



**Planning Commission
Agenda
August 20th, 2019**

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

- 1. Lots 14-17, Block 1, Young's Addition** **Lot Split**
706 SE 3rd Street ([LS19-0025](#))

IV. New Business

- 1. MSB Holdings, LLC** **Rezoning***
(R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential)
SW E Street and SW 5th Street ([RZ19-0024](#))
- 2. Calvary Baptist Church** **Rezoning***
(R-1, Single-Family Residential to C-2, General Commercial)
2603 SE 14th Street ([RZ19-0025](#))
- 3. PMD Enterprises, LLC** **Rezoning***
(A-1, Agricultural to C-2, General Commercial)
Rice Lane and Rice Road ([RZ19-0026](#))
- 4. Featherston Farms, LLP** **Rezoning***
(A-1, Agricultural to R-ZL, Residential Zero Lot Line)
Featherston Road ([RZ19-0027](#))
- 5. Cornerstone Plaza** **Large Scale Development**
SW Morningstar Road ([LSD19-0016](#))
- 6. Cool Wags** **Large Scale Development**
210 Prairie Lane ([LSD19-0034](#))

- 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, Jim Grider, Joe Haynie, Elaine Kerr, and Rod Sanders
Absent: Richard Binns
Staff: Jon Stanley and Tyler Overstreet

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of July 16, 2019 as written
Approved 6-0

Consent Agenda

1. Lot 21, Block 7 of Deming's Addition Property Line Adjustment
415 NW 4th Street, PLA19-0019
2. Lots 3-4 of Greenwich Village Communities and Property Line Adjustment
Lot 34 of Bentonville Industrial Park South
2303 SE J Street, PLA19-0021
3. Windmill Farms Subdivision Final Plat
9004 Windmill Road, FP19-0004

Approved 6-0

New Business

Item #1

Eversole Trustees: Rezoning, C-3, Mixed-Use Commercial to C-2, General Commercial, Southwest I Street and Southwest Regional Airport Boulevard, RZ19-0021

Tyler Overstreet reads the staff report.

Opened public hearing

Nate Bachelor, representative, offers to answer any questions.

Closed public hearing

Approved 6-0

Item #2

Crowhow, Laman, and Maxwell, LLC: Rezoning, R-3, Medium-Density Residential to DE, Downtown Edge, Southeast 7th Street, RZ19-0022

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #3

Crystal Bridges Museum of American Art, Inc.: Rezoning, DN-4, Downtown Mixed-Use Residential to C-3, General Commercial, 607 SE E Street, RZ19-0023

Mr. Eccleston recuses himself.

Tyler Overstreet reads the staff report.

Opened public hearing

Nate Bachelor, representative, offers to answer any questions.

Closed public hearing

Approved 5-0

Item #4

Briartown Pocket Community: Planned Residential Development, 1111 Fillmore Street, PRD19-0001

Ms. Kerr recuses herself.

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion amongst the Commissioners and staff.

Approved 5-0

Item #5

Wendi Linden Childcare: Conditional Use, Large Residential Childcare Facility, 3108 NE 12th Street, CU19-0010

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #6

Walmart Layout Center: Large Scale Development, 409 SE Martin Luther King Jr Parkway, LSD19-0030

Tyler Overstreet reads the staff report.

There is discussion amongst the Commissioners, staff, and the applicant representative.

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Design Standards-Roofs

Approved 5-1

Mr. Sanders votes against

Large Scale Development

Approved 5-1

Mr. Sanders votes against

Item #7

Pain Treatment Centers of America: Large Scale Development, Southeast 30th Street and Southeast Mid-Cities Drive, LSD19-0033

Tyler Overstreet reads the staff report.

There is discussion amongst the Commissioners and staff.

Motion by Mr. Grider, seconded by Mr. Sanders to approve the Waiver Request: Building Materials

Approved 6-0

Large Scale Development

Approved 6-0

Item #8

Walnut Grove Subdivision: Preliminary Plat, Southwest Barron Road, PP19-0002

Tyler Overstreet reads the staff report.

Approved 6-0

Motion by Mr. Grider, seconded by Mr. Eccleston 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 20, 2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

- ❖ At the Technical Review meeting held on August 13, 2019 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 14-17, Block 1, Young's Addition, Joseph and Jennifer Thompson, 706 SE 3rd Street, RC-2, Central Residential, Moderate Density, (LS19-0025)

A lot split of Lot 12, Block 1, Young's Addition, creating new Lots 14-17, Block 1, Young's Addition. The plat dedicates 20-foot utility easements along each front lot line. A 10-foot private access easement shall be dedicated per separate document to provide cross access for Lots 14 and 15. The plat dedicates additional right-of-way along SE G Street and SE 3rd 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/>)

LOT SPLIT CREATING LOTS 14, 15, 16, 17 BLOCK 1 YOUNG'S ADDITION

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-30W-0-32-410-04-1659

COMPLETED FIELD WORK:
JULY 11, 2019

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83
CONVERGENCE ANGLE = -1°16'54.07968"
DISTANCES SHOWN ON PLAT ARE GRID.
COMBINED SCALE FACTOR (GRID TO GROUND) = 1.0000264897

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2014 AT PAGE 29660.
2. WARRANTY DEED FILED IN DEED BOOK 2015 AT PAGE 9537.
3. SURVEY PLAT FILED IN PLAT BOOK 2015 AT PAGE 95.
4. SURVEY PLAT FILED IN PLAT BOOK 2016 AT PAGE 593.

ATLAS PAGE 404

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT
OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND
DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY
IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN
EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL
FLOOD HAZARD AREA.

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

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

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

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

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20'
CLEARANCES FROM ALL ELECTRIC LINES

Owner/Developer

PARCEL 01-04675-000
THOMPSON, JOSEPH F & JENNIFER H
1706 CAROLYN
BENTONVILLE AR 72712-5082

PARCEL 01-04677-000
BENTONVILLE RE DEVELOPMENT LLC
1706 CAROLYN ST
BENTONVILLE AR 72712-5082

Survey Description

PARENT TRACT LOT 12
LOT 12, BLOCK 1, YOUNG'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN PLAT BOOK
2016 AT PAGE 593.

PARENT TRACT LOT 13
LOT 13, BLOCK 1, YOUNG'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN PLAT BOOK
2016 AT PAGE 593.

RIGHT-OF-WAY DEDICATION
A PART OF LOT 12, BLOCK 1, YOUNG'S ADDITION, AS RECORDED IN PLAT BOOK 2016 AT PAGE 593, CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIN
WHICH IS N88°18'28"W 74.27' AND S02°45'24"W 17.43' FROM THE NORTHEAST CORNER OF LOT 2, BLOCK 1, YOUNG'S ADDITION,
AS RECORDED IN PLAT BOOK G AT PAGE 165, AND RUNNING THENCE S88°08'30"E 72.83' TO A SET IRON PIN, THENCE
S03°30'32"W 56.50' TO A SET IRON PIN, THENCE N88°09'17"W 72.09' TO A SET IRON PIN, THENCE N02°45'24"E 56.50' TO THE
POINT OF BEGINNING. CONTAINING 0.09 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 14
A PART OF LOT 12, BLOCK 1, YOUNG'S ADDITION, AS RECORDED IN PLAT BOOK 2016 AT PAGE 593, CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIN
WHICH IS N88°18'28"W 74.27' AND S02°45'24"W 17.43' FROM THE NORTHEAST CORNER OF LOT 2, BLOCK 1, YOUNG'S ADDITION,
AS RECORDED IN PLAT BOOK G AT PAGE 165, AND RUNNING THENCE S88°08'30"E 72.83' TO A SET IRON PIN, THENCE
S03°30'32"W 56.50' TO A SET IRON PIN, THENCE N88°09'17"W 72.09' TO A SET IRON PIN, THENCE N02°45'24"E 56.50' TO THE
POINT OF BEGINNING. CONTAINING 0.09 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 15
A PART OF LOT 12, BLOCK 1, YOUNG'S ADDITION, AS RECORDED IN PLAT BOOK 2016 AT PAGE 593, CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIN
WHICH IS N88°18'28"W 74.27' AND S02°45'24"W 17.43' FROM THE NORTHEAST CORNER OF LOT 2, BLOCK 1, YOUNG'S ADDITION,
AS RECORDED IN PLAT BOOK G AT PAGE 165, AND RUNNING THENCE S88°08'30"E 72.83' TO A SET IRON PIN, THENCE
S03°30'32"W 56.50' TO A SET IRON PIN, THENCE N88°09'17"W 72.09' TO A SET IRON PIN, THENCE N02°45'24"E 56.50' TO THE
POINT OF BEGINNING. CONTAINING 0.09 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 16
A PART OF LOT 12 AND A PART OF LOT 13, BLOCK 1, YOUNG'S ADDITION, AS RECORDED IN PLAT BOOK 2016 AT PAGE 593,
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A SET IRON PIN WHICH IS N88°18'28"W 74.27' AND S02°45'24"W 17.43' FROM THE NORTHEAST CORNER OF LOT 2,
BLOCK 1, YOUNG'S ADDITION, AS RECORDED IN PLAT BOOK G AT PAGE 165, AND RUNNING THENCE S88°09'54"E 71.52' TO A
SET IRON PIN, THENCE S03°30'32"W 32.61', THENCE N88°14'25"W 71.09' TO A FOUND IRON PIN, THENCE N02°45'24"E 32.69' TO
THE POINT OF BEGINNING. CONTAINING 0.05 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF
RECORD.

LOT 17
A PART OF LOT 13, BLOCK 1, YOUNG'S ADDITION, AS RECORDED IN PLAT BOOK 2016 AT PAGE 593, CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON
PIN WHICH IS N88°18'28"W 74.27' AND S02°45'24"W 150.13' FROM THE NORTHEAST CORNER OF LOT 2, BLOCK 1, YOUNG'S
ADDITION, AS RECORDED IN PLAT BOOK G AT PAGE 165, AND RUNNING THENCE S88°14'25"E 71.09' TO A SET IRON PIN,
THENCE S03°30'32"W 35.91' TO A SET IRON PIN, THENCE N88°16'06"W 144.66' TO A FOUND "X" IN CONCRETE, THENCE
N02°41'34"E 35.97' TO A FOUND IRON PIN, THENCE S88°14'25"E 74.07' TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES
MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Zoning & Setback Information

ZONING
R-C2, CENTRAL RESIDENTIAL - MODERATE DENSITY

BUILDING SETBACKS	FRONT -	INTERIOR SIDE /	EXTERIOR SIDE -	REAR
SINGLE FAMILY	20'	7'	20'	15'
2 FAMILY, DUPLEX	20'	7' / 0"	20'	15'
TOWNHOME - END OF BLOCK	10'	7' / 0"	10'	15'

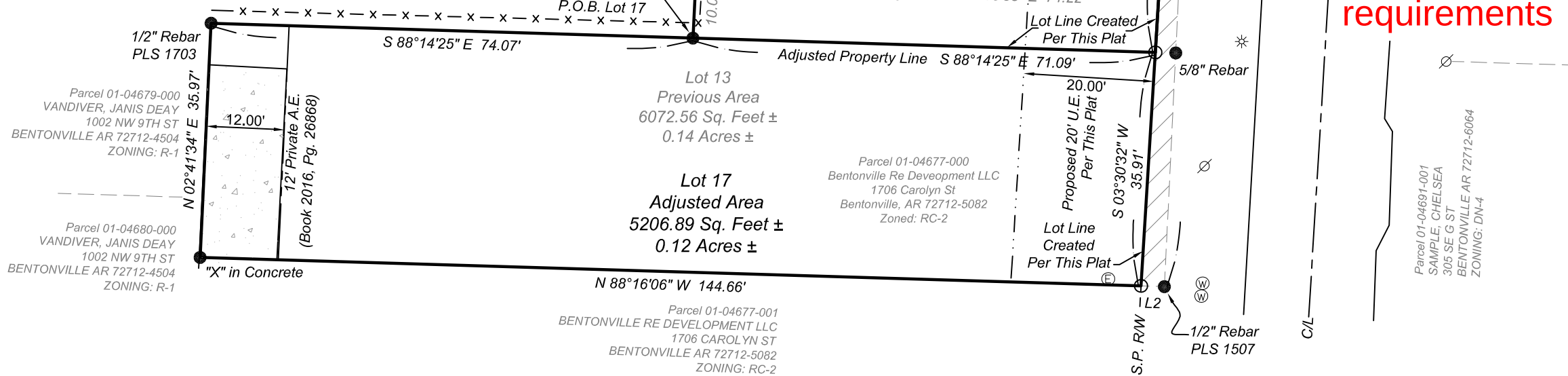
* = WHERE ATTACHED

CONTACT:
CITY OF BENTONVILLE
PLANNING DEPT.
305 SW A STREET
BENTONVILLE, AR 72712
479-271-3122

Legend of Symbols & Abbreviations

—	BOUNDARY LINE
---	FORTY LINE
---	CENTERLINE OF ROAD (C/L)
---	RIGHT-OF-WAY (R/W)
x - x	FENCE
---	ACCESS EASEMENT (A.E.)
---	BUILDING SET BACK (B.S.B.)
---	UTILITY EASEMENT (U.E.)
---	FOUND MONUMENT AS NOTED
●	SET 1/2" REBAR & CAP
○	SANITARY SEWER
⊗	POWER POLE
⊕	WATER VALVE
⊗	GAS METER
⊕	WATER METER
⊗	LIGHT POLE
⊕	FIBER OPTIC POST
⊕	ELECTRIC PEDESTAL
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
N.T.S.	NOT TO SCALE
□	GRAVEL SURFACE
□	CONCRETE SURFACE

