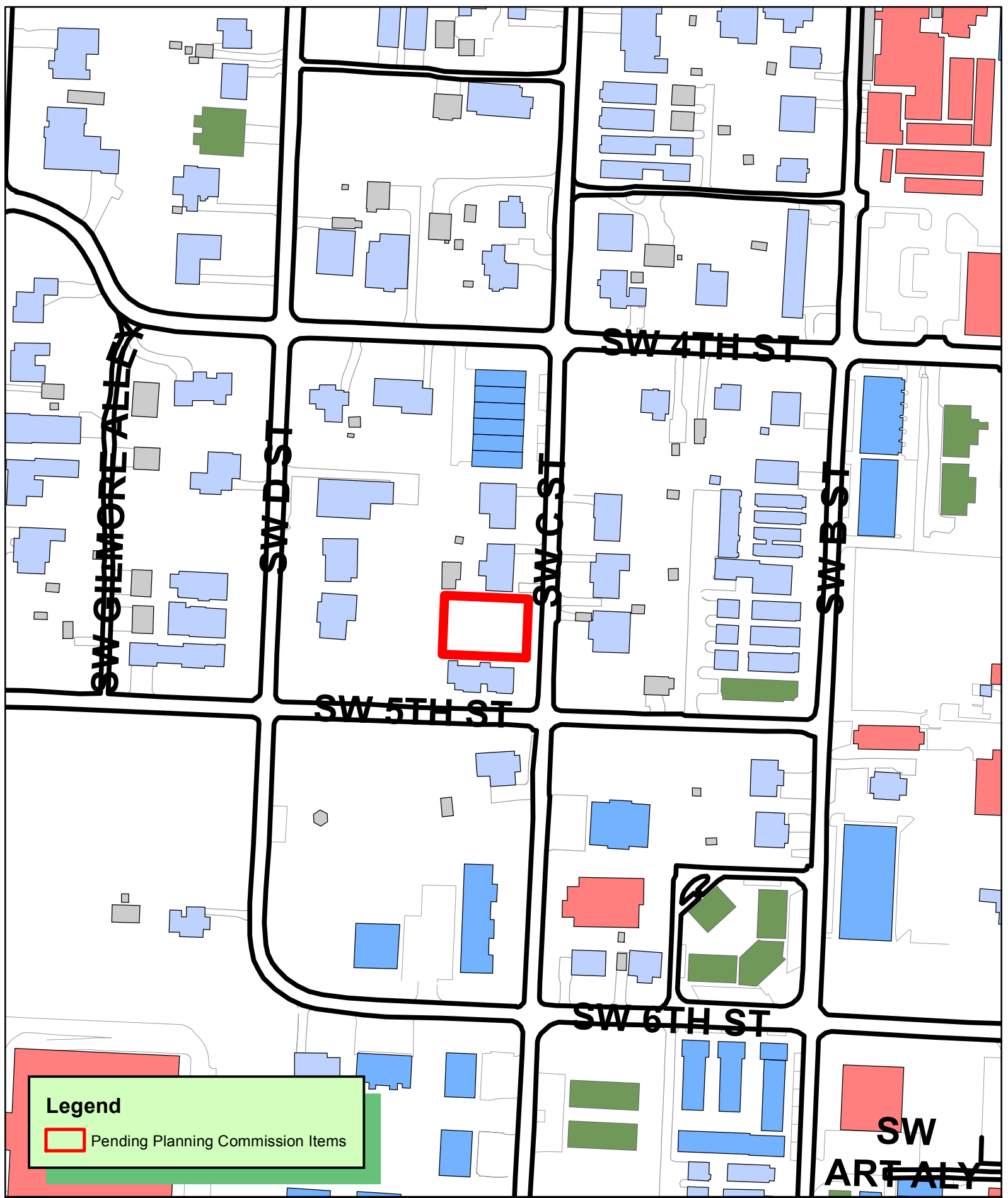
901 N. 47th St., Suite 200
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 | 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:



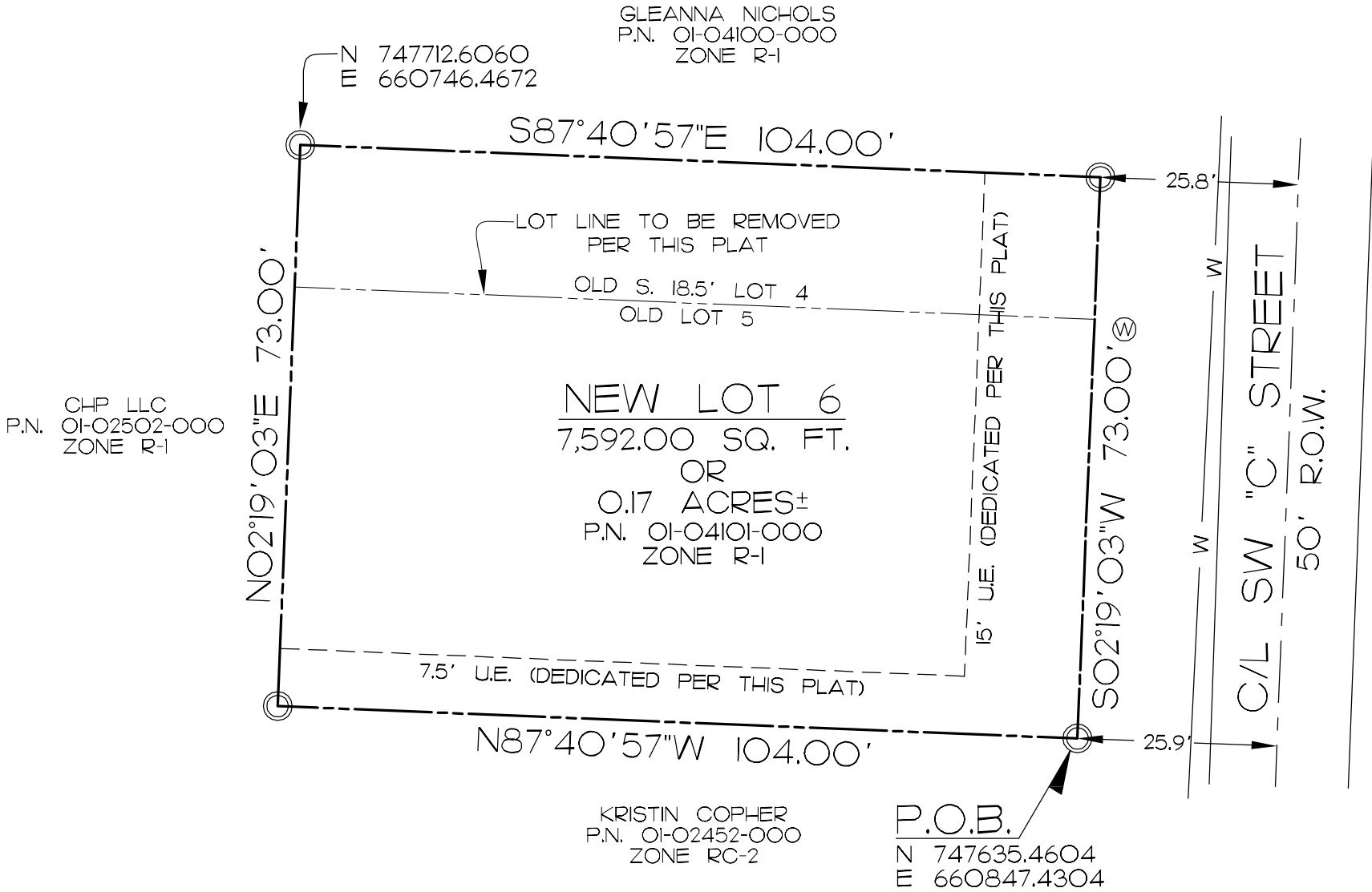
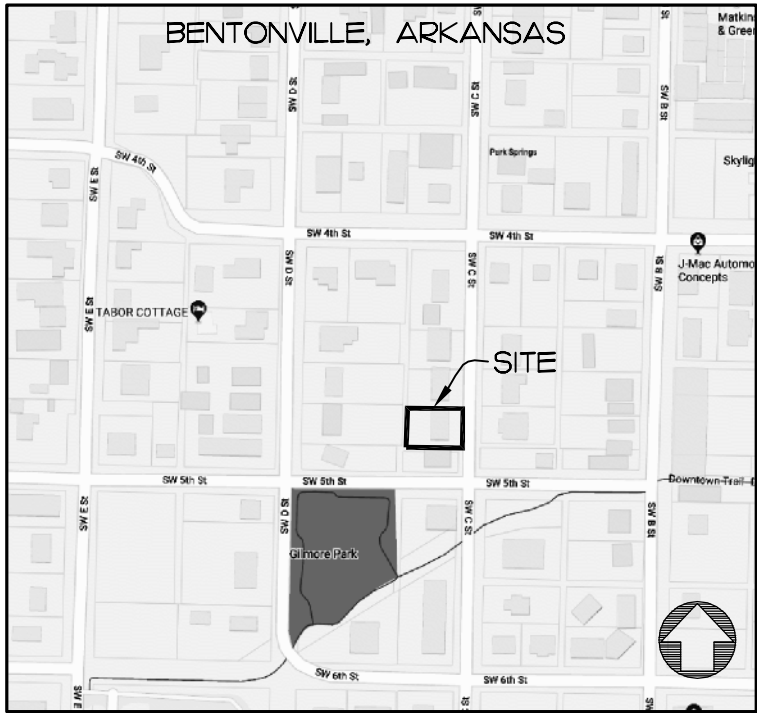
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PROJECT NO: 19102000
ISSUE DATE: 04/25/2019
CONTACT: R. WOODS
CHECKED BY:
SHEET NO:



PLA19-0015
PROPERTY LINE ADJUSTMENT
SCOGGAN SUBDIVISION NEW LOT 6 BLOCK 2





CERTIFICATE OF OWNERSHIP AND DEDICATION:

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: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

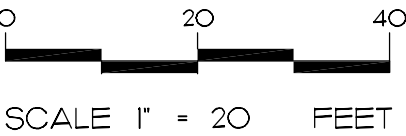
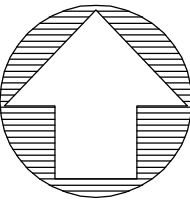
DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

LEGEND

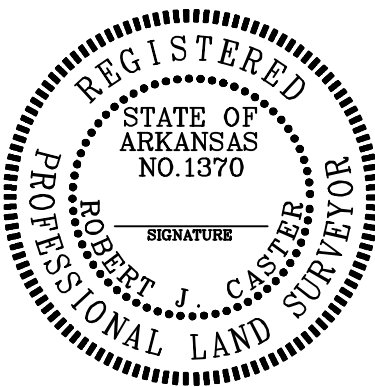
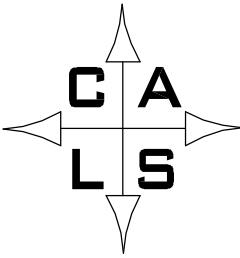
- SET 1/2" REBAR W/CAP, LS 1370
- WATER METER
- W — W — WATER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE



BENTONVILLE PROJECT #PLA19-0015

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" = 20' DATE: 6-10-19

PROPERTY LINE ADJUSTMENT
LOT 5 & S. 18.5' LOT 4,
BLOCK 2, SCOGGAN SUBDIVISION
CREATING LOT 6

448 SW "C" STREET
BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB # 19-099 DRAWN BY: ASD C-K'D BY: RJC PAGE 1 OF 1

NEW LOT 6:

LOT 5 AND THE SOUTH 18.5 FEET OF LOT 4, BLOCK 2 OF SCOGGAN SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "A", PAGE 134, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SE CORNER OF SAID LOT 5, THENCE N87°40'57"W 104.00 FEET; THENCE N02°19'03"E 73.00 FEET; THENCE S87°40'57"E 104.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW "C" STREET, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S02°19'03"W FEET 73.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7,592.00 SQUARE FEET OR 0.17 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

5. THE PROPERTY SHOWN HEREON IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

GARAGE, STREET FACING: 30 FEET
GARAGE, SIDE OR REAR-LOADING: 20 FEET FROM FRONT PROPERTY LINE
FRONT YARD: 20 FEET
SIDE YARD: 7 FEET (INTERIOR), 20 FEET (EXTERIOR)
REAR YARD: 25 FEET

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

7. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

8. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

9. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

10. 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.

11. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20 FEET CLEARANCES FROM ALL ELECTRIC LINES.

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER 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, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

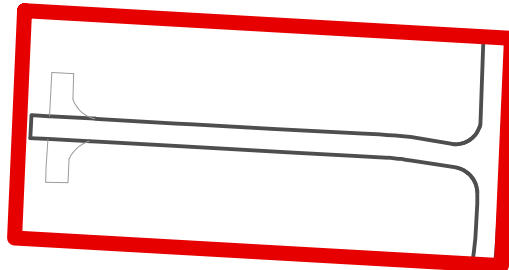
DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

Legend

 Pending PC Items



SW SEMINOLE ST

SW NAVAJO DR

SW CHEYENNE DR

SW 10TH ST

SW CAMDEN DR

SW DAVINBROOK ST

SW TUNICA AVE

SW AVONDALE DR

SW EVENTIDE ST

SW HORIZON ST



FP18-0008
Garrison Village 
SW Hasley Street 
0806 Investments

1 inch = 208 feet



GENERAL NOTES:

- Basis of Bearings:** Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83, based on RT Kinematic GNSS Observations derived from a Static GNSS Base and OPUS Processed Solution, having published values of: Latitude 36°21'43.69446" N, Longitude 94°14'43.26292" W; Convergence Angle = -01°18'24"; and a Combined Scale Factor (Grid to Ground) of 1.00002795.
- Grid North Convergence:** At the Southeast corner of the NW1/4 of the SE1/4 of Section 35, rotate from Grid North 0°18'22" to the left for True (Geodetic) North.
- Flood Information:** Based upon review of NFIP FIRM, Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, Revised Date: June 5, 2012, and by graphic plotting only, the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts, may exist and affect this subject property.
- Subsurface or environmental conditions were not examined or considered as a part of this survey, except for underground storm pipes and sanitary sewer pipes observed at the date of the field survey. The actual locations of any utilities shown, or the existence of additional subsurface improvements not shown hereon, should be verified before any excavations or construction. Locations or existence of surface or subsurface improvements may differ from those shown hereon.
- Last Date of Field Survey:** August 21, 2018.
- Lots designated as "Common Area" will be owned and maintained by either the developer or the Property Owners Association.
- Before any work within the Street right-of-way commences, the contractor or owner/developer is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of work that will take place with the Street right-of-way.
- Owner/Developer shall coordinate with all local utilities to ensure the each lot has water, sewer, and electric service.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- There shall be no fences or any other structures built within any Drainage or Utility Easement.

REFERENCE DOCUMENTS:

- Warranty Deed; 0806 Investments, LLC, Grantee; Book 2016, page 62661, filed October 14, 2016, Benton County, Arkansas.
- Tract Line Adjustment for Robert Button, by Micheal E. James, PLS #985, filed for record in Plat Book 2004, page 936, August 12, 2004, Benton County, Arkansas.
- Southwestern Electric Power Company, Electric Transmission Easement, filed for record in Book 1992 at page 1200, January 8, 1992, Benton County, Arkansas.
- City of Bentonville, Utility Easement, filed for record in Book 1991 at page 59351, December 19, 1991, Benton County, Arkansas.

OWNER
0806 Investments, LLC
1509 NE Benjamin Greens Drive
Bentonville, AR 72712

ENGINEER / SURVEYOR
Morrison-Shipley Engineers Inc
2407 SE Cottonwood St, Suit 1
Bentonville, AR 72712
Telephone: (479)-273-2209

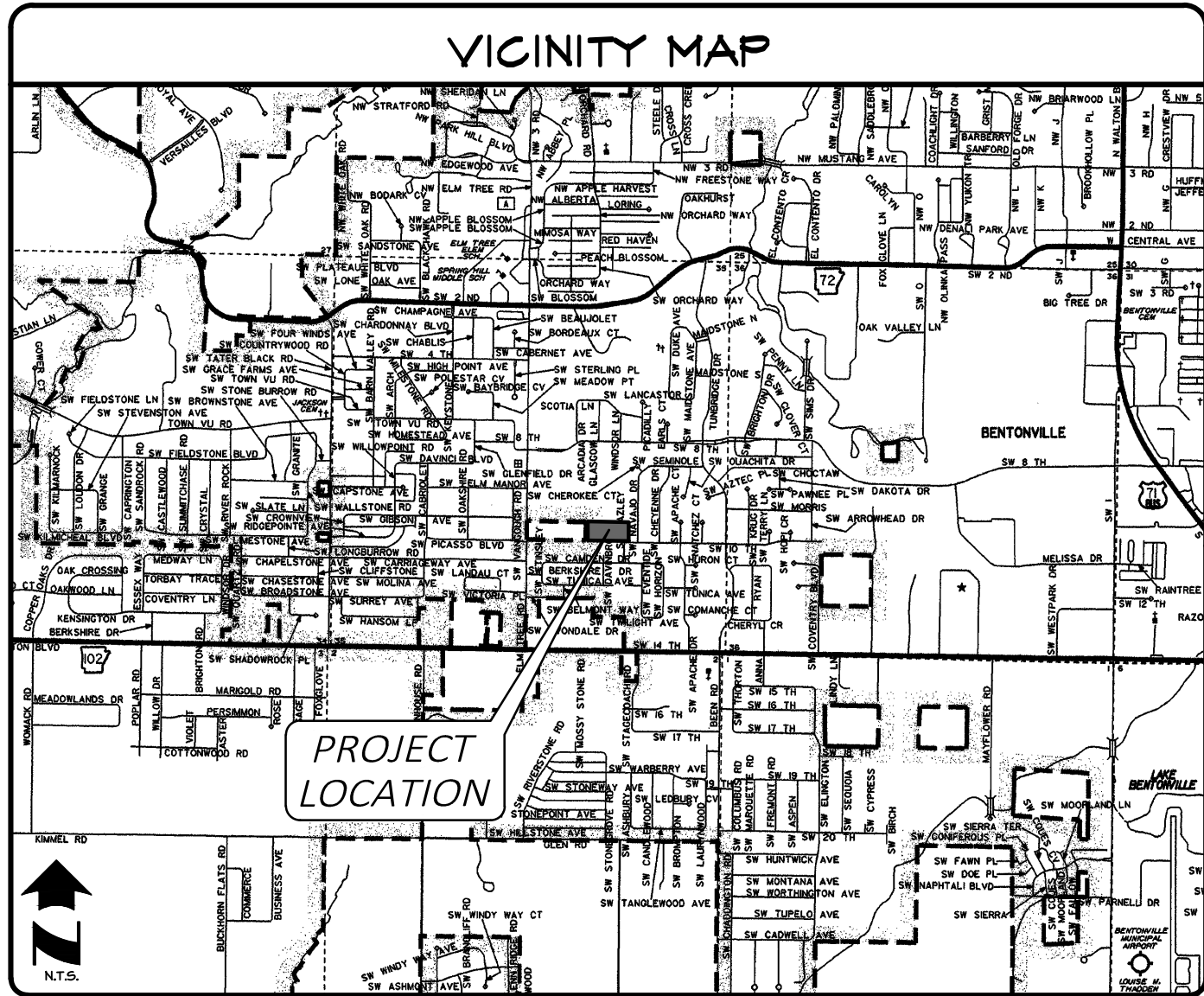
FINAL PLAT

GARRISON VILLAGE

(Lots 1 Thru 12)

(A Duplex-Family Residential Subdivision)

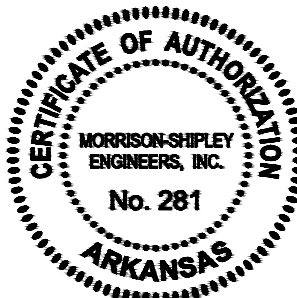
PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 35, T-20-N, R-31-W
BENTONVILLE, BENTON COUNTY, ARKANSAS



Zoning - Duplex and Patio Home Residential (R-2)					
Building Setbacks					
Garage, Street Facing (Attached & Detached)	Garage, Side- or Rear-Loading (Attached & Detached)	Front Yard	Side Yard		Rear Yard
30' From the Property Line The Garage Faces	20' From the Front Property Line	20'	Interior 7'	Exterior 20'	25'
Note: Where a Utility Easement Extends Beyond Required Setback, The Edge of Utility Easement Shall Be the Setback					

BOUNDARY DESCRIPTION from Warranty Deed Book 2016, page 62661:

Part of the NW1/4 of the SE1/4 of Section 35, Township 20 North, Range 31 West, Benton County, Arkansas, shown as Tract 2 in Plat Record Book "2004" at Page 936, and being more particularly described as follows:
Beginning at a point 908.00 feet S02°31'15"W and 803.12 feet S86°43'57"E of the NW Corner of said NW1/4 of the SE1/4; thence S86°43'57"E 529.12 feet; thence S02°27'44"W 247.00 feet; thence N86°43'57"W 529.12 feet; thence N02°27'44"E 247.00 feet to the Point of Beginning and containing 3.00 acres.



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: _____
Michael Hodges, Manager of
0806 Investments, LLC

Signed: _____
Melodie Hodges, Manager of
0806 Investments, LLC

State of Arkansas

County of Benton, Sworn And Subscribed Before Me

This _____ Day Of _____, 2019.

