



**Planning Commission
Agenda
August 6th, 2019**

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

- 1. Lot 21, Block 7, Deming's Addition** **Property Line Adjustment**
415 NW 4th Street ([PLA19-0019](#))
- 2. Lots 3-4, Greenwich Village Communities** **Property Line Adjustment**
2303 SE J Street ([PLA19-0021](#))
- 3. Windmill Farms Subdivision** **Final Plat**
9004 Windmill Road ([FP19-0004](#))

IV. New Business

- 1. Eversole Trustees** **Rezoning***
(C-3, Mixed-Use Commercial to C-2, General Commercial)
SW I Street and SW Regional Airport Boulevard ([RZ19-0021](#))
- 2. Crowhow, Laman, and Maxwell, LLC** **Rezoning***
(R-3, Medium-Density Residential to DE, Downtown Edge)
SE 7th Street ([RZ19-0022](#))
- 3. Crystal Bridges Museum of American Art, Inc.** **Rezoning***
(DN-4, Downtown Mixed-Use Residential to C-2, General Commercial)
607 SE E Street ([RZ19-0023](#))
- 4. Briartown Pocket Community** **Planned Residential Development***
1111 Filmore Street ([PRD19-0001](#))
- 5. Wendi Linden Childcare** **Conditional Use Permit***
Residential Childcare Facility
3108 NE 12th Street ([CU19-0010](#))
- 6. Walmart Layout Center** **Large Scale Development**
409 SE Martin Luther King Jr. Parkway ([LSD19-0030](#))

7. **Pain Treatment Centers of America**
SE 30th Street and SE Mid-Cities Drive ([LSD19-0033](#))

Large Scale Development

8. **Walnut Grove Subdivision**
SW Barron Road ([PP19-0002](#))

Preliminary Plat

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

Planning Commission

Minutes

July 16, 2019

Meeting called to order at 5:00 p.m. by Dana Davis, Vice Chairman.

Present: Dana Davis, Scott Eccleston, Joe Haynie, Elaine Kerr, and Rod Sanders

Absent: Richard Binns and Jim Grider

Staff: Jon Stanley and Tyler Overstreet

Motion by Mr. Haynie, seconded by Mr. Eccleston to approve the minutes of July 2, 2019 as written

Approved 5-0

New Business

Item #1

Holland Family Trust: Rezoning, A-1, Agricultural and C-2, General Commercial to R-4, High-Density Residential, Southeast J Street, RZ19-0019

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Hugh Jarratt, representative, gives a presentation to the Commissioners on new and updated elevations.

The Commissioners are thankful for the applicant to take into consideration the Commissioner's comments.

Approved 5-0

Item #2

Spoke Adventures Shop: Conditional Use, Bike Rental Facility/Shipping Containers, 211 NE A Street, CU19-0009

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion amongst the Commissioners.

Approved 5-0

Item #3

Lots 24-25, Block 23 of Deming's 2nd Addition: Lot Split, 806 NE A Street, LS19-0023

Tyler Overstreet reads the staff report.

Approved 5-0

Other Business

Staff informs the Commissioners that the Large Scale, 7th & B Townhomes, that was previously on the agenda had been pushed back by request of the applicant.

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

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 August 6, 2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

- ❖ At the Technical Review meeting held on July 30, 2019 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Property Line Adjustment: Lot 21, Block 7, Deming's Addition, Dennis C. Spradlin Trustee, 415 NW 4th Street, R-1, Single-Family Residential, (PLA19-0019)

A Property Line Adjustment of Lots 8-9, Block 7, Deming's Addition, creating New Lot 21, Block 7 (+/- .38 acres). The plat dedicates 20-foot utility easements along their street frontages, and a 7.5-foot utility easement along the southern property line. The plat dedicates additional right-of-way along NW D Street and NW 4th Street to meet the requirements of the Master Street Plan.

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

Property Line Adjustment: Lots 3-4 Greenwich Village Communities & Lot 34, Bentonville Industrial Park South, 2303 SE J Street, LLC, 2303 SE J Street, C-2, General Commercial, (PLA19-0021)

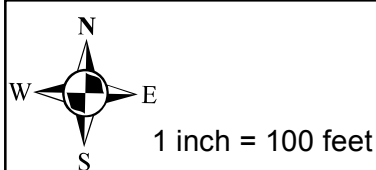
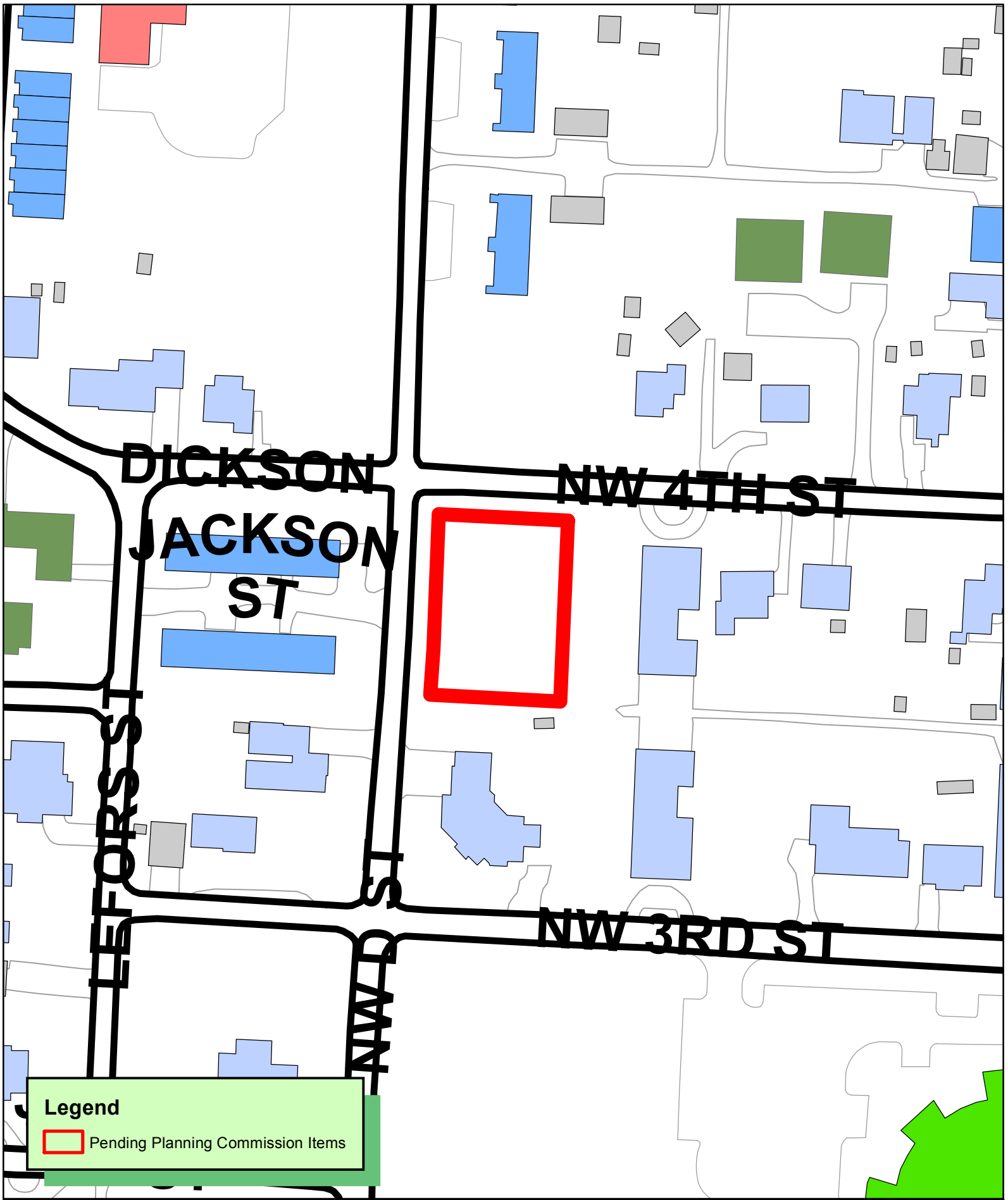
A Property Line Adjustment of Lots 1-2, Greenwich Village Communities and Lot 29, Bentonville Industrial Park South, creating new Lots 3 (+/- 1.72 acres) and 4 (+/- 5.96 acres), Greenwich Village Communities and Lot 34 (+/- 3.84 acres), Bentonville Industrial Park South. The plat dedicates a 10-foot utility easement along the northern property line, a mutual access easement between Lots 3 and 4, and a drainage easement on Lot 4.

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

Final Plat: Windmill Farms Subdivision, Tri-Par, Inc., 9004 Windmill Road, R-1, Single-Family Residential, (FP19-0004)

Final Plat creating Windmill Farms Subdivision, a 10 lot, single-family subdivision with nine buildable lots. All non-bondable items and guarantees of improvement have been completed, and a final inspection performed and approved.

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



PLA19-0019
PROPERTY LINE ADJUSTMENT
DEMINGS ADDITION LOTS 8-9 BLOCK-7
CREATING LOT 21 BLOCK-7



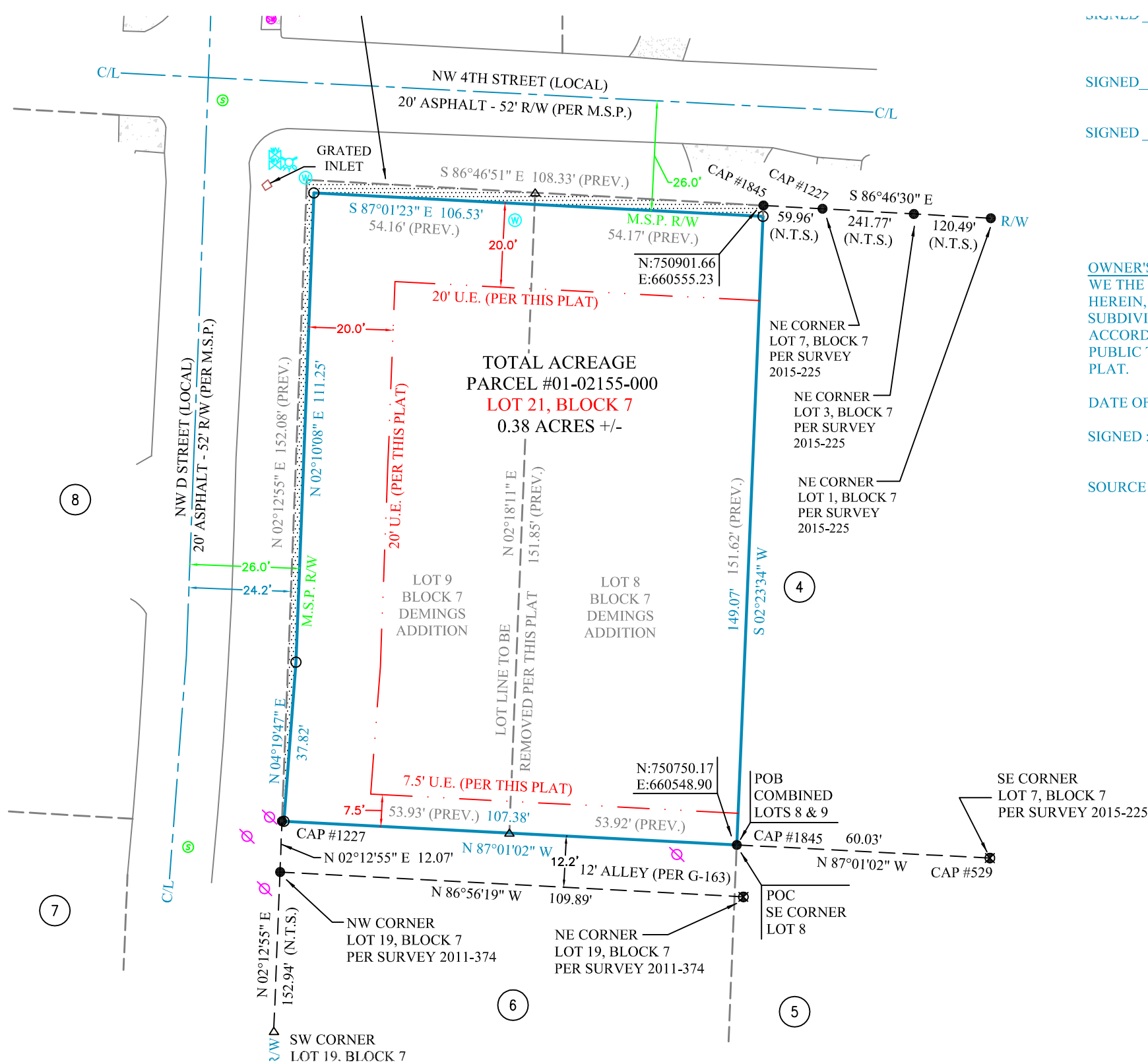
SIGNED _____
MAYOR CITY

SIGNED _____
CITY CLERK.

DATE OF EXECUTION: _____

SIGNED : _____

SOURCE OF TITLE: DEED

LY
A
MET.

SE 22ND
ST

SE J ST

3

4

Legend

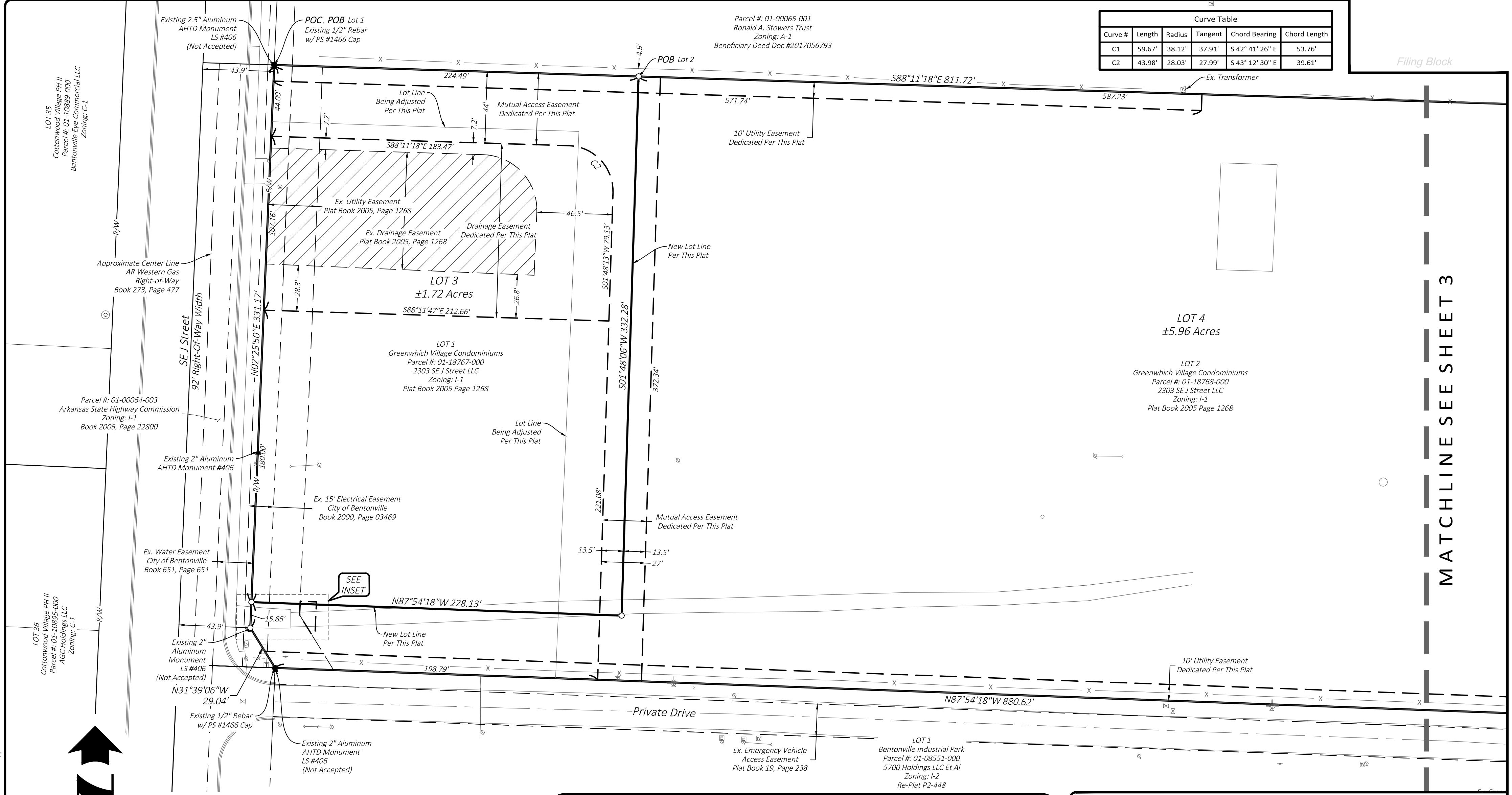


1 inch = 150 feet

PLA19-0021
PROPERTY LINE ADJUSTMENT
NEW OFFICE FACILITY



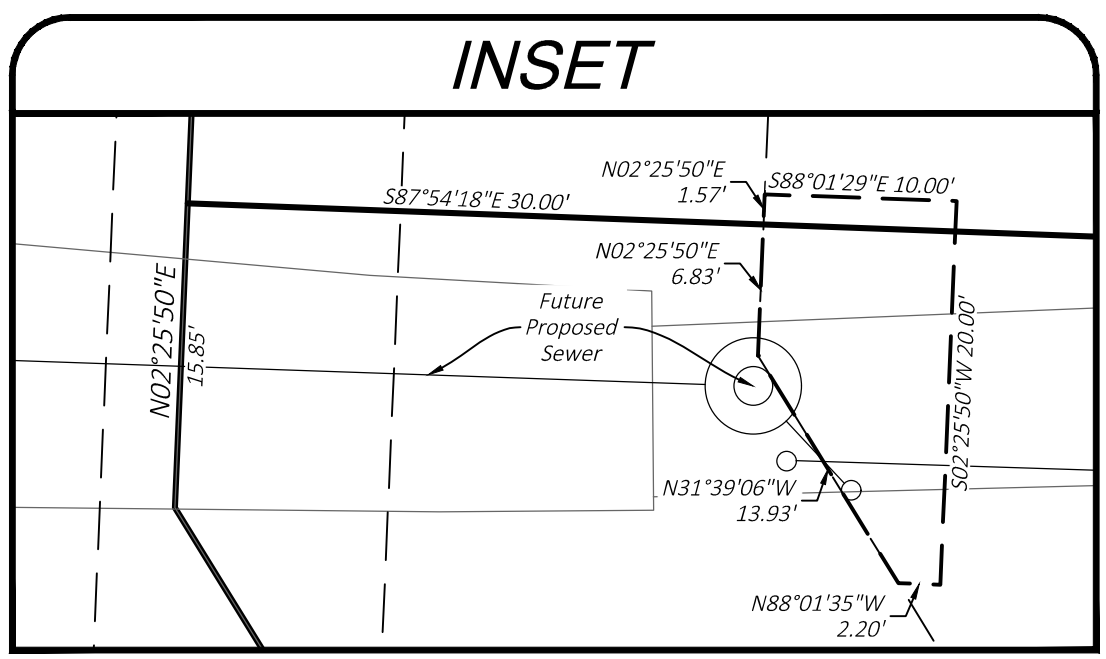
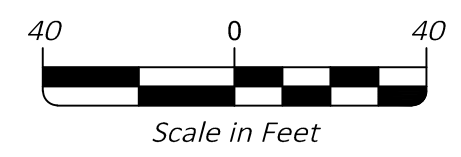
Drawing Name: P:\SAV\01DWG\SAV-01 Property Line Adjustment.dwg Last Modified: Jul 18, 2019 - 9:55am Plotted on: Jul 22, 2019 - 9:38am by jschoenbaum



Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	59.67'	38.12'	37.91'	S 42° 41' 26" E	53.76'
C2	43.98'	28.03'	27.99'	S 43° 12' 30" E	39.61'

Filing Block

MATCHLINE SEE SHEET 3



FOR REVIEW

LEGEND

—

Boundary Line

— R/W —

Adjacent Boundary Line

—

Right-Of-Way Line

—

Road Center Line

—

Easement Line

— 10' BSL —

Building Setback Line

— x —

Existing Fence Line

▲

Existing 2" Aluminum Monument

●

Existing Rebar

●

Existing Nail

✕

Existing Chiseled "X" In Concrete

⊗

Set Mag Nail w/ PS# 1834 Washer

○

Set 1/2" Rebar w/ PS# 1834 Cap

⊗

Existing Water Meter

⊗

Existing Fire Hydrant

⊗

Existing Water Valve

⊗

Existing Sewer Manhole

⊗

Existing Gas Meter

⊗

Existing Telephone Pedestal

⊗

Existing Electric Pedestal

⊗

Existing Power Pole

⊗

Existing Power Pole w/ Guy Wire

⊗

Existing Light Pole

⊗

Existing Transformer

⊗

Existing Sign

⊗

Existing Vault

⊗

Air Conditioner

PROPERTY LINE ADJUSTMENT

of LOT 1 & LOT 2, Greenwich Village Condominiums
And Lot 29, BIDC South, Lot Split of Lot 18
Bentonville Project #PLA19-0021
Bentonville Atlas Page #445
Bentonville, Benton County, Arkansas