LINE	BEARING	DISTANCE
L1	S 02°45'24" W	9.00'
L2	N 88°16'06" W	3.59'
L3	N 02°45'24" E	8.43'



CERTIFICATE OF OWNER:

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

SIGNED: _____ DATE OF EXECUTION: _____
NAME & ADDRESS

SIGNED: _____ DATE OF EXECUTION: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

SIGNED: _____ DATE OF EXECUTION: _____
NAME & ADDRESS

SIGNED: _____ DATE OF EXECUTION: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

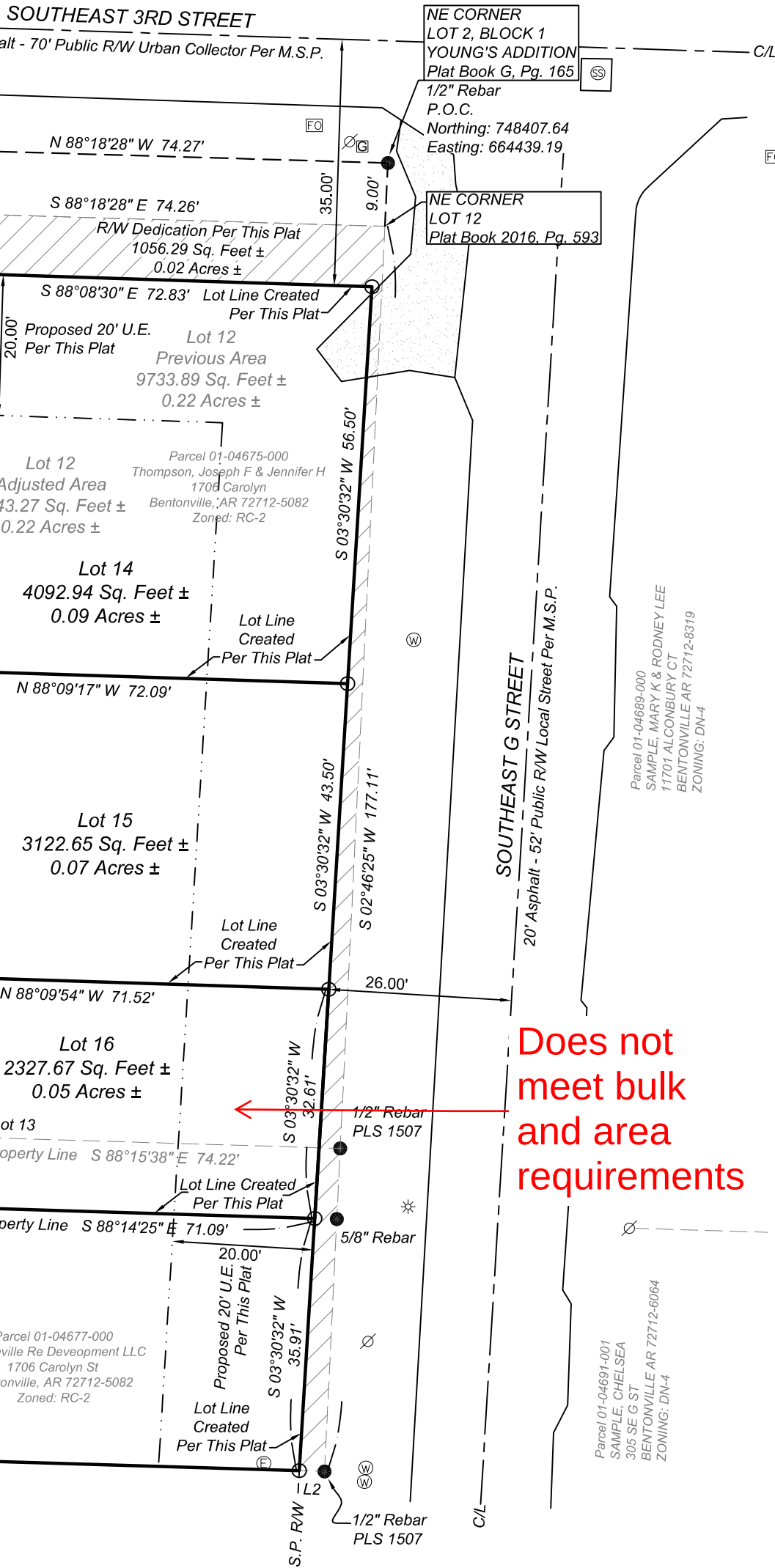
CERTIFICATE OF SURVEYING ACCURACY:

I, WILLIAM GAGNER, 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

WILLIAM GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. AR 1659

Parcel 01-03418-000
ARKANSAS WESTERN GAS CO
ATTN CFO
370 VAN GORDON ST STE 4000
LAKEWOOD CO 80228-1526
ZONING: R-1



CERTIFICATE OF FINAL 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: _____

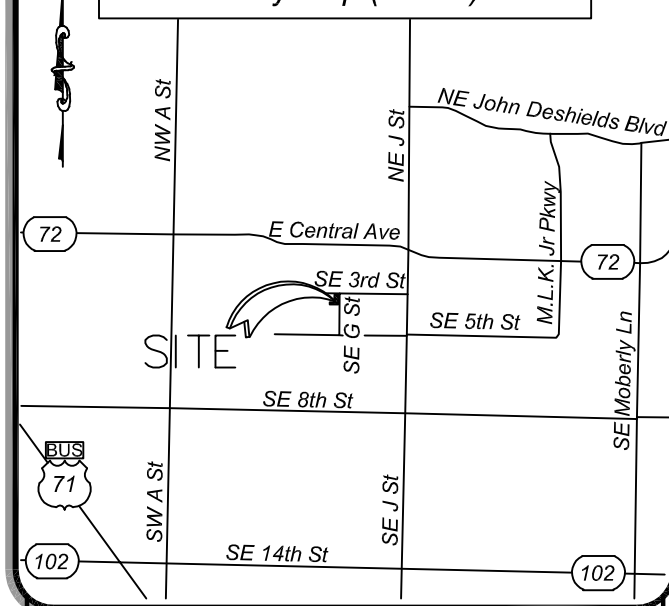
SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

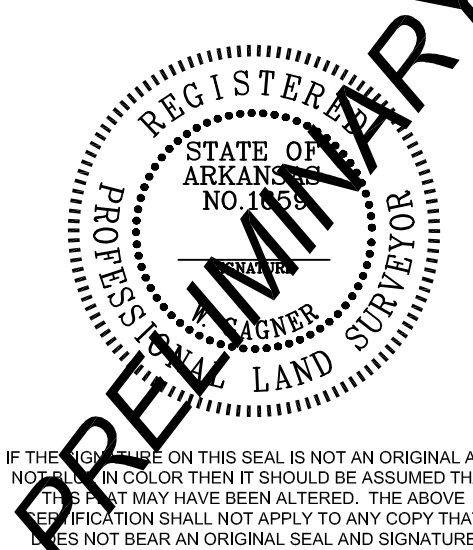
SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

DATE	REVISION
07/24/2019	PER CITY COMMENTS

Vicinity Map (N.T.S.)



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 15TH DAY OF JULY, 2019.



IF THE COPY MADE ON THIS SEAL IS NOT AN ORIGINAL AND
NOT IN COLOR OR THEN IT SHOULD BE ASSUMED THAT
THIS SEAL MAY HAVE BEEN ALTERED. THE ABOVE
CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT
DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FORM:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

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

Certificate of Authorization No 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
J.C. - 07/15/2019	W.L.	R.S.

COUNTY & STATE:	JOB NUMBER:
BENTON COUNTY, ARKANSAS	19-3725

LOCATION:
LOTS 12 & 13, BLOCK 1, YOUNG'S ADDITION

FOR THE USE AND BENEFIT OF:
INCIDENTAL SUBDIVISION
for
ECOLOGICAL DESIGN GROUP, LLC

LS19-0025

REZONING STAFF REPORT



MSB Holdings, LLC

Southwest E Street and Southwest 5th Street

PC Date: 8/20/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0024
Applicant / Current Owner	MSB Holdings, LLC 224 N Main Street Bentonville, AR 72712
Site Area	+/- 0.42 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential

Property Description

This property is located at the northeast corner of SW 5th Street and SW E Street. The site is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1 to the north, west, and south, and RC-2, Central Residential-Moderate Density, to the east.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Medium-Density Residential. This category represents areas that include townhouse and duplex residential properties with an approximate density of 8-12 units per acre.

Analysis

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

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

Location Map



RZ19-0024
MSB Holdings, LLC.
R-1 to DN-2



July 8, 2019

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

RE: 508 & 506 SW 5th Street
Bentonville, AR 72712

Dear Planning Commission,

We request to rezone approximately 0.42 acres made up of an existing three parcels at 506 & 508 SW 5th Street (parcels 01-02705-000, 01-01817-010, and 01-02704-000) from R-1 to DN-2. The future land use for these parcels is Medium Density Residential. With the approval of this rezone, we will propose a lot line adjustment to reconfigure the parcels to remain residential lots for future homes. The DN-2 zoning requirements are more favorable to the intended design of the future homes.

Thank you for considering this request. Please contact me with any questions about this proposed rezone.

Sincerely,

Kelsey Kreher

Kelsey Kreher
Civil Designer/Client Lead
(479)273-7780x355

REZONING STAFF REPORT



Calvary Baptist Church

2603 SE 14th Street

PC Date: 8/20/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0025
Applicant / Current Owner	Calvary Baptist Church PO Box 545 Centerton, AR 72719
Site Area	+/- 5 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Office

Property Description

This property is located north of SE 14th Street and west of Phyllis Street. The site is currently zoned R-1, Single Family Residential. Adjacent zonings are I-1, Light Industrial, to the north, C-2, General Commercial, to the east and west, and A-1, Agricultural, to the south.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Office. These areas include properties primarily dedicated to professional employment and office use areas. They may also include other accessory uses such as restaurants, personal services, or other uses oriented towards office tenants.

Analysis

The proposed rezoning can potentially be justified due to the site's surrounding uses, adjacency to a major arterial road (SE 14th Street), and the general compatibility with the Future Land Use Plan.

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

Location Map



REZONING

at

2603 SE 14th Street, Bentonville, AR

For

Larry Garrett

The property at 2603 SE 14th St., owned by Calvary Baptist Church, is presently zoned R-1, and the land has been being used for a church. Calvary Baptist Church is in the process of selling the land to an adjacent landowner, Larry Garrett, member of Moberly Crossing, LLC, who intends to use the land to establish additional commercial facilities. In order to proceed with a commercial establishment in this area, it is necessary to rezone to C-2.

All surrounding properties are presently zoned commercial or industrial, except for the land immediately south (across SE 14th Street) which is zoned agricultural but is owned by a church.

Proposed use will be in compliance with C-2 zoning regulations.

Effects on traffic will vary depending on the final decided use. Any establishment at this location will require a large-scale development. Traffic impacts and signage will be further addressed with development plans and will be in compliance with Bentonville's Code of Ordinance. It is intended to keep the joint access to the west in place.

An existing 6" sewer line is located along the west side of this property, and a 12" waterline is located along the front (south side) of the property.

REZONING STAFF REPORT



PMD Enterprises, LLC

Rice Land and Rice Road

PC Date: 8/20/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0026
Applicant / Current Owner	PMD Enterprises, LLC 1501 McCollum Drive Bentonville, AR 72712
Site Area	+/- 12.16 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Office

Property Description

This property is located east of Interstate 49 and south of Rice Lane. The site is currently zoned A-1, Agricultural. Adjacent zonings are A-1 to the east and west, county land to the north and C-2, General Commercial, to the south.