Notary Public: _____

My Commission Expires: _____

Source Of Title: D.R. 2016 Page 62661

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: _____
Mayor

Signed: _____
City Clerk

Signed: _____
PC Chairperson

CERTIFICATE OF SURVEY ACCURACY:

I, Keith A. Sikes, 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: May 31, 2019



Professional Land Surveyor
State of Arkansas
Registration No. 1507

Atlas Page 401

Project No. KNP-01

Drawn By JDS
Checked By KAS

Date: 05.31.19

Sheet 1 of 2

City of Bentonville Project #FP18-0008

MORRISON

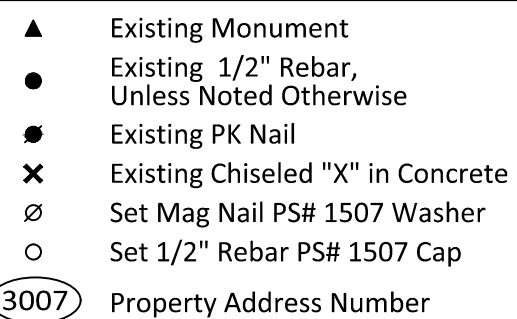
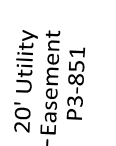


SHIPLEY

ENGINEERS ■ SURVEYORS

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

**PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 35, T-20-N, R-31-W
BENTONVILLE, BENTON COUNTY, ARKANSAS**



FOR
REVIEW

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

CONDITIONAL USE STAFF REPORT



Happy Hearts Early Learning Center, LLC

2305 SW 15th Street

PC Date: 6/18/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CUCC19-0001
Applicant / Current Owner	Shankar Stappagol 5105 SW Newcastle Road Bentonville, AR 72713
Site Area	+/- .22 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Requested Use	Large Residential Child-Care Facility
Protective Covenants	N/A

Property Description

This property is currently a single-family home located at 2305 SW 15th Street. The property is currently zoned R-1, Single-Family Residential.

Proposed Use Description

This Conditional Use Permit is an application for renewal of a previously approved use.

The applicant proposes to operate a residential child care facility out of their home, serving between 5 to 10 children. The use shall operate from 8AM – 5PM, Monday thru Friday. A single, small sign will be posted on the window or door to indicate the location of the facility.

Any traffic impacts caused by the use should be minimal. There will be no more than one person picking up or dropping off children at any given time.

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

Public Notice

Staff has not been contacted regarding this request.

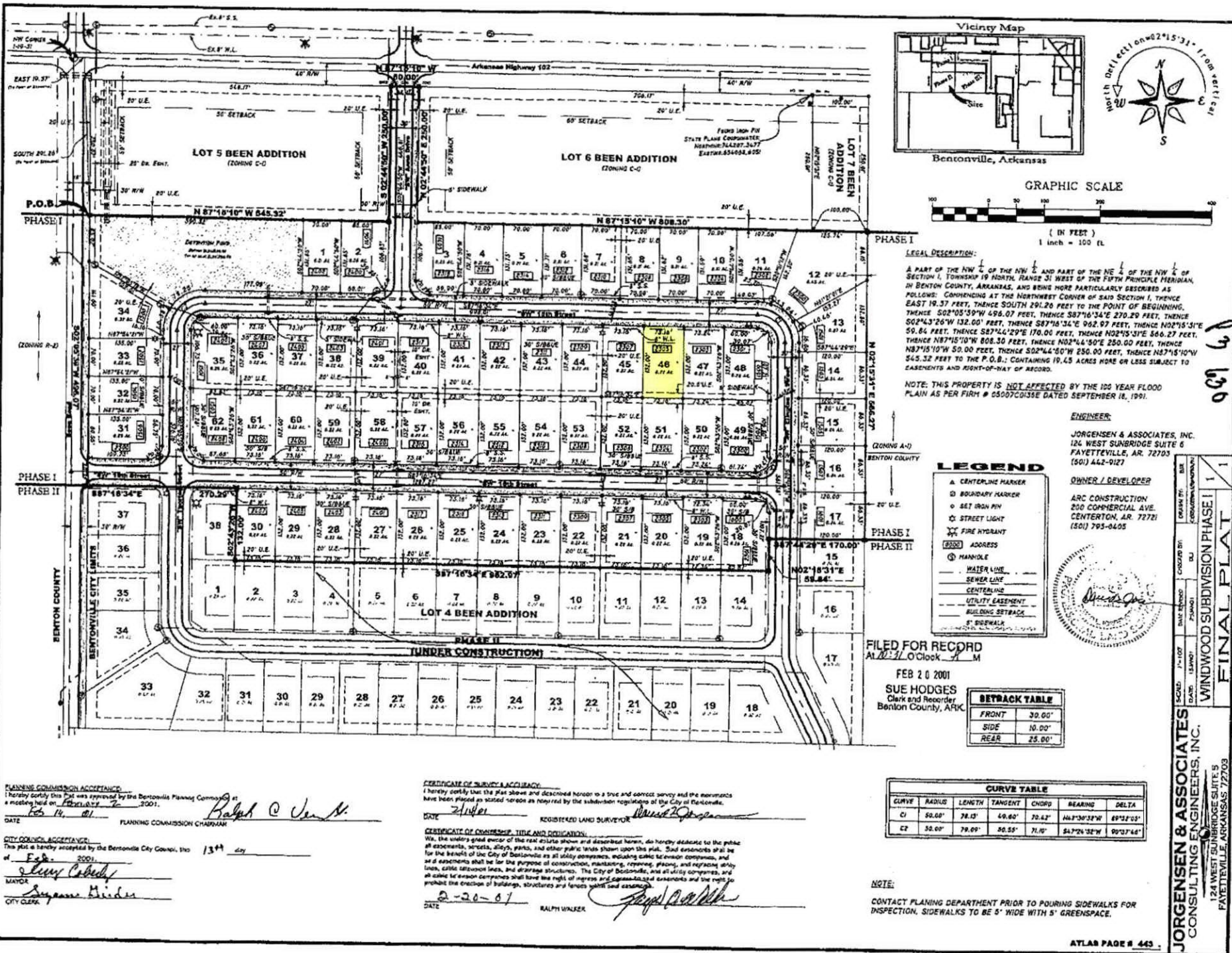
Conditions of Approval

1. This Conditional Use Permit shall be valid in perpetuity from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.

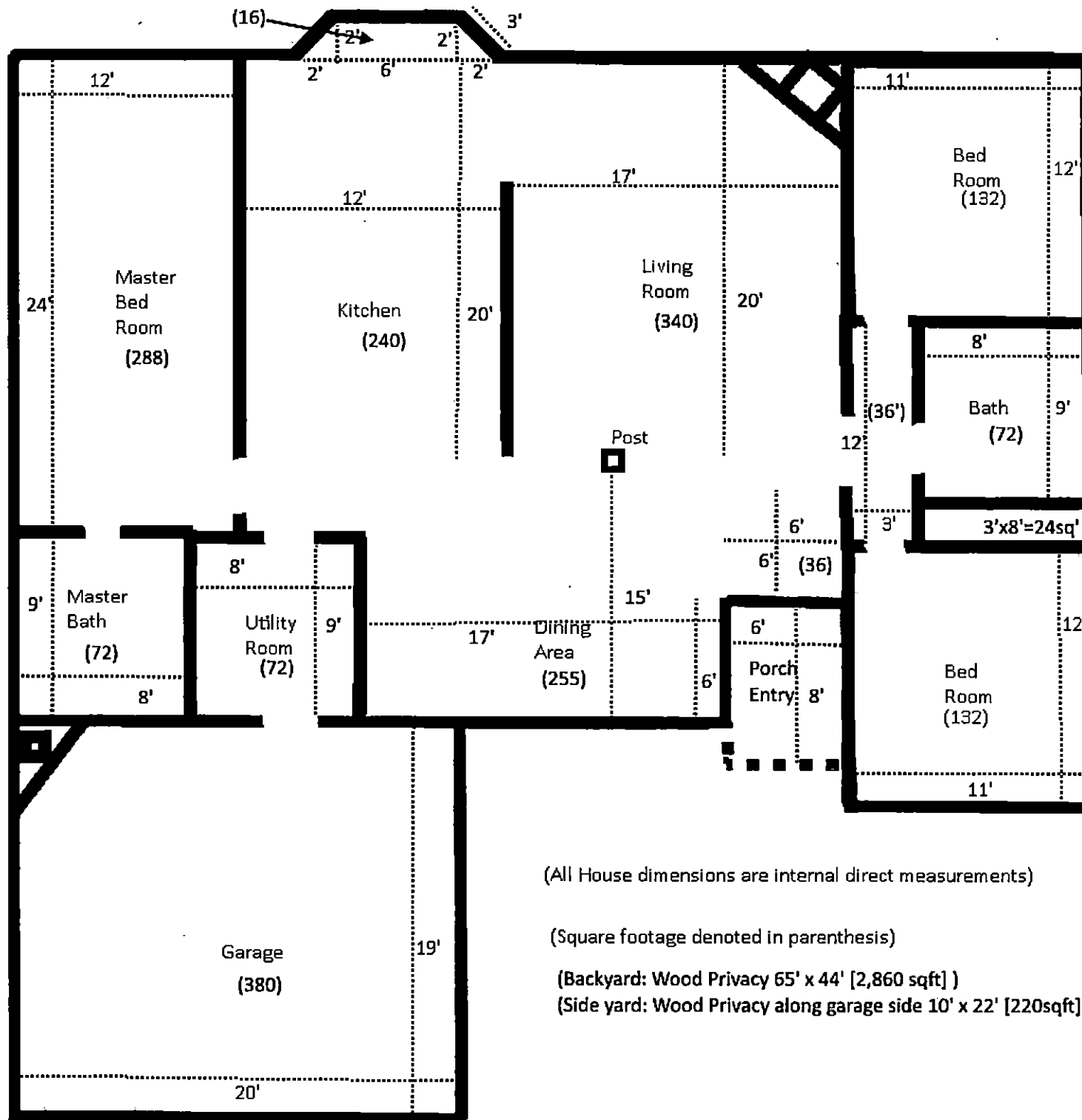
Location Map



- The proposed use of this location/property is for the operation of a home-based preschool program.
- The program will serve no more than ten (10) students at a time.
- The hours of operation will be 8am-5pm (Monday-Friday).
- Signage: a single, small sign may be posted in the window or on the door to indicate the location of the program.
- Within the home, the dining area and a small, designated portion of the living room will be utilized regularly to meet the program's needs. The children will also use the small bathroom on the West side of the house for toileting needs and the kitchen will be used to cook and prepare meals. Outside of the home, the backyard will be utilized for a daily gross motor space.
- There will be no structural changes inside of the home. There may be a sandbox or a swing set installed in the backyard (outdoors).
- There will be no changes to parking needs. Parents of students will be dropping off before 9am and picking up before 5pm on weekdays. They will briefly utilize the driveway or park on the curb while entering the home to pick up or drop off their child.
- There are no foreseeable changes to lighting outdoors.



Backyard: 65' X 44' (2,860 sq ft)
Side yard: 10' X 22' (220 sq ft)



(All House dimensions are internal direct measurements)

(Square footage denoted in parenthesis)

(Backyard: Wood Privacy 65' x 44' [2,860 sqft])

(Side yard: Wood Privacy along garage side 10' x 22' [220sqft])

LARGE SCALE DEVELOPMENT STAFF REPORT



Discovery Storage

SW Crockett Street

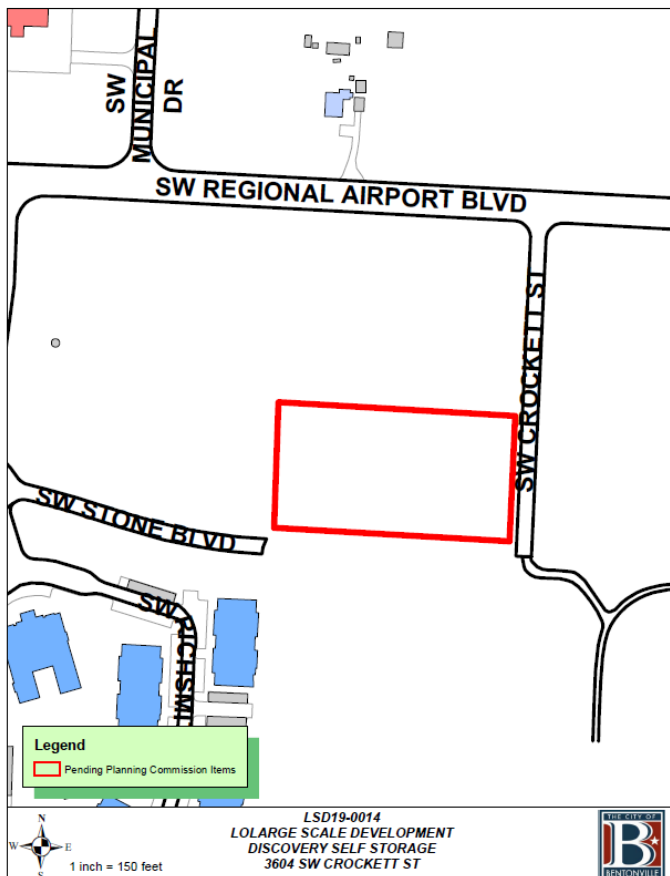
PC Date: 6/18/2019

Reviewer: Tyler Overstreet, Planner

Project Number	LSD19-0014
Applicant / Current Owner	BSH Storage Bentonville, LLC 2501 E Kentucky Avenue Denver, CO 80209
Site Area	+/- 5.77 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Mini-Warehouse Storage Facility

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

Location Map



Property Description

This property is located on SW Crockett Street, south of SW Regional Airport Boulevard. The site is currently zoned C-2, General Commercial.

Project Details

Large Scale Development proposing the development of an approximately 15,000 square foot self-storage facility. The development provides a 5-foot sidewalk along Crockett Street and a plaza area with furniture as their site amenity. The development provides adequate street and perimeter landscaping.

Architectural Metal Panel and Concrete Masonry Unit are the primary materials depicted on the exterior elevations. The applicant proposes a cedar fence with brick columns to help screen the development.

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 Land Development Codes, should accommodate any increases in traffic to the area.

Waivers

Two waivers requested:

- 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 applicant requests two separate waivers from the Drainage Control Standards:
 - o Freeboard Requirements in the Retention Pond
- A Waiver from Article 1100, Section 1100.21.e, Building Material, of the Land Development Code. The applicant requests that Architectural Metal Panel be accepted as a primary, dominant feature of their façade, as opposed to the City's adopted 75% masonry requirement.

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 requests.



17 May 2019
City of Bentonville Engineering Department
117 W. Central Ave
Bentonville, AR 72712

RE: Waiver Request – Discovery Storage
CTA Job No. 19102000

I am writing this letter to request the following waivers in regard to the Discovery Storage Project.

1. Freeboard Requirements in the Drainage Swale

We are requesting a waiver from the requirement to provide one foot of freeboard in a detention pond. The 100 year water surface elevation of the drainage swale at the southern portion of this site is 1280.47'. The top of the detaining area in this swale is at 1281 feet. The majority of the runoff draining to this swale is from offsite drainage area and this drainage swale is not the main detaining pond. Because of these reasons, we feel that the freeboard provided is adequate.

2. Requirements for Architectural Materials Article 1100 Design Standards SEC. 1100.13 E.1. Material

The project has been designed as a three-story office building style facility with limited view and visibility to the interior of the building to screen the loading areas internal to the project. We would like to request a waiver for each building façade to allow construction of this project as proposed with brick veneer percentages below 75% of building elevation. The architectural steel panel used in conjunction with the brick veneer will be a minimum 24-gauge steel panel thickness.

3. Hydraulic Gradeline Requirements

The storm line that is acting as the outfall of the pond, storm line 3, does not meet minimum hydraulic grade line cover. Due to the existing flow lines and sizes of the storm sewer system along SW. Crocket Street, there is no way to meet the hydraulic gradeline requirement without replacing the existing pipe with larger pipes and increasing pipe slopes. Due to the constraints of the existing storm sewer, we are not able to maintain the hydraulic gradeline at a minimum two feet of cover from the finished grade.

Should you have any questions, please feel free to contact us at your earliest convenience.

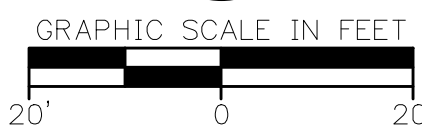
Sincerely,
Crafton Tull & Associates, Inc.



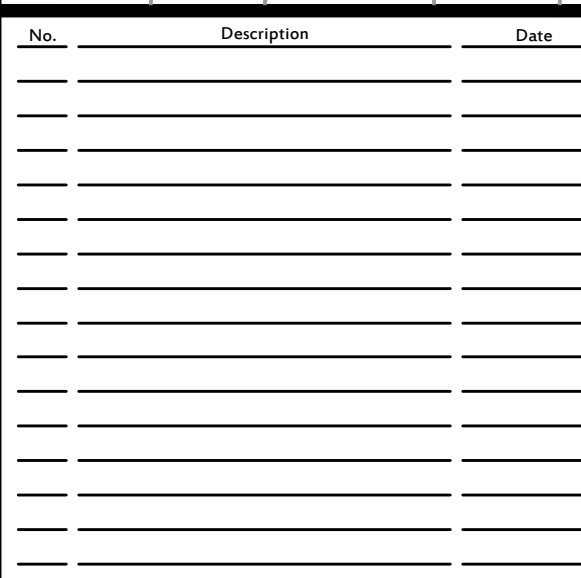
Barry E. Williams, R.L.A.

Rose Hendley, E.I.





BENTONVILLE, ARKANSAS



PROJECT NO:	19102000
ISSUE DATE:	04/15/2019
CONTACT:	B. WILLIAMS
CHECKED BY:	

CITY PROJECT #LSD 19-0014

L-101

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
4. ALL PLANTINGS REQUIRED FOR MAINTAINING SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL A PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
5. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
6. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
7. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
8. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
9. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF TREES INSTALLATION.
10. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDDED WITH 60% BERMUODA GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE; IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
11. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
12. LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED. LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.
13. ALL TREES MUST BE PLANTED AT LEAST 5' FROM ANY UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, AND DRAINAGE LINES. LINES MUST BE FIELD LOCATED TO INSURE THERE IS NO CONFLICT.
14. NO PLANTINGS SHALL BE WITHIN 10' OF THE DOORS OF GROUND MOUNTED TRANSFORMERS AND ELECTRICAL GEAR.

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

STREET TREES REQUIRED:	232 LF / 20 = 12 TREES
STREET TREES PROVIDED:	= 12 TREES
WEST PERIMETER TREES REQUIRED:	243 LF / 50 = 5 TREES
WEST PERIMETER TREES PROVIDED:	= 6 TREES
NORTH PERIMETER TREES REQUIRED:	439 LF / 50 = 9 TREES
NORTH PERIMETER TREES PROVIDED:	= 9 TREES
SOUTH PERIMETER TREES REQUIRED:	60% SCREENING REQUIRED ADJACENT TO SINGLE FAMILY.
SOUTH PERIMETER TREES PROVIDED:	= 23 TREES (8 DECIDUOUS & 15 EVERGREEN)
INTERIOR SHADE TREES PROVIDED:	= 14 TREES
TOTAL TREES PROVIDED	= 64 TREES

<u>DECIDUOUS ORNAMENTAL TREE</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	2	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2" CAL	8' HT. MIN.
<u>DECIDUOUS TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	15	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2.5" CAL	10' HT. MIN.
	11	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2.5" CAL	10' HT. MIN.
	3	QUERCUS PHELLOS / WILLOW OAK	B & B	2.5" CAL	10' HT. MIN.
	18	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5" CAL	10' HT. MIN.
<u>EVERGREEN TREE</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	15	PINUS ECHINATA / SHORT LEAF PINE	B & B	2" CAL	8' HT. MIN.

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	SPREAD
	14	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / GLOSSY ABELIA	3 GAL	18" HT. MIN.	18" SPREAD MIN.
	6	ERIANTHUS RAVENNAE / HARDY PAMPAS GRASS	5 GAL	30" HT. MIN.	18" SPREAD MIN.
	3	FORSYTHIA X INTERMEDIA / BORDER FORSYTHIA	5 GAL	30" HT. MIN.	24" SPREAD MIN.
	3	HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRANGEA	7 GAL	30" HT. MIN.	24" SPREAD MIN.
	13	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	3 GAL	18" HT. MIN.	18" SPREAD MIN.
	63	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		
	22	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	3 GAL	12" HT. MIN.	18" SPREAD MIN.
	8	VIBURNUM X RHYTIDOPHYLLOIDES / ALLEGHANY VIBURNUM MATURE HT. 10', SPREAD 10'	5 GAL	24" HT. MIN.	18" SPREAD MIN.



Call before you dig.