Project No. SAV-01

Drawn By JDS
Checked By CDC

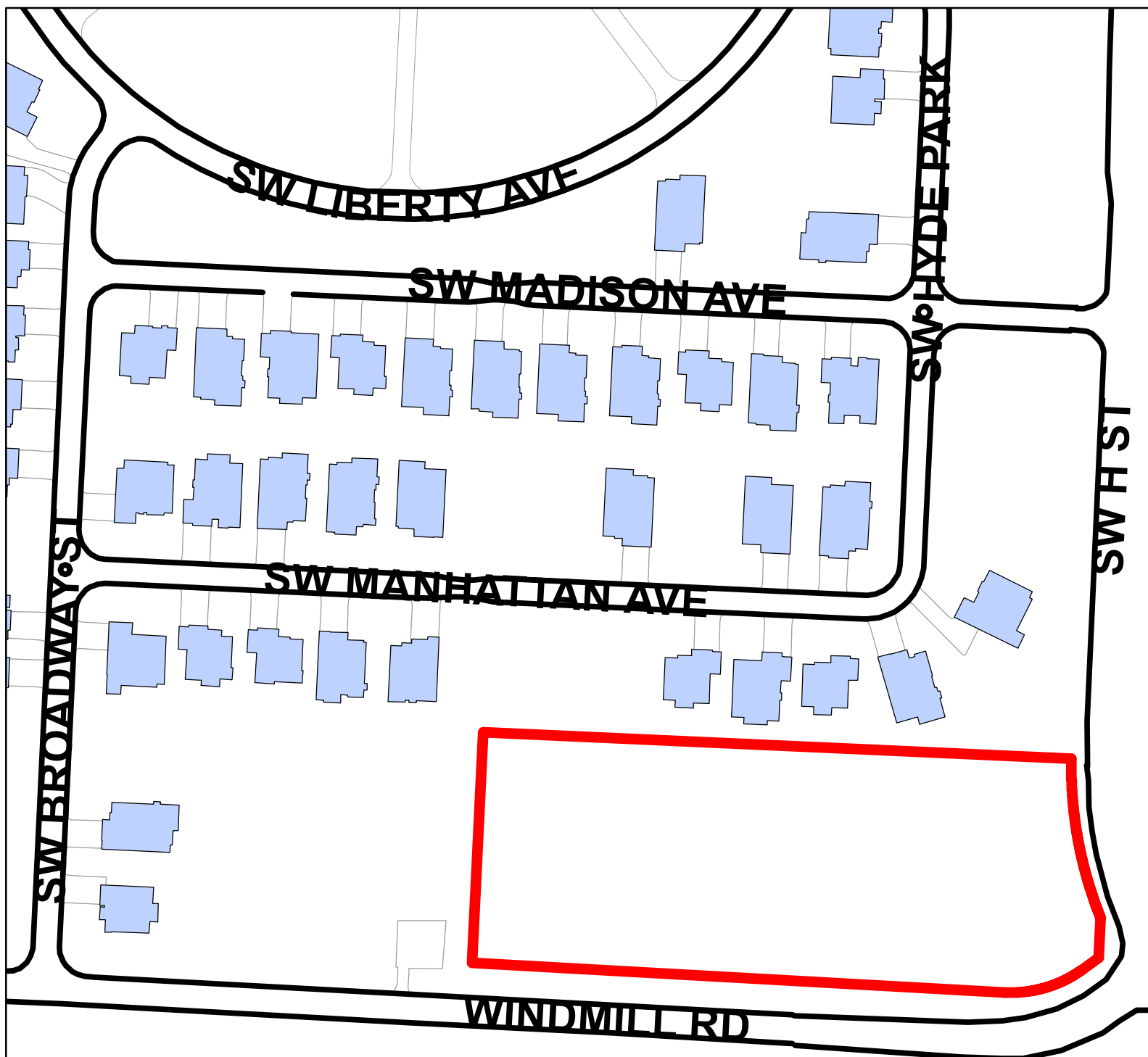
Date 07.22.19

Page 2 of 3

MORRISON SHIPLEY

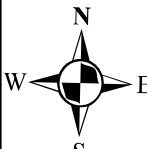
ENGINEERS ■ SURVEYORS

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



Legend

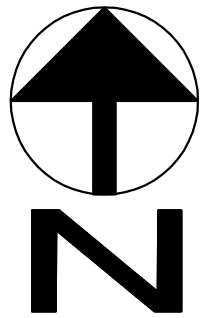
 Pending Planning Commission Items



1 inch = 150 feet

FP19-0004
FINAL PLAT
WINDMILL FARMS SUBDIVISION





SCALE: 1"=40'

40 20 0 40

LEGEND

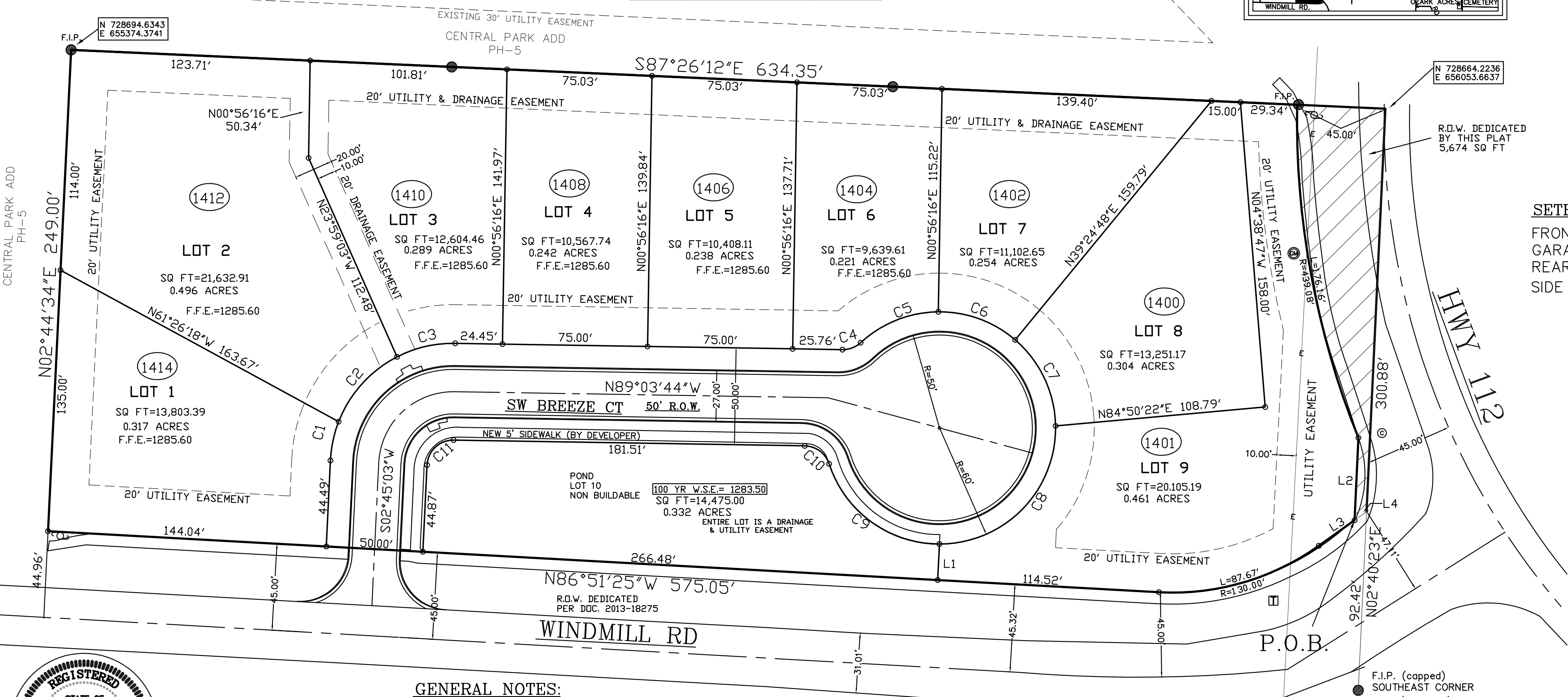
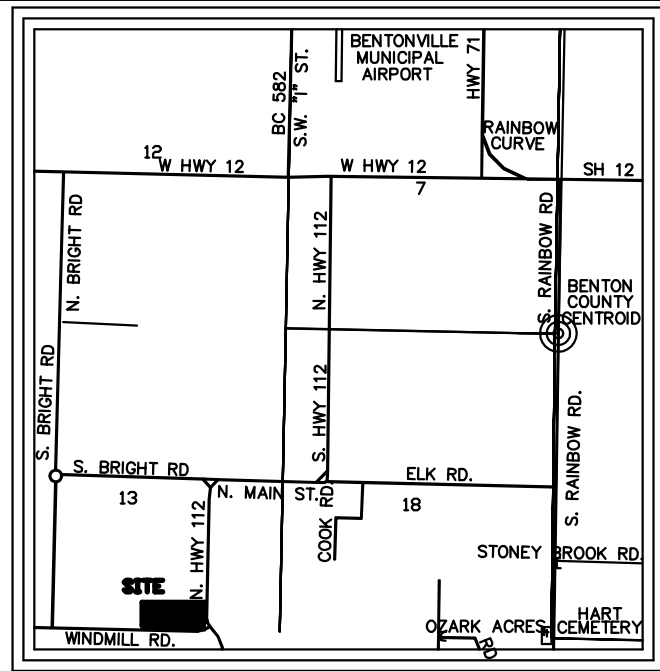
- S.I.P. SET IRON PIN (5/8" REBAR W/CAP)
● F.I.P. FOUND IRON PIN (5/8" REBAR)

- PROPERTY LINE
— RIGHT-OF-WAY
— CENTERLINE
- - - EASEMENT
— PREVIOUS OR ADJ. PROP. LINE
— OVERHEAD ELECTRIC
▨ AREA DEDICATED

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD LENGTH
C1	24.17'	63.50'	N11°57'03"E	20.51'
C2	46.74'	63.50'	N42°02'17"E	45.09'
C3	26.72'	63.50'	N76°53'08"E	30.84'
C4	10.30'	13.50'	N69°04'25"E	10.06'
C5	42.97'	60.00'	N68°19'25"E	43.23'
C6	47.01'	60.00'	S69°56'52"E	42.25'
C7	50.64'	60.00'	S25°09'25"E	49.15'
C8	85.61'	60.00'	S44°31'56"W	85.61'
C9	75.32'	60.00'	N53°59'29"W	70.47'
C10	16.74'	13.50'	N53°32'42"W	15.69'
C11	20.83'	13.50'	S46°44'14"W	18.82'

LINE	BEARING	DISTANCE
L1	N 02°45'03" E	18.63'
L2	S 02°40'23" W	42.66'
L3	S 54°30'05" W	22.73'
L4	S 54°30'05" W	7.63'

LOT #	FINISH FLOOD ELEVATION
1	1285.60
2	1285.60
3	1285.60
4	1285.60
5	1285.60
6	1285.60



SETBACK CHART, R-1 ZONING

FRONT SETBACK	20'
GARAGE	30'
REAR SETBACK	25'
SIDE SETBACK	7'



RIGHT OF WAY DEDICATION

RIGHT OF WAY IS DEDICATED 45' FROM CENTERLINE OF ARKANSAS HIGHWAY 112, TOTAL AREA OF DEDICATION OF 5,674 SQ FT.

PROPERTY DESCRIPTION

PART OF THE SW ¼ OF THE SE ¼ OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN FOR THE SE CORNER OF THE SAID SW ¼ OF THE SE ¼, NORTH 02°40'23" EAST 92.42 FEET; THENCE SOUTH 54°30'05" WEST 7.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54°30'05" WEST 22.73 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 130.00 AND AN ARC LENGTH OF 87.67 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 73°49'20" WEST 86.02 FEET; THENCE NORTH 86°51'25" WEST 575.05 FEET; THENCE NORTH 02°44'34" EAST 249.00 FEET TO A FOUND IRON PIN; THENCE SOUTH 87°26'12" EAST 634.35 FEET TO THE WEST RIGHT OF WAY OF HIGHWAY 112; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 439.08 FEET AND AN ARC LENGTH OF 176.16 FEET, A CHORD BEARING AND DISTANCE, SOUTH 10°25'28" EAST 174.98; THENCE SOUTH 02°40'23" WEST 42.66 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 3.77 ACRES.

GENERAL NOTES:

- MINIMUM FINISH FLOOR ELEVATION FOR LOTS SHALL BE AT LEAST ONE AND A HALF FEET (1.5') ABOVE THE 100 YR WSE OR THE ELEVATION WILL BE LISTED ABOVE.
- NO FENCE OR ANY OTHER STRUCTURE MAY BE BUILT IN DRAINAGE EASEMENT.
- RIGHT OF WAY WAS DEDICATED PER SEPARATE DOCUMENT, FOUND AT BOOK 2013, PAGE 18275.
- 5' WIDE SIDEWALKS WITH A 5' GREEN SPACE WILL BE COMPLETED AT TIME OF HOME CONSTRUCTION PER CITY ORDINANCE, AT OWNERS EXPENSE.
- THE POA WILL BE RESPONSIBLE FOR ALL THE MAINTAINANCE OF LOT 10(POND), AND BOTH THE DECORATIVE AND RETAINING WALLS.
- ALL NEW EASEMENTS SHOWN ON THIS PLAT ARE TO BE DEDICATED BY THIS PLAT.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALK 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.

FLOOD CERTIFICATE

THIS PROPERTY DOES NOT LIE IN "A" OR "AE" SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0255 K, DATED JUNE 5, 2012.

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER 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: _____
TRI-PAR INC REPRESENTATIVE

SOURCE OF TITLE: D.R.: _____

PAGE: _____

WINDMILL FARMS SUBD.

FINAL PLAT		REVISIONS	
OWNER CONTACT INFO: DP DEVELOPMENT P.O. BOX 739 LOWELL, AR 72745	No.:	BY:	DATE:
	#1	CITY	7/15/19
273-7989 OR 366-7989 CONSULTING INC. P.O. BOX 223 BENTONVILLE, AR 72712	DRAWN BY:	DATE:	
	DP/ZS	6/28/19	
	CHECKED BY:	JOB No.:	
SCALE:		2015147	
1"=40'		SHEET:	1

REZONING STAFF REPORT



Eversole Trustees

SW I Street and SW Regional Airport Boulevard

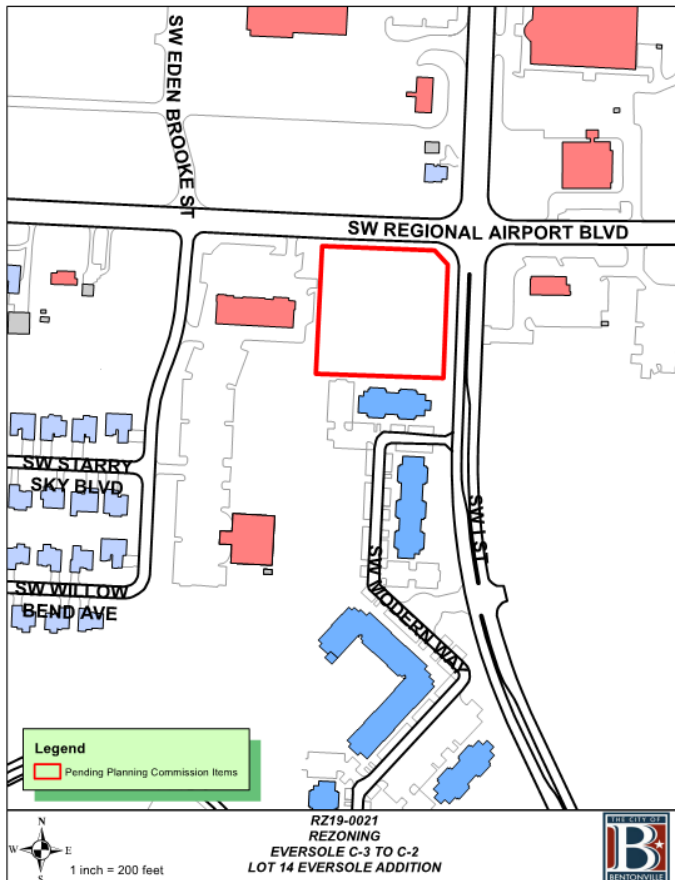
PC Date: 8/6/2019

Reviewer: Tyler Overstreet, AICP, Senior Planner

Project Number	RZ19-0021
Applicant / Current Owner	Clayton and Shelia Eversole, Trustees PO Box 183 Rogers, AR 72757
Site Area	+/- 2.22 acres
Current Zoning	C-3, Mixed-Use Commercial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial

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

Location Map



Property Description

This property is located at the southwest corner of the intersection of SW I Street and SW Regional Airport Boulevard. The site is currently zoned C-3, Mixed-Use Commercial. Adjacent zonings are C-2, General Commercial to the north and west, C-3, Mixed-Use Commercial to the east, and R-4, High-Density Residential to the south.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as General Commercial. General Commercial areas typically represent the least restrictive commercial zoning district, and properties in this zone are meant to serve the planning area and highway travelers.

Analysis

The proposed rezoning can potentially be justified due to the site's adjacency to two major roadways, surrounding land uses, and general compatibility with the Future Land Use Plan.



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

July 1, 2019

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

RE: Plaza Tire rezoning application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by Eversole Revocable Trust, Clayton & Sheila Eversole Trustees, owner of real property located in the City of Bentonville, for consideration of a rezoning of request for Benton County parcel #01-16606-000 from C-3, Central Commercial to C-2 General Commercial. The property is approximately 2.2 acres located at the southwest intersection of SW I Street & SW Regional Airport Blvd (Hwy 12) in Bentonville, AR.

Pending approval of this rezoning request, a proposed development plan will be submitted. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. All necessary utilities for the proposed development are available on or adjacent to the subject tract. Zoning of the subject tract as C-2 general commercial use will be compatible with the surrounding commercial uses and provide services commonly found along major arterial corridors. Screening and buffering for the multi-family residential use south of the property will be established as part of the forthcoming Large Scale Development of the subject property.

Traffic generated by this development will utilize the existing cross access easements provided from the adjoining Naples Subdivision to the west and a possible right-in right-out driveway on SW I Street. Details for signage, architectural appearance and site lighting will also be provided with the upcoming Large Scale Development plan for this project. Surrounding streets currently meet the city master street plan designations and no further street improvements are expected to be required with development of the subject property.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



Crowhow LLC

SE 7th Street

PC Date: 8/6/2019

Reviewer: Tyler Overstreet, AICP, Senior Planner

Project Number	RZ19-0022
Applicant / Current Owner	Crowhow LLC 224 SE 2 nd Street Bentonville, AR 72712
Site Area	+/- .91 acres
Current Zoning	R-3, Medium-Density Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial

Property Description

This property is located south of SE 7th Street, west of SE E Street, and east of SE D Street. The site is currently zoned R-3, Medium-Density Residential. Adjacent zonings are DN-4, Downtown Mixed-Use Residential to the north and east, DE, Downtown Edge, to the south, and R-1, Single-Family Residential to the west.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Downtown Commercial. The Downtown Edge zoning district is meant to create areas of transition between the Downtown Core with its retail emphasis and residential uses on the edge of the downtown commercial area.

Analysis

The proposed rezoning can potentially be justified due to the site's surrounding land uses and the site's general compatibility with the Future Land Use Plan.

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

Location Map



ECOLOGICAL DESIGN GROUP, INC.

314 S 3rd Street
Rogers, AR 72756



July 1, 2019

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, Arkansas 72712

Re: SE 7th Street Rezoning Request

To the City of Bentonville Planning Commission:

On behalf of Crowhow, LLC, Ecological Design Group (EDG) is submitting this rezone request for the following parcels:

- 01-03598-000
- 01-03597-000
- 01-03596-000

All the properties are currently zoned R-3: Medium Density Residential. The requested change in zoning is to accommodate a higher intensity zoning district, DE: Downtown Edge.

The proposed DE zoning is complimentary to the surrounding zoning. The DE zoning district is also complimentary to the Downtown Commercial land use as identified in the Bentonville Community Plan (adopted 10/23/2018).

The applicant is aware the City of Bentonville will require the development to meet commercial design standards. The applicant desires to develop a mixed-use/commercial building on the property and will follow the standards as identified in the City of Bentonville Zoning Ordinance and the City of Bentonville Land Development Code. The proposed development will have appropriate form and scale to the surrounding properties and future developments. Signage may be installed with this project, but this will not be determined until the project goes through the design and LSD process. All signage will meet the standards identified by the City of Bentonville. The location is desired by the applicant because of its proximity to downtown, compatibility of adjacent land uses, the existing road network, site access, and complimentary developments in the nearby area.

A 6" water line is available to the east and west of the property and an 8" water line is available to the north of the property. For sewer service to this property, it is expected that a main extension of approximately 40 linear feet and a manhole will be required.

Respectfully submitted,

ECOLOGICAL DESIGN GROUP, INC.

REZONING STAFF REPORT



Crystal Bridges Museum of American Art, Inc.

SE E Street

PC Date: 8/6/2019

Reviewer: Tyler Overstreet, AICP, Senior Planner

Project Number	RZ19-0023
Applicant / Current Owner	North Arkansas Wholesale Company, Inc. 702 SW 8 th Street Bentonville, AR 72712
Site Area	+/- 3.5 acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Downtown Commercial

Property Description

This property is located northeast of the corner of SE E Street and SE 8th Street. The site is currently zoned DN-4, Downtown Mixed-Use Residential. Adjacent zonings are C-2, General Commercial, to the north, DN-4, Downtown Mixed-Use Residential, to the east and west, and R-O, Residential Office, to the south.

Relationship to the General Plan

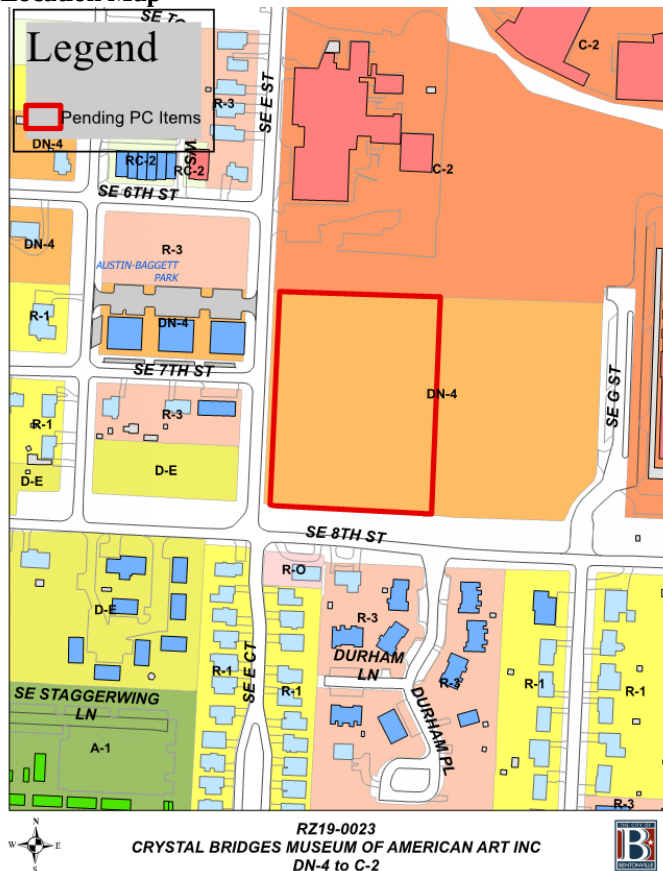
The Future Land Use Plan currently depicts this property as Downtown Commercial. General Commercial areas typically represent the least restrictive commercial zoning district, and properties in this zone are meant to serve the planning area and highway travelers.

Analysis

The proposed rezoning can potentially be justified due to the site's surrounding land uses and adjacency to an arterial road (SE 8th Street).

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

Location Map





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

July 1, 2019

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

RE: Momentary Parking Garage rezoning application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by Crystal Bridges-Museum of American Art (CBMAA), owner of real property located in the City of Bentonville, for consideration of a rezoning of request for Benton County parcels #01-03605-000, 01-03605-001, 01-03604-000, and 01-03600-000 from DN-4, Downtown Mixed-use Residential to C-2 General Commercial. The property is approximately 3.82 acres located at the NE corner of SE 8th Street and SE E Street in Bentonville, AR.

This rezoning request is being proposed to allow flexibility of future expansion and development adjacent to the Momentary facility currently under construction to the north of the subject property. Development will be consistent with the allowable uses under the current city of Bentonville zoning code. All necessary utilities for the proposed development are available on the subject tract. Zoning of the subject tract as general commercial use, while not precisely consistent with the downtown commercial land use plan designation, will be compatible with the surrounding districts in a rapidly changing part of the city. Future SE 8th Street expansions according to the city master plan will bring many new opportunities to the area. Screening and buffering will be established as part of the forthcoming Large Scale Development of the subject property.

Traffic generated by future development of the property will utilize the surrounding street network and access will be demonstrated on future Large Scale Development applications for consideration. Details for signage, architectural appearance and site lighting will also be provided with the upcoming Large Scale Development plans for this property. The City of Bentonville plans for widening of SE 8th Street will further enhance access to this property and the surrounding areas.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



Briartown Pocket Community

1111 Fillmore Street

PC Date: 8/6/2019

Reviewer: Tyler Overstreet, Planner

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

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

Location Map



Note: This item was originally tabled at the June 4th Planning Commission Meeting. After revisions, the applicant has requested the item be placed back on the agenda.