Relationship to the General Plan

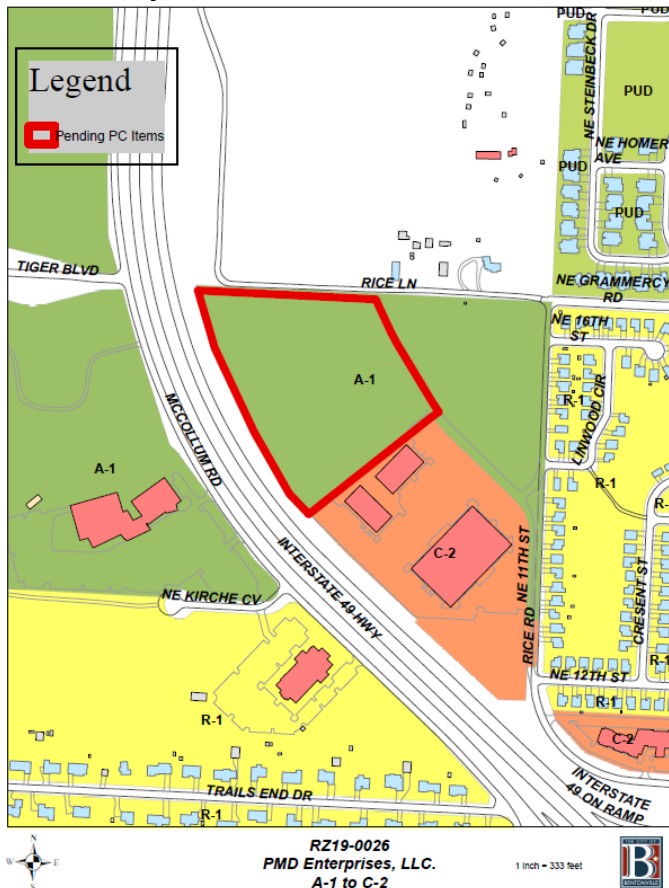
The Future Land Use Plan currently depicts this property as Office. These areas include properties primarily dedicated to professional employment and office use areas. They may also include other accessory uses such as restaurants, personal services, or other uses oriented towards office tenants.

Analysis

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

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

Location Map





July 15, 2019

Planning Commission
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

**Re: Part of Parcel #01-00248-161 at NE 11th Street, Bentonville, AR
Rezoning Request**

PMD Enterprises, LLC is requesting to rezone approximately 11.49 acres located at NE 11th Street from A-1 agricultural to C-2 Commercial. The owner is requesting the rezone to construct a commercial development consistent with the adjacent Rice Office Complex, and ownership will eventually be transferred to the owners of the existing complex. Traffic will likely increase but NE 11th street is being built to accommodate the growth. Additional signage is anticipated, if required they will meet local standards with the necessary permits. The aesthetics of the building will also be consistent with the existing Rice Office Complex. Water and Sewer are available to the site from NE 11th street, however both will need to be extended to meet city development requirements along with providing the service to any future building.

Please feel free to contact me with any further questions.

Sincerely,
Morrison Shipley Engineers, Inc.

Patrick Foy, P.E.
Project Manager

REZONING STAFF REPORT



Featherston Farms, LLP

Featherston Road and Southwest 28th Street

PC Date: 8/20/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0027
Applicant / Current Owner	Featherston Farms, LLP 9163 Featherston Road Bentonville, AR 72713
Site Area	+/- 40.59 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-ZL, Residential Zero Lot Line
Future Land Use Map Designation	Residential Estate

Property Description

This property is located at the northwest corner of SW 28th Street and Featherston Road. The site is currently zoned A-1, Agricultural. Adjacent zonings are R-1, Single Family Residential, to the west and south, county land to the north, and R-2, Duplex and Patio Home Residential, to the east.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Residential Estate. These areas typically include large, detached, single-family properties at least one acre in size.

Analysis

The proposed rezoning can potentially be justified due to the site's surrounding uses and the general compatibility with the Future Land Use Plan as the R-ZL zoning district is meant to provide a variety of housing types.

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

Location Map



1 – The current zoning is Agricultural and proposed is RZL. The property was just agricultural farm land and we are proposing to build single family houses.

The current land owners are Featherston Farms and Sunrise Developers is purchasing from them.

2 - The reason for the sale is to allow us to build the single-family homes.

3 - The property zoning requested will be a good fit for the surrounding neighborhoods.

It will be all single-family homes. Some will have rear alley garages and some will be front load. There is a similar development about 1/8 mile to the north of the property called Stone Meadows.

4 - Traffic issue will be worked out with the City of Bentonville during the process.

5. The subdivision will have street signs and also will have an entrance sign.

6. The subdivision will be aesthetically pleasing to the neighborhood with Brick and stone.

7. – The water is available right by the property it's a 8" line. The Sanitary sewer will require some off site.

The Storm sewer will also have some off-site requirements to handle the proposed storm water.

LARGE SCALE DEVELOPMENT STAFF REPORT



Cornerstone Plaza

SW Morningstar Road

PC Date: 8/20/2019

Reviewer: Tyler Overstreet, Planner

Project Number	LSD19-0016
Applicant / Current Owner	Texzar Properties, LLC 2 West Colonial Drive Rogers, AR 72758
Site Area	+/- 2.76 acres
Current Zoning	R-O, Residential Office
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Multiple Small-Scale Office Buildings

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

Location Map



Property Description

This property is located east of SW Stonefield Street, west of SW Morningstar Road, and south of SW Regional Airport Boulevard. The site is currently zoned R-O, Residential Office.

Project Details

A large scale development proposing the development of five 4,000 square foot office buildings. The development provides adequate landscaping and site amenities. Brick and stone are the masonry materials depicted on the exterior elevations.

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 requested:

- A Waiver from Article 1200.02.b, Direct Access to Substandard Streets, of the Land Development Code. As discussed above, SW Morningstar Road is currently listed as an arterial on the Master Street Plan. The applicant requests a waiver from improving the road to this standard.

Conclusion

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



GRAY ROCK, LLC.
Civil Engineering and Landscape Architecture
5204 Village Parkway, Suite 11
Rogers, AR 72758 479.250.9131

August 8, 2019

City of Bentonville Planning Services
305 SW "A" Street
Bentonville, AR
479-271-3122
Attn.: Tyler Overstreet

Re: Cornerstone Waiver Request

Mr. Overstreet,

Please accept this letter requesting a waiver from:

1. Offsite improvements to SW Morningstar Road. The existing road and existing sidewalk are in good shape and match existing surroundings.

Respectfully submitted,

A handwritten signature in black ink, reading "M. Dirk Thibodaux". The signature is written in a cursive, flowing style.

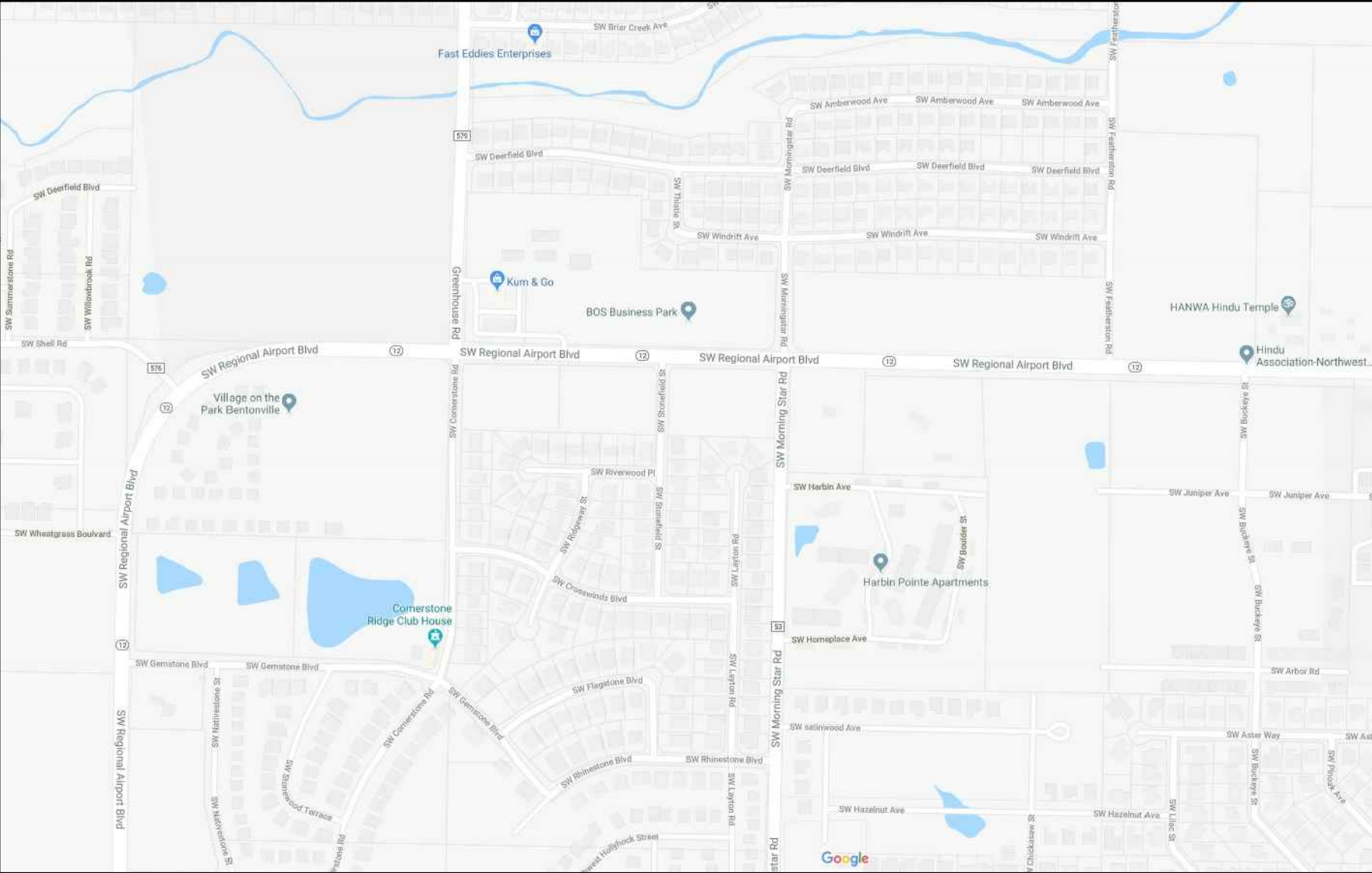
M. Dirk Thibodaux, ASLA, PLA
Gray Rock, LLC

LARGE SCALE DEVELOPMENT PLANS

FOR:

Cornerstone Plaza

SW Regional Airport Blvd.
Bentonville, AR



VICINITY MAP

NOT TO SCALE

GOVERNING AGENCIES

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

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

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

CITY OF BENTONVILLE STREET DEPT.
501 SE 3RD STREET
BENTONVILLE, AR 72712
CONTACT: TONY DAVIS
(479) 271-3130

CITY ENGINEER
305 SW "A" STREET
BENTONVILLE, AR 72712
CONTACT: PETER FARMER
(479) 271-3168

STORMWATER
305 SW "A" STREET
BENTONVILLE, AR 72712
CONTACT: JANET PAITH
(479) 271-5002
JPAITH@BENTONVILLEAR.COM

AHTD
P.O. BOX 610
HARRISON, AR 72602
CONTACT: BEN KERWOOD
(870) 743-2100

UTILITY AGENCIES

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

CABLE COMPANY
COX COMMUNICATIONS
4901 S. 48TH ST.
SPRINGDALE, AR 72762
CONTACT: STEVEN THOMPSON
(479) 871-2430
STEVEN.THOMPSON@COX.NET

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

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

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

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

ZONING - R-O

BUILDING SETBACK TABLE:

FRONT YARD: 20 FEET (W/O PARKING IN FRONT)
SIDE YARD: 20 FEET (W/O PARKING IN FRONT)
REAR YARD: 25 FEET

PROPERTY DESCRIPTION (FROM SURVEY):

LEGAL DESCRIPTION:

LOT 129 OF CORNERSTONE RIDGE SUBDIVISION (PHASE 1), CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON ATLAS PAGE 483 OF THE BENTON COUNTY RECORDS.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0235K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

DRAWING LIST

COVER SHEET	C0.0
SURVEY	S1.0
SITE PLAN	C1.0
GRADING PLAN	C2.0
EROSION CONTROL PLAN	C3.0
UTILITY PLAN	C4.0
LANDSCAPE PLAN	C5.0
DETAIL SHEETS	C6.0
BENTONVILLE GENERAL WATER AND SEWER DETAILS	C7.1 - C7.2
BENTONVILLE WATER DETAILS	C8.1 - 88.2
BENTONVILLE SEWER DETAILS	C9.1 - C9.2
BENTONVILLE ELECTRIC DETAILS	C10.1 - C10.3
BEUD LAYOUT	C11.1 - C11.2