MATERIAL LEGEND				
TAG	TAG	DESCRIPTION	COLOR/FINISH	MANUFACTURER
(A)		24 GA. ARCHITECTURAL STEEL PANEL 1 1/2" DEEP HORIZONTAL RIB	POLAR WHITE	MBCI 7.2 PANEL
(B)		SPLIT FACE BLOCK w/ COLORED MORTAR	EARL GREY	MIDWEST BLOCK & BRICK
(C)		SPLIT FACE BLOCK w/ COLORED MORTAR	IVORY	MIDWEST BLOCK & BRICK
(D)		DIMENSION SERIES RIBBED 18"X10' FIBER CEMENT PANEL	GUNSMOKE	NICHHA FIBER CEMENT ARCHITECTURAL PANELS
(E)		DESIGNER SERIES ILLUMINATION 18"X6' FIBER CEMENT PANEL	ACCENT BLUE TO BE SELECTED	NICHHA FIBER CEMENT ARCHITECTURAL PANELS
(F)		PREFINISHED METAL FASCIA	MIDNIGHT BRONZE	MBCI
(G)		8' CEDAR PLANK SCREEN FENCE w/ SPLIT FACE BLOCK PIERS at 30' OC	TO BE SELECTED	



DISCOVERY STORAGE
AIRPORT BOULEVARD at SW CROCKET BENTONVILLE, AR

Kaufman Design Group
ARCHITECTURE

SHEET
A3
6/4/2019



MATERIAL LEGEND				
TAG	TAG	DESCRIPTION	COLOR/FINISH	MANUFACTURER
(A)		24 GA. ARCHITECTURAL STEEL PANEL 1 1/2" DEEP HORIZONTAL RIB	POLAR WHITE	MBCI 7.2 PANEL
(B)		SPLIT FACE BLOCK w/ COLORED MORTAR	EARL GREY	MIDWEST BLOCK & BRICK
(C)		SPLIT FACE BLOCK w/ COLORED MORTAR	IVORY	MIDWEST BLOCK & BRICK
(D)		DIMENSION SERIES RIBBED 18"X10' FIBER CEMENT PANEL	GUNSMOKE	NICHHA FIBER CEMENT ARCHITECTURAL PANELS
(E)		DESIGNER SERIES ILLUMINATION 18"X6' FIBER CEMENT PANEL	ACCENT BLUE TO BE SELECTED	NICHHA FIBER CEMENT ARCHITECTURAL PANELS
(F)		PREFINISHED METAL FASCIA	MIDNIGHT BRONZE	MBCI
(G)		8' CEDAR PLANK SCREEN FENCE w/ SPLIT FACE BLOCK PIERS at 30' OC	TO BE SELECTED	



DISCOVERY STORAGE
AIRPORT BOULEVARD at SW CROCKET BENTONVILLE, AR

Kaufman Design Group
ARCHITECTURE

LARGE SCALE DEVELOPMENT STAFF REPORT



Lot 13 Building

3301 SW Municipal Drive

PC Date: 6/18/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0019
Applicant / Current Owner	Bryon Roberson PO Box 703 Cabot, AR 72023
Site Area	+/- 3.46 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Office-Warehouse Facility

Property Description

This property is located on SW Municipal Drive, north of SW Regional Airport Boulevard. The site is currently zoned C-2, General Commercial.

Project Details

Currently zoned C-2, General Commercial. The Future Land Use Plan depicts the property as General Commercial. Large Scale Development proposing the development of 36,000 square foot office-warehouse facility. The development proposes the development of 59 parking spaces.

The development provides adequate landscaping and site amenities in the form of a bench and a bike rack. Brick and Split-face Block are the primary materials depicted on the exterior elevations of the building.

Projected Traffic Impact

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

Waivers

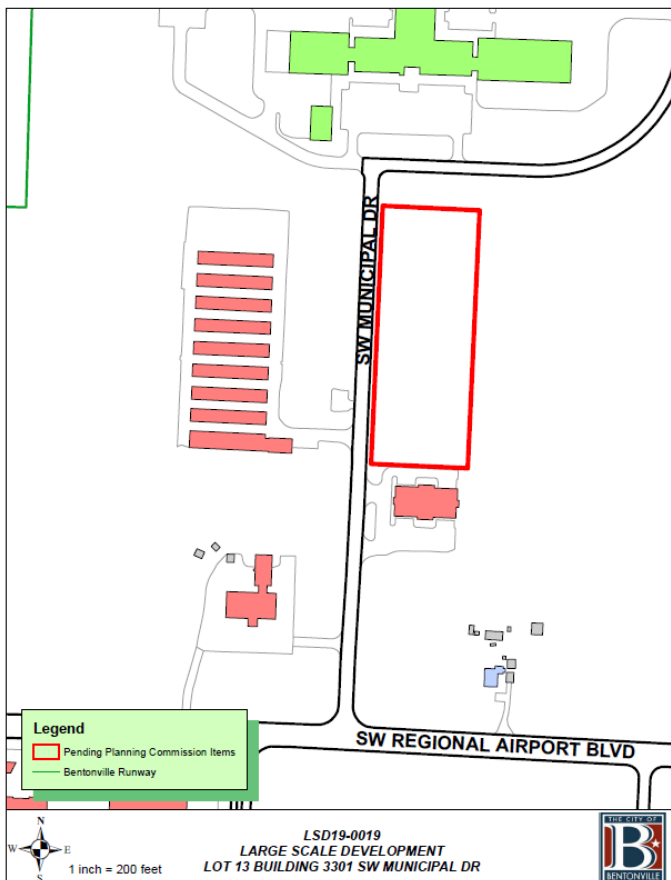
No waivers requested

Conclusion

In conclusion, this large scale development does meet the minimum requirements of the City of Bentonville's Land Development Code. Once all department comments are addressed, this item may proceed to pre-construction.

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

Location Map



LARGE SCALE DEVELOPMENT PLANS

LOT 13 BUILDING

3301 SW MUNICIPAL DR.

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 BENTONVILLE, ARKANSAS. MAP NUMBER: 05007C0255K MAP REVISED: 06/05/2012

LEGAL DESCRIPTION:

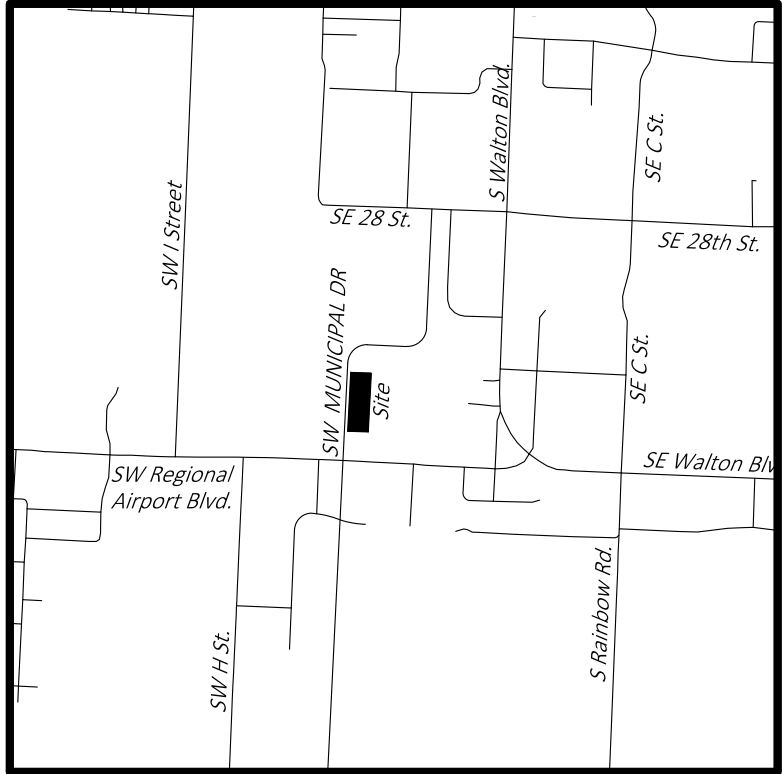
LOT 13 OF SEALS ADDITION AS RECORDED IN PLAT BK. 2016, PG. 97-98 IN THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.

CITY OF BENTONVILLE GENERAL NOTES:

- A. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
- B. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- C. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
- D. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.
- E. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- F. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF D AND APPROVED BY THE PLANNING DEPARTMENT).

BENTONVILLE PROJECT #LSD19-0019

CURRENT ZONING	C-2
PROPOSED ZONING	N/A
CONSTRUCTION TYPE	S1
SPRINKLED	YES



Vicinity Map

Not to Scale

CEI CONTACT:

NAME: ZACH HOYT
EMAIL: ZHOYT@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

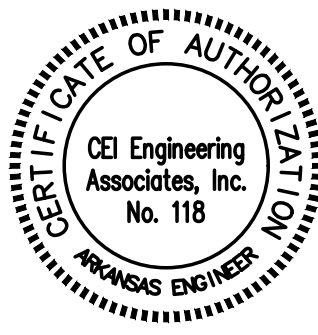
NAME: BRYON ROBERSON
EMAIL: bsr@acellie.com
PHONE: (501) 286-6069



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Bentonville, AR 72712 FAX (479)273-0844



PLAN INDEX:

- C0 COVER SHEET
C1 DEMOLITION PLAN
C2 SITE PLAN
C3 GRADING PLAN
C3.1 STORM PROFILES (1)
C3.2 STORM PROFILES (2)
C4 EROSION CONTROL PLAN
C4.1 EROSION CONTROL NOTES
C5 UTILITY PLAN
C6 LANDSCAPE PLAN
C6.1 LANDSCAPE NOTES
C7 DETAIL SHEET 1
C8 DETAIL SHEET 2
C9 DETAIL SHEET 3

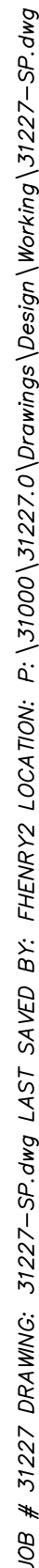
ASSOCIATED PLANS:

1. SURVEY
2. TRASH ENCLOSURE DETAILS
3. CITY OF BENTONVILLE STANDARD DETAILS

RESOURCE LIST:

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

Arkansas * California * Minnesota * Pennsylvania * Texas



SITE BENCHMARK
 BM #50- 60D NAIL LOCATED ON THE WEST SIDE OF SW F STREET 5' SW MUNICIPAL DR. APPROX. 30.5' SOUTHEAST FROM A UTILITY POLE AND APPROX. 69.2' NORTH FROM A DRAINAGE MANHOLE. ELEV = 1289.36'

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



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

PROPOSED LEGEND

CITY OF BENTONVILLE GENERAL NOTES

- | | |
|----|--|
| A. | ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING. |
| B. | ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT. |
| C. | THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH MATERIALS AS THE BUILDING. |
| D. | ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT). |
| E. | DRIVEWAYS SHALL MEET THE STANDARDS FOR DRIVEWAY DESIGN AS DEFINED IN THE CITY OF BENTONVILLE MINIMUM STANDARD SPECIFICATIONS FOR STREETS SECTION 400.9 (DRIVEWAYS). DRIVEWAY PORTION WITHIN THE CITY RIGHT OF WAY TO RECEIVE 2" SUBGRADE SLOPE WITH A CBR VALUE OF 8 OR GREATER. ASPHALT THICKNESS FOR COMMERCIAL DRIVES WITHIN CITY RIGHT-OF-WAY SHALL BE 3 INCHES OF ASPHALT OVER 6 INCHES OF 1 1/2 INCH CLASS 2 AGGREGATE BASE COURSE. THE SLOPE OF THE DRIVEWAY SHALL MATCH THE CROSS SLOPE OF THE SIDEWALK WHICH SHALL HAVE A CROSS SLOPE OF NO MORE THAN 2%. |

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

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADIUS SHALL BE 3", AS SHOWN TYPELY 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 ENTIRE PARKING LOT AREA, AND ALL DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 07C INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAILS 70A.
- D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

› SITE NOTES

- 252 TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS); SEE DETAIL ON ASSOCIATED SHEET WITHIN SET.
253 EXIT POOR.
254 RETAINING WALL (PER ARCH. PLANS) WITH TRUCKWELL DRAIN.
255 LIMITS OF RETAINING WALL.
256 MATCH EXISTING PAVEMENT ELEVATIONS.
257 TAPER CURB TO MATCH EXISTING CURB.
258 CURB FROM 6 INCHES TO 10 INCHES OVER 2 FEET.
259 LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
260 BULK BACK - SINGLE HOOP, BERO SWERVE BACK, BLACK "12" X 21.5"
261 BENCH - VICTOR STANLEY "CLASSIC" SERIES (MODEL BC-10) (OR APPROVED EQUIVALENT) CONTRACTOR TO INSTALL PER
262 MANUFACTURERS DETAILS AND SPECIFICATIONS
263 RUN UP LIP (UP) INTERIOR ARCH

SITE DETAILS

- | | |
|-----|--|
| 01A | TYPE A CONCRETE CURB AND GUTTER |
| 01B | TYPE B CONCRETE INTEGRAL CURB AND GUTTER |
| 03M | CONCRETE SIDEWALK |
| 03N | WHEELCHAIR RAMPS IN SIDEWALK |
| 08A | STANDARD DUTY ASPHALT PAVING |
| 08B | HEAVY DUTY CONCRETE PAVING |
| 09C | PARALLEL PARKING SPACE STRIPING |
| 09S | ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN |
| 09U | ACCESSIBLE PARKING SYMBOL |
| 09C | FIRE LANE MARKING |
| 09A | 90 DEGREE ACCESSIBLE, VAN ACCESSIBLE, AND PARKING SPACE STRIPING |

31227	6/3/19	TCO	ZMH	JNB	JNB
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

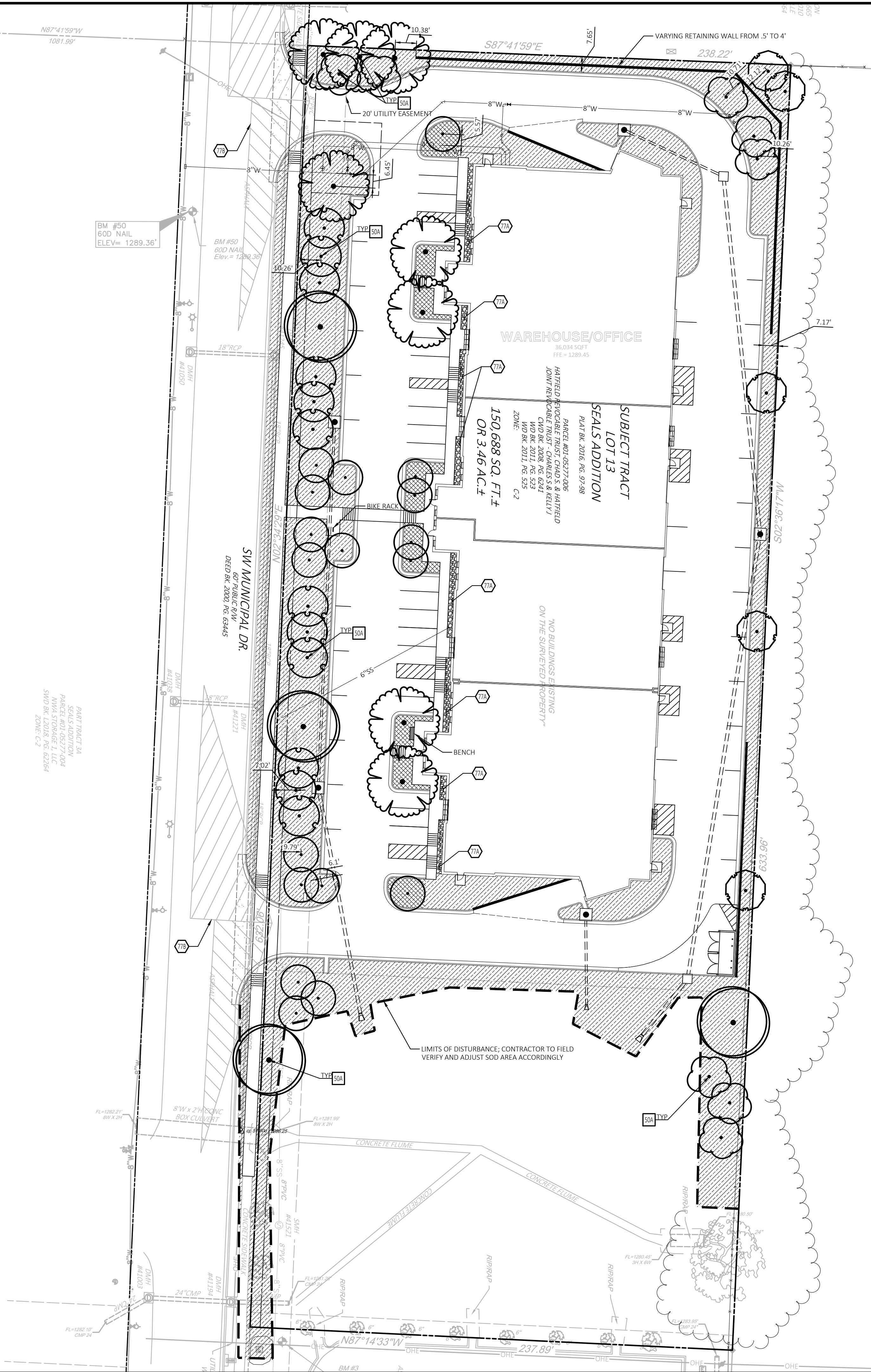


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LANDSCAPE REQUIREMENTS		
CITY REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES	- 1 TREE PER 20 L.F.	- 28 TREES
	- 633 L.F. TOTAL STREET FRONTAGE	- 3 EXISTING
NORTH PERIMETER 1.5\"/>	- 1 TREE PER 50 L.F.	- 5 TREES
	- 239 L.F. TOTAL SITE PERIMETER	- 1 EXISTING
EAST PERIMETER 4.1\"/>	- 1 TREE PER 50 L.F.	- 12 TREES
	- 633 L.F. TOTAL SITE PERIMETER	- 1 EXISTING
SOUTH PERIMETER 6.2\"/>	- 1 TREE PER 50 L.F.	- 7 EXISTING
	- 237 L.F. TOTAL SITE PERIMETER	- 1 EXISTING
INTERIOR GREENSPACE	- 2-2\"/>	- 5 TREES REQUIRED
	- TYPE D SCREEN REQUIRED	- 10 TREES

CITY OF BENTONVILLE LANDSCAPE NOTES

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 THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)

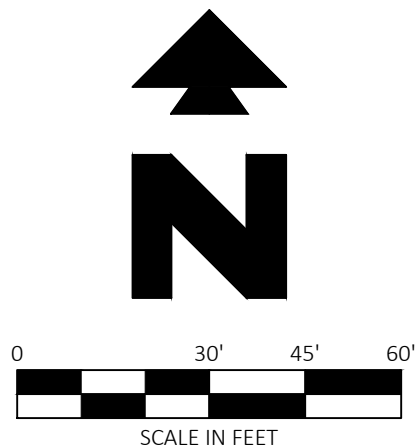
HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)

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)

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

SITE BENCHMARK
BM #50: 60D NAIL LOCATED ON THE WEST SIDE OF SW F STREET / SW MUNICIPAL DR. APPROX. 80.5' SOUTHEAST FROM A UTILITY POLE AND APPROX. 69.2' NORTH FROM A DRAINAGE MANHOLE. ELEV = 1289.36'

NOTE:
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**Know what's below.
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EXISTING LEGEND

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

PROPOSED LEGEND

---	BOUNDARY LINE
---	STORM DRAIN
---	GREENSPACE/ SOD AREAS
---	INTERIOR GREENSPACE PER CITY CODE/ SOD AREAS

GENERAL NOTES

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

SITE DETAILS

50A TREE PLANTING

SITE NOTES

77A RIVER STONE-1" TO 2" DIA, BROWN. 4" LAYER ABOVE FILTER FABRIC.
77B SIGHT TRIANGLES

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	18	Acer platanoides 'Columnare' / Columnar Norway Maple	B & B	2.5" Cal
	12	Acer truncatum 'Pacific Sunset' TM / Pacific Sunset Maple	B & B	2.5" Cal
	8	Gleditsia triacanthos 'Shademaster' / Honey Locust	B & B	2.5" Cal
	5	Nyssa sylvatica 'Black Tupelo' / Sour Gum	B & B	2.5" Cal
	8	Prunus x yedoensis 'Aebonita' / Flowering Cherry	B & B	2.5" Cal
	4	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2.5" Cal
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	35,109 sf	Cynodon dactylon / Bermuda Grass	sod	

BENTONVILLE PROJECT #LSD19-0019



6/3/2019

31227	6/3/19	TCO	ZMH	JNB	JNB
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
					
Engineering Associates, Inc.					
ENGINEERS		PLANNERS		SURVEYORS	
LANDSCAPE ARCHITECTS		ENVIRONMENTAL SCIENTISTS			
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Bentonville, AR 72712				FAX (479)273-0844	
LOT 13 BUILDING					
3301 SW MUNICIPAL DR.					
BENTONVILLE			ARKANSAS		
LANDSCAPE PLAN			REV. DATE 6/3/19 REV-1	SHEET NO. C6	

PRELIMINARY
NOT FOR CONSTRUCTION

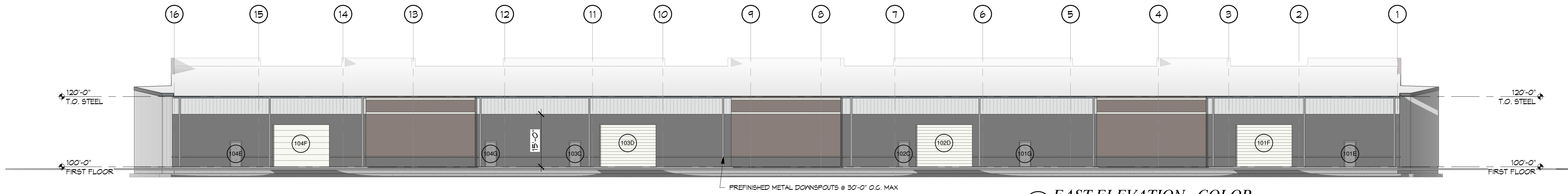
Burris
Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

LOT 13
SW F ST
BENTONVILLE, AR

DATE
5-15-19
JOB NO.
19042
REVISIONS

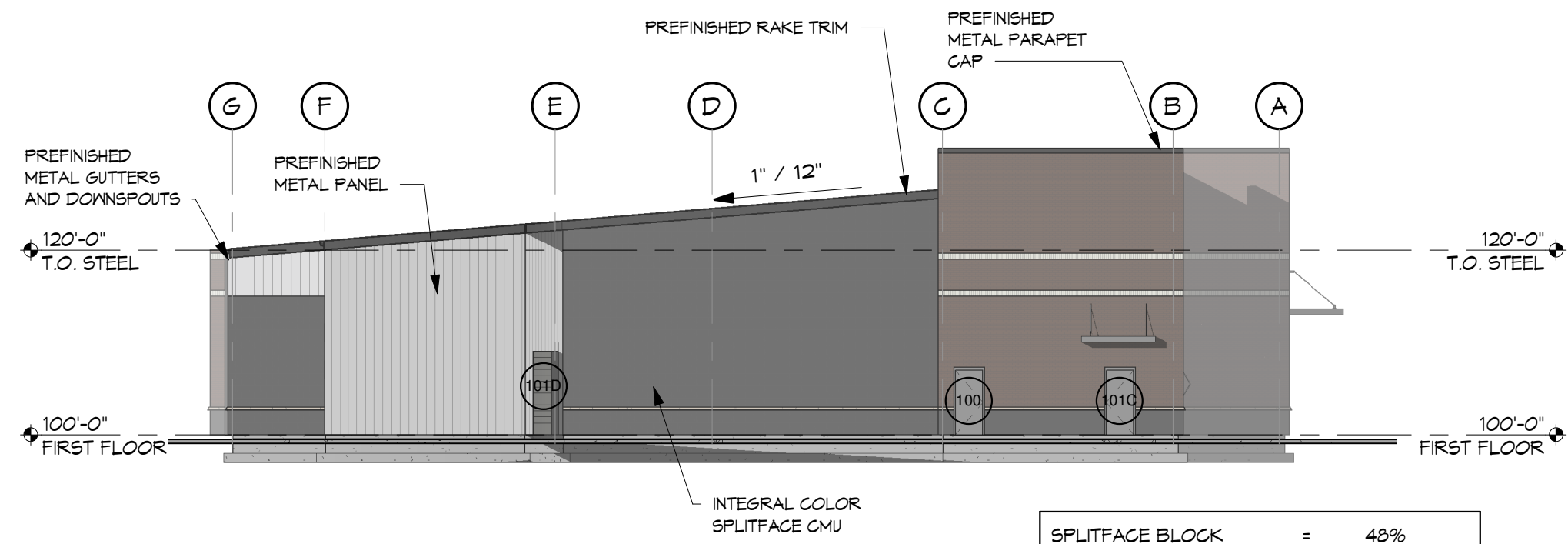
X1.0
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL DRAWINGS, SPECIFICATIONS, NOTES, AND INSTRUMENTS OF SERVICE SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S STANDARD AGREEMENT. ANY REVISIONS TO THIS DRAWING SHALL BE INDICATED BY A REVISION CIRCLE AND NUMBER.