Property Description

A Planned Residential Development to develop four small, accessory dwelling units. The site is currently zoned R-1, Single-Family Residential.

The applicant proposes an open-air community space in front of each of the four units count as their open space.

The four units to be developed are not for individual sale and the structures may not be split onto their own lots with their current proposed utility layout.

Relationship to the General Plan

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

Conclusion

The applicant's proposed Planned Residential Development is compatible with surrounding multi-family uses to the north and proposed future development to the west. Future development of this lot will require Large Scale Development review and approval.

NOTICE OF INTENT TO REZONE

Community Development Corporation of Bentonville/Bella Vista, Inc. has requested the Bentonville Planning

Commission to set a public hearing date to consider rezoning the following property from

C-1 Neighborhood Commercial; R-1 Neighborhood Residential to PRD - Planned Residential Development

The legal description of the property is as follows:

Benton County Parcel # 01-04590-000, Lot 18, Block 10, W. A. Burks Addition to the City of Bentonville, Benton County,
Arkansas, as shown on Plat Record A at pages 81 and 119
AND

Benton County Parcel # 01-04595-001, Lot 25, Block 10, W. A. Burks Addition to the City of Bentonville, Benton County,
Arkansas, being a replat of Lots 19-24 of Block 10, as shown on Plat Book 20 at page 109

The common description of the property is: parcel at SW intersection of Monroe & Fillmore, AND 1111 to 1121 NE Fillmore St.

Proposed land use: High Density Residential

The public hearing will be held June 4th, 20 2019 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☐ I/we object to the rezoning because:

I do object to the rezoning if it is merely adding more units to the property without improving the quality of the neighborhood. The current property does not seem well maintained, the dumpsters are an eyesore and there's often trash around. Nice properties do not have to be expensive - Just adding more of the same devalues the neighborhood and the quality of life.

Signature

Beth Squires
Printed Name
1206 NE MONROE ST.
Physical Address

I have NO REAL
objections if it is
done with the intent
of improving the area,
not just increasing
rentable units.

From: Todd Jacobs <tjacobs@jacobs-group.com>
Sent: Tuesday, May 07, 2019 8:58 AM
To: Casey Kleinhenz; Jon Stanley; Chad Goss; Tim Robinson; Jared Faciszewski
Cc: Alyson Jacobs
Subject: Re: Rezoning

Casey,

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

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

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

Todd Jacobs

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

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

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

-Casey

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

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

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

Thank you,
Melanie

--

Mel
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Jac

Jacobs Opposition Email #2 8-5-19

From: Todd Jacobs <tjacobs@jacobs-group.com>
Sent: Monday, August 05, 2019 10:08 AM
To: Jon Stanley
Cc: Alison Worley; Alyson Jacobs; Tyler Overstreet
Subject: Re: Briarwood PRD - Information Request

Jon,

Having only been notified late Friday afternoon of this item coming before planning commission again we are asking this item be tabled.

We have not had time to review changes nor has neighborhood meeting been planned to discuss the project.

We are out town and can not attend the meeting.

Please inform Planning Commission Chair.

Todd and Alyson Jacobs
1204 Fillmore Street
Bentonville

On Fri, Aug 2, 2019 at 2:53 PM Jon Stanley <JStanley@bentonvillear.com> wrote:
Todd,

The original rezoning request was tabled at the request of the applicant and not voted upon by the PC and the public hearing was held. The legal public notification requirements were met with the original submittal so there will be no other public notifications sent out. However, the PC is going to allow for additional public comment at the PC meeting on August 6th at 5:00. The project as presented meets all the PRD code requirements.

Have a good weekend.

From: Todd Jacobs <tjacobs@jacobs-group.com>
Sent: Friday, August 02, 2019 3:40 PM
To: Jon Stanley <JStanley@bentonvillear.com>; Tyler Overstreet <toverstreet@bentonvillear.com>
Cc: Alison Worley <AWorley@bentonvillear.com>; Alyson Jacobs <ajacobs@jacobs-group.com>
Subject: Re: Briarwood PRD - Information Request

Jon,

At what point will new notices and signs be required to go back up?

Neighbors are talking that there is a new proposal will resubmitted without any notice to neighborhood hoping nobody is paying attention.

Update on this?

On Fri, Jun 7, 2019 at 1:30 PM Jon Stanley <JStanley@bentonvillear.com> wrote:
Todd,

Jacobs Opposition Email #2 8-5-19

You can subscribe to the Agenda Center though the notify me link below and monitor all projects that will go to PC or CC as well as other boards and committees. Thanks

<http://www.bentonvillear.com/list.aspx#agendaCenter>

From: Todd Jacobs <tjacobs@jacobs-group.com>
Sent: Friday, June 07, 2019 12:06 PM
To: Jon Stanley <JStanley@bentonvillear.com>
Cc: Alison Worley <AWorley@bentonvillear.com>; Alyson Jacobs <ajacobs@jacobs-group.com>
Subject: Re: Briarwood PRD - Information Request

Jon,

Can we please be informed if this project comes back onto the PC agenda?

Thanks Todd

On Fri, Jun 7, 2019 at 12:01 PM Jon Stanley <JStanley@bentonvillear.com> wrote:
Public hearing was held and it was tabled. It will not be advertised again since they held the required public hearing but the planning commission will still hold another public hearing when or if it comes back through.

Thanks
Sent from my iPhone

On Jun 7, 2019, at 11:57 AM, Todd Jacobs <tjacobs@jacobs-group.com> wrote:
Alison,

We were unable to attend PC meeting.

Was this passed, tabled etc. for Briarwood PRD19-001

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Add
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P.O
Box
1285
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SHEET INDEX

- A0.0

COVER SHEET
- S1

SURVEY
- L1.0

SITE PLAN
- L1.1

DETAIL SITE PLAN
- A1.2-1.12

EXTERIOR ELEVATIONS
- A1.13

EXTERIOR MATERIALS KEY

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

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

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

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

NEW CONSTRUCTION SINGLE FAMILY RESIDENTIAL
CURRENT ZONING: R-1

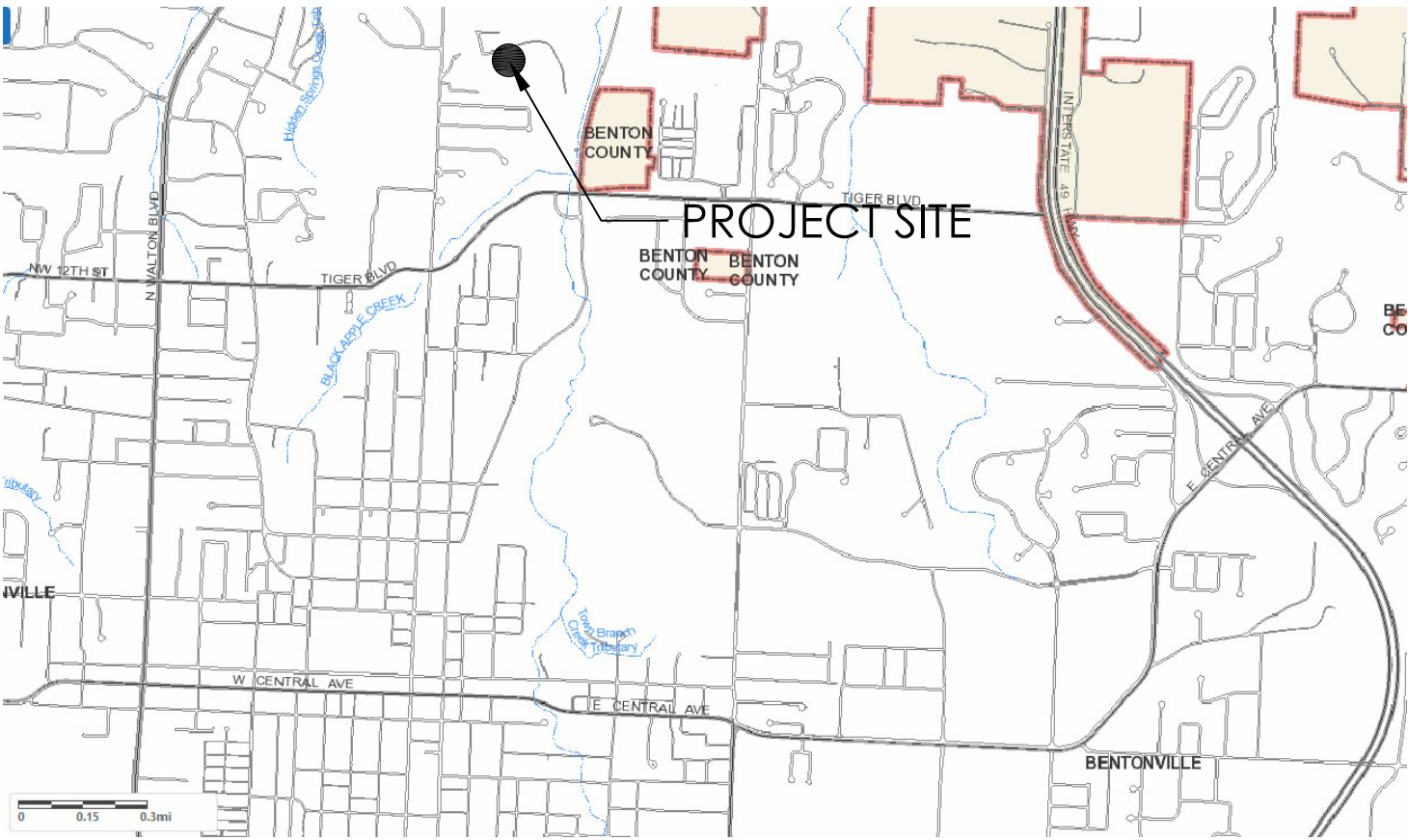
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: V-B

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



BRIARTOWN COTTAGES

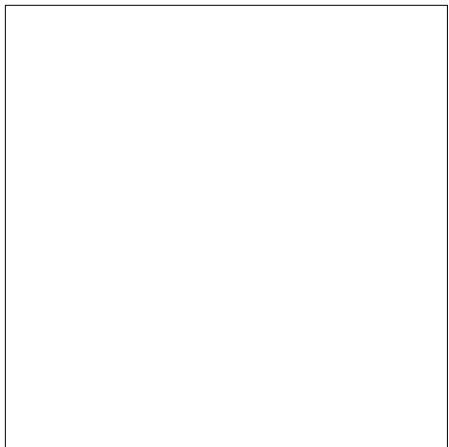
1109 Fillmore St, Bentonville, AR



VICINITY MAP

Issue for Permit Application:		
Issue for Construction:		
Revisions:		
MARK	DATE	DESCRIPTION
△	5.20.2019	PRD 1ST RESUBMITTAL
△	6.17.2019	PRD 2ND RESUBMITTAL
△		
△		
△		
△		
△		
△		
△		
△		

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



BRIARTOWN COTTAGES
1109 FILLMORE ST
BENTONVILLE, AR

CITY OF BENTONVILLE	
PROJECT NUMBER	
PRD19-0001	

cover

PROJECT NOTES

1. ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS OR PROGRAMS. THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
2. THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF FLINTLOCK LTD., MASSENGALE & CO LLC, AND CLASSIC AMERICAN HOUSE, L.L.C. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION.
3. IF THE OWNER CONSENTS TO, ALLOWS, AUTHORIZES, OR APPROVES OF CHANGES TO THESE PLANS AND SPECIFICATIONS, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE ARCHITECT, SUCH CHANGES BECOME WHOLLY THE RESPONSIBILITY OF THE OWNER.
4. CONTRACTOR SHALL HAVE ALL UTILITIES, ABOVE GROUND & UNDERGROUND, LOCATED. CONTRACTOR SHALL HAVE ALL PROPOSED UTILITY LOCATIONS VERIFIED PRIOR TO CONSTRUCTION.
5. CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. CONTRACTOR TO CAREFULLY REVIEW ALL

- DRAWINGS, DETAILS, SPECIFICATIONS, & MANUFACTURER'S WRITTEN RECOMMENDATIONS. IF THE CONTRACTOR DISCOVERS A DISCREPANCY BETWEEN THE DRAWINGS AND SPECIFICATIONS, HE SHALL NOTIFY THE ARCHITECT IN WRITING IN THE FORM OF A WRITTEN REQUEST FOR INFORMATION (RFI).
6. THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. BY ENTERING INTO A CONTRACT, THE GENERAL CONTRACTOR AND OWNER ASSUME ALL RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURE PROPER STRUCTURAL DETAILING, WEATHERPROOF CONSTRUCTION, AND QUALITY WORKMANSHIP.
 7. ALL CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND STANDARDS.
 8. THE GENERAL CONTRACTOR AND OWNER SHALL NOTIFY FLINTLOCK LTD CO IN WRITING IN THE FORM OF A WRITTEN RFI OF ANY DISCREPANCIES OR PROBLEMS, OBSERVED OR PERCEIVED, WITHIN THESE DOCUMENTS PRIOR TO PROCEEDING WITH WORK.

9. ALL DIMENSIONS TO FACE OF STUD, FACE OF BRICK, OR FACE OF FOUNDATION UNLESS INDICATED OTHERWISE.
10. DIMENSIONS AND NOTES FOR A GIVEN CONDITION ARE TYPICAL FOR ALL SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
11. SLOPE ALL GRADES AWAY FROM BUILDING.
12. OWNER SHALL HIRE A QUALIFIED GENERAL CONTRACTOR TO PERFORM ALL WORK. ALL WORK TO BE IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES AND ALL MATERIALS SHALL BE STORED AND INSTALLED AS PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
13. **CONTACT BEUD AT 479.271.3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES**
14. **BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN**
15. **ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT**

PROPOSED SETBACKS

- FRONT 0'
SIDE 0'
REAR 5' TO PRIMARY ARCHITECTURAL FACADE

PROPOSED DENSITY

24 UNITS PER ACRE MAX (4 UNITS ON 0.17 ACRES)

PROPOSED MAXIMUM BUILDING HEIGHT

36'

PROPOSED BUILDING HEIGHTS

PROPOSED BUILDING HEIGHTS	TO EAVE	TO ROOF PEAK
RALEIGH COTTAGE	19'-2"	26'-6"
GRANT COTTAGE	11'-7"	20'-7"
BERKELEY COTTAGE	10'-10"	16'-8"
BOOMERANG COTTAGE	20'-10"	28'-4"

PROPOSED PARKING

3 OFF STREET STRIPED PARKING SPACES FOR 0.75 SPACES / UNIT

SIGNAGE

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

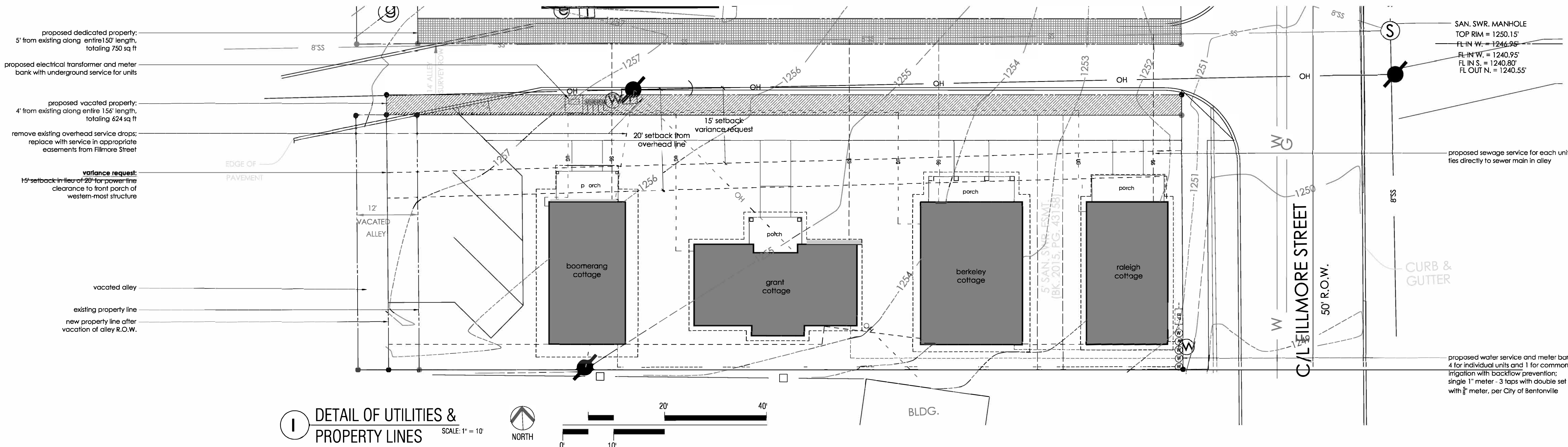
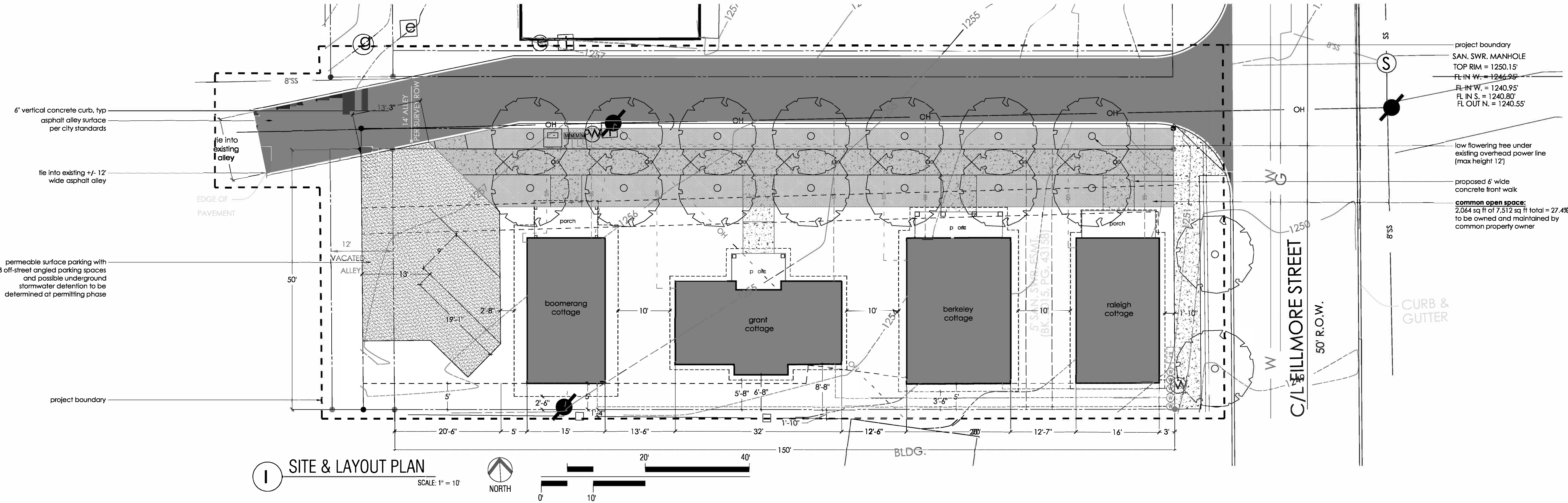
NO FUTURE LOT SPLITS

SUBJECT PROPERTY OF THIS PRD CANNOT BE SUBDIVIDED VIA LOT SPLIT.

UTILITIES ACCESS

PROPOSED UNITS ARE TO HAVE DIRECT ACCESS TO PUBLIC WATER AND SEWER MAINS.

Issue for Permit Application:		
Issue for Construction:		
Revisions:		
MARK	DATE	DESCRIPTION
△	5.20.2019	PRD 1ST RESUBMITTAL
△	6.17.2019	PRD 2ND RESUBMITTAL
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479 905 4807 main
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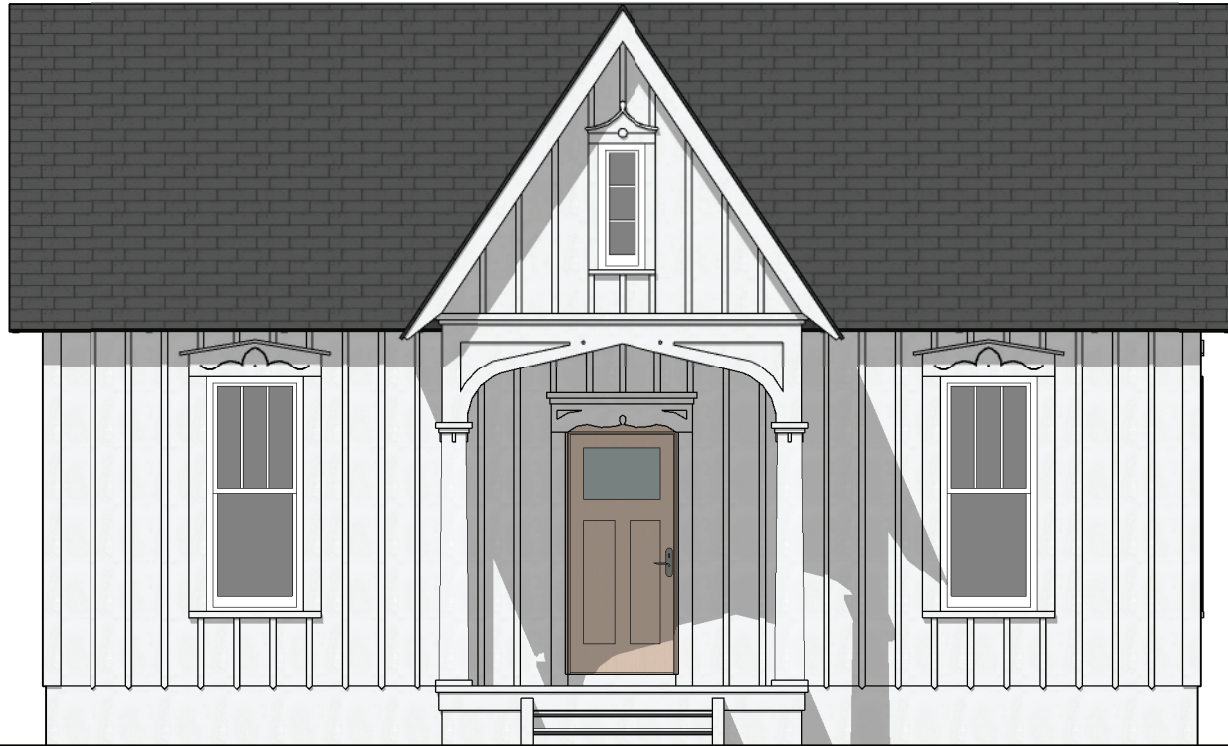
BRIARTOWN COTTAGES
1109 FILLMORE ST
BENTONVILLE, AR