OWNER/DEVELOPER:

AJAY CHATLANI
TEXAR PROPERTIES
2 WEST COLONIAL DRIVE
ROGERS, AR 72758
(479) 263-3727

ARCHITECT

CHARLES J HENRY IV, AIA
HENRY ARCHITECTURE
1722 N COLLEGE AVE, STE C-BOX 153
FAYETTEVILLE, AR 72703
(479) 530-9693

SURVEYOR:

CRAFTON TULL, INC.
901 N 47TH ST, STE 200
ROGERS, AR 72756
(479) 636-4838

PRELIMINARY
NOT FOR
CONSTRUCTION



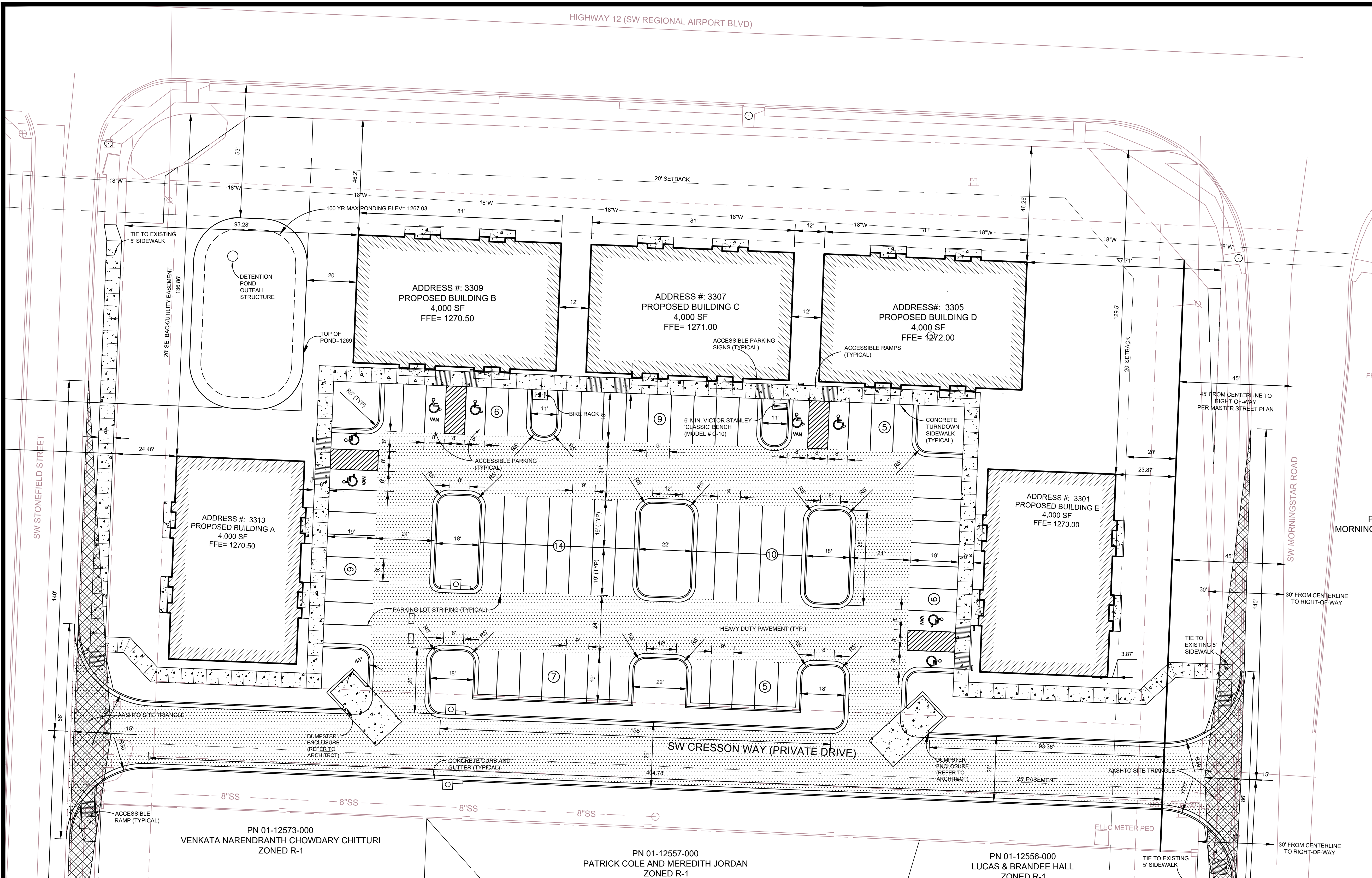
*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT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

Gray Rock

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

C0.0

Revised AUGUST 1, 2019 LSD19-0016



EXISTING LEGEND

- C.O.E. MONUMENT
- FIBER OPTICS SIGN
- FIRE HYDRANT
- GAS VALVE
- GAS REGULATOR
- POWER POLE
- SANITARY SEWER MANHOLE
- SET 1/2" IRON REBAR
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL
- WATER VALVE
- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- WIRE R/W FENCE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- PROPERTY LINE

PROPOSED LEGEND

- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- SIGN, TYPE AS NOTED ON PLAN
- CONCRETE CURB & GUTTER
- PROPOSED PARKING SPACES
- VAN ACCESSIBLE PARKING STALL
- ADA ACCESSIBLE RAMP

ZONING - R-O

FRONT SETBACK (WO PARKING IN FRONT): 20 FEET
SIDE SETBACK (WO PARKING IN FRONT): 20 FEET
REAR SETBACK: 25 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
MAXIMUM LOT COVERAGE: 65%

PARKING REQUIREMENTS:

REQUIRED: 1 SPACE PER 300 SF NET FLOOR AREA
BLDG SF: 4000 SF X 5 BLDGS = 20,000 SF
20,000 SF / 300 = 67 SPACES
REQUIRED TOTAL: 67 SPACES
PROVIDED: 74 SPACES
ACCESSIBLE: 5 REQUIRED, 8 PROVIDED (4 VAN ACCESSIBLE)

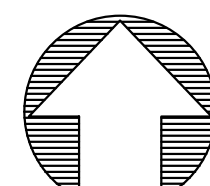
SITE NOTES:

- SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CITY OF BENTONVILLE. SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL SIGNAGE SHALL CONFORM TO THE LATEST MUTCD REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION. ALL PAVEMENT ARROWS, STOP BARS, CROSS HATCHING, CROSSWALKS, STRIPING, AND OTHER PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE INSTRUCTED IN THE PROJECT SPECIFICATIONS.
- ALL CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, AGGREGATE BASE, ETC. SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE ARCHITECT, THE OWNER, AND THE ENGINEER.
- ALL SAW CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT / CURB REMOVAL MAY VARY: SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT / CURB IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL.
- ALL DIMENSIONS ARE TO CENTER OF STRIPE, EDGE OF PAVEMENT, FACE OF BUILDING, OR FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- ALL OFF-SITE EASEMENTS (PERMANENT AND TEMPORARY), IF ANY, ARE THE RESPONSIBILITY OF THE OWNER TO OBTAIN.
- ALL WORK IN AHTD RIGHT-OF-WAY SHALL MEET AHTD STANDARDS AND SPECIFICATIONS.
- ALL WORK IN CITY STREET RIGHT-OF-WAY SHALL MEET CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED WITH MATERIALS SIMILAR TO THE BUILDING.
- ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- NOTHING SHALL BE PLACED OR PERMITTED BETWEEN 30" AND 60" IN HEIGHT IN THE SHADED SIGHT TRIANGLE AREAS.
- NO NEW SITE LIGHTING IS PROPOSED. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING. SEE DETAIL.

GENERAL NOTES:

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

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF BENTONVILLE



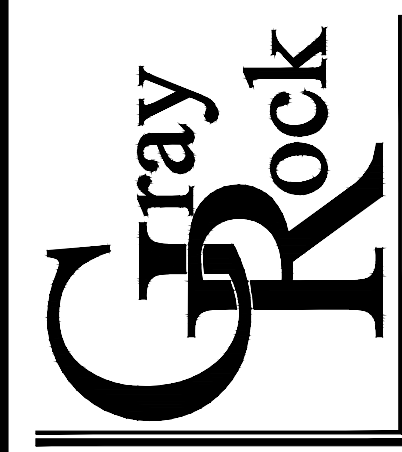
0 20' 40'
SCALE 1" = 20 FEET

LSD19-0016

PRELIMINARY
NOT FOR
CONSTRUCTION

CORNERSTONE PLAZA
SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR

GRAY ROCK, LLC.
5204 Village Parkway, Suite 111
Rogers, Arkansas 72758
www.grayrockconsulting.com
479.250.9131 office
800.887.7685 fax



PROJECT NO. 18-215	SCALE 1"=20'
DATE: AUGUST 1, 2019	
SITE PLAN	
SHEET	NO.
C1.0	

HIGHWAY 12 (SW REGIONAL AIRPORT BLVD)

SW STONEFIELD STREET

SW MORNINGSTAR ROAD

SW CRESSON WAY (PRIVATE DRIVE)

PN 01-12573-000
VENKATA NARENDRANTH CHOWDARY CHITTURI
ZONED R-1

PN 01-12557-000
PATRICK COLE AND MEREDITH JORDAN
ZONED R-1

PN 01-12556-000
LUCAS & BRANDEE HALL
ZONED R-1

LANDSCAPE PLAN NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING WITH ANY WORK, CONTACT 1-800-482-8998.
5. NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER AND THE OWNER'S REPRESENTATIVE.
6. ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
7. BROWN PAINTED HARDWOOD MULCH, A MINIMUM OF 3" DEEP, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
8. THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
9. THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TOPSOIL TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.

LANDSCAPE PLAN NOTES (CONT):

10. IN ALL PLANTING BEDS SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF SIX INCHES OF COMPOST TILLED INTO THE BEDS.
11. NOTHING SHALL BE PLACED OR PERMITTED BETWEEN 30" AND 60" IN HEIGHT IN THE SHADED SIGHT TRIANGLE AREAS.
12. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
13. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED WITHIN ONE YEAR.
14. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
15. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
16. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
17. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
18. ALL BED AND LAWN AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL SPRAY, NO DRIP. CONTRACTOR TO PROVIDE IRRIGATION LAYOUT TO OWNER FOR REVIEW. REFER TO IRRIGATION SPECIFICATION.
19. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

SEEDING AND SODDING NOTE:

ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND WITH TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED WITH STRAW. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.

ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC AND STAKED.

AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE PLAN.

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE (1 TREE/20 LF REQ'D):

SW REGIONAL AIRPORT BLVD: 388 LF
388 / 20 = 20 REQUIRED TREES
PROVIDED: 20 NEW TREES

SW STONEFIELD ST: 252 LF
252 / 20 = 13 REQUIRED TREES
PROVIDED: 13 NEW TREES

SW MORNING STAR DR: 255 LF
255/20 = 13 REQUIRED TREES
PROVIDED: 13 NEW TREES

TOTAL STREET TREES PROVIDED: 46

PERIMETER LANDSCAPING:
7' WIDE PERIMETER STRIP W/ OPAQUE SCREEN REQ'D ALONG SOUTH PROPERTY LINE
PROVIDED: EXISTING 6" WOOD PRIVACY FENCE (PRESENCE OF ELECTRIC AND SEWER UTILITIES IN PERIMETER MAKES ADDITIONAL TREE PLANTING INADVISABLE)