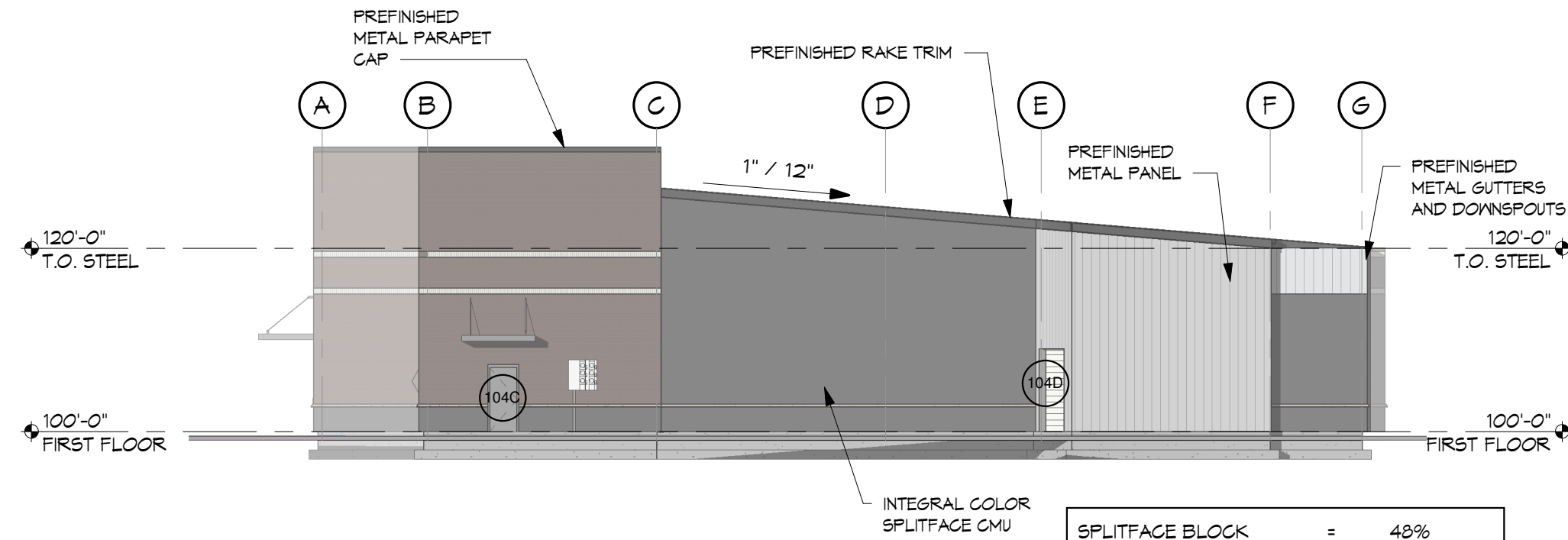
SPLITFACE BLOCK	=	54%
MODULAR FACE BRICK	=	23%
DESIGNER SERIES METAL PANEL	=	10%

1 EAST ELEVATION - COLOR
1/16" = 1'-0"



SPLITFACE BLOCK	=	48%
MODULAR FACE BRICK	=	24%
DESIGNER SERIES METAL PANEL	=	23%

2 NORTH ELEVATION - COLOR
1/16" = 1'-0"



SPLITFACE BLOCK	=	48%
MODULAR FACE BRICK	=	24%
DESIGNER SERIES METAL PANEL	=	23%

3 SOUTH ELEVATION - COLOR
1/16" = 1'-0"



SPLITFACE BLOCK	=	23.8%
MODULAR FACE BRICK	=	60.2%
DESIGNER SERIES METAL PANEL	=	15.6%

4 WEST ELEVATION - COLOR
1/16" = 1'-0"



LARGE SCALE DEVELOPMENT STAFF REPORT



City U

608 SE 3rd Street

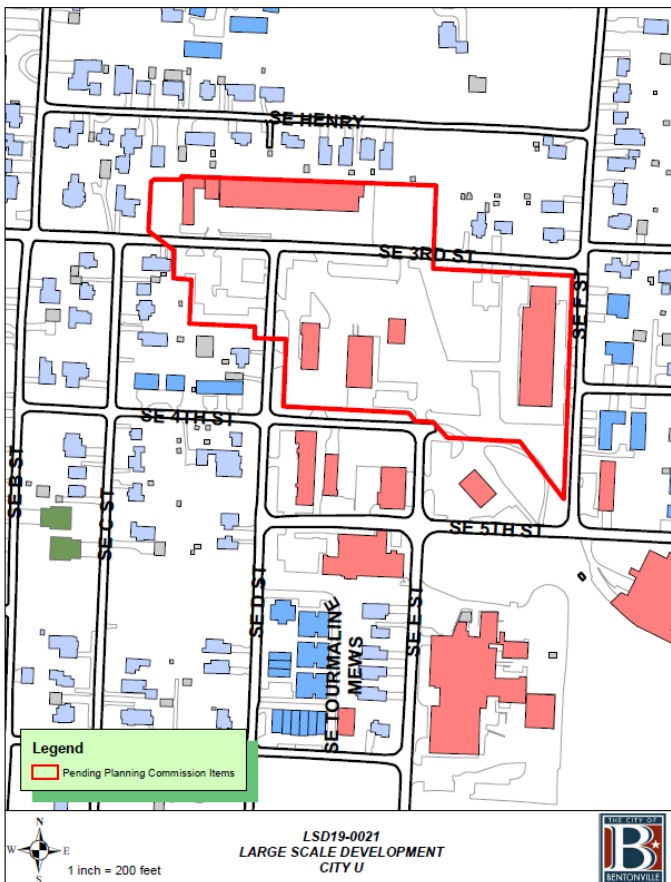
PC Date: 6/18/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0021
Applicant / Current Owner	Bentonville Housing, LLC 700 SE 5 th Street Bentonville, AR 72712
Site Area	+/- 9 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)
Development Type / Use	Mixed-Use Residential Development

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

Location Map



Property Description

This property is the location of the former City Utilities Complex on SE 3rd Street. The property is currently zoned PRD, Planned Residential Development. Planned Residential Developments provide a Master Development Plan, which allows for greater flexibility in design and housing types.

Project Details

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

The applicant's primary material on the exterior façade of the structures is wood siding. The development provides an over-parking pedestrian plaza and a trail as its site amenities.

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 Land Development Codes, should accommodate any increases in traffic to the area. The development is providing significant street improvements to adjacent public streets, traffic calming, such as traffic control devices and street trees, and smaller front setbacks to ease traffic in the area.

Waivers

Seven Waivers Requested:

- Article 501, Section 501.02.a, Standard 90-Degree Parking Space Size, of the Zoning Code. Ordinance requires 90-degree parking spaces to be a minimum of 9 by 19 feet in size. The applicant requests, compact parking spaces, 8 by 15 feet in size be accepted in zones 1 through 3, accounting for 23% of the total on-site parking.
- Article 501, Section 501.02.c, Standards, of the Zoning Code. Ordinance requires 24-feet of adjacent maneuvering area for 90-degree parking stalls. The applicant requests an adjacent drive aisle of 22-feet be accepted, due to the structural column spacing in zones 1 and 2 to account for the above-parking landscaped area.
- Article 1100, Section 1100.13.e, Building Design, of the Land Development Code. Ordinance requires 75% of the area of all facades of buildings be composed of a masonry product. The applicant requests a wood siding product be allowed to constitute 100% of building facades.

LARGE SCALE DEVELOPMENT STAFF REPORT

- Article 1400, Section 1400.06, Street Frontage Buffer Landscaping, of the Land Development Code. Ordinance requires a 20-foot wide landscape buffer be provided adjacent to all public streets. The applicant proposes to emulate a downtown street section, with wider sidewalks, tree grates, and planting beds.
- Article 1400, Section 1400.07, Perimeter Landscape Strip, of the Land Development Code. Ordinance requires perimeter landscaping be a minimum of 7-feet in width. The applicant requests a 5-foot perimeter landscape strip be accepted due to significant site constraints.
- Article 1400, Section 1400.08, Interior Parking Lot Landscaping, of the Land Development Code. The applicant requests reduces parking lot landscaping areas in zones 1 and 2 of the development, due to their above-parking landscaped pavilion.
- Article 501, Section 501.07, Surface of Parking Lots, of the Zoning Code. The applicant requests gravel be accepted as a material for their parking stalls. Adjacent drive aisles shall still be solid surface.

Analysis

This Large Scale Development aligns with the originally approved PRD, and meets the requirements of the Land Development Code, with the exception of the waiver requests. Considering the development's mix of urban and residential design elements, the urban street section, and flexibility afforded to Planned Residential Development projects, the waiver requests can potentially be justified.



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

May 13, 2019

City of Bentonville
Planning Department
Attn: John Stanley / Tyler Overstreet
305 SW A St.
Bentonville, AR 72712

Re: LSD-City U- Waiver Request Section 501.02 Parking Dimension

Bentonville Planning Commission:

On behalf Bentonville Housing, LLC, CEI is requesting a waiver for parking requirements on this project.

- **Article 501 Off-Street Parking and Load, section 501.02 Parking dimensions, item (a) Standard 90 degree parking space size** which states: *Standard 90° parking space size. The size of an off-street parking space for one vehicle shall be rectangular with dimensions of not less than nine (9) feet by nineteen (19) feet. Such measurement is exclusive of access drives or aisles.*

The request is to allow the incorporation of compact parking spaces internal to site zones 1-3. The intent is to encourage smaller vehicles in areas where spatial constraints for structural elements such as columns and/or maneuvering areas deviate from standard parking dimensions. The mix of compact to standard spaces is 1 compact / 4 standard stalls on average and accounts for 23% of the total proposed on-site parking. The proposed compact parking dimension is 8'x15' and is consistent with area compact stall dimensions.

- **Article 501 Off-Street Parking and Loading, section 501.02 Parking dimensions, item (c) Standards** which states: *Where different parking angles are utilized for off-street parking, the following widths, depths and maneuvering areas shall be followed (24' maneuvering area required for 90 degree parking):*

The request is for a reduction of drive maneuvering area for 90-degree parking from 24' to 22'. The requested reduction is to maintain the 11' travel lane width (22' for two-way travel) used in the adjacent right of way extending the stand into the site. The reduction is also necessary to accommodate the structural column spacing for parking on zones 1 and 2. The intent of the request has been discussed with planning staff and Bentonville FD alike. The minimum fire lane width of 20' will be accommodated on zone 3, as well as, aerial apparatus access as required by BFD throughout the project.

We appreciate your consideration of our requests and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: nbachelor@ceieng.com

Respectfully requested,

Nate Bachelor, PE
Project Manager

Solutions for Land and Life



OLIN

305 SW A Street
Bentonville, AR 72712

PROJECT: City U
OLIN Project # 1835

SUBJECT: Landscaping Waiver Requests for "City U Large-Scale Development"

13 May 2019

City of Bentonville Planning Commission:

On behalf of Bentonville Housing, LLC, OLIN is hereby requesting a waiver of the City of Bentonville Code Landscape Requirements, Article 1400 Section 1400.6 Street Frontage Buffer Landscaping subsections 1400.6 A.1, Minimum Width of Landscaped Street Buffer, 1400.7.c perimeter landscape strip and subsection 1400.6 A.3 Number of Trees and City of Bentonville Zoning Code, Article 501 Section 501.7 Surface of Parking Lots. These waivers are respectfully requested in order to maintain both the aesthetic and ecological value desired for the development.

City of Bentonville Subdivision Code Section 1400.6 A.1 requires a minimum landscaped street frontage buffer of twenty (20) feet and is the planting area parallel and including the public right-of-way. Planting areas have been maximized wherever possible along all street frontage to provide adequate screening, pedestrian buffers and desired aesthetics within the constraints of the project building limits and their adjacencies to streets. In addition to the frontage provided, planting has been extended between buildings where possible to provide additional green space that was lost due to the present constraints.

City of Bentonville Subdivision Code Section 1400.6 A.3 requires that street trees be placed every twenty (20) linear feet or fraction thereof of street frontage. Street trees are provided at an interval of one (1) tree per every forty (40) linear feet or fraction thereof alternating on each side of the street. This spacing provides an average of one (1) tree per every twenty (20) linear feet of street length. Site wide a total of two hundred and eight (208) trees are being provided, a net increase of fifty-six (56) trees over the 152 trees required per linear foot of street frontage. The spacing of the street trees provided is in alignment with the requirement for irregular spacing. The specified caliper size at installation for all street trees exceeds the current requirement of two and a half inches (2 ½"). The minimum caliper of street tree at install is four inches adding to the immediate reduction in urban heat island effect by providing a larger canopy at install.

City of Bentonville Subdivision Code Article 501 Section 501.7 Surface of Parking lots requires off street parking areas to paved with a sealed surface pavement. We are requesting a gravel paved system at parking bays only. Drive aisles will be a paved and sealed surface. This approach aligns with the stormwater goals of the city by allowing excess surface run-off to flow through the gravel and infiltrate into the soil and recharge the groundwater.



Letter to "City of Bentonville Planning
Commission"

13 May 2019

Page 2 of 2

City of Bentonville Subdivision Code Section 1400.7.c perimeter landscape buffer requires a minimum width of 7'-0". A planting buffer of 5'-0" is provided at the north perimeter. We have maximized the planting buffer width to the greatest extent possible, due to constraints of parking requirements and parking configuration. The 5'-0" buffer provided adheres to the City of Bentonville Subdivision Code section 1400.09 Screening Requirements.

Thank you for your consideration of these requests.

Sincerely,

Daniel Bramhall
Project Manager

May 13, 2019

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

Re: City U - Building Material Waiver Request

Dear Mr. Stanley,

On behalf of Bentonville Housing LLC and DIGSAU/Modus Studio, we are hereby requesting a waiver of the *City of Bentonville Subdivision Code, Article 1100 Section 1100.13E Building Design*. This waiver is respectfully requested to help create a range of building sizes with a single material that allows the development to transition from the single-family neighborhood context to multi-story mixed-use buildings.

City of Bentonville Subdivision Code, Article 1100 Section 1100.13E Building Design requires that primary materials shall consist of a combination of brick, textured concrete block, or natural stone. We are proposing the use of wood siding products as the primary material.

We believe that the use of high quality wood materials in this design as noted on the elevations will provide a residential aesthetic to the buildings as they increase in scale from the single-family neighborhood to the multi-story buildings. The use of a natural wood product in a project of this scale provides much greater aesthetic value to the cityscape.

Thank you for your consideration of this request and please let us know if you need additional information.

Sincerely,



Chris Baribeau

LARGE SCALE DEVELOPMENT PLANS

CITY U

SE 3RD STREET

BENTONVILLE, ARKANSAS

CITY OF BENTONVILLE GENERAL NOTES:

- 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.
- TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479) 273-3368 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 INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
- 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.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

GENERAL NOTES:

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

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

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) SHOWN ON THE FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 15020C055K
MAP REVISED: JUNE 05, 2012
LUMP: 12-06-219
EFFECTIVE DATE: JUNE 13, 2012

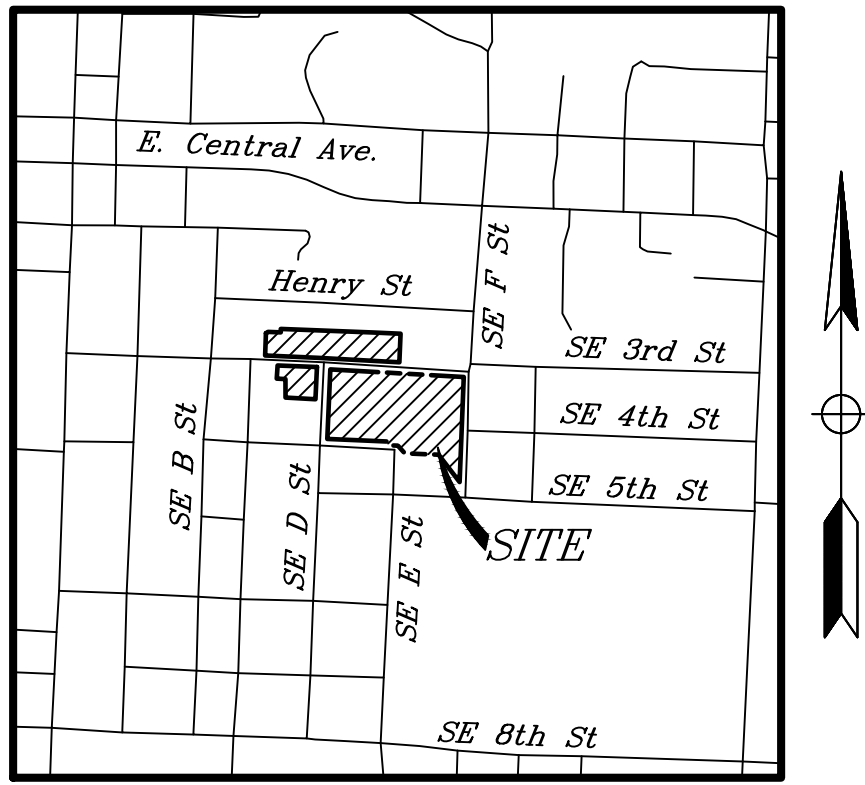
LEGAL DESCRIPTION

SURVEY DESCRIPTION SUBJECT TRACT 1
LOT 2, BENTONVILLE MUNICIPAL ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS
PER PLAT BK. 2013, PAGES 355 AND 354.

SURVEY DESCRIPTION SUBJECT TRACT 2
ALL OF LOTS 5, 6 AND 7 AND THE NORTH HALF OF THE VACATED ALLEY RUNNING EAST AND WEST AND LYING SOUTH OF SAID LOTS 5, 6 AND 7, LOT 4, BLOCK 2, ARMSTRONG'S SUBDIVISION, RAILROAD ADDITION, PLAT RECORD "B", PG. 98, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.
AND ALSO
THE NORTH 70 FEET OF LOT 4 OF SAID BLOCK 2.
LESS AND EXCEPT THE WEST 7 FEET OF SAID LOT 4
AND LESS AND EXCEPT THE SOUTH 3.4 FEET OF THE NORTH 70 FEET OF SAID LOT 4

SURVEY DESCRIPTION SUBJECT TRACT 3
BLOCKS 4 AND 5 OF COTTONS ADDITION, BLOCK 3 OF ARMSTRONG'S SUBDIVISION OF RAILROAD ADDITION, PART OF THE ABANDONED BURLINGTON NORTHERN RAILROAD COMPANY PROPERTY, WAREHOUSE ADDITION, RULE ADDITION, INCLUDING ALL ALLEYS AND STREETS WITHIN THE PERIMETER, ALL OF SAID LAND BEING RE-PLATED AS CITY SERVICES ADDITION, BENTON COUNTY, ARKANSAS PER PLAT BK. 2003, PG. 547.