CONTENTS
OVERALL SITE PLAN

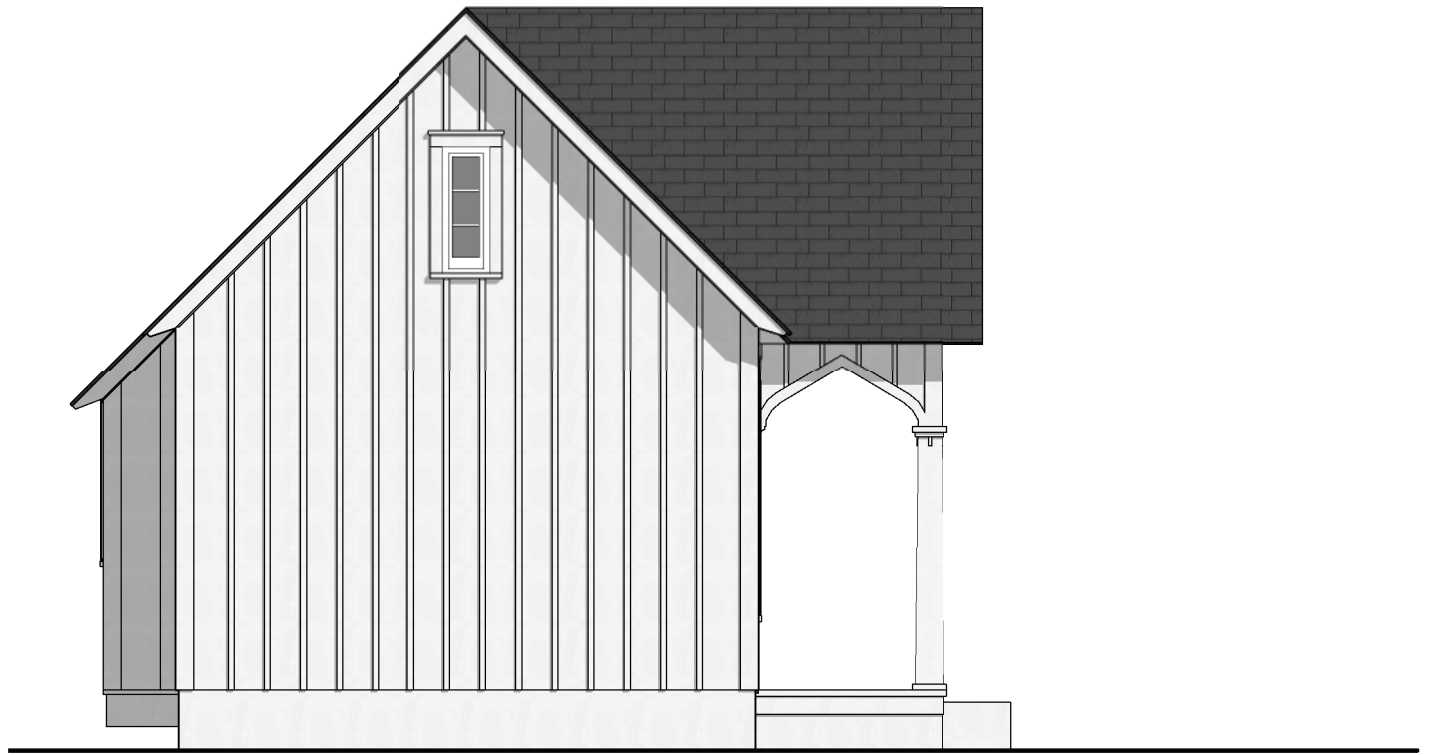
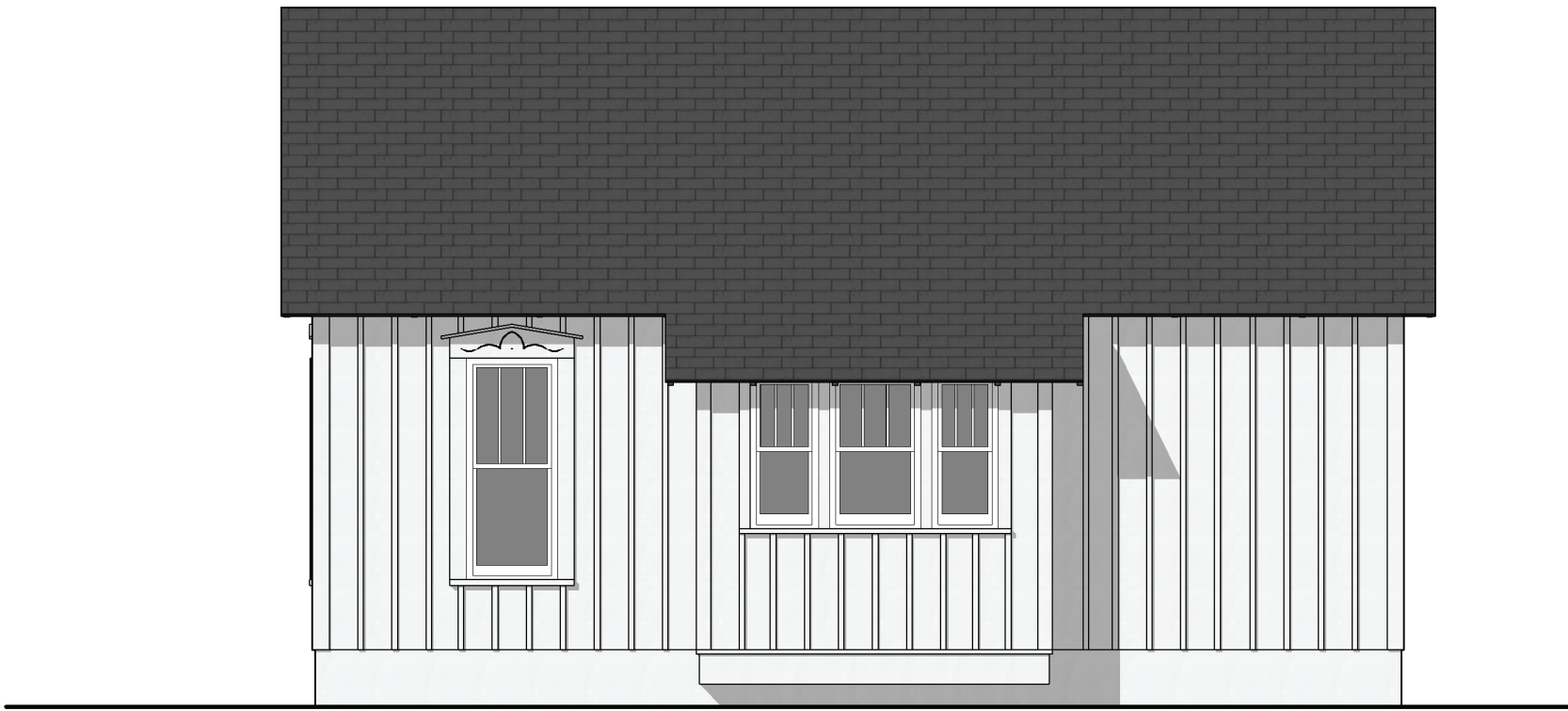
DESIGN: PERMIT SET
DATE: 2ND RESUBMITTAL
2019.06.17
SCALE: 1" = 10'

CITY OF BENTONVILLE
PROJECT NUMBER
PRD19-0001

L1.0



GRANT COTTAGE FRONT & SIDE ELEVATION



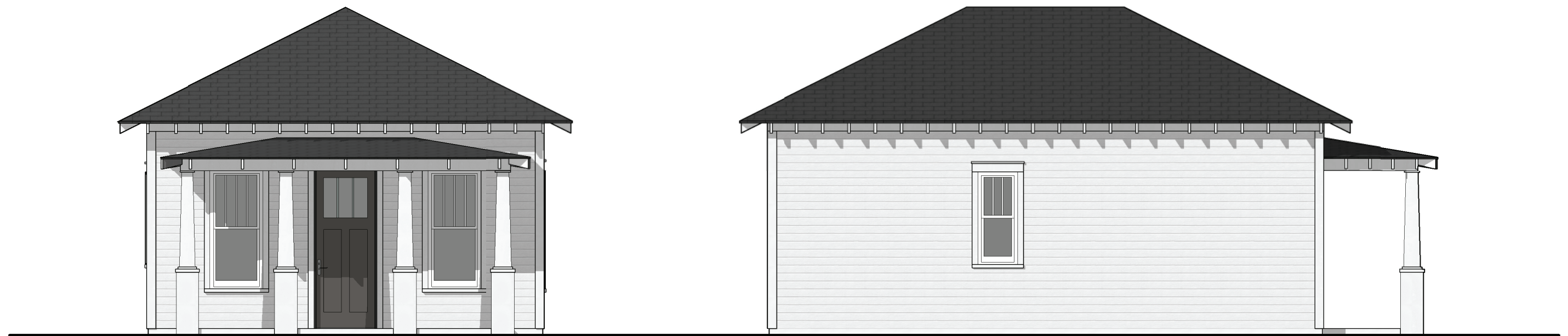
GRANT COTTAGE REAR & SIDE ELEVATIONS



BOOMERANG COTTAGE FRONT & SIDE ELEVATION

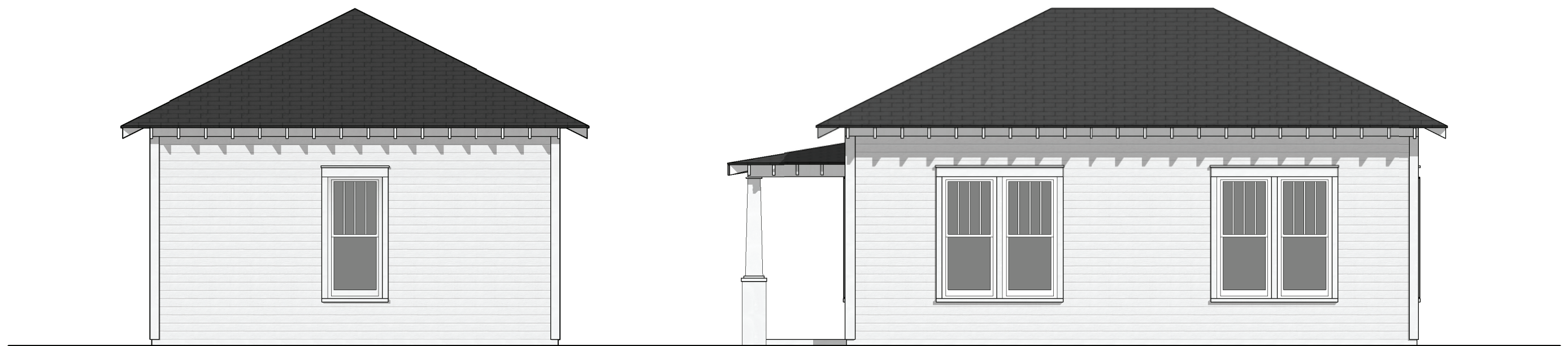


BOOMERANG COTTAGE REAR & SIDE ELEVATION

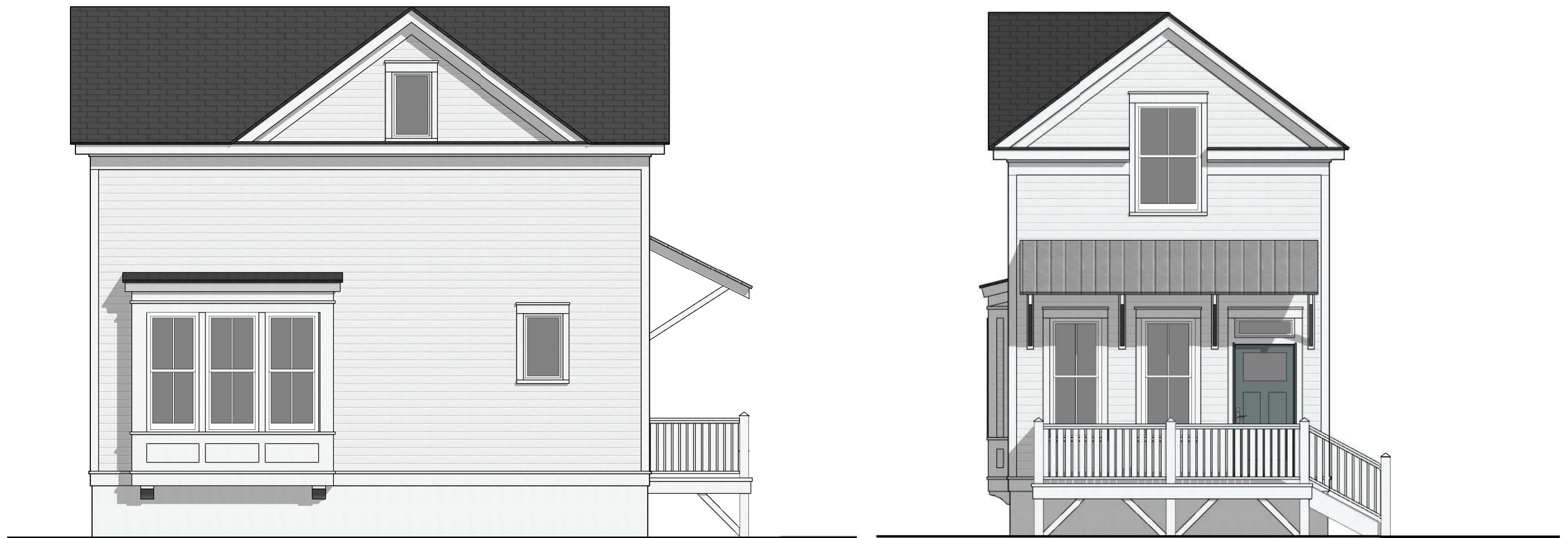


BERKELEY COTTAGE FRONT & SIDE ELEVATIONS

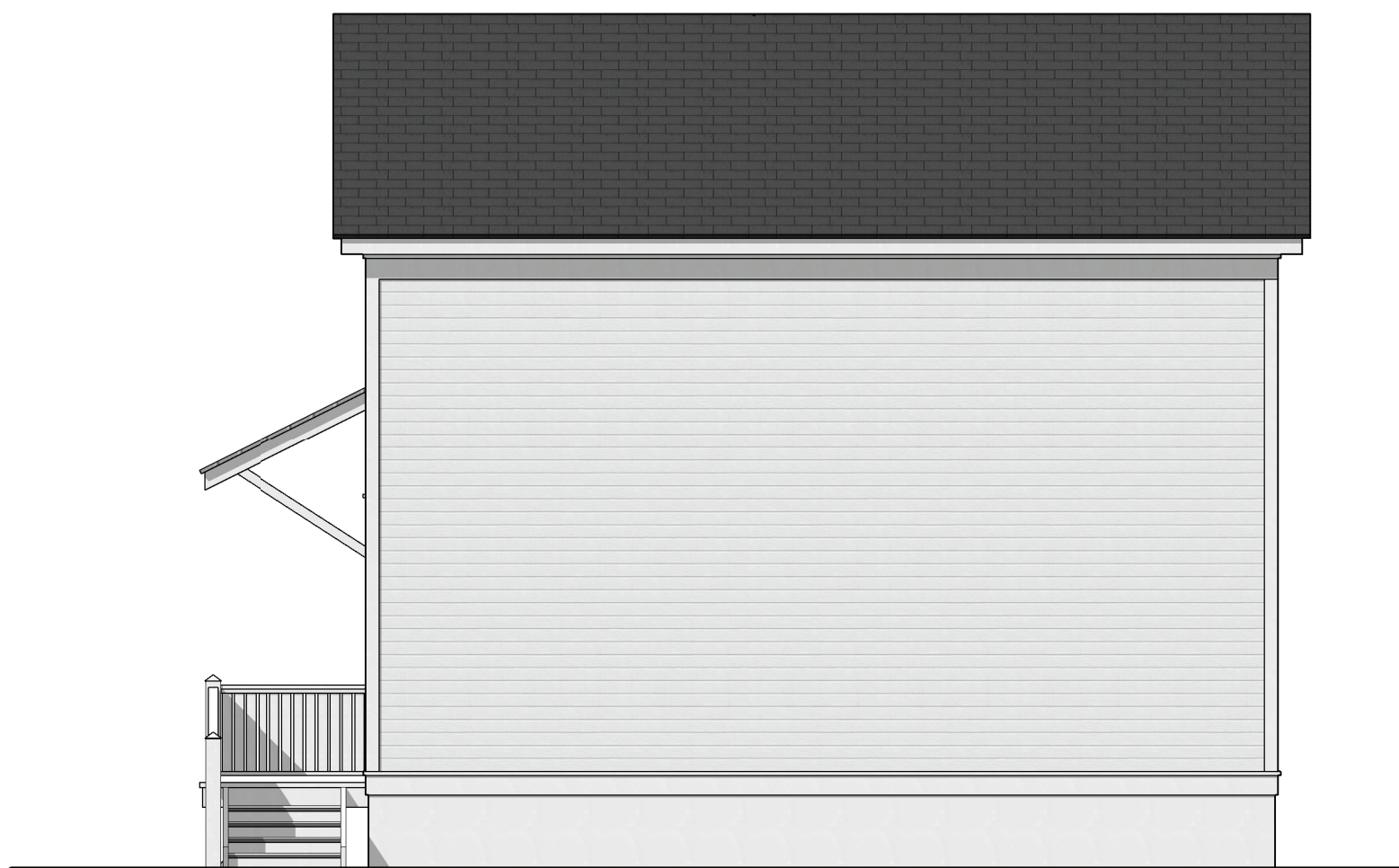
CITY OF BENTONVILLE PROJECT NUMBER PRD19-0001



BERKELEY COTTAGE REAR & SIDE ELEVATIONS



RALEIGH HOUSE FRONT & SIDE ELEVATIONS



RALEIGH HOUSE REAR & SIDE ELEVATIONS

CONDITIONAL USE STAFF REPORT



Wendi Linden Childcare

3108 NE 12th Street

PC Date: 8/6/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU19-0010
Applicant / Current Owner	Wendi Linden 3108 NE 12 th Street Bentonville, AR 72712
Site Area	+/- .28 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Requested Use	Residential Child Care Facility (Renewal)
Protective Covenants	N/A

Property Description

This property is currently a single-family home located at 3108 NE 12th 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 7AM – 5PM, Monday thru Friday. A single, small sign may 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.

Public Notice

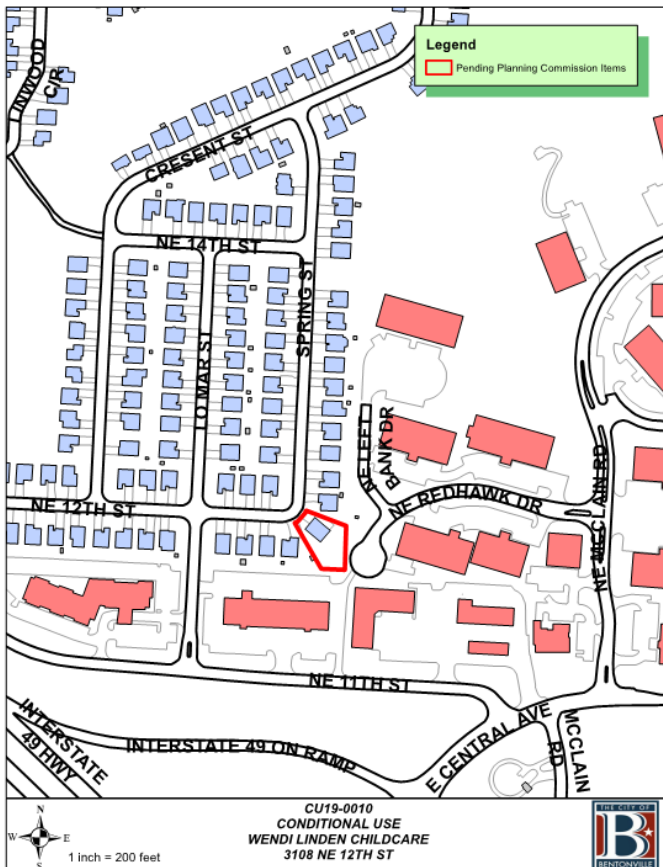
Staff has not been contacted regarding this request.

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.

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

Location Map



7-30-18

I Wendi Linden, am looking to become a licensed family inhome childcare. I will be caring for a maximum of 10 children. My home has plenty of parking as well as curbside. This will not interfere with flow of traffic at all. My hours of operation will be 7am to 5:30pm. Monday through Friday. Pick ups and drop offs are normally staggered and normally do not cause congestion. As I currently care for 5 children in my home. No Signage or lighting needed.

We will be using living area, kitchen, playroom, bedrooms, and bathroom. As well as a large fenced in backyard of over 1,000 square feet of usable outdoor space. We live on the largest lot in our neighborhood. It is a corner lot.

Square footage of home is an estimate of 1374. With a lot size of .28 acres. Children would be in a fenced backyard while utilizing outdoor play. Other times indoors.

Thank you, Wendi Linden

LARGE SCALE DEVELOPMENT STAFF REPORT



Walmart Layout Center

409 SE Martin Luther King Jr. Parkway

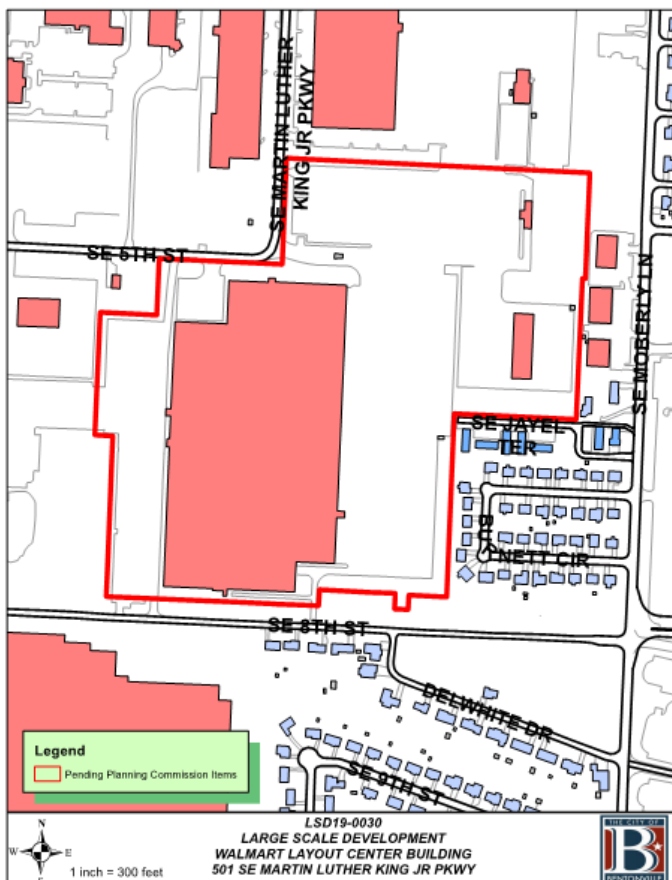
PC Date: 8/6/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0030
Applicant / Current Owner	North Arkansas Wholesale Company, Inc. PO Box 8050 MS 0555 Bentonville, AR 72712
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Office
Development Type / Use	Office/Warehouse Building

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

Location Map



Property Description

This property is located at the intersection of SE Martin Luther King Jr. Parkway and SE 5th Street. The site is currently zoned C-2, General Commercial, with a Future Land Use Map Classification of Office.

Project Details

Large Scale Development proposing the development of a new Walmart Layout Center, an approximately 400,000 square foot facility.

The development provides above minimum perimeter and street frontage landscaping, a pedestrian trail, and a pedestrian plaza and seating area.

In addition, the project improves SE Martin Luther King Jr. Parkway to a five-lane arterial street section and extends SE 5th Street to SE Moberly Lane. Martin Luther King Jr. Parkway shall remain public, while the extension of SE 5th Street shall be a private road.

Precast Concrete Panels and a Masonry "Screen" are shown as the primary exterior materials on 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. Through their proposed street improvements, the applicant has gone above and beyond in accommodating traffic concerns.