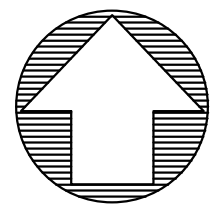
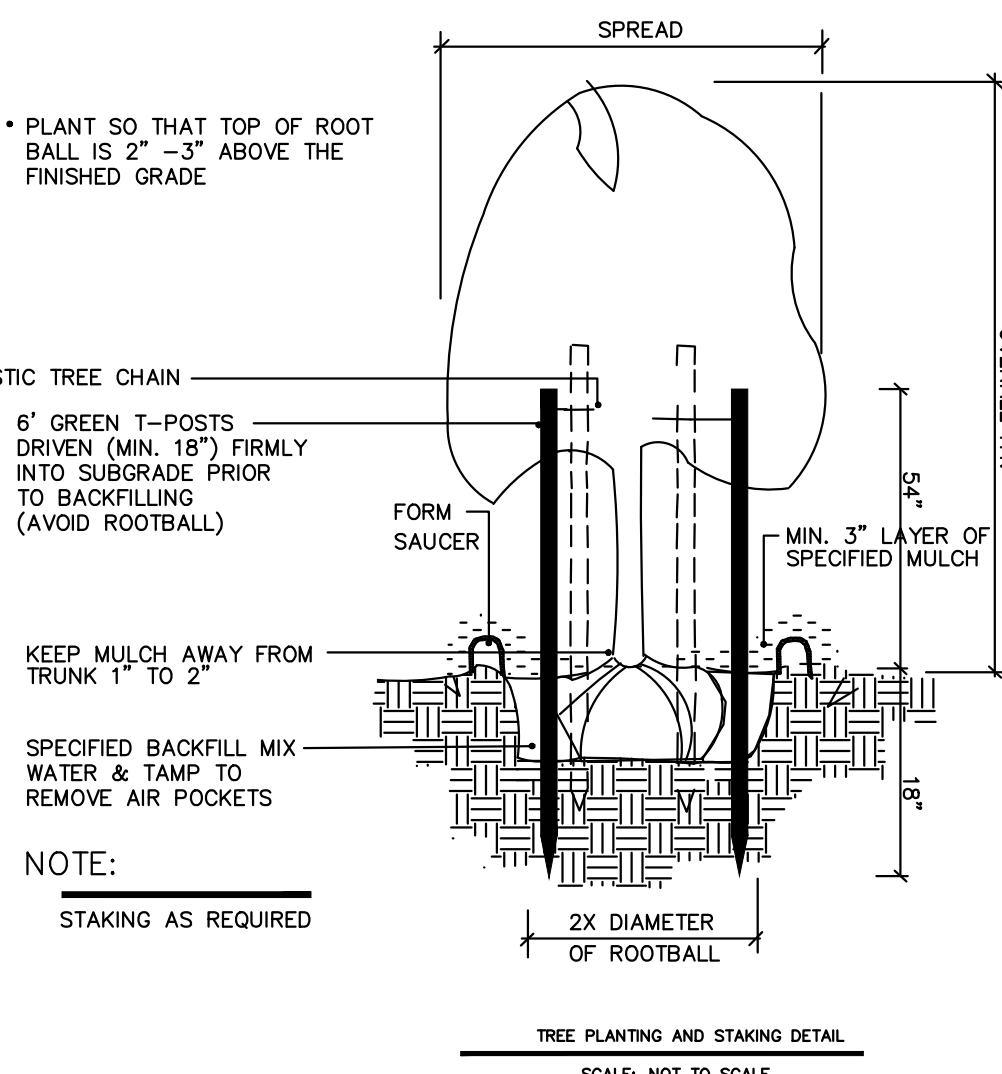
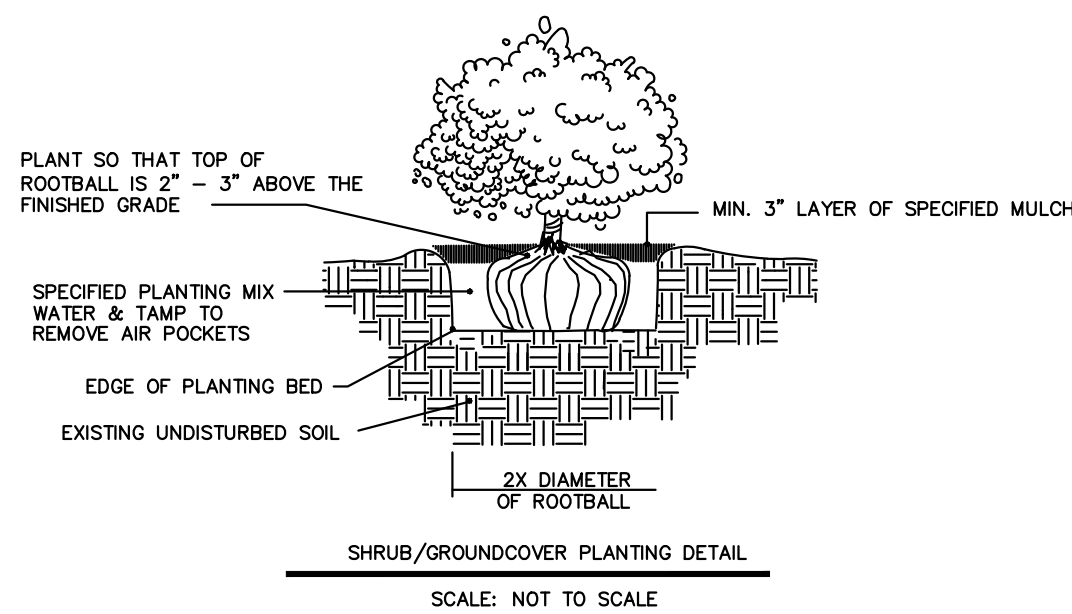
INTERIOR PARKING LOT:
8% MINIMUM DEDICATED TO INTERIOR GREENSPACE
TOTAL PARKING LOT AREA = 42,805 SF
42,805 * 8% = 3,425 SF INTERIOR GREENSPACE
PROVIDED: 4,194 SF

EXISTING LEGEND

- C.O.E. MONUMENT
- FIBER OPTICS SIGN
- FIRE HYDRANT
- GAS VALVE
- GAS REGULATOR
- POWER POLE
- SANITARY SEWER MANHOLE
- SET 1/2" IRON REBAR
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL
- WATER VALVE
- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- WIRE R/W FENCE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- PROPERTY LINE

PROPOSED LEGEND PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
6,500 S.Y.		BERMUDA SOD	
19		'GREEN GIANT' ARBORVITAE Thuja x 'Green Giant'	6-8' AS SHOWN
10		'LITTLE GEM' MAGNOLIA Magnolia grandiflora 'Little Gem'	6-8' AS SHOWN
11		GINKGO Ginkgo baloba	2.5' CAL. / B&B AS SHOWN
7		TULIP POPLAR Liriodendron tulipifera	2.5' CAL. / B&B AS SHOWN
14		LACEBARK ELM Ulmus parvifolia	2.5' CAL. / B&B AS SHOWN
8		AMERICAN HORNBEAM Carpinus caroliniana	2.5' CAL. / B&B AS SHOWN
24		SHANTUNG MAPLE Acer truncatum	2.5' CAL. / B&B AS SHOWN



LSD19-0016

SCALE 1" = 20' FEET

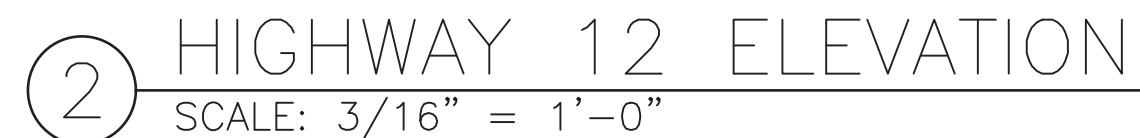
PRELIMINARY
NOT FOR
CONSTRUCTION

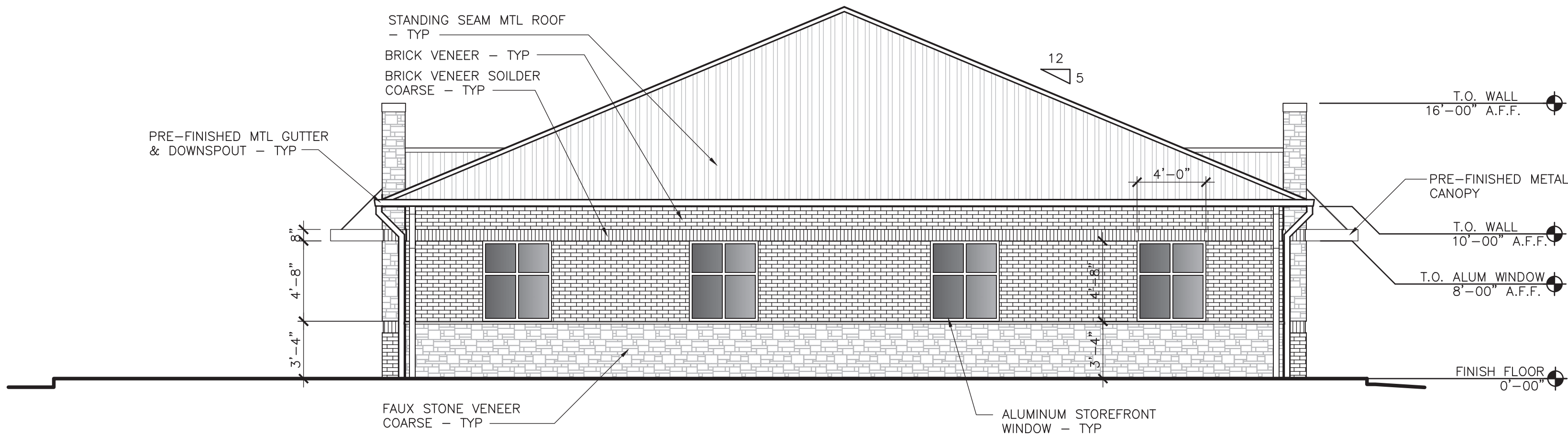
CORNERSTONE PLAZA
SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR

GRAY ROCK, LLC.
5204 Village Parkway, Suite 111
Rogers, Arkansas 72758
www.grayrockconsulting.com
479.250.9131 office
800.887.7665 fax

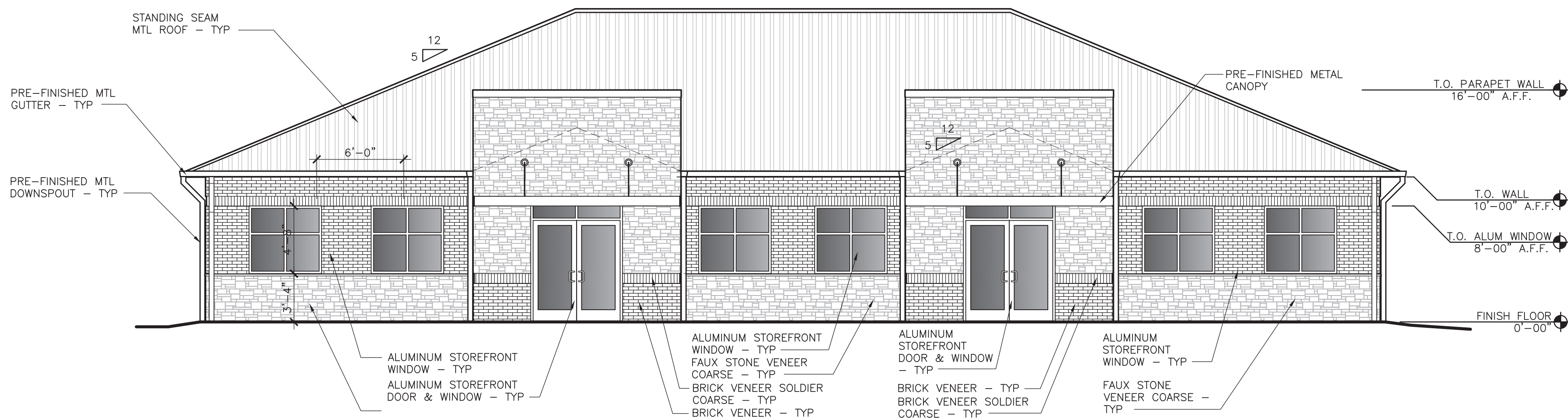
Gray
Rock
Civil Engineering & Landscape Architecture