CITY PROJECT # LSD19-0021



Vicinity Map

Not to Scale
Latitude: 36°22'9"N
Longitude: 94°12'13"W

CEI CONTACT:

NAME: RYAN EVITT, PLA. LI
PROJECT MANAGER
REVITS@CEIENG.COM
(479) 273-9472

NAME: TOM BURRY, PE
CONSTRUCTION ENGINEER
TBURRY@CEIENG.COM
(479) 273-9472

NAME: NATE BACHELOR, PE
ENGINEER OF RECORD
NBACHELOR@CEIENG.COM
(479) 273-9472

CLIENT CONTACT:

NAME: BEN CRAIG
EMAIL: BCRAIG@BLUECRANE.US
PHONE: (417) 459-2612

CURRENT ZONING	PRD
CONSTRUCTION TYPE	V-B & III-B
SPRINKLERED	YES

PLAN INDEX:

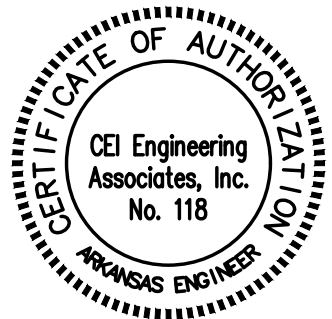
C0.00	COVER SHEET	C6.20	3RD ST PLAN & PROFILE
C1.00	DEMOLITION PLAN	C6.30	'D' ST & 4TH ST PLAN & PROFILE
C2.00	SITE PLAN	C6.40	'F' ST PLAN & PROFILE
C2.10	SITE PLAN ENLARGEMENT 1	C7.00	PHASE 1 EROSION CONTROL PLAN
C2.20	SITE PLAN ENLARGEMENT 2	C7.10	PHASE 2 EROSION CONTROL PLAN
C2.30	SITE PLAN ENLARGEMENT 3	C8.00	UTILITY PLAN
C2.40	SITE PLAN ENLARGEMENT 4	C8.10	UTILITY ENLARGEMENTS 1
C3.00	PAVING PLAN	C8.20	UTILITY ENLARGEMENTS 2
C4.00	GRADING PLAN	C8.30	UTILITY ENLARGEMENTS 3
C4.10	GRADING PLAN ENLARGEMENTS 1	C8.40	UTILITY ENLARGEMENTS 4
C4.20	GRADING PLAN ENLARGEMENTS 2	C9.00	WATER PLAN & PROFILE
C4.30	GRADING PLAN ENLARGEMENTS 3	C10.00	SANITARY PLAN & PROFILE
C4.40	GRADING PLAN ENLARGEMENTS 4	C11.00	DETAIL SHEET 1
C5.00	OVERALL DRAINAGE PLAN	C11.10	DETAIL SHEET 2
C5.10	DRAINAGE ENLARGEMENT 1	C11.20	DETAIL SHEET 3
C5.20	DRAINAGE ENLARGEMENT 2	C12.00	CITY OF BENTONVILLE WATER & SEWER DETAIL SHEET 1
C5.30	DRAINAGE ENLARGEMENT 3	C12.10	CITY OF BENTONVILLE WATER & SEWER DETAIL SHEET 2
C5.40	DRAINAGE ENLARGEMENT 4	C12.20	CITY OF BENTONVILLE SEWER DETAIL SHEET 1
C5.41	OVERALL STREET DRAINAGE PLAN	C12.30	CITY OF BENTONVILLE SEWER DETAIL SHEET 2
C5.50	DRAINAGE PLAN & PROFILE 1	C12.40	CITY OF BENTONVILLE WATER DETAIL SHEET 1
C5.60	DRAINAGE PLAN & PROFILE 2	C12.50	CITY OF BENTONVILLE WATER DETAIL SHEET 2
C5.70	DRAINAGE PLAN & PROFILE 3	C13.00	BEUD ELECTRICAL LAYOUT (NOT INCLUDED IN THIS SET)
C5.80	DRAINAGE PLAN & PROFILE 4	C13.10	BEUD DETAIL SHEET 1
C6.00	ROADWAY IMPROVEMENT PLAN	C13.20	BEUD DETAIL SHEET 2
C6.10	ROADWAY SECTIONS	C13.30	BEUD DETAIL SHEET 3
C6.11	ROADWAY SECTIONS 2		

ASSOCIATED PLANS:

- SURVEY SHEET 1
- SURVEY SHEET 2

RESOURCE LIST:

PLANNING CITY OF BENTONVILLE 305 SW "A" STREET BENTONVILLE, AR 72712 PHONE: (479) 273-3122 TYLER OVERSTREET	ARKANSAS DEPARTMENT OF HEALTH 3815 W. MARKHAM, SCOT #37 LITTLE ROCK, AR 72705 PHONE: 501-661-2662 FAX #: 501-280-4734 ADAM PARKER	BENTONVILLE ELECTRIC 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 273-5946 CHARLIE BARNES CBARNES@BENTONVILLEAR.COM PHONE: (479) 273-3135 TRAVIS MATLOCK
STREET DEPT. CITY OF BENTONVILLE 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 273-3130 DENNIS BRICE	WATER DEPT. CITY OF BENTONVILLE 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PRESTON NEWBILL PHONE: (479) 273-3140 PNEWBILL@BENTONVILLEAR.COM	TELEPHONE ATTN 627 WHITE ROAD SPRINGDALE, AR 72766 SCOTT SEAMAN PHONE #: (479) 442-1967 557513@ATT.COM
FIRE DEPT. CITY OF BENTONVILLE 305 SW "A" STREET BENTONVILLE, AR 72712 PHONE: (479) 273-5947 JAKE FEENSTER, FIRE CAPTAIN JFAFEENSTER@BENTONVILLEAR.COM	STORMWATER DEPARTMENT 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 273-5002 JANET PATIH JPATIH@BENTONVILLEAR.COM	GAS BLACK HILLS ENERGY 1255 N. 13TH STREET ROGERS, AR 72756 PHONE: (479) 333-7005 JOSH KNIGHT JOSHUA.KNIGHT@BLACKHILLSCORP.COM
WASTEWATER DEPT. CITY OF BENTONVILLE 1901 NE "A" ST. BENTONVILLE, AR 72712 PHONE: (479) 273-3161 NANCY BUSER NBUSER@BENTONVILLEAR.COM	COX COMMUNICATIONS 4801 S. 48TH STREET SPRINGDALE, AR 72762 PHONE #: (479) 717-3796 KIP SMITH KIP.SMITH@COX.NET	



issue for review:			YYYY.MM.D
issue for pricing:			YYYY.MM.D
issue for construction:			YYYY.MM.D
revisions:			
mark	date	description	



NOT FOR
CONSTRUCTION

NLB	RYE	PTT	KAP
DPOR	PM	DES	DRW
CEI Engineering Associates, Inc. 3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712 PHONE: (479) 273-9472 FAX: (479) 273-0844 REVISION: REV: 1 JOB NO.: 15019-0021 DATE: 5/31/2019			

CITY U

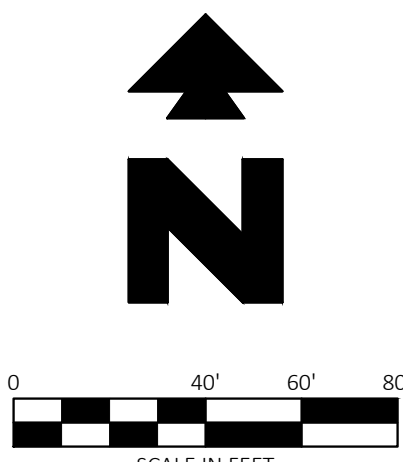
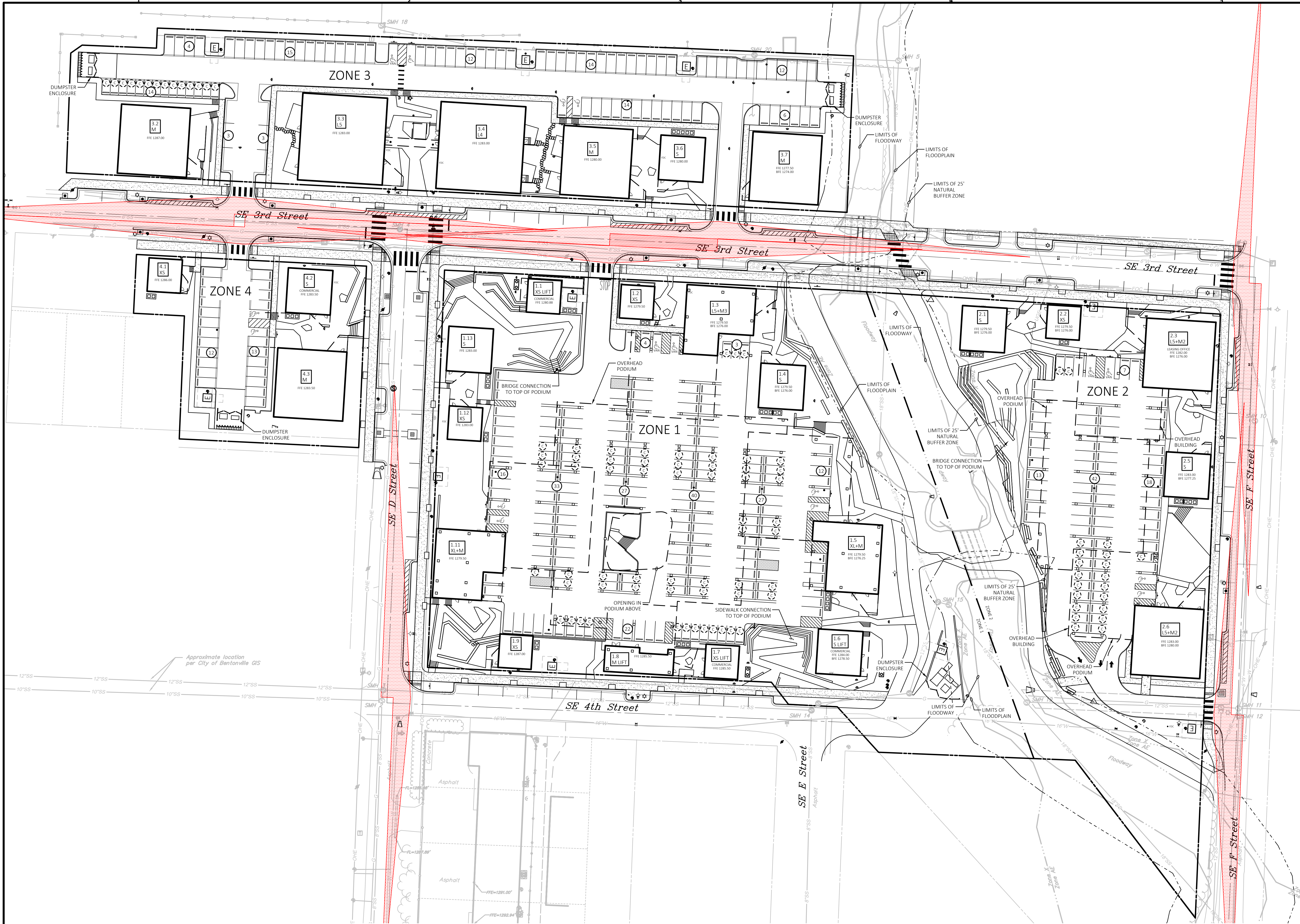
SE 3RD STREET

BENTONVILLE, ARKANSAS

contents:	COVER SHEET
design:	LARGE SCALE DEVELOPMENT
date:	5.31.2019
project:	31008
CITY PROJECT#	LSD19-0021

C0.00

JOB # 31008 DRAWING: 31008.LSD, 3P.dwg LAST SAVED BY: KPA/MENTER LOCATION: \\workpansad1.cadw (ceadings.com\projects\31000\31008.01 Drawings\Design\31008.LSD, 3P.dwg



811
Know what's below.
Call before you dig.

SITE BENCHMARK
MAGNAL APPROX. 250' SE OF INTERSECTION OF 3rd STREET & D STREET. ELEVATION = 1279.71.
CONTRACTOR SHALL ESTABLISH TWO NEW BENCHMARKS BEFORE SITE WORK BEGINS.

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.

EXISTING LEGEND			
—	EAST OR ELECTRIC	— OHT —	OVERHEAD TELEPHONE
—	NORTH	— OHTV —	OVERHEAD TV
—	OVERHEAD	— X"SS —	SANITARY SEWER
—	SOUTH OR SEWER	— UGE —	UNDERGROUND ELECTRIC
—	TELEPHONE	— UGE&T —	UNDERGROUND ELECTRIC AND TELEPHONE
—	UNDERGROUND	— UGT —	UNDERGROUND TELEPHONE
—	WEST OR WATER	— UGTV —	UNDERGROUND TV
—	PROPERTY LINE	— X"W —	WATER
—	RIGHT OF WAY LINE	— 5-10-11 S.O.S. —	TREE INFO
—	STORM DRAIN	—	5 = DIAMETER OF TRUNK IN FEET
—	X"O	—	10 = HEIGHT OF TREE IN FEET
—	OHE	—	11 = CANOPY DIAMETER IN FEET
—	OHE&T	—	50.5 = ELEVATION AT BASE OF TREE

PROPOSED LEGEND			
—	PROPERTY LINE/RIGHT OF WAY LINE	☆	COMMERCIAL STREET LIGHT AND FOUNDATION (PER BEUD SPECIFICATIONS SECTION 10.10.3)
—	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B	⊙	PROPOSED PARKING SPACES
—	LIMITS OF NATURAL BUFFER ZONE	⊕	PROPOSED COMPACT PARKING SPACES
—	LIMITS OF SIDEWALKS AND CONCRETE APRONS	⊞	TRANSFORMER
—	SIGHT TRIANGLES		
—	MATCHLINE		

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - 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. ON-SITE ACCESSIBLE AND VAN ACCESSIBLE PARKING LOT STRIPING SHALL BE PAINTED PER DETAILS 09F, 09I, AND 09J. ALL STRIPING WITHIN CITY RIGHT OF WAY SHALL BE THERMOPLASTIC STRIPING CONFORMING TO THE LATEST STREET SPECIFICATION.
 - ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
 - ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

- CITY OF BENTONVILLE GENERAL NOTES**
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
 - ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 - THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH A MATERIAL SIMILAR TO THE BUILDING.
 - ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR 8-U-G (WITH A "U" RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).
 - THERE SHALL BE NO OBSTRUCTION BETWEEN 30" AND 60" WITHIN SIGHT TRIANGLE.
 - SEE LANDSCAPE PLAN FOR DEPICTION OF HARDSCAPE MATERIAL NOT SPECIFICALLY CALLED OUT ON THIS SHEET.
 - THERE SHALL BE NO WALLS OR STAIRS IN THE PUBLIC RIGHT OF WAY WITHOUT CITY ENGINEER APPROVAL.

ON-SITE DATA TABLE					
	UNITS	STANDARD SPACES	COMPACT SPACES	ADA SPACES	TOTAL SPACES
ZONE 1	181	117	61	06	184
ZONE 2	76	55	21	04	80
ZONE 3	87	79	14	04	97
ZONE 4	16	23	00	02	25
SITE TOTAL	360	272	88	18	378

TOTAL COMMERCIAL SPACE	2,630 SF
------------------------	----------

SITE SETBACK TABLE (DISTANCE FROM PROPERTY LINE)	
SE 3RD STREET	0'-0"
SE 4TH STREET	0'-0"
SE D STREET	0'-0"
SE F STREET	0'-0"
SIDE YARD	10'-0"
REAR YARD	25'-0"

*WHERE UTILITIES AND EASEMENTS EXIST, THE SETBACK SHALL BE THE WIDTH OF THE EASEMENT.

BUILDING HEIGHT
*MEASURED FROM POINT OF BEGINNING

68' - 5 STORY APARTMENT FLATS ON 1 STORY PODIUM (SEE STREET ELEVATIONS INCLUDED IN PACKAGE)

NOTE:
THIS PROJECT WILL HAVE PHASED OPENING WITH THE FOLLOWING PROPOSED SEQUENCE:

- ZONE 4
- ZONE 3
- ZONE 1
- ZONE 2

ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.

ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

issue for review:	YYYY.MM.DD	
issue for pricing:	YYYY.MM.DD	
issue for construction:	YYYY.MM.DD	
revisions:		
mark	date	description

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NOT FOR CONSTRUCTION

N.D.	R.V.	P.T.	K.P.
EPOR.	PM	DES	DRV

CEI Engineering Associates, Inc.
1000 N. BENTONVILLE BLVD., SUITE 200
BENTONVILLE, AR 72712
REVISION: REV 1
DATE: 6/3/2019



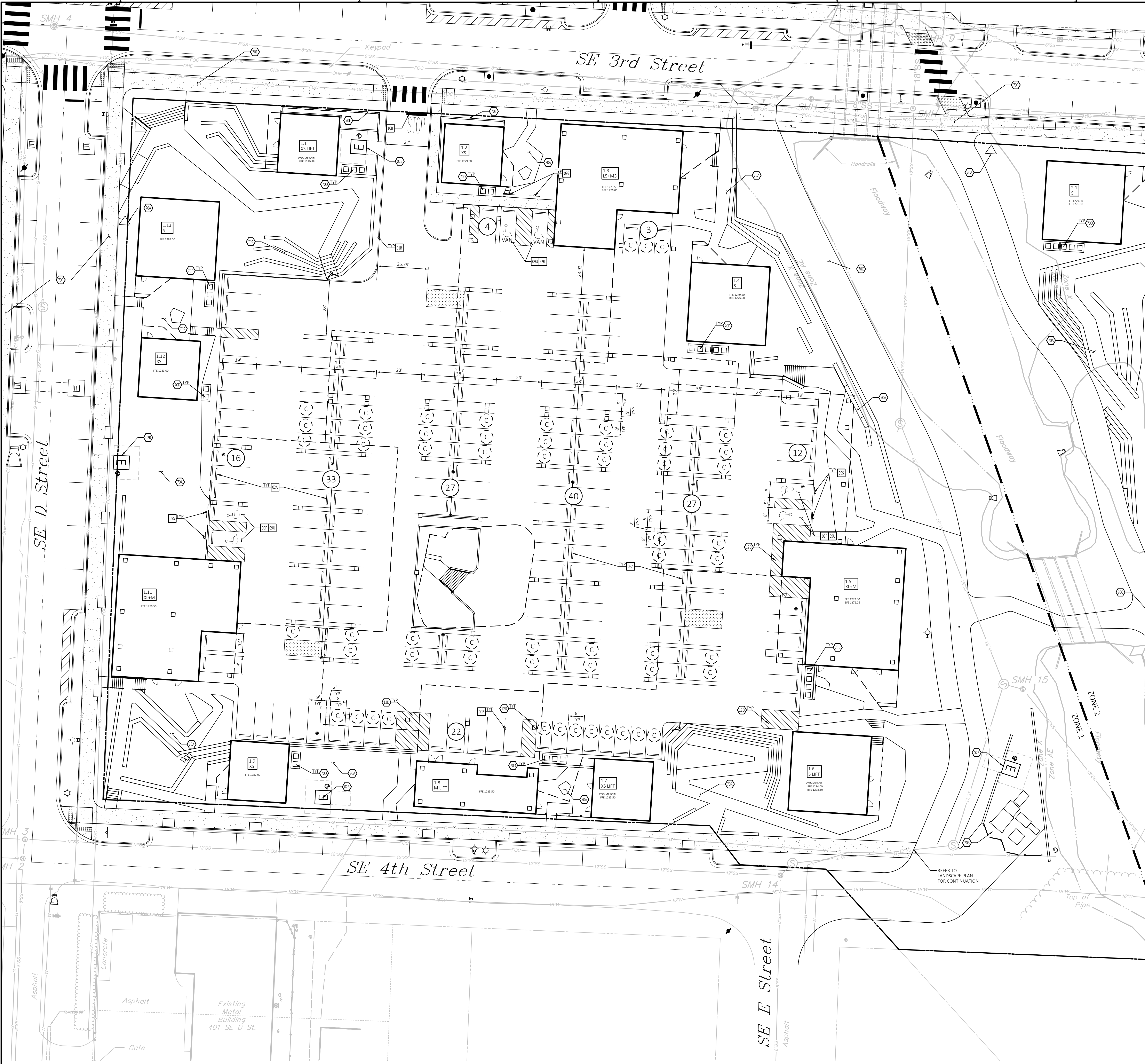
CITY U
SE 3RD STREET
BENTONVILLE, ARKANSAS

contents:
SITE PLAN

design: LARGE SCALE DEVELOPMENT
date: 6.3.2019
project: 31008
CITY PROJECT# LS019-0021

C2.00

JOB # 31008 DRAWING: 31008-USD_Sp.dwg LAST SAVED BY: KRAMENTER LOCATION: \\bentonsa01\cadd\caddings\projects\31000\31008\01 Drawings\Design\31008-USD_Sp.dwg



0

20'

30'

40'

SCALE IN FEET

811

Know what's below.
Call before you dig.

SITE BENCHMARK

MAGNAL APPROX. 250' SE OF INTERSECTION OF 3rd STREET & D STREET. ELEVATION = 1279.71.

CONTRACTOR SHALL ESTABLISH TWO NEW BENCHMARKS BEFORE SITE WORK BEGINS.

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.

EXISTING LEGEND			
0	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
1	NORTH	OHTV	OVERHEAD TV
2	OVERHEAD	X'SS	SANITARY SEWER
3	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
4	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
5	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
6	WEST OR WATER	UGTV	UNDERGROUND TV
7	PROPERTY LINE	X"W	WATER
8	RIGHT OF WAY LINE	5-10-11 50.5	TREE INFO
9	STORM DRAIN		5 = DIAMETER OF TRUNK IN FEET
10	X"G		10 = HEIGHT OF TREE IN FEET
11	OHE		11 = CANOPY DIAMETER IN FEET
12	OHE&T		50.5 = ELEVATION AT BASE OF TREE

PROPOSED LEGEND			
1	PROPERTY LINE/RIGHT OF WAY LINE	*	COMMERCIAL STREET LIGHT AND FOUNDATION (PER BEUD SPECIFICATIONS SECTION 10.10.3)
2	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B	#	PROPOSED PARKING SPACES
3	LIMITS OF NATURAL BUFFER ZONE	⊗	PROPOSED COMPACT PARKING SPACES
4	LIMITS OF SIDEWALKS AND CONCRETE APRONS	E	TRANSFORMER
5	LANDSCAPED ISLAND		

- GENERAL SITE NOTES
- A.

ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B.

ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C.

UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. ON-SITE ACCESSIBLE AND VAN ACCESSIBLE PARKING LOT STRIPING SHALL BE PAINTED PER DETAILS 09L, 09L AND 09H. ALL STRIPING WITHIN CITY RIGHT OF WAY SHALL BE THERMOPLASTIC STRIPING CONFORMING TO THE LATEST STREET SPECIFICATION.
- D.

ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- E.

ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

- CITY OF BENTONVILLE GENERAL NOTES
- A.

ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- B.

ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- C.

THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH A MATERIAL SIMILAR TO THE BUILDING.
- D.

ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A "U" RATINGS OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).
- E.

THERE SHALL BE NO OBSTRUCTION BETWEEN 30" AND 60" WITHIN SIGHT TRIANGLE.
- F.

SEE LANDSCAPE PLAN FOR DEPICTION OF HARDSCAPE MATERIAL, NOT SPECIFICALLY CALLED OUT ON THIS SHEET.
- G.

THERE SHALL BE NO WALLS OR STAIRS IN THE PUBLIC RIGHT OF WAY WITHOUT CITY ENGINEER APPROVAL.

- SITE NOTES
- 02B

TRANSFORMER PAD (PER BEUD).
- 03E

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).
- 15B

YIELD SIGN.
- 70A

SEE LANDSCAPE ARCHITECT PLAN FOR SITE HARDSCAPING AND FURNISHINGS.
- 70B

PAVED TRASH STAGING AREA WITH 6" WOOD FENCE SCREEN (SEE LANDSCAPE ARCHITECT PLANS FOR DETAILS).
- 70C

SEE LANDSCAPE ARCHITECT PLAN FOR TRAIL AND FIRE APPARATUS ACCESS ROAD.
- 70D

HVAC/CONDENSER PAD (PER ARCH. PLANS).
- 70E

RETAINING WALL (PER ARCH. PLANS).
- 70F

SEE ROADWAY SHEETS FOR IMPROVEMENTS IN THE RIGHT-OF-WAY.

- SITE DETAILS
- 01A

TYPE A CONCRETE CURB AND GUTTER
- 01B

TYPE B CONCRETE INTEGRAL CURB AND GUTTER
- 01E

TYPE E CURB
- 02A

PRECAST CONCRETE WHEEL STOP
- 03M

WHEELCHAIR RAMP IN SIDEWALK
- 03H

NINETY DEGREE PARKING SPACE STRIPING
- 09C

PARALLEL PARKING SPACE STRIPING
- 09F

90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
- 09L

90 DEGREE VAN ACCESSIBLE PARKING SPACE STRIPING
- 09S

ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- 09U

ACCESSIBLE PARKING SYMBOL
- 10A

TRAFFIC FLOW ARROW
- 10B

STOP BAR
- 11A

DO NOT ENTER SIGN
- 12G

STOP SIGN
- 10Q

STEEL EDGING
- 70G

RIBBON CURB

ZONE 1

issue for review:	YYYY.MM.DD	
issue for pricing:	YYYY.MM.DD	
issue for construction:	YYYY.MM.DD	
revisions:		
mark	date	description

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RVE

PTT

KAP

EPOR

PM

DES

DRV

CEI

Engineering Associates, Inc.

1000 N. 10TH STREET, SUITE 200
BENTONVILLE, AR 72712

REVISED: 06/17/2019
JOB NO.: 31008
DATE: 6/3/2019

STATE OF ARKANSAS

REGISTERED PROFESSIONAL ENGINEER

No. 14021

TIMMUELL BACCHER

CITY U

SE 3RD STREET

BENTONVILLE, ARKANSAS

contents:

SITE PLAN ENLARGEMENT 1

design:

LARGE SCALE DEVELOPMENT

date:

6.3.2019

project:

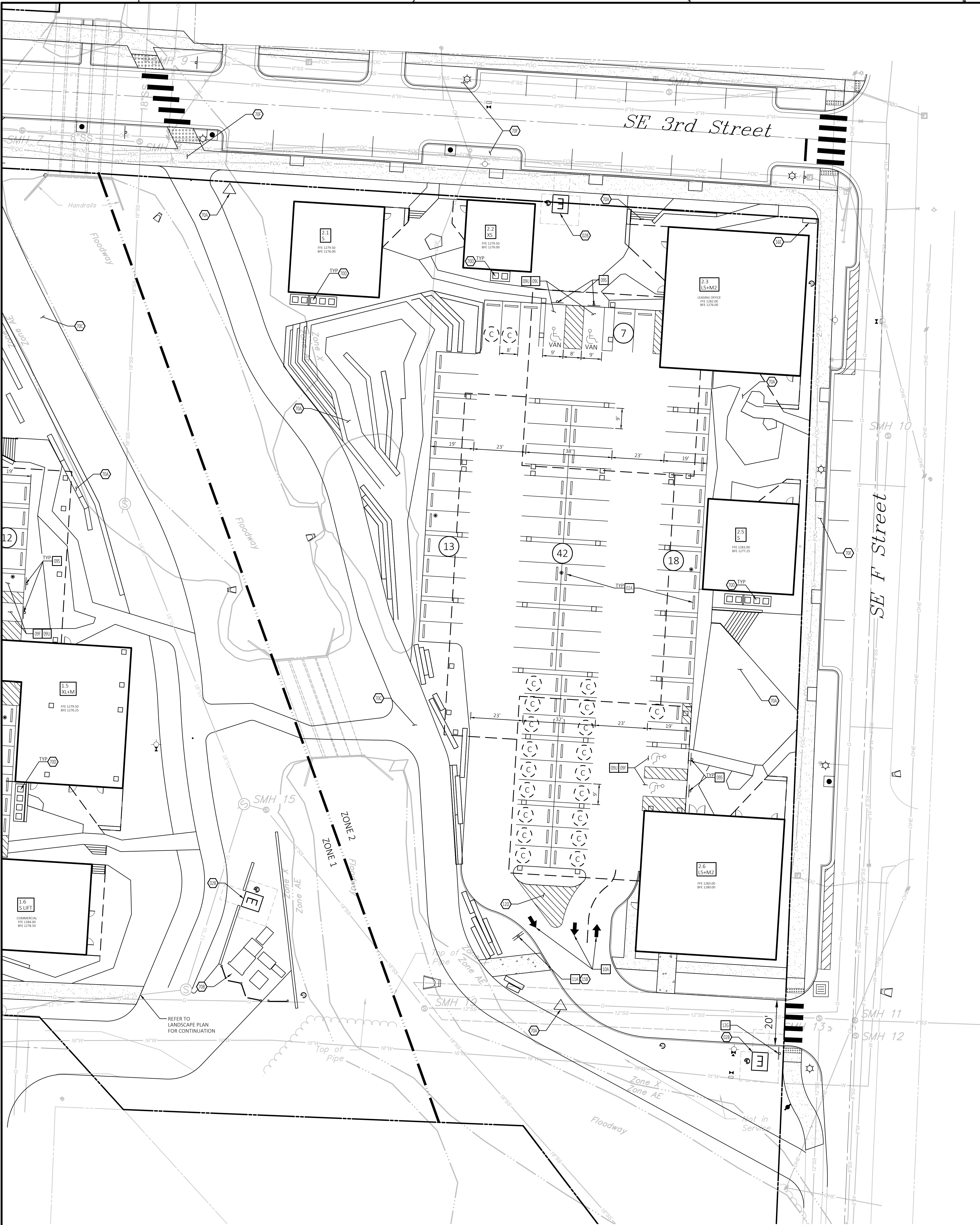
31008

CITY PROJECT#

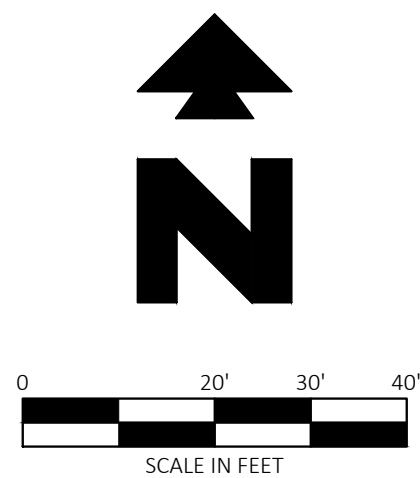
USD19-0021

C2.10

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ZONE 2



Know what's below.
Call before you dig.

SITE BENCHMARK
MAGNAN APPROX. 250' SE OF INTERSECTION OF 3rd STREET & D STREET. ELEVATION = 1279.71.
CONTRACTOR SHALL ESTABLISH TWO NEW BENCHMARKS BEFORE SITE WORK BEGINS.

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.

EXISTING LEGEND

—	EAST OR ELECTRIC	—	OHT	OVERHEAD TELEPHONE
—	NORTH	—	OHTV	OVERHEAD TV
—	OVERHEAD	—	X"SS	SANITARY SEWER
—	SOUTH OR SEWER	—	UGE	UNDERGROUND ELECTRIC
—	TELEPHONE	—	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
—	UNDERGROUND	—	UGT	UNDERGROUND TELEPHONE
—	WEST OR WATER	—	UGTV	UNDERGROUND TV
—	PROPERTY LINE	—	X"W	WATER
—	RIGHT OF WAY LINE	—		
—	STORM DRAIN	—		
—	X"G	—		
—	OHE	—		
—	OHE&T	—		

PROPOSED LEGEND

—	PROPERTY LINE/RIGHT OF WAY LINE	☆	COMMERCIAL STREET LIGHT AND FOUNDATION (PER BEUD SPECIFICATIONS SECTION 10.10.3)
—	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B	⊙	PROPOSED PARKING SPACES
—	LIMITS OF NATURAL BUFFER ZONE	⊕	PROPOSED COMPACT PARKING SPACES
—	LIMITS OF SIDEWALKS AND CONCRETE APRONS	⊞	TRANSFORMER
—	LANDSCAPE ISLAND		

GENERAL SITE NOTES

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- 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. ON-SITE ACCESSIBLE AND VAN ACCESSIBLE PARKING LOT STRIPING SHALL BE PAINTED PER DETAILS 09L, 09L AND 09H. ALL STRIPING WITHIN CITY RIGHT OF WAY SHALL BE THERMOPLASTIC STRIPING CONFORMING TO THE LATEST STREET SPECIFICATION.
- D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
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CITY OF BENTONVILLE GENERAL NOTES

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- E. THERE SHALL BE NO OBSTRUCTION BETWEEN 30" AND 60" WITHIN SIGHT TRIANGLE.
- F. SEE LANDSCAPE PLAN FOR DEPICTION OF HARDSCAPE MATERIAL NOT SPECIFICALLY CALLED OUT ON THIS SHEET.
- G. THERE SHALL BE NO WALLS OR STAIRS IN THE PUBLIC RIGHT OF WAY WITHOUT CITY ENGINEER APPROVAL.

○ SITE NOTES

- 01B TRANSFORMER PAD (PER BEUD).
- 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).
- 15B YIELD SIGN.
- 16E MONUMENT SIGN.
- 70A SEE LANDSCAPE ARCHITECT PLAN FOR SITE LANDSCAPING AND FURNISHINGS.
- 70B PAVED TRASH STAGING AREA WITH 6" WOOD FENCE SCREEN (SEE LANDSCAPE ARCHITECT PLANS FOR DETAILS).
- 70C SEE LANDSCAPE ARCHITECT PLAN FOR TRAIL AND FIRE APPARATUS ACCESS ROAD.
- 70D HVAC/CONDENSER PAD (PER ARCH. PLANS).
- 70E RETAINING WALL (PER ARCH. PLANS).
- 70F SEE ROADWAY SHEETS FOR IMPROVEMENTS IN THE RIGHT-OF-WAY.

□ SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER.
- 01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER.
- 01E TYPE E CURB.
- 02A PRECAST CONCRETE WHEEL STOP.
- 03M WHEELCHAIR RAMP IN SIDEWALK.
- 09B NINETY DEGREE PARKING SPACE STRIPING.
- 09C PARALLEL PARKING SPACE STRIPING.
- 09F 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING.
- 09L 90 DEGREE VAN ACCESSIBLE PARKING SPACE STRIPING.
- 09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN.
- 09U ACCESSIBLE PARKING SYMBOL.
- 10A TRAFFIC FLOW ARROW.
- 10B STOP BAR.
- 11A DO NOT ENTER SIGN.
- 12G STOP SIGN.
- 50Q STEEL EDGING.
- 70G RIBBON CURB.

issue for review:			YYYY.MM.DD
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issue for construction:			YYYY.MM.DD
revisions:			
mark	date	description	

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CONSTRUCTION

N.B.	R.V.	P.T.	K.P.
EPOR	PM	DES	DRV

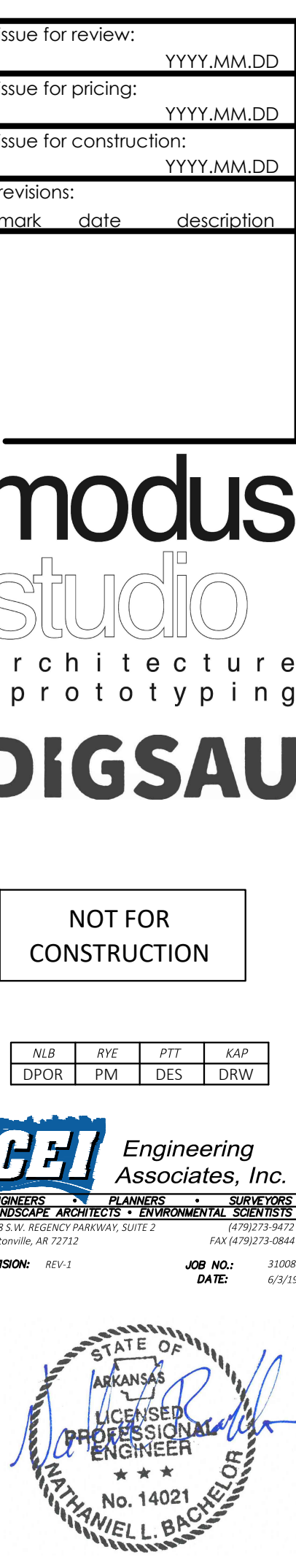
CEI Engineering Associates, Inc.
1000 S. BENTON STREET, SUITE 200
BENTONVILLE, AR 72712
REVISION: REV 1
DATE: 6/3/2019



CITY U
SE 3RD STREET
BENTONVILLE, ARKANSAS

contents:	SITE PLAN ENLARGEMENT 2
design:	LARGE SCALE DEVELOPMENT
date:	6.3.2019
project:	31008
CITY PROJECT#	LS019-0021

C2.20



SITE BENCHMARK
 MAGNAIL APPROX. 250' SE OF INTERSECTION OF 3rd
 STREET & D STREET. ELEVATION = 1279.71.
 CONTRACTOR SHALL ESTABLISH TWO NEW
 BENCHMARKS BEFORE SITE WORK BEGINS.

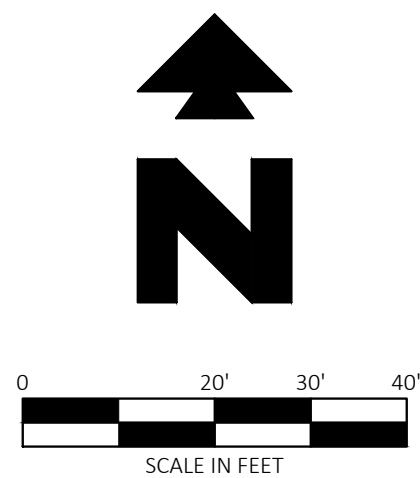
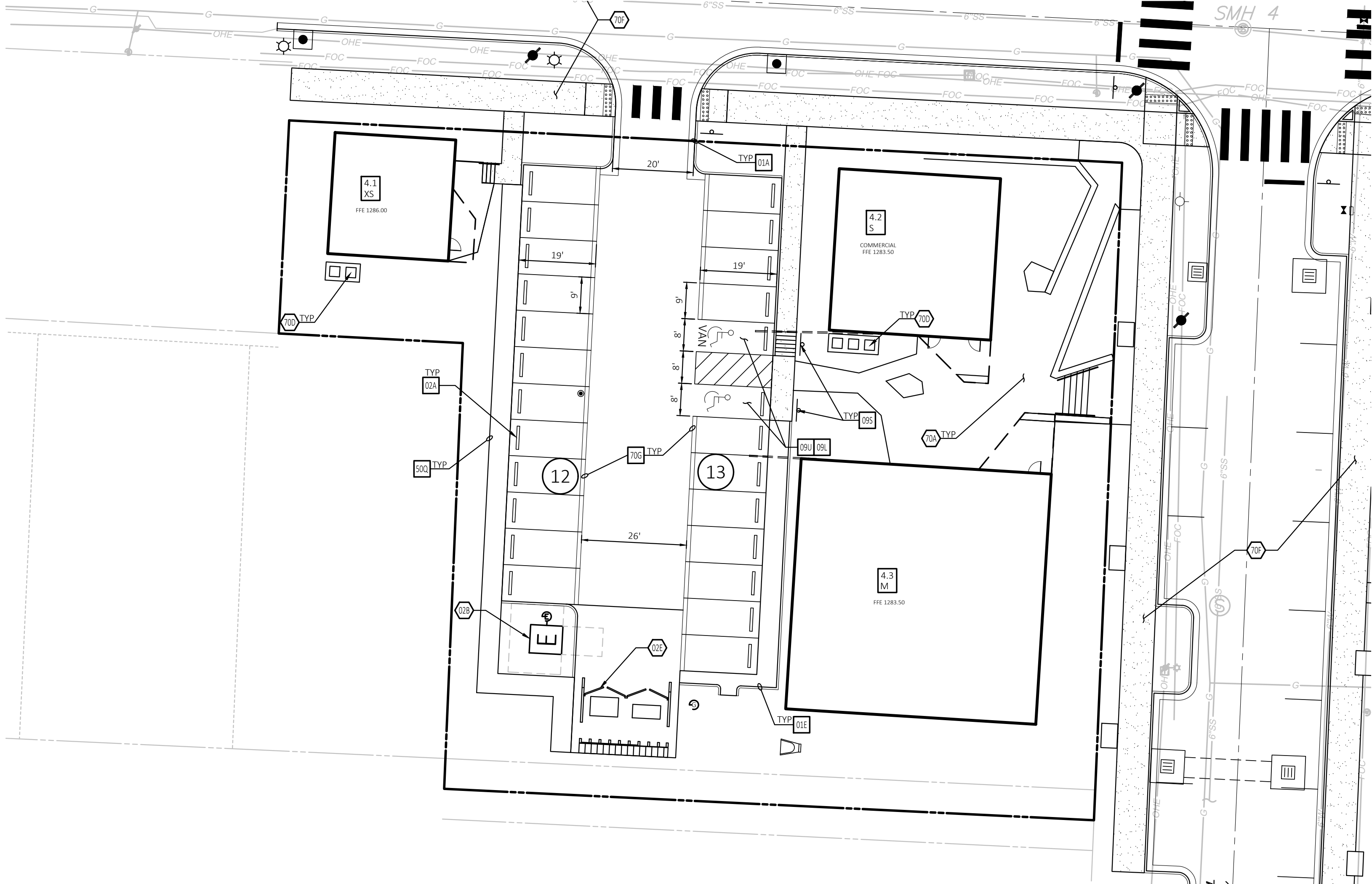
NOTE:
 SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
 PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING
 UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

CITY OF
SE 3RD STREET
BENTONVILLE, ARKANSAS

C2.30

JOB # 31008 DRAWING: 31008A.LSD, 3P.dwg LAST SAVED BY: KPA/MENTER LOCATION: \\bentonsa01\cadd\caddings\projects\31000\31008A\Drawings\Design\31008A.LSD, 3P.dwg

ZONE 4



Know what's below.
Call before you dig.

SITE BENCHMARK
MAGNOLIA APPROX. 250' SE OF INTERSECTION OF 3rd STREET & D STREET. ELEVATION = 1279.71.
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EXISTING LEGEND

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

PROPOSED LEGEND

—	PROPERTY LINE/RIGHT OF WAY LINE	☆	COMMERCIAL STREET LIGHT AND FOUNDATION (PER BEUD SPECIFICATIONS SECTION 10.10.3)
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—	LIMITS OF NATURAL BUFFER ZONE	⊕	PROPOSED COMPACT PARKING SPACES
—	LIMITS OF SIDEWALKS AND CONCRETE APRONS	⊞	TRANSFORMER
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○ SITE NOTES

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- TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
- 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
- YIELD SIGN.
- SEE LANDSCAPE ARCHITECT PLAN FOR SITE HARDSCAPING AND FURNISHINGS.
- PAVED TRASH STAGING AREA WITH 6' WOOD FENCE SCREEN (SEE LANDSCAPE ARCHITECT PLANS FOR DETAILS).
- SEE LANDSCAPE ARCHITECT PLAN FOR TRAIL AND FIRE APPARATUS ACCESS ROAD.
- HVAC/CONDENSER PAD (PER ARCH. PLANS).
- RETAINING WALL (PER ARCH. PLANS).
- SEE ROADWAY SHEETS FOR IMPROVEMENTS IN THE RIGHT-OF-WAY.