Waivers

One Waiver Request:

- A Waiver from Article 1100, Section 1100.21, Large Scale Development Design Standards, Subsection k, Roofs, of the Land Development Code. Code requires a variation in roof height every 100 feet of building length. However, alternative lengths and designs may be acceptable and approved by the Planning Commission. In this case, the applicant requests a maximum uninterrupted roof height length of approximately 180-feet be accepted.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code, due to the waiver request. However, the site's industrial nature and design elements may justify the waiver request.

August 5, 2019

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

Dear Mr. Stanley, and the Bentonville Planning Commission,

On behalf of Walmart, Miller Boskus Lack P.A. is writing this letter to address the comments in regards to the roof line design standards as brought up in the Planning Commission Tech review meeting held on July 30, 2019.

Per the PC Tech review comments, the Architect has adjusted and incorporated additional articulation and protrusions along the primary building facades in order to meet the requirements of varying the height of the roof line every 100 feet.

The building design consists of a series of a primary roof lines created by these protrusions and articulation, which meet the 100 linear feet requirements and a secondary roof line seen at the main building parapet line. The articulation and protrusions are used along the long expanses of the building façade and volumetrically vary the height of the perceived roof line within the required 100 linear feet and thus meet the requirements as outlined in the Design Standards for Large Scale Developments, "Roof lines and/or parapets shall be varied with a change in height every 100 linear feet."

It is our interpretation of Article 1100, Section 1100.13, E.7 in regards to roofs, that we meet the intent of these requirements. If a waiver for the roof line requirements is still required we, Miller Boskus Lack P.A., hereby request a waiver of the city of Bentonville Subdivision Code, Article 1100, Section 1100.13, Design Standards for Large Scale Developments. Specifically, paragraph E.7. The applicant requests permission to be allowed to use the articulations and protrusions to vary the height of the roof line and for this design intent to be considered acceptable in varying the height of the roofline.

Thank you for your consideration of this request.

Sincerely,



Chris Fowler, AIA, LEED AP B+C
Miller Boskus Lack Architects, P.A.

Attachments: Architectural Renderings of Layout Center





LARGE SCALE DEVELOPMENT PLANS FOR:

Walmart*

LAYOUT CENTER #30026-500

2101 SE 8TH STREET

BENTONVILLE, ARKANSAS

ATLAS PAGES 404 & 405

GENERAL NOTES:

1. 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/BOUNDARY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY
BENTONVILLE, AR 72712
PH: 479-273-9472
2. 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.
3. 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.
4. 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.
5. 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 CONTEMPORARY BASIS AT THE SITE.
6. 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.
7. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH ARDOT RESIDENT ENGINEER.
8. 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.
9. 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.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNERS CONSTRUCTION DEPARTMENT VIA ON-LINE BID QUESTION TOOL. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR, THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, AR, COMMUNITY PANEL NUMBERS 05007C0255K & 05007C0260K EFFECTIVE DATE 06/09/2012.

WETLAND CERTIFICATION:

A NATIONWIDE SECTION 404 PERMIT IS BEING OBTAINED FROM THE U.S. ARMY CORPS OF ENGINEERS, LITTLE ROCK DISTRICT FOR FILLING IN WATERS OF THE U.S. STREAM AT THE CULVERT CROSSING UNDER SE 5TH STREET. IMPACT TO THE WATERS OF THE U.S. SHALL NOT OCCUR UNTIL THIS PERMIT IS OBTAINED.

ALERT TO CONTRACTOR:

1. THE SITEMARK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

RESOURCE LIST:

OWNER
WALMART, INC.
2001 SE 10TH ST
BENTONVILLE, AR 72716

CITY OF BENTONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

PLANNING
BRIAN BAHR
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
479-271-3122
BBAHR@BENTONVILLEAR.COM

JON STANLEY
SENIOR PLANNER
479-271-3122
JSTANLEY@BENTONVILLEAR.COM

ENGINEERING DEPARTMENT
ELLEN NORVELL, PE
CITY ENGINEER
3200 SW MUNICIPAL DRIVE
ENORVELL@BENTONVILLEAR.COM
479-271-3168

CITY OF BENTONVILLE (CONTINUED)

STORMWATER
JANET PAITH
3200 SW MUNICIPAL DRIVE
479-271-5002
JPAITH@BENTONVILLEAR.COM

PUBLIC WORKS
MIKE BENDER
DIRECTOR
479-271-6720
MBENDER@BENTONVILLEAR.COM

STREET DEPARTMENT
DENNIS BIRGE
3200 SW MUNICIPAL DRIVE
479-271-3130

ELECTRIC DEPARTMENT
CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
CBARNES@BENTONVILLEAR.COM
479-271-3159

CITY OF BENTONVILLE (CONTINUED)

WATER DEPARTMENT
PRESTON NEWBILL
3200 SW MUNICIPAL DRIVE
479-271-5002
PNEWBILL@BENTONVILLEAR.COM

WASTEWATER DEPARTMENT
NANCY BUSSEN
1901 N.E. A STREET
NBUSEN@BENTONVILLEAR.COM
479-271-3160

FIRE DEPARTMENT
BRENT BOYDSTON
FIRE CHIEF
800 S.W. A STREET
BBOYDSTON@BENTONVILLEAR.COM
479-271-5927

JAKE FEEEMSTER
FIRE MARSHAL
800 S.W. A STREET
479-271-3151
JAFEEEMSTER@BENTONVILLEAR.COM

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
4815 WEST MARKHAM STREET
LITTLE ROCK, AR 72205
501-661-2400

BENTON COUNTY HEALTH DEPARTMENT
1200 W WALNUT
ROGERS, AR 72712
479-986-1300

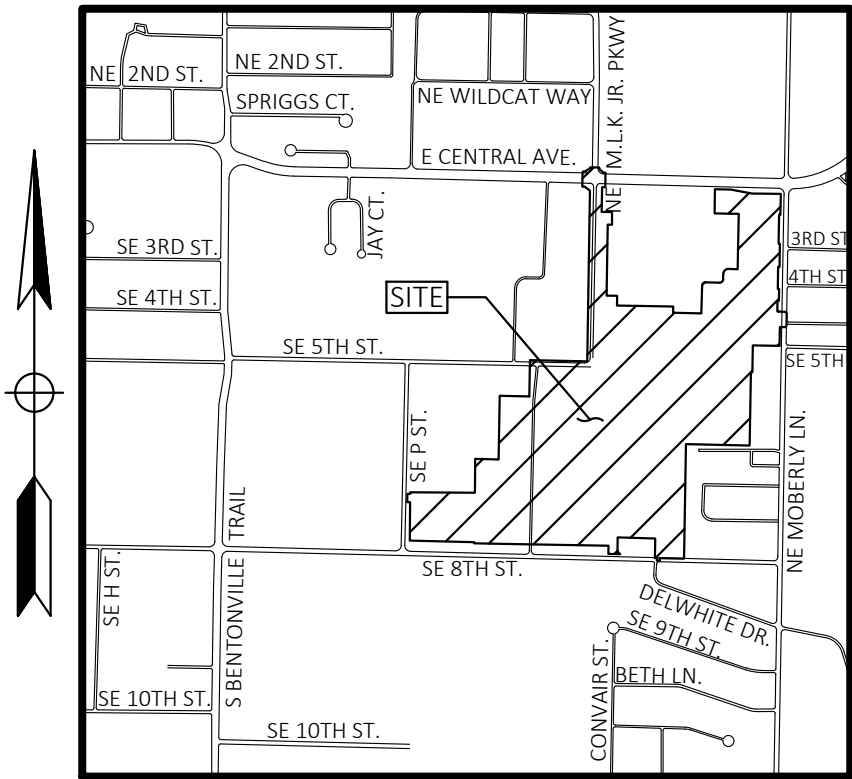
ENVIRONMENTAL / GEOTECHNICAL
MARCO V. VICENTE SILVESTRE, PE
MSILVESTRE@BUILDINGANDEARTH.COM
BUILDING AND EARTH GEOTECHNICAL, ENVIRONMENTAL
AND MATERIALS ENGINEERS
3165 PINE WOODS ROAD
SPRINGDALE, AR 72762
479-756-1555

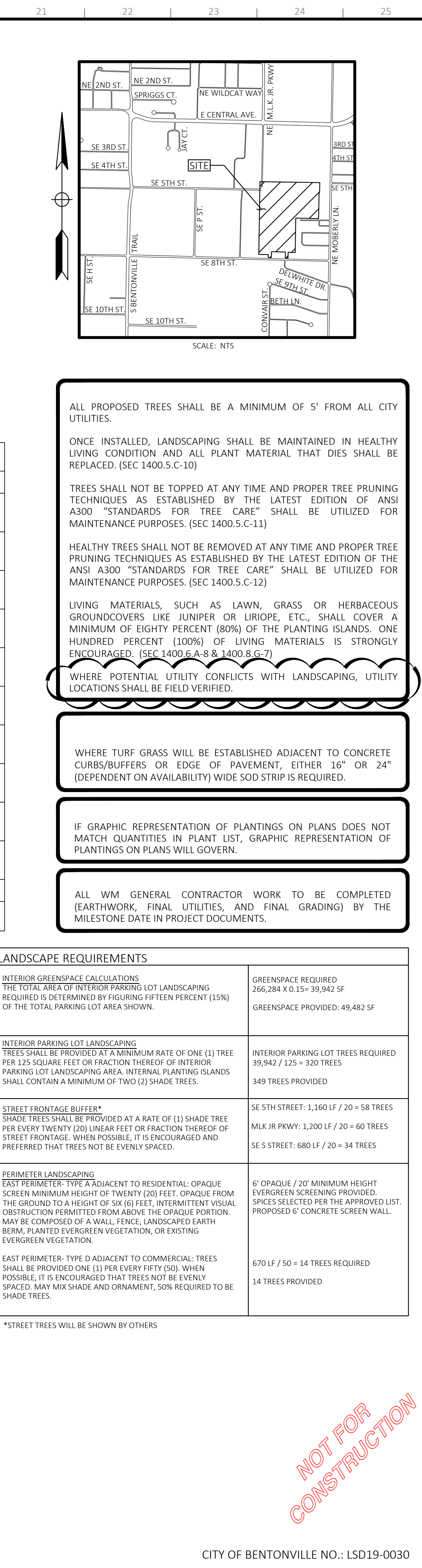
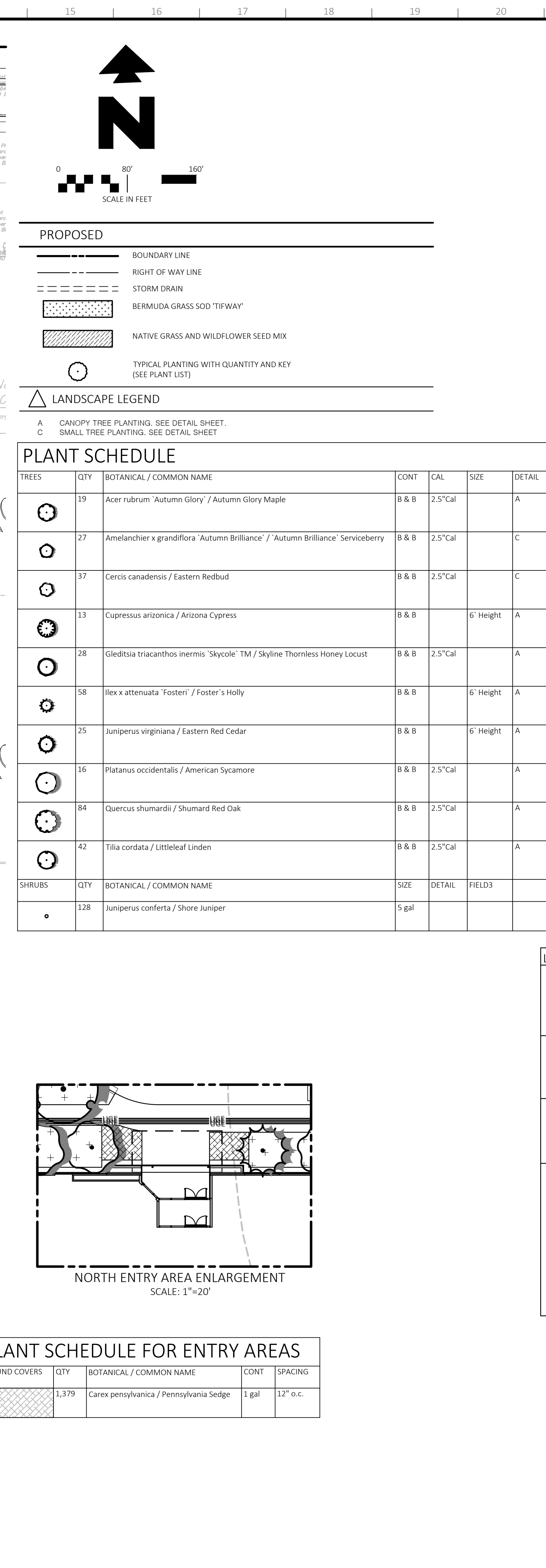
CIVIL ENGINEER
JOHN TRAHTAN, PROJECT MANAGER
JTRAHTAN@CEIENG.COM
STEVE PAWLACZYK, PE, ENGINEER OF RECORD
SPAWLACZYK@CEIENG.COM
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
479-273-9472

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

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

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





26

27

REVISIONS

NO.	DATE	DESCRIPTION



Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712

(479)273-9472
FAX (479)273-0844

LAYOUT CENTER #30026-500

OVERALL LANDSCAPE PLAN SOUTH

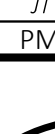
2101 SE 8TH STREET
BENTONVILLE, ARKANSAS

Walmart

Save money. Live better.

INITIAL DESIGN			7/17/19	
			DATE	
NAH	JT	MDA	MDA	
DPOR	PM	DES	DRW	

REGISTERED LANDSCAPE ARCHITECT



John Easterling

License No. 5160

STATE OF ARKANSAS

07/17/2019

JOB NO.: 31166.0

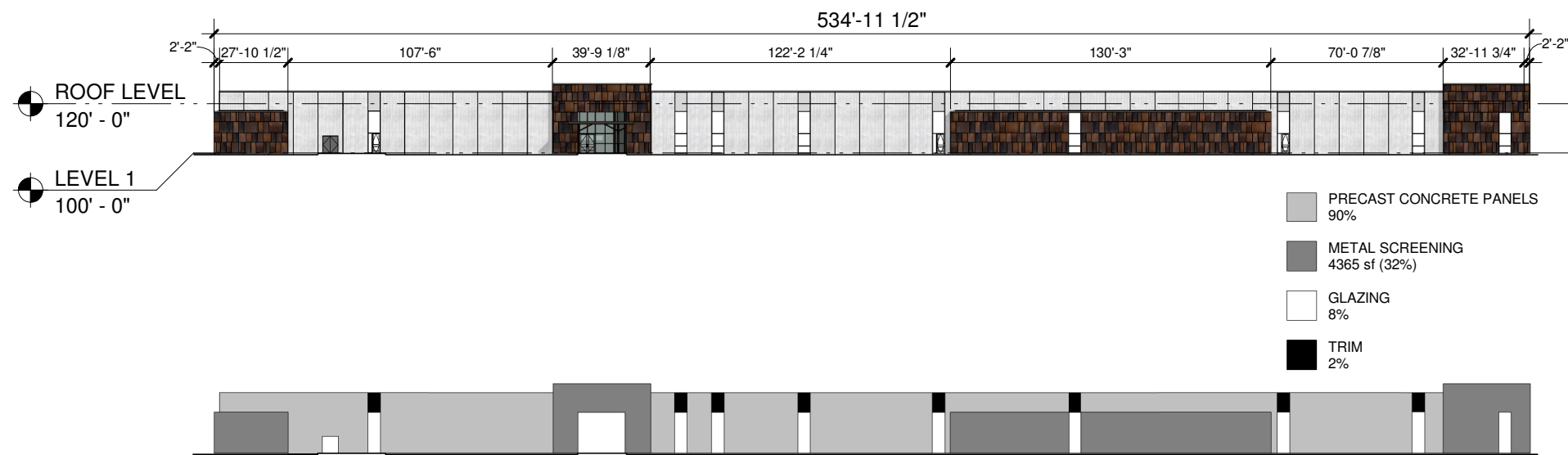
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DATE
7/17/19
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REV-1

SHEET NO.

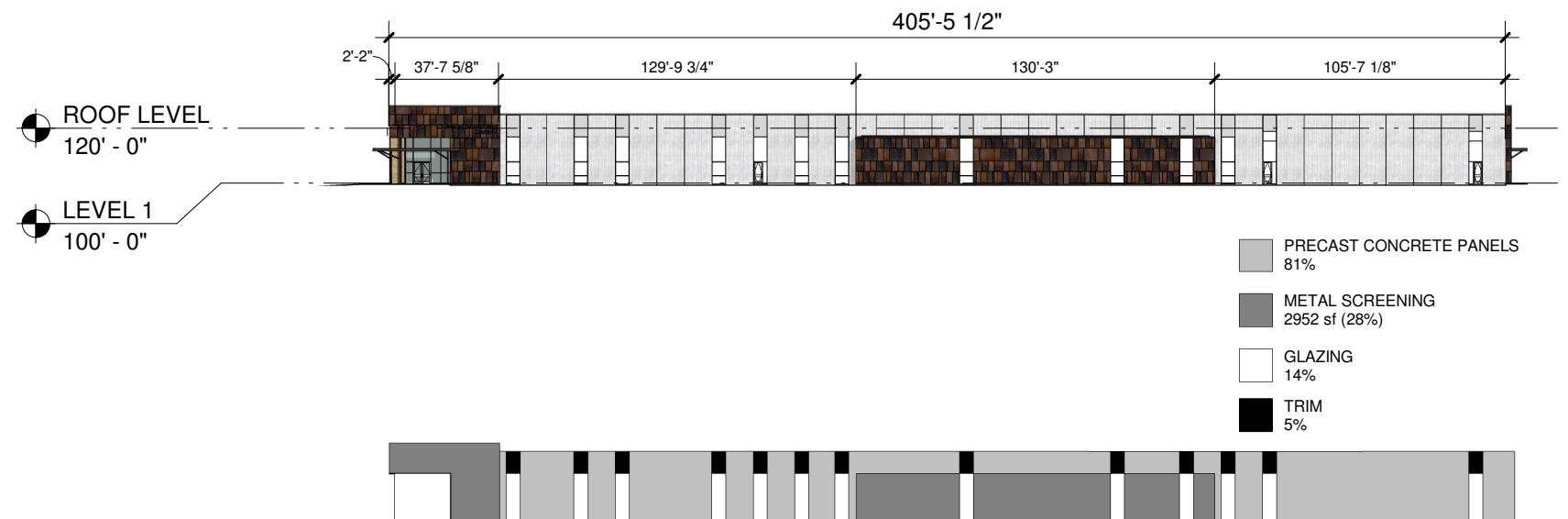
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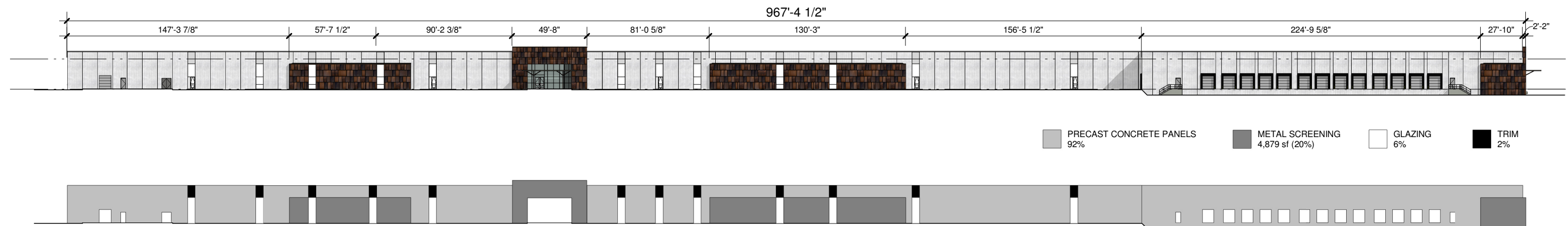
NORTH BUILDING ELEVATION - COPPER OPTION

1/64" = 1'-0"



SOUTH BUILDING ELEVATION - COPPER OPTION

1/64" = 1'-0"

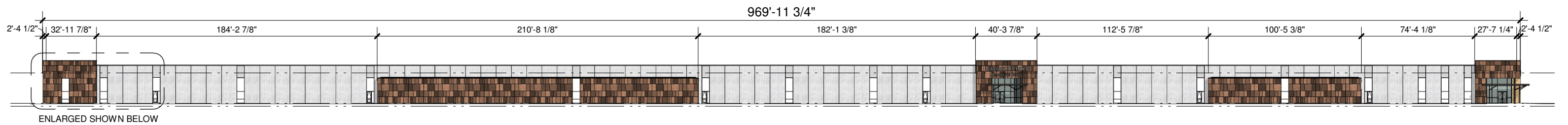


EAST BUILDING ELEVATION - COPPER OPTION

1/64" = 1'-0"







WEST BUILDING ELEVATION - MASONRY OPTION

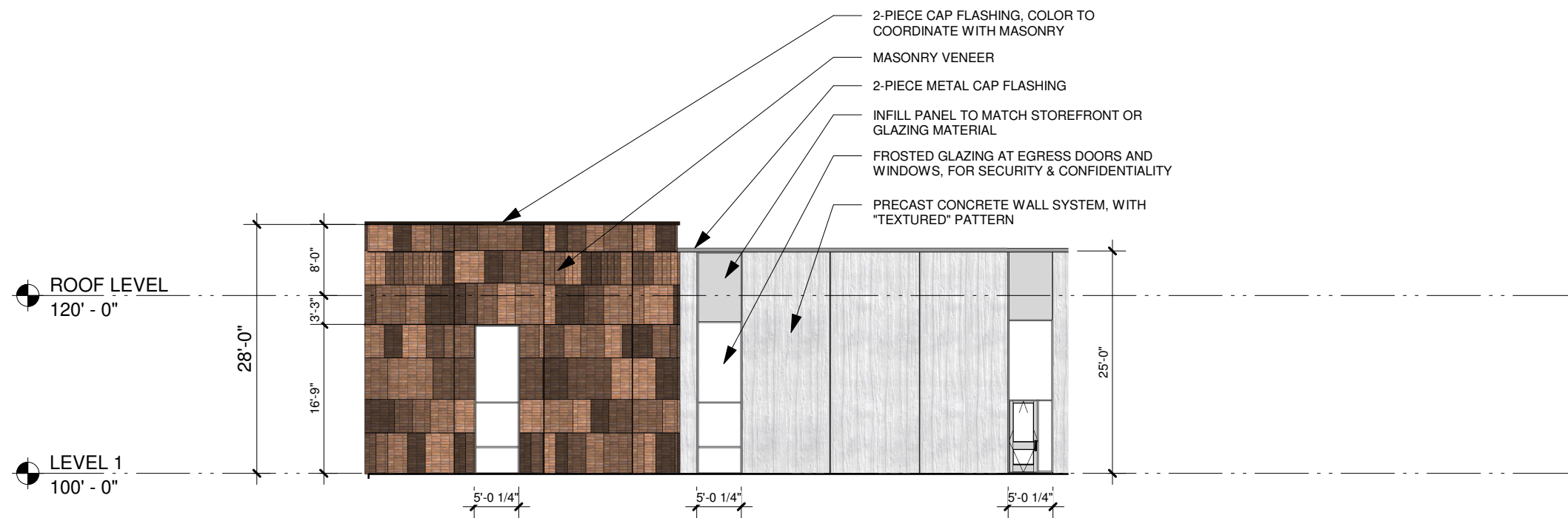
1/64" = 1'-0"