PROJECT NO.
18-215
DATE:
JULY 1, 2019
LANDSCAPE PLAN
SHEET NO.
C5.0

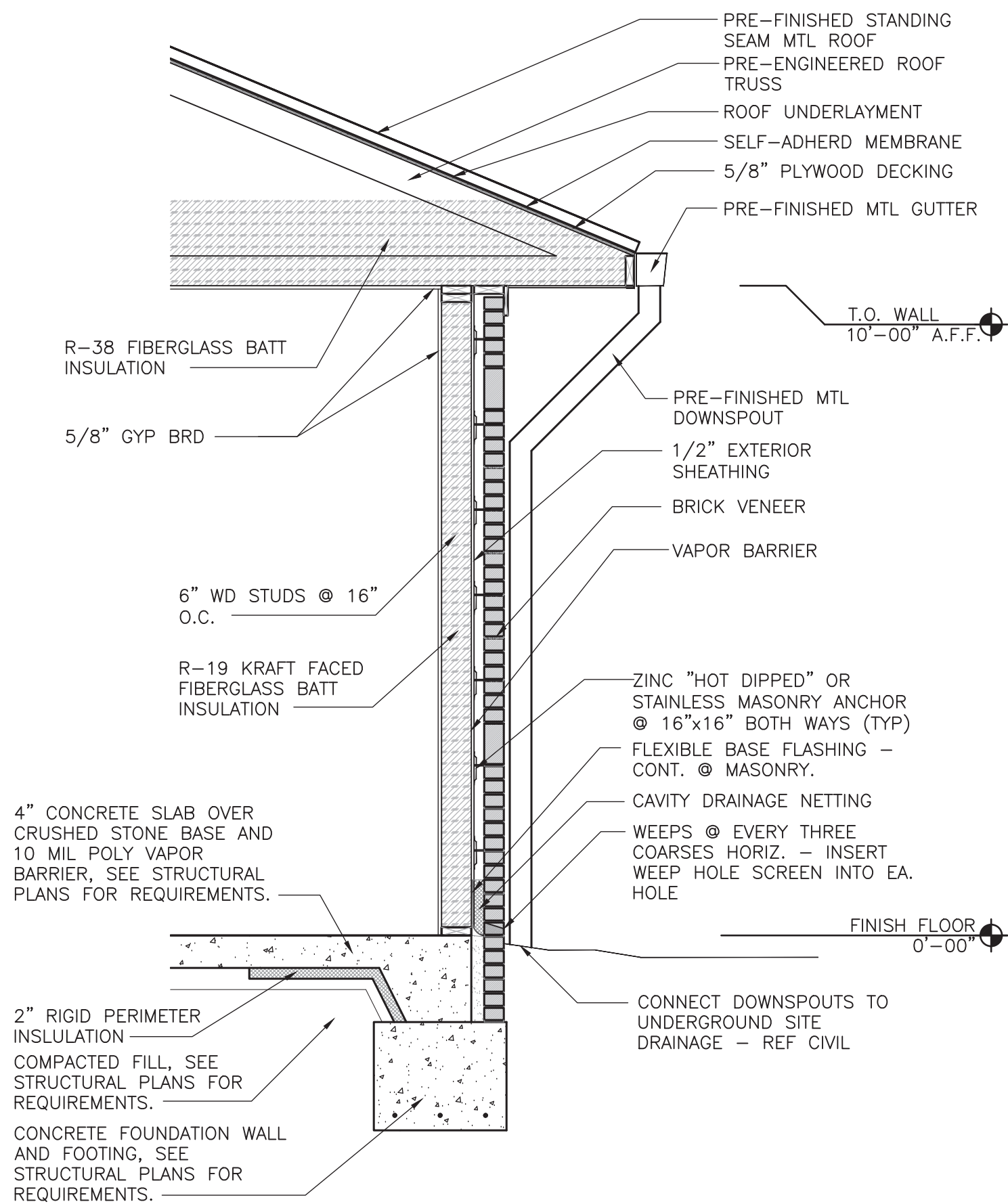




1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 PARKING LOT (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"

PRELIMINARY SET - 25 SEP 2018

CORNERSTONE DEVELOPMENT (SHELL)

ELEVATIONS

A2.2

HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153

FAYETTEVILLE, AR 72703

PHONE - 479-530-9693 EMAIL - chenny@henryarchitecture.com

DRAWN BY: CJH4

CHECKED BY: CJH4

JOB # 18-006

BENTONVILLE, ARKANSAS

LARGE SCALE DEVELOPMENT STAFF REPORT



Cool Wags

210 Prairie Lane

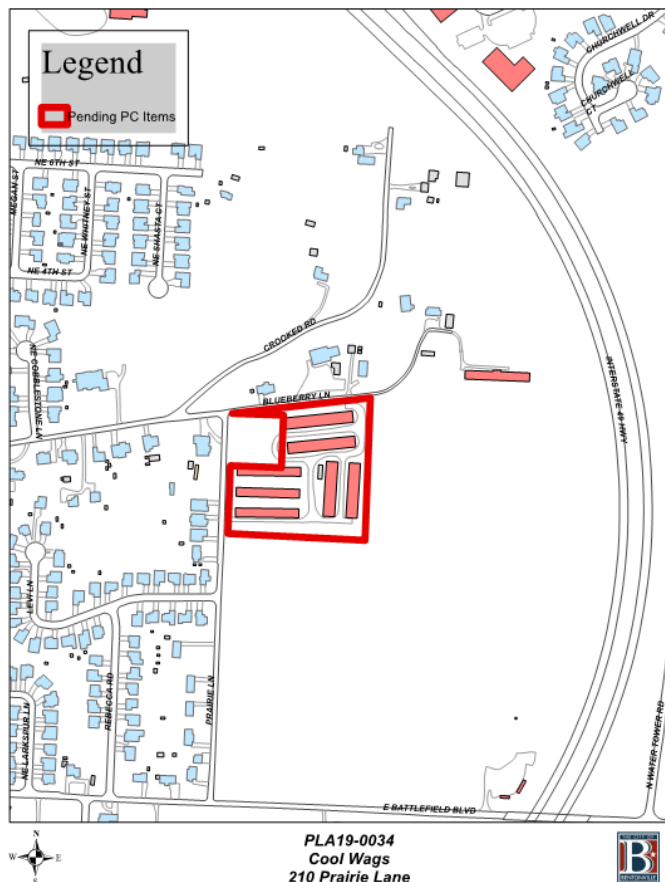
PC Date: 8/20/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0034
Applicant / Current Owner	Positronic Retail, LLC 908 E Central Ave Bentonville, AR 72712
Site Area	+/- 5.58 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estate
Development Type / Use	Dog Kennel

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

Location Map



Property Description

This property is located at 210 Prairie Lane, west of I-49. The site is currently zoned A-1, Agricultural, with a Future Land Use Map designation of Residential Estate.

Project Details

A large scale development proposing the development of two office buildings and a parking area for Cool Wag, a dog kennel company. The buildings are approximately 2,400 and 1,100 square-feet in size. The development provides a total of 36 parking spaces.

The development provides street frontage and perimeter landscaping along all lot lines and a sidewalk along Prairie Lane. Hardie Panel and Brick Veneer are shown as the primary materials on the exterior of the building.

Projected Traffic Impact

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

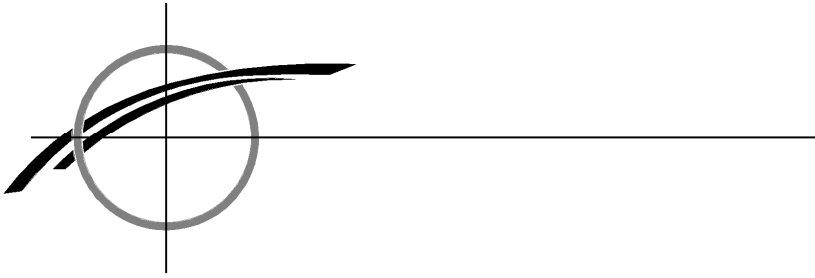
Waivers

One Waiver Request:

- A Waiver from Article 1100, Section 1100.15, Sidewalk Standards, Subsection d, Requirement, of the Land Development Code. The applicant requests that they not be required to construct a sidewalk along Blueberry Lane, a public street on their northern property line.

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, because Blueberry Lane currently serves only three single-family homes and is a dead-end road, the waiver request may potentially be justified.



SWOPE ENGINEERING

Civil Engineering
3511 SE J Street, Suite 9
Bentonville, AR 72712 479-685-8399

August 15, 2019

Ellen Norvell, PE
Planning Department
City of Bentonville
305 SW A St.
Bentonville, AR 72712

**Re: Waiver Request, Cool Wag (LSD19-0034)
Sidewalk improvements along Blueberry Lane**

Dear Ms. Norvell,

As requested, this letter is in support of the referenced request. The proposed development includes the removal of 5 chicken houses, a building expansion, construction of a new building, and parking lot. The following waiver is requested, as understood from the city plan review.

Sidewalk Improvements along Blueberry Lane- Please allow site to operate without sidewalk improvements along Blueberry Lane. Blueberry Lane turns into a private drive just to the east of the site. Currently, there are no other sidewalks along Blueberry Lane to connect into.

Also, there are no current plans for expansion along Blueberry Lane and there are only (3) private residences that would be served by the sidewalk. Sidewalks could be required for any future commercial developments in the Large-Scale Development process.

In addition, the surrounding land that could be potentially be developed in the future would likely be along E Battlefield Blvd. and Prairie Lane sidewalks could be required for the development as a part of the Large-Scale Development process.

Please allow a waiver from the items above so this facility can further serve the needs of its customer base. Thank you for your consideration to this matter, and we look forward to your support before the commission.

Regards,

A handwritten signature in black ink, appearing to read "Phil Swope". The signature is fluid and cursive, with the first name "Phil" and last name "Swope" clearly distinguishable.

Phil R Swope, PE
President

COOL WAG

LARGE-SCALE DEVELOPMENT

210 PRAIRE LANE

BENTONVILLE, AR

GENERAL NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE CONSULTING AT 479-268-6099 PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
- ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF BENTONVILLE AND ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY SPECIFICATIONS.
- IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF BENTONVILLE.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
- THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
- THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
- BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
- A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811 TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
- THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
- NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.

Contact Information:

DEVELOPER / PROPERTY OWNER:
PARCEL #: 01-18377-000
HEATHER WEGNER
HEATHER@COOLWAG.COM
479-685-8527 MOBILE

CIVIL ENGINEER/SURVEYOR
PHIL SWOPE, P.E.
TERRY GING, P.S.
SWOPE ENGINEERING
3511 SE J STREET, SUITE 9
BENTONVILLE, ARKANSAS 72712
479.685.8399 OFFICE
479.250.4285 FAX

CITY OF BENTONVILLE - ENGINEERING DEPARTMENT
ATTN: ELLEN NORVELL, CITY ENGINEER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR
PH: (479) 271-5993
ENORVELL@BENTONVILLE.AR.COM

CITY OF BENTONVILLE - STORMWATER
ATTN: JANET FAITH
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-5002
JFAITH@BENTONVILLE.AR.COM

CITY OF BENTONVILLE - PLANNING DEPARTMENT
ATTN: ELLEN NORVELL
305 SW "A" STREET
BENTONVILLE, AR 72712
PH: (479) 271-3122
ENORVELL@BENTONVILLE.AR.COM

CITY OF BENTONVILLE - FIRE DEPARTMENT
ATTN: BRENT BOYDSTON, FIRE CHIEF
800 SW "A" STREET
BENTONVILLE, AR 72712
PH: (479) 271-5927

CITY OF BENTONVILLE - STREET DEPARTMENT
ATTN: TONY DAVIS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-3130
TODAVIS@BENTONVILLE.AR.COM

CITY OF BENTONVILLE - WATER DEPARTMENT
ATTN: PRESTON NEWBILL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-3140
PNEWBILL@BENTONVILLE.AR.COM

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

CITY OF BENTONVILLE - WASTEWATER DEPARTMENT
ATTN: MIKE ROBERTS
1901 NE "A" STREET
BENTONVILLE, AR 72712
PH: (479) 271-3160
MROBERTS@BENTONVILLE.AR.COM

CITY OF BENTONVILLE MAYOR
117 W. CENTRAL AVENUE
BENTONVILLE, AR 72712
ASSISTANT TO THE MAYOR
CONTACT: KARILEA MAGEE
(479) 271-5966 OFFICE

Utility Information:

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

TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 72766
PH: 479-442-1967 (SCOTT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: KIP SMITH,
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
(479) 717-3796
KIP.SMITH@COX.COM

TELEPHONE
CENTURYTEL PHONE COMPANY
ATTN: MICHAEL EDWARDS
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PHONE: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

CIVIL SHEET LIST

COVER SHEET	C1.0
GENERAL NOTES	C1.1
SITE PLAN	C2.0
LANDSCAPE PLAN	C2.1
DEMOLITION PLAN	C3.0
EROSION CONTROL PLAN	C3.1
EROSION CONTROL DETAILS	C3.2-3.3
GRADING PLAN	C4.0
UTILITY PLAN	C5.0
PUBLIC SAN. EXT. PLAN & PROFILE	C5.1
CITY WATER AND SEWER DETAILS	C6.0-6.5
PROJECT DETAILS	C10.0-10.2

CITY APPROVAL STAMP



PROPERTY DESCRIPTION (Bk/Pg 470/627)
Parcel # 01-18377-000



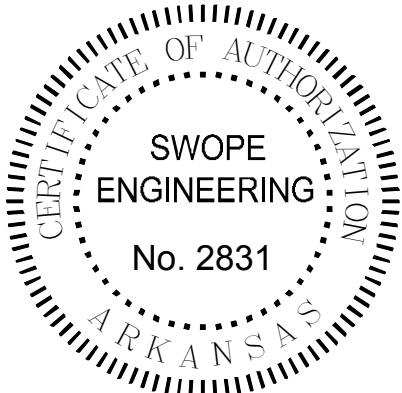
Know what's below.
Call before you dig.