□ SITE DETAILS

- TYPE A CONCRETE CURB AND GUTTER
- TYPE B CONCRETE INTEGRAL CURB AND GUTTER
- TYPE C CURB
- PRECAST CONCRETE WHEEL STOP
- WHEELCHAIR RAMP IN SIDEWALK
- NINETY DEGREE PARKING SPACE STRIPING
- PARALLEL PARKING SPACE STRIPING
- 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
- 90 DEGREE VAN ACCESSIBLE PARKING SPACE STRIPING
- ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- ACCESSIBLE PARKING SYMBOL
- TRAFFIC FLOW ARROW
- STOP BAR
- DO NOT ENTER SIGN
- STOP SIGN
- STEEL EDGING
- RIBBON CURB

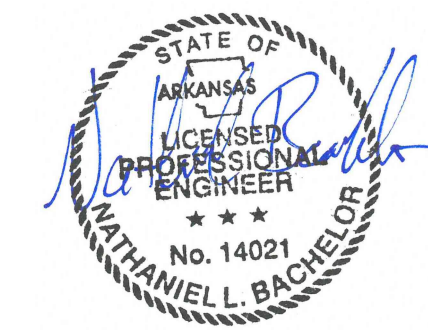
issue for review:			YYYY.MM.DD
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revisions:			
mark	date	description	

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+ prototyping
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CONSTRUCTION

N.D.	R.V.	P.T.	K.P.
DPOR	PM	DES	DRV

CEI Engineering Associates, Inc.
Professional Engineer
No. 14021
Bentonville, AR 72712
FAX 479.762.0844



CITY U
SE 3RD STREET
BENTONVILLE, ARKANSAS

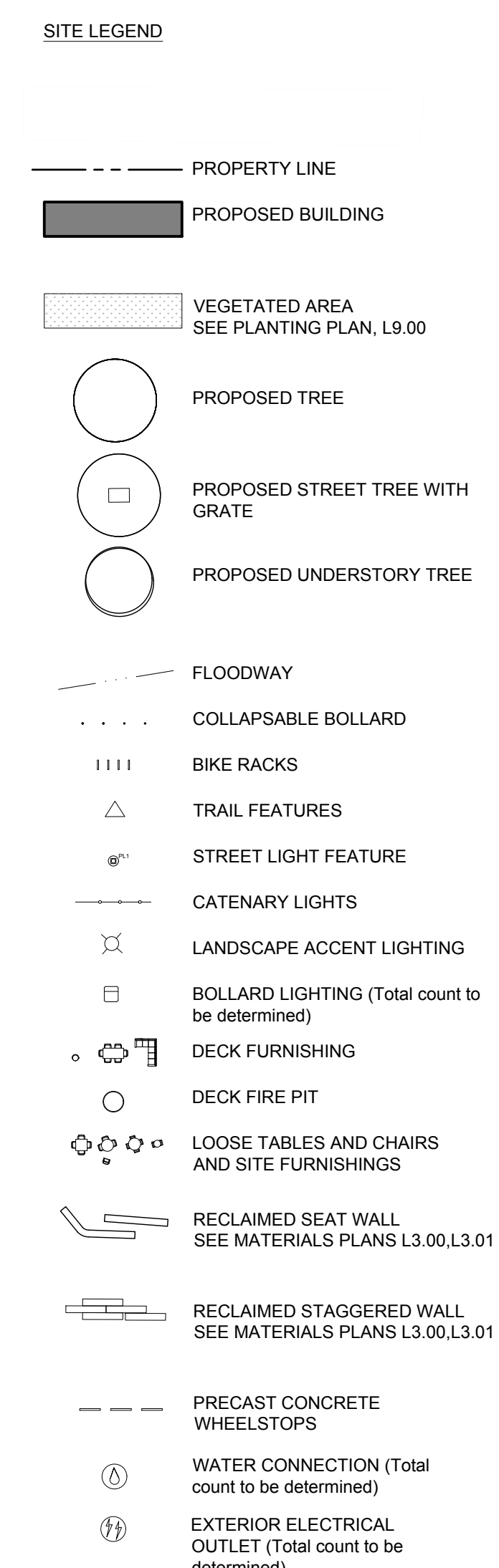
contents:	SITE PLAN ENLARGEMENT 4
design:	LARGE SCALE DEVELOPMENT
date:	6.3.2019
project:	31008
CITY PROJECT#	LS019-0021

C2.40

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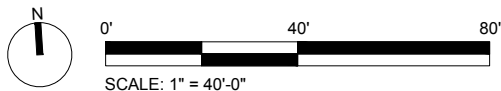
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issue for review:		
issue for pricing:		
issue for construction:		
revisions:		
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- MATERIAL LEGEND
- PROPERTY LINE
 - PROJECT LIMIT LINE
 - CONCRETE RETAINING WALL
SEE XL-8.10
 - CONCRETE SITE WALL
SEE XL-8.10
 - BEAM ROCK RETAINING WALL
SEE 1.2L-8.10
 - BEAM ROCK SITE WALL
SEE XL-8.10
 - RECLAIMED CONCRETE WALL
SEE XL-8.10
 - RESIN AGGREGATE FLEXIBLE PAVING
SEE 7.8L-8.00
 - REINFORCED TURF
SEE XL-X.XX
 - CONCRETE PAVING
SEE 4.5L-8.00
 - HEAVY DUTY CONCRETE PAVING
SEE CIVIL DWGS
 - CONCRETE FLUSH CURB, SEE
CIVIL
 - COMPACTED GRAVEL PAVING
SEE 12L-8.00
 - LOOSE GRAVEL PAVING
SEE 13L-8.00
 - ASPHALT PAVING
SEE 1.2L-8.00
 - RECLAIMED CONCRETE STEP
SEE XL-X.XX
 - PLANTING
SEE L-9.00
 - METAL EDGE
SEE 10.11L-8.00
 - ILLUMINATED HANDRAIL
 - GUARDRAIL



NOT FOR CONSTRUCTION

CITY U
Bentonville, Arkansas

MATERIALS PLAN
STREET LEVEL
design: LSD - BENTONVILLE
date: 2019.06.03
project: 18.22
city of bentonville project number:
LSD 19-0021

L3.00

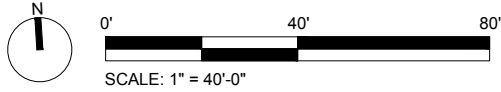
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revisions:		
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- MATERIAL LEGEND
- PROPERTY LINE
 - PROJECT LIMIT LINE
 - STONE SEAT WALL & STAIRS
SEE 6.7/L8.10 & 5/L8.30
 - PRECAST CONCRETE UNIT PAVERS
SEE 3.6.15/L8.00
 - RESIN AGGREGATE FLEXIBLE PAVING
SEE X/L8.00
 - METAL STAIR
SEE 3/L8.30
 - WOOD BRIDGE DECKING
SEE 4.5/L-8.20
 - PLANTING
SEE L-9.00
 - METAL EDGE
SEE 10.11/L-8.00
 - GUARDRAIL
 - ILLUMINATED HANDRAIL



NOT FOR CONSTRUCTION

issue for review:		
issue for pricing:		
issue for construction:		
revisions:	mark	date
	description	

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CONSTRUCTION

PLANTING LEGEND

--- PROPERTY LINE

- EXISTING TREE
- PROPOSED TREE
- PROPOSED STREET TREE WITH GRATE
- PROPOSED BUFFER

PLANT MIXES

- LAWN MIX
- FRONT YARD
- HILLSIDE (SUN)
- HILLSIDE (SHADE)
- PARKING "OCULUS"
- PODIUM COMMONS
- PODIUM PATIOS
- LOWLAND

NOTES

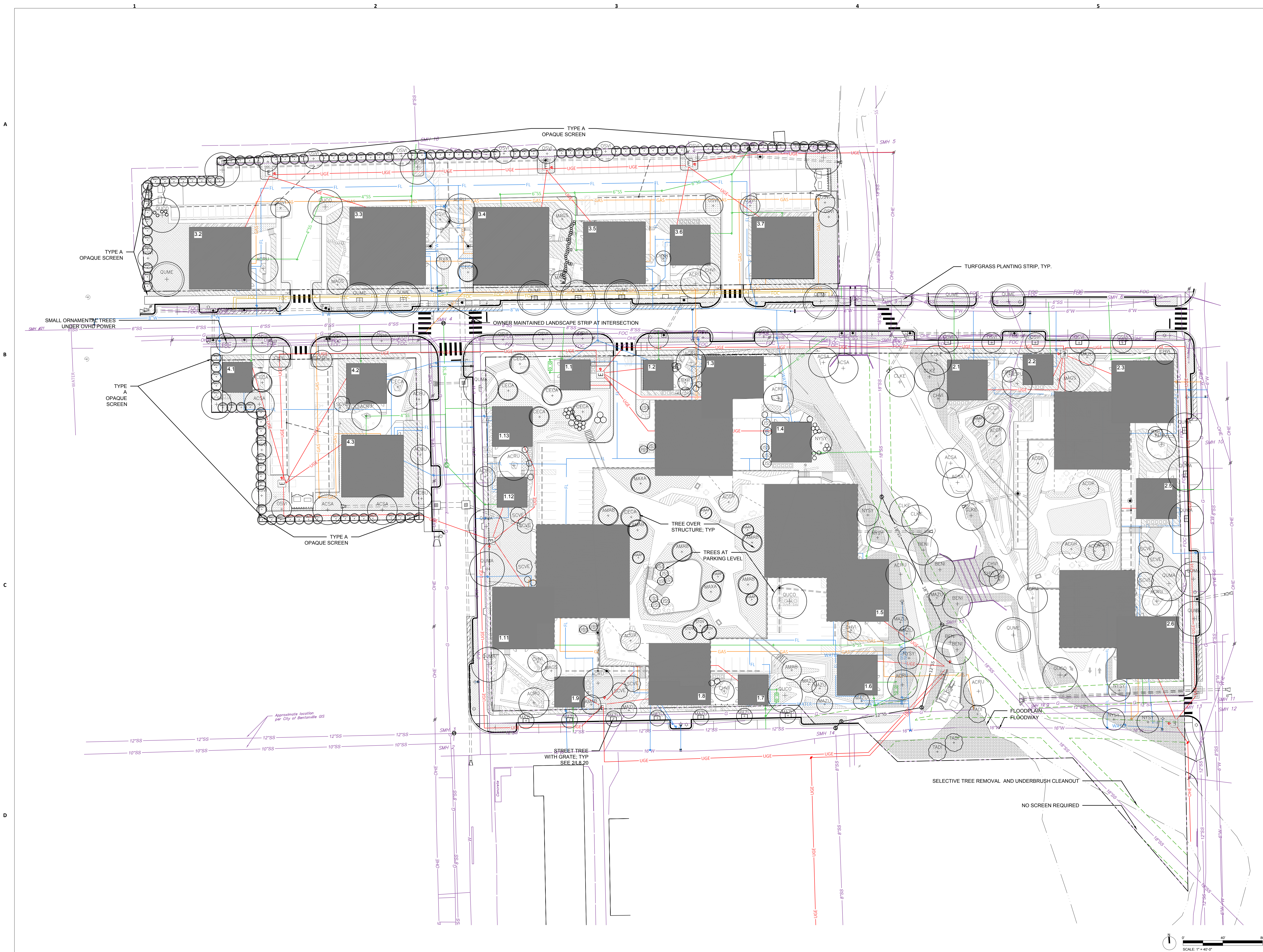
Maintenance Guarantee Statement. Once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced.

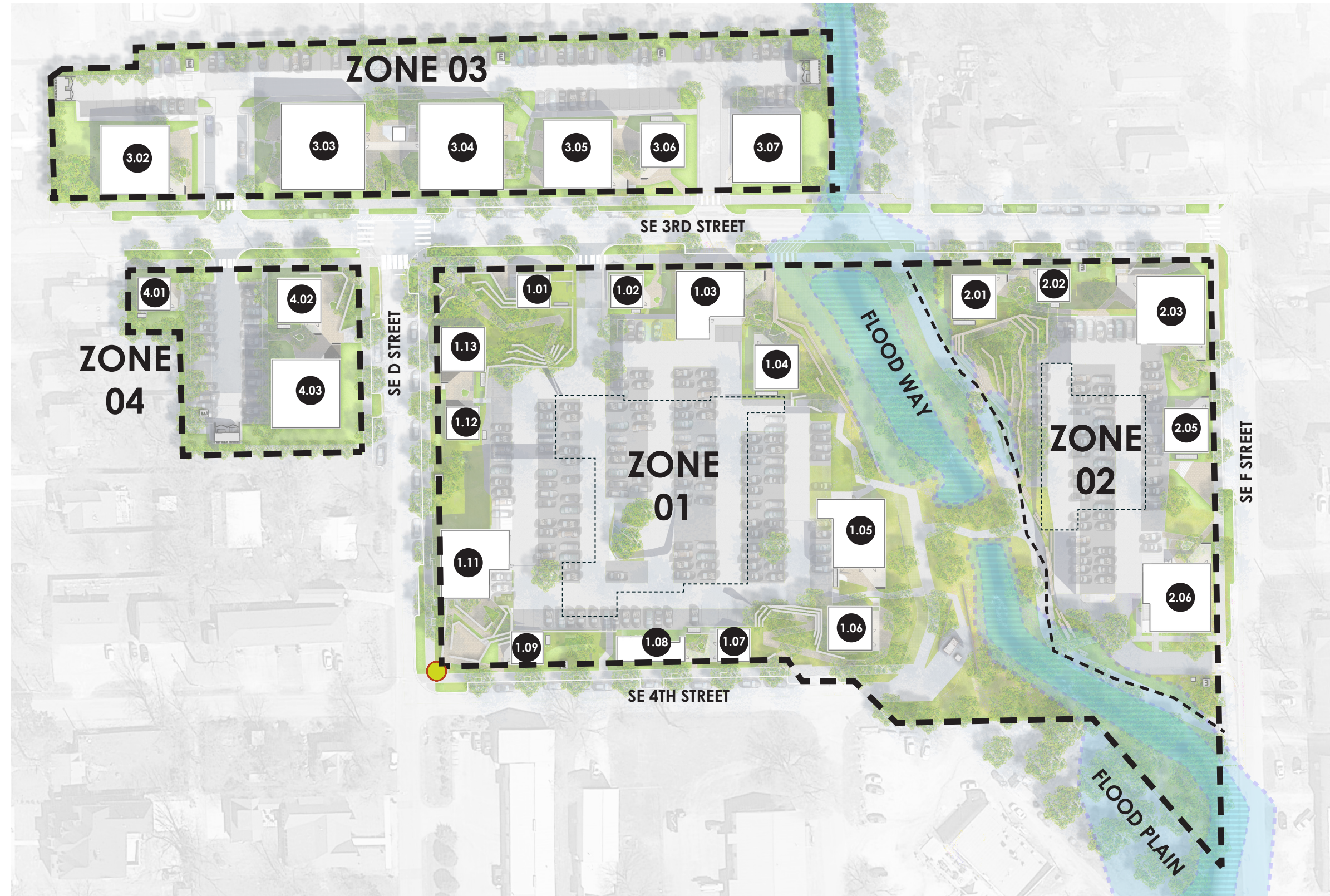
Tree Topping Guarantee Statement. Trees shall not be topped at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes.

Tree Removal Guarantee Statement. Healthy trees shall not be removed at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes.

Sight Distances. The area to be clear of sight obstructions, as described in Sec. 1400.4 A Sight Distances, shall be indicated on the plan with a dimensioned shaded area.

Utilities. All proposed trees shall be a minimum of 5' from all public utilities.





PROJECT TEAM

Developer

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

Architect

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

Civil Engineer

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

Master Planner

OLIN
Daniel Bramhall
Public Ledger Building, Suite
1123
150 South Independence
Mall West
Philadelphia, PA 19106
Phone: 215.440.0030

LEGEND

Property Line Demarcation

Proposed Trail

Edge of Podium Above

Building Number

Point of Beginning

X.XX

Note: buildings numbers 1.10, 2.04, 3.01 not used.

CITY U
BENTONVILLE, ARKANSAS

MASTER STREET LEVEL SITE PLAN:
LARGE SCALE DEVELOPMENT

PREPARED BY MODUS STUDIO
06.03.2019

0 25 50 100



SE 3rd + SE D Street - view looking east



SE 4th Street - view looking north

PROJECT TEAM	
Developer	Bentonville Housing LLC Brenda Anderson 700 SE 5th Suite 1 Bentonville, AR 72712 Phone: 479.248.4157
Architect	Modus Studio Chris Baribeau AR License No. 4124 15 North Church Suite 102 Fayetteville, AR 72701 Phone: 479.455.5577
Civil Engineer	CEI Engineering Associates Nate Bachelor AR PE# 14021 3108 SW Regency Parkway, Suite 2 Bentonville, AR 72712 Phone: 479.273.9472
Master Planner	OLIN Daniel Bramhall Public Ledger Building, Suite 1123 150 South Independence Mall West Philadelphia, PA 19106 Phone: 215.440.0030

Note: conceptual renderings are included here to indicate massing and materiality.

PROJECT TEAM

Developer

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

Architect

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

Civil Engineer

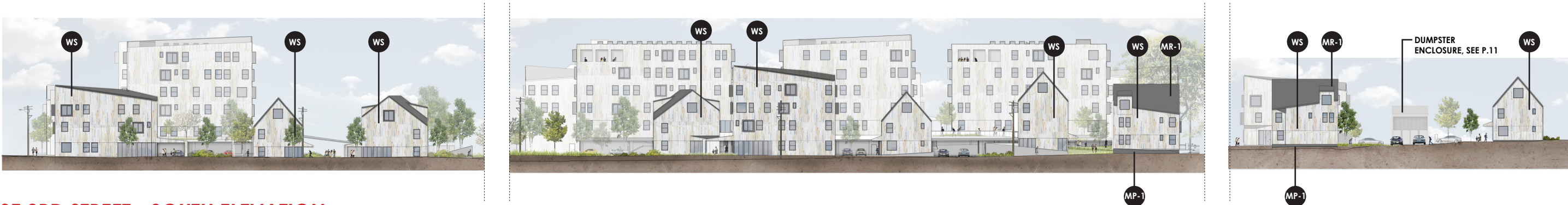
CEI Engineering Associates
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AR PE# 14021
3108 SW Regency Parkway,
Suite 2 Bentonville, AR 72712
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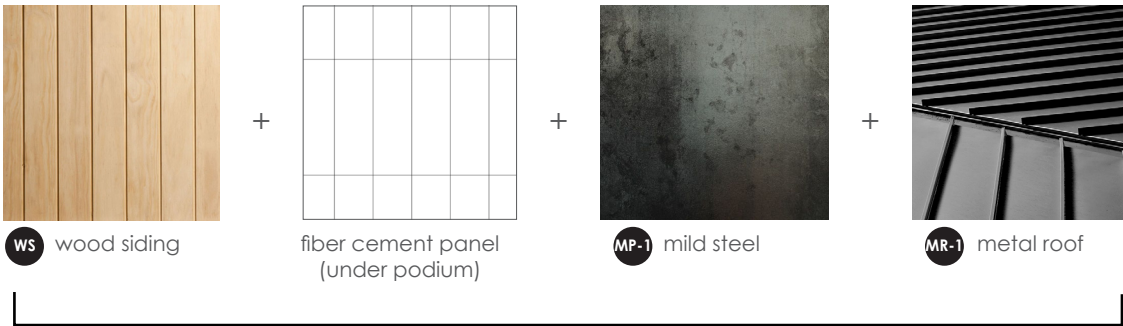


SE 3RD STREET - NORTH ELEVATION



SE 3RD STREET - SOUTH ELEVATION

LSD: total proposed materials for flats



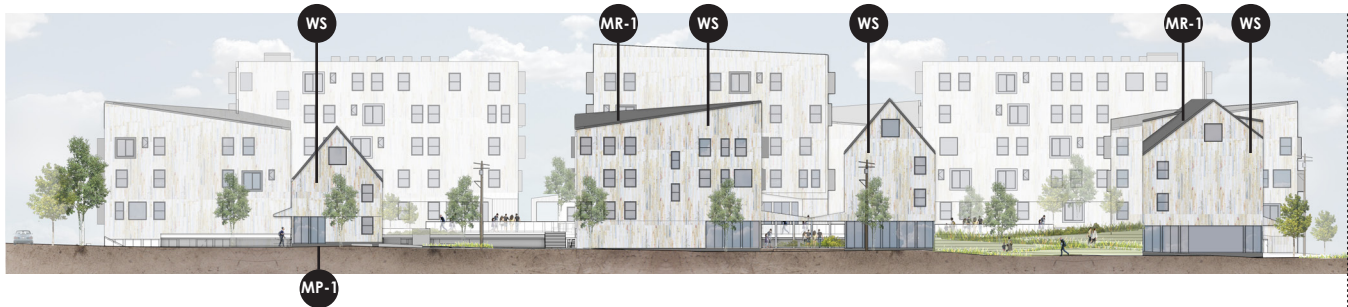
SE F STREET - WEST ELEVATION

Note: waiver requested for 100% of facades to be wood siding.

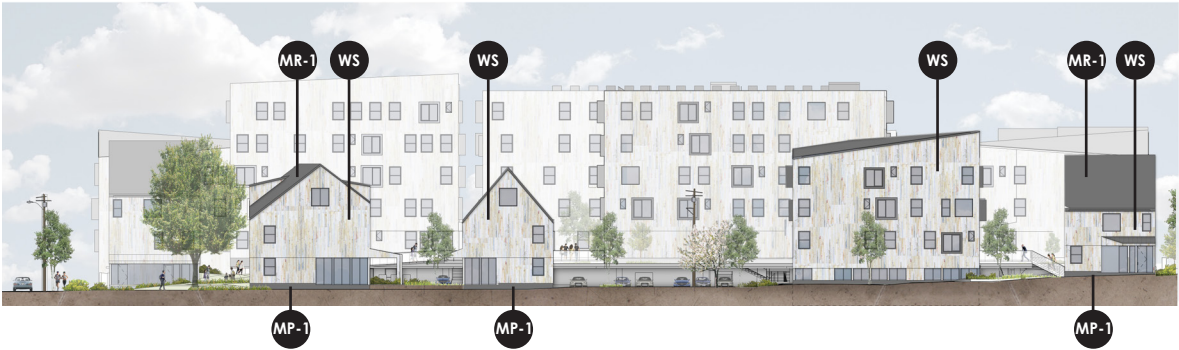
CITY U
BENTONVILLE, ARKANSAS

STREET ELEVATIONS
LARGE SCALE DEVELOPMENT

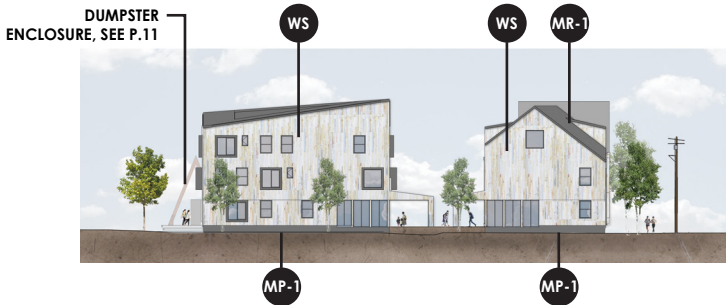
PREPARED BY MODUS STUDIO
06.03.2019



SE 4TH STREET - NORTH ELEVATION

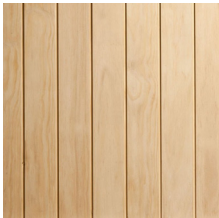


SE D STREET - EAST ELEVATION



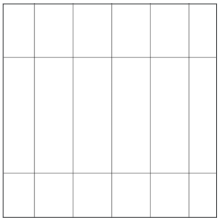
SE D STREET - WEST ELEVATION

LSD: total proposed materials for flats



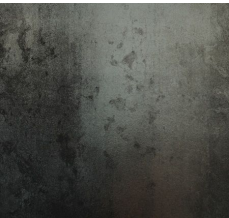
WS wood siding

+



fiber cement panel
(under podium)

+



MP-1 mild steel

+



MR-1 metal roof

- PROJECT TEAM
- Developer

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

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

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Phone: 479.273.9472
- Master Planner

OLIN
Daniel Bramhall
Public Ledger Building, Suite
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Mall West
Philadelphia, PA 19106
Phone: 215.440.0030

Note: waiver requested
for 100% of facades to be
wood siding.