- PRECAST CONCRETE PANELS
89%
- MASONRY
7452 sf (30%)
- GLAZING
8%
- TRIM
3%



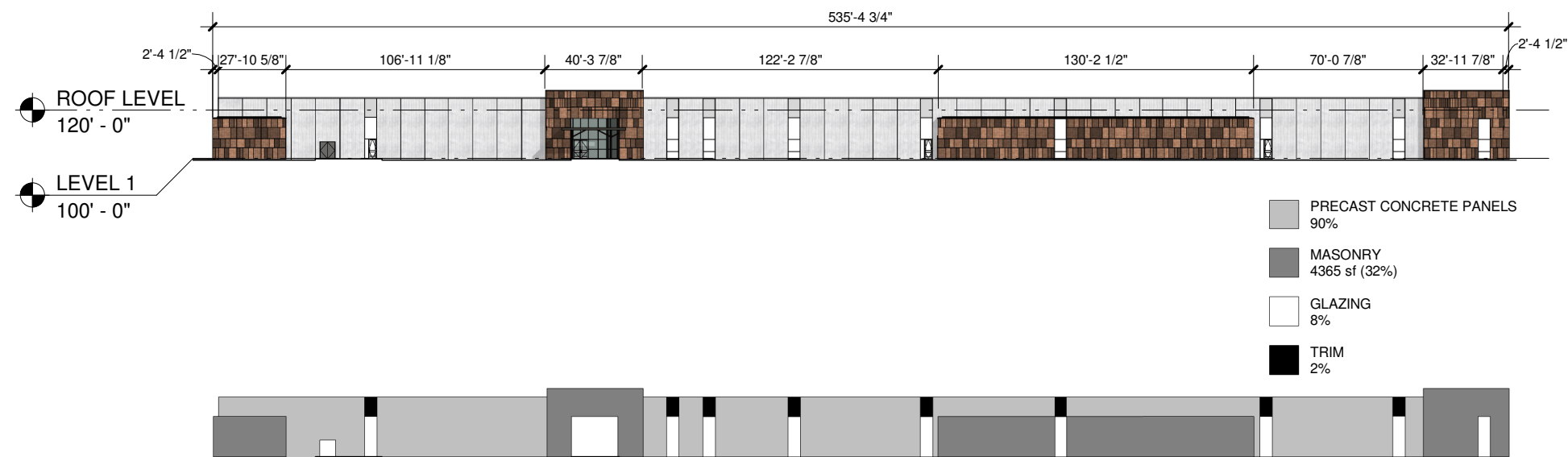
WEST BUILDING ELEVATION - MATERIALS - MASONRY OPTION

1/64" = 1'-0"



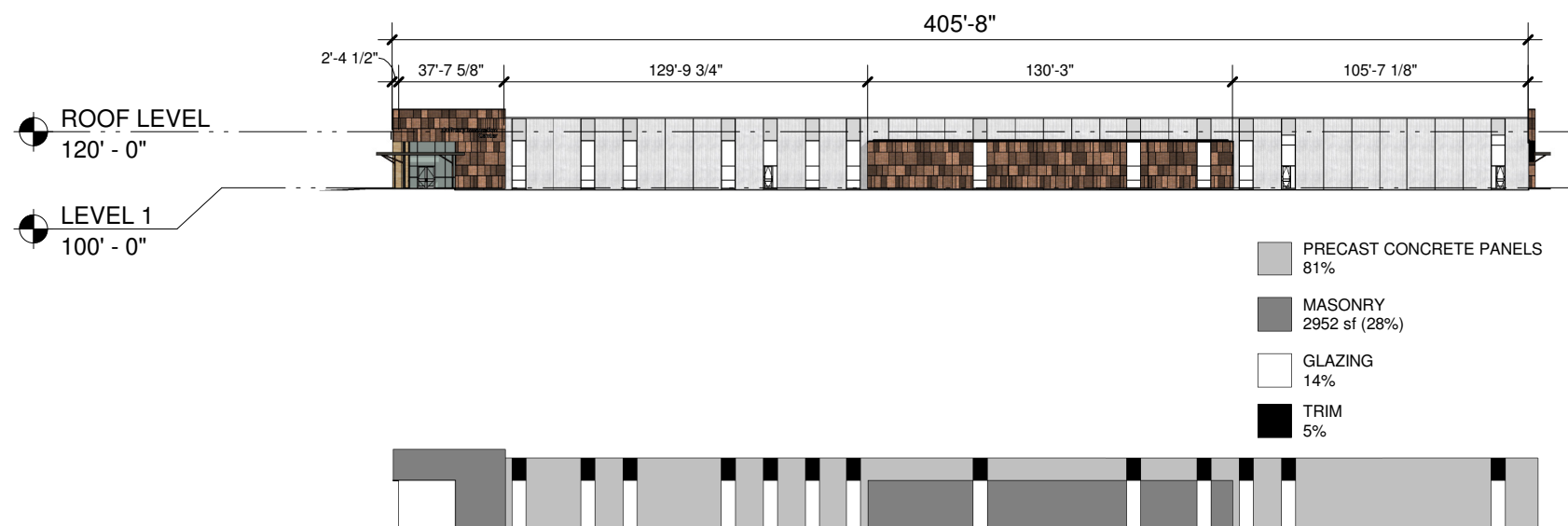
WEST BUILDING ELEVATION - ENLARGED AREA - MASONRY OPTION

1/16" = 1'-0"



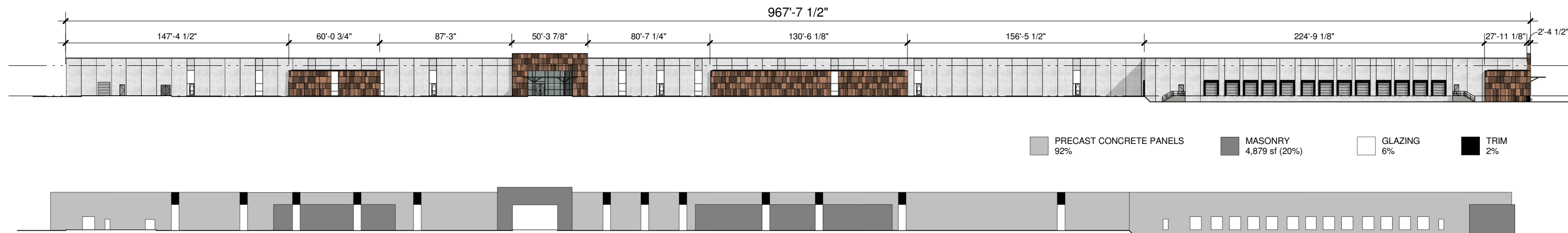
NORTH BUILDING ELEVATION - MASONRY OPTION

1/64" = 1'-0"



SOUTH BUILDING ELEVATION - MASONRY OPTION

1/64" = 1'-0"



EAST BUILDING ELEVATION - MASONRY OPTION

1/64" = 1'-0"





LARGE SCALE DEVELOPMENT STAFF REPORT



Pain Treatment Centers of America

SE 30th Street and SE Mid-Cities Drive

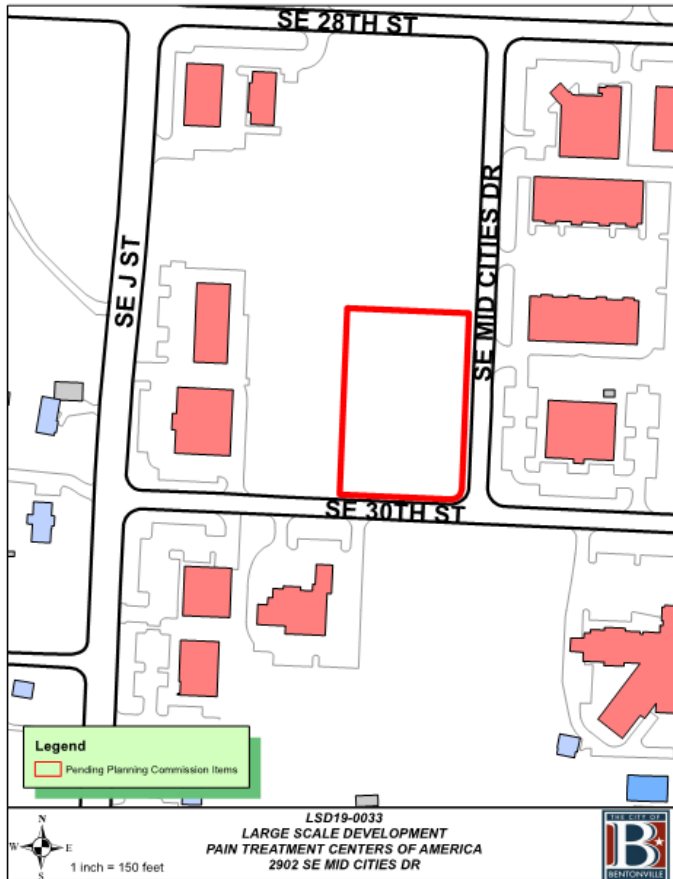
PC Date: 8/6/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0033
Applicant / Current Owner	PLJ Investments, LLC PO Box 485 Rogers, AR 72757
Site Area	+/- 1.74 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial
Development Type / Use	Medical Office/Clinic

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

Location Map



Property Description

This property is located northwest of the intersection of SE 30th Street and NE Mid-Cities Drive. The site is currently zoned C-2, General Commercial, with a Future Land Use Map Classification of General Commercial.

Project Details

Large Scale Development proposing the development of an approximately 12,000 square foot medical clinic, known as Pain Treatment Centers of America. A total of 85 parking stalls are provided as part of this development.

The development provides sidewalk along their property frontage and adequate landscaping. The property depicts benches as their required site amenities. The development depicts masonry veneer and horizontal metal panel as the materials on 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

One Waiver Request:

- A Waiver from Article 1100, Section 1100.21, Large Scale Development Design Standards, Subsection e, Building Material, of the Land Development Code. The applicant requests less than 75 percent masonry product be accepted on their eastern and southern facades, which are calculated at 24% and 66% masonry accordingly. The secondary materials on both these facades is a 24-gauge architectural steel panel.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code, due to the waiver request.

August 2, 2019

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

RE: LSD-19-0033 Pain Treatment Centers of America

Planning Staff and Planning Commission,

On behalf of Pain Treatment Centers of America, McClelland Consulting Engineers hereby request a Planning Commission Waiver from Sec. 1100.21 Large Scale Development Design Standards (e) Building Material of the City of Bentonville Land Development Code.

As required by code the primary material, brick masonry, shall constitute at least 75 percent of the wall area excluding glass. In addition to brick, a secondary material, architectural metal panels, is proposed for the for the east (front) and south (left) facades, resulting in a percentage less than 75. Areas and percentages for all facades are as the following:

North (Right) Elevation: 1742 SF of Masonry = 100% Masonry (excluding glass)
East (Front) Elevation: 495 SF Masonry, 1533 SF Metal = 24% Masonry (excluding glass)
South (Left) Elevation: 1381 SF Masonry, 718 SF Metal = 66% Masonry (excluding glass)
West (Back) Elevation: 1858 SF Masonry = 100% Masonry (excluding glass)

Entire Building façade: 5476 SF Masonry, 2251 SF Metal = 71% Brick (excluding glass)

The proposed architectural metal panels replicate the beauty and richness of wood cladding as each piece features graining and hue variation. The product is constructed of 24-gauge galvanized steel. Samples, product information, and rendering are included with this request.

If you should have any questions or concerns with this request please feel free to contact me. We appreciate the City of Bentonville's continue effort and support of this project.

Sincerely,



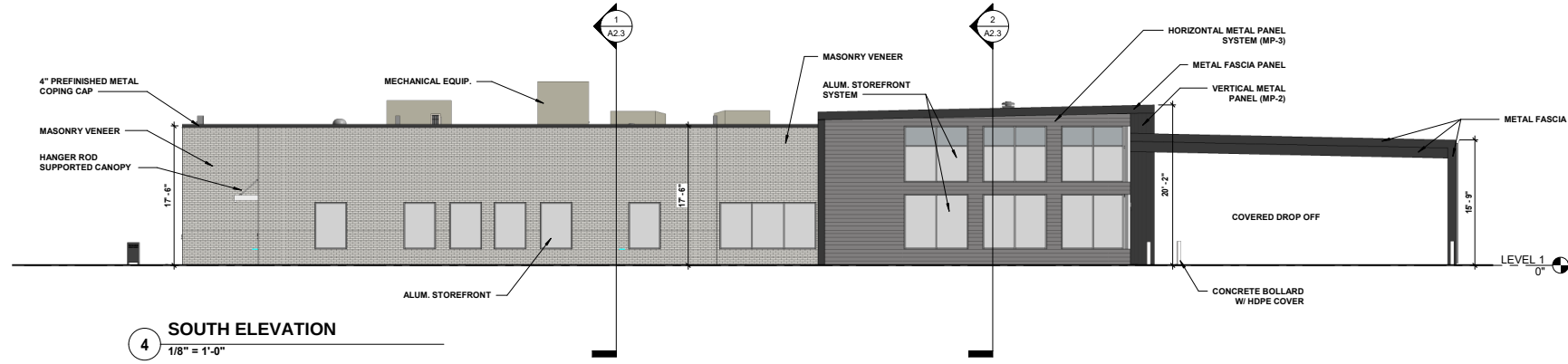
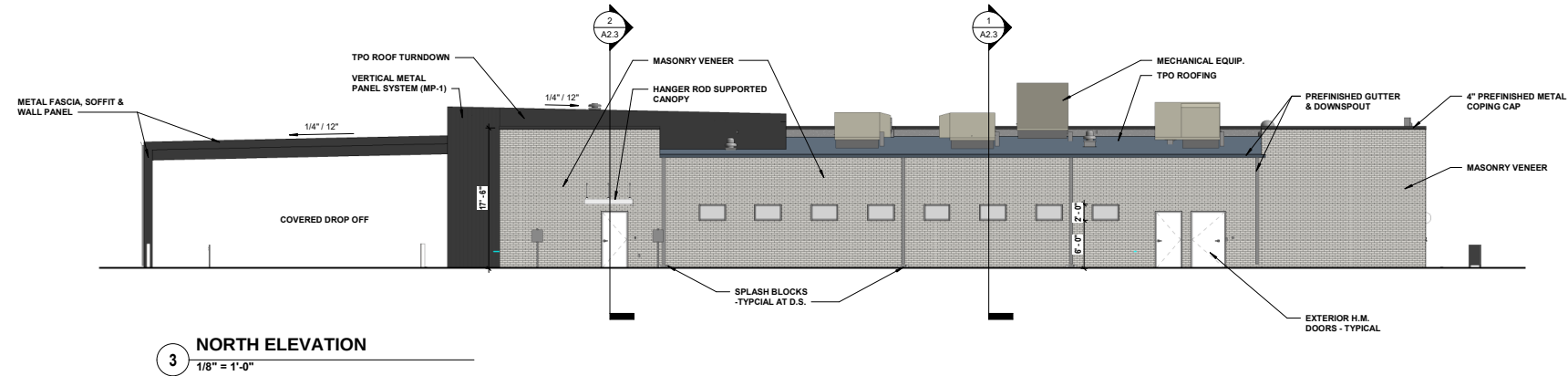
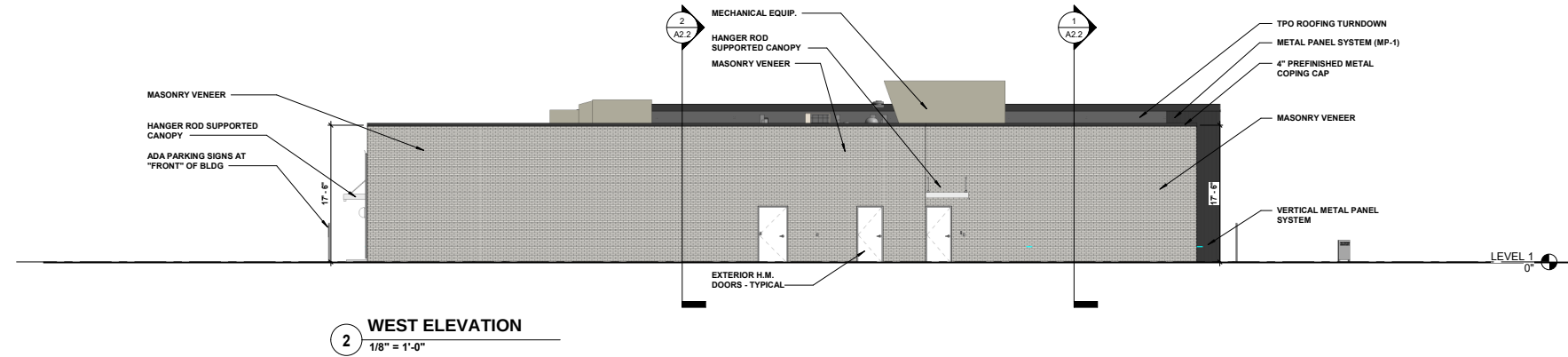
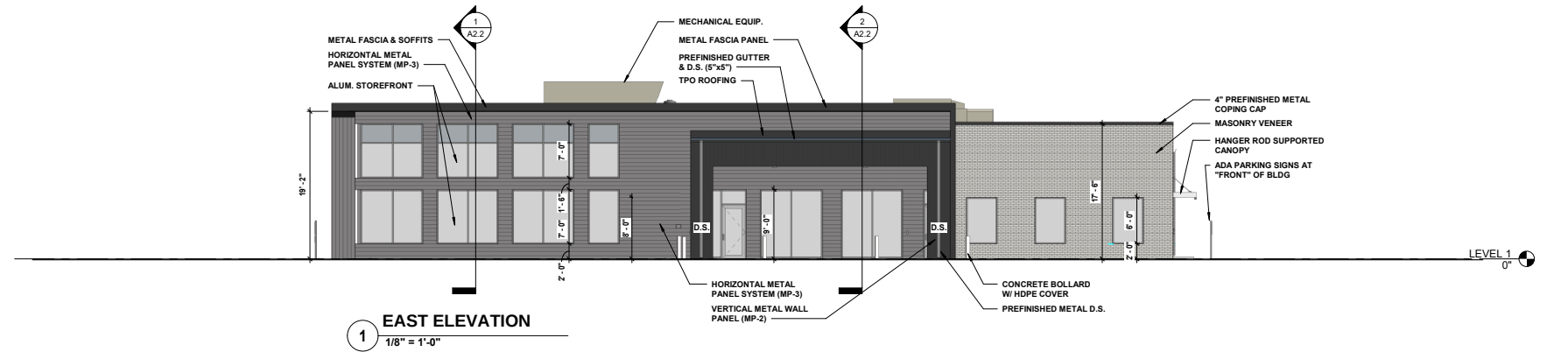
Chris Bakunas, PLA
Project Manager
McClelland Consulting Engineers, Inc.
(479) 443.2377
cbkaunas@mce.us.com











PAIN TREATMENT CENTERS OF AMERICA BENTONVILLE

SE MID-CITIES DRIVE, BENTONVILLE, AR
LSD#19-0033

GENERAL NOTES

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. ANY CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (WHICHEVER IS LESS), CONTRACTOR SHALL CONTACT MCCLELLAND CONSULTING ENGINEERS, INC. @ (479) 443-2377 PRIOR TO ANY FURTHER CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT. THESE MEASURES WILL MEET OR EXCEED OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. MCCLELLAND CONSULTING ENGINEERS, INC. AND THE DEVELOPER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY. WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS, OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP BEFORE, DURING, AND AFTER RAIN FALL EVENTS.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, OR WELLS AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE BOUNDARY SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:
MORRISON-SHIPLEY ENGINEERS, INC.
2407 SE COTTONWOOD ST STE1,
BENTONVILLE, AR 72712
OFFICE: (479) 273-2209

MCCLELLAND CONSULTING ENGINEERS, INC. AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL 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.

ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS 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 AT THE SITE.

FLOOD CERTIFICATION

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, AR.