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



THIS DRAWING IS
"PRELIMINARY - NOT FOR
CONSTRUCTION" UNTIL
ABOVE SEAL HOLDER
ACKNOWLEDGES THE
CANCELLATION OF THIS
DISCLAIMER BELOW.

DATE



SWOPE ENGINEERING

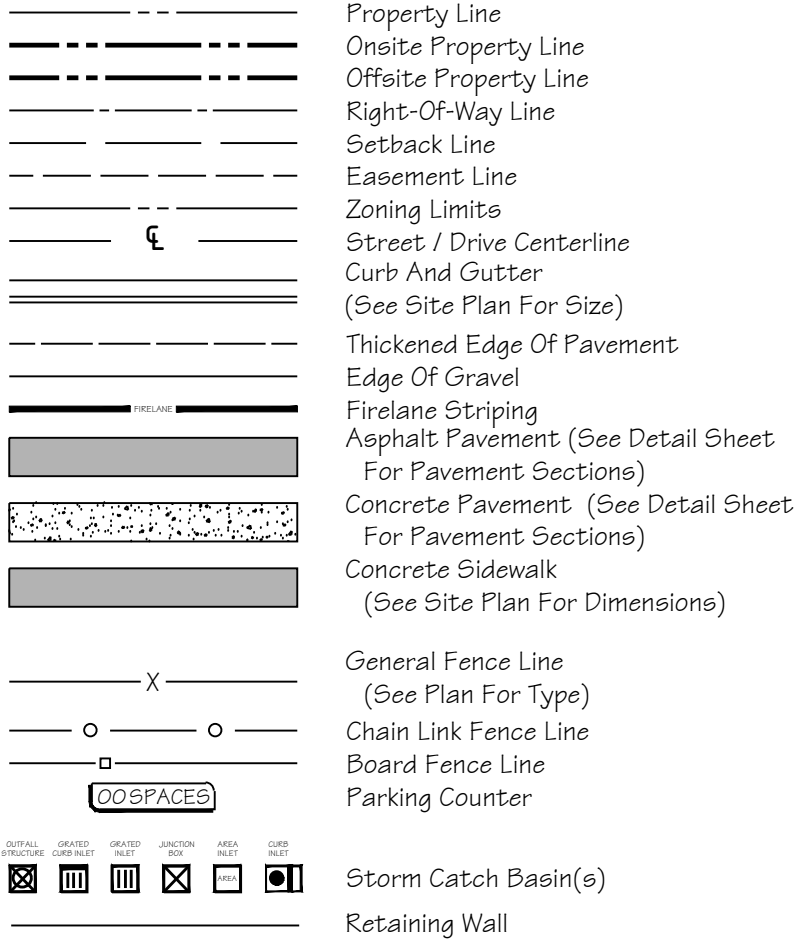
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

*Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying*

DATE: 7/15/2019
REVISED: 8/5/2019
LSD19-0034

C1.0

Proposed Features:



See UTILITY PLAN for More Information

Gate Valve
Fire Hydrant Assembly
Water Meter - Single
Water Meter - Double
Sanitary Sewer Manhole
Utility Pole
Light Pole

Note:
• See Survey For Existing Features Legend.
• See Cover Sheet For Abbreviation List.

GENERAL NOTES

- Dimensions are measured from the Back of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/ Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be Type "A" 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	243,064.80sf	5.58 acres
Zoning:	A-1 Agricultural District	
ZONING REGULATIONS		
Front Yard:		30 ft
Rear Yard:		30 ft
Side Yard:		30 ft
Side Yard (Street Side):		30 ft
Minimum Lot Width:		100 ft

Wetland Information:

There are no known Wetlands on this Site.

Miscellaneous Information:

BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83).

Flood Information:

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Numbers 05007C0095K and 05007C0260K, Effective Date June 5, 2012.

Prairie Lane ROW Description:

SEE EXISTING, RECORDED PLAT NAMED "LOT SPLIT CREATING 1 & 2 OF HOLCOMB SUBDIVISION".

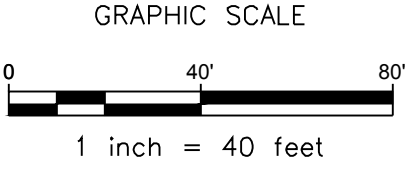
NOTES

- Unless Otherwise Noted On The Plat, All Houses Minimum Finished Floor Elevation Shall Be A Minimum Of Twelve (12) Inches Above The Highest Curb Elevation In Front Of The Home/Building.
- Where Proposed Easement Is Larger Than Building Setback A 2' Building Setback Line Is Required Off Of Proposed Easement (As Shown on Plans).
- Lot Developer/Builder shall be responsible for replacement in kind of any existing sidewalk or ADA Ramps damaged during construction.
- The Developer/Contractor will be responsible for all ADA Ramp construction and all common property sidewalk construction.
- Lot Developer/Builder shall be responsible for construction of sidewalks prior to Certificate of Occupancy, per City of Bentonville Specifications and the American Disability Act, (5' green space BOC and 5' sidewalk on all street frontages).

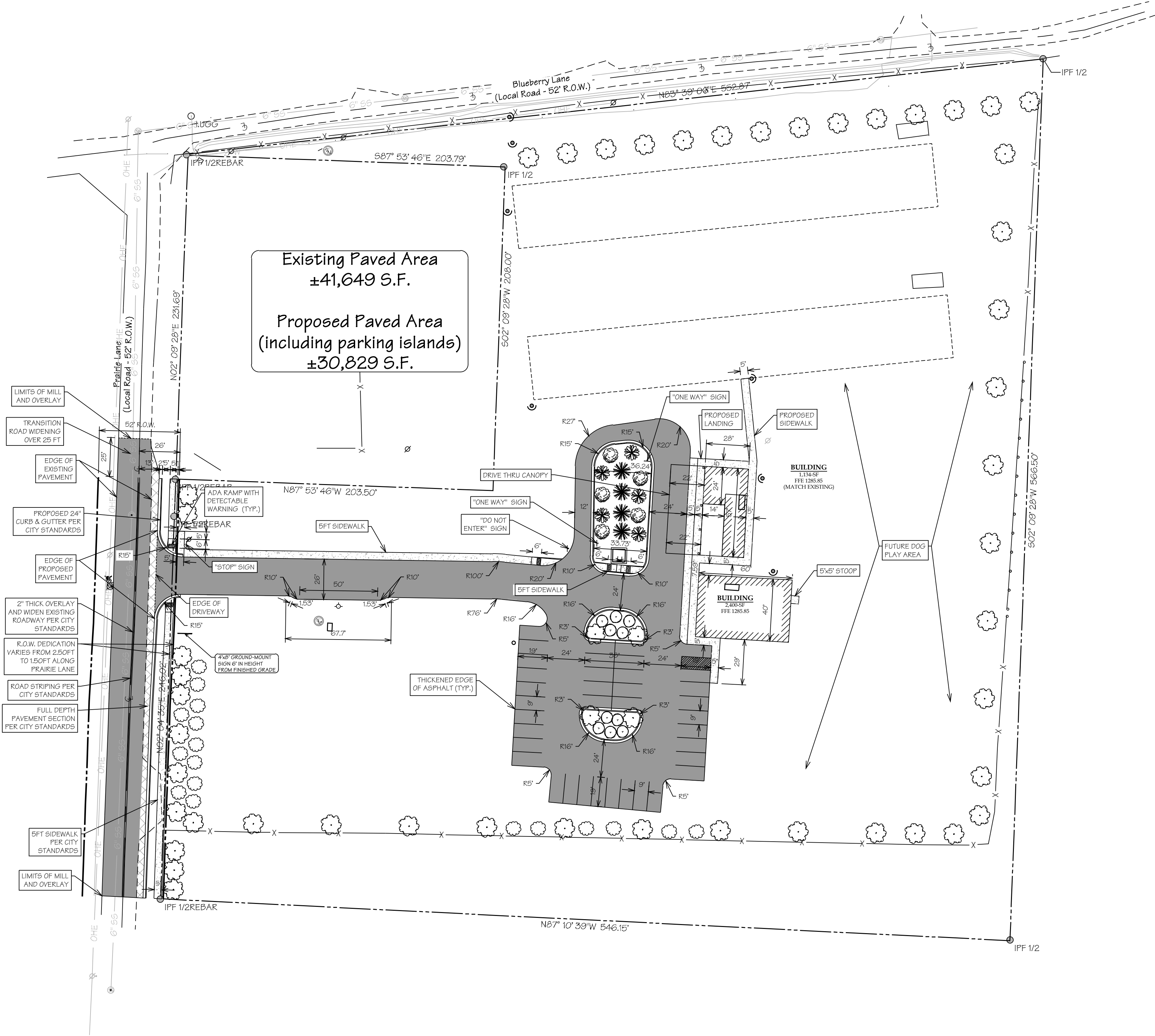
Miscellaneous Notes

BENTONVILLE ELECTRIC UTILITY DEPARTMENT (BEUD):

- Relocation of any existing electrical facilities shall be at owner's expense.
- Any changes to the electric feed or service size after the PRECON could result in a delay of the development receiving power AND a charge to the developer for the change.
- Street light locations will be designed by BEUD. Owner required to pay for lights prior to requesting PRECON.
- Contact BEUD at 479-271-3135 before performing any grading within 5' of existing or proposed power poles.
- BEUD Design layout drawing takes precedence over any electric information shown on the site utility plan.
- Electric facilities shall be installed in accordance with the latest revision of the electronic specifications found on the website. Contractor is responsible for compliance with this document.



NO EXISTING SEPTIC SYSTEMS OR WELLS ARE PRESENT ON THIS SITE.



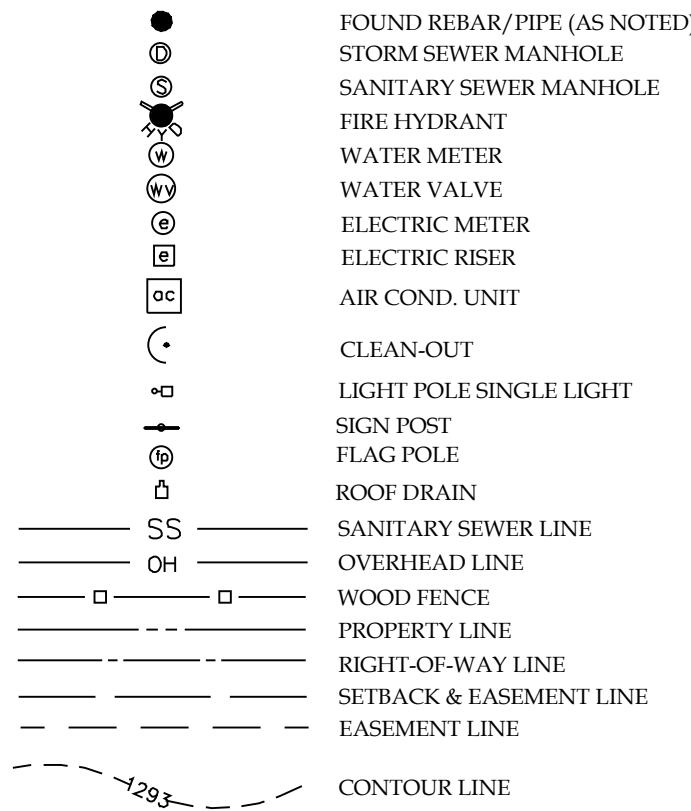
Site Plan
Cool Wag
Large-Scale Development
210 Prairie Lane
Bentonville, AR

NO.	DATE	REVISION

SWOPE ENGINEERING
Civil Engineering
Construction Management
Municipal Engineering
Land Surveying
7 Hubert Circle
Suite #210
Rogers, Arkansas 72756
479.250.4285 fax

DRAWN BY: XXX	JOB NUMBER: XX-XXXX
SUBMITTAL DATE: 07/15/2019	SCALE: 1" = XX'
DRAWING NAME: 18-252pr.dwg	
SHEET NUMBER:	C2.0

EXISTING LEGEND



LANDSCAPE REQUIREMENTS:

STREET FRONTAGE LANDSCAPING:

1 SHADE TREE PER 25 LF
REQUIRED: ±617 LF / 25 LF = 25 TREES TOTAL
PROVIDED: 36 TREES TOTAL
25 SHADE TREES AND 11 ORNAMENTAL TREES

PERIMETER LANDSCAPING:

1 TREE PER 50 LF (50% SHADE TREES)
REQUIRED: ±1061 LF / 50 LF = 22 TREES TOTAL
PROVIDED: 28 TREES TOTAL
22 SHADE TREES AND 6 ORNAMENTAL TREES

INTERIOR LANDSCAPING:

TOTAL PARKING AREA: 14,317 SF
REQUIRED: 14,317 x .08 = 1,146 SF
PROVIDED: 1,146 SF

REQUIRED: 1 TREE PER 125 SF
1,146 / 125 = 10 TREES
REQUIRED: 2 SHADE TREES PER ISLAND
2 x 2 = 4 SHADE TREES
14 TOTAL TREES REQUIRED (4 SHADE TREES)
PROVIDED: 14 TREES (4 SHADE TREES)

ADDITIONAL LANDSCAPING:

14 SHRUBS (SEE SCHEDULE BELOW)

PLANT SCHEDULE

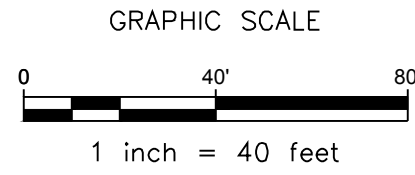
NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
51		OCTOBER GLORY MAPLE <i>Acer rubrum</i> 'October Glory'	2.5" CAL / B&B AS SHOWN
17		KOUSA DOGWOOD <i>Cornus kousa</i>	2" CAL / B&B AS SHOWN
10		SOUTHERN MAGNOLIA <i>Magnolia grandiflora</i> 'Little Gem'	2.5" CAL / B&B AS SHOWN
4		OZARK SPRING CRAPE MYRTLE <i>Lagerstroemia indica</i> 'Ozark Spring'	3 GAL & 18" AS SHOWN
5		HYDRANGAEA <i>Hydrangea macrophylla</i>	3 GAL & 18" AS SHOWN
5		ROSE OF SHARON <i>Hibiscus syriacus</i>	3 GAL & 18" AS SHOWN

LANDSCAPE PLAN NOTES:

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING WITH ANY WORK, CONTACT 1-800-482-8998.
- NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF ROGERS AND THE OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
- HARDWOOD MULCH, A MINIMUM OF 2" DEEP, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TOPSOIL TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
- IN ALL PLANTING BEDS, SOD SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF SIX INCHES OF COMPOST TILLED INTO THE BEDS.
- IRRIGATION TO BE DESIGNED AND INSTALLED ON SITE WITH HUNTER PGP ROTARY HEADS, HUNTER 'S' TYPE SPRAY HEADS, HUNTER ICC 40 STATION CONTROLLER, RAIN AND FREEZE SENSORS, RAINBIRD PROFESSIONAL SERIES VALVES. EXISTING IRRIGATION IN THE LAWN AREAS SHALL BE RELOCATED OUT OF PROPOSED BED AREAS. ALL PROPOSED BED AREAS SHALL HAVE IRRIGATION ADDED, ADDITIONAL ZONES WILL BE REQUIRED AND POSSIBLY A LARGER CONTROL BOX.
- ALL LAWN AREAS ARE TO BE IRRIGATED ON SEPARATE STATIONS AS LANDSCAPE BEDS.
- CONTRACTOR SHALL PROVIDE A THREE YEAR WARRANTY ON THE IRRIGATION SYSTEMS PARTS AND LABOR.

SODDING NOTE:

ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED WITH TURF-TYPE FESCUE. SOD LOCATED ON SLOPES 15% OR GREATER SHALL HAVE THE EDGES PINNED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.



NO EXISTING SEPTIC SYSTEMS OR WELLS ARE PRESENT ON THIS SITE.

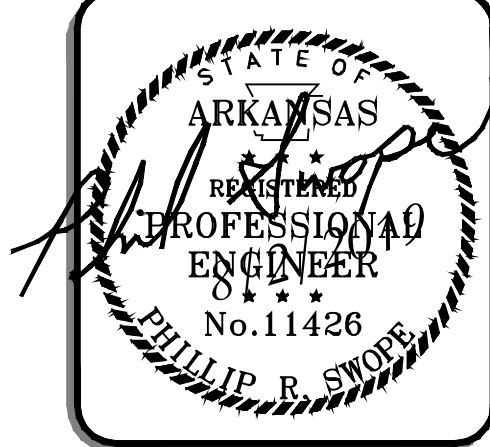


PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

PROJECT SURVEYOR

Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office



Landscape Plan
Cool Wag
Large-Scale Development
210 Prairie Lane
Bentonville, AR

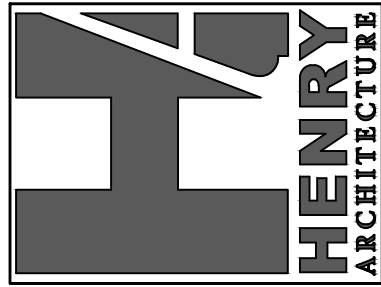
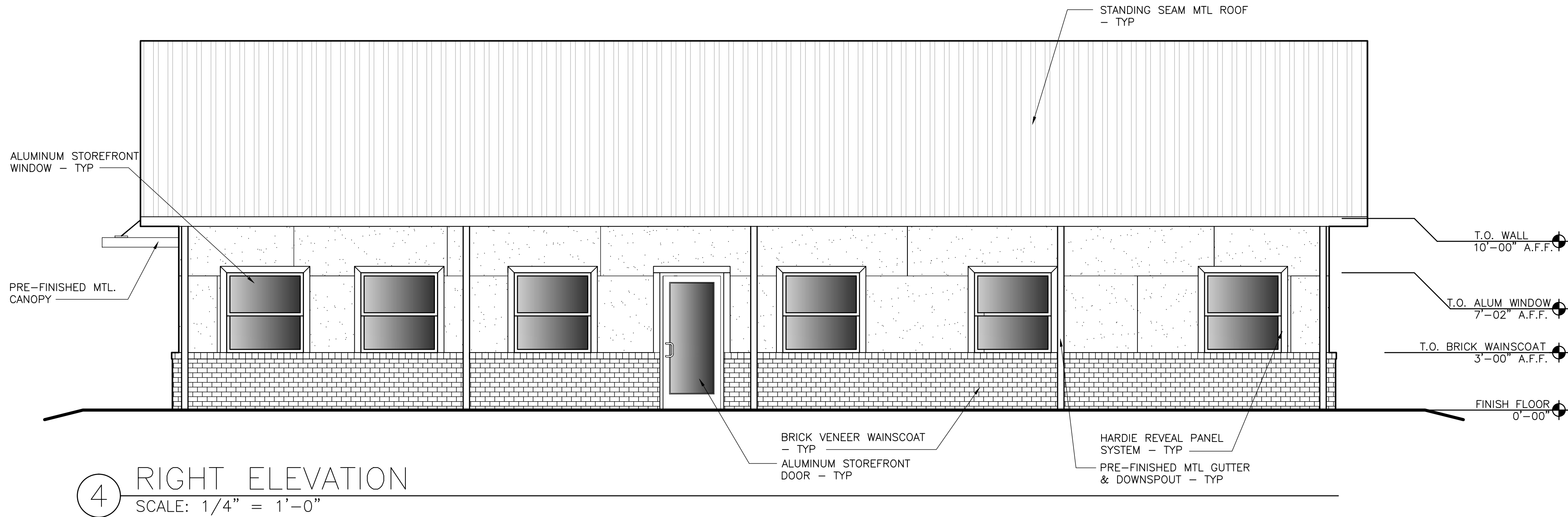
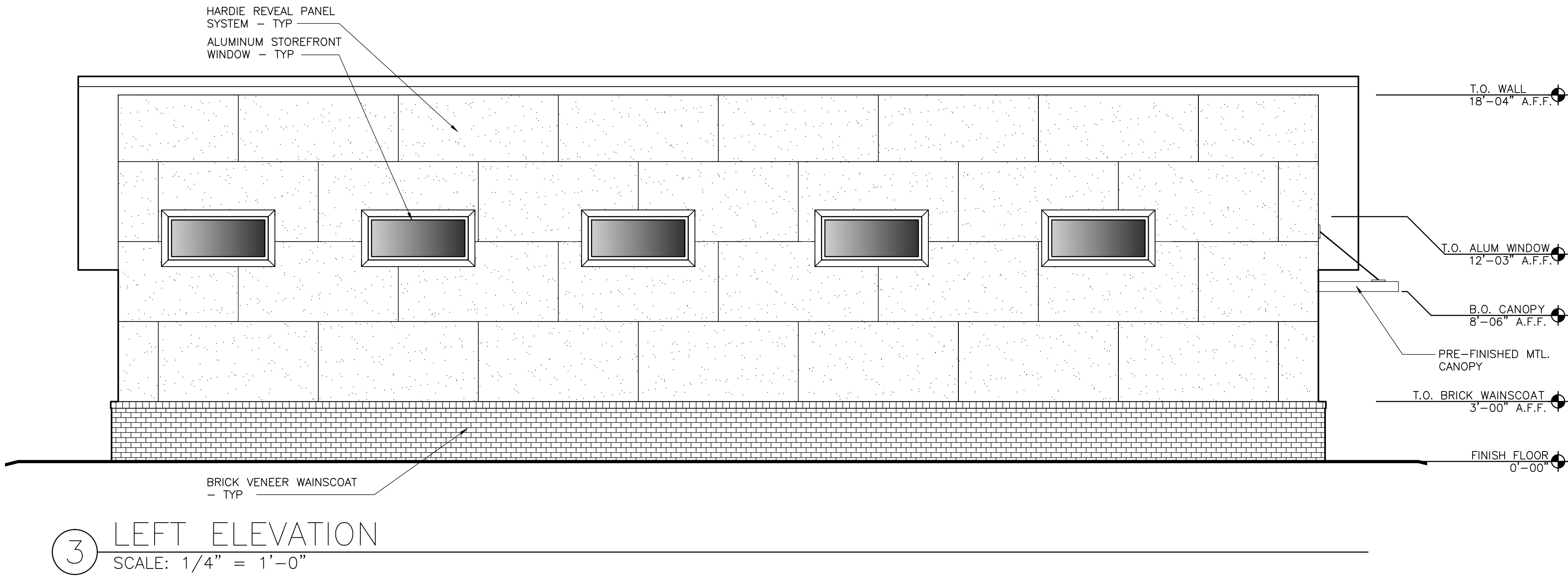
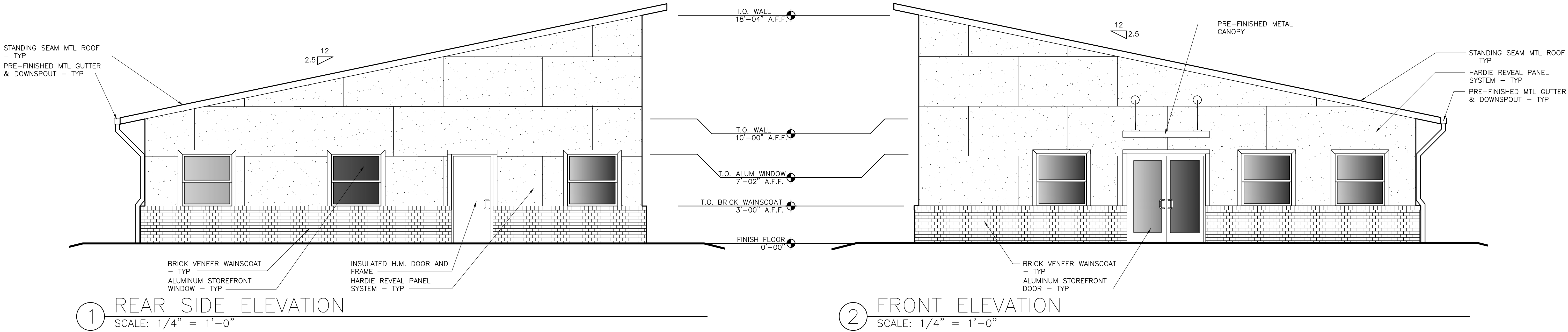
NO.	DATE	REVISION

SWOPE ENGINEERING
Civil Engineering
Construction Management
Municipal Engineering
Land Surveying
7 Hulsel Circle
Suite #210
Rogers, Arkansas 72756
479.250.4285 office
479.250.4285 fax

DRAWN BY: XXX	JOB NUMBER: XX-XXXX
SUBMITTAL DATE: 07/15/2019	SCALE: 1" = XX'
DRAWING NAME: 18-252pr.dwg	SHEET NUMBER:

C2.1

LSD19-0034



HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479-530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB # 19-018

BENTONVILLE, ARKANSAS

PRELIMINARY SET - 28 JUN 2019

CAT SHELTER

ELEVATIONS

DATE: 25 JUN 2019

A2.1