LARGE SCALE DEVELOPMENT STAFF REPORT



Hogwild III Parking Lot

2914 SE I Street

PC Date: 6/18/2019

Reviewer: Tyler Overstreet, Planner

Project Number	LSD19-0024
Applicant / Current Owner	Hogwild Development, LLC 833 S East Avenue, PO Box 45 Columbus KS 66725
Site Area	+/- 7.49 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Residential Estates (RE)
Development Type / Use	Stand-Alone Parking Facility

Property Description

This property is located on west of SE J Street and south of SE 28th Street. The site is currently zoned C-2, General Commercial.

Project Details

Large Scale Development proposing the development of an approximately 202,000 square foot parking lot, with a total of 618 spaces. The development provides 32,666 square feet of interior parking lot landscaping, as well as 243 trees in the interior parking area.

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 Land Development Codes, should accommodate any increases in traffic to the area.

Waivers

One waivers requested:

- 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 applicant requests one waiver from the Drainage Control Standards:
 - o Freeboard Requirements in the Retention Pond

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 requests. However, Engineering Staff supports the engineer requested.

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

Location Map





Mr. Peter Farmer
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

June 3, 2019

Re: Hogwild III – Parking Lot
 2914 SE I Street
 Drainage - Waiver Request

Dear Mr. Farmer:

On behalf of Hogwild Development, LLC, we respectfully request a waiver from the Stormwater Management and Drainage Manual 2008, adopted by the City of Bentonville Planning Commission and City Council in December of 2008, Ordinance #2008-87.

The proposed development for the construction of a 618-space parking lot on a 7.63-acre site was submitted for approval by the Planning Commission on May 13, 2019.

Per the StormCAD calculations, as shown in the Drainage Report for this project, the Hydraulic Grade Line does not meet the requirement as set forth in the Bentonville Drainage Manual, Section 8.4.1.

Due to the existing grades and the depth of the proposed detention pond 2' of freeboard cannot be met with this development. The pipe has over 1' of cover and pavement on top of much of it so there is no concern of the pipe floating. In addition, if clogging were to ever occur, water would still flow south and route to the pond

2407 SE Cottonwood Street, Suite 1
Bentonville, AR 72712
(479) 273-2209

In conclusion, based on the stated findings, it is our opinion that the elevation of the Hydraulic Grade Line as shown will not adversely affect this site. Please consider this waiver request on the future site development described. If you have any questions or need additional information, please call.

Sincerely,
Morrison Shipley Engineers, Inc.



Larry Grelle, Project Manager

2407 SE Cottonwood Street, Suite 1
Bentonville, AR 72712
(479) 273-2209

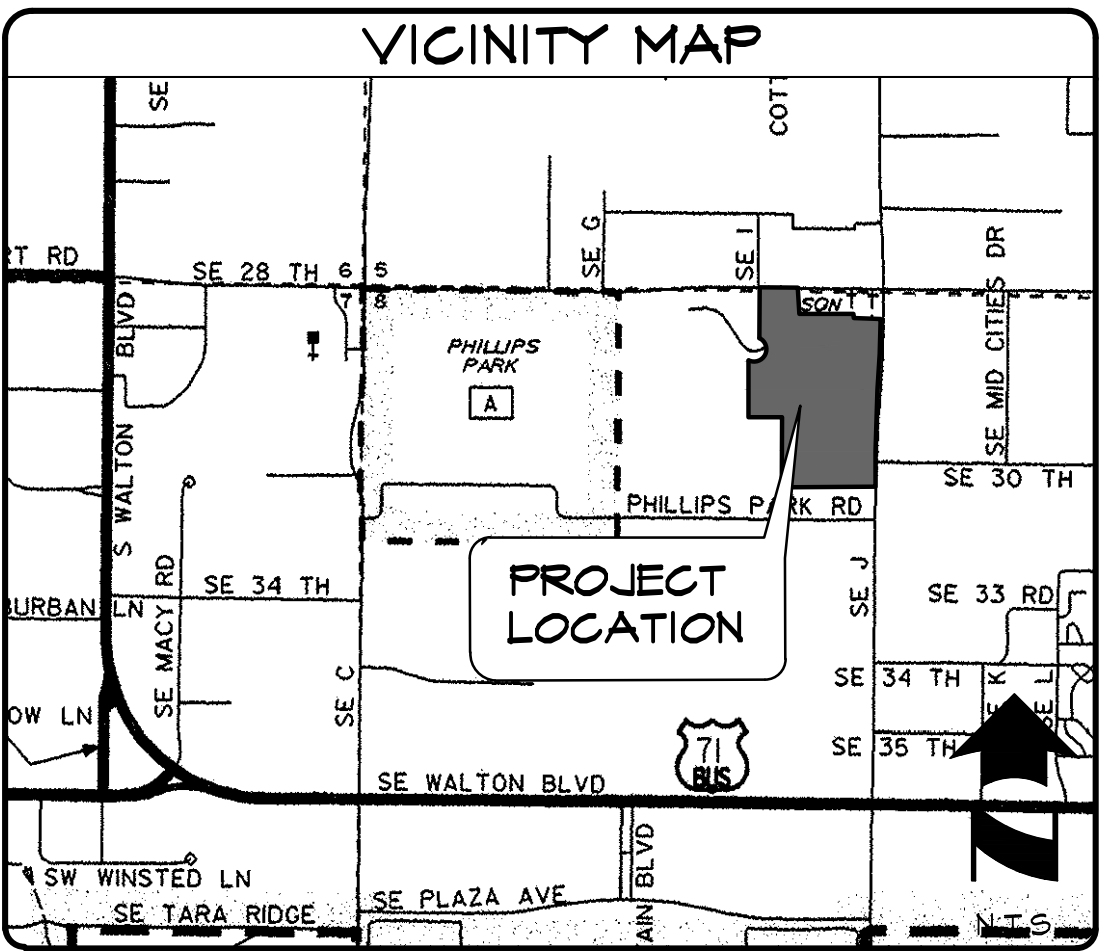
June 2019

Large Scale Development Plans

for

HOGWILD III 2914 SE I STREET

Bentonville, Benton County, Arkansas



INDEX OF SHEETS

1. Cover Sheet, Vicinity Map, & Index of Sheets
2. Site Demolition Plan
3. Site Erosion Plan
4. Erosion Control Details
5. Site Development Plan
6. Site Grading and Drainage Plan
- 6a. Drainage Profiles
7. Landscape Plan
- 7a. Landscape Details
8. Miscellaneous Details
9. Drainage Details

SITE UTILITY CONTACTS

NATURAL GAS BLACK HILLS ENERGY CONTACT: JOSH KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: 479-333-7005	CABLE TELEVISION COX COMMUNICATIONS CONTACT: KIP SMITH 4901 S. 48TH STREET SPRINGDALE, ARKANSAS PHONE: 479-717-3796 EMAIL: kip.smith@cox.com
TELEPHONE AT&T CONTACT: SCOTT SEAMAN PHONE: 479-442-1967 CONTACT: LAYNE RHODES PHONE: 479-442-1977 627 WHITE ROAD SPRINGDALE, ARKANSAS 72766	WASTEWATER CITY OF BENTONVILLE CONTACT: NANCY BUSEN 1901 NE A STREET BENTONVILLE, ARKANSAS PHONE: 479-271-3160
WATER & SEWER CITY OF BENTONVILLE CONTACT: PRESTON NEWBILL 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712 PHONE: 479-271-3140	FIRE DEPARTMENT CITY OF BENTONVILLE CONTACT: BRENT BOYDSTON (FIRE CHIEF) 800 SW "A" STREET BENTONVILLE, ARKANSAS 72712 PHONE: 479-271-5927
ELECTRIC CITY OF BENTONVILLE CONTACT: CHARLIE BARNES 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: 479-271-3159	DEPARTMENT OF HEALTH ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 PHONE: 501-661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712	BUILDING INSPECTION PHONE: 479-271-3125
CITY ENGINEER/PLANNING CONTACT: ELLEN NORVELL PHONE: 479-271-5993	STORMWATER CONTACT: JANET PAITH PHONE: 479-271-5002 jpaith@bentonvillear.com
STREET DEPARTMENT CONTACT: TONY DAVIS PHONE: 479-271-3130	
PUBLIC WORKS CONTACT: MIKE BENDER PHONE: 479-271-6720	

Owner/Developer
Rogers Warehouse Development IV, LLC
3801 West Walnut
Rogers, AR 72756

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.
Map Number: 5007C0255K
Effective Date: June 5, 2012



MORRISON SHIPLEY
ENGINEERS • SURVEYORS

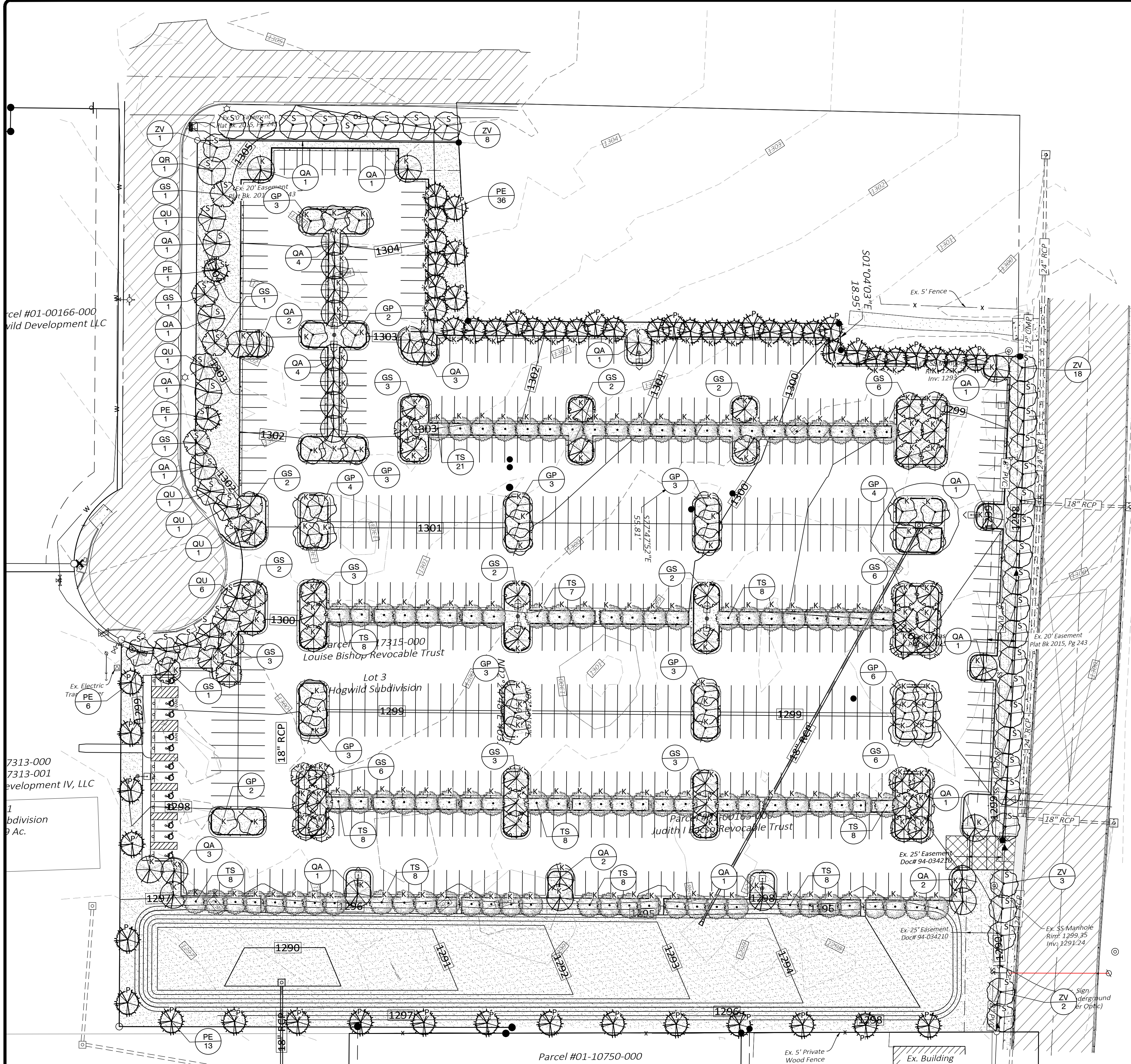
The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, and State Code shall govern these plans. If there are discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications shall rule, unless, approved in writing by the City Engineer.

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 10 am 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.

LSD19-0024

CITY ATLAS PAGE #446



NOTE: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. LANDTEK STUDIOS NOR BATES ENGINEERING DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC., AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

Scale in Feet

City Of Bentonville Atlas
Number 445

PLANT SCHEDULE

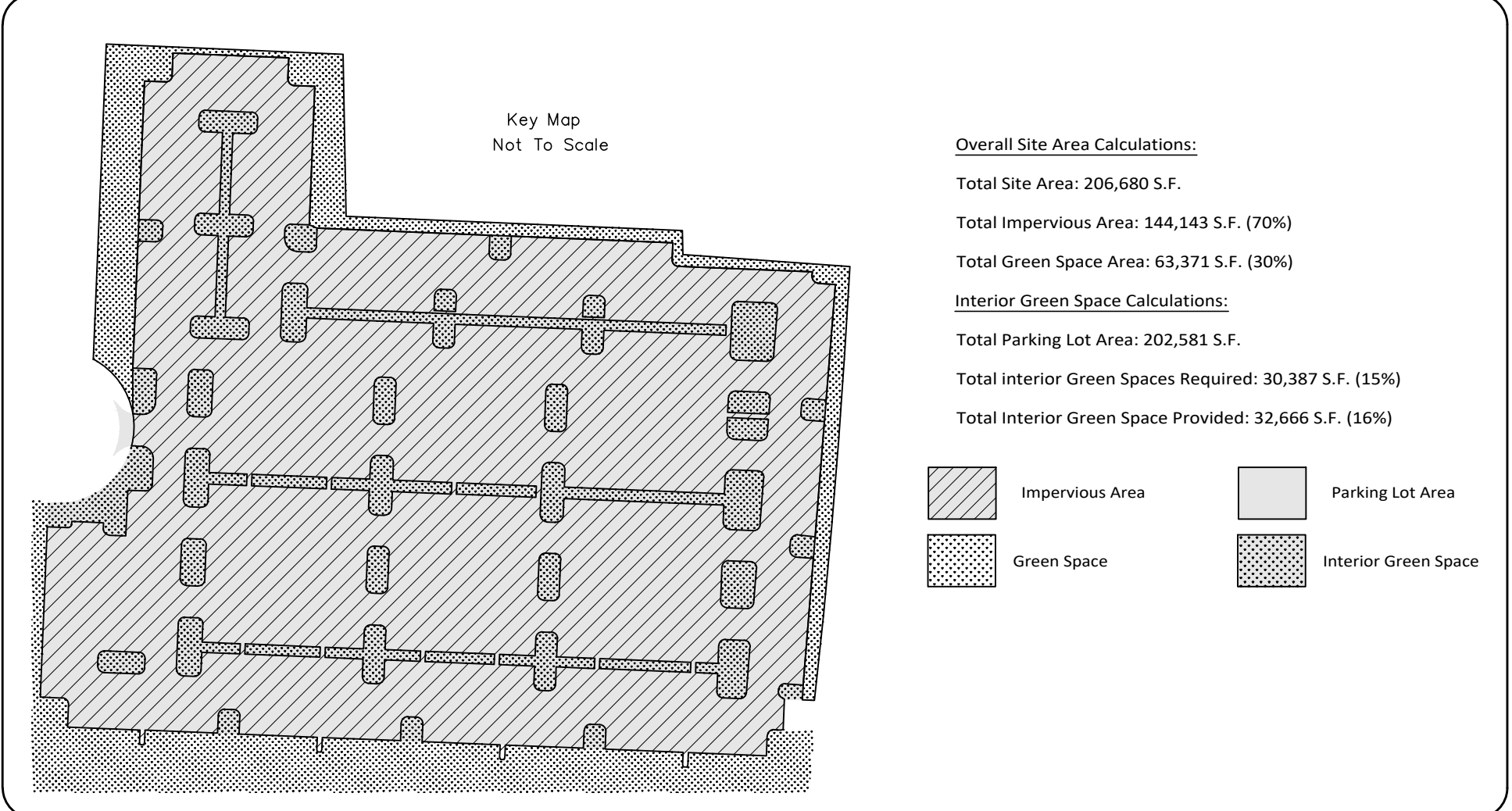
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	2.5"Cal		39
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		56
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	57
	QA	Quercus acutissima / Sawtooth Oak	B & B	2.5"Cal		33
	QU	Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	B & B	2.5"Cal		11
	QR	Quercus rubra / Red Oak	B & B	2.5"Cal		1
	TS	Taxodium distichum 'Shawnee Brave' TM / Bald Cypress	B & B	2.5"Cal		100
	ZV	Zelkova serrata 'Village Green' / Sawleaf Zelkova	B & B	4"Cal	16'-18'	32
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING		QTY
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			119,244 sf

S = STREET TREES
P = PERIMETER TREES
K = PARKING LOT TREES

LANDSCAPE REQUIREMENTS

STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	REQUIRED	PROVIDED
SE 28th STREET	186 LF/20=9 TREES	9	9
SE 'I' STREET	436 LF/20=22 TREES	22	22
SE 'J' STREET	484 LF/20=24 TREES	24	24
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ. FT OF INTERIOR PARKING LOT LANDSCAPES AREA (30,387/125=243 TREES)	243	243
PERIMETER LANDSCAPE	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER		
SOUTHERN BOUNDARY	655 LF / 50 = 13 TREES	13	13
WESTERN BOUNDARY	275 LF / 50 = 6 TREES	6	6
NORTHERN BOUNDARY	536 LF / 50 = 11 TREES	11	11

Proposed Green Space Calculations



Revision	By	Date

MORRISON SHIPLEY
ENGINEERS • SURVEYORS

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

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

Drawn By: KES

Approved By: LMG

Date: 04.04.19

Project No: CRO-118

Vertical Scale: -

Horizontal Scale: 1"=40'

Plotting Scale: 1

Drawing Name: GRADING PLAN

HOGWILD PHASE III

2914 SE I STREET

Bentonville, Benton County, Arkansas

SITE GRADING PLAN

Issued for Review - 06.03.19

Sheet No: 7

9

of



Fence Height Amendment

PC Date: 6/18/2019

Reviewer: Shelli Kerr, AICP, Planning Services Mngr

Type	Amendment
Code Impacted	Subdivision Code
Section(s)	Art. 1100 Design Standards

<http://www.bentonvillear.com/departments/planning-department/codes/code-changes/>

Background

The City of Bentonville increased the maximum rear yard fence height in the DN, Downtown Neighborhood Districts from six feet to eight feet with Ordinance No. 2019-057 on April 9, 2019. However, the Planning Commission intended for this amendment to apply to the DC, Downtown Core and DE, Downtown Edge zoning districts as well. Therefore, this ordinance adds the DC and DE districts to the eight feet rear yard maximum fence height regulation.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 15 LAND DEVELOPMENT CODE OF THE BENTONVILLE MUNICIPAL CODE TO ALLOW EIGHT FEET TALL FENCES IN THE DC, DOWNTOWN CORE AND DE, DOWNTOWN EDGE ZONING DISTRICTS.

WHEREAS, the City of Bentonville increased the maximum rear yard fence height in the DN, Downtown Neighborhood Districts from six feet to eight feet with Ordinance No. 2019-057 on April 9, 2019; and,

WHEREAS, the Planning Commission intended for this amendment to also apply to the DC, Downtown Core and DE, Downtown Edge zoning districts.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That Bentonville Municipal Code, Chapter 15 Land Development Code, Art. 1100.06 Fence and wall requirements shall be and is hereby amended with the following, strikethrough text to be deleted and underlined text to be added:

- (h)(1)a. ~~Downtown Neighborhood (DN) zoning districts.~~ For properties in all Downtown Neighborhood (DN) zoning districts, the DE, Downtown Edge zoning district and the DC, Downtown Core zoning district, the maximum rear yard fence height for ~~properties in the Downtown Neighborhood (DN) zoning districts~~ shall be eight (8) feet above grade.

Section 2. This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this ____ day of _____, 2018.

Approved:

Mayor Stephanie Orman

ATTEST:

City Clerk