FIRM PANEL: #05007C0255K
EFFECTIVE DATE: 6/5/2012

BUILDING CODE

2012AR FIRE PREVENTION CODE
2010 AR MECHANICAL CODE
2006 AR PLUMBING CODE
2006 AR FUEL GAS CODE
2009 NATIONAL ELECTRIC CODE
1998 ANSI

CONTACTS

PLANNING DEPARTMENT
CITY OF BENTONVILLE
305 SW 'A' ST.,
BENTONVILLE, AR 72712
ELLEN NORVELL
PH: (479) 271-3122

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

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

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

WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
1901 NE 'A' ST.,
BENTONVILLE, AR 72712
MIKE ROBERTS
PH: (479) 271-3160

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

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL WAY, P.O. BOX 2129,
LOWELL, AR 72745
JOSH KNIGHT
PH: (479) 333-7005
EMAIL: JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE
AT&T
627 WHITE RD.,
SPRINGDALE, AR 72766
SCOTT SEAMAN / LAYNE RHODES
PH: (479) 442-1967 / (479) 442-1977
EMAIL: LR159@ATT.COM

ELECTRIC
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR.,
BENTONVILLE, AR 72712
CHARLIE BARNES
PH: (479) 271-3159

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

FIRE DEPARTMENT
CITY OF BENTONVILLE
800 SW 'A' ST.,
BENTONVILLE, AR 72712
BRENT BOYDSTON, FIRE CHIEF
PH: (479) 271-5927

OWNER / DEVELOPER
PAIN TREATMENT CENTERS OF AMERICA
INTERVENTIONAL SURGERY INSTITUTE
PTCO CONSULTING
BILL MCCARRY
PH: (501) 346-8116
BILL.MCCARRY@PTCOA.COM

CIVIL ENGINEER
MCCLELLAND CONSULTING ENGINEERS
1810 N. COLLEGE AVE.,
FAYETTEVILLE, AR 72702
CHRIS BAKUNAS, P.E.
PH: (479) 443-2377
EMAIL: CBAKUNAS@MCE.US.COM

ARCHITECT
WD&D ARCHITECTS
800 W CAPITAL AVE
LITTLE ROCK, AR 72201
PH: (501) 376-6681



VICINITY MAP

July 22, 2019
MCE PROJECT NUMBER --

MCE McCLELLAND
CONSULTING
ENGINEERS, INC.
DESIGNED TO SERVE

<http://www.mce.us.com>

1810 N COLLEGE AVE
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377

LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR • TULSA, OK

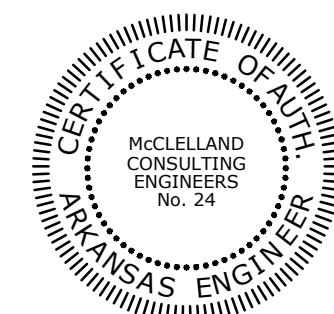
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- C0.0 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 GRADING PLAN
- C4.0 EROSION CONTROL PLAN
- C5.0 UTILITY PLAN
- C6.0 LANDSCAPE PLAN
- C6.1 LANDSCAPE NOTES & DETAILS
- C7.0 DETAIL SHEET I
- C7.1 DETAIL SHEET II

- 1 CITY OF BENTONVILLE GENERAL WATER & SEWER DETAILS
- 2 CITY OF BENTONVILLE GENERAL WATER & SEWER DETAILS
- 1 CITY OF BENTONVILLE SANITARY SEWER DETAILS
- 1 CITY OF BENTONVILLE WATER DETAILS
- 2 CITY OF BENTONVILLE WATER DETAILS
- A0.2 SITE DETAILS
- A2.1 ELEVATIONS



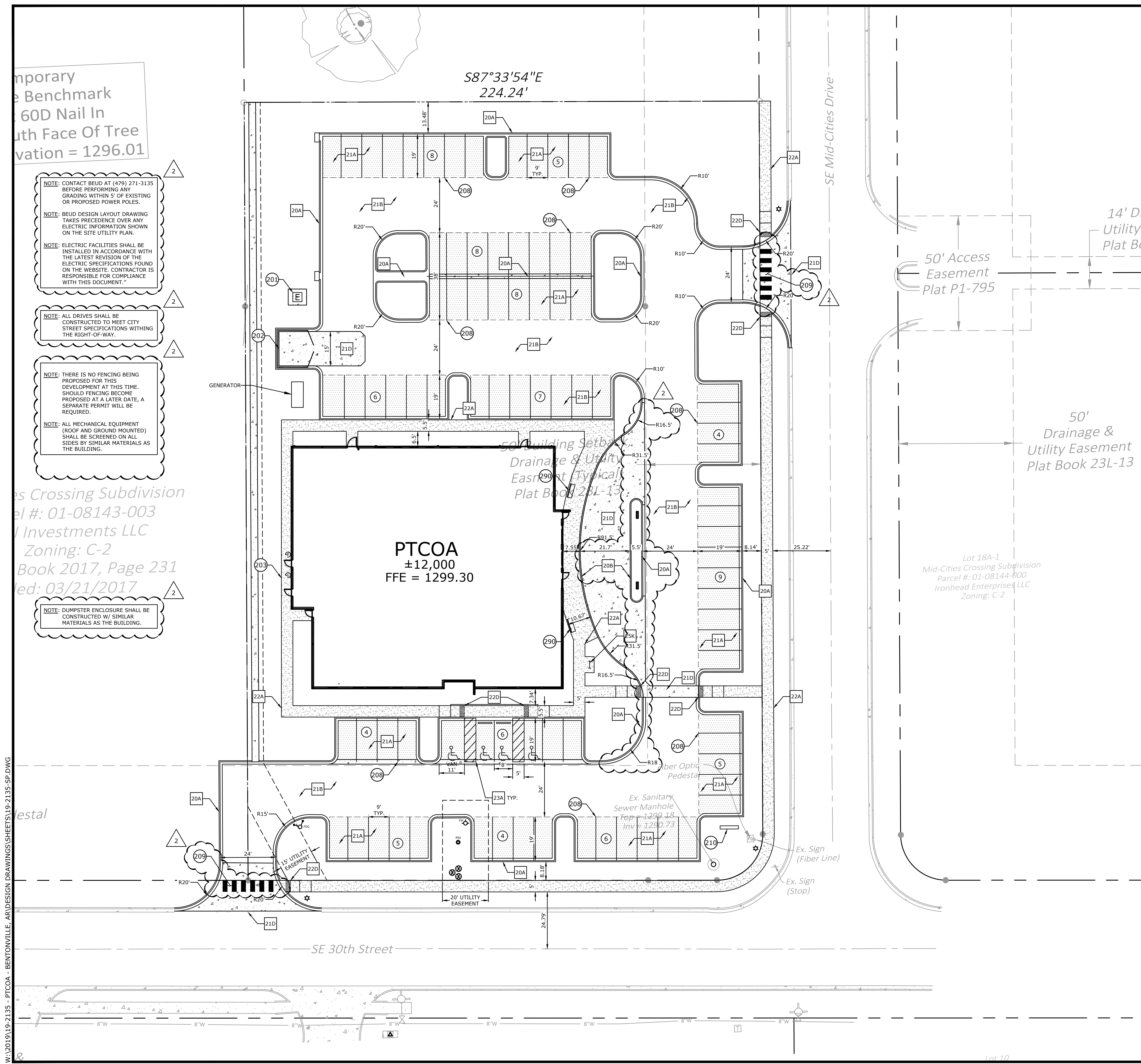
REVISIONS		
REV	DATE	DESCRIPTION
2	7/22/2019	REVISED PER CITY COMMENTS



PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE
2 LSD#19-0033

W:\2019\19-2135 - PTCOA - BENTONVILLE, AR\DESIGN DRAWINGS\SHEETS\19-2135-SP.DWG



Temporary
Benchmark
60D Nail In
South Face Of Tree
Elevation = 1296.01

NOTE: CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

NOTE: BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

NOTE: 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.

NOTE: ALL DRIVES SHALL BE CONSTRUCTED TO MEET CITY STREET SPECIFICATIONS WITHIN THE RIGHT-OF-WAY.

NOTE: THERE IS NO FENCING BEING PROPOSED FOR THIS DEVELOPMENT AT THIS TIME. SHOULD FENCING BECOME PROPOSED AT A LATER DATE, A SEPARATE PERMIT WILL BE REQUIRED.

NOTE: ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

as Crossing Subdivision
el #: 01-08143-003
Investments LLC
Zoning: C-2
Book 2017, Page 231
ed: 03/21/2017

NOTE: DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED W/ SIMILAR MATERIALS AS THE BUILDING.

estal

PLAN SCALE

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

---	PROPERTY LINE		WATER VALVE
R/W	RIGHT OF WAY		WATER FAUCET
SS	SANITARY SEWER LINE		SANITARY SEWER MH
W	WATER LINE		CLEAN-OUT
G	GAS LINE		DRAINAGE MH
UT	UNDERGROUND PHONE		POWER POLE
UTV	UNDERGROUND TV		GUY WIRE WITH ANCHOR
UFO	UNDERGROUND FIBER OPTIC		GAS METER
COX	UNDERGROUND COX CABLE		LIGHT POLE
OHD	OVERHEAD UTILITIES		GROUND LIGHTS
X-X	FENCE		PEDESTAL (AS NOTED)
	DITCH FLOWLINE		SIGN (AS NOTED)
	FIRE HYDRANT		POST (AS NOTED)
	WATER METER		FOUND IRON PIN
			CONTROL POINT

PROPOSED LEGEND

	CURB AND GUTTER
	PAINTED / THERMOPLASTIC STRIPING
	ASPHALT PAVEMENT
	HD CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PARKING STALL COUNT
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER METER
	ELECTRICAL TRANSFORMER

- GENERAL SITE NOTES
- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
 - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
 - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 - UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
 - ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
 - CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
 - CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
 - ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
 - GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
 - FOR SITE UTILITIES, SEE UTILITY PLAN(S).
 - ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.

- SITE KEYNOTES
- 200 LANDSCAPED AREA
 - 201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
 - 202 TRASH ENCLOSURE (SEE ARCH. PLANS)
 - 208 4" WIDE WHITE PAINTED PARKING STRIPES
 - 209 ALL DRIVES WITHIN THE RIGHT OF WAY SHALL BE CONSTRUCTED AND INCLUDE CROSSWALK MARKINGS PER THE CITY OF BENTONVILLE STANDARD STREET SPECIFICATIONS
 - 210 MONUMENT SIGN (SEE ARCH. PLANS)
 - 290 VICTOR STANLEY 6' BENCH "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL

- SITE DETAILS
- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
 - 20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
 - 21A STANDARD DUTY ASPHALT PAVEMENT
 - 21B HEAVY DUTY ASPHALT PAVEMENT
 - 21D HEAVY DUTY CONCRETE PAVEMENT
 - 22A CONCRETE SIDEWALK
 - 22D PEDESTRIAN RAMP (PERPENDICULAR) (SEE LENGTH AT SYMBOL)
 - 23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
 - 24A ACCESSIBLE PARKING SIGN
 - 25K BIKE RACK

SITE DATA		
OVERALL SITE AREA	75,954 S.F.	1.73 AC
PARKING	REQUIRED	PROVIDED
9' x 19' STALLS (1 / 250 SF - FIRST 10K SF OF BUILDING + 95% OF REQUIREMENT FOR 10K-20K SF OF BUILDING)	82	81
ADA ACCESSIBLE STALLS	4	4
TOTAL	82	85
ZONING	C-2 (GENERAL COMMERCIAL)	
FRONT SETBACK	30'	
REAR SETBACK	20'	
SIDE SETBACK	7'	

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ORIGINAL SIGNATURE ON FILE

PAIN TREATMENT CENTERS OF AMERICA
BENTONVILLE
SE MID-CITIES DRIVE
BENTONVILLE, AR

811
Know what's below.
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REVIEWS		DESCRIPTION
REV	DATE	REVISED PER CITY COMMENTS
2	7/22/2019	

SITE PLAN

DESIGNED BY:
AJL

DRAWN BY:
AJL

DATE:
7/22/2019

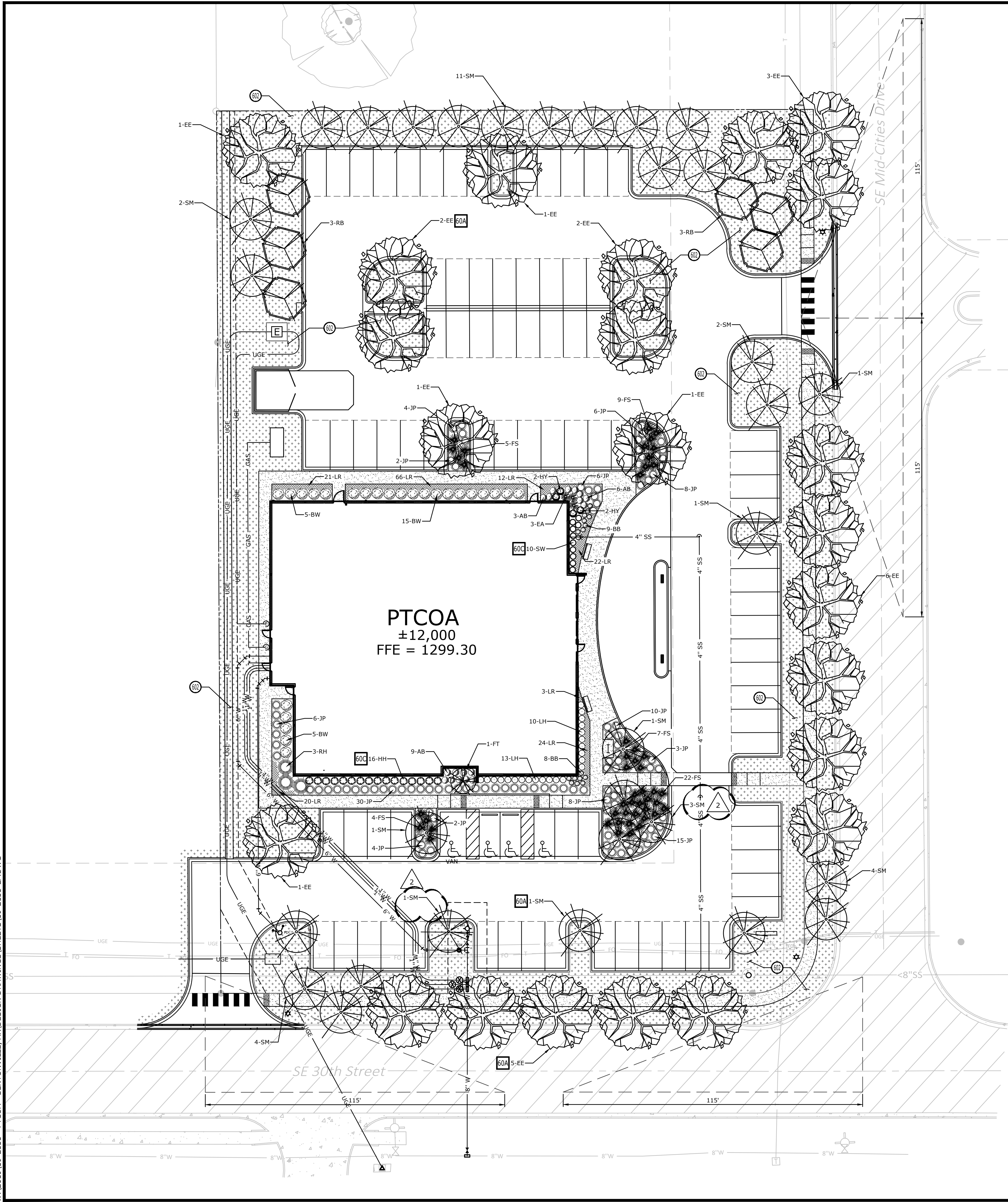
REVISION:
REV-1

SCALE:
1"=20'

JOB NUMBER:
--

C2.0

W:\2019\19-2135 - PTCOA - BENTONVILLE, AR\DESIGN DRAWINGS\SHEETS\19-2135-LP.DWG



LANDSCAPE REQUIREMENTS:

STREET FRONTAGE BUFFER LANDSCAPING
1 SHADE TREE PER EVERY 20 LINEAR FEET
513 L.F. / 20 = 25.65 (26) 26 SHADE TREES REQUIRED / 26 PROVIDED

PERIMETER LANDSCAPE REQUIREMENT
1 TREE PER EVERY 50 LINEAR FEET
563 L.F. / 50 = 11.26 (11) 11 TREES REQUIRED / 11 PROVIDED

INTERIOR PARKING LOT LANDSCAPE REQUIREMENT
1 TREE PER 125 S.F. OF INTERIOR LOT LANDSCAPE
TOTAL AREA OF PARKING LOT = 36,182 S.F.
8% OF 36,182 = 2,895 S.F. OF INTERIOR LANDSCAPE REQUIRED / 4,297 PROVIDED
2,895 / 125 = 23.16 (23) 23 TREES REQUIRED / 23 PROVIDED

LANDSCAPE NOTES:

1. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES WITHIN 2 YEARS OF INITIAL INSTALLATION SHALL BE REPLACED.
2. HEALTHY TREES SHALL NOT BE REMOVED AND / OR TOPPED AT ANY TIME. PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
3. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS.
4. WHERE POTENTIAL UTILITY LOCATIONS CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
5. ALL PROPOSED TREES SHALL BE SPACED A MINIMUM OF 5' AWAY FROM ALL PUBLIC UTILITIES.

EXISTING LEGEND

- R/W — PROPERTY LINE
- SS — RIGHT OF WAY
- W — SANITARY SEWER LINE
- G — WATER LINE
- UT — GAS LINE
- UE — UNDERGROUND PHONE
- UTV — UNDERGROUND ELECTRIC
- UFO — UNDERGROUND TV
- COX — UNDERGROUND FIBER OPTIC
- CHD — UNDERGROUND COX CABLE
- X — OVERHEAD UTILITIES
- X — FENCE
- X — DITCH FLOWLINE
- X — FIRE HYDRANT
- X — WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE WITH ANCHOR
- GAS METER
- LIGHT POLE
- GROUND LIGHTS
- PEDESTAL (AS NOTED)
- SIGN (AS NOTED)
- POST (AS NOTED)
- FOUND IRON PIN
- CONTROL POINT

PROPOSED LEGEND

- STORM DRAIN
- CATCH BASIN
- GAS METER
- ELECTRIC METER
- FIRE DEPARTMENT CONNECTION
- WATER METER
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ELECTRIC TRANSFORMER
- SOD (SEE PLANTING LIST - THIS SHEET)
- TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
- UGE — UNDERGROUND ELECTRIC LINE
- X"W — WATER LINE
- X"SS — SANITARY SEWER LINE

LANDSCAPE KEYNOTES

602 SODDED AREA

LANDSCAPE DETAILS

60A TREE PLANTING
60C SHRUB PLANTING

PLANT LIST

KEY	QTY.	COMMON NAME	Botanical name	SYMBOL	SIZE / COMMENTS:
RB	6	OKLAHOMA REDBUD	Cercis canadensis x texensis 'Oklahoma'		2 1/2" Caliper
EE	23	EMERALD FLAIR ELM	Ulmus parvifolia 'JFS-Barrett'		2 1/2" Caliper
SM	31	SHANTUNG MAPLE	Acer truncatum		2 1/2" Caliper
FT	1	FRINGE TREE	Chionanthus virginicus		2" Caliper
AB	18	ROSE CREEK ABELIA	Abelia x grandiflora 'Rose Creek'		3 Gallon
BB	17	TUTTI FRUTTI BUTTERFLY BUSH	Buddleia x 'Podaras #13'		3 Gallon
BW	25	WINTER GEM BOXWOOD	Buxus microphylla 'Winter Gem'		3 Gallon
EA	3	EMERALD ARBORVITAE	Thuja occidentalis 'Smargd'		10 Gallon
FS	48	FRAGRANT SUMAC	Rhus aromatic 'Gro Low'		3 Gallon
HH	16	HELLERI HOLLY	Ilex crenate 'Helleri'		3 Gallon
HY	31	LITTLE LIME HYDRANGEA	Hydrangea paniculata 'Little Lime'		3 Gallon
JP	31	SHORE JUNIPER	Juniperus conferta 'Blue Pacific'		1 Gallon
LH	31	LITTLE HENRY DWARF SWEETSPIRE	Itea virginica 'Sprich'		3 Gallon
RH	31	ROBIN RED HOLLY	Ilex 'Conin'		5' - 6' Tall
SW	31	HUMMINGBIRD SUMMERSWEET	Clethra alnifolia 'Hummingbird'		3 Gallon
LR	31	BIG BLUE LIROPE	Liriope muscari 'Big Blue'		1 Gallon / 18" O.C.
-	2,475 S.Y.	PATRIOT BERMUDA SOD	Cynodon dactylon		Solid Sod

NOTE: CALIPER MEASUREMENTS AS PER AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z-60.1 - 2004) REQUIREMENTS.

2 LSD#19-0032

mce McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED & DRAWN BY
1810 N COLLEGE AVE
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

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REVISIONS		DESCRIPTION
REV	DATE	REVISION PER CITY COMMENTS
2	7/22/2019	

LANDSCAPE
PLAN

DESIGNED BY: RHH	DRAWN BY: RHH
DATE: 7/22/2019	REVISION: REV-1
SCALE: 1"=20'	SHEET NUMBER: 22

C6.0

PRELIMINARY PLAT STAFF REPORT



Walnut Grove Subdivision

SW Barron Road

PC Date: 8/6/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	PP19-0002
Applicant / Current Owner	TB Walnut Grove Properties, LLC 9710 I-30 Little Rock, AR 72209
Site Area	+/- 77.48 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)
No. of Lots	130 Lots in Phase I
Subdivision Name	Harbin Pointe Addition Phase I

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

Location Map



Property Description

This property is located south of SW Regional Airport Boulevard, east of SW Barron Road and north of Piercy Road. The property is currently zoned R-1, Single-Family Residential.

Project Details

A preliminary plat to create Walnut Grove Subdivision, a single-family subdivision with a total of 130 lots to be constructed within Phase I.

The applicant's phase lines shall be final at the time of preliminary plat approval. The applicant shall make street improvements to SW Barron Road and SW Piercy Road with Phase I. All future street improvements to Piercy shall be made in proportion to the concurrent phase.

Projected Traffic Impact

The proposed preliminary plat has the potential to adversely impact traffic in the area. However the applicant's proposed street improvements should accommodate any increases in traffic caused by the development.

Waivers

No waivers requested.

Conclusion

This preliminary plat does meet the minimum requirements of the City of Bentonville's Land Development Code.

NOTES

- **Street Names:** All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.
- **Conceptual Approval.** Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer and streets. The information submitted for the preliminary plat review process was reviewed for general concept only.

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

Date of Execution: _____

Registered Land Surveyor

State of Arkansas
Registration No. _____

I, _____, hereby certify that this plan correctly represents a plan made under my direction and engineering requirements of the Bentonville Subdivision Regulations have been complied with.

Date of Execution: _____

Registered Engineer

State of Arkansas

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

Date of Execution: _____

Chairman, Bentonville Planning Commission

DEVELOPMENT PLANS
FOR
WALNUT GROVE
SUBDIVISION, PH 1
BENTONVILLE, ARKANSAS

The City of Bentonville 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.

Pre-Pave Precon will be required before any Paving of Streets. All test results and inspections to be verified and in file before requesting Pre-Pave Precon. Tracer Wire to be inspected before Paving.

CONTACT INFORMATION
FOR UTILITIES:

Engineering Department
City Engineer
Ellen Norvell
3200 Municipal Way
Bentonville, AR 72712
(479) 271-5993

Street Department
City of Bentonville
Tony Davis
3200 Municipal Way
Bentonville, AR 72712
(479) 271-3130

Water Department
City of Bentonville
Preston Newbill
3200 Municipal Way
Bentonville, AR 72712
(479) 271-3140

WasteWater Department
City of Bentonville
Mike Roberts
1901 N.E. A Street
Bentonville, AR 72712
(479) 271-3160

Phone
AT&T
Scott Seaman
627 White Road
Springdale, AR 72766
(479) 442-1967 or
Layne Rhodes (lr159@att.com)
(479) 422-1977

Black Hills Energy
Josh Knight
1301 Federal Way
PO Box 2129
Lowell, AR 72745
(479) 333-7005
Joshua.knight@blackhillscorp.com

CONTACT INFORMATION
FOR UTILITIES:

Electric Department
City of Bentonville
Charles Barnes
3200 Municipal Way
Bentonville, AR 72712
(479) 271-3159

Planning Department
City of Bentonville
Brian Bahr
305 S.W. A Street
Bentonville, AR 72712
(479) 271-3122

Storm Water Department
City of Bentonville
Janet Paith
jpaith@bentonvillear.co,
3200 Municipal Way
Bentonville, AR 72712
(479) 271-5002

Fire Department
City of Bentonville
Brent Boydston, Fire Chief
800 S.W. A Street
Bentonville, AR 72712
(479) 271-5927

Cable
Cox Communication
Kip Smith kip.smith@cox.com
4901 S. 48th St.
Springdale, AR 72762
(479) 717-3610

NOTES:

FENCES ARE NOT ALLOWED IN
DRAINAGE EASEMENTS

BARRON AND PIERCY ROAD CONST-
RUCTION TO BE COMPLETED WITHIN
THE LIMITS OF EACH PHASE OF THE
SUBDIVISION

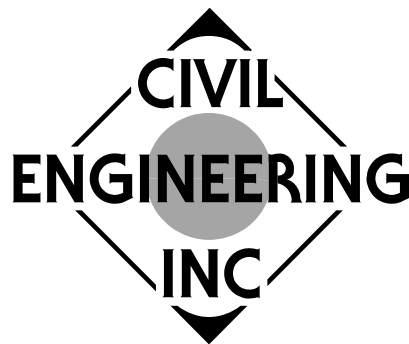
LOT #	F.F.E.
75	1250.00
76	1250.00
77	1250.00



PREPARED FOR

FAITH HOPE & GRACE PROPERTIES, LLC

P.O. BOX 648
PEA RIDGE, AR 72751
(479) 787-3000



701 S. MT. OLIVE, P.O. BOX 12

E-MAIL: mail@civilengineeringss.com

SILOAM SPRINGS, ARKANSAS 72761

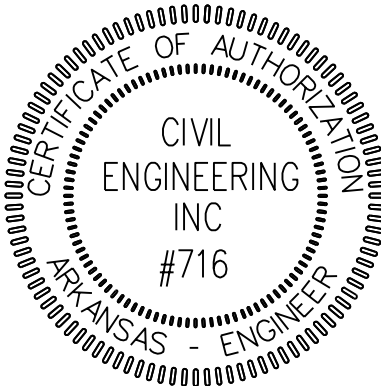
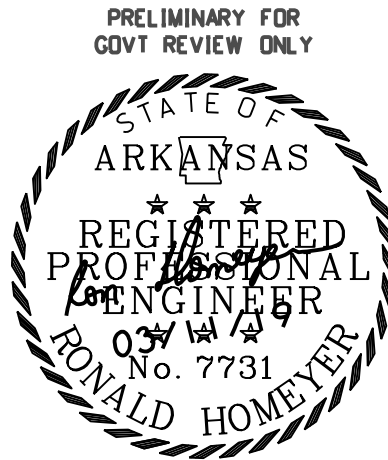
(479)524-9956 OFC - (479)524-4747 FAX

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17	UTILITY PLAN (EAST) (OFF-SITE WATER AND SEWER)
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21	SANITARY SEWER PROFILES LINE 'S-1' STA 26+00.00 TO 39+00.00
22	SANITARY SEWER PROFILES LINE 'S-1' STA 39+00.00 TO END & LINE 'S-5'
23	SANITARY SEWER PROFILES LINE 'S-2'
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26	STORM SEWER PLAN AND PROFILES LINES 'D-1' & 'D-2' STA 13+00.00 TO END
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28	STORM SEWER PLAN AND PROFILES LINES 'D-3' AND 'D-4'
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2	WATER DETAILS
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4	SANITARY SEWER DETAILS
5	WATER & SEWER DETAILS
6	WATER & SEWER DETAILS
7	ELECTRIC DETAILS
8	ELECTRIC DETAILS
9	ELECTRIC DETAILS
10	PAVING AND DRAINAGE DETAILS
11	EROSION CONTROL DETAILS



This document was
originally issued
and sealed by
Ronald Homeyer,
P.E. 7731 on
March 11, 2019



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MARCH 11, 2019
REVISED: 04-22-19
REVISED: 05-06-19
REVISED: 05-31-19
REVISED: 07-01-19
REVISED: 07-15-19

(PP19-0002)

NW CORNER
SW1/4, NW1/4
21-19-31

BENTONVILLE
G.P.S.
MONUMENT 116
EL - 1263.60

PROPOSED 35' R.O.W.
10' R.O.W. DEDICATION

EXISTING 25' R.O.W.

EXISTING 25' R.O.W.

EXISTING 25' R.O.W.

PROPOSED 35' R.O.W.
10' R.O.W. DEDICATION

SITE TBM
N 726616.358
E 636181.967
EL 1294.456

P.O.B.
SW CORNER
NW1/4
SECTION 21
T-19-N, R-31-W

NOTES:

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL BE PERFORMED WITH IN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE SPECIAL PERMIT.

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

THERE MAY BE NO FENCES OR ANY STRUCTURE BUILT IN ANY DRAINAGE EASEMENTS.

STOP SIGNS ARE TO BE PLACED AT INTERSECTIONS OF ALL LOCAL AND COLLECTOR STREETS.

ADJOINING PROPERTY OWNER'S			
INDEX #	PARCEL #	NAME	ADDRESS
1	01-13346-000	NICKELL INVESTMENTS LLC	3232 W DRAKESTONE, FAYETTEVILLE, AR 72704-6367
2	01-13349-000	KELSEY R TAPP	6600 SW SHADY RD, BENTONVILLE, AR 72713
3	01-13350-000	LISA K VOIGT	6602 SW SHADY RD, BENTONVILLE, AR 72713
4	01-13351-000	EHREN & LAN ROTHROCK	6604 SW SHADY RD, BENTONVILLE, AR 72713
5	01-13352-000	CHRISTOPHER L & HOLLY E McMASTER	6606 SW SHADY RD, BENTONVILLE, AR 72713
6	01-13353-000	JESSE HENSLEY	6608 SW SHADY RD, BENTONVILLE, AR 72713
7	01-13354-000	BRADLEY S STEFFENS	6610 SW SHADY RD, BENTONVILLE, AR 72713
8	01-13355-000	JESUS BARRIOS TINAJERO	6612 SW SHADY RD, BENTONVILLE, AR 72713
9	01-13356-000	MARCIE & BRIAN MAHANA	6614 SW SHADY RD, BENTONVILLE, AR 72713
10	01-13357-000	ARNULFO PEREZ	13860 LC HICKMAN RD, GRAVETTE, AR 72736
11	01-13358-000	STEVE L & AMANDA V MORRISON	6702 SW SHADY RD, BENTONVILLE, AR 72713
12	01-13359-000	DANIEL G JR & KRISTEN L LINDY	6706 SW SHADY RD, BENTONVILLE, AR 72713
13	01-13360-000	PAUL & SARA VINSON	6708 SW SHADY RD, BENTONVILLE, AR 72713
14	01-13361-000	STRAWBERRY RIVER INVESTMENTS	11187 E STONEBRIAR DR, BENTONVILLE, AR 72712
15	01-13361-000	COY LAGRONE & BRITANY LEE STEPHENSON	16411 SW MEADOW WELL AVE, BENTONVILLE, AR 72713

DEFINITIONS:
B.B. - BACK TO BACK
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
EX - EXISTING
F.H.A. - FIRE HYDRANT ASSEMBLY
F.L. - FLOW LINE
G.P.M. - GALLONS PER MINUTE
I.E. - INVERT ELEVATION
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
U.E. - UTILITY EASEMENT
R - RADIUS
R.O.W. - RIGHT OF WAY
S.F. - SQUARE FEET
N.T.S. - NOT TO SCALE
T-RM - TOP OF RIM

SITE INFORMATION:

APPROXIMATE AREA: 78.23 ACRES
PARCEL NUMBER: 01-07968-052 & 01-07968-062

CURRENT ZONING:

R-1

OWNER:
78 WALNUT GROVE PROPERTIES
9710 I-30
LITTLE ROCK, AR 72209

PROJECT ADDRESS:
BARRON RD & PIERCY RD
BENTONVILLE, AR 72712

PHASE SUMMARY
PHASE 1 - 82 LOTS
PHASE 2 - 76 LOTS
PHASE 3 - 75 LOTS
PHASE 4 - 77 LOTS
TOTAL LOTS - 310

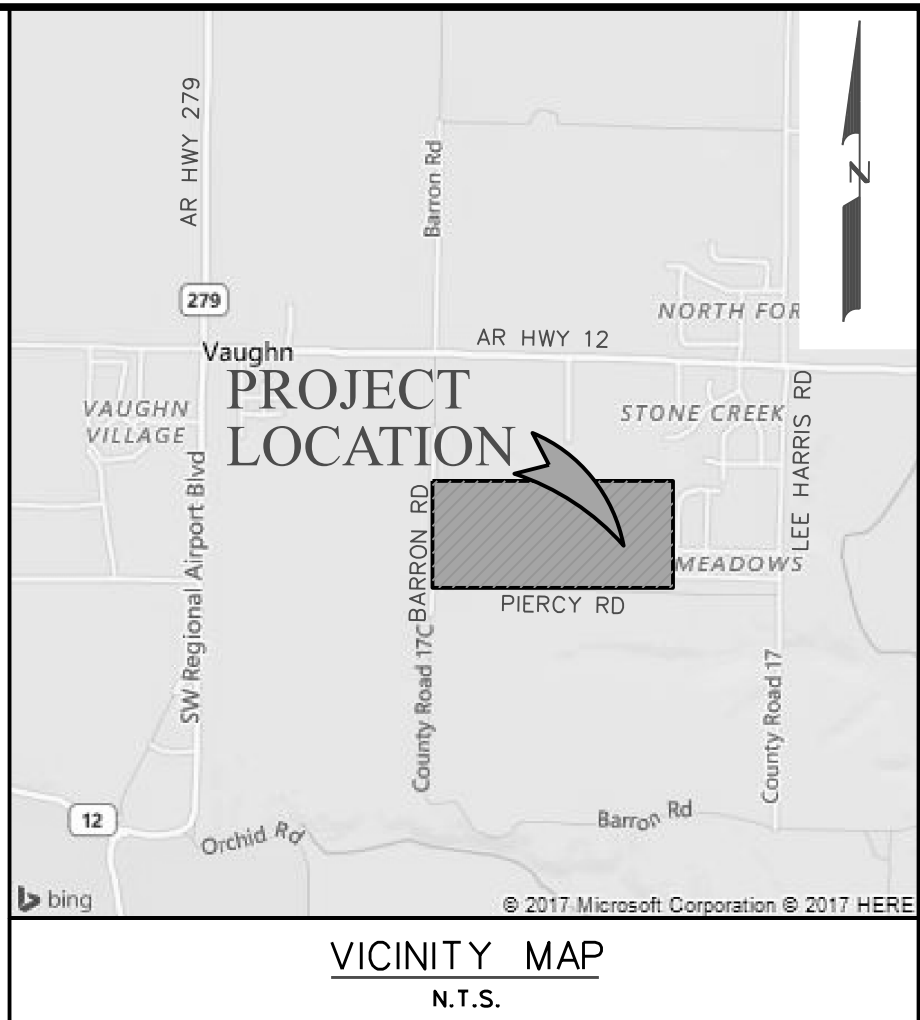
SITE NOTES:
"NO WELLS OR SEPTIC SYSTEMS WERE OBSERVED ON THIS PROPERTY."

DANA REYNOLDS
P.N. 01-16729-000

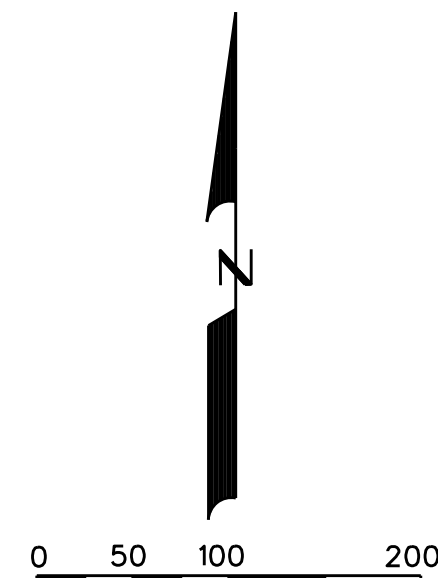
EDWARD & IMELDA
FRAIL REVOCABLE TRUST
P.N. 01-07968-013

NE CORNER
SE1/4, NW1/4
21-19-31
N 727811.560
E 638868.950

DOROTHY L ALAN E
& LORI D YOUNG
P.N. 01-13908-000



VICINITY MAP
N.T.S.



LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING INTERMEDIATE CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED INTERMEDIATE CONTOUR (1')
- PROPOSED BREAKLINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- BENTONVILLE G.P.S. MONUMENT 116
- FOUND ALUMINUM CAP
- FOUND MAG NAIL
- FOUND IRON PIPE
- FOUND RAILROAD SPIKE
- FOUND IRON PIN
- PROPOSED LIGHT DUTY ASPHALT PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRAVEL ACCESS DRIVE
- PROPOSED CONCRETE ACCESS DRIVE
- PROPOSED PARKING LOT LIGHTING
- EX FIRE HYDRANT ASSEMBLY
- EX WATER VALVE
- EX WATER METER
- EX SANITARY SEWER MANHOLE
- EX NATURAL GAS SIGN/METER
- EX POWER/UTILITY POLE
- EX UTILITY POLE ANCHOR
- EX ELECTRIC BOX
- EX TELEPHONE PEDESTAL
- EX FIBER OPTIC PEDESTAL
- PROPOSED FIRE HYDRANT ASSEMBLY

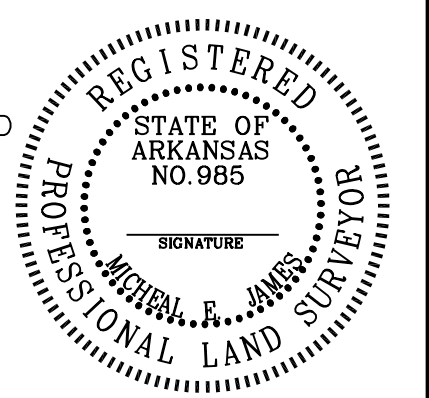
R-1 SETBACKS:
FRONT - 20'
GARAGE - 30'
SIDE - 7'
BACK - 25'
EXTERIOR - 20'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON NOVEMBER 7, 2017.

MICHEAL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.



SURVEY NOTES:

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES--NORTH ZONE PER GPS OBSERVATION USING MONUMENT #116 OF THE CITY OF BENTONVILLE GPS GRID AS A POINT OF ORIENTATION.
- THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
- NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05007C0245 K. EFFECTIVE DATE: JUNE 05, 2012.

PRELIMINARY PLAT FOR WALNUT GROVE SUBDIVISION, Phase I - IV, Page 1 of 2

(PP19-0002)

Plat Prepared By:
CIVIL ENGINEERING, INC.
P.O. Box 12
Siloam Springs, AR 72761
(479) 524-9956

Survey By:
FAITH SURVEYING
P.O. Box 617
Gentry, AR 72712
Telephone 479-734-8416

Developer:
FAITH HOPE & GRACE PROPERTIES, LLC
P.O. Box 648
Pea Ridge, AR 72751
(479) 787-3000

Plat Code:
500-19N-31W-0-21-400-04-0985
Date:
March 11, 2019
Job #:
1677



Know what's below.
Call before you dig.



This document was
originally issued
and sealed by
Ronald Homer,
P.E. 7731 on
April 30, 2018



LOT #	AREA (SF)	LOT #	AREA (SF)
1	7950	42	6222
2	7704	43	6222
3	6222	44	6222
4	6222	45	6222
5	6222	46	6222
6	6222	47	6222
7	6222	48	6222
8	6222	49	6222
9	6222	50	7704
10	6222	51	7704
11	6457	52	6222
12	12409	53	6222
13	6093	54	6222
14	6291	55	6222
15	7600	56	6222
16	7843	57	6222
17	6222	58	6222
18	6222	59	6222
19	6222	60	6222
20	6222	61	7704
21	6222	62	7704
22	6222	63	7768
23	6222	64	7760
24	6222	65	6263
25	6222	66	6260
26	7704	67	6257
27	7704	68	6254
28	6222	69	6250
29	6222	70	6247
30	6222	71	6244
31	6222	72	6241
32	6222	73	6238
33	6222	74	8843
34	6222	75	13927
35	6222	76	10165
36	6222	77	6176
37	7704	78	6218
38	7704	79	6259
39	7704	80	6300
40	7704	81	6431
41	6222	82	7839

02550100

SCALE: 1" = 50'

LEGEND

EXISTING INDEX CONTOUR (5')

EXISTING INTERMEDIATE CONTOUR (1')

PROPOSED INDEX CONTOUR (5')

PROPOSED INTERMEDIATE CONTOUR (1')

PROPOSED BREAKLINE

PROPOSED BUILDING SETBACK

PROPOSED EASEMENT

EXISTING FENCE LINE

PROPOSED FENCE LINE

⊙

BENTONVILLE G.P.S. MONUMENT 116

⊗

FOUND ALUMINUM CAP

⊗

FOUND MAG NAIL

⊗

FOUND IRON PIPE

⊗

FOUND RAILROAD SPIKE

●

FOUND IRON PIN

▨

PROPOSED LIGHT DUTY ASPHALT PAVING

▨

PROPOSED CONCRETE SIDEWALK

⊙

EX SANITARY SEWER MANHOLE

⊙

EX NATURAL GAS SIGN/METER

⊙

EX POWER/UTILITY POLE

⊙

EX UTILITY POLE ANCHOR

⊙

EX ELECTRIC BOX

⊙

EX TELEPHONE PEDESTAL

⊙

EX FIBER OPTIC PEDESTAL

⊙

EX LIGHT POLE

⊙

EX SIGN

⊙

EXISTING TREE

⊙

PROPOSED FIRE HYDRANT ASSEMBLY

⊙

PROPOSED STOP SIGN

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°24'06" E	17.83'
L2	S 42°13'58" E	21.21'
L3	S 47°44'02" E	21.21'

LINE	BEARING	DISTANCE
L1	S 47°44'02" E	4.52'

SITE INFORMATION:
APPROXIMATE AREA: 78.23 ACRES
PARCEL NUMBER: 01-07968-05
& 01-07968-062

CURRENT ZONING:
R-1

OWNER:
TB WALNUT GROVE PROPERTIES
LITTLE ROCK, AR 72209

PROJECT ADDRESS:
BARRON RD & PIERCY RD
BENTONVILLE, AR 72712

SURVEY DESCRIPTION:
A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID NW 1/4 N 02°05'21" E 992.10'; THENCE LEAVING SAID WEST LINE S 87°08'10" E 263.81'; THENCE N 02°07'17" E 330.55' TO THE NORTH LINE OF THE S 1/2 OF SAID NW 1/4; THENCE ALONG SAID NORTH LINE S 87°15'21" E 2378.04' TO THE NE CORNER OF THE SE 1/4 OF THE NW 1/4; THENCE ALONG THE EAST LINE OF SAID NW 1/4 S 02°09'46" W 1324.40' TO THE SE CORNER OF SAID NW 1/4; THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 N 87°12'19" W 2640.35' TO THE POINT OF BEGINNING AND CONTAINING .7823 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAYS OF THE COUNTY ROADS AND TO ANY EASEMENTS OF RECORD.

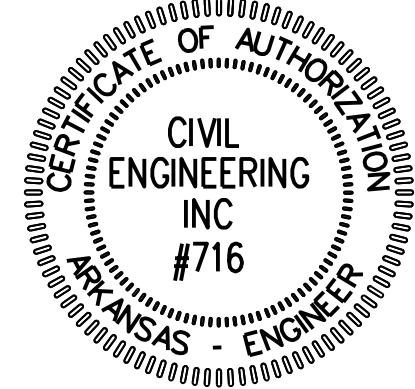
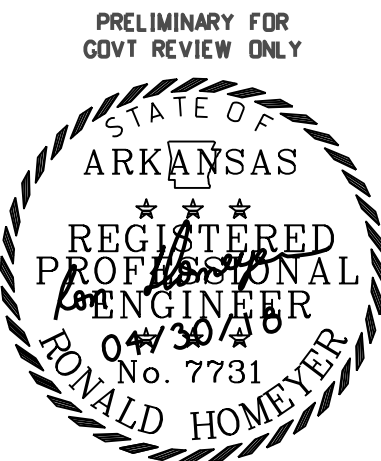
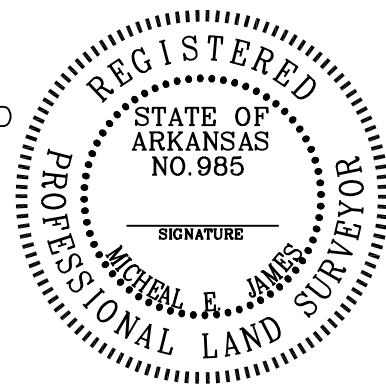
- SURVEY NOTES:
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
 - BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION USING MONUMENT #116 OF THE CITY OF BENTONVILLE GPS GRID AS A POINT OF ORIENTATION.
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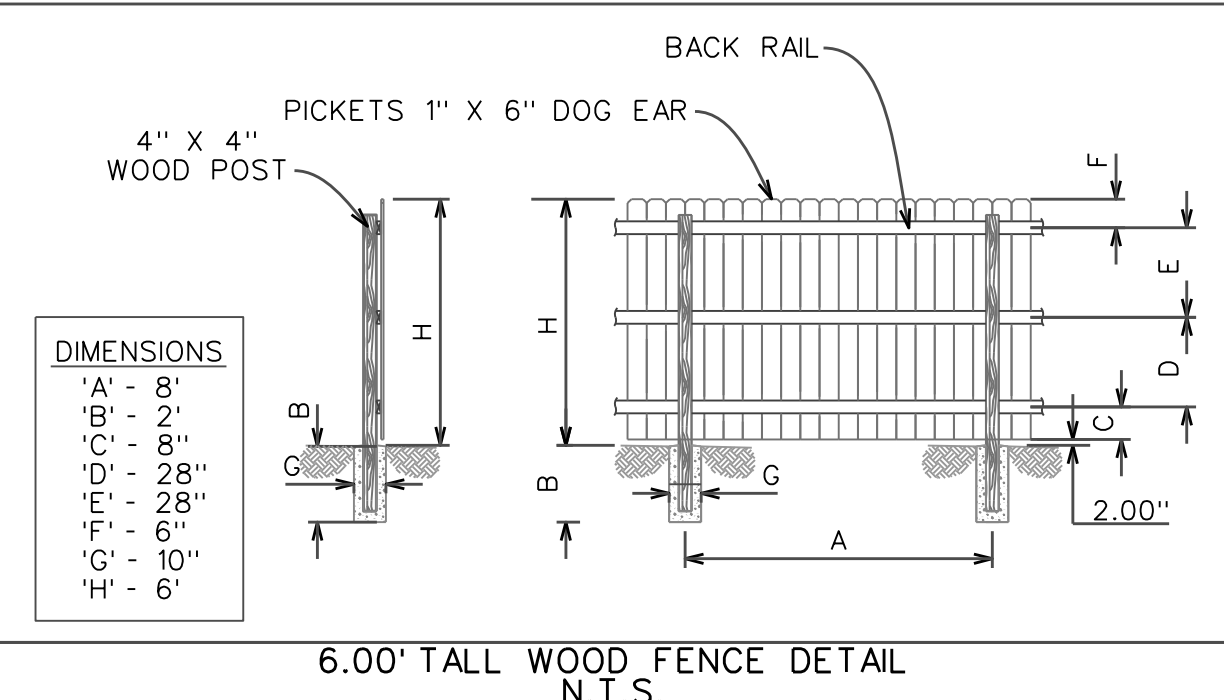
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON NOVEMBER 7, 2017.

MICHEAL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

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PRELIMINARY PLAT FOR WALNUT GROVE SUBDIVISION, Phase I, Page 2 of 2			
Plat Prepared By: CIVIL ENGINEERING, INC. P.O. Box 12 Siloam Springs, AR 72761 (479) 524-9956	Survey By: JAMES SURVEYING P.O. Box 617 Gentry, AR 72712 Telephone 479-736-8416	Developer: FAITH HOPE & GRACE PROPERTIES, LLC P.O. Box 648 Pea Ridge, AR 72751 (479) 787-3000	Plat Code: 500-19N-31W-0-21-400-04-0985 Date: March 11, 2019 Job #: 1677



NOTES:
BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL BE PERFORMED WITH IN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE SPECIAL PERMIT.
OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
THERE MAY BE NO FENCES OR ANY STRUCTURE BUILT IN ANY DRAINAGE EASEMENTS.
STOP SIGNS ARE TO BE PLACED AT INTERSECTIONS OF ALL LOCAL AND COLLECTOR STREETS.

DEFINITIONS:
B.B. - BACK TO BACK
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
EX - EXISTING
F.H.A. - FIRE HYDRANT ASSEMBLY
F.L. - FLOW LINE
G.P.M. - GALLONS PER MINUTE
I.E. - INVERT ELEVATION
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
U.E. - UTILITY EASEMENT
R - RADIUS
R.O.W. - RIGHT OF WAY
S.F. - SQUARE FEET
N.T.S. - NOT TO SCALE
T.RIM - TOP OF RIM

SITE NOTES:
"NO WELLS OR SEPTIC SYSTEMS WERE OBSERVED ON THIS PROPERTY."

R-1 SETBACKS:
FRONT - 20'
SIDE - 7'
BACK - 25'
EXTERIOR - 20'